

*Lake Ashton
Community Development District*

*Meeting Agenda
(Board Meeting & Budget Workshop)*

March 17, 2025

AGENDA

Lake Ashton

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

March 10, 2025

Board of Supervisors Meeting Lake Ashton Community Development District

Dear Board Members:

The next regular meeting of the Board of Supervisors of the **Lake Ashton Community Development District** will be held **Monday, March 17, 2025 at 9:00 AM** at the **Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL 33859.**

A **budget workshop** meeting for the **Lake Ashton Community Development District** will follow the Board meeting on the same day at **10:00 AM** at the **same meeting location.**

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. 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 February 10, 2025 Board of Supervisors Meeting
5. Engineering Report
 - A. Presentation of Construction Plans for Turnberry Lane Repaving
 - B. Presentation of Construction Plans for Pond Bank #11 Restoration
6. Old Business

- A. Security Update (**CLOSED SESSION AVAILABLE IF NECESSARY**) (*requested by Supervisor VanSickle*)
- 7. New Business
 - A. Discussion Regarding Charm City Reduced Rent Amount and Length of Term (*requested by Supervisor Ulrich*)
- 8. Monthly Reports
 - A. Attorney
 - B. Lake Ashton Community Director
 - I. Review of Revised Reserve Study and Updates (*requested to be placed back on March 2025 meeting agenda by Supervisor Realmuto*)
 - II. Consideration of Quotes to Replace Reme Halo LED Cartridges
 - 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
- 9. Financial Reports
 - A. January 2025
 - I. Combined Balance Sheet
 - II. Capital Projects Reserve Fund
 - III. Statement of Revenues, Expenditures, and Changes in Fund Balance
 - IV. Approval of Check Run Summary
 - B. February 2025
 - I. Combined Balance Sheet
 - II. Capital Projects Reserve Fund
 - III. Statement of Revenues, Expenditures, and Changes in Fund Balance
 - IV. Approval of Check Run Summary
- 10. Public Comments
- 11. Supervisor Requests/Supervisor Open Discussion
- 12. Adjournment

Budget Workshop

- 1. Review of Documents Relating to Fiscal Year 2026 Budget
 - A. Review of Preliminary Proposed Fiscal Year 2026 Budget
 - B. Fiscal Year 2025 Adopted Budget
 - C. District Financials through February 2025
 - i. Combined Balance Sheet
 - ii. Capital Projects Reserve Fund
 - iii. Statement of Revenues, Expenditures, and Changes in Fund Balance
 - D. Review of Draft Fiscal Year 2026 Planning Support Documents
 - i. Draft Fiscal Year 2025 Capital Projects and Contingencies Listing
 - ii. Reserve Study and Strategic Planning Projects Combined Listing for Fiscal Year 2024

MINUTES

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

The regular meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on Monday, **February 10, 2025** at 9:02 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
Pete Whitman	Yellowstone Landscaping

The following is a summary of the discussions and actions taken at the February 10, 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 9:02 a.m., called roll, and the pledge of allegiance was recited. Five Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Approval of Meeting Agenda

Ms. VanSickle asked for any comments or changes to the meeting agenda. Hearing no changes or comments, the meeting agenda was approved.

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

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

Ms. VanSickle opened the public comment period.

Resident Daniel Davis (4445 Turnberry Lane) commented on the new security system. The first problem he commented on is that he witnessed doors being propped open with chairs after the new security system was activated. He stated that it doesn't make sense to him to spend \$200,000 or more on a security system if people aren't going to use it correctly. Another problem he noted was when the card is scanned on the door, the time is too short before the light goes red again. He also commented that another problem with the security system is the limitation of family being able to use the amenities. He stated that he pays the same amount of money that everyone else pays to have the amenities there. He explained that the security system hasn't impressed him at all and he doesn't think that is something they need there.

FOURTH ORDER OF BUSINESS

Consideration of Minutes from the January 21, 2025 Board of Supervisors Meeting

Ms. VanSickle presented the minutes from the January 21, 2025 Board of Supervisors meeting to the Board. Ms. Burns noted they received a couple of minor correction items from Supervisors that will be incorporated into the signed version.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, the Minutes from the January 21, 2025 Board of Supervisors Meeting, were approved 5-0 as amended.

FIFTH SIXTH ORDER OF BUSINESS

Engineering Report

Mr. Posten presented the Engineering Report to the Board. The first item on his report is the Turnberry Lane repave project. They did the field work to determine extents of additional base repair. He stated the next step is to turn that data into plans that they can send out for quotes. The next items on his report were the Ashton Palms and

Turnberry pavement repairs and the pending CDD storm sewer repair. For the pavement repairs, at one point the city wanted to group those together so they could send the contractor at once to do those repairs. But, given how long it has taken to do the Turnberry projects, Mr. Posten requested that they come out and make the Ashton Palms repairs separate from Turnberry. Mr. Posten added that the city is supposed to provide him with a date. Regarding the Turnberry storm sewer repair, JNS finished their work and put the reports together. They were going to give Mr. Posten a thumb drive in person, but they were in an accident. He explained that they are supposed to provide that thumb drive to him today. Once Mr. Posten reviews the thumb drive, they will get quotes to make that storm sewer repair. Mr. Posten added that he was told that they didn't find anything significant in the rest of the storm lines. The next item on his report are the Dunmore inlets. He explained that they are still talking to AAA about that, and they are still willing to work with them to get those improved. The next item on his report is the staff observed repair areas. He noted that they have requested quotes for those areas but haven't received any yet. The final item on his report is the Pond 11 bank (Hole #4). He explained that he added this item back on to his report because the water levels are going down and he thinks it is a good time now to get the quotes for that. He will present the options to the Board that they have for repairing that area.

Mr. Realmuto asked what the staff observed repair areas are. Mr. Posten responded that it was a cart path location on Hole #10. He added that with that demolition work, they will take the riprap from that area and put the riprap in areas on the west side of the main drive where there is erosion. Ms. Landgrebe asked for a timeline. Mr. Posten is going to tell AAA that this needs to be resolved by the next meeting. Mr. Costello stated that any idea of what they will be looking at financially is going to be a big plus. Mr. Posten responded that they at a minimum will have the information sent out to contractors by the next meeting and he will push what he can to have some numbers back. Ms. Landgrebe asked Mr. Posten if instead of just sending potential requests for quotes out by next month's meeting, is it possible to get some quotes back so they have an idea of what they are talking about. Mr. Posten responded that he could put that deadline out there when they send out the requests, but they don't have an enforcement to make them send them in. Mr. Landgrebe stated that would be helpful.

Mr. Realmuto noted that he was concerned that they were talking about sending out requests for quotes before the plans are presented to the Board. In saying that, Mr. Realmuto asked that the Board gets the plans no later than the time he sends them out for quotes as well as the requests for quotes. Mr. Posten responded that they could do that. Ms. VanSickle asked Mr. Posten if he had any other budget amounts next month, they would appreciate that because they will be starting the budget process. Mr. Posten concluded his engineering report presentation.

SIXTH ORDER OF BUSINESS

New Business

A. Discussion Regarding Security Services (NOT A CLOSED SESSION)(*requested by Supervisor Costello*)

Mr. Costello invited Mr. Davis from Securitas to come up and provide an update on where they stand with the repairs. Mr. James Davis provided updates regarding the security services. Mr. Costello asked when they can expect total completion of the job properly. He added that they have been going back and forth with this for a while and the system is not working the way it was sold to them. Mr. Costello expressed Lake Ashton's frustration with Securitas's security service issues. Mr. Davis responded that his expectation is that the system will be fixed when he is there with the Securitas team tomorrow. Mr. Costello responded that he expected that for the last two or three months also. He noted to Mr. Davis that they want the job completed and if they can't get the job completed, they may have to find a vendor who is capable of completing it. Mr. Realmuto pointed out that several walkthroughs were done months ago and the people coming to make the repairs are the same people who did the walkthroughs, and they thought everything was ok. He asked Mr. Davis what he can tell the Board to assure them that the job is going to be done to Securitas's standards. Mr. Davis responded that he could understand the frustration. Mr. Costello stated that Lake Ashton wants what they paid for. He pointed out that there was a group that Securitas subbed out who came during the installation. He explained that the group was excellent and knew the system backwards, forwards and in-between. He requested to have that same group come back to fix the system. Mr. Davis responded that Greg and David, from that group, will be there tomorrow. Mr. Costello stated that what has been going on with the security system is unacceptable and if the system is still not up and working properly at the next meeting,

Securitas may lose Lake Ashton as a client. The other Supervisors agreed with Mr. Costello. Ms. VanSickle expressed that they want the security issues corrected as quickly as possible.

Mr. Realmuto requested dates for the security items of concern to be fixed. One specific major item of concern is the gate clickers. Mr. Davis responded that the resident gate clickers is the first item they are addressing tomorrow at the east gate house. Mr. Realmuto asked for an anticipated resolution date for the pool gate. Mr. Davis responded that he is supposed to be informed when the new upgraded hardware comes in. He added that Securitas is going to take on that expense. He explained that for the east gate, Ms. Wells is working with the maintenance to put in a new paver, which Securitas is also taking on that expense because the hole was drilled too big. Mr. Realmuto asked for a date on when that will be resolved. Mr. Davis responded that he would know today when the new hardware is coming in, but the other team is coming in tomorrow to fix what they have, which will work until they get the new hardware. Mr. Realmuto asked if it can be activated after his team is finished tomorrow. Mr. Davis responded yes. Ms. Landgrebe asked how long the hardware pieces have been on order. Mr. Davis responded that it's been on order since Tuesday of last week and he will provide the date that those items will arrive as soon as he gets that information. Ms. Landgrebe asked if the hardware would be installed within 24 hours after arrival. Mr. Davis responded once they get them in, yes. Ms. Landgrebe stated they are wondering where the support is. She explained that every email and phone call that Ms. Wells has to make following up with Securitas is taking away from her primary roll. She noted that Ms. Wells is not Securitas's representative, and she is not there to do Securitas's job. Mr. Costello asked for a firm date of when this job will be completed and completely functional. Mr. Davis responded that he could provide that, but he wants to make sure he knows when that equipment is going to come in first.

Mr. Realmuto followed up on some items on the punch list. One item was with regard to the way the system or DVR's are connected to the internet. He stated there is something there that needs to be changed. He wants to be sure that this item will also be completed when the specialist are there and that they are left with the technical details of how any of that equipment needs to be configured. Mr. Davis responded that they have

a blueprint, which has been sent out, that shows where all their equipment is that Securitas has installed on both sides. Mr. Davis also responded that he believes Mr. Realmuto is referring to the public-facing IP so that they can use a software. Mr. Realmuto responded that he just wants to be sure that the work will be completed, working and documented by Tuesday. Mr. Davis responded that if that can get done, he will coordinate with Ms. Wells. Mr. Realmuto stated he just wants to be sure that it is documented. He asked Mr. Davis if he has any knowledge of what is going on at Gate Two and if the system is working as designed. Mr. Davis responded that it has been resolved.

Ms. Landgrebe asked Mr. Davis if his staff is trained or if he is upgrading his staff. Mr. Davis explained that they investigate all allegations and if the staff member doesn't report or document the issue and they get caught during an audit or after investigation, they will be replaced. Ms. Landgrebe asked for clarification that effective tomorrow the clickers should no longer be activated. Mr. Davis responded that is correct and he will provide an update.

Ms. VanSickle requested that all the doors be checked because there were some complaints about some of the doors not allowing people enough time to get through the door. Mr. Davis responded that they can all be checked, and the timeframe can also be changed. He explained that they can have up to 30 seconds on each door. He also stated that there are certain doors that allow longer access with the handicap. Mr. Realmuto stated that the doors need to be set at an appropriate time initially, but his understanding is that setting those times is under the control of their local staff after the initial installation and they should be provided training for that.

Mr. Realmuto discussed an app where the system could be used to allow the phone to act as the credential instead of having to have the card. He noted that he did some research on this app, and he realizes that this might be a future item. In saying that, he wants to ensure that what has been installed is capable of working with that mobile access app. He asked Mr. Davis if their readers are mobile ready or mobile enabled. Mr. Davis responded that they are mobile ready, and they can turn that feature on whenever they would like. Mr. Realmuto explained that his understanding is that an installer needs to do it because they need to go around to each reader to activate it. Mr. Davis responded yes; it's a toggle switch and they go into each controller in the software and turn it on. Mr.

Realmuto asked who they would contact if they were interested in subscribing to that service and enabling it. Mr. Davis responded that they would contact HID for that. He explained that everything goes through HID or through Ed Slowey. He noted that he can have Ed Slowey reach out to Ms. Wells. Mr. Realmuto responded that there is a lot of technical information regarding when they talk to HID, so he asked if there was someone at Securitas that can assist them with providing any information they may not know. Mr. Davis responded yes; he will provide that information to Ms. Wells. Mr. Costello asked if Securitas wants to give them a big discount on that for all the aggravation they have gone through. Mr. Davis responded yes; he is working with Ms. Wells on the side on other stuff that he is doing. The Supervisors thanked Mr. Davis.

I. Discussion Regarding Community Gate Access (*requested by Supervisor Landgrebe*)

**This item will be moved to the joint meeting for discussion.*

B. Discussion Regarding Third Amendment to Lease for Restaurant

Ms. VanSickle explained that this item is on the agenda because the Board agreed to lower the rent for the restaurant from January through April, but one of the stipulations was that the December rent needed to be paid by December 31st. She further explained that the rent was not paid by December 31st, and it needs to be addressed.

Mr. Nick addressed February's rent being late. He also requested that the east side parking lot door of the restaurant not be locked. He stated that locking the side door makes the restaurant an amenity. He explained that he spoke with his accountant, and he is almost out \$40,000 trying to keep the restaurant open. He stated he doesn't want to give up, but he is not taking another dime out of his pocket to keep the restaurant open. He expressed his frustration that the Board is concerned about \$1,000 from the restaurant, but they paid \$360,000 on a security system that isn't working. Ms. VanSickle asked Mr. Nick if there was a reason he didn't respond to the email from Ms. Burns regarding lease compliance items. Mr. Nick responded that it might be in his spam folder, which he will check. Ms. Burns is going to resend the email to Mr. Nick. Ms. VanSickle noted that her concern is that they have had restaurants struggle, but they have never had one struggle during the season. Her concern is if the restaurant is a problem now,

how much is it going to cost them in the slower times. Mr. VanSickle stated her personal opinion is that Mr. Nick should cover the taxes because the only reason they have to pay those taxes is because of the restaurant there.

The discussion item regarding the third amendment to lease for restaurant was brought back to the Board for discussion and consideration. Ms. VanSickle explained that the rent is one of her issues. She stated that they have always expected their restaurants to cover their rent. She thinks the problem is the residents are voting with their feet. She stated for a restaurant to succeed there, their residents have to support it, which they are not. She also noted her concern is the fire violation and some of the other issues that they have. She noted that as they were signing the third addendum, she asked Mr. Nick if he had paid his December rent and he told her that he turned it in, which was on January 4th and that did not happen until January 13th. She explained that they need honesty and respect to work together as partners. Ms. Carpenter stated the decision for the Board now is if they want the addendum to be amended to forgive the late payment of rent. Ms. Landgrebe proposed that they go with the reduced rent rate of \$1,000. Mr. Ulrich seconded the motion. Mr. Realmuto, Ms. VanSickle, and Mr. Costello opposed the motion to reduce the rent rate to \$1,000. The motion failed 2-3, so the third amendment is void and it goes back to the higher rent.

On MOTION by Ms. Landgrebe, seconded by Mr. Ulrich, with Ms. Landgrebe and Mr. Ulrich in favor and Ms. VanSickle, Mr. Realmuto and Mr. Costello opposed, the Third Amendment to Lease for Restaurant, failed 2-3.

SEVENTH ORDER OF BUSINESS

Monthly Reports

A. Attorney

Ms. Carpenter stated they don't have anything special this month, just follow up. Ms. Wells asked if the higher rent is for January and February or just moving forward starting February. Ms. VanSickle responded it is for January and February. Discussion ensued on how to proceed with matters regarding the Charm City Restaurant in the Lake Ashton community.

On MOTION by Mr. Realmuto, seconded by Ms. VanSickle, with all in favor, A New Third Amendment Reducing the Rent for January, February and March Provided the February Rent Being Paid Today, was approved.

Ms. Landgrebe asked Ms. Carpenter asked if there was an update on the storage unit. Ms. Carpenter responded no; she will follow up again.

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*)

Ms. Wells presented the Lake Ashton community director report. She presented the Safety and Security portion of her report. She pointed out that they have done 2,674 amenity access cards and 1,375 RFID tags. She asked if there were any questions on her report. Mr. Ulrich asked if they could identify the houses that don't have the RFID tags. Ms. Wells responded that is tough. Mr. Ulrich also asked if they could identify them, can they get something in the mail to them because he ran across a resident that doesn't have email, doesn't leave their house, and doesn't know what is going on with the gate. Ms. Wells responded that she would get with James and see if there is a report that they can run to see if there is any addresses on file that have not received their RFID tags. Mr. Realmuto pointed out that the general answer to the question of what is to be done if residents don't have an RFID tag on their vehicle that they are entering Lake Ashton with is to go to the visitor gate. He added that in addition to a driver's license, they will accept Lake Ashton resident I.D.s with pictures. Ms. Wells agreed that is correct. She explained that the only thing with the resident I.D. is that it will take a little bit of time the first time because they have to manually enter the information in because they can't scan it and populate it in. Mr. Realmuto asked if they could verify that is true because if they scan with the camera of the smart phone the code on the back of the badge, it will bring up all the information in terms of name and address. Ms. Wells responded that she would check on that. Mr. Ulrich noted another concern he has at the gate after speaking with two security guards is the traffic backing up into the roadway and down the side. He asked if something were to happen from the traffic backing up into the roadway, would the CDD be liable. Ms. Carpenter responded that they can't let them be on the roadway and

Securitas needs to work on that to make sure they are not backing up onto the roadway. Mr. Costello stated once they are able to register the guest, hopefully that will speed things up as far as people coming to the guest gate. Mr. Ulrich responded that he tried that with his daughter when she showed her QR code to the guard, he told her that would not work. He added that the guard told his daughter that he needed to see her license and she ended up having to go through the whole process like she didn't have the code. He explained that he was told by another guard that they have to do that to verify that the code that is on the phone belongs to the person that has the license. Mr. Costello responded that this was going to be up to Securitas to educate the guards. He understands needing to see a picture I.D. to come through the gate. He also pointed out that there is a sign out there to inform residents to have their driver license ready. Mr. Realmuto noted his concern because the whole point in the guest pass is to be able to display it to the guard at the visitor gate to facilitate their entry into the community. Ms. Wells is going to speak with Mr. Davis and go over some questions. She explained that they just did some beta testing with Board of Supervisors as far as how they can access and preregister their guests. She noted her appreciation for Mr. Ulrich informing her about his daughters situation at the gate. She further explained that she is still new to the aspect of things. In regard to security, Mr. Realmuto pointed out that the list provided to them didn't just contain to-do punch list items for Securitas, it included a few for them to do that they are responsible for. He asked when staff will have all those items completed that they are responsible for prior to their arrival, which is tomorrow. Ms. Wells responded that is the plan. She stated she emailed the Board of Supervisors what staff's plan is to do in regard to what they are responsible for.

Ms. Wells reviewed the follow-up from the previous Board meeting section of her report. She stated they are continuing to work with FEMA. She noted that she received an email that all funding is being halted, but she reached out to their FEMA representative, and they are still moving forward with their claim. She also noted that it is a slow process, but it is moving along as it should.

Ms. Wells stated they are gathering resources to provide a budget workshop packet as they do every year to Supervisors. She explained that generally in the past they have a list of projects from the reserve study, a list of strategic projects, and they've had

prior year's budget in the workshop packet. She further explained that she doesn't want to put stuff together that the Supervisors are not going to need or forget something that they do need. She asked for feedback from Supervisors on what they want this year. She asked if they would like to work off the reserve study and the proposed budget or if there were specific items that the Supervisors would want staff to provide. The Board of Supervisors provided feedback. It was decided for Ms. Wells to bring Fiscal Year 2024 and 2025 list of projects so they have some sort of plan as far as the projects they intend on moving forward with and the projects they don't want to move forward with. Mr. Realmuto noted that he wants that to be for informational purposes. He doesn't want to have to vote things off the list. He also noted that he doesn't want to create a separate list outside the budget of projects. He explained that each one should be considered on its merit at the time, which is how they avoid going out for quotes twice. He further explained that if it needs to be done, then each project needs to come to the Board individually. He doesn't believe they need to maintain a list of new projects that are not on the reserve study. Ms. VanSickle asked if the Board could agree to have the past year's and this year's, 2024 and 2025, and move forward. After discussion, Ms. Wells agreed to include what she has given the Board in the past with slight modification as to what they have done as discussed. Mr. Realmuto asked for clarification that there will be no additions to it or changes of amounts. Ms. Wells responded no; it will be what was approved during the budget meeting. She stated she received a sample for the signs, and they are going to move forward with the sign replacement. She added that aluminum is good quality and is the same quality that they have. She stated the tennis court color coat has been completed and is scheduled to be open today. She stated they are still working with natural gas conversion on the rebates and getting the State of Florida pricing going. She noted she just received the account numbers, and they have some things incorrect, so she is working on fixing those so they can move forward with that. She also noted that the amended Bingo agreement has been executed and staff as well as the attorney has the changes that were made. She stated the final item she has to discuss is in regard to clubs, groups and organizations. She wants to try to work in clubs, groups and organizations selling their own tickets and facilitating their own signups. She asked for the Board's feedback regarding her presented proposal. Discussion ensued. After

discussion, Ms. Carpenter reminded the Board and staff that text messages can't be used for any public business because they can't be saved as a public record.

**The meeting was recessed at this time.*

On MOTION by Ms. VanSickle, seconded by Mr. Costello, with all in favor, Meeting Recessed and Reconvened, was approved 5-0.

**The meeting reconvened at 12:15.*

The discussion continued regarding Ms. Wells's proposal for clubs, groups, and organizations to sell their own tickets and facilitate their own signups. Mr. Realmuto requested that if they are utilizing CDD media, every blast that talks about the event also has a very clear contact. He explained that they need to be very clear in all of their communications of who to contact and how to sign up for the event. Mr. Costello asked if it could be done like Monday Morning Coffee. Ms. Wells responded that she thinks that would be a great option. Ms. Wells noted that it would be a transition period to ease into this new process.

Mr. Realmuto asked if Ms. Wells has an updated numbers on the items of the project tracking list. He pointed out that the 48 street signs is different than the budgeted amount. Ms. Wells responded that as soon as they pay it, she moves the actual number into the pay from general fund or pay from capital projects fund and they haven't paid for it yet. She also stated they just got the sample from the sign company on Friday. Ms. Landgrebe asked about the signs that are going to be made for incoming coming traffic. Ms. Wells responded that she approved that quote as well and it was \$230 for the signs. Ms. Landgrebe asked if those signs would be installed before the next meeting. Ms. Wells responded that they should be, but she will check on the estimated installation time for those signs.

Ms. Wells opened discussion regarding the reserve study. Mr. Realmuto stated this reserve study is what determines their capital expenditures, which is part of the capital projects budget. He feels that the document needs to be right before they get into at least the capital projects portion of the budget. He explained that his hope was that they would

go through this line by line and comment on it because he believes it will have a dramatic effect on what the anticipated expenditures would be in the Fiscal 2026 budget. Ms. Wells stated that a lot of the changes that she got were just adding things. She noted that one of the biggest things, which she highlighted in yellow, is regarding the asphalt pavement. She explained that she reached out to Mr. Posten who is going to get her more information. She added that it was a big open void in their reserve study. The next thing is the concrete curbs and gutters. She explained that they did \$50,000 as a contingency for Fiscal Year 2025. She asked the Supervisors if they want to put that same contingency every year throughout the life of this reserve study. Discussion ensued. After discussion, it was decided to move this item to the budget workshop for review and discussion.

C. Operations Manager

I. Landscape Update

a) Presentation of Monthly Landscaping Checklist and Report

Mr. Fisher presented the operations manager report. The first item on the agenda is landscaping. Mr. Whitman stated they did some sod fill in around the clubhouse area and some mulch touch up. He noted they performed their irrigation inspection, and they will have another irrigation inspection in February. For fertilization and chemical treatment, he stated they are going to start getting into granular fertilizer application for the turf areas. He also stated they want to do some proactive measures for chinch bugs because typically in May they start to see a lot of chinch bug activity as it gets dry. He noted they would be keeping Mr. Fisher in the loop as far as all the applications. He also noted he would be working with Ms. VanSickle as well.

Ms. VanSickle pointed out an area right outside the front door, to the left by the column, where it is bare and wet. She asked Mr. Whitman to look at this area of concern. She also pointed out that she is seeing a lot of weeds in the turf, especially around the tennis courts, under the bottlebrush trees and the area along Ashton Club. She asked for Yellowstone to follow up with these areas of concern as well. Mr. Realmuto stated there was a suggestion at their joint meeting to consolidate Lake Ashton I CDD and Lake Ashton II CDD landscape contracts for cost savings. He asked Mr. Whitman's input regarding this suggestion. Mr. Whitman provided his input. He explained if Yellowstone is over both Districts, he is sure there is something legal they could put together.

Mr. Fisher highlighted certain items in his report. He provided an update on the broken Verizon equipment boxes stating staff met with a Frontier employee onsite again on January 28, 2025 and the replacement equipment boxes were installed. He pointed out that there was still one with a cone on it because the lid needs to be replaced. Once the lid is replaced, that project will be complete. He noted the tennis courts went well. Mr. Fisher concluded his presentation of the operations manager report.

II. Aquatics Update

b) Presentation of Monthly Aquatic Maintenance Checklist and Report

Mr. Fisher reviewed the aquatic management services. He stated the ponds look good. He noted there were some dead fish found on the shoreline in pond GC 3. This pond is adjacent to the 6th east fairway. He explained that Applied Aquatic arrived on site to verify that the fish were Nile Perch. He further explained that it is common for this species of fish to die during the cold temperatures that they have experienced. Mr. Ulrich asked if the chemicals that they are using to control the weeds around the pond and the aquatic invasive growth ok for the aquatic wildlife. Mr. Fisher responded that he reached out to Applied Aquatic in regard to that and he can say they are highly regulated. He also proposed that they have a fish and wildlife biologist come to a Morning Coffee to provide some education and answer questions. He is going to keep the Board of Supervisors updated on that.

D. District Manager's Report

Ms. Burns stated the tax-exempt application is due March 1st and they will be working on that. She was happy to answer questions. The Board asked if this included how they tax the restaurant. Ms. Burns explained that it simply asks if any portion of the building is under a lease agreement, and they answer yes to that question. Mr. Realmuto asked what the as-of date for any portion of the building on the lease agreement is. Ms. Burns responded January 1st. Mr. Realmuto asked about the inquiry or reminder to change the usage. Ms. Burns explained that they responded initially to the inquiry and said they were going to look into it, but she has not heard anything nor followed up. She added that they put them on notice and provided the information. She also explained that they provided a copy of the rental agreement. Mr. Realmuto asked if they were committed

or liable for two years property taxes on the space leased to the restaurant. Ms. Burns responded if they go back to November and then this coming November would be another year. Mr. Realmuto noted that is \$27,000 over two years that will be coming out of their budget.

EIGHTH ORDER OF BUSINESS

Financial Report

Mr. Realmuto stated Sharon went ahead and made the transfer, so they are earning interest now. He added that the current rate is 4.7%. He explained that they are earning interest on the balance of the capital projects fund as well as most of what they have collected and is in for the general fund. They are earning 4.7%, so she went ahead and made that transfer. He pointed out that there are a lot of fees that they pay on the bank account. He discussed with Sharon what the minimum balance should be in that account and how much they should leave in the general fund. He noted that Sharon's guidance was generally a month. He questioned if that was enough though. He added that when that balance falls below a certain amount, they are charged fees. He explained that some of the fees may be waived if that amount and the balance is above a certain amount. He further explained that they haven't been able to determine what that amount is. Mr. Realmuto questioned what the minimum balance is to waive what fees. Ms. Burns responded that they would request that from the bank. Mr. Realmuto stated he thinks it already has been requested. Ms. Burns responded that she thinks they are waiting on a response.

NINTH ORDER OF BUSINESS

Public Comments

Resident Iris Realmuto (Lot 1031) commented that given that the CDD is no longer going to do sign-ups, that can be done on *lakeashtonliving.com*. She explained that she can do non-payment signups for clubs, which she is doing now for pickleball and lady's golf. She added that the organizers can also see who signs up.

Resident Daniel Davis (4445 Turnberry Lane) asked if Nick with Charm City Restaurant leaves, would the Board be open to look at the other person who was looking to open the restaurant there. He commented if they are not getting enough money from Nick, why doesn't the CDD take over the operation. He added if necessary, he would be

willing to help Nick pay the rent to keep the restaurant there. He explained he is willing to give \$500 to \$1,000 a month out of his own pocket. He wants to do what it takes to keep a restaurant there because he thinks it is worth it. He stated Nick has good food. He also stated he doesn't know if any restaurant there would make the money for the Board to cover the extra expenses each year, but he is willing to help if that will help keep a restaurant there.

TENTH ORDER OF BUSINESS

**Supervisor Requests/Supervisor
Open Discussion**

Ms. Landgrebe asked if they will discuss Lake Ashton II CDD requesting 10 amenity access cards. Ms. Wells responded that she would be all open for the help because now if they are using the amenities at all, they have to come there to register there to get an amenity access card. Ms. Landgrebe asked if they could have security do it. Ms. Wells responded that they would have security there quite often. She explained her only concern was turning the cards back in. Ms. VanSickle asked if this was something Ms. Wells and Ms. VanKirk could work through. Ms. Wells responded she is sure they can. Discussion ensued. After discussion, it was decided to get additional information to clarify what the actual request is and then bring it back to the Board for further discussion. Ms. Wells is going to get with Ms. VanKirk.

Mr. Realmuto responded to Mr. Davis's comments regarding the restaurant. He noted that he didn't mean any disrespect when he laughed at Mr. Davis's comment about the CDD being responsible for the restaurant. He explained that they tried that experiment already and they lost close to \$500,000. He further explained that restaurant attracted a lot more people and is far in excess of what Mr. Nick with Charm City Restaurant is. He pointed out that the problem with that restaurant was expenses and not on being able to attract enough people. He stated they don't have the expertise to manage the restaurant themselves. He added that he has no desire to revisit that. He addressed the comment on going straight to the other contender to see if they are still interested in the restaurant without going through the long process. Mr. Realmuto responded if the contender is still interested, he thinks it is a reasonable request and he doesn't see why they couldn't entertain that request. Mr. Costello stated they need to remember that come April, Mr. Nick's money making is going to go drastically downhill. He added that he thinks it is very

generous for Mr. Davis to offer to \$500 to \$1,000 towards keeping the place open, but he will have to negotiate this offer with Mr. Nick. He stated that they would like to see something in there too, but right now they are committed to where they will be paying taxes on that room at least until the end of the year. Ms. Carpenter stated right now they have an existing lease, so they are not going to be considering proposals at this point. Mr. Realmuto commented that the restaurant, no matter who is managing it, is going to depend on the residents of Lake Ashton to support it. He explained that what they are seeing is the residents voting with their feet. He noted that changes need to be made if Charm City is going to work with or without an additional \$1,000.

ELEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V



03/17/2025

**Lake Ashton I CDD Meeting
Engineering Report**

- **Turnberry Lane Repave**
 - Quotes requested.

- **City of Lake Wales Coordination**
 - Ashton Palms and Roebelenii Pavement repairs to occur week of 3/10.
 - Turnberry Lane pending CDD storm sewer repair.

- **Turnberry Storm Sewer Repair**
 - Quote requested for cured-in-place pipe lining.

- **Dunmore Inlets**

- **Staff Observed Repair Areas**
 - Quotes requested.

- **Pond 11 Bank (Hole #4)**
 - Quotes requested.

