

*Lake Ashton  
Community Development District*

*Meeting Agenda*

*February 10, 2025*

# AGENDA

# *Lake Ashton*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

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

February 3, 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 **Monday, February 10, 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 may make a public comment in-person or via Zoom. All public comments should be limited to 3 minutes. Residents may submit feedback or questions in advance of the Board meeting by email to [jburns@gmscfl.com](mailto:jburns@gmscfl.com). Those comments received will be distributed to the Board of Supervisors but not read aloud at the meeting during the Public Comment portion.

**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 (*All public comments are limited to three (3) minutes*)
4. Consideration of Minutes from the January 21, 2025 Board of Supervisors Meeting
5. Engineering Report
6. New Business
  - A. Discussion Regarding Security Services (**NOT A CLOSED SESSION**) (*requested by Supervisor Costello*)
    - I. Discussion Regarding Community Gate Access (*requested by Supervisor Landgrebe*)

- B. Discussion Regarding Third Amendment to Lease for Restaurant
- 7. Monthly Reports
  - A. Attorney
  - B. Lake Ashton Community Director
    - I. Review of Revised Reserve Study (*requested to be placed back on February 2025 meeting agenda at the January 21, 2025 Board Meeting*)
  - 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 (*Due to the revised meeting date, January financial statements will be sent to the Board later in the month when they are complete. The financial statements will also be presented in the March meeting agenda package*)
- 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 Tuesday, **January 21, 2025** at 9:00 a.m. at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL.

Present and constituting a quorum were:

Brenda VanSickle	Chairperson
Mike Costello	Vice Chairman
Steve Realmuto	Assistant Secretary
Debby Landgrebe	Assistant Secretary
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
Katie O'Rourke <i>by Zoom</i>	GMS Staff
José Lopez	Yellowstone

*The following is a summary of the discussions and actions taken at the January 21, 2025 Lake Ashton Community Development District Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call and Pledge of Allegiance**

Ms. Burns called the meeting to order at 9:00 a.m., called roll, and the pledge of allegiance was recited. 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. Realmuto, with all in favor, the Meeting Agenda, was approved 5-0.

**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.

Resident Jonathan Ridpath (4135 Aberdeen Lane) commented on resurfacing the tennis courts stating he thinks before they spend the money, they should find out how many people there play tennis. He also suggested that they could have only one tennis court and use the other tennis court for something else.

Ms. Burns read aloud a comment mailed in by David Fix (4444 Turnberry Lane). Mr. Fix requested that this letter be sent to all Lake Ashton Supervisors and be read aloud during the meeting. In the letter Mr. Fix asked what the proper procedure is when vehicles enter the visitor lane next to the security door at the Thompson Nursery Road entrance. He noted incidents where there was a lapse of security when a vehicle was allowed to freely enter the gate without checking the credentials and logging in.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes from the December 16, 2024 Board of Supervisors Meeting**

Ms. VanSickle presented the minutes from the December 16, 2024 Board of Supervisors meeting to the Board. Ms. Burns stated she received one comment from Ms. Landgrebe that will be incorporated into the signed version.

On MOTION by Mr. Costello, seconded by Ms. Landgrebe, with all in favor, the Minutes from the December 16, 2024 Board of Supervisors Meeting, were approved 5-0 as amended.

**FIFTH SIXTH ORDER OF BUSINESS**

**Engineering Report**

**A. Presentation of Geotechnical Investigation Engineers Services Report for Turnberry Lane Roadway**

Mr. Posten presented the Engineering Report to the Board. The first item was the Dunmore Inlets. Mr. Posten met with AAA late last week. They are working on this and will come back with what they think they can do to solve it. The next item on his report is the staff observed repair areas. He stated he put an exhibit in that detailed their location and he requested quotes for that work. He noted it was a couple of cart path areas. He added that with the riprap from that, they will shore up a couple of erosion areas on the other side of the CDD from that. The next item is the City of Lake Wales Sanitary Sewer Inspection. He is going to keep that item on the list. He noted that the plan is that they are going to make those pavement repairs along with the Turnberry repairs and use the same contractor. The next item on his report is the Turnberry Lane Geotechnical Investigation. He stated there is a summary in the report. He added that it boils down what it looks like for the CDD going forward. He explained that when they go to do the repave of Turnberry Lane, Carter found that some of the underlying soils were loose. Their recommendation in those areas where they see sunken in pavement is to over excavate, recompact the soil and then come back in with the new pavement section. He pointed out that it would be more costly, but to the extent, they don't know yet until they do a little more quantifying of the sunken areas.

Ms. Landgrebe commented on the minimum weights and how some of the trucks and RV's are higher weights than the minimum weights. Mr. Posten responded that they would review that and make sure it's appropriate. Ms. Landgrebe also asked for Mr. Posten to also investigate the weights of various vehicles because it will be costly, and they want it done correctly and appropriately so it will last. Mr. Realmuto asked Mr. Posten if he was going to ensure that he takes into account the results from the report in his specification when they repave the road that sub pavement will be upgraded appropriately. Mr. Posten responded yes, that is exactly right. Ms. Landgrebe noted there needs to be a plan on how residents are going to get in and out when the pavement gets ripped up because they are going across and then it suggests five feet on either side. Mr. Posten responded that they would take that into consideration. Ms. VanSickle stated her only concern is that she wants to make sure they do this correctly because they have done patch work in the past and it has not served them well. Mr. Posten responded that



this would be the full repave and incorporating the Geotechnical findings to come out with something that is going to last. Discussion ensued on the repavement project.

**SIXTH ORDER OF BUSINESS****New Business****A. Discussion Regarding Restaurant Noncompliance (*requested by Supervisor VanSickle*)**

Ms. VanSickle opened the discussion regarding the restaurant noncompliance. She explained that the main reason this is on the agenda is because they agreed to lower the restaurant's rent to \$1,000 from January through April with one of the conditions that the December rent be paid by December 31<sup>st</sup>. She added that the rent was not paid by December 31<sup>st</sup>. She explained that they have received a lot of emails that the CDD is not doing their part in supporting the restaurant. She addressed those emails by reviewing what the CDD has done to support Nick and the restaurant. It was noted that residents also need to step up if they want to see this restaurant stay in the Lake Ashton community. She provided a copy of the specific items she reviewed and discussed with the Board. Ms. VanSickle explained that they all want Nick to be successful, but there are concerns. Discussion ensued on concerns of the restaurant's noncompliance. Ms. Wells noted there were several items in the lease agreement that they may want to address. Mr. Realmuto stated the contract calls for the rent to be paid by the first of the month and Nick has made 21 rent payments and only one of them, since the initial \$100 a month rent has been made on time. All of the other payments with one exception have been late. From a legal standpoint, Ms. Carpenter stated they have made a demand and Mr. Nick is in default. She explained that they could certainly cancel the lease, but that doesn't seem to be what the Board and the residents want. She stated that it may be time to ask Nick to sit down and talk about getting into compliance because they want the restaurant to be successful. Ms. Burns suggested they could get a list of everything he needs to be in compliance with the lease as well as send an email with a time period to provide those items and if he doesn't provide those items, then Ms. Carpenter can step in. She stated they would be happy to send the initial communication asking for information and give a specific deadline. Mr. Costello made a motion that they follow the course that Ms. Burns just suggested and then if they don't have a response within a week, then Ms. Carpenter will follow up with a letter and they as a Board can address it next month.

On MOTION by Mr. Costello, seconded by Ms. VanSickle, with all in favor, the District Manager to Send Compliance Letter to Restaurant Owner with Seven Days to Comply, was approved 5-0.

**B. Discussion Regarding Landscaping Contract (*requested by Supervisor VanSickle*)**

Ms. VanSickle stated she met with the landscape people and Mr. Fisher on Wednesday, and she expressed some of her concerns and some of the information she received were what she thinks were excuses. In saying that, she stated she thought it went very well and she is willing to try to work with them going forward. She explained that the point she was at is she has watched this place that was beautiful be neglected. She added that the worst part is that they are not fulfilling their contract. She reviewed some of the contract so everyone is informed of the concerns she is referring to. After her review, she stated she just wanted the Board to know why she has been so upset over the landscaping for the last three years. She stated she was not asking for any action. She explained that she was planning on coming and possibly asking for action, but she has seen a response, so she is willing to work with them. She added that she is quite impressed with the improvement she has saw over the last four days. Ms. VanSickle pointed out that she believes part of the issue is they are staying just under the bid threshold, and they have stayed under the bid threshold for several years and they have been pulling things out of the contract to keep it under the bid threshold. She noted they may be at a point where it needs to be bid. Ms. Burns stated the bid threshold is \$195,000 and they have been at \$194,000 and some change for the six years she has been there. She explained that it is a hard number. It's a maintenance threshold contract for any maintenance contract. She added that there is a separate construction threshold number. She further explained that for maintenance contracts, anything over \$195,000 has to go through a public RFP process.

**C. Discussion Regarding Community Garden (*requested by Supervisor VanSickle*)**

Ms. VanSickle opened the discussion regarding the community garden. Kathy Seitz (Hogan Lane), Lynn Davis (Pebble Beach) and Carol Seitz (Hogan Lane) provided a brief update on the community garden project. They explained that they have been working since last year around this time on how they can get the community garden here. They have their first membership meeting tomorrow with approximately 20 members. They have four beds right now and four beds coming. They explained that the beds are big beds that are six or eight by two in size. They concluded their update presentation on the community garden stating they are excited to move forward. They added that if anyone is interested in coming to the meeting tomorrow, they are always open to guests.

**D. Discussion Regarding Requested Changes to Bingo Room Rental Agreement (*requested by Supervisor VanSickle*)**

Ms. VanSickle stated that this item of discussion is because John DeWinkler passed away and he had signed the original agreement for the Bingo rent. She noted that they are now going to be closed during the summer, and they are asking that they not charge them for that or for the two weeks that they were closed. She stated that Joe Sawmill (3069 Dunmore Drive) is taking over Bingo and Mr. Costello is assisting.

Joe Sawmill (3069 Dunmore Drive) stated he has inherited the responsibility to run Lake Ashton Bingo. He further discussed the current situation regarding Bingo. Discussion ensued on the Bingo revenue. Ms. Landgrebe proposed that the \$700 credit come off of the January rent, which is four weeks. Ms. VanSickle stated that they were taking the summer months off and crediting the \$700. To further clarify, the months off are June, July and August. Ms. Landgrebe noted that would be a \$4,550 loss to the CDD out of their budget. Ms. VanSickle reminded the Board that they have lowered the restaurant rent, which is also a loss of their budget. Mr. Realmuto pointed out that they also reduced the rent twice on top of the \$100 decreases over the last two years. After discussion, the Board agreed to the requested and discussed changes to the Bingo room rental agreement.

On MOTION by Ms. Landgrebe, seconded by Ms. VanSickle, with all in favor, the Requested Changes to Bingo Room Rental Agreement, was approved 5-0.

**E. Presentation of Fiscal Year 2025 Adopted Budget Updated with Fiscal Year 2024 End of Year Actuals (requested by Supervisor Realmuto)**

Mr. Realmuto presented this item to the Board stating this item in the agenda packet is the actual budget. He noted all the numbers were updated by GMS. He pointed out that none of the numbers came from him. What is presented in the agenda packet is basically the entire budget updated. In Mr. Realmuto's material, he took the general fund budgets and the capital fund budgets and added a few columns that are highlighted for informational purposes, and it also may serve as a resource in future meetings as they move forward with the budget. Mr. Realmuto reviewed the handout provided by him. He explained that he added the two columns so that they could clearly see what the difference is in what they actually expended in Fiscal 2024, which is the year ending this last September 30<sup>th</sup>, in both dollars and in percentages. He further explained that tends to highlight things where there was a large discrepancy between what was budgeted and what was actually spent. He stated the first two columns is the difference from the Fiscal Year 2024 budget and the last two columns on the right is the difference is in what they actually spent in 2024 versus what was budgeted in the 2025 budget. He stated he highlighted items to give the Board a heads up on areas they may want to review for possible adjustments and also so they can be prepared to discuss those items when they discuss the 2026 budget.

Mr. Realmuto drew the Board's attention to the second page, second column, the actual through the end of 2024. He explained that at the beginning of the year, they transferred \$449,000 to the capital projects fund and it was anticipated, as budgeted, that would bring them to a zero excess revenue. He further explained that they actually did a little better than expected because even though they overspent on the administrative portion of the expenses, they saved quite a bit on the maintenance portion, which basically created what is termed in excess revenue beyond what was budgeted of \$87,562. He pointed out that is good. He stated he asked Sharon whether they should be looking to add that to the amount that they plan to transfer to the capital projects fund. Sharon's response was no, because they tend to run low on funds available to actually spend things. He added that for next year's budget, he thinks they should create an operating reserve, so they don't have to borrow against the capital projects fund.

On the next page, Mr. Realmuto drew the Board's attention to the adopted budget for the capital reserve fund for Fiscal Year 2024. He noted fortunately for their total expenditures of \$273,000 for the fiscal year, they are significantly down from what they adopted in the budget of almost \$534,000. He added that they ended the year with \$661,000 in the capital projects fund. He also noted that they were also scheduled to transfer an additional almost \$496,000 into the capital projects fund, which essentially means they have now received sufficient revenue so they can do that. He pointed out that they are basically starting the year with \$1,100,000 in the capital projects fund, which is a good thing. He thinks that can go a long way in establishing their reserves. He pointed out that they have budgeted a rather large expenditure. Mr. Realmuto concluded his presentation and was happy to answer any questions.

Mr. Costello discussed inflation and proposed lowering the electric bill using solar. Mr. Realmuto stated the little bit of research he did into solar told him that there were very few solar contractors willing to do a commercial property with 3-phase electric. He explained that it would be hundreds of thousands of dollars capital outlay for a relatively modest return on a per year basis. He also stated he isn't sure that would be the best place to invest their capital given their limited resources. Discussion ensued on possible grants that might be available. Ms. Landgrebe pointed out the decrease in the rental income. She suspects that they are going to have a significant decrease in the arena because there is a lot more competition for nice, more modern ballrooms available for people as well as new ones being built. Discussion ensued on proposed ways to reduce costs.

**F. Discussion Regarding Street Parking & Towing Options (*Board requested to be Added to January 2025 Board Meeting at September 2024 Board Meeting*)**

Ms. VanSickle opened the discussion regarding street parking and towing options. Mr. Ulrich stated that his view is that there is not a lot that they are going to do to change it that will satisfy everybody in the community. He noted it's unfortunate that sometimes there is an inconvenience with getting around this stuff, but they have been dealing with it for 20 years. The Board agreed with Mr. Ulrich's comment. Ms. Landgrebe pointed out the safety issue on Pebble Beach, but noted it wasn't the CDD's responsibility. It was noted that residents and contractors need to take some accountability and be considerate

of their neighbors. It was also noted that the Board has no enforcement powers when it comes to parking or any other law enforcement, but they do have the roving school security. It was explained that the security can ask people to move, but they can't make people move. Mr. Carpenter explained that if it is a safety violation and people can't pass through, the police should be called.

**G. Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser**

Ms. Burns explained that this is administrative from the property appraiser for their staff saying they would not disclose exempt parcels for residents who may be police, judge or some other professions where their information is not subject to public record.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, the 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved 5-0.

**H. Consideration of 2025 Contract Agreement with Polk County Property Appraiser**

Ms. Burns stated this is just their annual agreement so they can collect their assessments on the tax bill this year.

On MOTION by Mr. Costello, seconded by Ms. Landgrebe, with all in favor, the 2025 Contract Agreement with Polk County Property Appraiser, was approved 5-0.

**SEVENTH ORDER OF BUSINESS**

**Monthly Reports**

**A. Attorney**

**I. Presentation of Memorandum Regarding Sunshine Law**

Ms. Carpenter provided an annual update on the Sunshine Law. She explained that there was a case about a year and a half ago where two Indian River County people got jail time for Sunshine Law violations. She stated one of the concurring judges wrote a great piece that reminds people of the violations and that it is very easy to inadvertently violate the Sunshine Law and that the fines and penalties can be very steep. She stated she thought it would be good for everyone to read through as a reminder.

Ms. Carpenter also stated this week they worked on the demand letter on security. She noted they received back a proposal of what they said they would do, which was sent to Supervisors. She asked the Board how they wanted staff to proceed with that response. The regional manager from Securitas, Mr. Davis, was present at this meeting and was invited up to address some concerns. The Board stated that all vehicles need to be processed. Mr. Davis explained that there are different procedures that are done for different groups or events. He clarified that they don't want anyone waved through as a guest. He explained that the retraining of the officers was to address that issue. He noted that groups are an exemption so they can get the cars going through. Ms. Landgrebe noted she is not ok with that and pointed out that the Board has not directed Securitas to do that. Mr. Davis stated for big groups, they haven't finalized how they want to address those. He noted they have some proposals and suggestions for the Board to consider. The Board, again, stated all vehicles need to be stopped and processed. Mr. Davis responded that he understood, and he assured the Board that all vehicles will be stopped and processed. Mr. Davis noted they had to order some pieces for the three parking lot cameras, and he is troubleshooting a printer at the gatehouse. Other than that, he stated everything else should be up and going. He explained that it will turn green if the system sees a barcode that is recognized by the RFID, but it won't open up the gate if the RFID sticker isn't authorized to go into that community. Mr. Realmuto asked what a resident should do whose RFID tag isn't working correctly. Ms. Carpenter responded that the residents should go through Ms. Wells. Ms. Burns stated they spent a lot of time encouraging residents that they should not be contacting vendors directly and that they need to go through the appropriate staff. Mr. Costello noted that it was also a matter of having a record of what's going on so if the problem persists, they can go back through Christine and verify whatever they need to. Mr. Realmuto asked Mr. Davis if he is confident in the ability for the system to work properly when they turn it on by disabling the clickers at the end of the month. Mr. Davis responded that he does and explained that they were going to run a test to make sure.