SECTION A

CONSTRUCTION PLANS FOR LAKE ASHTON I CDD: TURNBERRY LANE REPAVING

LAKE WALES, FL 33859
SECTION 18, TOWNSHIP 29 SOUTH, RANGE 27 EAST
PARCEL ID: 272918865154007100
LAKE WALES, FLORIDA

CLIENT:

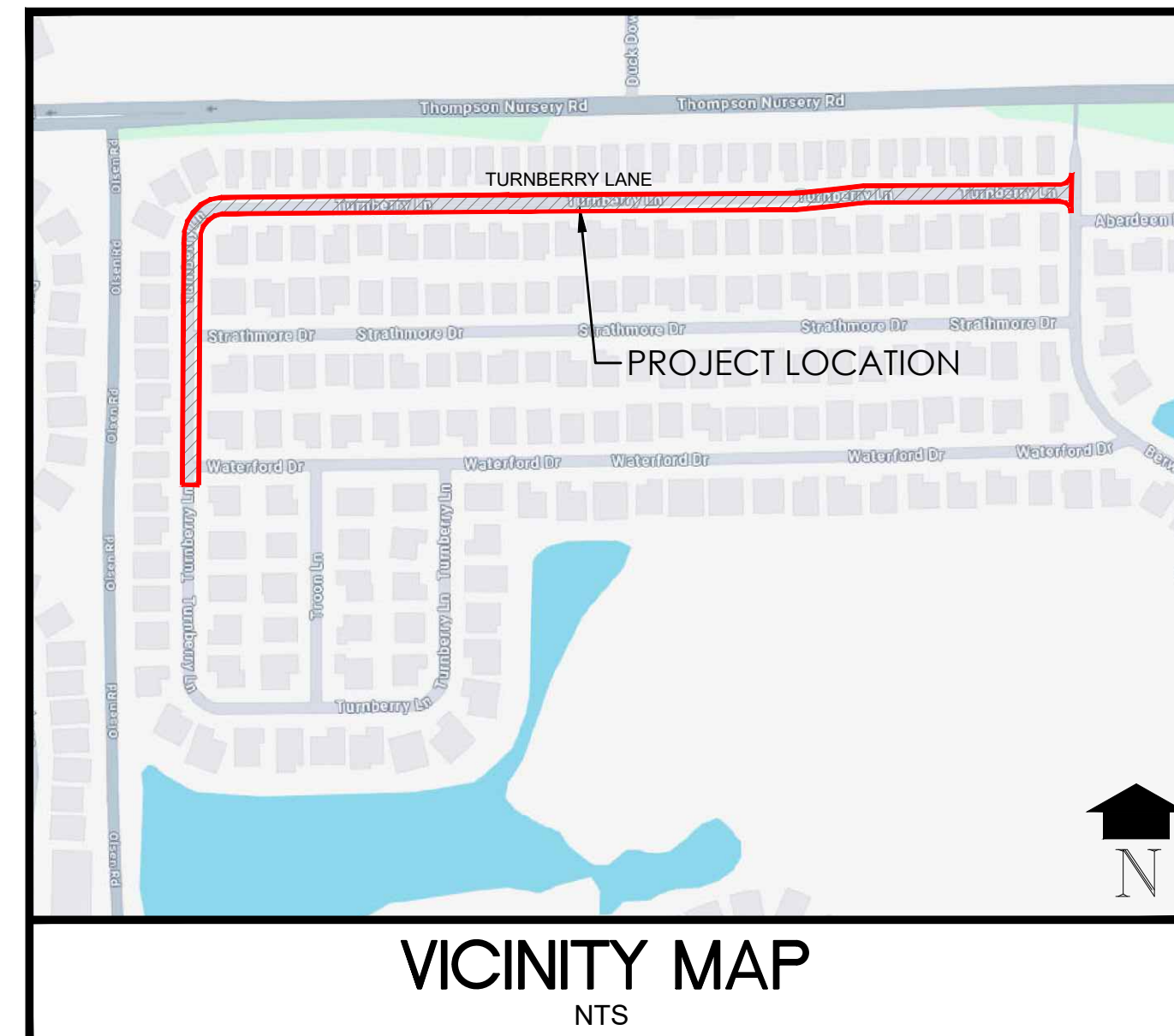
LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT
C/O GOVERNMENTAL MANAGEMENT SERVICES - CENTRAL FLORIDA, LLC
219 E. LIVINGSTON STREET
ORLANDO, FLORIDA 32801
ATTENTION: JILLIAN BURNS, DISTRICT MANAGER
TELEPHONE: (407) 841-5524

ENGINEER:

RAYL ENGINEERING & SURVEYING, LLC
810 EAST MAIN STREET
BARTOW, FL 33830
OFFICE: (863) 537-7901
CONTACT: GARRETT POSTEN
EMAIL: garrett@raylengineering.com

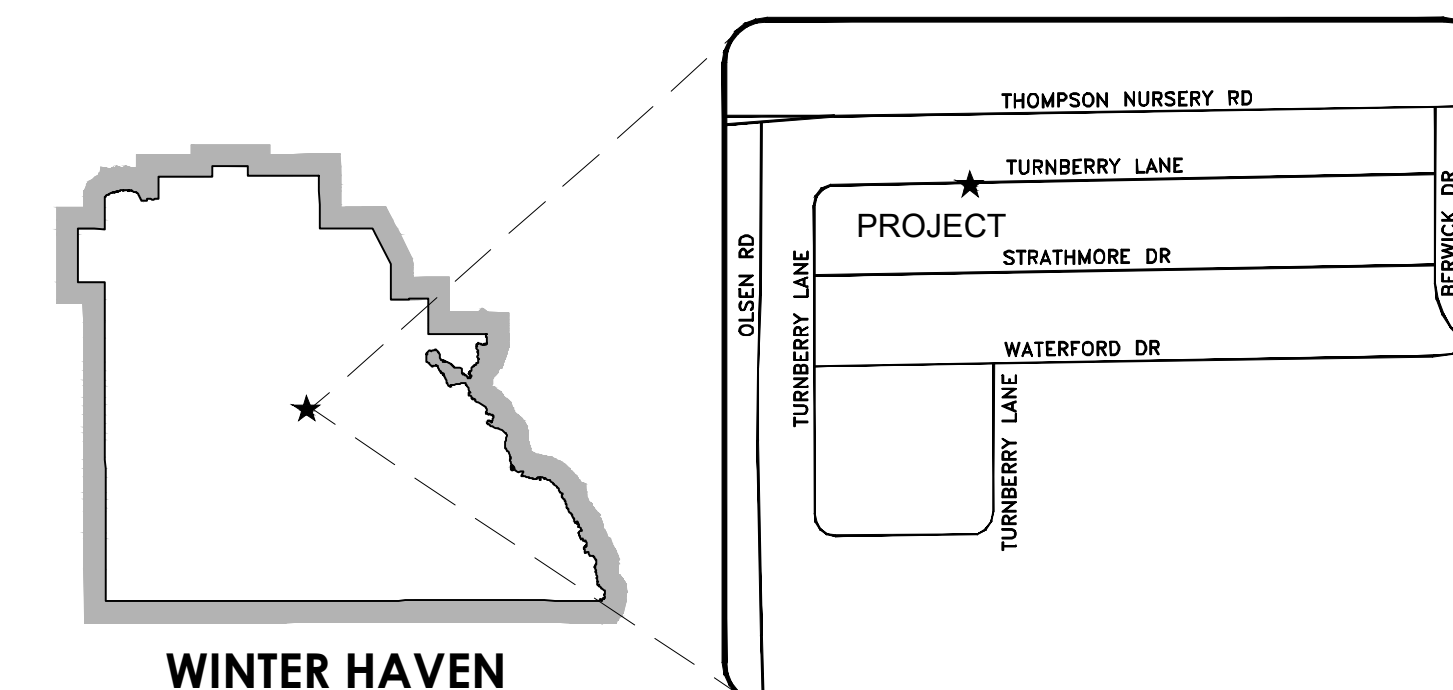
UTILITY CONTACT:

CITY OF LAKE WALES UTILITY DEPARTMENT
201 W. CENTRAL AVENUE
LAKE WALES, FL 33853
TELEPHONE: (863) 678-4182, EXT. 1026
EMERGENCY: 863-632-2349



SHEET INDEX

SHEET NO.	DESCRIPTION
C00.01	COVER SHEET
C00.02	GENERAL NOTES
C01.01	PAVING PLAN
C01.02	PAVING PLAN



JOB NO. 19-185	DATE FEB, 2025	DRAWN BY M/VR	CHECKED BY AR/CP	NO.	DATE	REVISION
COVER SHEET				LAKE ASHTON I CDD 4141 ASHTON CLUB DRIVE LAKE WALES, FL 33859		
PROJECT NAME: TURNBERRY LANE REPAVING				PREPARED FOR: LAKE ASHTON I CDD		
 RAYL ENGINEERING & SURVEYING, LLC 810 EAST MAIN STREET, BARTOW, FL 33830 OFFICE: (863) 537-7901 www.raylengineering.com FL REG # 28890 © 2025 FL REG # 7770						
 GARRETT R. POSTEN, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 98652 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GARRETT R. POSTEN ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.						
SHEET NUMBER						C00.01



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GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE CONFORMANCE TO THESE REQUIREMENTS BY ALL SUBCONTRACTORS.
- THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:
 - GEOTECHNICAL REPORT,**
 - BY CARTER GEOTECHNICAL, LLC.**
 - DATE 12/18/2024**
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE.
- NOT USED
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES. CONTRACTOR SHALL HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
- THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE REQUIREMENTS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.
- NOT USED
- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO RAYL ENGINEERING & SURVEYING, LLC BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY RAYL ENGINEERING & SURVEYING, LLC IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO THE GIVING OF SUCH NOTIFICATION AND THE ENGINEER'S WRITTEN AUTHORIZATION OF SUCH ADDITIONAL WORK.
- NOT USED
- NOT USED
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES.
- THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, ETC. WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE UTILITIES, PAVEMENT, STRIPING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY SHALL RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS, AND IN CONFORMANCE WITH APPLICABLE CODES. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
- THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS / MEANS FOR COMPLETION OF THE WORK DETAILED NEITHER ON THESE PLANS, NOR FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS THE ENGINEER OF RECORD BEEN RETAINED FOR SUCH PURPOSES.
- ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME RAYL ENGINEERING & SURVEYING, LLC AND ITS SUB-CONSULTANTS AS ADDITIONAL NAMED INSURERS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH RAYL ENGINEERING & SURVEYING, LLC WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS RAYL ENGINEERING & SURVEYING, LLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
- RAYL ENGINEERING & SURVEYING, LLC WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. RAYL ENGINEERING & SURVEYING, LLC SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT RAYL ENGINEERING & SURVEYING, LLC HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. RAYL ENGINEERING & SURVEYING, LLC WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO ITS ATTENTION. IN WRITING, BY THE CONTRACTOR, RAYL ENGINEERING & SURVEYING, LLC WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

- NEITHER THE PROFESSIONAL ACTIVITIES OF RAYL ENGINEERING & SURVEYING, LLC NOR THE PRESENCE OF RAYL ENGINEERING & SURVEYING, LLC OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION / PROJECT SITE SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES, RAYL ENGINEERING & SURVEYING, LLC AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. RAYL ENGINEERING & SURVEYING, LLC SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS RELATED TO SAME.
- CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM SHOULD BE INCLUDED IN THE CONTRACTOR'S PRICE.
- CONTRACTOR SHALL CONFIRM ADA ACCESSIBILITY PRIOR TO INSTALLING FINISHING COURSES OF SIDEWALKS AND PARKING AREAS.
- UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.
- ALL UTILITY EASEMENTS ARE TO BE SECURED PRIOR TO CERTIFICATE OF OCCUPANCY. THESE EASEMENTS SHALL BE SKETCHED, DESCRIBED, AND RECORDED AT THE SOLE COST OF THE PROPERTY OWNER.
- CONTRACTOR SHALL PROVIDE MINIMUM 48 HOUR NOTICE TO ENGINEER AND APPLICABLE AGENCIES FOR SCHEDULING INSPECTIONS.
- PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING: FIRE HYDRANTS, VALVES, SANITARY SEWER MANHOLES, STORM STRUCTURES, AND ALL RELATED ACCESSORIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY.
- MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH M.U.T.C.D. AND APPROVED BY THE ENGINEER OF RECORD AND THE LAKE ASHTON II CDD WHERE APPLICABLE PRIOR TO IMPLEMENTATION.
- ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
- NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION FROM THE ENGINEER OF RECORD.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR FOR ANY NECESSARY CONSTRUCTION, PAVEMENT MARKING AND SIGNAGE OR ANY PEDESTRIAN SIGNALIZATION AND/OR SIGNAL MODIFICATION TO ACCOMMODATE AN ALTERNATE SAFE WALK ROUTE. ALL RESTORED TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCY'S TRAFFIC ENGINEERING STANDARDS.

PAVING:

GENERAL:

- ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
- ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
- WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT TO ENSURE A PROPER JOINT.
- PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD. PRIME AND TACK COAT FOR BASE SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF SECTIONS 300-1 THROUGH 300-7 OF FDOT STANDARDS AND SPECIFICATIONS.

MATERIALS:

- LIMEROCK BASE (ASPHALT, VEHICULAR PAVERS AREAS) LIME ROCK BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER THE MODIFIED PROCTOR PROCEDURE (ASTM D1557) (SECTIONS 200 & 911). SUBSTITUTES SHALL BE PER FDOT SPECIFICATIONS AND PROVIDE EQUIVALENT STRUCTURAL NUMBER AS ABOVE (MIN LBR 100).
- WEARING SURFACE (ASPHALT SURFACE ONLY): INSTALLATION OF THE ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR TYPE SP-9.5 OR TYPE SP-12.5 ASPHALTIC CONCRETE, AND SHALL BE CONSTRUCTED WITH LIFTS 1.5" ASPHALTIC CONCRETE WITH TACK COAT BETWEEN LIFTS.
- REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3000 PSI AT 28 DAYS AND SHALL BE REINFORCED WITH FIBER MESH. USE 1.5 POUNDS PER CUBIC YARD TYPE III SYNTHETIC FIBER (ASTM C1116 MOST CURRENT VERSION)
- EXPANSION JOINT MATERIALS SHALL BE PER FDOT STANDARD SPECIFICATIONS (SECTION 932 OR MOST RECENT)

INSTALLATION:

- SUB-BASE 12" STABILIZED SUB-BASE COMPACTED TO 98% OF MAX. DRY DENSITY BY THE MODIFIED PROCTOR PROCEDURE (ASTM D1557) (SECTIONS 160 & 914)
- BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-189
- FOR INTERNAL DRIVES: INSTALLATION OF THE WEARING SURFACE SHALL CONFORM WITH THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE SP-9.5 & SP-12.5 ASPHALTIC CONCRETE OR THE LATEST REVISION.

TESTING:

- THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
- DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
- ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.
- DENSITY TESTS ON THE BASE AND STABILIZED SUBGRADE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND APPROVED BEFORE ANY BASE IS CONSTRUCTED.
- LABORATORY PROCTOR COMPACTION TESTS (T-180) SHALL BE PERFORMED ON ALL MATERIAL, SUB-GRADE AND BASE. LIMEROCK BEARING RATIOS, SIEVE ANALYSIS AND DENSITIES REQUIRED BY THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD.

PAVEMENT MARKING & SIGNAGE:

- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION.

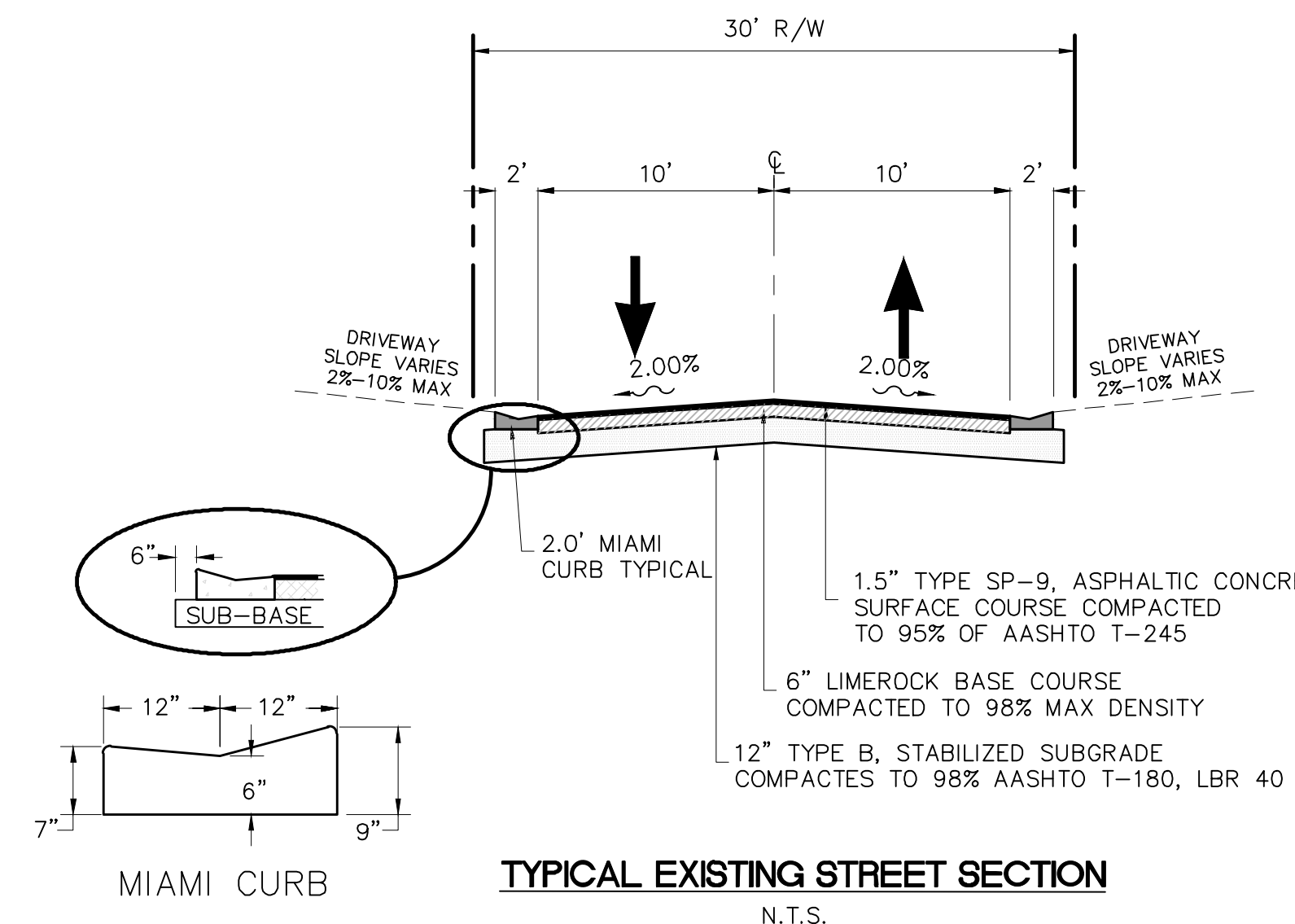
DEMOLITION NOTES:

- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AS REQUIRED BY CITY/COUNTY, STATE AND FEDERAL LAW PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL ABOVE AND BELOW GROUND EXISTING IMPROVEMENTS THAT WILL NOT BE INCORPORATED WITH THE NEW IMPROVEMENTS.
- THE CONTRACTOR SHALL DEMOLISH AND REMOVE IMPROVEMENTS WITHIN LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE CONFLICTING AREA.
- THE CONTRACTOR SHALL DISPOSE ALL DEMOLITION MATERIALS AND DEBRIS IN ACCORDANCE WITH THE CITY/COUNTY REQUIREMENTS IN A SOLID WASTE DISPOSAL FACILITY APPROVED BY F.D.E.P. AND THE AUTHORITY HAVING JURISDICTION.
- THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AND TREE BARRICADES PRIOR TO DEMOLITION AND MAINTAIN DURING DEMOLITION. THE CONTRACTOR SHALL ERECT SILT FENCE AS SHOWN IN THE SITE CONSTRUCTION DETAIL SHEET. FAILURE TO INSTALL OR PROPERLY MAINTAIN THESE EROSION CONTROL MEASURES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS, AS PROVIDED BY CHAPTERS 400-4 AND 400-40 F.A.C., INITIATION OF CIVIL PENALTY PROCEDURES PURSUANT TO SECTION 373.129 F.A.C. CAN RESULT IN A PENALTY NOT TO EXCEED \$10,000 PER OFFENSE WITH EACH DATE DURING WHICH SUCH VIOLATION OCCURS CONSTITUTING A SEPARATE OFFENSE.
- THE CONTRACTOR SHALL FENCE OR BARRICADE THE SITE, INSTALL GATES FOR TRUCK ROUTING, IF APPLICABLE, AND CONTROL TRAFFIC PER FDOT TRAFFIC CONTROL STANDARDS.
- IF APPLICABLE THE CONTRACTOR SHALL INSTALL AND MAINTAIN AT ALL TIMES PROTECTIVE BARRIERS AROUND TREES TO REMAIN. THESE PROTECTIVE BARRIERS SHALL BE IN ACCORDANCE WITH CITY/COUNTY STANDARDS.
- THE CONTRACTOR SHALL SAW-CUT EXISTING PAVEMENT WHERE NEW PAVEMENT IS TO BE ADDED OR EXISTING PAVEMENT TO BE REMOVED.
- THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO DEMOLITION AND IS RESPONSIBLE FOR DAMAGE OF ANY ON-SITE OR OFF-SITE UTILITIES THAT ARE NOT A PART OF THIS PROJECT OR ARE NOT IDENTIFIED TO BE REMOVED.

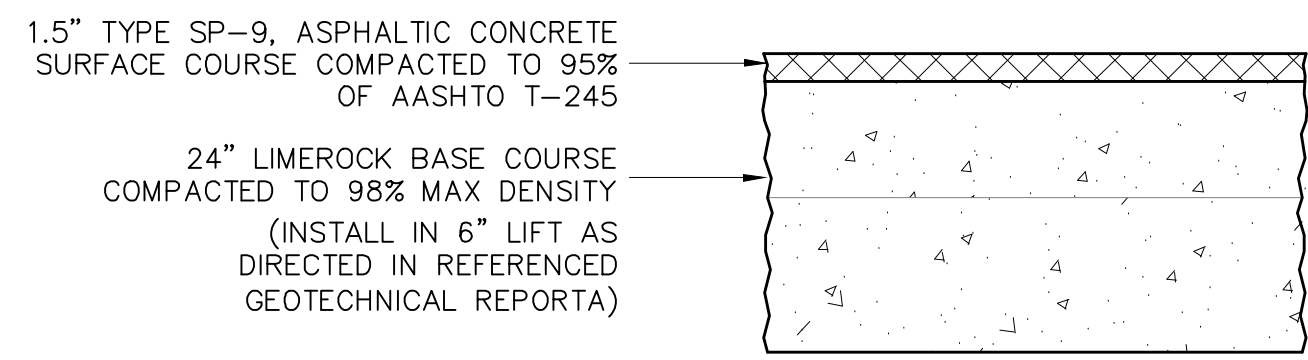
PROJECT CLOSEOUT:

CLEANING UP:

- DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEP BROOM CLEAN.
- THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT, OR EMPLOYEES, TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THAT END, THE CONTRACTOR SHALL DO, AS REQUIRED, ALL NECESSARY HIGHWAY, DRIVEWAY, WALK AND LANDSCAPING WORK. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
- WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR HAS BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
- ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AND MAPPER AT THE CONTRACTOR'S EXPENSE.
- ALL PAVED & UNPAVED SURFACES DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED BEFORE THE CONSTRUCTION.



TYPICAL EXISTING STREET SECTION
N.T.S.

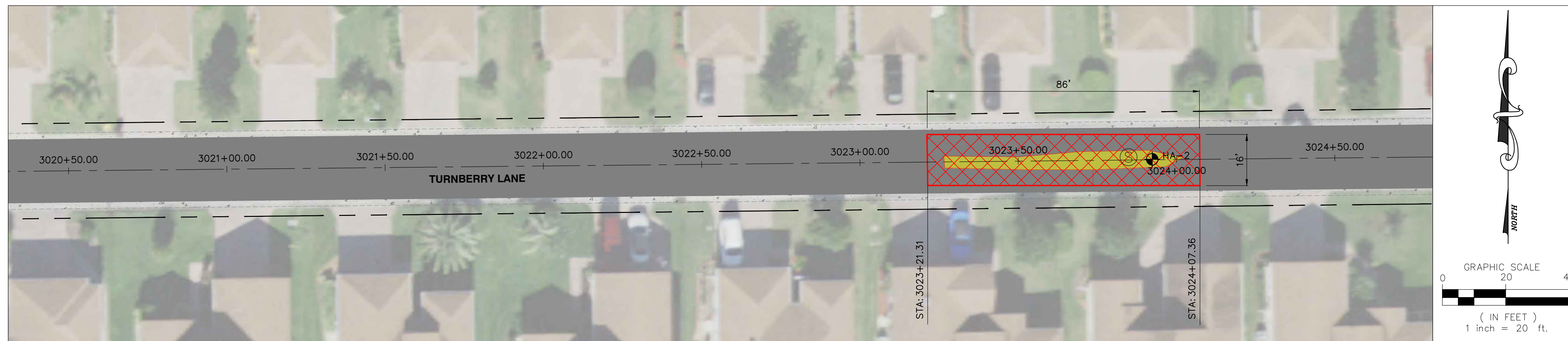


TYPICAL BASE RESTORATION SECTION
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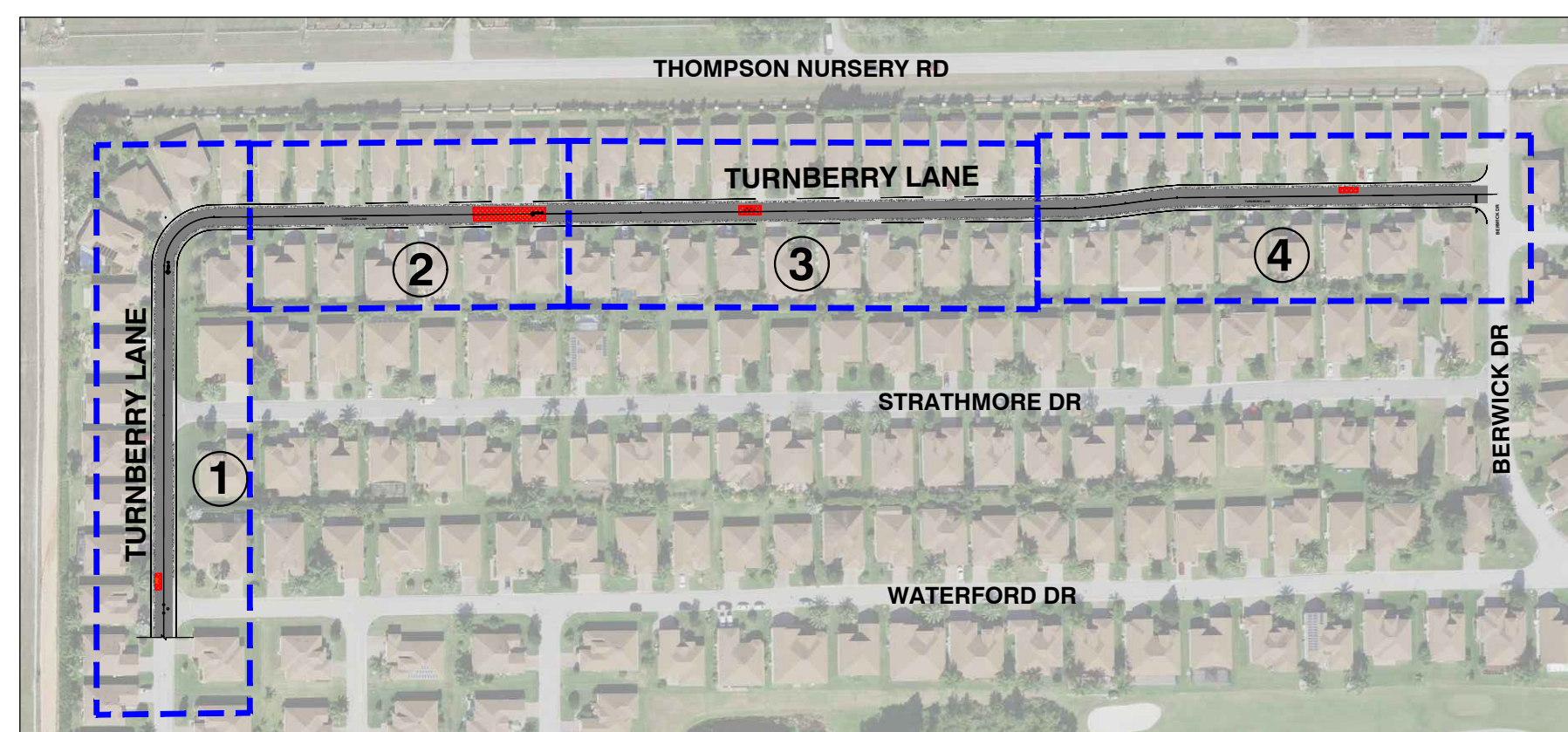
JOB NO.	19-185	DATE	FEB, 2025	DRAWN BY	MT	CHECKED BY	AR/GP	NO.	DATE	REVISION
GENERAL NOTES		PREPARED FOR:				LAKE ASHTON II CDD LAKE ASHTON CLUB DRIVE LAKE WALES, FL 33859				
		PROJECT NAME:				TURNBERRY LANE REPAVING				
RAYL ENGINEERING & SURVEYING, LLC		a 19 EAST MAIN STREET, ORTCHER, FL 32937 LAKE ASHTON, FL 33850 www.rayleng.com				FL REG # 29690				
		GARRETT R. POSTEN LICENSE No. 98652				STATE OF FLORIDA PROFESSIONAL ENGINEER				
		GARRETT R. POSTEN, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 98652				THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GARRETT R. POSTEN ON THE DATE ADJACENT TO THE SEAL.				
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		Know what's below. Call before you dig.				SHEET NUMBER C00.02				



PLAN VIEW ①



PLAN VIEW ②



KEY MAP
N.T.S.

LEGEND	
	PROPOSED MILL AND OVERLAY (SEE NOTE 5)
	EXISTING SANITARY SEWER MANHOLE
	GEOTECHNICAL BORING LOCATION PER REPORT BY CARTER GEOTECHNICAL DATED 12-18-24
	RIGHT OF WAY
	BASE RESTORATION AREA (SEE DETAIL ON SHEET C00.02)
	AREA OF EXISTING SUNKEN PAVEMENT
	EXISTING PK NAIL (TO BE RESTORED FOLLOWING PAVEMENT INSTALLATION)

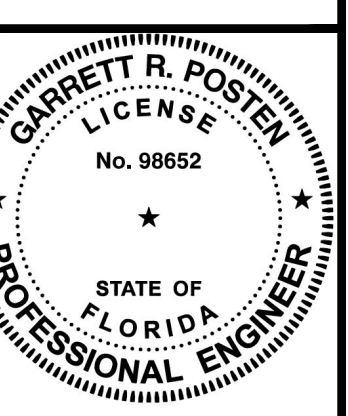
- NOTES:**
- CONTRACTOR TO PROVIDE TTCP FOR APPROVAL BY CDD AND DISTRICT ENGINEER. (TO INCLUDE ANTICIPATED WORK DURATION AND CLOSURE TIMES)
 - ALL PAVEMENT MARKINGS TO BE STANDARD TRAFFIC PAINT.
 - STAGING/LAYDOWN AREA TO BE APPROVED BY CDD AND DISTRICT ENGINEER.
 - ALL EQUIPMENT AND WORK TO REMAIN WITHIN TURNBERRY LANE RIGHT-OF-WAY.
 - MILL FULL DEPTH OF ASPHALT TO BASE COURSE. COMPACT BASE AS DETAILED IN THE REFERENCED GEOTECHNICAL REPORT BY CARTER GEOTECHNICAL. INSTALL 1.5" OF SP-9.5 ASPHALT. (WHERE AN ASPHALT MIX IS TO BE PLACED ON BASE WHICH IS IRREGULAR, BRING THE BASE EXISTING SURFACE TO PROPER GRADE AND CROSS-SECTION BY THE APPLICATION OF PATCHING OR LEVELING COURSES.)

JOB NO.	19-165
DATE	FEB, 2025
DRAWN BY	M/VR
CHECKED BY	AR/CP
NO.	DATE

PAVING PLAN
 PREPARED FOR:
LAKE ASHTON I CDD
 4141 ASHTON CLUB DRIVE
 LAKE WALES, FL 33859

SHEET TITLE
**TURNBERRY LANE
 REPAVING**

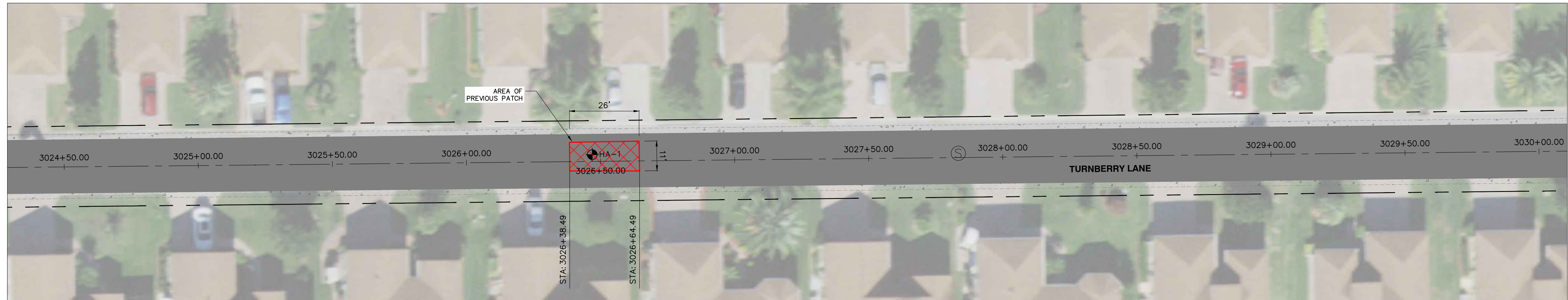
RAYL
 ENGINEERING &
 SURVEYING, LLC
 410 EAST MAIN STREET
 BARTON, FL 33530
 OFFICE: (650) 637-7901
 www.rayleng.com
 FL REG # 26892 © 2025 FL REG # 7770



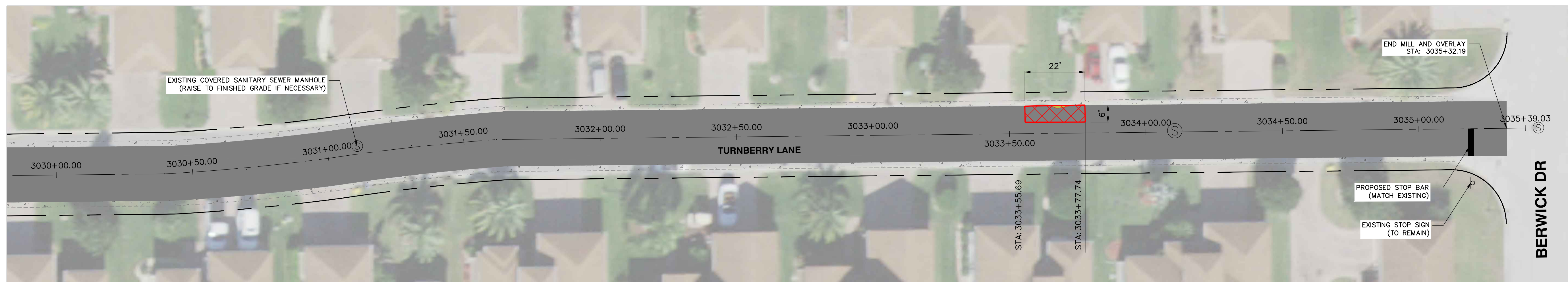
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SHEET NUMBER
C01.01

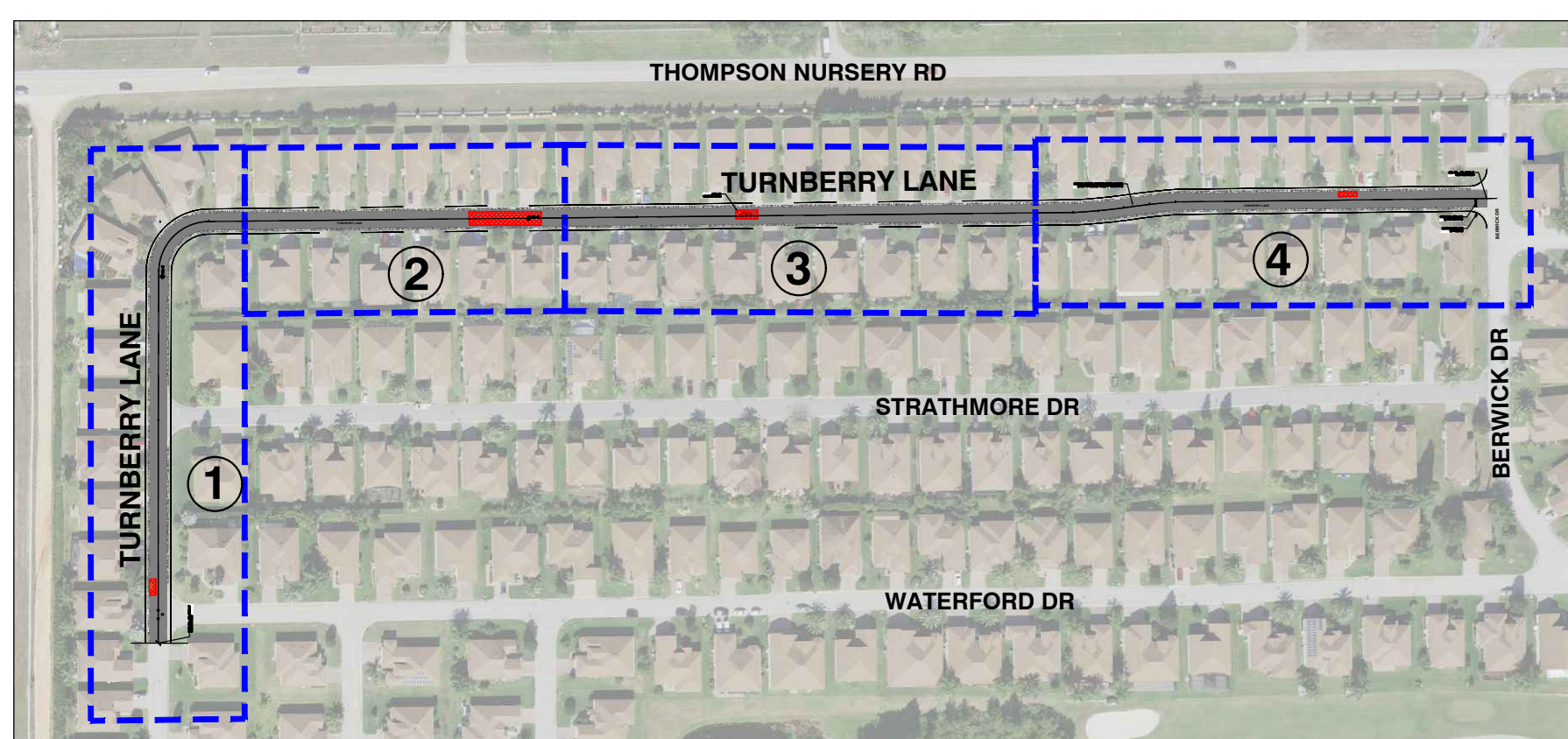




PLAN VIEW ③



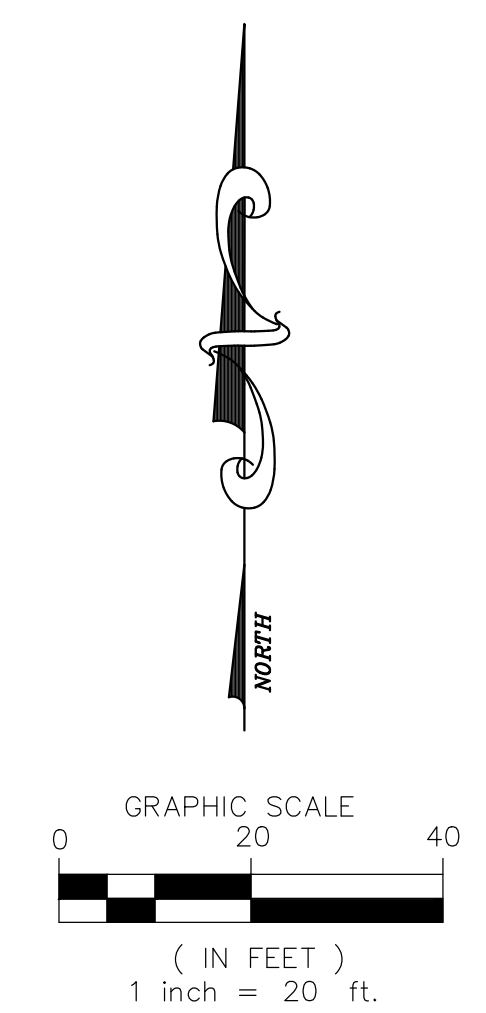
PLAN VIEW ④



KEY MAP
N.T.S.