Ms. Landgrebe noted that they have been talking about writing a letter to the owners of the storage unit for a few months now. Ms. Carpenter responded that she didn't have a report back other than they did acknowledge it. She stated they asked for copies

of the detailed billing, but they haven't heard back from them. She noted they will follow up.

*\*Ms. Carpenter left the meeting at this time.*

**B. Lake Ashton Community Director**

Ms. Wells presented the Lake Ashton community director report. First, she discussed safety and security. He stated staff has processed over 2,478 amenity access cards from Lake Wales and Winter Haven residents and they have issued approximately 1,300 RFID tags, which has increased. She pointed out that they would start distribution again tomorrow and Thursday. She thanked the volunteers. She explained that they are seeing a little bit of a slowdown with people coming in. Ms. Wells encouraged all residents to meet the January 30<sup>th</sup> deadline before everything goes active on January 31<sup>st</sup>. She explained that they will send blasts out. Mr. Realmuto stated email is not the be all, end all and there should be additional basic training as well. Ms. Wells stated they would also print out the email blast and put it in the media center and will encourage residents to test out their card. If the residents have any issues, they can go to staff. She noted they are trying to disseminate the information from multiple points. Ms. Landgrebe noted that there is a lot of outside vendor information in the media center that takes up quite a bit of space for internal documents. She suggested that they may want to pull some of that stuff. Mr. Ulrich asked if it would be on an app when they get to the point for the gate access for visitors. Ms. Wells responded that they have worked with Mr. Davis, their account manager, to try to come up with some dates as well as LA II CDD because they want this to come out at the same time and offer training to all residents at the same time. She added that when that does happen, there will be availability to access an app to pre-register visitors. Mr. Ulrich proposed a thought that might be worth exploring which is to have power users within the Lake Ashton community to explain to people how to use the system one on one. Mr. Costello point out that there will be a training session for people. Mr. Realmuto explained that they have the basics to get through first. Ms. Wells encouraged everyone to test out their card when they get it, which is the biggest thing that is going to help them. Ms. Wells also noted that residents can't leave the doors open with door stops moving forward. She added that the hours probably will change in



February. She explained that it will be three days a week where residents can come in to get their IDs and RFID tags. She further explained that she will put that in the LA Times and make sure a blast goes out. She discussed the training that they are getting with LA II CDD. Once training happens, then there will be a welcome email that goes out that residents can click on to actually gain access to. She noted that they have been working with Mr. Davis on getting the gate clicker system deactivated on the morning of January 31<sup>st</sup>.

Mr. Realmuto asked Ms. Wells to provide a response to the comment that was read from David Fix by Jill at the beginning of this meeting. She noted that it is not happening consistently now. She stated that they do have processes in place that she essentially told them would have to be approved by the Board of Supervisors for some of them. She stated she was glad that they discussed that because she now has clear direction on what they are looking for, which is to process every vehicle that comes through. She explained that there are ways to log them in an efficient manner to get them processed because the process is a little slower than it was previously. She added that there is a couple of different ways to process them. She noted that she doesn't want to get into too much detail of the exact process in an open meeting.

Ms. Wells continued presenting her report. Next, she moved on to the follow up from the previous Board meeting. She stated for the FEMA meetings, they had the meeting on January 15 and there is quite a few documents that they are requesting from them, and they are working on getting all of those items to them. Once that happens, they will move forward in the process of determining if they qualify for funding. She discussed the processes that they have to go through. She stated the reserve study has been updated and is included in the agenda packet for feedback prior to the budget workshop. She noted that Supervisor VanSickle gave her a couple of comments regarding a couple of things that Ms. Wells missed. She encouraged everyone to inform her if they see anything that doesn't look right. She explained that they have two months prior to the budget workshop to get it in line. She pointed out that they are still working with the sign vendors to get the sign blade samples. She explained that Extreme Graphics vendor is not able to get a small amount of the material used. She noted that they reminded her that they did their sign replacement previously. She is working with Chilton Signs to get

samples. She noted that the communication has been a little rough. The person they were dealing with retired in between them approving the project. She explained that she is trying to work with them because they were the least expensive vendor to work with. She stated that Mr. Fisher is getting the paint sprayer ready for painting the poles so they can coordinate the two projects together. Ms. Landgrebe asked for an update on the incoming traffic type signs. Ms. Wells responded that she sent those. She explained that those are the signs that they previously discussed at a Board meeting for Mr. Posten to look at and he determined that they could just add signs that say it's a three way or incoming traffic doesn't stop. They sent that over for a quote from Extreme Graphics. She noted that she needs to send it over to Chilton, but she wants to make sure the communication is going to work there before she reaches out to them for any more projects. Ms. Wells stated they are working with Florida Public Utilities on getting the State of Florida pricing set in place for natural gas. She explained that they have to receive their first bill for them to do it, but they haven't received that first bill yet. She stated the equipment for the restaurant for the natural gas conversion has been received and installed on January 6<sup>th</sup>. She pointed out that they required some changes to the system, and they took care of that on the 14<sup>th</sup>. To Ms. Wells' knowledge, everything is up and running well. She stated the media center air conditioning unit was installed on Tuesday, January 7<sup>th</sup>, which was approved at the last Board meeting. She noted one change to the surplus list that was provided last month, which is an imperial convection oven. She explained that originally staff was going to try to convert it to natural gas, which was a cheaper conversion. They have another one coming in, so they will have a double decker oven. She explained that they have since been told that it requires a repair. In saying that, staff is not recommending make a repair and then converting to natural gas. She discussed this with Nick and he is fine with just having the one convection oven. Staff is recommending to surplus the convection over that is in there now and when the new convection oven comes in, they will just have a single convection oven in the restaurant.

On MOTION by Mr. Ulrich, seconded by Ms. Landgrebe, with all in favor, Surplus Item, was approved 5-0.
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**I. Review of Revised Reserve Study**

Ms. Wells presented the review of revised reserve study item to the Board for discussion. Ms. VanSickle noted her appreciation of Ms. Wells getting this to them early so they can have plenty of time to look at it for their budget meeting. Mr. Realmuto stated he thinks each of the Supervisors probably need more time to review this. He would like this item to be on the agenda for next month's meeting, so they have time to go through it. Ms. Wells stated she can address any changes that the Supervisors see or questions they may have.

Ms. Wells asked if anyone had any questions on the project tracking list. Hearing no questions, Ms. Wells moved on to the tennis court color coat item.

## **II. Consideration of Quotes for Tennis Court Color Coat**

Ms. Wells presented this item to the Board. Ms. Landgrebe pointed out that there was a comment made earlier by a resident about not giving attention to the tennis courts. She reminded everyone that CDD II has closed down their tennis courts and they will be the pickleball facilities. It was noted that they have closed down one court, so they still have one tennis court. Ms. VanSickle stated that the discussion at that meeting was that the second court may go also. She explained that the meeting between the pickleball players and the tennis players was a preference that this would be the tennis facility and that would be the pickleball facility. Mr. Costello asked how long the bid is good for. Ms. Wells responded that the price is subject to change after 30 days from February 6<sup>th</sup>, which is when they received the bid. The Board discussed and agreed that they have an obligation to maintain the tennis court and to not let it deteriorate. Ms. Wells clarified that this would be a color coat where they go in and fill cracks and then add a color coat over the top of it. She explained that it is a maintenance, so the surface stays intact longer. After further discussion, the Board agreed that they move forward with the basic maintenance. The quotes for tennis court color coat was presented to the Board for consideration. Mr. Realmuto asked that quotes have the date included. The Board accepted the quote of \$16,685 from Nidy Sports for tennis court color coat.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, the Quote from Nidy Sports for Tennis Court Color Coat Totaling \$16,685, was approved 5-0.
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Ms. Wells clarified that the budgeted amount that was included in the list was \$17,039 and the quote that was just approved was \$16,685, so they came in under what the original quoted amount was. She noted the timeframe to start the project is approximately six weeks out and approximately 14 days to complete it once started.

### **C. Operations Manager**

#### **I. Landscape Update**

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

Mr. Fisher presented the operations manager report. He started with aquatic maintenance. He explained that in the cold weather, the algae stays at bay. He stated he bi-weekly treatments are being done. He met with Travis this morning before the CDD meeting and there was nothing major that he reported. He explained that he caught the guys doing the conservation treatment from the boat ramp to the clubhouse. He added that they identified a leak behind the guard shack, which was repaired, and a leak adjustment was submitted to the city.

Mr. Lopez provided an update report. Ms. VanSickle stated that she appreciates Mr. Lopez coming in last week. She noted that she is actually seeing something happen and she thanked Mr. Lopez for that.

Mr. Fisher stated Mr. Lopez will be getting a pallet of mulch to touch up areas that were missed and thin. Ms. VanSickle asked that they get a report of what they are doing each week and what actually transpired. He also stated he would pass along Ms. VanSickle's concerns to Pete. He apologized and noted that he will make the adjustment on his report identifying the edging from hard to soft and score that. Ms. Landgrebe noted that this mulch was brought up a month ago. She asked for clarification of why a month later they are still discussing that they may be able to pick it up. Mr. Fisher responded that will have to get with Pete on that because he isn't sure about the delay. Ms. VanSickle stated they are getting really particular because things have dropped to a standard that they are not happy with. Mr. Fisher noted that he understands.

Mr. Fisher stated that they did do further investigation with the broken Verizon boxes that they believe is a safety issue for residents that walk down their streets. They made contact with Frontier, and they sent a technician out. The technician went with Mr.

Fisher to each location, put a cone on top of it and is going to order the proper boxes to replace. Mr. Fisher has not heard back yet. Mr. Fisher stated he met with him on December 26, 2024 and the technician said it would take a minimum of two weeks to get the material in, but it hasn't been done yet. Mr. Fisher stated he would follow up with him this week. Mr. Fishers noted that they replaced the emergency phone because the face plate was fading out and there was an issue with the telephone portion of that unit. He instructed staff to make sure to test that phone at least once weekly as they make rounds around the pool. This will be added to the checklist. Ms. Landgrebe asked about the exposed liner in the pond. Mr. Fishers responded that he met with Mr. Posten and he is going to be providing a proposal to address that situation. He explained that Mr. Posten stated that liner is there for a specific reason for drainage. He further explained that some of the ponds are percolate ponds and over time that material becomes exposed, and they are going to apply an inch to inch and a half of rocks. Mr. Fisher stated he will follow up with Mr. Posten regarding this item. Ms. Landgrebe asked for an update on the soffit coming down from the roof of the shuffleboard court. Mr. Fisher responded that the shuffleboard court soffit is back intact and completed. He also stated the roof repair has been done and they are soliciting proposals for that.

Mr. Fisher stated he had one follow up for Supervisor Greg's comment on the stone fountain, the tiered fountain in front of the clubhouse. He explained that he reached out to a stone specialty, and they were in the midst of a project, but he is happy to meet Mr. Fisher on site to see what they can do with rejuvenating that stone. He stated he isn't sure what stone it is, but there is quite a bit of calcium deposits on it. He noted he tried to lightly acid wash it, but anything further, he isn't certain what they can do in house. He will keep the Board up to date. The Board requested proposals for this next month. Mr. Fisher concluded his operations manager report.

**II. Aquatics Update**

**b) Presentation of Monthly Aquatic Maintenance Checklist and Report**

Mr. Fisher reviewed the aquatic management services.

**D. District Manager's Report**

Ms. Burns had nothing to report to the Board, but she was happy to answer any questions. Hearing no questions, the next item followed.

**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, which included the combined balance sheet, capital projects reserve fund, statement of revenues, expenditures, and changes in fund balance, and approval of check run summary. She asked for any comments. Mr. Realmuto commented that the general fund looks like it's going along well, and that staff has proven themselves more than capable of managing that successfully. He brought the Board's attention to the capital projects fund pointing out that so far, as of the end of December, they expended \$110,000 from the capital projects fund. He wants to keep the Board's eye on how much they have expended so far this year versus what they budgeted. In the monthly reporting of expenses, he noted there are a couple of categories that have had no expenses in the first three months of the year. He explained that generally means they simply haven't been recorded yet and, in some cases, haven't been billed yet. He added that bowling is a good example where there should be monthly expenses, but they haven't had any come through. He noted the importance of staying current with that and asked staff to keep an eye on and follow up with that.

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

**NINTH ORDER OF BUSINESS**

**Public Comments**

Resident Jonathan Ridpath (4135 Aberdeen Lane) asked why the email blast of the agenda packet is always sent on Thursday or Friday before the meeting when it is posted on the CDD website on Monday and Tuesday. He asked why the email blast can't come out at the same time as when it is posted on the CDD website. Ms. Landgrebe responded that the last notice was a reminder notice and typically it is not the first time

they are being notified of a meeting. She added that it is also on the calendar and in the L.A. Times. Ms. Wells stated generally they wait a few days after they post it to the website just in case there is any changes to the agenda packet before they send it out. She pointed out that this last agenda packet went out later than she wanted it to go out. Ms. Burns stated it is available on the public website. She also stated the only thing they are required to post per Florida statute is the agenda cover page. They are not required to post the entire agenda, but they do post the entire agenda. She explained that they wait to blast out the email because they usually have items that are still pending and are waiting for the information to come in. Discussion ensued. Ms. Burns suggested for staff to work toward a goal to send the blast out within 24 hours of the agenda being posted on Monday and it will include a link of the full agenda packet. Mr. Ridpath stated he is just asking for the email blast with the link to be sent out earlier, so they have time to review it. After discussion, it was agreed that the email blast with the link to the full agenda packet will go out within 24 hours of it being posted on the CDD website. Mr. Ridpath also suggested that if they have a Christmas light contest and the voting ends on December 20, it would probably be a good idea to announce the results before January 5<sup>th</sup>. Ms. Landgrebe recommended Mr. Ridpath to discuss this concern with Ms. Wells. Mr. Ridpath asked about a breakdown of expenses for events and entertainment. Discussion ensued and the Board explained that the breakdown is in the check run summaries. Mr. Ridpath stated last month he asked what the monetary limit was for the staff to spend without approval by the CDD and he was told that the District manager would send a resolution, but he never received a resolution. Ms. Burns responded that she was happy to provide it. Ms. Burns clarified that the direction was for Mr. Ridpath to submit a public records request for that information, and she didn't receive anything. Mr. Ridpath noted some people have asked how they can find out the compensation for the CDD staff. Ms. Burns responded that there is a lump sum contract with GMS, and they do not have to disclose the individual salaries because it's a contract with GMS. Mr. Realmuto stated the lump sum is available in the budget under field management services. Mr. Ridpath asked for the Board to publicize what they have done for Charm City. Ms. Burns stated all these meetings are public record and they disclose all of this. She also stated she doesn't want it to negatively impact his business. Ms. Burns noted concerns about putting together a

summary and blasting it out to every resident. Ms. VanSickle pointed out that the minutes are summarized by an independent party. Ms. Burns stated the document provided by Ms. VanSickle and the recording are available by request, so if anyone wants the information, it is always there and available. Mr. Realmuto stated his own personal opinion is that they should always go above and beyond what is required to encourage transparency. Discussion ensued regarding concerns about Charm City restaurant. It was noted that residents need to step up if they want to see this restaurant stay in the Lake Ashton community. Mr. Realmuto noted that it wasn't between the restaurant and the CDD, but it is between the restaurant and its potential customers or patrons, particularly the residents of Lake Ashton. The discussion regarding Charm City also included concerns with tips and menu. Mr. Costello noted there was discussion about putting a suggestion box up for the restaurant. He added that it is up to Nick, the restaurant owner, to try and find out where the problems are. Ms. Landgrebe noted in regard to the suggestion box that the best way with Nick is people talking to him face-to-face individually. She added that the suggestion box leaves too many unknowns. Ms. Landgrebe told Mr. Ridpath to feel free to have a discussion with Nick. Mr. Ridpath commented on the parking problem and encouraged the Board and staff to reach out to Securitas for their suggestions on the parking problem.