LEGEND	
	PROPOSED MILL AND OVERLAY (SEE NOTE 5)
	EXISTING SANITARY SEWER MANHOLE
	GEOTECHNICAL BORING LOCATION PER REPORT BY CARTER GEOTECHNICAL DATED 12-18-24
	RIGHT OF WAY
	BASE RESTORATION AREA (SEE DETAIL ON SHEET C00.02)
	AREA OF EXISTING SUNKEN PAVEMENT
	EXISTING PK NAIL (TO BE RESTORED FOLLOWING PAVEMENT INSTALLATION)

- NOTES:**
- CONTRACTOR TO PROVIDE TTCP FOR APPROVAL BY CDD AND DISTRICT ENGINEER. (TO INCLUDE ANTICIPATED WORK DURATION AND CLOSURE TIMES)
 - ALL PAVEMENT MARKINGS TO BE STANDARD TRAFFIC PAINT.
 - STAGING/LAYDOWN AREA TO BE APPROVED BY CDD AND DISTRICT ENGINEER.
 - ALL EQUIPMENT AND WORK TO REMAIN WITHIN TURNBERRY LANE RIGHT-OF-WAY.
 - MILL FULL DEPTH OF ASPHALT TO BASE COURSE. COMPACT BASE AS DETAILED IN THE REFERENCED GEOTECHNICAL REPORT BY CARTER GEOTECHNICAL. INSTALL 1.5" OF SP-9.5 ASPHALT. (WHERE AN ASPHALT MIX IS TO BE PLACED ON BASE WHICH IS IRREGULAR, BRING THE BASE EXISTING SURFACE TO PROPER GRADE AND CROSS-SECTION BY THE APPLICATION OF PATCHING OR LEVELING COURSES.)



JOB NO. 19-165 DATE FEB, 2025 DRAWN BY M/AR CHECKED BY AR/CP	SHEET TITLE PAVING PLAN	PROJECT NAME: TURNBERRY LANE REPAVING	PREPARED FOR: LAKE ASHTON I CDD 4141 ASHTON CLUB DRIVE LAKE WALES, FL 33859	NO. _____ DATE _____ REVISION _____
GARRETT R. POSTEN STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 98652				
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SECTION B

CONSTRUCTION PLANS FOR LAKE ASHTON 1 CDD : POND #11 BANK RESTORATION

4141 ASTON CLUB DRIVE
LAKE WALES, FL 33859

CLIENT

LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT
C/O GOVERNMENTAL MANAGEMENT SERVICES - CENTRAL FLORIDA, LLC
219 E. LIVINGSTON STREET
ORLANDO, FLORIDA 32801
ATTENTION: JILLIAN BURNS, DISTRICT MANAGER
TELEPHONE: (407) 841-5524

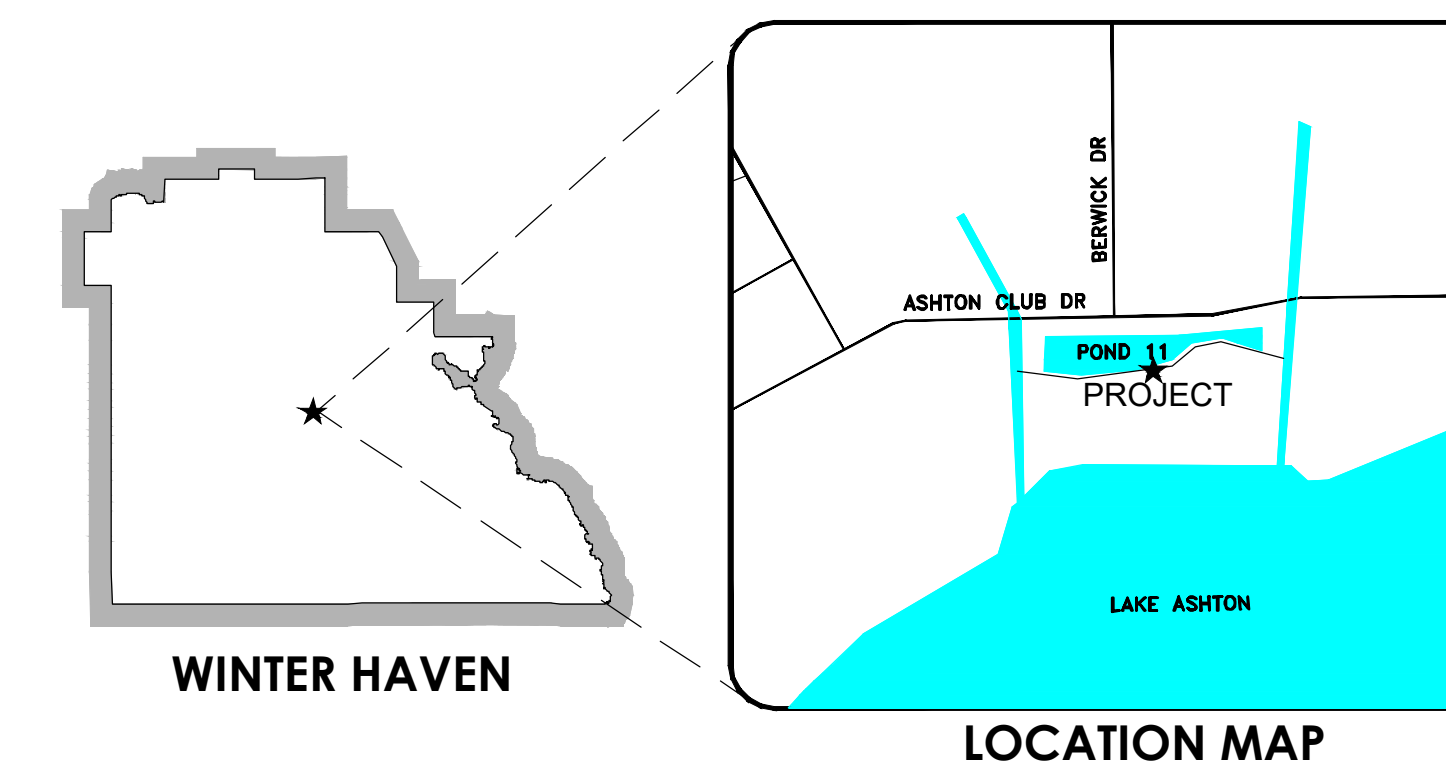
ENGINEER:

RAYL ENGINEERING & SURVEYING, LLC
810 EAST MAIN STREET BARTOW, FL 33830
OFFICE: (863) 537-7901
CELL: (813) 857-6921
CONTACT: ALAN L. RAYL, PE, PSM
EMAIL: alan@raylengineering.com



SHEET INDEX

SHEET NO.	DESCRIPTION
C00.01	COVER SHEET
C00.02	GENERAL NOTES
C01.01	POND BANK RESTORATION PLAN
C02.01	ALTERNATIVE 1 CROSS SECTIONS
C02.02	ALTERNATIVE 2 CROSS SECTIONS



JOB NO. 19-165	DATE MARCH, 2025	DRAWN BY VR	CHECKED BY AR/GP	NO.	DATE	REVISION
COVER SHEET				PREPARED FOR: LAKE ASHTON I CDD 4141 ASTON CLUB DRIVE LAKE WALES, FL 33859		
PROJECT NAME: LAKE ASHTON I CDD: POND #11 BANK RESTORATION				PROJECT TITLE: COVER SHEET		
 RAYL ENGINEERING & SURVEYING, LLC 810 EAST MAIN STREET OFFICE: (863) 537-7901 BARTOW, FL 33830 www.raylengineering.com FL REG # 26890 © 2025 FL REG # 7770						
 GARRETT R. POSTEN, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 98652 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GARRETT R. POSTEN ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.						
SHEET NUMBER						C00.01



GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE CONFORMANCE TO THESE REQUIREMENTS BY ALL SUBCONTRACTORS.
- NOT USED
- NOT USED
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL CERTIFICATIONS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES. CONTRACTOR SHALL HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
- THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE REQUIREMENTS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.
- NOT USED
- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO RAYL ENGINEERING & SURVEYING, LLC BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY RAYL ENGINEERING & SURVEYING, LLC IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO THE GIVING OF SUCH NOTIFICATION AND THE ENGINEER'S WRITTEN AUTHORIZATION OF SUCH ADDITIONAL WORK.
- NOT USED
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE SITE PLAN AND LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER OF ANY DISCREPANCIES.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES.
- THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, ETC. WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL, INTERCONNECTION CABLE, WIRING, CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY SHALL RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS, AND IN CONFORMANCE WITH APPLICABLE CODES. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

16. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS / MEANS FOR COMPLETION OF THE WORK DEPICTED NEITHER ON THESE PLANS, NOR FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

17. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS THE ENGINEER OF RECORD BEEN RETAINED FOR SUCH PURPOSES.

18. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME RAYL ENGINEERING & SURVEYING, LLC AND ITS SUB-CONSULTANTS AS ADDITIONAL NAMED INSURERS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH RAYL ENGINEERING & SURVEYING, LLC WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS RAYL ENGINEERING & SURVEYING, LLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

19. RAYL ENGINEERING & SURVEYING, LLC WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. RAYL ENGINEERING & SURVEYING, LLC SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT RAYL ENGINEERING & SURVEYING, LLC HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. RAYL ENGINEERING & SURVEYING, LLC WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. RAYL ENGINEERING & SURVEYING, LLC WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

20. NEITHER THE PROFESSIONAL ACTIVITIES OF RAYL ENGINEERING & SURVEYING, LLC NOR THE PRESENCE OF RAYL ENGINEERING & SURVEYING, LLC OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION / PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. RAYL ENGINEERING & SURVEYING, LLC AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. RAYL ENGINEERING & SURVEYING, LLC SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

21. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS RELATED TO SAME.

22. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM SHOULD BE INCLUDED IN THE CONTRACTOR'S PRICE.

23. CONTRACTOR SHALL CONFIRM ADA ACCESSIBILITY PRIOR TO INSTALLING FINISHING COURSES OF SIDEWALKS AND PARKING AREAS.

24. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.

25. ALL UTILITY EASEMENTS ARE TO BE SECURED PRIOR TO CERTIFICATE OF OCCUPANCY. THESE EASEMENTS SHALL BE SKETCHED, DESCRIBED, AND RECORDED AT THE SOLE COST OF THE PROPERTY OWNER.

26. CONTRACTOR SHALL PROVIDE MINIMUM 48 HOUR NOTICE TO ENGINEER AND APPLICABLE AGENCIES FOR SCHEDULING INSPECTIONS.

27. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING: FIRE HYDRANTS, VALVES, SANITARY SEWER MANHOLES, STORM STRUCTURES, AND ALL REQUIRED ACCESSORIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.

28. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY.

29. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH M.U.T.C.D. AND APPROVED BY LAKE ASHTON CDD1 WHERE APPLICABLE PRIOR TO IMPLEMENTATION.

30. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

31. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE THE BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION FROM LAKE ASHTON CDD1.

32. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR FOR ANY NECESSARY CONSTRUCTION, PAVEMENT MARKING AND SIGNAGE OR ANY PEDESTRIAN SIGNALIZATION AND/OR SIGNAL MODIFICATION TO ACCOMMODATE AN ALTERNATE SAFE WALK ROUTE. ALL RESTORED TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCY'S TRAFFIC ENGINEERING STANDARDS.

POLLUTION PREVENTION:

- THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE NPDES PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF NPDES GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.

PROJECT CLOSEOUT:

CLEANING UP:

- DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEP BROOM CLEAN.
- THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT, OR EMPLOYEES, TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THAT END, THE CONTRACTOR SHALL DO, AS REQUIRED, ALL NECESSARY HIGHWAY, DRIVEWAY, WALK AND LANDSCAPING WORK. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
- WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR HAS BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
- ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AND MAPPER AT THE CONTRACTOR'S EXPENSE.
- ALL PAVED & UNPAVED SURFACES DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED BEFORE THE CONSTRUCTION.

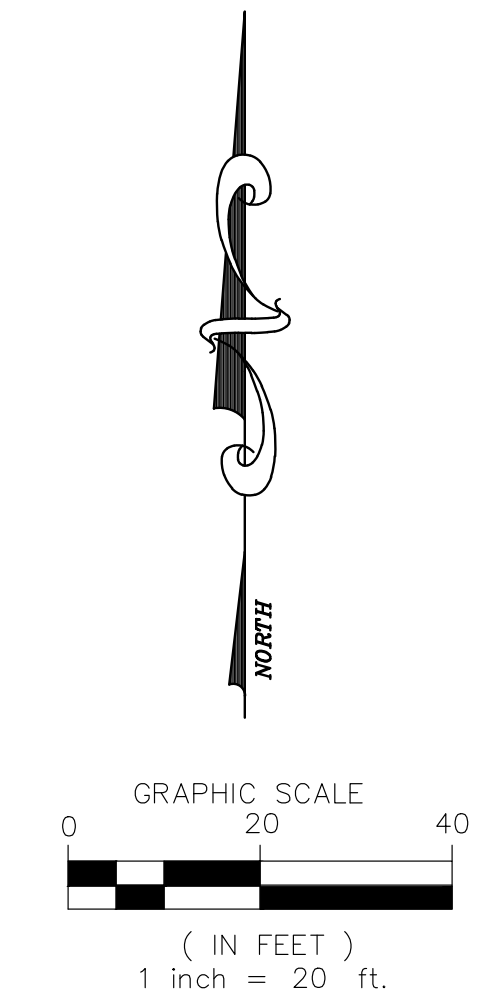
PROJECT RECORD DOCUMENTS:

DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.

JOB NO. 19-165 DATE: MARCH, 2025 DRAWN BY: VR CHECKED BY: AR/GP	NO. _____ DATE: _____ REVISION _____	GENERAL NOTES PREPARED FOR: LAKE ASHTON I CDD 4141 ASHTON CLUB DRIVE LAKE WALES, FL 33859 PROJECT NAME: LAKE ASHTON I CDD; POND #11 BANK RESTORATION
 <small>410 EAST MAIN STREET DARTON, FL 33500 OFFICE: (850) 837-7901 www.rayleng.com</small>		
 <small>STATE OF FLORIDA PROFESSIONAL ENGINEER</small>		
<small>GARRETT R. POSTEN, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 98652</small> <small>THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GARRETT R. POSTEN ON THE DATE ADJACENT TO THE SEAL.</small> <small>PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.</small>		
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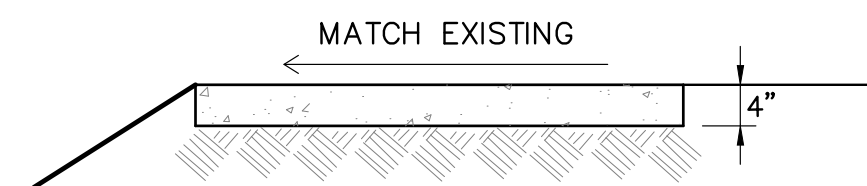
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LEGEND

- PROPOSED YARD DRAIN
- PROPOSED STORM PIPE
- DRAINAGE AREA BOUNDARY
- - - EXISTING SURFACE FLOW DIRECTION
- 15.00 EXISTING SPOT GRADE
- REMOVE AND INSTALL CONCRETE CART PATH PER DETAIL ON THIS SHEET

- NOTES:**
1. ALL ELEVATIONS ARE NAVD 88 (NGS BENCHMARK PID D08998)
 2. THE WATER ELEVATION IN THE POND FLUCTUATES SEASONALLY. IF THE PROPOSED WORK TAKES PLACE DURING A TIME OF ELEVATED WATER LEVELS, DEWATERING MAY BE NECESSARY. DEWATERING ACTIVITIES MUST BE APPROVED BY THE DISTRICT ENGINEER.