Resident Frank Kennedy (3065 Dunmore Drive) thanked everyone for their service and thanked Mr. Ridpath for all his comments. He commented that he was at the red light the other day at Ruby Ridge Road and just missed the light to make a left onto Thompson Nursery Road, which in that time that he sat at the red light, 14 trucks went by. He explained that the vibration of those trucks is definitely, in his opinion, undermining the ground underneath. He asked that if Turnberry has been repaired and paved over five times or more, why are they considering doing a massive replacement of that road knowing in a couple of years, there is going to be a major undertaking on Thompson Nursery Road. He noted that he is an engineer with 45 years of experience, and he personally thinks that if they tear up Turnberry and do the work that the engineers are proposing, the problem is going to still be there. Mr. Ulrich asked Mr. Kennedy if he is suggesting that if they do anything on Turnberry, they hold off until after the Thompson Nursery Road project is finished. Mr. Kennedy responded yes; he is. Mr. Kennedy also



suggested that maybe a survey be done with the residents on Turnberry to see if they have any issues with their foundations, property, etc. Mr. Costello agreed with Mr. Kennedy, but noted the problem is that the section of Thompson Nursery Road isn't scheduled for the next six to eight years and the condition of Turnberry, Strathmore and Waterford roads at this time are bad. Mr. Realmuto stated that he doesn't know how much is attributed to the road versus the land condition. He added that what they do know is the situation on Thompson Nursery Road is going to get worse because of the construction that is scheduled on Thompson Nursery Road. Ms. VanSickle thanked Mr. Kennedy for informing people at bingo the other night that they had to use the front door unless they were a resident.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests/Supervisor  
Open Discussion**

Ms. VanSickle commented that during COVID-19 people were sending in public comment through email and they were being read. She asked if they want to continue with the mail in reading of the emails. Ms. Landgrebe responded that she thinks so. Mr. Costello responded that he doesn't see any problem with it. Ms. Burns provided some feedback stating that there have been several instances where people are sending harsh criticism about Supervisors and the people are sitting in the audience. She thinks that if people are going to send in a comment and they are going to be there, they should stand up. Mr. Realmuto stated his initial reaction is that she doesn't see the harm, but he is aware from personal experience that communication that is not personal face-to-face tends to be different. He suggested that if the person is going to be present, they can read it themselves. In regards to the harsh comments, Ms. VanSickle stated they need to keep everything civil all the time and everything needs to be respectful. Mr. Ulrich commented that he doesn't have an issue with somebody sending in a comment and it being read provided they stick their name to it. He did ask that the public comments be no longer than three minutes. Discussion ensued on the three minute comment time. Ms. Burns suggested that individuals give their comments within three minutes and the Board hold their response to address the individuals comments until after all individuals are able to provide their comments. Mr. Realmuto asked if limiting the total public comment period time was an option. Ms. Burns responded that she believes it is an option, but she will

need to review it. She doesn't think it's typical. She noted they would have to redo the public comment policy to reflect that. Mr. Realmuto responded to Ms. VanSickle's comment regarding keeping the comments civil stating yes, comments should be kept civil, but he doesn't believe it is acceptable to have a rule against comments that criticize the Board.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned.

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

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Chairman / Vice Chairman

# SECTION V



# SECTION VII

# SECTION B



# Lake Ashton Community Development District

## Community Director Report

Submitted by: Christine Wells, Community Director

Meeting Date: January 21, 2025



# Events and Activities

February is going to be a busy month with our 2<sup>nd</sup> Annual Club Expo on February 5, two Entertainment Series Shows (2/6 and 2/21), a Valentine's Day Dinner Dance on 2/14, and the beginning of our tech class series with the Dundee Library.

In March we will be having a Mardi Gras Pardi on Fat Tuesday (March 4), our 2<sup>nd</sup> Annual Senior Expo, Divas3 Entertainment Series Show, and our Annual Cruise-In Car Show.

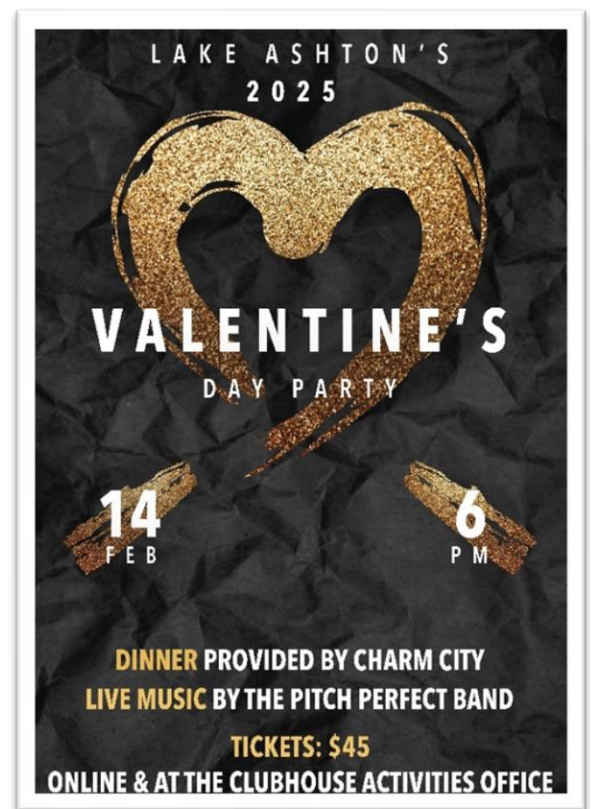
## The following additional events are scheduled for February - March at the Clubhouse

- 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
- 3/15: Mount Dora Craft Fair Bus Trip
- 4/7: Marina Jack & St. Armand's Bus Trip
- 5/22: Cedar Woods & Gardens Bus Trip
- 6/18: Dezerland Car Museum Bus Trip
- 7/17: Polynesian Fire Luau Bus Trip
- 8/6: Annie at Broadway Palms Theater Bus Trip
- 9/8-9/12: Biloxi Bus Trip
- 10/15: Ringling Museum Bus Trip
- 11/15: Silver Springs 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 February *LA Times* Community Magazine was sent out via email blast along with the monthly calendar on January 30. The front cover promoted activities that are “Good for the Heart” for the month of February. The back cover promoted the LAPAC’s 2025 Showcase. The March *LA Times* Newsletter will be distributed on Friday, February 28. The deadline for the March Newsletter is February 12.



## Monday Coffee:

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

- 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:

- The amenity access control system went live on January 31. At that time 3 pool gates, 1 interior door, and 1 exterior door were not working as expected. In addition, there were some adjustments to door closers that were made to allow for doors to close and lock. The Securitas Area Vice President has reached out and is reviewing the items that are not working. They are hiring a preferred sub to take care of the issues and will be visiting the site personally to ensure items are closed and resolved.
- Staff were present throughout the day on January 31 to assist residents with the new system.
- Signs were posted reminding Residents to close the doors and ensure each Resident scans their Amenity Access Card when entering the rooms.
- All Residents that Staff encountered on Friday had their Amenity Access Cards out and were ready to use them. Staff showed several Residents how to use the system, including how to enter and exit using the push buttons.

- Staff have processed 2,674 Amenity Access Cards for Lake Wales and Winter Haven Residents/Renters and have issued approximately 1,375 RFID tags.
- Residents can come in Tuesdays – Thursdays (10 am – 1 pm) to get RFID tags (LW only) and Amenity Access Cards (LW and WH) at the Clubhouse.
- 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 4-6 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

- Staff is continuing to work on a grant with FEMA due to damage incurred. Staff met with FEMA on January 15 and January 28. It is a slow process, but it is moving along as it should.
- 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 Reserve Study has been updated and is included in the agenda packet for feedback prior to the Budget Workshop.
- Staff is working on gathering resources to provide a Budget Workshop packet to Supervisors for the Budget Workshop Meeting in March.
- 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 finally made contact with the other sign vendor. They are working on getting a sample for us
- Staff is working with Florida Public Utilities to get State of Florida pricing set up and submitting the rebate forms for the Restaurant equipment.
- Tennis Court color coat is scheduled to start the week of February 3 and will take a week to complete. Emails advising of the court closure have been sent out.

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

Project Name	Budget	Final Cost	Board Approval	Current Status	Status Updated	Paid from General Fund	Paid from Capital Projects Fund
<b>Clubhouse and Other Grounds Projects</b>							
Tennis Court Color Coat	\$16,685.00		1/21/2025	The quote was approved and project is scheduled for the week of 2/3/25	2/3/2025		
Conversion of Propane to Natural Gas	\$37,693.00		4/15/2024	<p>Includes replacement of all restaurant equipment, hot water heaters, and pool heater. Conversion only of the spa heater.</p> <p>Restaurant Equipment has been installed. Pool Heater has been replaced. Spa Heater was converted.</p> <p>Tankless hot water heaters are in the process of being ordered for installation. The quote received for conversion of those heaters is \$10,350.</p> <p><b><u>Paid as of 1/13/25</u></b>                      \$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                      DOES NOT INCLUDE REBATES IN PROCESS</p>	1/13/2025		\$27,460.00

**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		
<b><i>Pavement Management, Stormwater Management, Bridges, and Concrete Pathways</i></b>							
Repair 3 asphalt sections on Dunmore Drive	\$4,000.00		8/26/2024	4045 Dunmore Drive 4049 Dunmore Drive 4081 Dunmore Drive The Engineer is working with the company to address the bump still in the road	1/13/2025		
<b><i>Completed Projects - FY 2025</i></b>							
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
<b>Totals</b>	<b>\$169,391.80</b>	<b>\$103,905.80</b>				<b>\$0.00</b>	<b>\$131,365.80</b>