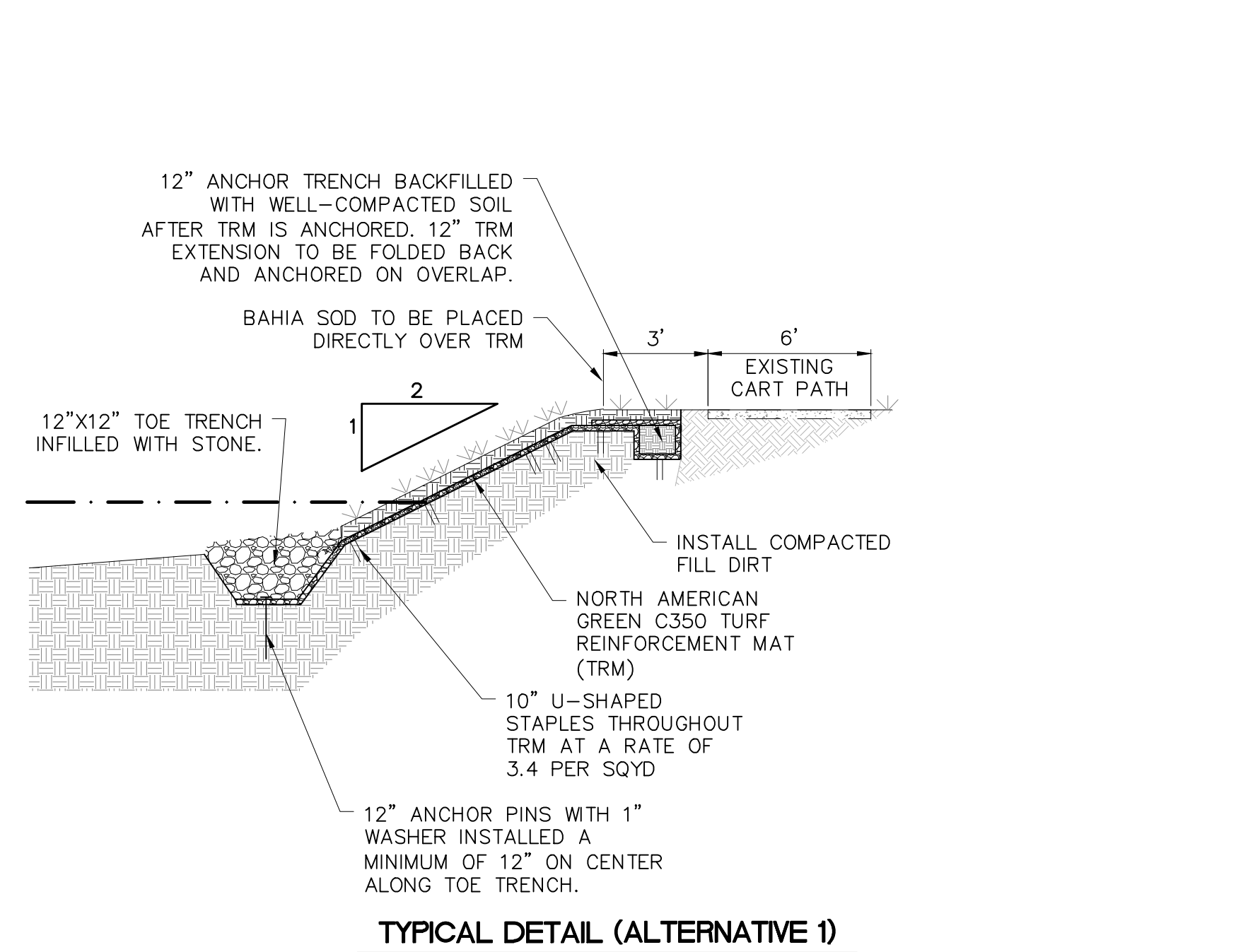
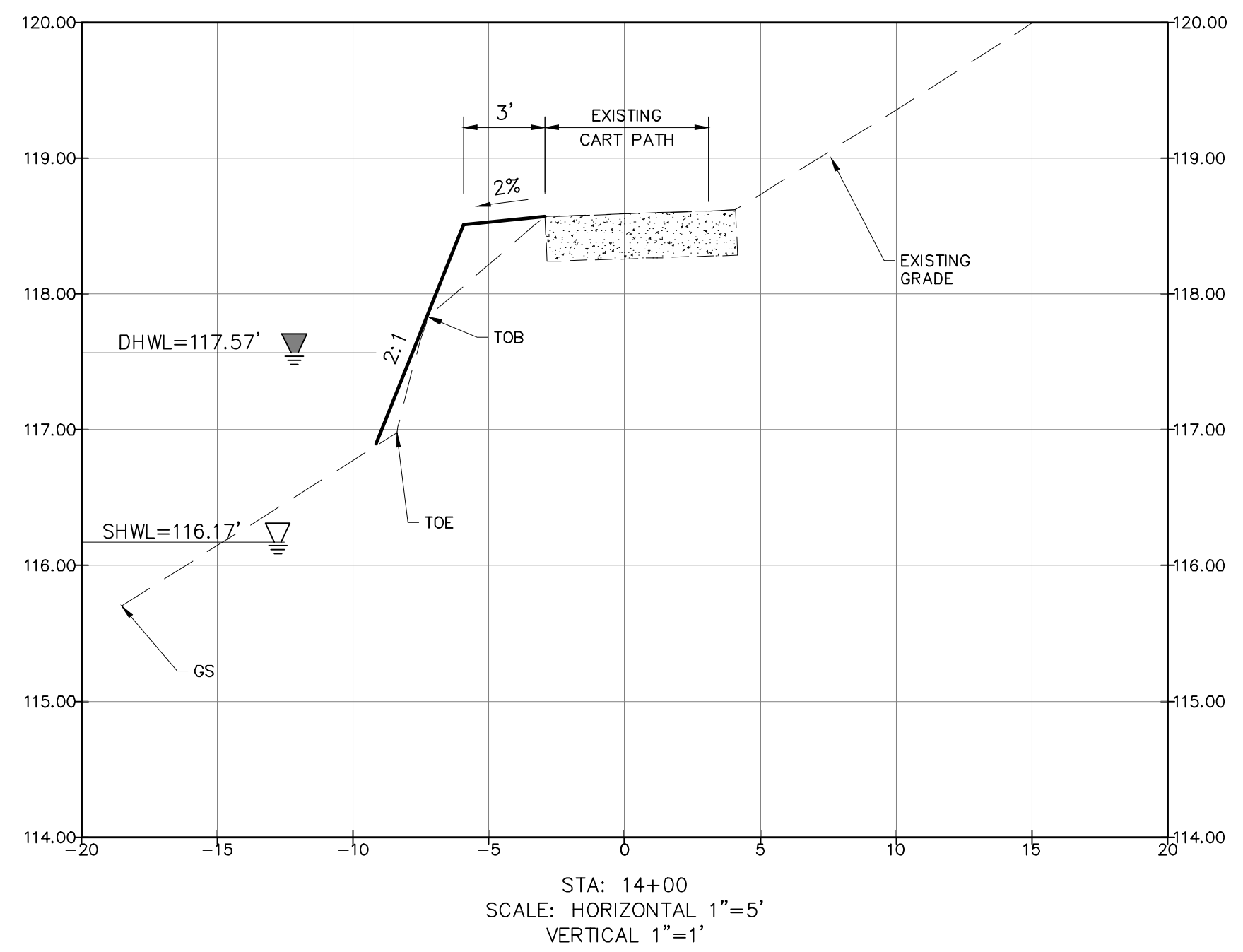
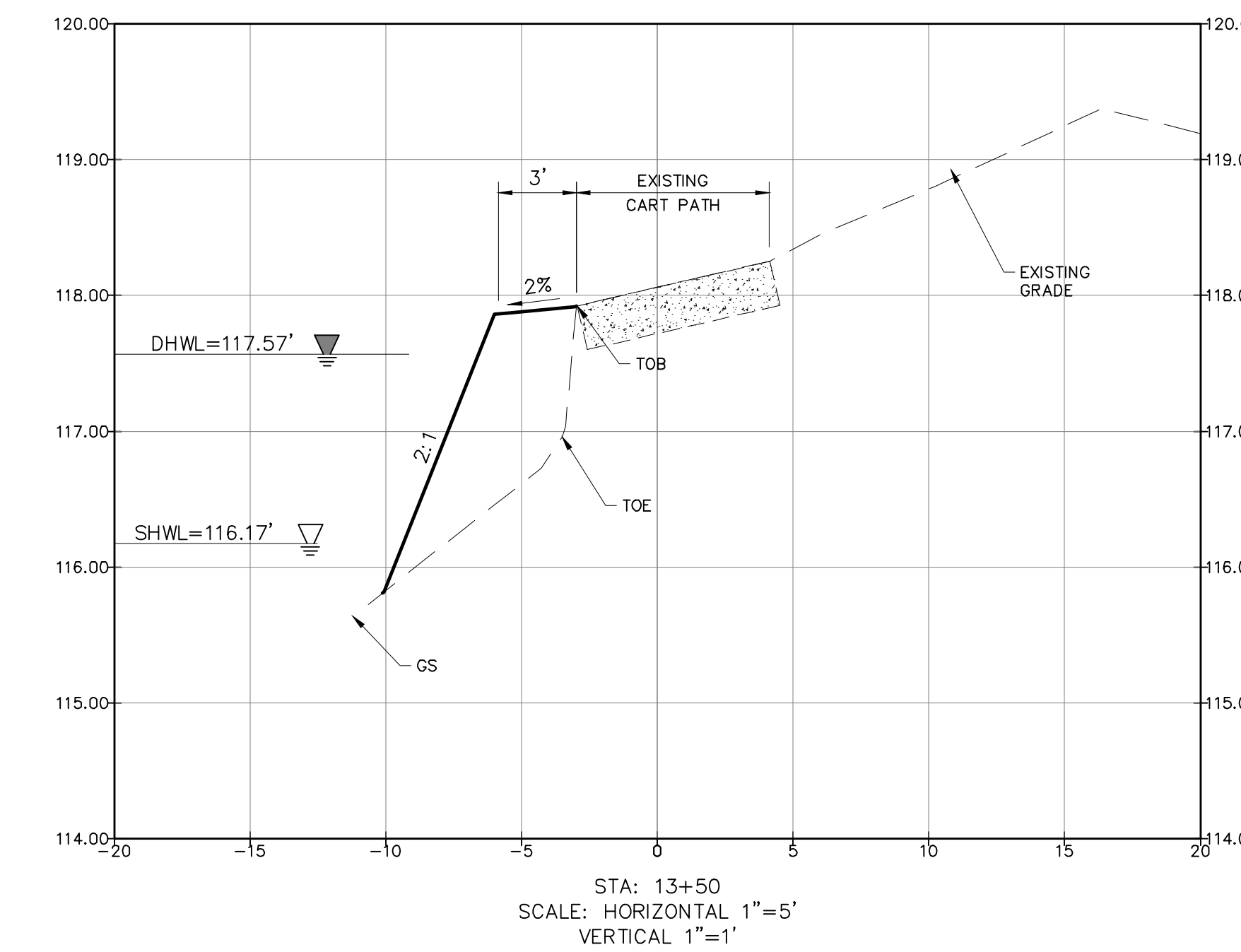
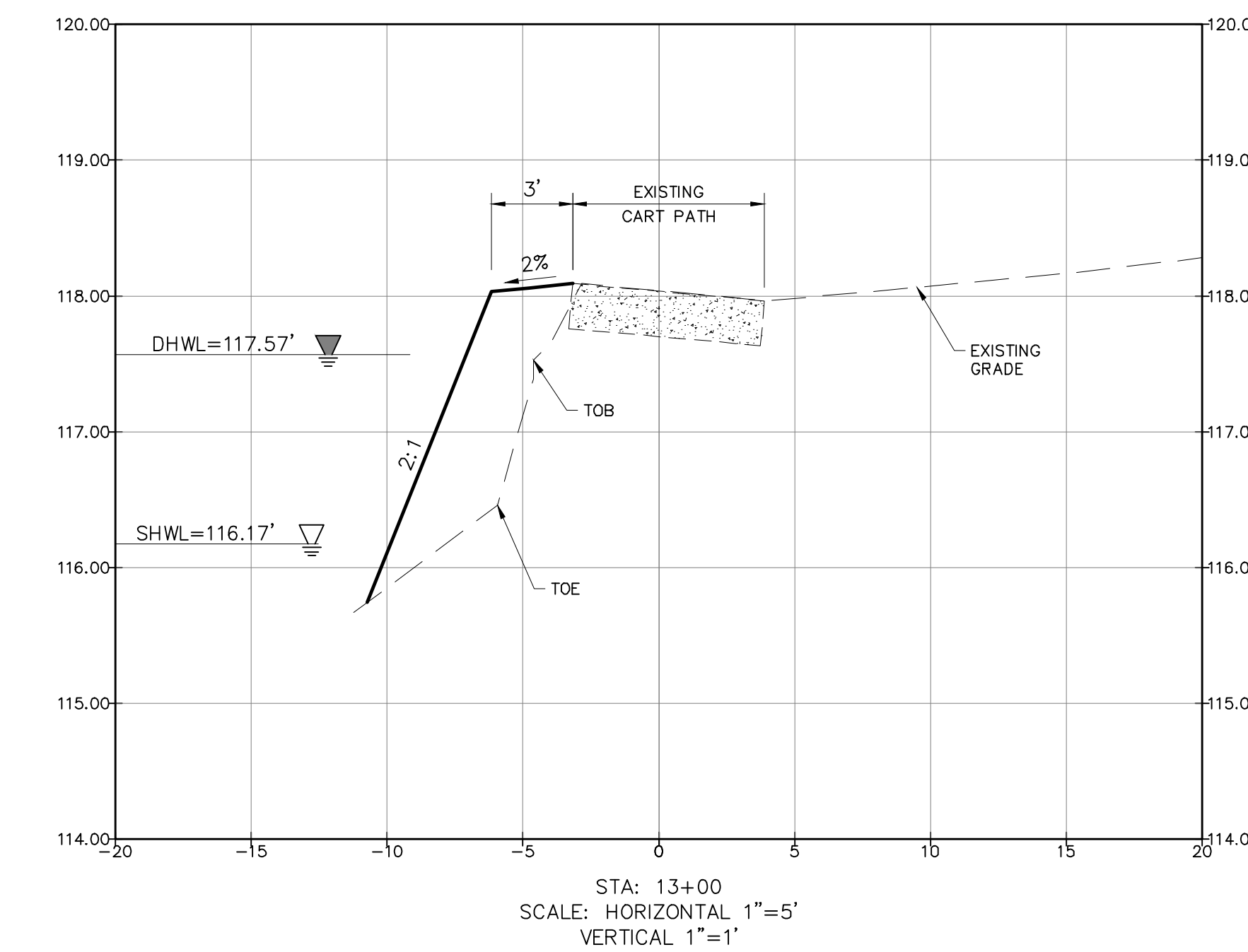
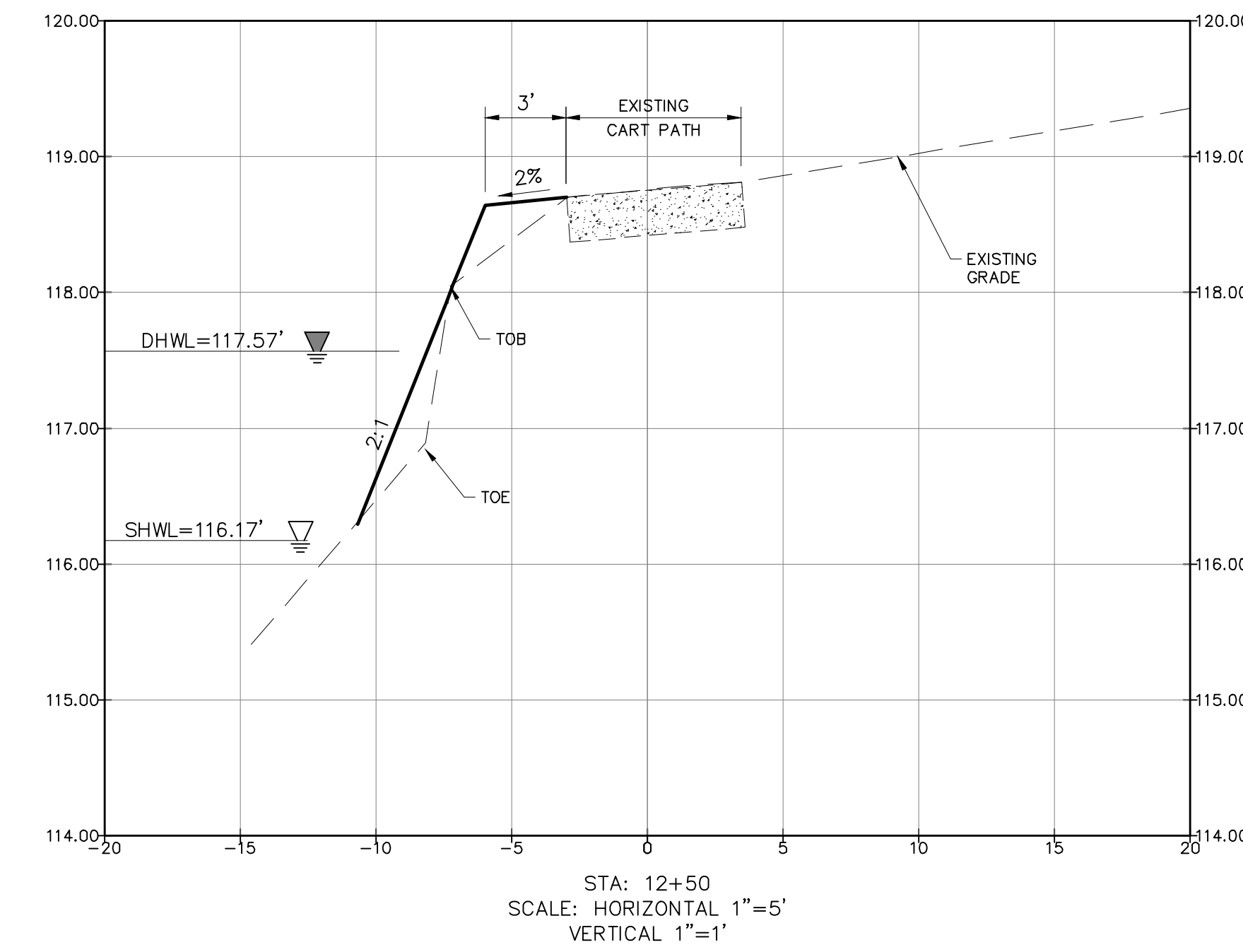
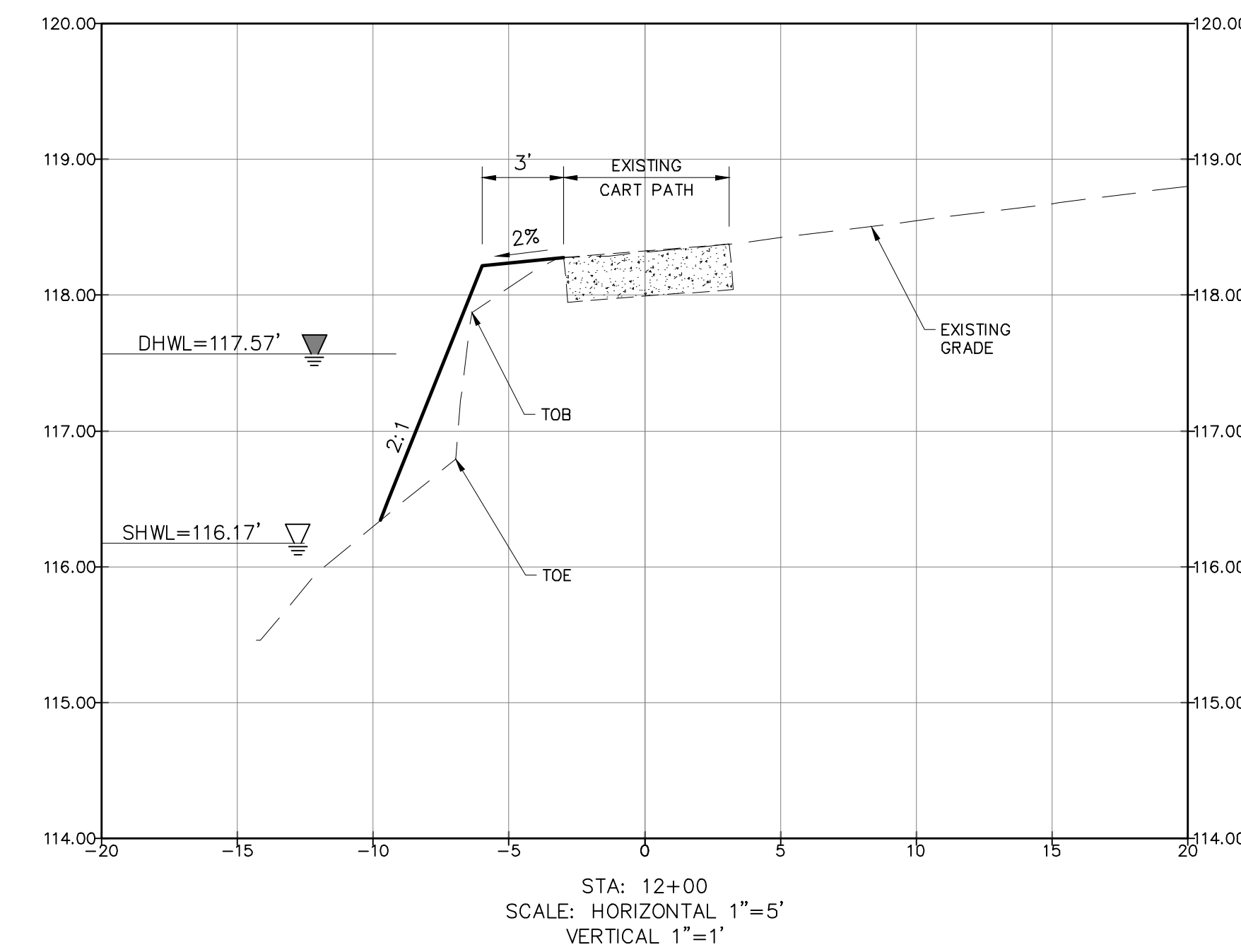
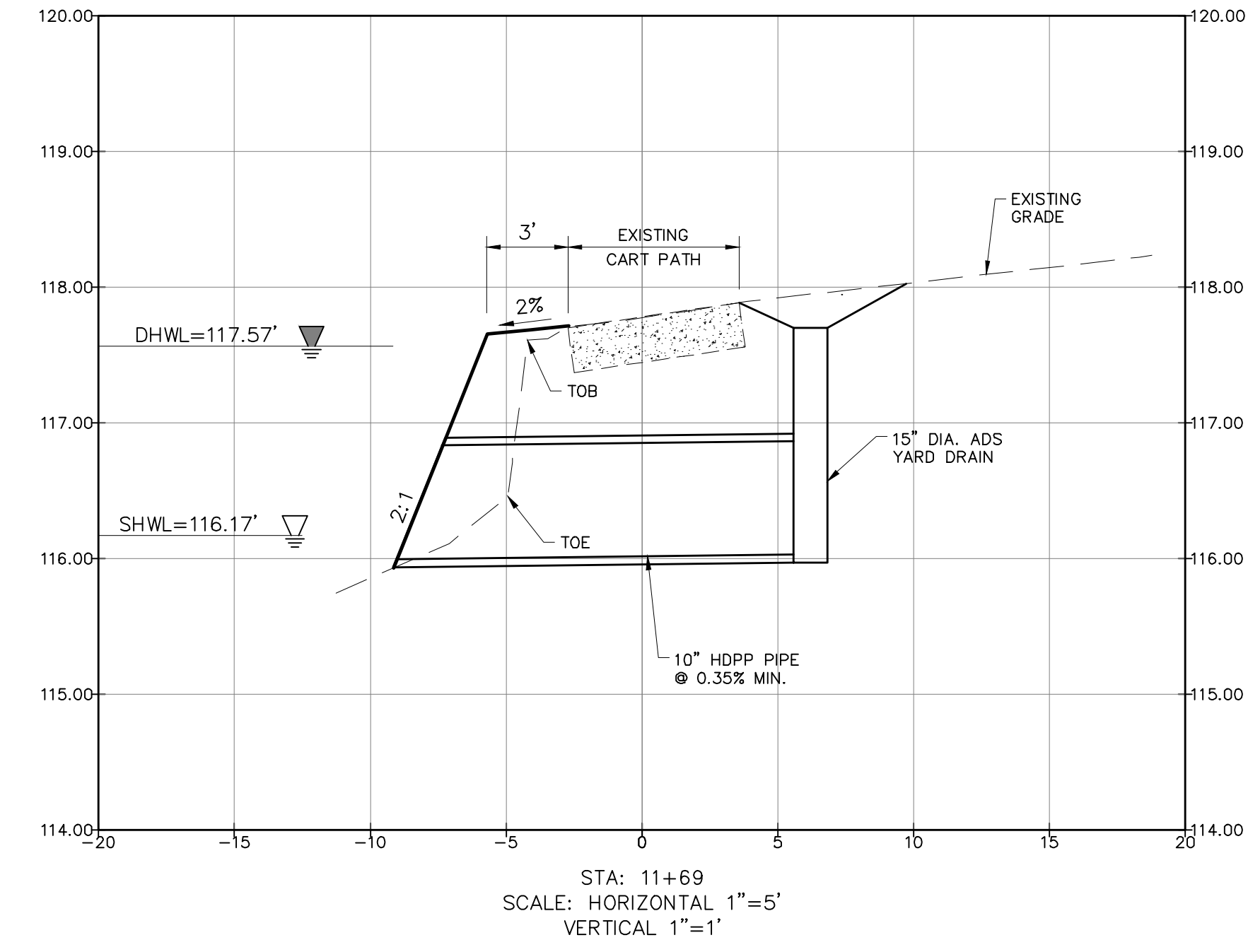
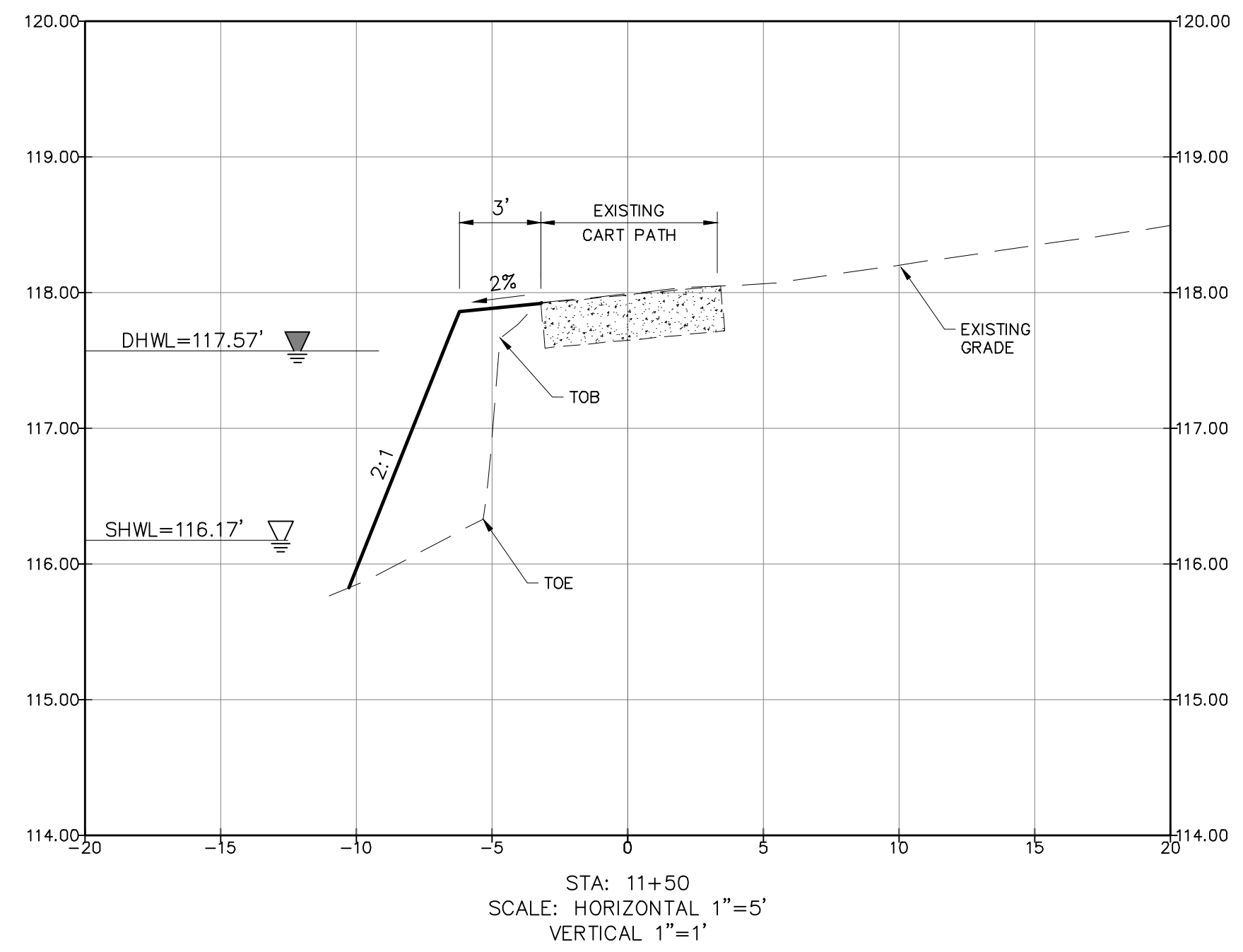
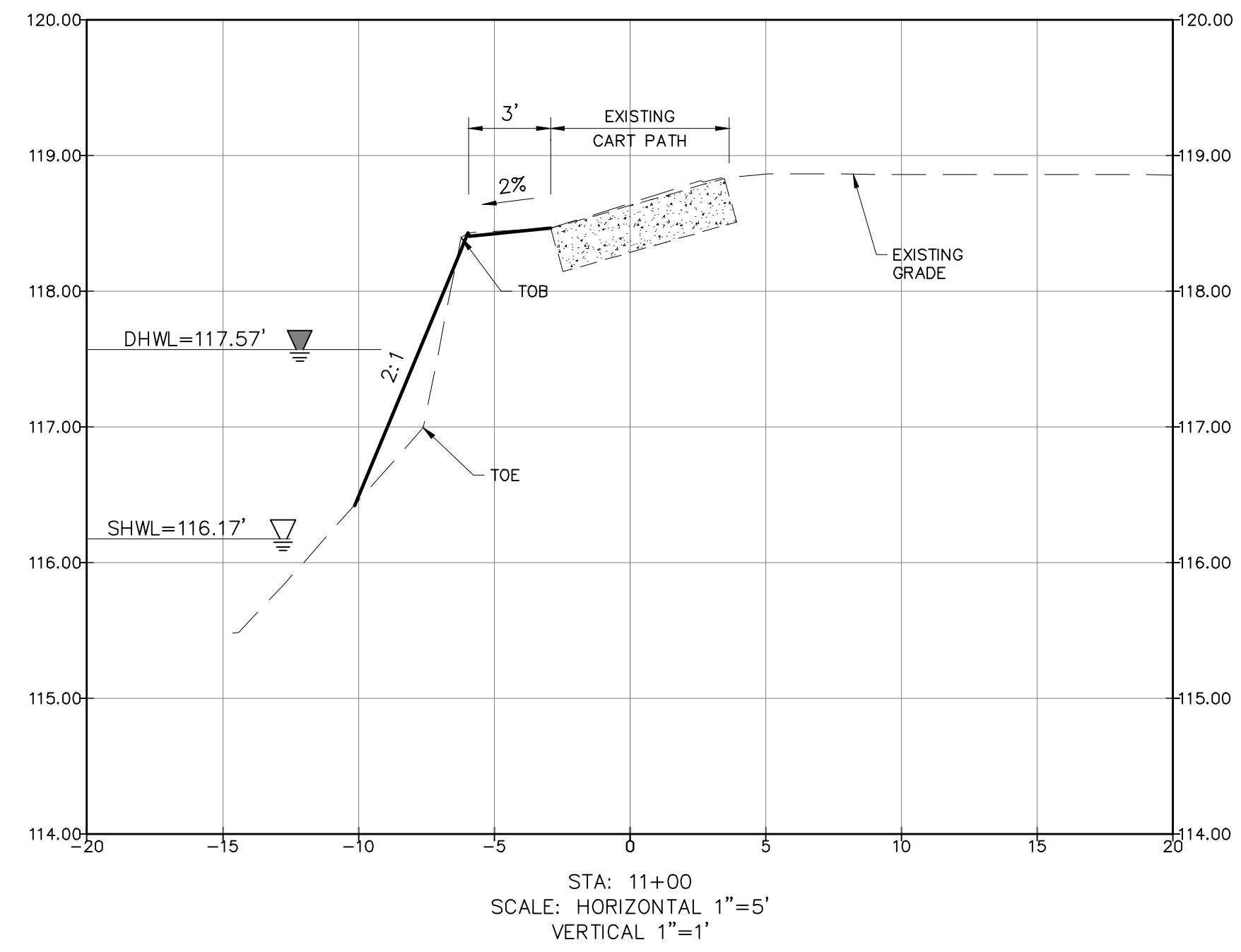


- NOTES:**
1. ALL CONCRETE IS TO BE 3000 P.S.I. COMPRESSIVE STRENGTH @ 28 DAYS
 2. SUBGRADE IS TO BE COMPACTED PRIOR TO POURING (TOP 6" @ 95% PER AASHTO T-180).
 3. ALL EXPOSED EDGES TO BE CHAMFERED.
 4. FIBER MESH REINFORCEMENT. USE 1.5 POUNDS PER CUBIC YARD TYPE III SYNTHETIC FIBER (ASTM C1116 MOST CURRENT VERSION)

CART PATH RESTORATION DETAIL
 N.T.S.

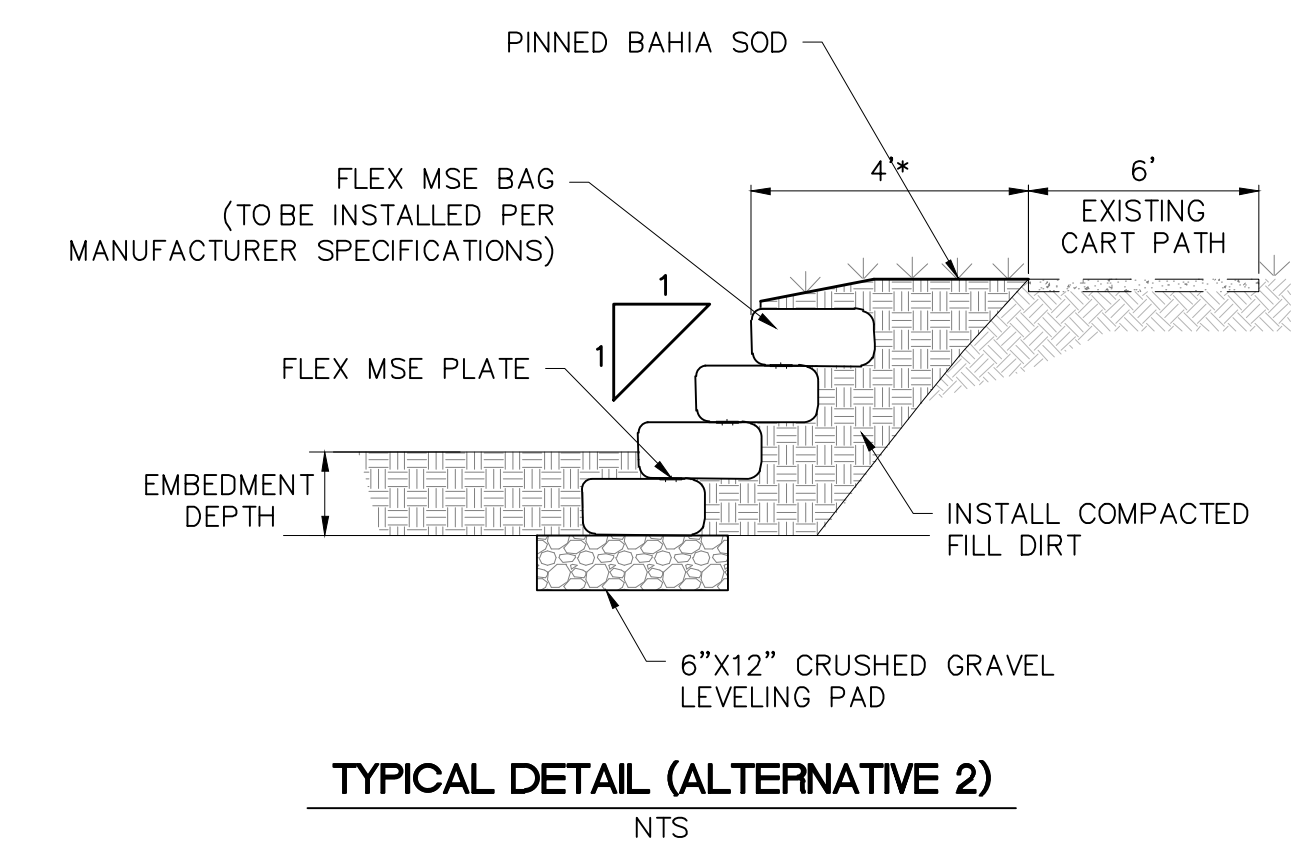
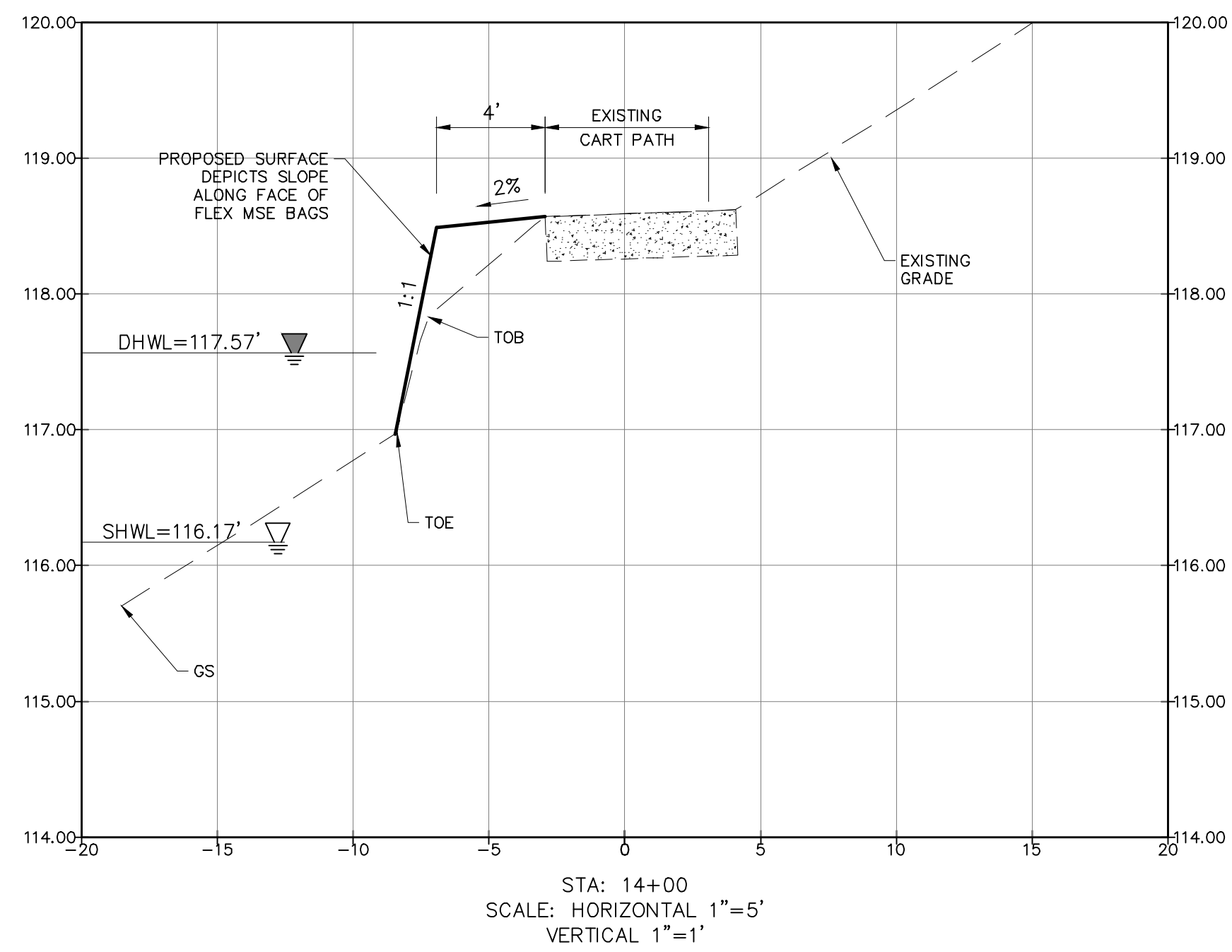
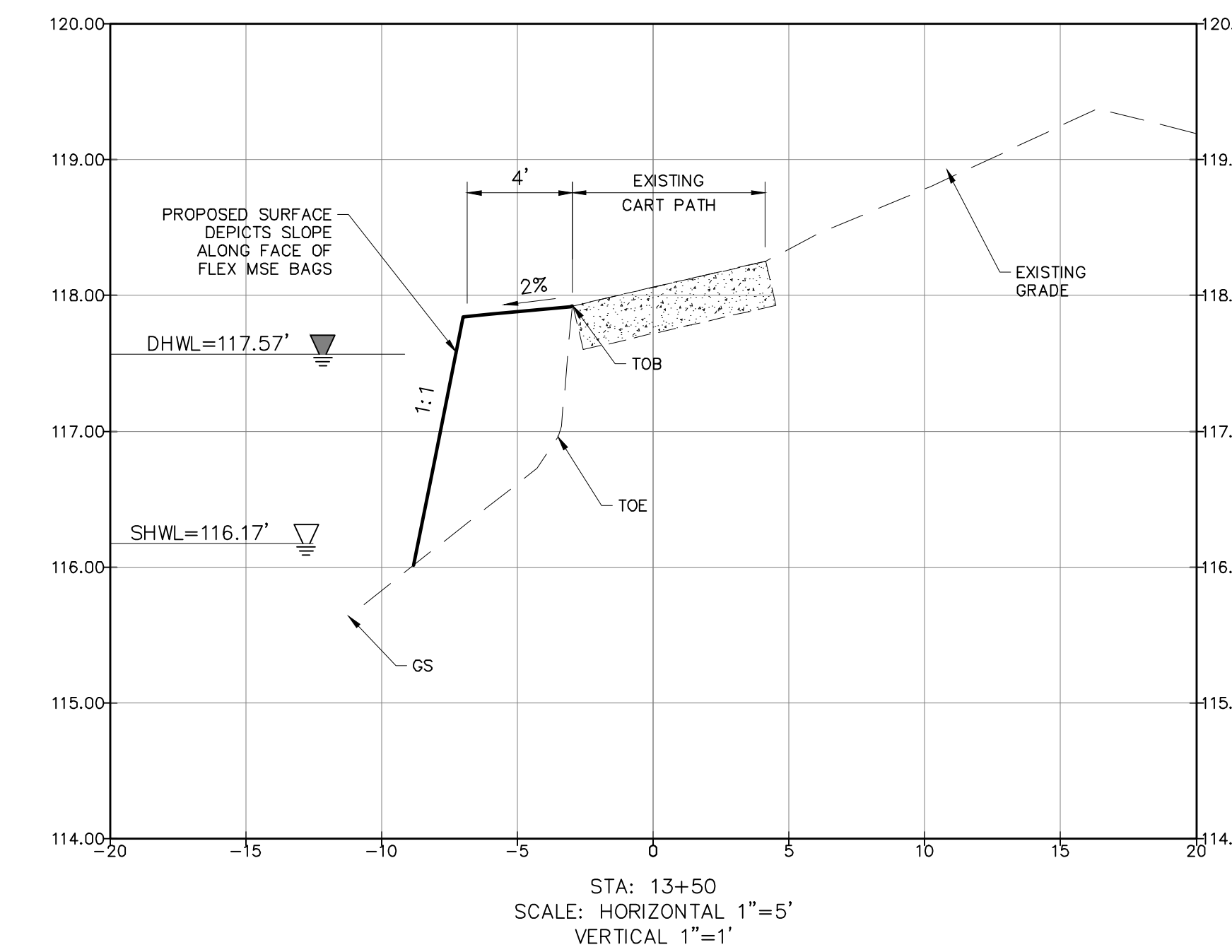
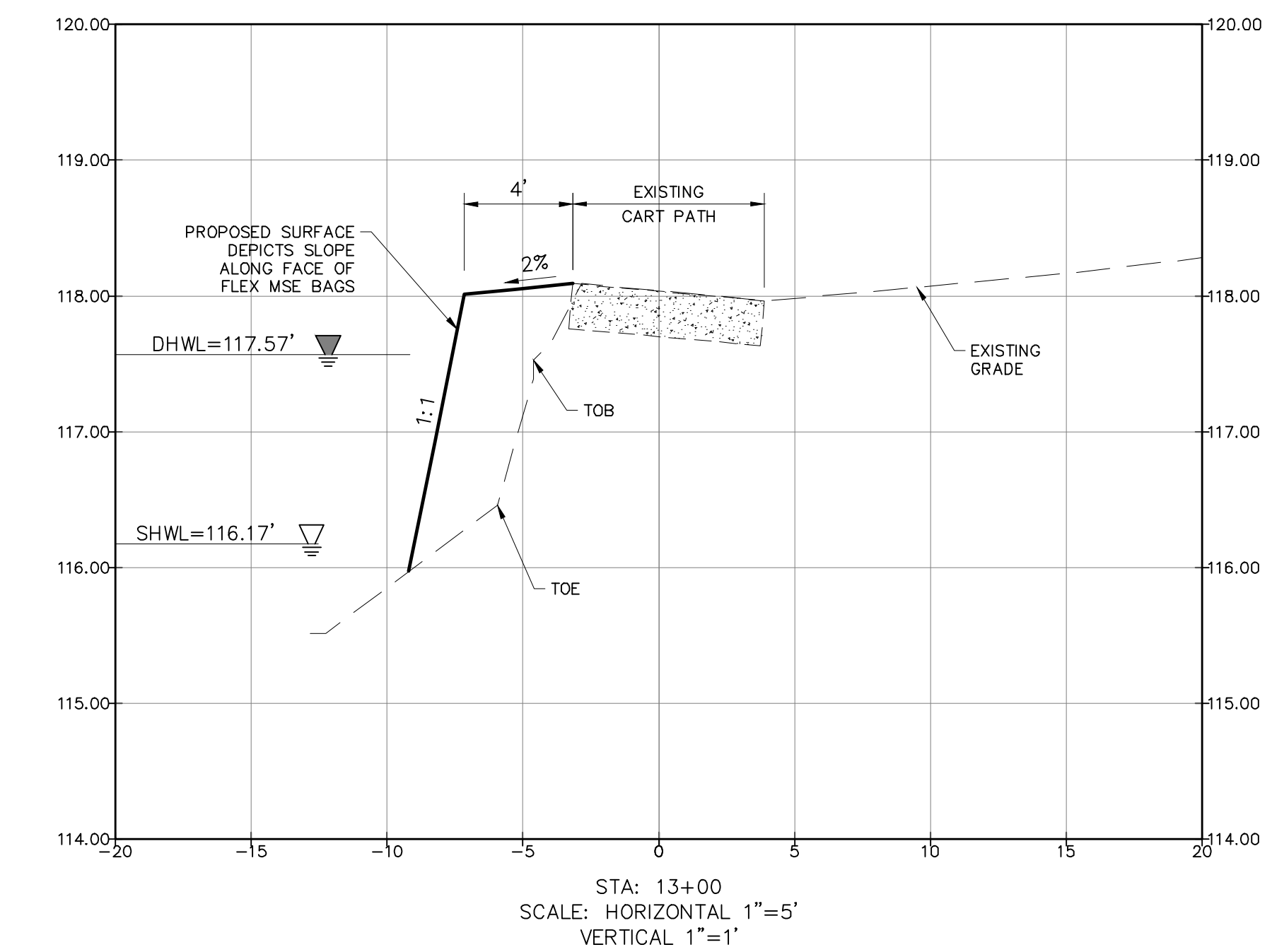
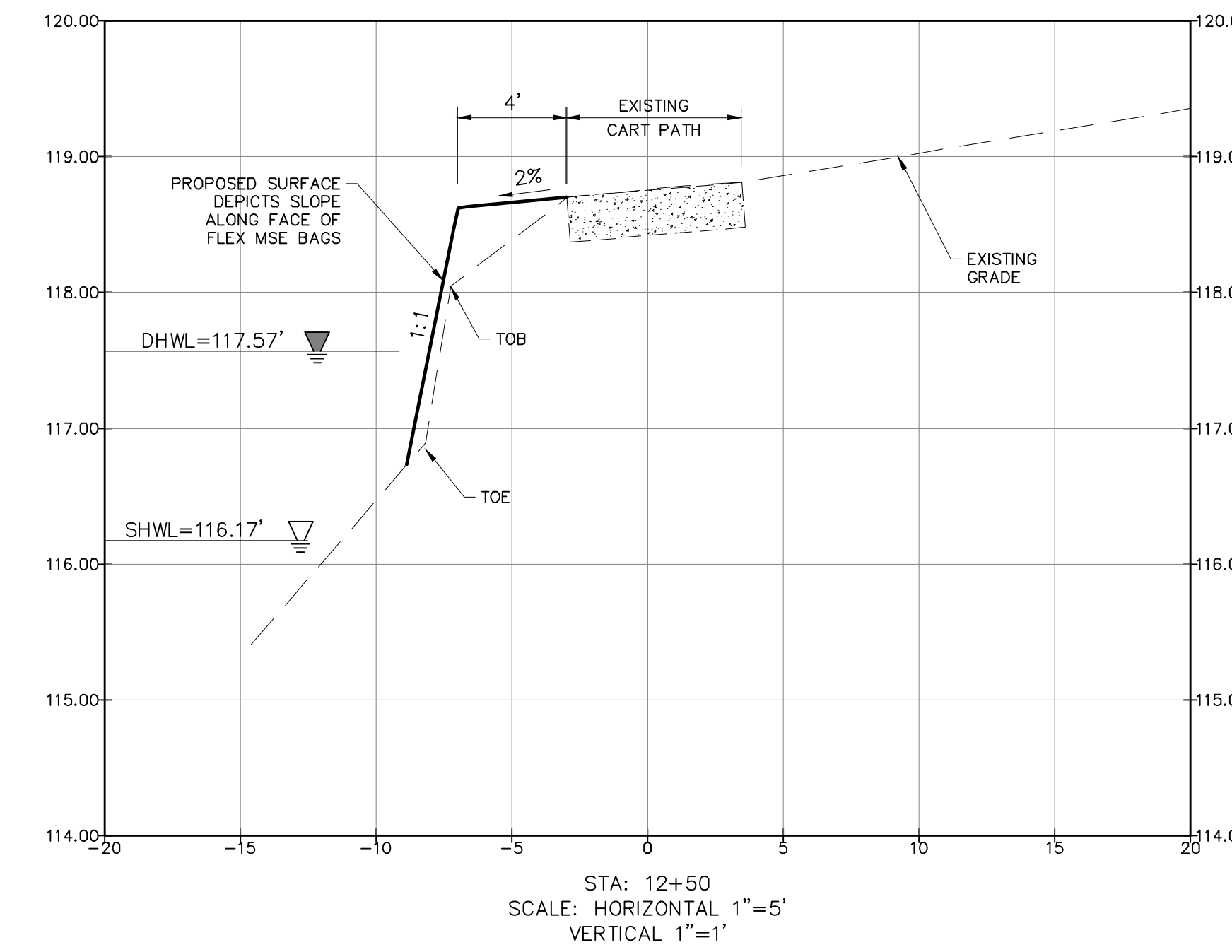
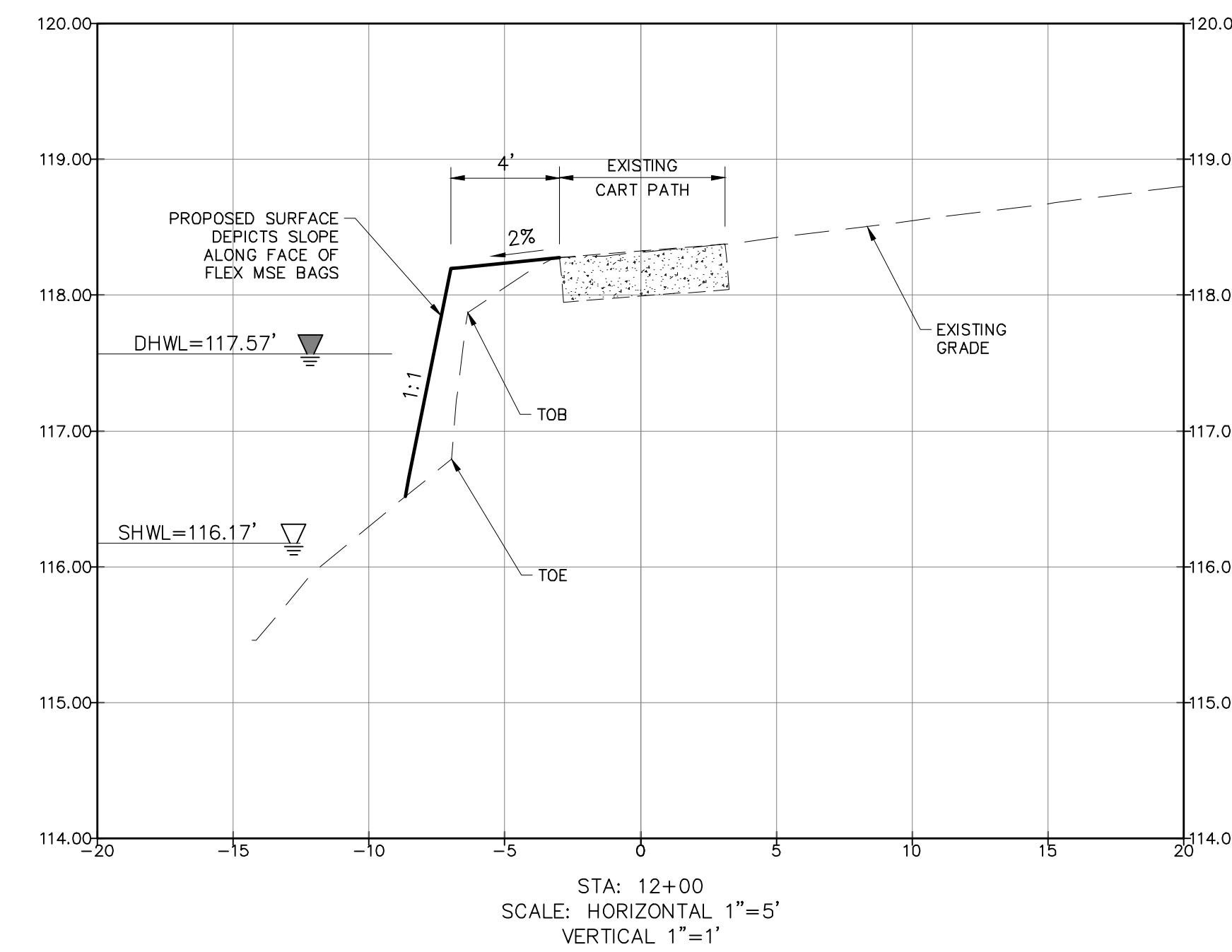
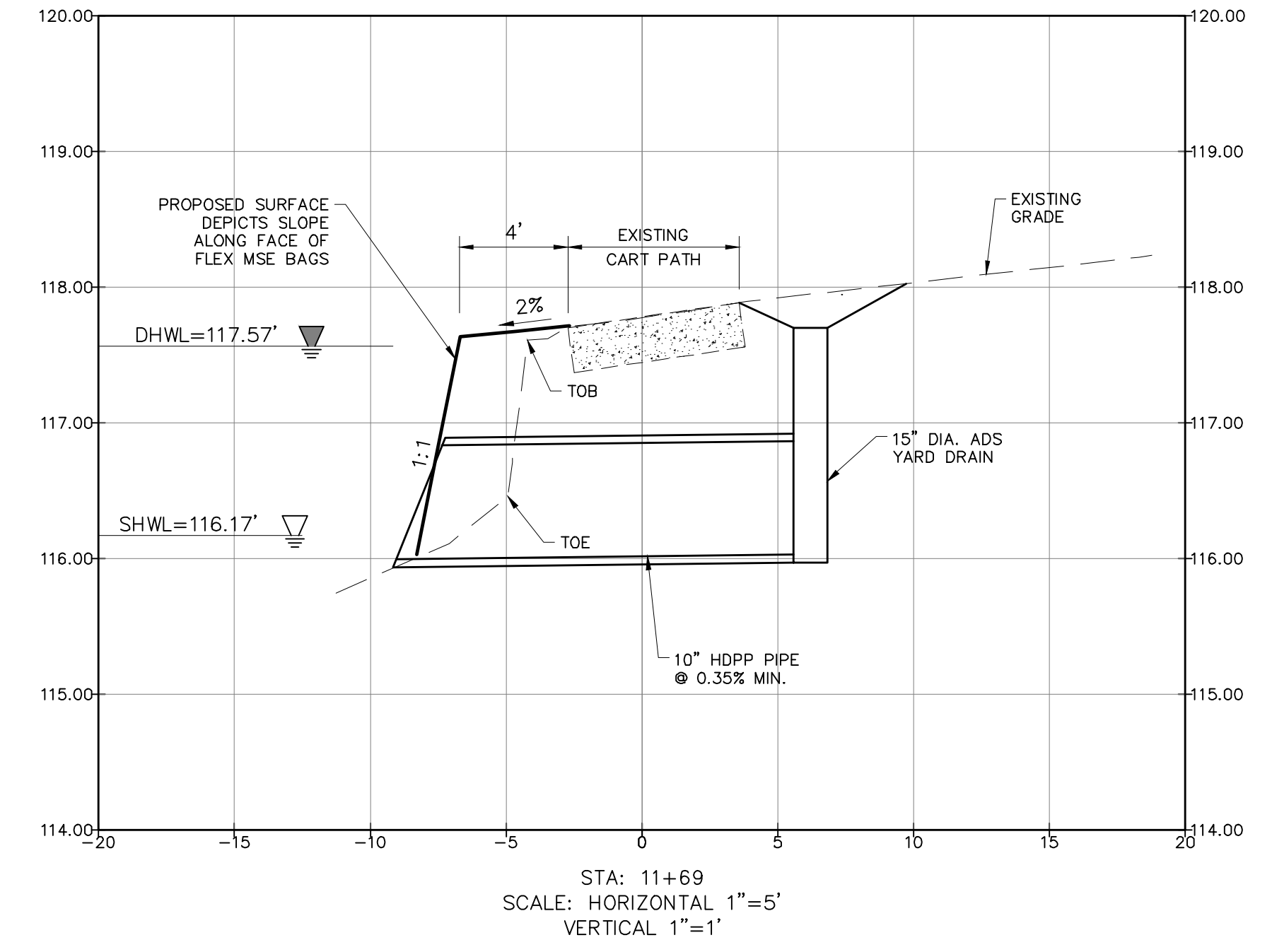
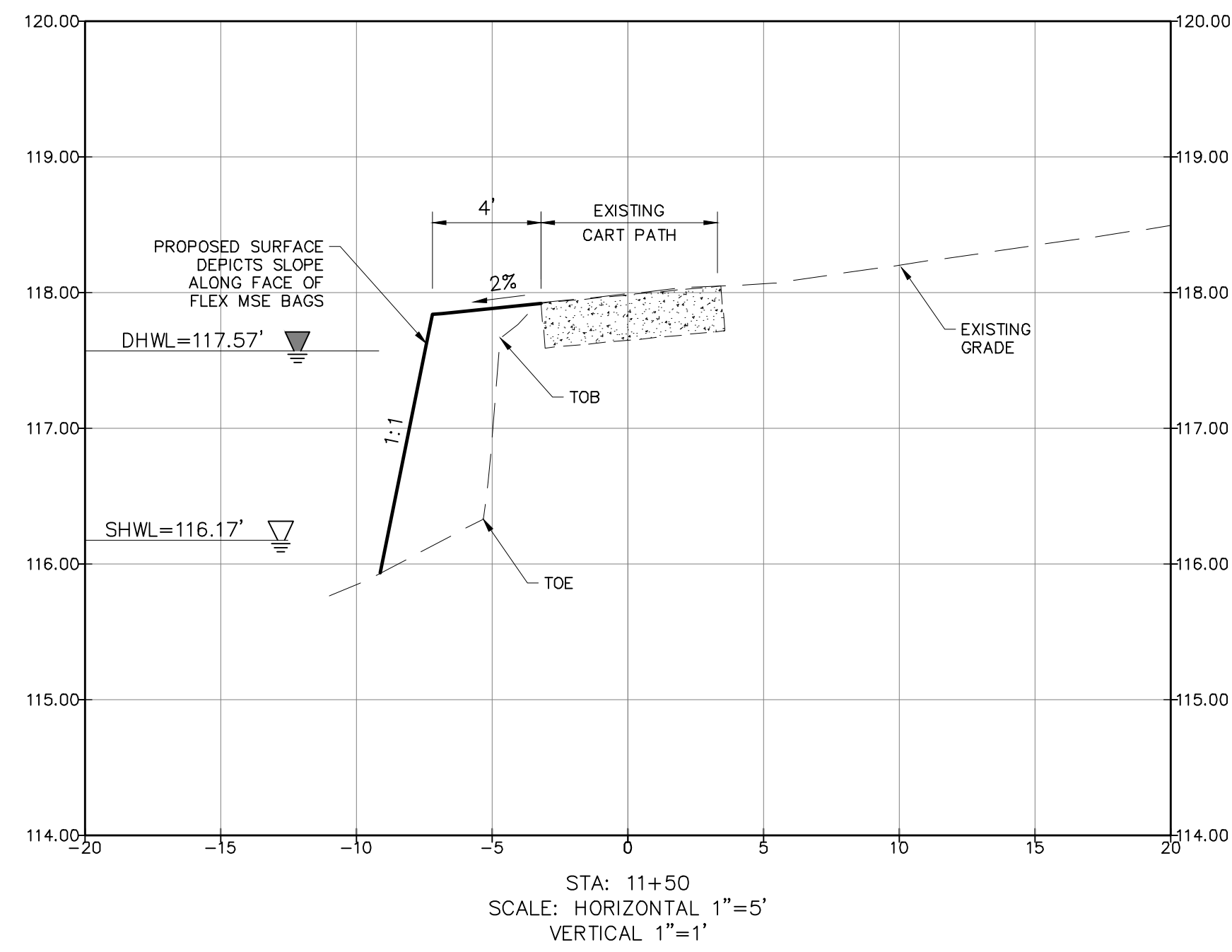
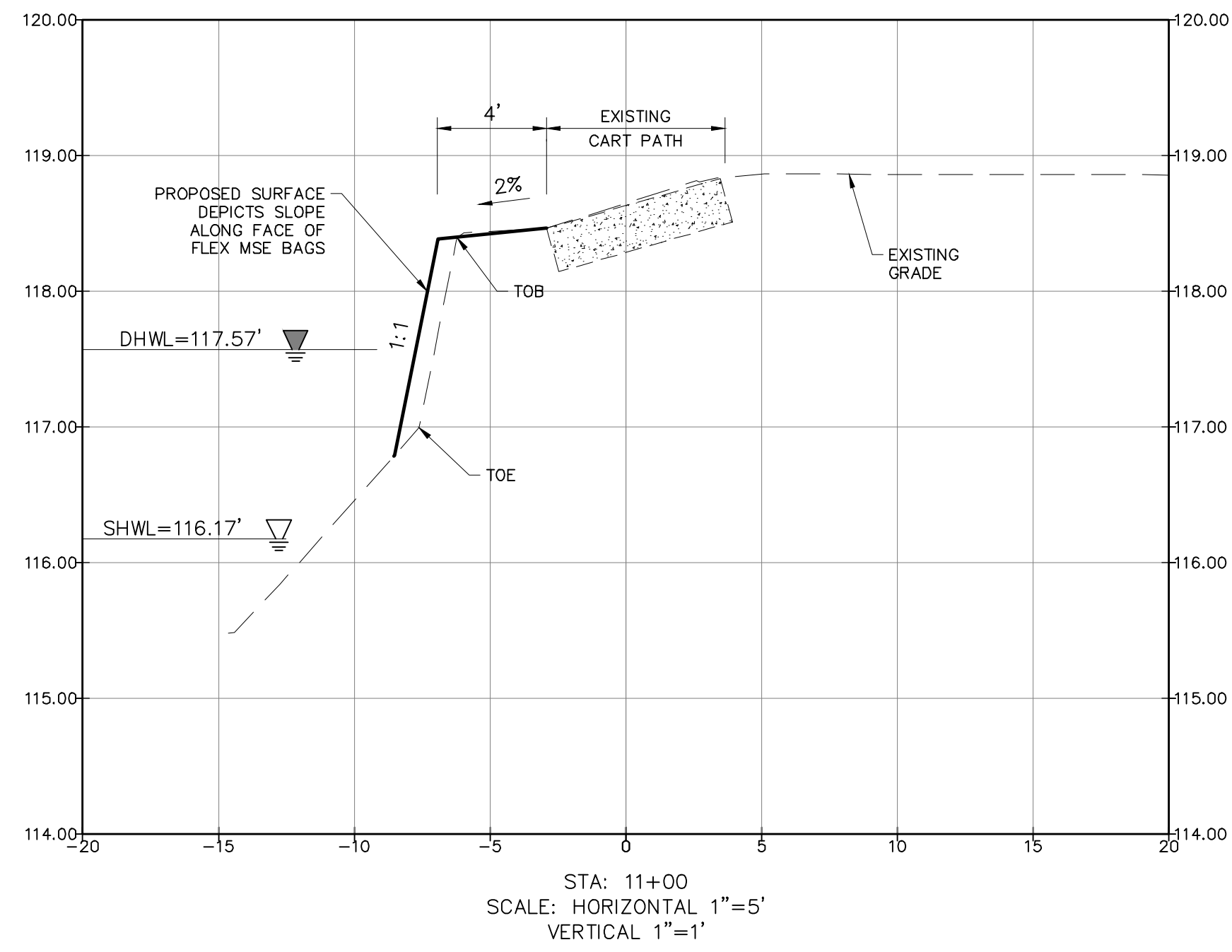
JOB NO. 19-165	DATE MARCH, 2025	DRAWN BY MT/VR	CHECKED BY AR/GP	NO. DATE:	REVISION
POND BANK RESTORATION PLAN					
PREPARED FOR: LAKE ASHTON I CDD 4141 ASHTON CLUB DRIVE LAKE WALES, FL 33859					
PROJECT NAME: LAKE ASHTON I CDD: POND #11 BANK RESTORATION					
RAYL ENGINEERING & SURVEYING, LLC 410 EAST MAIN STREET BARTON, FL 33830 OFFICE: (850) 537-7901 WWW.RAYLENGINEERING.COM FL REG # 265920 © 2025 FL REG # 7770					
GARRETT R. POSTEN LICENSE No. 98652 STATE OF FLORIDA PROFESSIONAL ENGINEER					
GARRETT R. POSTEN, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 98652 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GARRETT R. POSTEN ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.					
SHEET NUMBER C01.01					





JOB NO. 19-185		DATE: MARCH, 2025		DRAWN BY: MT		CHECKED BY: AR/GP	
NO.		DATE:		NO.		DATE:	
SHEET TITLE: ALTERNATIVE 1 CROSS SECTIONS				PROJECT NAME: LAKE ASHTON I CDD			
PREPARED FOR: LAKE ASHTON I CDD				4141 ASTON CLUB DRIVE			
LAKE ASHTON I CDD:				LAKE WALES, FL 33859			
POND #11 BANK RESTORATION				FL LIC REG# 28580			
RAYL ENGINEERING & SURVEYING, LLC				OFFICE: (850) 537-7901			
10 EAST MAIN STREET				DARTON, FL 33830			
www.rayleng.com				© 2025			
GARRETT R. POSTEN				No. 98652			
STATE OF FLORIDA				PROFESSIONAL ENGINEER			
GARRETT R. POSTEN, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 98652							
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SHEET NUMBER				C02.01			





* MAINTAIN 2% MINIMUM SLOPE. IF ELEVATION DIFFERENCE BETWEEN TOP OF MSE BAG AND CART PATH IS 6" OR GREATER, ADD ADDITIONAL ROW OF BAGS.



JOB NO. 19-185		DATE: MARCH, 2025		DRAWN BY: MT		CHECKED BY: AR/GP	
NO.		DATE:		NO.		REVISION:	
SHEET TITLE ALTERNATIVE 2 CROSS SECTIONS				PROJECT NAME: LAKE ASHTON I CDD			
				PREPARED FOR: LAKE ASHTON I CDD 4141 ASTON CLUB DRIVE LAKE WALES, FL 33859			
PROJECT NAME: LAKE ASHTON I CDD:				POND #11 BANK RESTORATION			
		OFFICE: (850) 837-7901		www.raylengineering.com		FL LIC REG# 28580	
		BARTON, FL 33850				© 2025	
				GARRETT R. POSTEN, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 98652 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GARRETT R. POSTEN ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.			
SHEET NUMBER				C02.02			

SECTION VIII

SECTION B



Lake Ashton Community Development District

Community Director Report

Submitted by: Christine Wells, Community Director

Meeting Date: March 17, 2025



LACDD EVENTS AT THE CLUBHOUSE

MAR. 4
6 PM
10 PM
MARDI GRAS PARTY
Let the good times roll, and dance the night away to a live DJ. Dinner begins at 6 pm and Pardi starts at 7. TICKETS: \$35 for dinner and party, \$15 for party only. Cash bar available.

MAR. 19
10 AM
1 PM
SENIOR EXPO
Visit with a wide variety of vendors who cater to senior needs, such as cosmetic, medical, insurance, health & fitness, and so much more. FREE!

MAR. 23
2 PM
5 PM
LA CRUISE-IN
Food trucks, classic & modern cars, great music. Register by March 8 to exhibit. FREE! Sponsors: AdventHealth, Performance Golf Carts, Iceberg Home Services, Diversity Healthcare

APR. 2
11 AM
1 PM
Visions in Vintage
Ladies luncheon and vintage '70s themed fashion show. Female-owned businesses, shopping, raffles, and lunch (Cobb salad, cup of soup, strawberry shortcake, water, tea and lemonade). TICKETS: \$28

APR. 13
3 PM
6 PM
POOL PARTY
Enjoy burgers and hot dogs, pasta salad, baked beans, cup of ice cream, water, tea, lemonade, and music by the pool! Cash bar. TICKETS: \$20

SAVE THE DATES

April 9:
New Resident Social

Keep an eye out for information about the Summer Music Series happening at the Clubhouse and HFC from May through September!

Purchase tickets at the Clubhouse Activities Office or scan/click below:



https://linkr.ly/14kxhbnocsk1?utm_source=inktra_admin_page

Events and Activities

In March we will be having our 2nd Annual Senior Expo with over 35 vendors, Divas3 Entertainment Series Show, and our Annual Cruise-In Car Show. In April, Residents can buy tickets to our last Entertainment Series show, a Ladies Day event, and a Pool Party! The Ballroom will also be the host of the April 1 City of Lake Wales Election.

Tessier Law Firm is sponsoring a shredding event on April 7.

The Activities Advisory Group is working on finalizing activities and events for the rest of 2025 and starting on 2026. Residents should be on the lookout for the Summer Music Series starting in May. The line up of entertainment at the HFC and Clubhouse will be published in the April LA Times magazine.

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

- 3/19: Senior Expo
- 3/20: Entertainment Series - Divas3
- 3/23: LA Cruise-In Car Show
- 4/2: Ladies Event - Vintage Fashion Show
- 4/3: Entertainment Series - Uptown
- 4/7: Shredding Event in Parking Lot
- 4/9: New Resident Social
- 4/9: Charcuterie Class with Catherine Leveille
- 4/13: Pool Party at the Outdoor Pool

The following bus trips are scheduled for 2025:

- 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



LA CRUISE-IN
MARCH 23
2 TO 5 PM

START YOUR ENGINES AND ROLL ON DOWN TO THE CLUBHOUSE WEST PARKING LOT FOR:

- **CLASSIC & MODERN CARS**
- **LIVE MUSIC BY 'THE DUKES**
- **FOOD TRUCKS**

Prizes Awarded for Best Classic (pre-1989), Best Modern (post-1989), and Crowd Favorite. Winners will receive a ribbon and a gift card!

PARKING WILL ONLY BE AVAILABLE IN THE EAST PARKING LOT. GOLF CART PARKING WILL BE IN THE CIRCLE DRIVE.

SPONSORS: AdventHealth Performance Golf Carts, Iceberg Home Services, & Diversity Healthcare

Newsletter:



The March *LA Times* Community Magazine was sent out via email blast along with the monthly calendar on February 27. The front cover promoted LAPAC'S 2025 Showcase. The back cover promoted BOLLA's Trash to Treasure event. The April *LA Times* Newsletter will be distributed on Tuesday, April 1. The deadline for the April Newsletter is March 14



Monday Coffee:

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

- March 24: Agricultural Talk at Monday Coffee
- March 31: Bok Tower
- April 7: AdventHealth

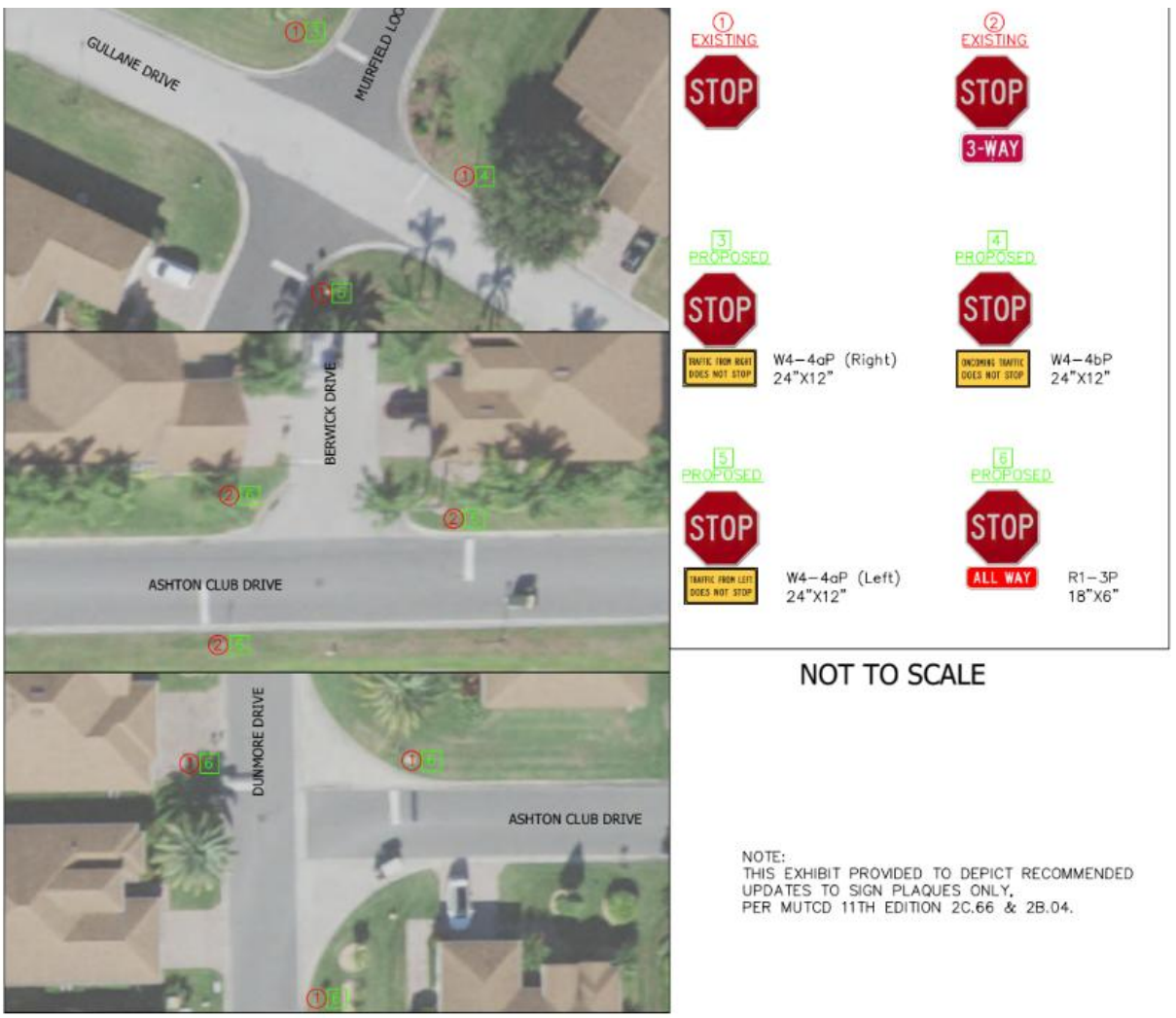
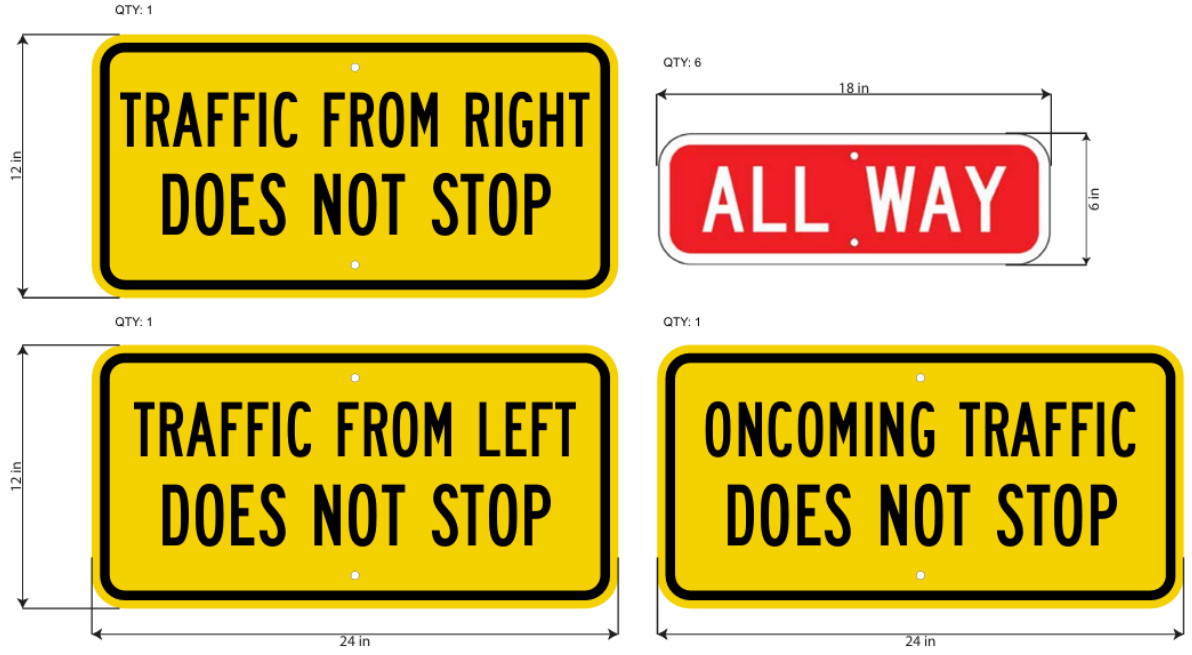
Safety and Security:

- New locking mechanisms are in the process of being installed at the pool gates. They should be completed by March 14.
- Adjustments have been made to door closers to work with the amenity access card system. Two new closers were installed to replace a broken closer in the Fitness Center and south dressing room door.
- Staff replaced a paver and drilled a new hole at the east pool gate.
- Staff have adjusted springs on the pool gates to assist with the amenity access card system. Once the locking mechanisms are replaced then staff will replace all springs on the gates and make repairs.
- Staff is looking into a way to send letters to those that have not already obtained an RFID tag.
- Staff is working with Securitas to streamline the process of entering the community.

- Staff have processed 2,746 Amenity Access Cards for Lake Wales and Winter Haven Residents and have issued approximately 1,350 RFID tags.
- Training for residents is scheduled for April 10 at noon at the Clubhouse. The training session will be accessible via zoom for those that may not be able to attend in person.
- Welcome emails will go out after training has occurred.
- 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.

Follow-Up from Previous Board Meeting

- Staff is continuing to work on a grant with FEMA due to damage incurred. Staff is continuing to meet with FEMA to process the Hurricane Milton claim. 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 received a signed agreement, but it is not fully executed. We are waiting on the final sign and location to move forward to a fully executed agreement.
- The Reserve Study has been updated and is included in the agenda packet.
- Staff has proceeded with ordering the street name signs with Chilton Signs. A list of the signs needed has been sent and staff is working with Chilton to provide the graphics needed to move forward to the proofing stage.
- 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 was completed on February 12.
- Quotes to replace the LED cartridges for the Reme Halo systems that are installed on 15 of the 17 ac units are included for Supervisor consideration. They need to be replaced every 4-5 years. They were originally installed in 2020. This was a project included in the FY 2025 project list. The budget was \$7,722.
- The intersection signs recommended by the Engineer have been approved for production. They will be installed when they arrive. Pictures of the signs and locations are included below



Lake Ashton Community Development District Project Tracking List - FY 2025

Project Name	Budget	Final Cost	Board Approval	Current Status	Status Updated	Paid from General Fund	Paid from Capital Projects Fund
<i>Clubhouse and Other Grounds Projects</i>							
Conversion of Propane to Natural Gas	\$37,693.00		4/15/2024	Includes replacement of all restaurant equipment, hot water heaters, and pool heater. Conversion only of the spa heater. Restaurant Equipment has been installed. Pool Heater has been replaced. Spa Heater was converted. Tankless hot water heaters are in the process of being ordered for installation. The quote received for conversion of those heaters is \$10,350. <u>Paid as of 1/13/25</u> \$885 - Hooking Restaurant line to meter and new quick connect hoses. \$18,235 - Restaurant Kitchen Equipment \$1,200 - Changing Ansul System for New Equipment in Restaurant Kitchen \$1,640 - Convert Spa Heater \$5,500 - New Pool Heater DOES NOT INCLUDE REBATES IN PROCESS	1/13/2025		\$27,460.00
Replace 48 Street Signs Throughout the Community	\$6,300.00		12/16/2024	Signs have been ordered. Staff is sending artwork to the printer so a proof can be generated.	3/10/2024		
<i>Completed Projects - FY 2025</i>							
Tennis Court Color Coat	\$16,685.00	\$16,685.00	1/21/2025	Completed on 2/12/25	3/10/2025		\$16,685.00
Repair 3 asphalt sections on Dunmore Drive	\$4,000.00	\$4,000.00	8/26/2024	4045 Dunmore Drive 4049 Dunmore Drive 4081 Dunmore Drive Completed on 2/17/25	3/10/2025		\$4,000.00
Replace Media Center AC Unit	\$7,500.00	\$7,442.00	12/16/2024	This project was completed on 1/7/25	1/13/2025		\$7,442.00
Installation of permanent roofline lighting at the Clubhouse and Guard House	\$28,902.00	\$28,902.00	9/16/2024	This project is complete.	1/13/2025		\$28,902.00
Clubhouse and Amenity Painting (On FY 24 Project List)	\$35,185.00	\$35,185.00	7/15/2024	This project is completed.	1/13/2025		\$35,185.00
Seal pipe and fill near 4081 Dunmore Drive	\$8,845.00	\$8,845.00	8/26/2024	4081 Dunmore Drive This is completed.	1/13/2025		\$8,845.00
Turnberry Lane Geotechnical Investigation	\$3,650.00	\$2,900.00	11/18/2024	This is complete. Report sent to Supervisors and included in the January agenda packet	1/13/2025		\$2,900.00
Purchase 2 additional AED Units	\$4,231.80	\$4,231.80	11/18/2024	These were installed on 12/12/24	1/13/2025		\$4,231.80
Gutter Installation at the Clubhouse (On FY 24 Project List)	\$16,400.00	\$16,400.00	8/19/2024	This project was completed on 11/4/24	11/11/2024		\$16,400.00
Totals	\$169,391.80	\$103,905.80				\$0.00	\$131,365.80

SECTION 1

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Explanatory Notes:

- 1) 4.0% is the estimated future Inflation Rate for estimating Future Replacement Costs.
- 2) FY2026 is Fiscal Year beginning October 1, 2025 and ending September 30 2026.