# 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)	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032
					Useful	Remaining														
<b>Clubhouse Exterior and Other Exterior Property Elements</b>																				
1,500	1,500	Linear Feet	Gutters and Downspouts, Aluminum	2042	15 to 20	17	Nov-24		10.93	16,400	16,400	49,623								
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								
1	1	Allowance	Walls, Stucco, Paint Finishes and Capital Repairs	2031	5 to 7	6	Dec-24		22,485.00	22,485	22,485	142,249							29,589	
50	50	Each	Signage	2025	20 to 25	0			800.00	40,000	40,000	9,250	9,250							
4,700	4,700	Linear Feet	Fences, Aluminum	2025	to 25	0	Repairs 11/22		46.00	216,200	216,200	233,842		233,842						
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				
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	450,910		141,301						
<b>Clubhouse Interior - Common Areas</b>																				
6	6	Each	Rest Rooms, Renovation, Complete	2030	to 25	5	2021-remove wallpaper/paint/ceiling/furniture		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	

# RESERVE EXPENDITURES

Lake Ashton  
Community Development District  
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	9 FY 2033	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
<b>Clubhouse Exterior and Other Exterior Property Elements</b>																		
1,500	1,500	Linear Feet	Gutters and Downspouts, Aluminum										33,223					
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						38,937								51,238	
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	5,693					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														309,609	
<b>Clubhouse Interior - Common Areas</b>																		
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 Vestible							11,706								

**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)	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	
					Useful	Remaining															
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			
<b>Clubhouse Interior Amenities</b>																					
<b>Ballroom</b>																					
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								
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									
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								
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	Warmer - Ballroom Kitchen	2025	15	0	2010		6,500.00	6,500	6,500	19,691		7,030							
1	1	Each	Refrigerator - Ballroom Kitchen	2023	10 to 15	-2	2012		1,500.00	1,500	1,500	4,158	1,560								
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								



# RESERVE EXPENDITURES

Lake Ashton  
Community Development District  
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	9 FY 2033	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	Paint Finishes Restrooms (Fitness Center)						4,502									
172	172	Square Yards	Floor Coverings, Tile Fitness Center Restrooms															
<b>Clubhouse Interior Amenities</b>																		
			<b>Ballroom</b>															
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	11,386									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	97,070														
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			
520	520	Square Feet	Floor Coverings, LVT (Luxury Vinyl Tile) - Ballroom Kitchen								16,557							
1	1	Each	Warmer - Ballroom Kitchen									12,661						
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		

**RESERVE EXPENDITURES**

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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)	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032		
					Useful	Remaining																
			<u>Cinema</u>									0										
55	55	Each	Chairs	2036	to 20	11	2016 (upholstery only)		420.00	23,100	23,100	36,984										
94	94	Square Yards	Flooring, Carpet	2036	8 to 12	11	2016		65.00	6,110	6,110	9,782										
136	136	Square Yards	Walls, Carpet	2036	8 to 12	11	2016		65.00	8,840	8,840	14,153										
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										
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										
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										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	6,749			6,749							
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										

# RESERVE EXPENDITURES

Lake Ashton  
Community Development District  
Lake Wales, Florida

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			<u>Cinema</u>															
55	55	Each	Chairs				36,984											
94	94	Square Yards	Flooring, Carpet				9,782											
136	136	Square Yards	Walls, Carpet				14,153											
1	1	Each	Projector															
1	1	Each	Receiver	3,416														
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					

**RESERVE EXPENDITURES**

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Lake Wales, Florida

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					Useful	Remaining															
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
			<b>Card Room</b>							0	0	0									
486	486	Square Yards	Flooring, LVT	2043	20 to 30	18	2023		17.00	8,262	8,262	25,669									
1	1	Allowance	Wall Finishes, Paint	2032	6 to 10	7	2023		2,177.00	2,177	2,177	9,517									
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									
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
			<b>Craft Room</b>							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	2033	6 to 10	8	2024		1,075.00	1,075	1,075	4,783									
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
			<b>Bowling Lanes</b>							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

# RESERVE EXPENDITURES

Lake Ashton  
Community Development District  
Lake Wales, Florida

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1	1	Each	Doors, Wooden															
1	1	Each	Doors, Wooden, Large															
			<b>Card Room</b>															
486	486	Square Yards	Flooring, LVT											17,407				
1	1	Allowance	Wall Finishes, Paint	3,099								4,241						
8	8	Each	Tables, Square (8)															
32	32	Each	Chairs (32)	16,989														
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)															
			<b>Craft Room</b>															
51	51	Square Yards	Flooring, Ceramic Tile															
1	1	Allowance	Wall Finishes, Paint	1,530									2,178					
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															
			<b>Bowling Lanes</b>															
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															

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					Useful	Remaining															
2	2	Each	Doors, Metal	2032		7			800.00	1,600	1,600	2,190									2,190
			<b>Media Center</b>							0	0	0									
603	603	Square Feet	Flooring, LVT	2044	8 to 12	19	2024		17.00	10,251	10,251	24,280									
1	1	Allowance	Wall Finishes, Paint	2033	6 to 10	8	2024		1,068.00	1,068	1,068	4,752									
1	1	Each	Computers	2024	5 to 10	-1	2016		800.00	800	800	3,425	832								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
			<b>Fitness Center</b>							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						
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									
1	1	Each	Equipment, Cardio - Treadmill B	2033	to 10	8	2023		6,500.00	6,500	6,500	29,447									
1	1	Each	Equipment, Cardio - Treadmill C	2034	to 10	9	May-24		6,500.00	6,500	6,500	30,364									
1	1	Each	Equipment, Cardio - Treadmill D	2034	to 10	9	May-24		6,500.00	6,500	6,500	30,364									
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									
1	1	Each	Equipment, Strength - Ab-Bicep Machin	2033	to 15	8	2018		3,800.00	3,800	3,800	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									
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									
			<b>Restaurant</b>							0	0	0									

**RESERVE EXPENDITURES**

Lake Ashton  
Community Development District  
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	9 FY 2033	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
2	2	Each	Doors, Metal															
			<b>Media Center</b>															
603	603	Square Feet	Flooring, LVT												14,029			
1	1	Allowance	Wall Finishes, Paint	1,520									2,164					
1	1	Each	Computers								1,498							
74	74	Square Feet	Windows										14,991					
2	2	Each	Doors, Wooden															
			<b>Fitness Center</b>															
380	380	Square Feet	Windows										76,981					
142	142	Square Yards	Flooring, Wood Laminate															
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	9,252										13,695				
1	1	Each	Equipment, Cardio - Treadmill B	9,252										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	5,409														
1	1	Each	Equipment, Strength - Ab-Bicep Machin	5,409														
1	1	Each	Equipment, Strength - Dual Leg Press/Calf Raise Machine	5,409														
1	1	Each	Equipment, Strength - Dual Lat Pull Down/Vertical Row Machine	5,409														
			<b>Restaurant</b>															

**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)	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032
					Useful	Remaining														
4	1	Allowance	Kitchen Equipment, Grille and Bar, Phased	2026	15 to 20	1 to 16	2025		15,000.00	15,000	60,000	320,608	18,235	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								
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								
			<b>HVAC</b>																	
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		
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								



# RESERVE EXPENDITURES

Lake Ashton  
Community Development District  
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	9 FY 2033	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
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													
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
			<b>HVAC</b>															
15	15	Each	Reme Halo LED Cartridge Replacement	10,568				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									

# 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)	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	
					Useful	Remaining															
1	1	Each	Foyer #6	2039	15 to 20	14	2024		7,500.00	7,500	7,500	21,007									
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									
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									
1	1	Each	Media Center #14	2039	15 to 20	14	Dec-24		7,500.00	7,500	7,500	21,007									
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									
<b>Exterior Amenities</b>																					
<b>Bocce Ball Court</b>																					
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
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
<b>Pool/Spa</b>																					
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						

# RESERVE EXPENDITURES

Lake Ashton  
Community Development District  
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	9 FY 2033	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	Foyer #6							13,507								
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	13,521														
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								
<b>Exterior Amenities</b>																		
<b>Bocce Ball Court</b>																		
2	2	Each	Bocce Courts, Light Poles and Fixtures														11,850	
1	1	Allowance	Bocce Court Carpet								37,010							
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															
<b>Pool/Spa</b>																		
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)															