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimated 1st Year Event	Life Analysis, Years		Year of Last Event	Previous Events	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	0 FY 2025	1 FY 2026	2 FY 2027	3 FY 2028	4 FY 2029	5 FY 2030	6 FY 2031	7 FY 2032	
					Useful	Remaining															
Clubhouse Exterior and Other Exterior Property Elements																					
1,500	1,500	Linear Feet	Clubhouse Gutters and Downspouts, Aluminum	2042	18	16	Nov-24		10.93	16,400	16,400	48,346									
34,000	34,000	Square Feet	Clubhouse Roofs, Asphalt Shingles	2031	18	5	2018		6.00	204,000	204,000	258,125							258,125		
1,000	1,000	Square Feet	Clubhouse Roofs, Metal	2052	50	26 to 30+			6.00	6,000	6,000	0									
16	16	Squares	Clubhouse Roofs, Flat	2031	18	5	2018		1,100.00	17,600	17,600	22,270								22,270	
828	828	Linear Feet	Permanent Roofline Lighting System (Clubhouse)	2044	20	18	Nov-24		38.00	31,464	31,464	97,754									
1	1	Allowance	Clubhouse Walls, Stucco, Paint Finishes and Capital Repairs	2031	7	5	Dec-24		22,485.00	22,485	22,485	137,642								28,451	
47	47	Each	Sign Poles (Street Signs and Stop Signs Throughout the Community)	2031	30	5			500.00	23,500	23,500	29,735								29,735	
57	29	Each	Stop Signs	2027	10	1	2017		135.00	3,915	7,695	19,780			4,234						
94	47	Each	Street Name Sign Plates	2025	8	-1	2017		120.00	5,640	11,280	23,923	5,640								
4,700	4,700	Linear Feet	Fences, Aluminum (Aluminum Fencing Along Thompson Nursery Rd)	2025	25	-1	Repairs 11/22 Repairs 2/25		46.00	216,200	216,200	224,848		224,848							
1	1	Allowance	Perimeter Column Caps, Pressure Wash and Paint (TNR)	2027	5	1	2022		7,395.00	7,395	7,395	61,500			7,998					9,731	
1	1	Allowance	Pressure Wash Entrance Pavers, Blvd Medians, and Curbing	2028	5	2	2023		4,000	4,000	4,000	24,736				4,499					
2,420	2,420	Linear Feet	Fences, Chain Link (West Portion of Community - Olsen Rd)	2030	30	4	Repairs 11/22		19.00	45,980	45,980	55,942							55,942		
70,000	70,000	Square Feet	Irrigation System	2039	39	13			1.00	70,000	70,000	121,217									
1	1	Each	Fountains (Main Entrance)																		
1	1	Each	Fountains (Clubhouse)																		
5,164	5,164	Square Feet	Pavers, Clubhouse Circular Drive	2028	20	2			7.00	36,148	36,148	36,148				36,148					
1,749	1,749	Square Feet	Pavers, Clubhouse Sidewalks	2028	20	2			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	20	-3			7.00	130,641	130,641	135,867		135,867							
1	1	Each	Golf Cart - 2021 ICON	2034	10	8	2024		3,000.00	3,000	3,000	13,591									
Clubhouse Interior - Common Areas																					
6	6	Each	Rest Rooms, Renovation, Complete (Hallway, Dressing Rooms, Fitness Center)	2030	25	4	2021-remove wallpaper/paint/cover doors/furniture		9,500.00	57,000	57,000	69,349							69,349		
2,875	2,875	Square Feet	Flooring, LVT (Luxury Vinyl Tile) Foyer, Main Hallway, and Restrooms	2040	25	14	2020		17.00	48,875	48,875	88,021									
208	208	Square Feet	Windows - Foyer	2037	35	11			50.00	10,400	10,400	16,651									
2	2	Each	Doors, Wooden - Foyer, Set	2024	22	-2			4,000.00	8,000	8,000	8,320		8,320							

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	8 FY 2033	9 FY 2034	10 FY 2035	11 FY 2036	12 FY 2037	13 FY 2038	14 FY 2039	15 FY 2040	16 FY 2041	17 FY 2042	18 FY 2043	19 FY 2044	20 FY 2045	21 FY 2046	22 FY 2047
Clubhouse Exterior and Other Exterior Property Elements																		
1,500	1,500	Linear Feet	Clubhouse Gutters and Downspouts, Aluminum										31,946					
34,000	34,000	Square Feet	Clubhouse Roofs, Asphalt Shingles															
1,000	1,000	Square Feet	Clubhouse Roofs, Metal															
16	16	Squares	Clubhouse Roofs, Flat															
828	828	Linear Feet	Permanent Roofline Lighting System (Clubhouse)												66,290			
1	1	Allowance	Clubhouse Walls, Stucco, Paint Finishes and Capital Repairs						37,439							49,267		
47	47	Each	Sign Poles (Street Signs and Stop Signs Throughout the Community)															
57	29	Each	Stop Signs					6,268										9,278
94	47	Each	Street Name Sign Plates	7,719								10,564						
4,700	4,700	Linear Feet	Fences, Aluminum (Aluminum Fencing Along Thompson Nursery Rd)															
1	1	Allowance	Perimeter Column Caps, Pressure Wash and Paint (TNR)					11,840					14,405					17,526
1	1	Allowance	Pressure Wash Entrance Pavers, Blvd Medians, and Curbing	5,474					6,660					8,103				
2,420	2,420	Linear Feet	Fences, Chain Link (West Portion of Community - Olsen Rd)															
70,000	70,000	Square Feet	Irrigation System							121,217								
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															
1	1	Each	Golf Cart - 2021 ICON		4,270										6,321			
Clubhouse Interior - Common Areas																		
6	6	Each	Rest Rooms, Renovation, Complete (Hallway, Dressing Rooms, Fitness Center)															
2,875	2,875	Square Feet	Flooring, LVT (Luxury Vinyl Tile) Foyer, Main Hallway, and Restrooms								88,021							
208	208	Square Feet	Windows - Foyer					16,651										
2	2	Each	Doors, Wooden - Foyer, Set															

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) FY2026 is Fiscal Year beginning October 1, 2025 and ending September 30 2026.

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimated 1st Year Event	Life Analysis, Years		Year of Last Event	Previous Events	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	0 FY 2025	1 FY 2026	2 FY 2027	3 FY 2028	4 FY 2029	5 FY 2030	6 FY 2031	7 FY 2032	
					Useful	Remaining															
1	1	Each	Doors, Metal with Glass - East Entrance	2032	30	6			2,500.00	2,500	2,500	3,290									3,290
1	1	Allowance	Furniture - Couches (2), Club Chairs (4), Storage Ottoman (2), Square Block Seats (2), Side Tables (2), Lamps (2)	2035	15	9	2020		8,000.00	8,000	8,000	9,733									
14,500	14,500	Square Feet	Ceilings, Acoustical Tiles and Grid	2030	30	4	Replaced as needed		4.00	58,000	58,000	70,566						70,566			
1	1	Allowance	Paint Finishes Hallway, Foyer and Fitness Center Vestible	2030	9	4	2021		6,500.00	6,500	6,500	19,164						7,908			
Clubhouse Interior Amenities																					
Ballroom																					
1	1	Each	Projector	2034	10	8	2024		5,000.00	5,000	5,000	17,651									
1	1	Each	Screen	2044	20	18	2024		6,000.00	6,000	6,000	12,641									
660	660	Square Feet	Windows, Southside Ballroom Windows	2053	35	27 to 30+	2018		50.00	33,000	33,000	0									
500	500	Square Feet	Windows, Northside Ballroom Windows	2037	35	11			50.00	25,000	25,000	40,026									
3	3	Each	Doors, Metal with Glass, set	2032	30	6			2,500.00	7,500	7,500	9,869									9,869
2	2	Each	Doors, Metal (Dressing Rooms)	2049	30	23 to 30+	2019		800.00	1,600	1,600	0									
10	10	Each	Doors, Large Wooden, set	2032	30	6			1,300.00	13,000	13,000	17,107									17,107
10	10	Each	Doors, Wooden	2032	30	6			450.00	4,500	4,500	5,922									5,922
970	970	Square Feet	Moveable Partition, Ballroom	2035	35	9			97.00	94,090	94,090	139,276									
1	1	Allowance	Walls, Paint Finishes	2024	9	-2	2015		8,000.00	8,000	8,000	35,593	8,000								
627	627	Square Yards	Floor Coverings, Carpet	2020	12	-6	2009		65.00	40,755	40,755	106,005	40,755								
165	165	Square Yards	Floor Coverings, Wood Laminate	2020	18	-6	2009		150.00	24,750	24,750	74,889	24,750								
1	1	Allowance	Draperies	2024	10	-2	2014		25,000.00	25,000	25,000	116,784	25,000								
440	440	Each	Furniture, Chairs	2033	20	7	2013		155.00	68,200	68,200	93,336									
Ballroom Kitchen																					
520	520	Square Feet	Floor Coverings, LVT (Luxury Vinyl Tile) - Ballroom Kitchen	2040	20	14	2020		17.00	8,840	8,840	15,920									
1	1	Each	Warmer - Ballroom Kitchen	2030	20	4	2010		6,500.00	6,500	6,500	7,908						7,908			
1	1	Each	Refrigerator - Ballroom Kitchen	2023	15	-3	2012		1,500.00	1,500	1,500	4,201	1,500								
1	1	Each	Ice Machine - Ballroom Kitchen	2038	15	12	2023		7,000.00	7,000	7,000	18,656									
1	1	Each	Dishwasher - Ballroom Kitchen	2027	10	1	2017		500.00	500	500	2,527			541						

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	8 FY 2033	9 FY 2034	10 FY 2035	11 FY 2036	12 FY 2037	13 FY 2038	14 FY 2039	15 FY 2040	16 FY 2041	17 FY 2042	18 FY 2043	19 FY 2044	20 FY 2045	21 FY 2046	22 FY 2047
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)			9,733												
14,500	14,500	Square Feet	Ceilings, Acoustical Tiles and Grid															
1	1	Allowance	Paint Finishes Hallway, Foyer and Fitness Center Vestible							11,256								
Clubhouse Interior Amenities																		
Ballroom																		
1	1	Each	Projector		7,117										10,534			
1	1	Each	Screen												12,641			
660	660	Square Feet	Windows, Southside Ballroom Windows															
500	500	Square Feet	Windows, Northside Ballroom Windows					40,026										
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															
970	970	Square Feet	Moveable Partition, Ballroom			139,276												
1	1	Allowance	Walls, Paint Finishes		11,386									16,207				
627	627	Square Yards	Floor Coverings, Carpet					65,250										
165	165	Square Yards	Floor Coverings, Wood Laminate											50,139				
1	1	Allowance	Draperies			37,006										54,778		
440	440	Each	Furniture, Chairs	93,336														
Ballroom Kitchen																		
520	520	Square Feet	Floor Coverings, LVT (Luxury Vinyl Tile) - Ballroom Kitchen							15,920								
1	1	Each	Warmer - Ballroom Kitchen															
1	1	Each	Refrigerator - Ballroom Kitchen							2,701								
1	1	Each	Ice Machine - Ballroom Kitchen						11,656									
1	1	Each	Dishwasher - Ballroom Kitchen					801										1,185

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Explanatory Notes:

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Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimated 1st Year Event	Life Analysis, Years		Year of Last Event	Previous Events	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	0	1	2	3	4	5	6	7		
					Useful	Remaining							FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032		
122	122	Linear Feet	Cabinets, Laminate - Ballroom Kitchen	2025	20	-1	Laminate replaced in 2013		80.00	9,760	9,760	31,145	9,760									
122	122	Square Feet	Countertops, Laminate - Ballroom Kitchen	2025	20	-1	Laminate replaced in 2013		35.00	4,270	4,270	13,626	4,270									
			<u>Cinema</u>									0										
55	55	Each	Chairs	2036	20	10	2016 (upholstery only)		420.00	23,100	23,100	35,561										
94	94	Square Yards	Flooring, Carpet	2036	20	10	2016		65.00	6,110	6,110	9,406										
136	136	Square Yards	Walls, Carpet	2036	20	10	2016		65.00	8,840	8,840	13,609										
1	1	Each	Floor Lighting	2036	20	10	2016		2,500.00	2,500	2,500	3,849										
1	1	Each	Projector	2032	10	6	2022		5,300.00	5,300	5,300	6,974									6,974	
1	1	Each	Receiver	2033	10	7	2023		2,400.00	2,400	2,400	3,285										
2	2	Each	Amps	2025	10	-1			2,000.00	4,000	4,000	18,685	4,000									
3	3	Each	Doors, Wood	2032	30	6			450.00	1,350	1,350	1,777									1,777	
			<u>Offices</u>																			
153	153	Square Feet	Flooring, LVT - Clubhouse Office	2043	20	17	2023		17.00	2,601	2,601	7,870										
1	1	Allowance	Wall Finishes, Paint - Clubhouse Office	2031	9	5	2022		940.00	940	940	2,882									1,189	
17	17	Square Yards	Flooring, Carpet - Activities Office	2020	11	-6	2009		65.00	1,105	1,105	1,105	1,105									
1	1	Allowance	Wall Finishes, Paint - Activities Office	2031	9	5	2022		1,239.00	1,239	1,239	3,799									1,568	
200	200	Square Feet	Flooring, LVT (Luxury Vinyl Tile) - Community Director's Office	2040	20	14	2020		17.00	3,400	3,400	6,123										
1	1	Allowance	Wall Finishes, Paint - Community Director's Office	2031	9	5	2022		1,000.00	1,000	1,000	3,066									1,265	
30	30	Square Feet	Flooring, Ceramic Tile - Maintenance Office	2032	30	6			75.00	2,250	2,250	2,961									2,961	
1	1	Allowance	Wall Finishes, Paint - Maintenance Office	2031	9	5	2022		300.00	300	300	920									380	
40	40	Square Feet	Flooring, Ceramic Tile - Restaurant Office	2032	30	6			75.00	3,000	3,000	3,948									3,948	
1	1	Allowance	Wall Finishes, Paint - Restaurant Office	2031	9	5	2022		300.00	300	300	920									380	
4	4	Each	Computers - Club Office, Activities Office (2), Community Director's Office	2031	8	5	12/2023 (CO&AO) 4/2024 (CD)		800.00	3,200	3,200	13,174										4,211
74	74	Square Feet	Windows, Store Front (Activities Office)	2042	40	16			100.00	7,400	7,400	14,414										
118	118	Square Feet	Windows, Store Front (Community Director's Office))	2042	40	16			100.00	11,800	11,800	22,985										
2	2	Each	Doors, Metal with Glass	2032	30	6			1,250.00	2,500	2,500	3,290									3,290	

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	8 FY 2033	9 FY 2034	10 FY 2035	11 FY 2036	12 FY 2037	13 FY 2038	14 FY 2039	15 FY 2040	16 FY 2041	17 FY 2042	18 FY 2043	19 FY 2044	20 FY 2045	21 FY 2046	22 FY 2047
122	122	Linear Feet	Cabinets, Laminate - Ballroom Kitchen													21,385		
122	122	Square Feet	Countertops, Laminate - Ballroom Kitchen													9,356		
			<u>Cinema</u>															
55	55	Each	Chairs				35,561											
94	94	Square Yards	Flooring, Carpet				9,406											
136	136	Square Yards	Walls, Carpet				13,609											
1	1	Each	Floor Lighting				3,849											
1	1	Each	Projector															
1	1	Each	Receiver	3,285														
2	2	Each	Amps			5,921										8,764		
3	3	Each	Doors, Wood															
			<u>Offices</u>															
153	153	Square Feet	Flooring, LVT - Clubhouse Office											5,269				
1	1	Allowance	Wall Finishes, Paint - Clubhouse Office							1,693								
17	17	Square Yards	Flooring, Carpet - Activities Office															
1	1	Allowance	Wall Finishes, Paint - Activities Office							2,231								
200	200	Square Feet	Flooring, LVT (Luxury Vinyl Tile) - Community Director's Office							6,123								
1	1	Allowance	Wall Finishes, Paint - Community Director's Office							1,801								
30	30	Square Feet	Flooring, Ceramic Tile - Maintenance Office															
1	1	Allowance	Wall Finishes, Paint - Maintenance Office							540								
40	40	Square Feet	Flooring, Ceramic Tile - Restaurant Office															
1	1	Allowance	Wall Finishes, Paint - Restaurant Office							540								
4	4	Each	Computers - Club Office, Activities Office (2), Community Director's Office							5,763								
74	74	Square Feet	Windows, Store Front (Activities Office)										14,414					
118	118	Square Feet	Windows, Store Front (Community Director's Office))										22,985					
2	2	Each	Doors, Metal with Glass															

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

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Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimated 1st Year Event	Life Analysis, Years		Year of Last Event	Previous Events	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	0 FY 2025	1 FY 2026	2 FY 2027	3 FY 2028	4 FY 2029	5 FY 2030	6 FY 2031	7 FY 2032	
					Useful	Remaining															
			Game Room							0	0	0									
102	102	Square Yards	Flooring, Carpet	2022	10	-4			65.00	6,630	6,630	32,210		6,895							
1	1	Allowance	Wall Finishes, Paint	2026	9	0			1,953.00	1,953	1,953	4,922		2,031							
1	1	Allowance	Wall Finishes, Wallpaper	2026	15	0			1,288.00	1,288	1,288	3,752		1,340							
2	2	Each	Pool Tables	2027	25	1			3,000.00	6,000	6,000	6,490			6,490						
2	2	Each	Tables, Poker	2027	25	1			1,200.00	2,400	2,400	2,596			2,596						
16	16	Each	Chairs	2041	20	15	2021		373.00	5,968	5,968	11,178									
74	74	Square Feet	Windows, Store Front	2042	40	16			100.00	7,400	7,400	14,414									
1	1	Each	Doors, Wooden	2032	30	6			450.00	450	450	592									592
1	1	Each	Doors, Wooden, Large	2032	30	6			1,300.00	1,300	1,300	1,711									1,711
			Card Room																		
486	486	Square Yards	Flooring, LVT	2043	20	17	2023		17.00	8,262	8,262	24,999									
1	1	Allowance	Wall Finishes, Paint	2032	9	6	2023		2,177.00	2,177	2,177	9,397									
8	8	Each	Tables, Square (8)	2043	20	17	2023		250.00	2,000	2,000	2,163			2,163						
32	32	Each	Chairs (32)	2043	20	17	2023		373.00	11,936	11,936	16,335									
48	48	Square Feet	Windows, Store Front	2042	40	16			100.00	4,800	4,800	9,350									
2	2	Each	Doors, Wooden (1-8 ft and 1-6 ft)	2032	30	6			450.00	900	900	1,184									1,184
			Craft Room																		
51	51	Square Yards	Flooring, Ceramic Tile	2032	30	6			75.00	3,825	3,825	5,033									5,033
1	1	Allowance	Wall Finishes, Paint	2033	9	7	2024		1,075.00	1,075	1,075	4,640									
8	8	Each	Tables, 6 ft Rectangle	2022	20	-4			300.00	2,400	2,400	7,965		2,496							
48	48	Linear Feet	Cabinets, Laminate	2022	20	-4			80.00	3,840	3,840	12,744		3,994							
48	48	Square Feet	Counters, Laminate	2022	20	-4			35.00	1,680	1,680	5,575		1,747							
100	100	Square Feet	Windows	2042	40	16			100.00	10,000	10,000	19,479									
1	1	Each	Doors, Wooden	2032	30	6			450.00	450	450	592									592
			Bowling Lanes							0	0	0									

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	8 FY 2033	9 FY 2034	10 FY 2035	11 FY 2036	12 FY 2037	13 FY 2038	14 FY 2039	15 FY 2040	16 FY 2041	17 FY 2042	18 FY 2043	19 FY 2044	20 FY 2045	21 FY 2046	22 FY 2047
			<u>Game Room</u>															
102	102	Square Yards	Flooring, Carpet				10,207										15,108	
1	1	Allowance	Wall Finishes, Paint			2,891												
1	1	Allowance	Wall Finishes, Wallpaper									2,412						
2	2	Each	Pool Tables															
2	2	Each	Tables, Poker															
16	16	Each	Chairs									11,178						
74	74	Square Feet	Windows, Store Front										14,414					
1	1	Each	Doors, Wooden															
1	1	Each	Doors, Wooden, Large															
			<u>Card Room</u>															
486	486	Square Yards	Flooring, LVT											16,737				
1	1	Allowance	Wall Finishes, Paint	2,979									4,241					
8	8	Each	Tables, Square (8)															
32	32	Each	Chairs (32)	16,335														
48	48	Square Feet	Windows, Store Front										9,350					
2	2	Each	Doors, Wooden (1-8 ft and 1-6 ft)															
			<u>Craft Room</u>															
51	51	Square Yards	Flooring, Ceramic Tile															
1	1	Allowance	Wall Finishes, Paint	1,471									2,094					
8	8	Each	Tables, 6 ft Rectangle														5,469	
48	48	Linear Feet	Cabinets, Laminate														8,750	
48	48	Square Feet	Counters, Laminate														3,828	
100	100	Square Feet	Windows										19,479					
1	1	Each	Doors, Wooden															
			<u>Bowling Lanes</u>															

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

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Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimated 1st Year Event	Life Analysis, Years		Year of Last Event	Previous Events	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	0 FY 2025	1 FY 2026	2 FY 2027	3 FY 2028	4 FY 2029	5 FY 2030	6 FY 2031	7 FY 2032	
					Useful	Remaining															
30	30	Square Yards	Flooring, Carpet	2030	10	4	2020		65.00	1,950	1,950	5,884							2,372		
864	864	Square Feet	Flooring, LVT	2043	20	17	2023		17.00	14,688	14,688	29,755									
40	40	Square Yards	Flooring, Wood Flooring (Approach)	2041	20	15	2011		83.00	3,320	3,320	6,218									
315	315	Square Yards	Wall Finishes, Carpet	2041	20	15	2011		65.00	20,475	20,475	38,349									
1	1	Each	Doors, Wooden, Large (Set)	2032	30	6			1,300.00	1,300	1,300	1,711									1,711
2	2	Each	Doors, Wooden	2032	30	6			450.00	900	900	1,184									1,184
2	2	Each	Doors, Metal	2032	30	6			800.00	1,600	1,600	2,105									2,105
			Media Center																		
603	603	Square Feet	Flooring, LVT	2044	20	18	2024		17.00	10,251	10,251	23,741									
1	1	Allowance	Wall Finishes, Paint	2033	9	7	2024		1,068.00	1,068	1,068	4,610									
1	1	Each	Computers	2024	8	-2	2016		800.00	800	800	3,393	800								
74	74	Square Feet	Windows	2042	40	16			100.00	7,400	7,400	14,414									
2	2	Each	Doors, Wooden	2032	30	6			450.00	900	900	1,184									1,184
			Fitness Center																		
380	380	Square Feet	Windows	2042	40	16			100.00	38,000	38,000	74,020									
142	142	Square Yards	Flooring, Wood Laminate	2027	25	1			83.00	11,786	11,786	12,748			12,748						
1	1	Allowance	Wall Finishes, Paint	2028	9	2	2018		2,800.00	2,800	2,800	7,812				3,150					
12	12	Square Feet	Counters, Laminate	2022	20	-4			35.00	420	420	1,305		420							
6	6	Linear Feet	Cabinets, Laminate	2022	20	-4			80.00	480	480	1,491		480							
2	4	Each	Doors, Wooden	2032	30	6			450.00	1,800	900	2,369									2,369
1	1	Each	Equipment, Cardio - Treadmill A	2033	10	7	2023		6,500.00	6,500	6,500	28,564									
1	1	Each	Equipment, Cardio - Treadmill B	2033	10	7	2023		6,500.00	6,500	6,500	28,564									
1	1	Each	Equipment, Cardio - Treadmill C	2034	10	8	May-24		6,500.00	6,500	6,500	29,447									
1	1	Each	Equipment, Cardio - Treadmill D	2034	10	8	May-24		6,500.00	6,500	6,500	29,447									
1	1	Each	Equipment, Cardio - Elliptical A	2032	10	6	2022		4,300.00	4,300	4,300	14,035									5,659
1	1	Each	Equipment, Cardio - Elliptical B	2032	10	6	2022		4,300.00	4,300	4,300	14,035									5,659

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	8 FY 2033	9 FY 2034	10 FY 2035	11 FY 2036	12 FY 2037	13 FY 2038	14 FY 2039	15 FY 2040	16 FY 2041	17 FY 2042	18 FY 2043	19 FY 2044	20 FY 2045	21 FY 2046	22 FY 2047
30	30	Square Yards	Flooring, Carpet								3,512							
864	864	Square Feet	Flooring, LVT											29,755				
40	40	Square Yards	Flooring, Wood Flooring (Approach)									6,218						
315	315	Square Yards	Wall Finishes, Carpet									38,349						
1	1	Each	Doors, Wooden, Large (Set)															
2	2	Each	Doors, Wooden															
2	2	Each	Doors, Metal															
			Media Center															
603	603	Square Feet	Flooring, LVT												13,490			
1	1	Allowance	Wall Finishes, Paint	1,462									2,080					
1	1	Each	Computers	1,095								1,498						
74	74	Square Feet	Windows										14,414					
2	2	Each	Doors, Wooden															
			Fitness Center															
380	380	Square Feet	Windows										74,020					
142	142	Square Yards	Flooring, Wood Laminate															
1	1	Allowance	Wall Finishes, Paint						4,662									
12	12	Square Feet	Counters, Laminate												885			
6	6	Linear Feet	Cabinets, Laminate												1,011			
2	4	Each	Doors, Wooden															
1	1	Each	Equipment, Cardio - Treadmill A	8,896										13,168				
1	1	Each	Equipment, Cardio - Treadmill B	8,896										13,168				
1	1	Each	Equipment, Cardio - Treadmill C		9,252										13,695			
1	1	Each	Equipment, Cardio - Treadmill D		9,252										13,695			
1	1	Each	Equipment, Cardio - Elliptical A										8,376					
1	1	Each	Equipment, Cardio - Elliptical B										8,376					

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Explanatory Notes:

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Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimated 1st Year Event	Life Analysis, Years		Year of Last Event	Previous Events	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	0 FY 2025	1 FY 2026	2 FY 2027	3 FY 2028	4 FY 2029	5 FY 2030	6 FY 2031	7 FY 2032	
					Useful	Remaining															
1	1	Each	Equipment, Cardio - Recumbent Bicycle A	2025	10	-1	2015		3,000.00	3,000	3,000	14,574		3,120							
1	1	Each	Equipment, Cardio - Recumbent Bicycle B	2025	10	-1	2015		3,000.00	3,000	3,000	14,574		3,120							
1	1	Each	Equipment, Cardio - Recumbent Stepper	2027	10	1	2017		3,700.00	3,700	3,700	18,695			4,002						
1	1	Each	Equipment, Strength - Chest-Shoulder Machine	2033	15	7	2018		3,800.00	3,800	3,800	5,201									
1	1	Each	Equipment, Strength - Ab-Bicep Machin	2033	15	7	2018		3,800.00	3,800	3,800	5,201									
1	1	Each	Equipment, Strength - Dual Leg Press/Calf Raise Machine	2033	15	7	2018		3,800.00	3,800	3,800	5,201									
1	1	Each	Equipment, Strength - Dual Lat Pull Down/Vertical Row Machine	2033	15	7	2018		3,800.00	3,800	3,800	5,201									
			Restaurant																		
4	1	Allowance	Kitchen Equipment Contingency	2026	20	0 to 15	2025		15,000.00	15,000	60,000	398,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000
500	500	Square Feet	Windows, Storefront	2037	35	11			50.00	25,000	25,000	40,026									
30	30	Square Yards	Floor Coverings, Tile (Bar and Server Area)	2032	30	6			75.00	2,250	2,250	4,930									4,930
121	121	Square Yards	Floor Coverings, Tile (Kitchen)	2046	30	20	2016		75.00	9,075	9,075	19,884									
61	61	Square Yards	Floor Coverings, Carpet	2031	12	5	2019		65.00	3,965	3,965	10,886								5,017	
768	768	Square Feet	Flooring, LVT (Luxury Vinyl Tile)	2040	25	14	2019		17.00	13,056	13,056	27,507									
4	4	Each	Doors, Wooden	2032	30	6			650.00	2,600	2,600	3,421									3,421
3	3	Each	Doors, Metal with Glass	2032	30	6			2,500.00	7,500	7,500	9,869									9,869
1	1	Each	Doors, Metal with Glass (single)	2032	30	6			1,250.00	1,250	1,250	1,645									1,645
1	1	Allowance	Paint Finishes	2031	9	5	2022		4,100.00	4,100	4,100	11,257								5,188	
24	24	Each	Furniture, Wood Tables - Square	2030	20	4			350.00	8,400	8,400	10,220						10,220			
12	12	Each	Furniture, Wood Laminate - Round	2035	20	9	2015		500.00	6,000	6,000	8,881									
150	150	Each	Furniture, Metal Chairs with Cushion	2034	20	8	2014		100.00	15,000	15,000	17,548									
12	12	Each	Furniture, Metal Chairs with Cushion - Barstools	2034	20	8	2014		130.00	1,560	1,560	1,825									
61	61	Each	Furniture, Metal Chairs (Patio)	2030	20	4			250.00	15,250	15,250	18,554						18,554			
14	14	Each	Furniture, Metal Hi-Top Chairs (Patio)	2030	20	4			300.00	4,200	4,200	5,110						5,110			
12	12	Each	Furniture, Metal Tables - Round	2030	20	4			700.00	8,400	8,400	10,220						10,220			
3	3	Each	Furniture, Metal Tables - Hi-Top	2030	20	4			800.00	2,400	2,400	2,920						2,920			

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	8 FY 2033	9 FY 2034	10 FY 2035	11 FY 2036	12 FY 2037	13 FY 2038	14 FY 2039	15 FY 2040	16 FY 2041	17 FY 2042	18 FY 2043	19 FY 2044	20 FY 2045	21 FY 2046	22 FY 2047
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					5,924										8,769
1	1	Each	Equipment, Strength - Chest-Shoulder Machine	5,201														
1	1	Each	Equipment, Strength - Ab-Bicep Machin	5,201														
1	1	Each	Equipment, Strength - Dual Leg Press/Calf Raise Machine	5,201														
1	1	Each	Equipment, Strength - Dual Lat Pull Down/Vertical Row Machine	5,201														
			Restaurant															
4	1	Allowance	Kitchen Equipment Contingency	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000
500	500	Square Feet	Windows, Storefront					40,026										
30	30	Square Yards	Floor Coverings, Tile (Bar and Server Area)															
121	121	Square Yards	Floor Coverings, Tile (Kitchen)														19,884	
61	61	Square Yards	Floor Coverings, Carpet										5,869					
768	768	Square Feet	Flooring, LVT (Luxury Vinyl Tile)												27,507			
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							6,069								
24	24	Each	Furniture, Wood Tables - Square															
12	12	Each	Furniture, Wood Laminate - Round			8,881												
150	150	Each	Furniture, Metal Chairs with Cushion		17,548													
12	12	Each	Furniture, Metal Chairs with Cushion - Barstools		1,825													
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															

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Explanatory Notes:

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Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimated 1st Year Event	Life Analysis, Years		Year of Last Event	Previous Events	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	0 FY 2025	1 FY 2026	2 FY 2027	3 FY 2028	4 FY 2029	5 FY 2030	6 FY 2031	7 FY 2032	
					Useful	Remaining															
3,026	3,026	Square Feet	Pavers, Clubhouse Restaurant Patio	2028	20	2			7.00	21,182	21,182	21,182				21,182					
1,840	1,840	Square Feet	Awning, Vinyl	2035	12	9	2023		20.00	24,000	36,800	117,404									
			<u>HVAC</u>																		
15	15	Each	Reme Halo LED Cartridge Replacement	2025	5	-1	2020		495.00	7,425	7,425	57,091	7,425					9,034			
1	1	Each	Ballroom SW #1	2029	15	3	2014		35,000.00	35,000	35,000	40,945					40,945				
1	1	Each	Ballroom NW #2	2025	15	-1	5/2010		9,500.00	9,500	9,500	9,500	9,500								
1	1	Each	Ballroom SE #3	2030	15	4	2015		35,000.00	35,000	35,000	42,583						42,583			
1	1	Each	Ballroom NE #4	2025	15	-1	4/2010		9,500.00	9,500	9,500	9,500	9,500								
1	1	Each	Cinema #5	2038	15	12	2023		8,500.00	8,500	8,500	22,653									
1	1	Each	Foyer #6	2039	15	13	2024		7,500.00	7,500	7,500	20,488									
1	1	Each	Restaurant Dining Room Bar Side #7	2034	15	8	2018		20,000.00	20,000	20,000	28,466									
1	1	Each	Restaurant Dining Room Kitchen Side #8	2030	15	4	2015		20,000.00	20,000	20,000	68,155						24,333			
1	1	Each	Restaurant Kitchen #9	2028	15	2	2013		9,500.00	9,500	9,500	29,931				10,686					
1	1	Each	Game Room #10	2029	15	3	2014		9,500.00	9,500	9,500	31,129					11,114				
1	1	Each	Bowling Alley #11	2033	15	7	2018		9,500.00	9,500	9,500	13,001									
1	1	Each	Card Room #12	2027	15	1	2012		7,500.00	7,500	7,500	22,721			8,112						
1	1	Each	Craft Room #13	2038	15	12	2023		7,500.00	7,500	7,500	19,988									
1	1	Each	Media Center #14	2039	15	13	Dec-24		7,500.00	7,500	7,500	20,488									
1	1	Each	Conference Room #15	2039	15	13	2024		9,500.00	9,500	9,500	16,451									
1	1	Each	Fitness Center #16	2031	15	5	2016		20,000.00	20,000	20,000	70,881							25,306		
1	1	Each	Gate House #17	2039	15	13	2024		5,000.00	5,000	5,000	8,658									
Exterior Amenities																					
			<u>Bocce Ball Court</u>																		
2	2	Each	Bocce Courts, Light Poles and Fixtures	2046	30	20	2016		2,500	5,000	5,000	11,394									
1	1	Allowance	Bocce Court Carpet	2032	9	6	2023		19,000	19,000	19,000	79,590									25,003
1,070	1,070	Square Feet	Pavers	2032	30	6			7.00	7,490	7,490	9,856									9,856

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	8 FY 2033	9 FY 2034	10 FY 2035	11 FY 2036	12 FY 2037	13 FY 2038	14 FY 2039	15 FY 2040	16 FY 2041	17 FY 2042	18 FY 2043	19 FY 2044	20 FY 2045	21 FY 2046	22 FY 2047
3,026	3,026	Square Feet	Pavers, Clubhouse Restaurant Patio															
1,840	1,840	Square Feet	Awning, Vinyl			35,526												56,878
			<u>HVAC</u>															
15	15	Each	Reme Halo LED Cartridge Replacement			10,991					13,372					16,269		
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						14,153									
1	1	Each	Foyer #6							12,988								
1	1	Each	Restaurant Dining Room Bar Side #7		28,466													
1	1	Each	Restaurant Dining Room Kitchen Side #8													43,822		
1	1	Each	Restaurant Kitchen #9										19,245					
1	1	Each	Game Room #10												20,015			
1	1	Each	Bowling Alley #11	13,001														
1	1	Each	Card Room #12										14,609					
1	1	Each	Craft Room #13						12,488									
1	1	Each	Media Center #14							12,988								
1	1	Each	Conference Room #15							16,451								
1	1	Each	Fitness Center #16														45,575	
1	1	Each	Gate House #17							8,658								
Exterior Amenities																		
			<u>Bocce Ball Court</u>															
2	2	Each	Bocce Courts, Light Poles and Fixtures														11,394	
1	1	Allowance	Bocce Court Carpet								35,587							
1,070	1,070	Square Feet	Pavers															

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

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Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimated 1st Year Event	Life Analysis, Years		Year of Last Event	Previous Events	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	0 FY 2025	1 FY 2026	2 FY 2027	3 FY 2028	4 FY 2029	5 FY 2030	6 FY 2031	7 FY 2032
					Useful	Remaining														
Pool/Spa																				
7600	7,600	Square Feet	Deck, Pavers	2032	30	6	2002		7.00	53,200	53,200	70,008								70,008
400	400	Linear Feet	Fences, Aluminum	2027	25	1	2002		46.00	18,400	18,400	19,901		19,901						
23	23	Each	Furniture, Lounge Chairs (Rolling)	2027	25	1			1,500.00	34,500	34,500	37,315		37,315						
12	12	Each	Furniture, Lounge Chairs (Non-Rolling)	2025	10	-1	2015		400.00	4,800	4,800	24,253	5,192							
2	1	Allowance	Mechanical Equipment, Pool - Self Priming Pump	2036	14	10	2021		15,000.00	15,000	30,000	31,873								
1	1	Each	Mechanical Equipment, Pool - Gas Heater	2030	8	4	Nov-24		3,700.00	3,700	3,700	11,532								4,869
1	1	Each	Mechanical Equipment, Pool - Electric Heater	2020	15	-6			3,800.00	3,800	3,800	12,126	3,800							
1	1	Each	Mechanical Equipment, Pool - Electric Cooling/Heating Unit	2037	15	11	2022		6,300.00	6,300	6,300	10,087								
1	1	Each	Mechanical Equipment, Spa - Circulating Motor and Pump	2017	10	-9			5,000.00	5,000	5,000	13,658	5,000							
1	1	Each	Mechanical Equipment, Spa - Therapy Motor and Pump	2033	10	7	2023		5,000.00	5,000	5,000	16,972								
1	1	Each	Mechanical Equipment, Spa - Gas Heater	2033	8	7	Jan-25		4,700.00	4,700	4,700	15,235								
1	1	Each	Handicap Lift, Pool	2032	10	6	2022		5,000.00	5,000	5,000	16,320								6,580
1	1	Each	Handicap Lift, Spa	2034	10	8	2024		7,000.00	7,000	7,000	24,711								
3	3	Each	Pool, Light Poles and Fixtures	2056	40	30 to 30+	2016		4,500.00	13,500	13,500	0								
2760	2,760	Square Feet	Pool Finishes, Plaster	2033	10	7	2023		11.50	31,740	31,740	139,477								
1	1	Allowance	Finishings, Paint - Concrete Columns	2030	6	4	2024		3,225.00	3,225	3,225	18,396						3,924		
Shuffleboard Court																				
8	8	Each	Shuffleboard Courts, Surface Replacement	2057	40	31	2017		2,600.00	20,800	20,800	0								
278	278	Sqaure Yards	Shuffleboard Courts, Color Coat	2023	5	-3	2017		44.00	12,232	12,232	97,813		12,721						15,477
8	8	Each	Shuffleboard Court, Light Poles and Fixtures	2027	25	1			1,500.00	12,000	12,000	12,979		12,979						
1,700	1,700	Square Feet	Roofs, Asphalt Shingles	2020	18	-6	2002		6.00	10,200	10,200	10,608		10,608						
266	266	Linear Feet	Gutters and Downspouts, Aluminum	2041	18	15	Aug-23		9.47	2,519	2,519	7,237								
1	1	Allowance	Walls, Stucco, Paint Finishes and Capital Repairs	2030	6	4	Dec-24		2,245.00	2,245	2,245	12,805						2,731		
4	4	Each	Door, Metal	2032	30	6			800.00	3,200	3,200	4,211								4,211
Tennis Court																				

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	8 FY 2033	9 FY 2034	10 FY 2035	11 FY 2036	12 FY 2037	13 FY 2038	14 FY 2039	15 FY 2040	16 FY 2041	17 FY 2042	18 FY 2043	19 FY 2044	20 FY 2045	21 FY 2046	22 FY 2047
			Pool/Spa															
7600	7,600	Square Feet	Deck, Pavers															
400	400	Linear Feet	Fences, Aluminum															
23	23	Each	Furniture, Lounge Chairs (Rolling)															
12	12	Each	Furniture, Lounge Chairs (Non-Rolling)			7,685										11,376		
2	1	Allowance	Mechanical Equipment, Pool - Self Priming Pump				16,873											
1	1	Each	Mechanical Equipment, Pool - Gas Heater							6,663								
1	1	Each	Mechanical Equipment, Pool - Electric Heater													8,326		
1	1	Each	Mechanical Equipment, Pool - Electric Cooling/Heating Unit					10,087										
1	1	Each	Mechanical Equipment, Spa - Circulating Motor and Pump							8,658								
1	1	Each	Mechanical Equipment, Spa - Therapy Motor and Pump	6,843										10,129				
1	1	Each	Mechanical Equipment, Spa - Gas Heater	6,432							8,803							
1	1	Each	Handicap Lift, Pool										9,740					
1	1	Each	Handicap Lift, Spa		9,963											14,748		
3	3	Each	Pool, Light Poles and Fixtures															
2760	2,760	Square Feet	Pool Finishes, Plaster	43,438										64,299				
1	1	Allowance	Finishings, Paint - Concrete Columns				4,965						6,282					
			Shuffleboard Court															
8	8	Each	Shuffleboard Courts, Surface Replacement															
278	278	Sqaure Yards	Shuffleboard Courts, Color Coat				18,831					22,910						27,874
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								4,718							
1	1	Allowance	Walls, Stucco, Paint Finishes and Capital Repairs				3,456						4,373					
4	4	Each	Door, Metal															
			Tennis Court															

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

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					Useful	Remaining															
1,600	1,600	Square Yards	Tennis Courts, Color Coat	2035	10	9	2025		10.24	16,384	16,384	76,535	16,384								
1,600	1,600	Square Yards	Tennis Courts, Surface Replacement	2031	25	5			35.00	56,000	56,000	70,858							70,858		
480	480	Linear Feet	Tennis Courts, Fence	2032	30	6			35.00	16,800	16,800	22,108								22,108	
9	9	Each	Tennis Courts, Light Poles and Fixtures	2027	25	1			2,500.00	22,500	22,500	24,336			24,336						
			Pavilion																		
8	8	Each	Furniture, Metal - Square Tables	2042	25	16	2017		650.00	5,200	5,200	10,129									
2	2	Each	Furniture, Metal - Rectangle Tables	2042	25	16	2017		780.00	1,560	1,560	3,039									
40	40	Each	Furniture, Metal - Chairs	2042	25	16	2017		250.00	10,000	10,000	19,479									
1,700	1,700	Square Feet	Roofs, Asphalt Shingles	2030	18	4	2018		6.00	10,200	10,200	32,279							12,410		
1	1	Allowance	Walls, Stucco, Paint Finishes and Capital Repairs	2030	6	4	Dec-24		2,565.00	2,565	2,565	14,631							3,121		
4	4	Each	Charcoal Grills	2029	15	3	2014		2,800.00	11,200	11,200	36,699						13,102			
2	2	Each	Doors, Aluminum (Sets)	2049	25	23	Jun-24		1,446.00	2,892	2,892	2,892									
			Pet Play Park																		
1	1	Allowance	Pet Play Park Furniture, Metal	2027	25	1			2,500.00	2,500	2,500	8,629			2,704						
500	500	Linear Feet	Fences, Chain Link	2051	30	25 to 30+	2021		19.00	9,500	9,500	0									
			Guard House																		
1,400	1,400	Square Feet	Roof, Asphalt Shingles	2028	12	2	2016		6.00	8,400	8,400	24,577				9,449					
1	1	Allowance	Walls, Stucco, Paint Finishes and Capital Repairs	2031	7	5	Dec-24	2015	2,950.00	2,950	2,950	18,059								3,733	
200	200	Linear Feet	Permanent Roofline Lighting System	2044	20	18	Nov-24		38.00	7,600	7,600	23,612									
233	233	Square Feet	Floor Coverings, Tile	2032	30	6			75.00	17,475	17,475	22,996								22,996	
1	1	Each	Rest Rooms, Renovation, Complete	2027	25	1			3,000.00	3,000	3,000	3,650							3,650		
4	4	Each	Gate Arms	2033	10	7	2023		1,200.00	4,800	4,800	21,093									
4	4	Each	Gate Operators	2033	10	7	2023		9,212.50	36,850	36,850	161,933									
			Security																		
1	1	Each	Golf Cart - Green Club Car (Hard Sides)	2031	10	5	2021		14,000.00	14,000	14,000	65,602								18,423	
1	1	Each	Golf Cart - White 2018 EZGO TXT	2031	10	5	2021		14,000.00	14,000	14,000	65,602								18,423	

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	8 FY 2033	9 FY 2034	10 FY 2035	11 FY 2036	12 FY 2037	13 FY 2038	14 FY 2039	15 FY 2040	16 FY 2041	17 FY 2042	18 FY 2043	19 FY 2044	20 FY 2045	21 FY 2046	22 FY 2047
1,600	1,600	Square Yards	Tennis Courts, Color Coat			24,252										35,899		
1,600	1,600	Square Yards	Tennis Courts, Surface Replacement															
480	480	Linear Feet	Tennis Courts, Fence															
9	9	Each	Tennis Courts, Light Poles and Fixtures															
			Pavilion															
8	8	Each	Furniture, Metal - Square Tables										10,129					
2	2	Each	Furniture, Metal - Rectangle Tables										3,039					
40	40	Each	Furniture, Metal - Chairs										19,479					
1,700	1,700	Square Feet	Roofs, Asphalt Shingles										19,869					
1	1	Allowance	Walls, Stucco, Paint Finishes and Capital Repairs				3,949						4,996					
4	4	Each	Charcoal Grills												23,597			
2	2	Each	Doors, Aluminum (Sets)															
			Pet Play Park															
1	1	Allowance	Pet Play Park Furniture, Metal															5,925
500	500	Linear Feet	Fences, Chain Link															
Guard House																		
1,400	1,400	Square Feet	Roof, Asphalt Shingles								15,128							
1	1	Allowance	Walls, Stucco, Paint Finishes and Capital Repairs						4,912							6,464		
200	200	Linear Feet	Permanent Roofline Lighting System												16,012			
233	233	Square Feet	Floor Coverings, Tile															
1	1	Each	Rest Rooms, Renovation, Complete															
4	4	Each	Gate Arms	6,569										9,724				
4	4	Each	Gate Operators	50,432										74,651				
Security																		
1	1	Each	Golf Cart - Green Club Car (Hard Sides)									33,179						
1	1	Each	Golf Cart - White 2018 EZGO TXT									33,179						

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Explanatory Notes:

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- 2) FY2026 is Fiscal Year beginning October 1, 2025 and ending September 30 2026.

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimated 1st Year Event	Life Analysis, Years		Year of Last Event	Previous Events	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	0 FY 2025	1 FY 2026	2 FY 2027	3 FY 2028	4 FY 2029	5 FY 2030	6 FY 2031	7 FY 2032	
					Useful	Remaining															
1	1	Allowance	Life Safety System, Control Panel and Emergency Devices	2027	25	1			15,000.00	15,000	15,000	16,224			16,224						
2	1	Allowance	Security System, Phased	2022	14	-4 to 3			15,500.00	15,500	31,000	88,895					18,133				
Landscaping																					
1	1	Allowance	Lake Ashton Blvd Landscape Refurbishment	2052	30	26	2022		120,000.00	120,000	120,000	120,000									
1	1	Each	Reflection Garden Refurbishment	2032	30	6			60,000.00	60,000	60,000	78,956									78,956
Pavement Management																					
1	1	Allowance	Pavement Management Report (Updated)	2030	5	4	2024		5,000.00	5,000	5,000	44,440				5,624					6,580
102,900	27,746	Square Yards	Asphalt Pavement, Patch and Partial Seal Coat Contingency	2025	4	-1			0.50	13,873	51,450	549,618	13,873	14,428	15,005	15,605	16,229	16,879	17,554	18,256	
3,033	3,033	Square Yards	Parking Lot Resurface - East Lot	2038	20	12	2018		12.00	36,396	36,396	60,602									
2,878	2,878	Square Yards	Parking Lot Resurface - West Lot	2038	20	12	2018		12.00	34,536	34,536	57,505									
2,175	2,175	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 0-19) Berwick Drive	2042	20	16	2022		41.00	89,175	89,175	262,879									
2,500	2,500	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 20-39) Ashton Club Drive (From East PL - Circle Dr)	2042	20	16	2022		41.00	102,500	102,500	302,160									
3,277	3,277	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 40-59) Turnberry Ln	2025	20	-1			41.00	134,357	134,357	134,357	134,357								
812	812	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 40-59) MacArthur Palms Dr	2027	20	1			41.00	33,292	33,292	36,009			36,009						
6,246	6,246	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 40-59) Dunmore Dr	2028	20	2			41.00	256,086	256,086	288,062				288,062					
1,791	1,791	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 40-59) Litchfield Loop	2030	20	4			41.00	73,431	73,431	89,340						89,340			
1,655	1,655	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 40-59) Waterford Dr	2026	20	0			41.00	67,855	67,855	70,569		70,569							
1,325	1,325	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 40-59) Aberdeen Ln	2034	20	8			41.00	54,325	54,325	77,321									
667	667	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Grayhawk Dr	2036	20	10			41.00	27,347	27,347	42,099									
2,359	2,359	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Stone Creek Loop	2040	20	14			41.00	96,719	96,719	174,185									
1,307	1,307	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Ashton Palms Dr	2042	20	16			41.00	53,587	53,587	104,382									
2,650	2,650	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Muirfield Loop	2044	20	18			41.00	108,650	108,650	228,909									
2,280	2,280	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) LA Blvd Inbound	2046	20	20			41.00	93,480	93,480	213,019									
2,280	2,280	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) LA Blvd Outbound (NW)	2038	20	12			41.00	93,480	93,480	155,651									
407	407	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Troon Ln	2028	20	2 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	20	2 to 30+			41.00	63,755	63,755	0									

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	8 FY 2033	9 FY 2034	10 FY 2035	11 FY 2036	12 FY 2037	13 FY 2038	14 FY 2039	15 FY 2040	16 FY 2041	17 FY 2042	18 FY 2043	19 FY 2044	20 FY 2045	21 FY 2046	22 FY 2047
1	1	Allowance	Life Safety System, Control Panel and Emergency Devices															
2	1	Allowance	Security System, Phased				23,862							31,400				
Landscaping																		
1	1	Allowance	Lake Ashton Blvd Landscape Refurbishment															
1	1	Each	Reflection Garden Refurbishment															
Pavement Management																		
1	1	Allowance	Pavement Management Report (Updated)				7,697				9,005				10,534			
102,900	27,746	Square Yards	Asphalt Pavement, Patch and Partial Seal Coat Contingency	18,986	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
3,033	3,033	Square Yards	Parking Lot Resurface - East Lot						60,602									
2,878	2,878	Square Yards	Parking Lot Resurface - West Lot						57,505									
2,175	2,175	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 0-19) Berwick Drive										173,704					
2,500	2,500	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 20-39) Ashton Club Drive (From East PL - Circle Dr)										199,660					
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		77,321													
667	667	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Grayhawk Dr				42,099											
2,359	2,359	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Stone Creek Loop								174,185							
1,307	1,307	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Ashton Palms Dr										104,382					
2,650	2,650	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Muirfield Loop												228,909			
2,280	2,280	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) LA Blvd Inbound														213,019	
2,280	2,280	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) LA Blvd Outbound (NW)						155,651									
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															

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Explanatory Notes:

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Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimated 1st Year Event	Life Analysis, Years		Year of Last Event	Previous Events	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	0 FY 2025	1 FY 2026	2 FY 2027	3 FY 2028	4 FY 2029	5 FY 2030	6 FY 2031	7 FY 2032	
					Useful	Remaining															
1,085	1,085	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Birkdale Dr	2028	20	2 to 30+			41.00	44,485	44,485	0									
395	395	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Roebelenii Dr	2028	20	2 to 30+			41.00	16,195	16,195	0									
850	850	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Dornoch Dr	2028	20	2 to 30+			41.00	34,850	34,850	0									
547	547	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 60-79) Blackmoor Ln	2028	20	2 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	20	2 to 30+			41.00	150,388	150,388	0									
856	856	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 80-100) Gullane Dr	2030	20	4 to 30+			41.00	35,096	35,096	0									
766	766	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 80-100) Ventana Ln	2030	20	4 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	20	4 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	20	4 to 30+			41.00	76,137	76,137	0									
370	370	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 80-100) Coconut Dr	2030	20	4 to 30+			41.00	15,170	15,170	0									
980	980	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 80-100) Tralee Dr	2030	20	4 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	20	4 to 30+			41.00	59,737	59,737	0									
Stormwater Management																					
2,645	2,645	Linear Feet	Concrete Curbs, Gutters, Catch Basins (56 Catch Basins) Contingency	2022	to 65	-4 to 8			26.00	68,770	68,770	1,150,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Concrete Pathways, Ponds, and Bridges																					
24,416	24,416	Linear Feet	Golf Course Pathways, Contingency						0.41	10,000	10,000	277,500	15,000	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 Contingency (Board Replacement (40), Pressure Washing, & Sealing)						16.09	30,000	30,000	432,500	30,000		30,000		30,000		30,000		30,000
50,554	50,554	Linear Feet	Ponds Erosion Contingency						35.00	1,769,390	1,769,390	270,000	30,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
392	392	Linear Feet	Bridge 1 Substructure Replacement	2033		7			500.00	196,000	196,000	268,240									
3920	3920	Square Feet	Bridge 1 Decking Replacement	2033		7			28.00	109,760	109,760	150,214									
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									

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	8 FY 2033	9 FY 2034	10 FY 2035	11 FY 2036	12 FY 2037	13 FY 2038	14 FY 2039	15 FY 2040	16 FY 2041	17 FY 2042	18 FY 2043	19 FY 2044	20 FY 2045	21 FY 2046	22 FY 2047
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															
370	370	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 80-100) Coconut Dr															
980	980	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 80-100) Tralee Dr															
1,457	1,457	Lineal Feet	Asphalt Pavement, Mill and Overlay (Score 80-100) Sable Loop Dr															
Stormwater Management																		
2,645	2,645	Linear Feet	Concrete Curbs, Gutters, Catch Basins (56 Catch Basins) Contingency	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Concrete Pathways, Ponds, and Bridges																		
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 Contingency (Board Replacement (40), Pressure Washing, & Sealing)	30,000		30,000		30,000		30,000		30,000		30,000		30,000		30,000
50,554	50,554	Linear Feet	Ponds Erosion 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
392	392	Linear Feet	Bridge 1 Substructure Replacement	268,240														
3920	3920	Square Feet	Bridge 1 Decking Replacement	150,214														
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															

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

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Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimated 1st Year Event	Life Analysis, Years		Year of Last Event	Previous Events	Costs, \$ Unit 2023	Per Phase 2023	Total	30-Year Total (Inflated)	0	1	2	3	4	5	6	7		
					Useful	Remaining							FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032		
58	58	Linear Feet	Bridge 5 Substructure Replacement						500.00	29,000	29,000	0										
580	580	Square Feet	Bridge 5 Decking Replacement						28.00	16,240	16,240	0										
70	70	Linear Feet	Bridge 6 Substructure Replacement						500.00	35,000	35,000	0										
700	700	Square Feet	Bridge 6 Decking Replacement						28.00	19,600	19,600	0										
79	79	Linear Feet	Bridge 7 Substructure Replacement						500.00	39,500	39,500	0										
790	790	Square Feet	Bridge 7 Decking Replacement						28.00	22,120	22,120	0										
90	90	Linear Feet	Bridge 8 Substructure Replacement						500.00	44,750	44,750	0										
895	895	Square Feet	Bridge 8 Decking Replacement						28.00	25,060	25,060	0										
97	97	Linear Feet	Bridge 9 Substructure Replacement						500.00	48,500	48,500	0										
970	970	Square Feet	Bridge 9 Decking Replacement						28.00	27,160	27,160	0										
81	81	Linear Feet	Bridge 10 Substructure Replacement	2035		9			500.00	40,250	40,250	59,580										
805	805	Square Feet	Bridge 10 Decking Replacement	2035		9			28.00	22,540	22,540	33,365										
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										
Anticipated Expenditures, By Year																						
												\$11,742,393	471,611	589,004	329,357	492,648	215,523	555,074	639,342	473,351		

RESERVE EXPENDITURES

Lake Ashton
Community Development District
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	8 FY 2033	9 FY 2034	10 FY 2035	11 FY 2036	12 FY 2037	13 FY 2038	14 FY 2039	15 FY 2040	16 FY 2041	17 FY 2042	18 FY 2043	19 FY 2044	20 FY 2045	21 FY 2046	22 FY 2047
58	58	Linear Feet	Bridge 5 Substructure Replacement															
580	580	Square Feet	Bridge 5 Decking Replacement															
70	70	Linear Feet	Bridge 6 Substructure Replacement															
700	700	Square Feet	Bridge 6 Decking Replacement															
79	79	Linear Feet	Bridge 7 Substructure Replacement															
790	790	Square Feet	Bridge 7 Decking Replacement															
90	90	Linear Feet	Bridge 8 Substructure Replacement															
895	895	Square Feet	Bridge 8 Decking Replacement															
97	97	Linear Feet	Bridge 9 Substructure Replacement															
970	970	Square Feet	Bridge 9 Decking Replacement															
81	81	Linear Feet	Bridge 10 Substructure Replacement			59,580												
805	805	Square Feet	Bridge 10 Decking Replacement			33,365												
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															
Anticipated Expenditures, By Year				851,907	282,146	511,642	310,957	335,084	474,828	332,240	464,251	350,579	923,879	511,967	595,112	412,103	482,186	248,439

RESERVE FUNDING PLAN

Lake Ashton Community Development District Excel - 3-9-25

CASH FLOW ANALYSIS

Lake Ashton

Community Development District

Lake Wales, Florida

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Reserves at Beginning of Year	361,998	309,127	459,669	661,153	622,568	484,560	606,184	564,589	800,293	696,565	508,306
Recommended Reserve Contributions	349,813	455,901	449,420	496,380	450,000	450,000	450,000	450,000	450,000	450,000	450,000
Additional Assessment											
Total Recommended Reserve Contributions	349,813	455,901	449,420	496,380	450,000	450,000	450,000	450,000	450,000	450,000	450,000
Anticipated Interest Rate	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%
Estimated Interest Earned, During Year	4,112	18,298	25,254	1,154	996	981	1,053	1,227	1,346	1,083	894
Anticipated Expenditures, By Year	(406,796)	(323,657)	(273,190)	(536,119)	(589,004)	(329,357)	(492,648)	(215,523)	(555,074)	(639,342)	(473,351)
Anticipated Reserves at Year End	<u>\$309,127</u>	<u>\$459,669</u>	<u>\$661,153</u>	<u>\$622,568</u>	<u>\$484,560</u>	<u>\$606,184</u>	<u>\$564,589</u>	<u>\$800,293</u>	<u>\$696,565</u>	<u>\$508,306</u>	<u>\$485,849</u>

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Reserves at Beginning of Year	485,849	84,455	252,612	191,369	330,882	446,497	422,450	541,076	527,786	628,246	305,206	393,868	399,469	438,119	406,693
Recommended Reserve Contributions	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000
Additional Assessment															
Total Recommended Reserve Contributions	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	600,000	600,000	600,000	450,000	450,000	450,000
Anticipated Interest Rate	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%
Estimated Interest Earned, During Year	513	303	399	470	699	781	866	961	1,039	839	629	713	753	760	913
Anticipated Expenditures, By Year	(851,907)	(282,146)	(511,642)	(310,957)	(335,084)	(474,828)	(332,240)	(464,251)	(350,579)	(923,879)	(511,967)	(595,112)	(412,103)	(482,186)	(248,439)
Anticipated Reserves at Year End	<u>\$84,455</u>	<u>\$252,612</u>	<u>\$191,369</u>	<u>\$330,882</u>	<u>\$446,497</u>	<u>\$422,450</u>	<u>\$541,076</u>	<u>\$527,786</u>	<u>\$628,246</u>	<u>\$305,206</u>	<u>\$393,868</u>	<u>\$399,469</u>	<u>\$438,119</u>	<u>\$406,693</u>	<u>\$609,167</u>

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

SECTION 2



Climateguard Cooling & Electrical Services

ESTIMATE	#110
ESTIMATE DATE	Mar 9, 2025
TOTAL	\$7,425.00

LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT
 4141 Ashton Club Drive
 Lake Wales, FL 33859

CONTACT US

32415 Broadway Street, Ste 101
 Sebring, FL 33870

(862) 324-5457
 CWELLS@LAKEASHTONCDD.COM

(863) 991-2180
 office@theclimateguard.com

ESTIMATE

Services	qty	unit price	amount
REMI HALO LED CARTRIDGE REPLACEMENTS	15.0	\$495.00	\$7,425.00
QUOTE IS FOR REPLACEMENTS OF ALL INTERNAL REMI HALO LED CARTRIDGES FOR 15 UNITS IN THE CLUBHOUSE			

Services subtotal: \$7,425.00

Total **\$7,425.00**

Thank you for your Business and for choosing the Proven Leader CLIMATEGUARD COOLING & ELECTRICAL SERVICES



Iceberg Home Services
1101 42nd St NW
Winter Haven, FL 33881
863-632-7541

BILL TO

Matt Fisher
4141 Ashton Club Drive
Lake Wales, FL 33859 USA

ESTIMATE 73527349	ESTIMATE DATE Feb 18, 2025
-----------------------------	--------------------------------------

JOB ADDRESS

Matt Fisher
4141 Ashton Club Drive
Lake Wales, FL 33859 USA

Job: 73528991

ESTIMATE DETAILS

Reme Halo LED Cell Replacement : Upon arrival, the maintenance technician informed me that it was necessary to replace 15 Reme Halo cells for the clubhouse.

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
RemeHalo LED UV Bulb Elem	This high-quality LED replacement bulb is designed for use with the REME HALO UV air purification system. It provides powerful UV-C light to help eliminate airborne contaminants, bacteria, viruses, mold, and odors, improving indoor air quality. Featuring energy-efficient LED technology, this replacement bulb offers a longer lifespan compared to traditional UV bulbs while using less energy. Easy to install, it fits seamlessly into REME HALO systems to maintain optimal performance in your home or business. Ideal for those seeking a cost-effective, eco-friendly solution to keep their air purification system running at peak efficiency.	15.00	\$535.00	\$8,025.00

POTENTIAL SAVINGS	\$796.35
SUB-TOTAL	\$8,025.00
TOTAL	\$8,025.00
EST. FINANCING	\$102.74

We appreciate customers like you! Thank you for your business

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Iceberg Home Services as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A

GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed upon start up.

In the event that the client cancels the project after signing this estimate but before the work has commenced, a 3% cancellation fee will be applied to the total estimated cost to cover administrative and preparation costs.

RIGHT TO CANCEL Customer agrees and acknowledges that under state and federal law, Customer has a right to cancel this Agreement upon written notice to Company within three (3) business days of the Effective Date hereof without penalty.

WAIVER: In the event any service, work, or repair is done same due to emergency situations, or because I choose to move forward with same day service, I acknowledge and hereby waive all rights to cancel the sale within three (3) days.

License numbers: CMC1250661, CFC1430540, EC13010408

Sign here

Date



Recommendations

Miller's Central Air

www.millerscentralair.com

FL: CA-C058675

work: (863) 699-5455

Daniel Rodriguez

Sales

daniel@pricebook.millerscentralair.com

Prepared for

Lake Ashton Clubhouse

4141 Ashton club drive

Lake wales FL 33853

Cwells@lakeashtoncdd.com

mobile: (863) 956-6207

Clubhouse - Replace Reme Halo Cartridges

Prepared

03/10/2025

Effective through

05/09/2025



Miller's Central Air
(863) 467-1545

Expires on
05/09/2025

Prepared by
Daniel Rodriguez

Prepared for
Lake Ashton Clubhouse

Reme Halo LED cartr

System Price	\$7,800
Your Price	\$6,630

Scope of Work for Clubhouse Proposal

Install 15 ne replacement Reme halo LED cartridges. includes shipping, parts and labor for parts installation. Cell is recommended to be replaced every 4 years.

2 years parts and labor warranty

Clubhouse (option 1/1)

Reme Halo LED cartr

Miller's Central Air (863) 467-1545

Replace Reme Halo Cartridges

Pricing

*Your Final Cost is an estimate. Homeowner must file for rebates and credits, and additional conditions may apply. Individual rebates and credits may not apply in your particular case.

System Price	\$7,800		
Rebates / discounts / credits	-\$1,170	<u>Discounts/Instant Rebates</u>	<u>\$1,170</u>
Your Price	\$6,630	15% discount	\$1,170

SECTION C

Lake Ashton

Community Development District



March 17, 2025
Matthew Fisher – Operations Manager

Contracted Services

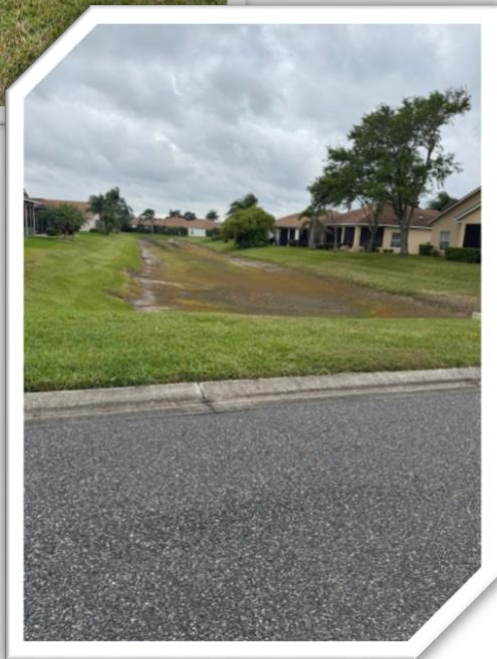
Landscaping



- ✚ The most recent site visit report is included.
- ✚ To make the area around the new grease traps level, soil needs to be added. This is due to the settling of the new units. Some of the sod will be taken away. Yellowstone will add soil and level it. After that, new sod will be put down.
- ✚ Irrigation inspection is scheduled for the week of March 17th.
- ✚ Touch up St. Augustine sod was installed around the Clubhouse. An additional pallet is being delivered the week of March 10th to replaced additional sod that is declining.

Contracted Services

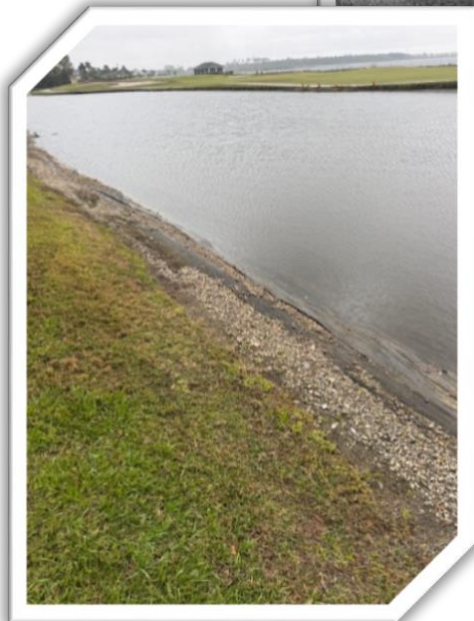
Aquatic Management



- ✚ CDD ponds were reviewed with Applied Aquatics.
- ✚ Biweekly treatments of the storm water ponds are being completed.
- ✚ March wetland quarterly maintenance has been completed.
- ✚ An article was included in the March LA Times informing residents about types of native aquatic plants found in our ponds.
- ✚ Ponds that are dried up completely or partially, Applied Aquatics are treating the vegetation growth in those areas.