**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)	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	
					Useful	Remaining															
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									
1	1	Each	Mechanical Equipment, Spa - Gas Heater	2033	7 to 12	8	Jan-25		4,700.00	4,700	4,700	15,845									
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									
1	1	Allowance	Finishings, Paint - Concrete Columns	2030	5 to 7	5	2024		3,225.00	3,225	3,225	19,002							4,081		
			<b>Shuffleboard Court</b>							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	101,726		13,230						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									
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							2,841		
4	4	Each	Door, Metal	2032	to 30	7			800.00	3,200	3,200	4,379									4,379
			<b>Tennis Court</b>																		
1,600	1,600	Square Yards	Tennis Courts, Color Coat	2030	4 to 6	5	2025		10.24	16,384	16,384	131,014	17,039						20,731		
1,600	1,600	Square Yards	Tennis Courts, Surface Replacement	2031	to 25	6			35.00	56,000	56,000	73,692								73,692	
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						
			<b>Pavilion</b>																		

# RESERVE EXPENDITURES

Lake Ashton  
Community Development District  
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	9 FY 2033	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, 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	7,117										10,534				
1	1	Each	Mechanical Equipment, Spa - Gas Heater	6,690								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	45,176										66,871				
1	1	Allowance	Finishings, Paint - Concrete Columns				5,163						6,533					
			<b>Shuffleboard Court</b>															
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						
1	1	Allowance	Walls, Stucco, Paint Finishes and Capital Repairs				3,594						4,548					
4	4	Each	Door, Metal															
			<b>Tennis Court</b>															
1,600	1,600	Square Yards	Tennis Courts, Color Coat			25,222					30,687					37,335		
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															
			<b>Pavilion</b>															

**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)	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	
					Useful	Remaining															
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							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									
			<b>Pet Play Park</b>																		
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									
			<b>Guard House</b>																		
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								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									
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									
4	4	Each	Gate Operators	2033	to 10	8	2023		9,212.50	36,850	36,850	166,936									
			<b>Security</b>																		
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									
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			
			<b>Pavement Management</b>																		
1	1	Allowance	Pavement Management Report (Updated)	2030	5	5	2024		5,000.00	5,000	5,000	46,018				5,849					6,843
102,900	27,746	Square Yards	Asphalt Pavement, Patch and Partial Seal Coat Contingency	2025	3 to 5	0			0.50	13,873	51,450	569,938	14,428	15,005	15,605	16,229	16,879	17,554	18,256	18,986	

# RESERVE EXPENDITURES

Lake Ashton  
Community Development District  
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	9 FY 2033	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
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)															
<b><u>Pet Play Park</u></b>																		
1	1	Allowance	Pet Play Park Furniture, Metal															6,162
500	500	Linear Feet	Fences, Chain Link															
<b><u>Guard House</u></b>																		
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	6,832										10,113				
4	4	Each	Gate Operators	52,449										77,637				
<b><u>Security</u></b>																		
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			
1	1	Allowance	Life Safety System, Control Panel and Emergency Devices															
2	1	Allowance	Security System, Phased				24,816							32,656				
<b><u>Pavement Management</u></b>																		
1	1	Allowance	Pavement Management Report (Updated)				8,005				9,365				10,956			
102,900	27,746	Square Yards	Asphalt Pavement, Patch and Partial Seal Coat Contingency	19,746	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

**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)	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	
					Useful	Remaining															
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	2042	15 to 20	17	2022		41.00	89,175	89,175	269,827									
2,500	2,500	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 20-39) Ashton Club Drive (From East PL - Circle Dr)	2042	15 to 20	17	2022		41.00	102,500	102,500	310,146									
3,277	3,277	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 40-59) Turnberry Ln	2025	15 to 20	0			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	2027	15 to 20	2			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	2028	15 to 20	3			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	2030	15 to 20	5			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	1			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	2034	15 to 20	9			41.00	54,325	54,325	80,414									
667	667	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Grayhawk Dr	2036	15 to 20	11			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	2040	15 to 20	15			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	2042	15 to 20	17			41.00	53,587	53,587	108,557									
2,650	2,650	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Muirfield Loop	2044	15 to 20	19			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	2046	15 to 20	21			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)	2038	15 to 20	13			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	3 to 30+			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	3 to 30+			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	3 to 30+			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	3 to 30+			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	3 to 30+			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									
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									



# RESERVE EXPENDITURES

Lake Ashton  
Community Development District  
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	9 FY 2033	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
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										180,652					
2,500	2,500	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 20-39) Ashton Club Drive (From East PL - Circle Dr)										207,646					
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															
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															

# 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)	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	
					Useful	Remaining															
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									
<b>Stormwater Management</b>																					
56	56	Each	Catch Basins, Inspections and Capital Repairs, Phased	2022	15 to 20	-3 to 5			500.00	28,000	28,000	293,557									
2,645	2,645	Linear Feet	Concrete Curbs, Gutters, Catch Basins (56 Catch Basins) Contingency	2022	to 65	-3 to 9			26.00	68,770	68,770	709,594	50,000								
<b>Concrete Pathways, Ponds, and Bridges</b>																					
24,416	24,416	Linear Feet	Golf Course Pathways, Contingency	2024	15 to 20	-1			0.41	10,000	10,000	277,500	15,000	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	
392	392	Linear Feet	Bridge 1 Substructure Replacement	2033		8			500.00	196,000	196,000	278,969									
3920	3920	Square Feet	Bridge 1 Decking Replacement	2033		8			28.00	109,760	109,760	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									

# RESERVE EXPENDITURES

Lake Ashton  
Community Development District  
Lake Wales, Florida

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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															
<b>Stormwater Management</b>																		
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, Gutters, Catch Basins (56 Catch Basins) Contingency				110,103		119,087			128,805		144,888		156,711		
<b>Concrete Pathways, Ponds, and Bridges</b>																		
24,416	24,416	Linear Feet	Golf Course Pathways, Contingency	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	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	30,000
392	392	Linear Feet	Bridge 1 Substructure Replacement	278,969														
3920	3920	Square Feet	Bridge 1 Decking Replacement	156,223														
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															

# 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)	1 FY 2025	2 FY 2026	3 FY 2027	4 FY 2028	5 FY 2029	6 FY 2030	7 FY 2031	8 FY 2032	
					Useful	Remaining															
81	81	Linear Feet	Bridge 10 Substructure Replacement	2035		10			500.00	40,250	40,250	61,963									
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
			<b>Anticipated Expenditures, By Year</b>									<b>\$12,379,189</b>	493,201	595,367	324,883	487,679	169,498	576,252	570,456	359,715	

## RESERVE EXPENDITURES

Lake Ashton  
Community Development District  
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	9 FY 2033	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
81	81	Linear Feet	Bridge 10 Substructure Replacement			61,963												
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	10,000
			<b>Anticipated Expenditures, By Year</b>	828,134	335,981	526,740	438,677	215,831	660,434	274,889	485,825	545,076	989,862	577,725	696,504	480,934	730,054	159,859

# RESERVE FUNDING PLAN

Lake Ashton Community Development District Excel - 2-2-25

## CASH FLOW ANALYSIS

Lake Ashton

Community Development District

Lake Wales, Florida

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>Reserves at Beginning of Year</b>	361,998	309,127	459,669	661,153	622,568	428,146	504,101	417,250	648,711	473,468	303,711
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											
<b>Total Recommended Reserve Contributions</b>	<b>349,813</b>	<b>455,901</b>	<b>449,420</b>	<b>496,380</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>
<b>Anticipated Interest Rate</b>	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%
<b>Estimated Interest Earned, During Year</b>	4,112	18,298	25,254	1,154	945	838	828	959	1,009	699	583
<b>Anticipated Expenditures, By Year</b>	(406,796)	(323,657)	(273,190)	(536,119)	(595,367)	(324,883)	(487,679)	(169,498)	(576,252)	(570,456)	(359,715)
<b>Anticipated Reserves at Year End</b>	<b><u>\$309,127</u></b>	<b><u>\$459,669</u></b>	<b><u>\$661,153</u></b>	<b><u>\$622,568</u></b>	<b><u>\$428,146</u></b>	<b><u>\$504,101</u></b>	<b><u>\$417,250</u></b>	<b><u>\$648,711</u></b>	<b><u>\$473,468</u></b>	<b><u>\$303,711</u></b>	<b><u>\$344,579</u></b>

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
<b>Reserves at Beginning of Year</b>	344,579	(83,320)	(19,393)	(146,282)	(185,257)	(1,256)	(261,927)	(137,175)	(223,324)	(368,933)	(759,810)	(738,883)	(836,804)	(719,137)	(850,602)
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															
<b>Total Recommended Reserve Contributions</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	<b>600,000</b>	<b>600,000</b>	<b>600,000</b>	<b>600,000</b>	<b>600,000</b>	<b>600,000</b>
<b>Anticipated Interest Rate</b>	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%
<b>Estimated Interest Earned, During Year</b>	235	(92)	(149)	(298)	(168)	(237)	(359)	(324)	(533)	(1,015)	(1,348)	(1,417)	(1,399)	(1,411)	(1,675)
<b>Anticipated Expenditures, By Year</b>	(828,134)	(335,981)	(526,740)	(438,677)	(215,831)	(660,434)	(274,889)	(485,825)	(545,076)	(989,862)	(577,725)	(696,504)	(480,934)	(730,054)	(159,859)
<b>Anticipated Reserves at Year End</b>	<b><u>(\$83,320)</u></b>	<b><u>(\$19,393)</u></b>	<b><u>(\$146,282)</u></b>	<b><u>(\$185,257)</u></b>	<b><u>(\$1,256)</u></b>	<b><u>(\$261,927)</u></b>	<b><u>(\$137,175)</u></b>	<b><u>(\$223,324)</u></b>	<b><u>(\$368,933)</u></b>	<b><u>(\$759,810)</u></b>	<b><u>(\$738,883)</u></b>	<b><u>(\$836,804)</u></b>	<b><u>(\$719,137)</u></b>	<b><u>(\$850,602)</u></b>	<b><u>(\$1,012,136)</u></b>

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

# SECTION C

# Lake Ashton

## Community Development District



February 10, 2025  
Matthew Fisher – Operations Manager



# Contracted Services

## Landscaping



- ✚ The most recent site visit report is included.
- ✚ River rock touch up has been completed.
- ✚ Irrigation inspection is scheduled for February 12<sup>th</sup>
- ✚ Additional replacement Green Ginger plants for the bed located on the south side of the Ballroom are expected to arrive at the nursery the week of February 3<sup>rd</sup>.
- ✚ Touch up St. Augustine sod will be installed around the Clubhouse the week of February 3<sup>rd</sup>.

# Contracted Services

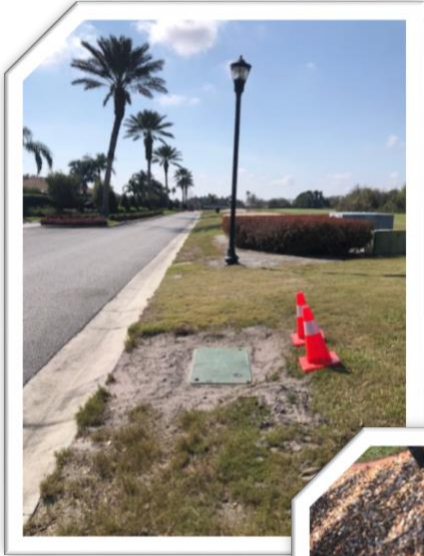
## Aquatic Management



- + CDD ponds were reviewed with Applied Aquatics.
- + Biweekly treatments of the storm water ponds are being completed.
- + Wetland quarterly maintenance is scheduled in March.
- + Dead fish were found on the shoreline in pond GC 3. This pond is adjacent to the 6<sup>th</sup> east fairway. Applied Aquatic arrived on site to verify that the fish are Nile Perch. It is common for this species of fish to die during such cold temperatures we experienced.
- + An article was included in the February LA Times informing residents about Torpedograss, a nuisance aquatic plant.

# Facility Maintenance

## Completed



- ✚ Update on broken Verizon equipment boxes- Staff met with a Frontier employee onsite again on 1/28/25. Replacement equipment boxes have been installed.
- ✚ Nidy to begin Tennis Ct color coating the week of February 3<sup>rd</sup>.
- ✚ Staff is working with Kincaid Electric to resolve an issue with the LED spot light blinking in the west parking lot.
- ✚ Staff is working with Sun State Plumbing to resolve a urinal overflowing in the men's hallway restroom.
- ✚ Staff cleaned the carpets and furniture upholstery in the Foyer.

# Facility Maintenance Forecaster

- ✚ Paint south wall in the Card Room. Project to begin the week of February 3, 2025.
- ✚ Install bike rack. Project to begin the week of February 3, 2025.
- ✚ Use carpet extraction machine to clean the carpet in the Cinema. Project to begin the week of February 17, 2025.
- ✚ Pressure wash the Reflection Garden pavers and chessboard. Project to begin the week of February 17, 2025.

# SECTION 1

# SECTION (a)

# Yellowstone Site Visit Report: 2/3/25

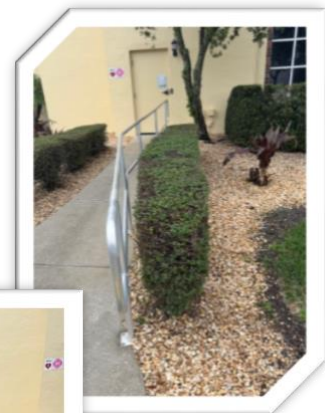
Task	Remarks (Including Specific Areas for improvement)
<p><b>Mowing</b></p>	<p><b>Good</b> Mow with the chute pointed away from the ponds. Blow off clippings after mowing each area at a time.</p> <p><b>Fair</b> <ul style="list-style-type: none"> <li>When approaching sandy areas around pond disengage blades.</li> </ul> </p> <p><b>Poor</b></p>
<p><b>Edging Completed</b></p>	<p><b>Good</b> Edging along the road and sidewalks are maintained well.</p> <p><b>Fair</b> Improvements need to be made edging inside of beds. Sod is being installed to correct edging that has been burnt with Roundup.</p> <p><b>Poor</b></p>
<p><b>String Trimming</b></p>	<p><b>Good</b> Nothing to report.</p> <p><b>Fair</b></p> <p><b>Poor</b></p>
<p><b>Weed Control Turf/Beds</b></p>	<p><b>Good</b> Weeds and invasive grass are in several areas of turf. Replacement is needed.</p> <p><b>Fair</b></p> <p><b>Poor</b> Replacement of sod near bike rack area and east side of Bowling alley to be done the week of February 3<sup>rd</sup>.</p>
<p><b>Shrubs/Ground Cover Care</b></p>	<p><b>Good</b> Fire Bush at the entrance needs to be kept trimmed lower. Around 2 ft high.</p> <p><b>Fair</b> Aberdeen- dead shrubs need to be removed along fence line. Perennial plants replacement is pending at the entrance to the community until first week in March 2025.</p> <p><b>Poor</b> Bahia install pending along Aberdeen fence line to cover sandy areas.</p>

<p><b>Tree Care</b></p>	<p><b>Good</b> Nothing to report.</p> <p><b>Fair</b></p> <p><b>Poor</b></p>
<p><b>Litter and Debris</b></p>	<p><b>Good</b> Please pick up all trash when blowing off the property in the AM.</p> <p><b>Fair</b></p> <p><b>Poor</b></p>
<p><b>Pond Maintenance</b></p>	<p><b>Good</b> String trim the correct direction around ponds. This will help keep grass clippings out of the ponds.</p> <p><b>Fair</b> No need to be so aggressive string trimming around ponds. Leave some height to the grass around ponds.</p> <p><b>Poor</b></p>

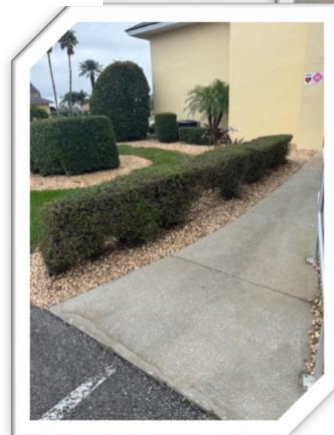
## NOTES



Sod being replaced in these location



Replacement options for this hedge





# SECTION 2

# SECTION (a)

# Applied Aquatic Site Visit Pond Checklist: 2/3/25

POND	APPERANCE	ALGAE	COMMENTS
E1	Good		Nothing to report
E2	Good	Yes	Algae treated 2/3/25
E3	Good		Nothing to report
E4	Fair	Yes	Algae treated 2/3/25
E5	Good		Grasses continue to be treated
E6	Fair	Yes	Algae treated 2/3/25
E7	Fair		Grass treated 2/3/25
E8	Good		Grass and algae treated 2/3/25
E9	Fair		Grass treated 2/3/25
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		Dead Nile Perch reported to Applied Aquatics
GC4	Good		Nothing to report
GC5	Good		Eelgrass still present. Treated 2/3/25
GC6	Good	Yes	Algae treated 2/3/25
GC7	Fair	Yes	Algae treated 2/3/25
GC8	Fair		Eelgrass in the deeper water. Treated 2/3/25
GC9	Fair		Nothing to report
GC10	Good		Nothing to report
GC11	Fair	Yes	Planktonic algae present. Treatments continue 2/3/25
GC12	Good	Yes	Minor algae. Treated 2/3/25
GC13	Good		Nothing to report
GC14	Good		Nothing to report
GC15	Good		Nothing to report
GC16	Good		Nothing to report
GC17	Good		Nothing to report
GC18	Good		Nothing to report
GC19	Good		Eelgrass present. Treated 2/3/25

GC20	Good		Nothing to report
GC21	Fair		Nothing to report

**LACDD GOLF COURSE PONDS**



# LACDD PONDS