Facility Maintenance

Completed/Pending



- ✚ The LED spot lights blinking in the west parking lot will be covered under warranty.
- ✚ Health Inspector found no violations with the Pool and Spa. Two new life rings were installed.
- ✚ Tennis Courts color coating project is completed.
- ✚ The Golf Course will be touching up sod along Lake Ashton Blvd before rainy season.
- ✚ The pond adjacent to Berwick Dr has exposed drainage material. Staff is obtaining the specs from Rayl engineering to get bids for the project.
- ✚ Staff has reached out to several professional cleaning vendors seeking advice on cleaning techniques for the Clubhouse fountain. Pressure washing was only recommended.

Facility Maintenance Forecaster

- ✚ Pressure wash the pavilion floor and screens. Project to begin the week of March 17th.
- ✚ Pressure wash the curbing in the circle drive and under the portico. Project to begin the week of March 17th.
- ✚ Touch up paint the pool cast aluminum furniture that requires it. Project to begin the week of March 24th.
- ✚ Touch up paint in the Ballroom. Project to begin the week of March 31st.

SECTION 1

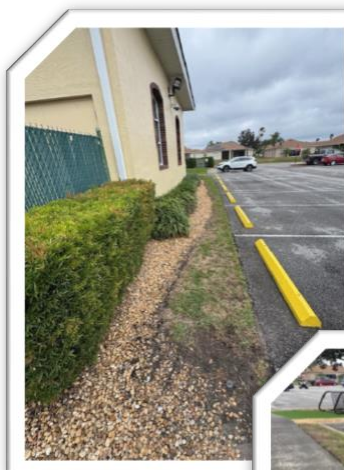
SECTION (a)

Yellowstone Site Visit Report: 3/10/25

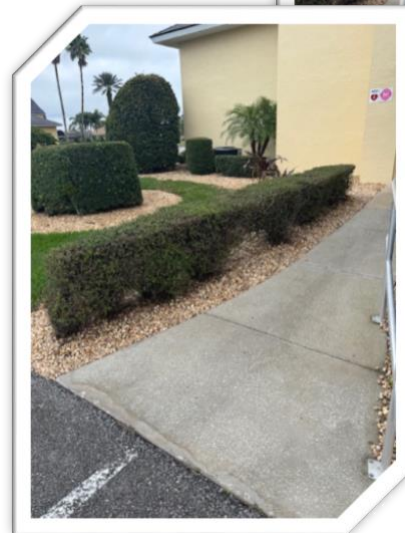
Task	Remarks (Including Specific Areas for improvement)	
Mowing	<p>Good</p> <p>Fair</p> <p>Poor</p>	<p>Mow with the chute pointed away from the ponds. Blow off clippings after mowing each area at a time.</p> <ul style="list-style-type: none"> • When approaching sandy areas around pond disengage blades.
Edging Completed	<p>Good</p> <p>Fair</p> <p>Poor</p>	<p>Edging along the road and sidewalks are maintained well.</p> <p>Improvements need to be made edging inside of beds. Sod is being installed to correct edging that has been burnt with Roundup. More sod is being delivered the week of March 10th.</p>
String Trimming	<p>Good</p> <p>Fair</p> <p>Poor</p>	<p>Nothing to report.</p>
Weed Control Turf/Beds	<p>Good</p> <p>Fair</p> <p>Poor</p>	<p>Weeds and invasive grass are in several areas of turf. Replacement is needed.</p> <p>Replacement of sod near bike rack area and east side of Bowling alley to be done the week of February 3rd.</p>
Shrubs/Ground Cover Care	<p>Good</p> <p>Fair</p> <p>Poor</p>	<p>Fire Bush at the entrance needs to be kept trimmed lower. Around 2 ft high.</p> <p>Aberdeen- dead shrubs need to be removed along fence line.</p> <p>Perennial plants replacement is in the works. Yellowstone is working with a local nursey to choose a red color perennial that will stand taller than the Duranta (Gold Mound).</p> <p>Bahia install pending along Aberdeen fence line to cover sandy areas. We are anticipating this being completed mid-April.</p>

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

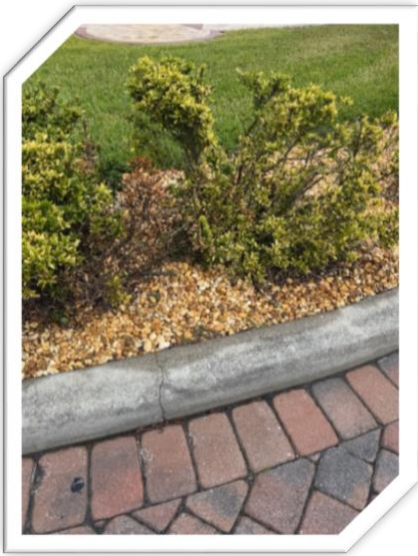
NOTES



Sod has been replaced in these locations.

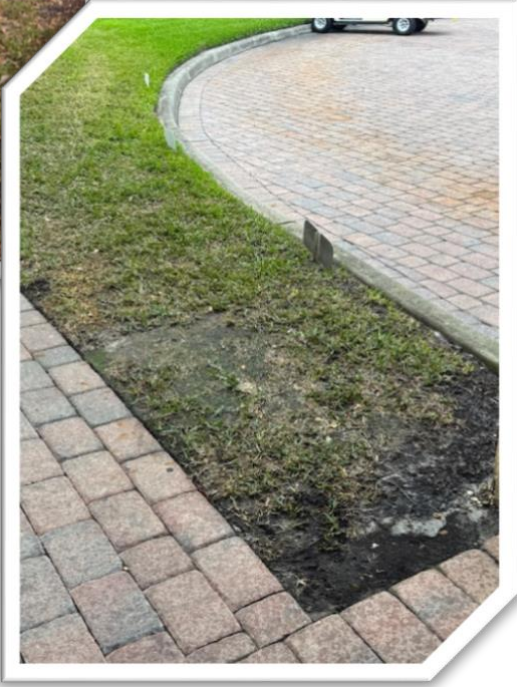
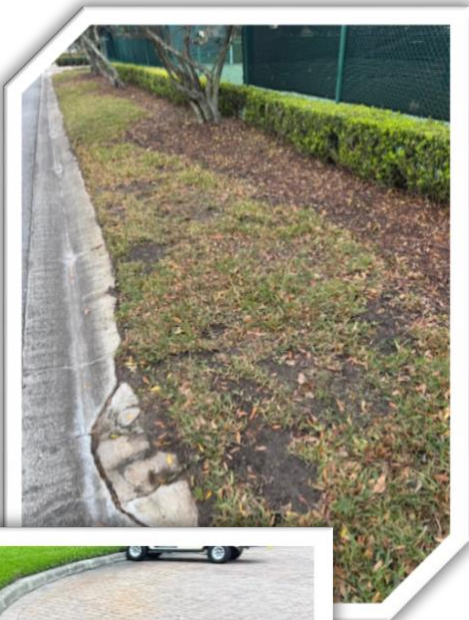


These hedges have been removed.



Many ixora are yellow. Nutrient treatment?

Need 10 or so replacements.



Area still needing sod replacement.

SECTION 2

SECTION (a)

Applied Aquatic Site Visit Pond Checklist: 3/10/25

POND	APPERANCE	ALGAE	COMMENTS
E1	Good		Nothing to report
E2	Fair	Yes	Algae treated 3/10/25
E3	Good		Nothing to report
E4	Fair	Yes	Algae treated 3/10/25
E5	Fair		Grasses continue to be treated 3/10/25
E6	Fair	Yes	Algae treated 3/10/25
E7	Fair		Grass treated 3/10/25
E8	Fair		Grass and algae treated 3/10/25
E9	Fair		Grass treated 3/10/25
E10	Fair		Grass treated 3/10/25
E11	Good		Nothing to report
E12	Good		Nothing to report
E13	Good		Nothing to report
E14	Good		Nothing to report
GC1	Good		Nothing to report
GC2	Good		Nothing to report
GC3	Good		Nothing to report
GC4	Good		Nothing to report
GC5	Fair		Eelgrass treatments continue 3/10/25
GC6	Good	Yes	Algae treated 3/10/25
GC7	Fair	Yes	Algae treated 3/10/25
GC8	Fair		Eelgrass in the deeper water. Treated 3/10/25
GC9	Fair		Nothing to report
GC10	Good		Nothing to report
GC11	Fair	Yes	Planktonic algae present. Treatments continue 3/10/25
GC12	Good	Yes	Minor algae. Treated 3/10/25
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	Fair		Eelgrass present. Treated 3/10/25

GC20	Good		Nothing to report
GC21	Good		Nothing to report

LACDD GOLF COURSE PONDS



LACDD PONDS



SECTION IX

SECTION A

SECTION 1

Lake Ashton
Community Development District
Combined Balance Sheet
January 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 104,769	\$ -	\$ -	\$ 104,769
Capital Reserve Account	\$ -	\$ -	\$ 206,688	\$ 206,688
Lease Receivable	\$ 60,171	\$ -	\$ -	\$ 60,171
Due from Capital Projects	\$ 1,707			\$ 1,707
Investments:				
Investment Pool - State Board of Administration <u>Series 2015</u>	\$ 1,103,847	\$ -	\$ 836,416	\$ 1,940,263
Reserve	\$ -	\$ 191,375	\$ -	\$ 191,375
Revenue	\$ -	\$ 431,066	\$ -	\$ 431,066
Prepayment 2015-1	\$ -	\$ 8,212	\$ -	\$ 8,212
Prepayment 2015-2	\$ -	\$ 4,582	\$ -	\$ 4,582
Total Assets	\$ 1,270,494	\$ 635,235	\$ 1,043,103	\$ 2,948,832
Liabilities:				
Accounts Payable	\$ 69,515	\$ -	\$ -	\$ 69,515
Due to General Fund	\$ -	\$ -	\$ 1,707	\$ 1,707
Deposits Ballroom Rentals	\$ 6,425	\$ -	\$ -	\$ 6,425
Deposits-Restaurant	\$ 5,000	\$ -	\$ -	\$ 5,000
Deferred Revenue-Leases	\$ 51,023	\$ -	\$ -	\$ 51,023
Total Liabilities	\$ 131,963	\$ -	\$ 1,707	\$ 133,670
Fund Balance:				
Restricted for:				
Debt Service - Series 2015	\$ -	\$ 635,235	\$ -	\$ 635,235
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 1,041,396	\$ 1,041,396
Unassigned	\$ 1,138,531	\$ -	\$ -	\$ 1,138,531
Total Fund Balances	\$ 1,138,531	\$ 635,235	\$ 1,041,396	\$ 2,815,162
Total Liabilities & Fund Balance	\$ 1,270,494	\$ 635,235	\$ 1,043,103	\$ 2,948,832

SECTION 2

Lake Ashton
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues				
Interest	\$ 500	\$ 167	\$ 8,693	\$ 8,526
Total Revenues	\$ 500	\$ 167	\$ 8,693	\$ 8,526
Expenditures:				
Capital Projects	\$ 312,319	\$ -	\$ -	\$ -
Pavement/Curb Repairs	\$ -	\$ -	\$ 2,900	\$ (2,900)
Restaurant Equipment	\$ -	\$ -	\$ 19,875	\$ (19,875)
Permanent Roofline Lighting	\$ -	\$ -	\$ 28,902	\$ (28,902)
Clubhouse Painting	\$ -	\$ -	\$ 35,185	\$ (35,185)
Seamless Gutters	\$ -	\$ -	\$ 16,400	\$ (16,400)
AED Kits	\$ -	\$ -	\$ 4,232	\$ (4,232)
Stormwater Maintenance	\$ -	\$ -	\$ 8,845	\$ (8,845)
HVAC	\$ -	\$ -	\$ 7,442	\$ (7,442)
Natural Gas Conversion	\$ -	\$ -	\$ 885	\$ (885)
Contingencies	\$ 223,150	\$ 74,383	\$ -	\$ 74,383
Other Current Charges	\$ 650	\$ 217	\$ 164	\$ 53
Total Expenditures	\$ 536,119	\$ 74,600	\$ 124,830	\$ (50,230)
Excess (Deficiency) of Revenues over Expenditures	\$ (535,619)		\$ (116,137)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 496,380	\$ 496,380	\$ 496,380	\$ -
Total Other Financing Sources (Uses)	\$ 496,380	\$ 496,380	\$ 496,380	\$ -
Net Change in Fund Balance	\$ (39,239)		\$ 380,243	
Fund Balance - Beginning	\$ 401,082		\$ 661,153	
Fund Balance - Ending	\$ 361,843		\$ 1,041,396	

SECTION 3

Lake Ashton

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
Revenues:				
Special Assessments - Levy	\$ 2,336,611	\$ 2,200,474	\$ 2,200,474	\$ -
Rental Income	\$ 40,000	\$ 13,333	\$ 16,300	\$ 2,967
Entertainment Fees	\$ 165,000	\$ 55,000	\$ 42,407	\$ (12,593)
Newsletter Ad Revenue	\$ 95,000	\$ 31,667	\$ 53,717	\$ 22,050
Interest Income	\$ 8,000	\$ 2,667	\$ 3,847	\$ 1,180
Restaurant Lease Income	\$ 19,600	\$ 6,533	\$ 4,886	\$ (1,648)
Sponsorship - Advent Health	\$ 8,000	\$ 8,000	\$ 8,000	\$ -
Miscellaneous Income	\$ 9,000	\$ 3,000	\$ 6,779	\$ 3,779
Miscellaneous Income-Reimbursed Repairs	\$ -	\$ -	\$ 2,660	\$ 2,660
Total Revenues	\$ 2,681,211	\$ 2,320,674	\$ 2,339,069	\$ 18,395
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 1,350	\$ 2,650
FICA Expense	\$ 918	\$ 306	\$ 103	\$ 203
Engineering	\$ 50,000	\$ 16,667	\$ 20,153	\$ (3,487)
Arbitrage	\$ 600	\$ 200	\$ -	\$ 200
Dissemination	\$ 1,575	\$ 525	\$ 1,025	\$ (500)
Attorney	\$ 45,000	\$ 15,000	\$ 10,264	\$ 4,736
Annual Audit	\$ 4,000	\$ 1,333	\$ -	\$ 1,333
Trustee Fees	\$ 4,310	\$ 1,437	\$ -	\$ 1,437
Management Fees	\$ 69,731	\$ 23,244	\$ 23,244	\$ (0)
Management Fees-Beyond Contract	\$ 525	\$ 175	\$ -	\$ 175
Accounting System Software	\$ 1,000	\$ 333	\$ 333	\$ 0
Postage	\$ 3,500	\$ 1,167	\$ 1,291	\$ (124)
Printing & Binding	\$ 500	\$ 167	\$ -	\$ 167
Newsletter Printing	\$ 55,000	\$ 18,333	\$ 13,895	\$ 4,438
Marketing	\$ 3,000	\$ 1,000	\$ -	\$ 1,000
Rentals & Leases	\$ 4,000	\$ 1,333	\$ 580	\$ 754
Insurance	\$ 90,034	\$ 90,034	\$ 83,239	\$ 6,795
Legal Advertising	\$ 1,500	\$ 500	\$ 93	\$ 407
Other Current Charges	\$ 750	\$ 250	\$ 201	\$ 49
Property Taxes	\$ 13,500	\$ 4,500	\$ -	\$ 4,500
Office Supplies	\$ 300	\$ 100	\$ 8	\$ 93
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 361,918	\$ 180,779	\$ 155,953	\$ 24,825

Lake Ashton

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management Services	\$ 521,549	\$ 173,850	\$ 173,850	\$ (0)
Gate/Patrol/Pool Officers	\$ 372,436	\$ 124,145	\$ 120,589	\$ 3,557
Security/Fire Alarm/Gate Repairs	\$ 9,500	\$ 3,167	\$ 1,018	\$ 2,149
Access Control System	\$ 60,362	\$ 20,121	\$ 22,373	\$ (2,252)
Pest Control	\$ 4,690	\$ 1,563	\$ 1,290	\$ 273
Telephone/Internet	\$ 8,000	\$ 2,667	\$ 2,370	\$ 296
Electric	\$ 240,000	\$ 80,000	\$ 79,119	\$ 881
Water	\$ 16,000	\$ 5,333	\$ 5,798	\$ (464)
Gas-Pool	\$ 25,000	\$ 8,333	\$ 2,426	\$ 5,907
Refuse	\$ 8,000	\$ 2,667	\$ 2,169	\$ 498
Repairs and Maintenance-Clubhouse	\$ 85,600	\$ 28,533	\$ 18,851	\$ 9,682
Repairs and Maintenance-Fitness Center	\$ 3,000	\$ 1,000	\$ 658	\$ 342
Repairs and Maintenance-Bowling Lanes	\$ 17,000	\$ 5,667	\$ 1,950	\$ 3,717
Repairs and Maintenance-Restaurant	\$ 6,000	\$ 2,000	\$ 1,200	\$ 800
Furniture, Fixtures, Equipment	\$ 10,000	\$ 3,333	\$ 1,749	\$ 1,584
Repairs and Maintenance-Pool	\$ 15,000	\$ 5,000	\$ 14,226	\$ (9,226)
Repairs and Maintenance-Golf Cart	\$ 5,400	\$ 1,800	\$ 2,982	\$ (1,182)
Repairs and Maintenance-Reimbursed	\$ -	\$ -	\$ 125	\$ (125)
Landscape Maintenance-Contract	\$ 194,520	\$ 64,840	\$ 64,840	\$ -
Landscape Maintenance-Improvements	\$ 15,000	\$ 5,000	\$ 6,521	\$ (1,521)
Irrigation Repairs	\$ 8,500	\$ 2,833	\$ 748	\$ 2,085
Lake Maintenance-Contract	\$ 55,237	\$ 18,412	\$ 18,412	\$ 0
Lake Maintenance-Other	\$ 2,000	\$ 667	\$ -	\$ 667
Wetland/Mitigation Maintenance	\$ 46,698	\$ 15,566	\$ 13,341	\$ 2,225
Permits/Inspections	\$ 3,000	\$ 1,000	\$ -	\$ 1,000
Office Supplies/Printing/Binding	\$ 5,000	\$ 1,667	\$ 784	\$ 883
Credit Card Processing Fees	\$ 7,500	\$ 2,500	\$ 738	\$ 1,762
Dues & Subscriptions	\$ 9,500	\$ 3,167	\$ 6,283	\$ (3,116)
Decorations	\$ 2,000	\$ 667	\$ 146	\$ 520
Special Events	\$ 165,000	\$ 57,705	\$ 57,705	\$ -
Storm Damage	\$ -	\$ -	\$ 11,646	\$ (11,646)
Total Operations & Maintenance	\$ 1,921,492	\$ 643,202	\$ 633,905	\$ 9,297
Total Expenditures	\$ 2,283,409	\$ 823,980	\$ 789,858	\$ 34,122
Excess (Deficiency) of Revenues over Expenditures	\$ 397,801		\$ 1,549,211	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (496,380)	\$ (496,380)	\$ (496,380)	\$ -
Total Other Financing Sources/(Uses)	\$ (496,380)	\$ (496,380)	\$ (496,380)	\$ -
Net Change in Fund Balance	\$ (98,579)		\$ 1,052,831	
Fund Balance - Beginning	\$ 98,579		\$ 85,700	
Fund Balance - Ending	\$ 0		\$ 1,138,531	

Lake Ashton

Community Development District

Debt Service Fund Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 416,871	\$ 368,706	\$ 368,706	\$ -
Assessments - PPMT 2015-1	\$ -	\$ -	\$ 7,360	\$ 7,360
Assessments - PPMT 2015-2	\$ -	\$ -	\$ 3,481	\$ 3,481
Interest Income	\$ 500	\$ 167	\$ 3,969	\$ 3,802
Total Revenues	\$ 417,371	\$ 368,873	\$ 383,516	\$ 14,643
Expenditures:				
Series 2015-1				
Interest - 11/01	\$ 55,625	\$ 55,625	\$ 55,625	\$ -
Interest - 05/01	\$ 55,625	\$ -	\$ -	\$ -
Principal - 05/01	\$ 230,000	\$ -	\$ -	\$ -
Special Call - 11/01	\$ 50,000	\$ 50,000	\$ 100,000	\$ (50,000)
Series 2015-2				
Interest - 11/01	\$ 10,000	\$ 10,000	\$ 9,875	\$ 125
Interest - 05/01	\$ 10,000	\$ -	\$ -	\$ -
Principal - 05/01	\$ 20,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 431,250	\$ 115,625	\$ 165,500	\$ (49,875)
Excess (Deficiency) of Revenues over Expenditures	\$ (13,879)		\$ 218,016	
Net Change in Fund Balance	\$ (13,879)		\$ 218,016	
Fund Balance - Beginning	\$ 128,342		\$ 417,219	
Fund Balance - Ending	\$ 114,463		\$ 635,235	

Lake Ashton
Community Development District
Month to Month
FY 2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
Revenues:													
Special Assessments - Levy	\$ -	\$ 583,990	\$ 1,550,227	\$ 66,257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200,474
Rental Income	\$ 6,000	\$ 1,400	\$ 4,650	\$ 4,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,300
Entertainment Fees	\$ 10,819	\$ 15,765	\$ 3,559	\$ 12,264	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,407
Newsletter Ad Revenue	\$ 12,812	\$ 9,416	\$ 11,042	\$ 20,448	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,717
Interest Income	\$ 84	\$ 0	\$ 194	\$ 3,568	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,847
Restaurant Lease Income	\$ 1,221	\$ 1,221	\$ 1,221	\$ 1,221	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,886
Sponsorship	\$ -	\$ -	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000
Miscellaneous Income	\$ 1,711	\$ 733	\$ 1,300	\$ 3,035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,779
Miscellaneous Income-Reimbursed Repairs	\$ 350	\$ 2,310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,660
Miscellaneous Income-Sponsorship	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 32,997	\$ 614,836	\$ 1,572,193	\$ 119,043	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,339,069
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 450	\$ 450	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350
FICA Expense	\$ -	\$ 34	\$ 34	\$ 34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 103
Engineering	\$ 4,069	\$ 5,993	\$ 7,008	\$ 3,084	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,153
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 131	\$ 631	\$ 131	\$ 131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,025
Attorney	\$ 175	\$ 3,166	\$ 3,923	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,264
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 5,811	\$ 5,811	\$ 5,811	\$ 5,811	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,244
Accounting System Software	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 333
Postage	\$ 80	\$ 274	\$ 146	\$ 791	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,291
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Newsletter Printing	\$ 4,405	\$ 4,945	\$ 4,545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,895
Marketing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rentals & Leases	\$ 290	\$ -	\$ 145	\$ 145	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 580
Insurance	\$ 83,239	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,239
Legal Advertising	\$ -	\$ -	\$ 93	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93
Other Current Charges	\$ -	\$ 130	\$ 72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 201
Office Supplies	\$ 3	\$ -	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 98,460	\$ 21,517	\$ 22,443	\$ 13,533	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 155,953

Lake Ashton
Community Development District
Month to Month
FY 2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
Operations & Maintenance													
Field Expenditures													
Field Management Services	\$ 43,462	\$ 43,462	\$ 43,462	\$ 43,462	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 173,850
Gate/Patrol/Pool Officers	\$ 29,346	\$ 28,632	\$ 30,538	\$ 32,073	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,589
Gate/Patrol/Pool Officers-Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security/Fire Alarm/Gate Repairs	\$ -	\$ 195	\$ 823	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,018
Access Control System	\$ 5,593	\$ 5,593	\$ 5,593	\$ 5,593	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,373
Pest Control	\$ 395	\$ 250	\$ 250	\$ 395	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,290
Telephone/Internet	\$ 665	\$ 515	\$ 650	\$ 540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,370
Electric	\$ 21,115	\$ 19,529	\$ 19,205	\$ 19,271	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79,119
Water	\$ 2,452	\$ 1,380	\$ 965	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,798
Gas-Pool	\$ 1,839	\$ 419	\$ 168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,426
Refuse	\$ 518	\$ 559	\$ 628	\$ 465	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,169
Repairs and Maintenance-Clubhouse	\$ 4,374	\$ 5,062	\$ 2,409	\$ 7,007	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,851
Repairs and Maintenance-Fitness Center	\$ 438	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 658
Repairs and Maintenance-Bowling Lanes	\$ 600	\$ 850	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,950
Repairs and Maintenance-Restaurant	\$ -	\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Furniture, Fixtures, Equipment	\$ 60	\$ -	\$ 1,689	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,749
Repairs and Maintenance-Pool	\$ 5,633	\$ 626	\$ 702	\$ 7,265	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,226
Repairs and Maintenance-Golf Cart	\$ 1,061	\$ 173	\$ 1,403	\$ 345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,982
Repairs and Maintenance-Reimbursed	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125
Landscape Maintenance-Contract	\$ 16,210	\$ 16,210	\$ 16,210	\$ 16,210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,840
Landscape Maintenance-Improvements	\$ 1,827	\$ 1,950	\$ 1,999	\$ 745	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,521
Irrigation Repairs	\$ 748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 748
Lake Maintenance-Contract	\$ 4,603	\$ 4,603	\$ 4,603	\$ 4,603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,412
Lake Maintenance-Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wetland/Mitigation Maintenance	\$ -	\$ -	\$ -	\$ 13,341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,341
Permits/Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies/Printing/Binding	\$ 119	\$ 214	\$ 451	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 784
Credit Card Processing Fees	\$ 283	\$ 34	\$ 260	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 738
Dues & Subscriptions	\$ 52	\$ 4,377	\$ 246	\$ 1,608	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,283
Decorations	\$ -	\$ -	\$ 146	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146
Special Events	\$ 22,960	\$ 4,085	\$ 22,136	\$ 8,523	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,705
Storm Damage	\$ 3,138	\$ 5,697	\$ 510	\$ 2,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,646
Total Operations & Maintenance	\$ 167,616	\$ 144,635	\$ 155,546	\$ 166,108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 633,905
Total Expenditures	\$ 266,076	\$ 166,152	\$ 177,989	\$ 179,640	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 789,858
Excess (Deficiency) of Revenues over Expenditures	\$ (233,079)	\$ 448,684	\$ 1,394,204	\$ (60,598)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,549,211
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ (496,380)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (496,380)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ (496,380)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (496,380)
Net Change in Fund Balance	\$ (233,079)	\$ 448,684	\$ 1,394,204	\$ (556,978)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,052,831

LAKE ASHTON

COMMUNITY DEVELOPMENT DISTRICT

Long Term Debt Report FY 2025

Series 2015-1, Special Assessment Bonds		
Interest Rate:	5.000%	
Maturity Date:	5/1/32	\$2,225,000.00
Reserve Fund Definition Requirement	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$198,375.00	
Reserve Fund Balance	\$198,375.00	
Bonds outstanding - 9/30/2024		\$2,225,000.00
	November 1, 2024 (Special Call)	(\$100,000.00)
	May 1, 2025 (Mandatory)	\$0.00
	May 1, 2025 (Special Call)	\$0.00
Current Bonds Outstanding		\$2,125,000.00

Series 2015-2, Special Assessment Bonds		
Interest Rate:	5.000%	
Maturity Date:	5/1/25	\$15,000.00
Interest Rate:	5.000%	
Maturity Date:	5/1/37	\$380,000.00
Bonds outstanding - 9/30/2024		\$395,000.00
	November 1, 2024 (Special Call)	\$0.00
	May 1, 2025 (Mandatory)	\$0.00
Current Bonds Outstanding		\$395,000.00

Total Current Bonds Outstanding	\$2,520,000.00
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SECTION 4

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

February 10, 2025

Date	Check Numbers	Amount
<u>General Fund</u>		
01/17/25	9564-9571	\$27,446.80
01/23/25	9572-9585	\$25,658.13
01/25/25	9586	\$981.66
01/30/25	9587-9603	\$62,871.27
02/06/25	9604-9608	\$63,945.16
General Fund Total		\$180,903.02
<u>Capital Projects Fund</u>		
01/17/25	410	\$7,442.00
01/23/25	411	\$680.00
01/30/25	412	\$205.00
Capital Projects Fund Total		\$8,327.00

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/17/25	00215	1/01/25	472	202501	310-51300-34000				*	5,810.92		
			MGMT FEE 01/25									
1/01/25		472		202501	310-51300-35100				*	83.33		
			INFORMATION TECH 01/25									
1/01/25		472		202501	310-51300-31300				*	131.25		
			DISSEMINATION AGENT SVCS									
1/01/25		472		202501	310-51300-51000				*	2.50		
			OFFICE SUPPLIES 01/25									
GMS-CENTRAL FLORIDA, LLC											6,028.00	009564
1/17/25	00429	1/17/25	01172025	202501	300-20700-10200				*	12,032.55		
			TRANSFER OF TAX RECEIPTS									
LAKE ASHTON CDD											12,032.55	009565
1/17/25	00164	1/14/25	134202	202412	310-51300-31500				*	3,922.58		
			SVCS 12/24									
LATHAM, LUNA, EDEN & BEAUDINE, LLP											3,922.58	009566
1/17/25	00797	1/15/25	44	202501	310-51300-42000				*	430.85		
			SVCS 01/25									
POLK COUNTY TAX COLLECTOR											430.85	009567
1/17/25	00671	1/14/25	01142025	202501	320-57200-49400				*	250.00		
			MARDI GRAS PARTY 01/25									
1/14/25		011425		202501	320-57200-49400				*	250.00		
			ELVIS BIRTHDAY PARTY									
1/14/25		01142025		202501	320-57200-49400				V	250.00-		
			MARDI GRAS PARTY 01/25									
1/14/25		011425		202501	320-57200-49400				V	250.00-		
			ELVIS BIRTHDAY PARTY									
TRAVELING SOUND AND LIGHT											.00	009568
1/17/25	00664	1/03/25	00961928	202412	320-57200-52000				*	4,532.82		
			PURCHASES 12/24									
WELLS FARGO											4,532.82	009569
1/17/25	00671	1/14/25	01142025	202501	320-57200-49400				*	250.00		
			EVENT-ELVIS BIRTHDAY PART									
TRAVELING SOUND AND LIGHT											250.00	009570
1/17/25	00671	1/14/25	01142025	202501	320-57200-49400				*	250.00		
			EVENT-MARDI GRAS PARTY									
TRAVELING SOUND AND LIGHT											250.00	009571
1/23/25	00057	11/30/24	224440	202411	320-53800-46800				*	4,603.00		
			SVCS 11/24									

LAKA LAKE ASHTON SHENNING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		12/31/24	225021	202412	320	53800	46800			*	4,603.00		
			SVCS 12/24						APPLIED AQUATIC MANAGEMENT, INC.			9,206.00	009572
1/23/25	00621	12/19/24	1024685	202412	320	57200	54501			*	250.00		
			SVCS 12/24						COUNTRY BOY PEST CONTROL			250.00	009573
1/23/25	00003	1/14/25	87404024	202501	310	51300	42000			*	54.38		
			DELIVERY THRU 01/08/25						FEDEX			54.38	009574
1/23/25	00098	12/05/24	1285-112	202411	320	57200	54500			*	1,204.61		
			SUPPLIES 11/24						HOME DEPOT CREDIT SERVICES			1,204.61	009575
1/23/25	00750	1/09/25	32110	202501	320	57200	54500			*	132.50		
			SUPPLIES 01/25						JANITORIAL SUPERSTORE INC			132.50	009576
1/23/25	00498	12/19/24	56720	202412	320	57200	54502			*	510.47		
			HURRICANE REPAIRS 12/24						JURIN ROOFING SERVICES, INC			510.47	009577
1/23/25	00504	1/07/25	106134	202501	320	57200	54500			*	110.00		
			SVCS 01/25						KINCAID ELECTRICAL SERVICES			110.00	009578
1/23/25	00417	1/01/25	10800410	202501	320	57200	54000			*	1,162.00		
			MUSIC PERFORMANCE LICENSE						SESAC			1,162.00	009579
1/23/25	00470	1/13/25	01132025	202501	320	57200	49400			*	88.96		
			HOLIDAY COFFEE 01/25						SHUFFLIN'S SQUARES			88.96	009580
1/23/25	00127	1/02/25	55919	202501	320	57200	54500			*	370.00		
			REPAIRS 01/25						SUN STATE PLUMBING, INC.			370.00	009581
1/23/25	00780	1/06/25	56305838	202501	320	57200	54500			*	43.01		
			SUPPLIES 01/25						VESTIS			43.01	009582
1/23/25	00063	1/21/25	012125	202501	320	57200	49400			*	6,250.00		
			FINAL PAYMENT FOR DECADES						WILLIAM CLARE ENTERTAINMENT			6,250.00	009583
									LAKA LAKE ASHTON				
									SHENNING				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/23/25	00587	1/13/25	24029	202408	320-57200-54530					*	1,012.50		
			MAINT 08/01-08/31/24										
1/13/25		24030	202409	320-57200-54530						*	850.00		
			MAINT 09/01-09/30/24										
1/13/25		24031	202410	320-57200-54530						*	600.00		
			MAINT 10/01-10/31/24										
1/13/25		24032	202411	320-57200-54530						*	850.00		
			MAINT 11/01-11/30/24										
1/13/25		24033	202412	320-57200-54503						*	500.00		
			MAINT 12/01-12/31/24										
									XS BOWLING SERVICE LLC			3,812.50	009584
1/23/25	00445	11/07/24	801747	202411	320-57200-46201					*	1,949.99		
			LANDSCAPE ENHANCEMENT										
		12/22/24	824437	202412	320-57200-46201					*	513.71		
			STUMP GRIND 12/24										
									YELLOWSTONE LANDSCAPE			2,463.70	009585
1/25/25	00664	12/03/24	1928-112	202411	320-57200-52000					*	981.66		
			SVCS 11/24										
									WELLS FARGO			981.66	009586
1/30/25	00057	1/10/25	225386	202501	320-53800-46801					*	3,332.00		
			SEMI ANNUAL SVCS 01/25										
		1/10/25	225393	202501	320-53800-46801					*	10,009.00		
			QRTLY SVCS DEC/JAN/FEB										
									APPLIED AQUATIC MANAGEMENT, INC.			13,341.00	009587
1/30/25	00310	1/02/25	01022025	202501	320-57200-54000					*	446.00		
			FEES 01/01-12/31/25										
									BMI			446.00	009588
1/30/25	00055	1/15/25	20735-12	202412	320-57200-43100					*	794.16		
			SVCS 12/24										
		1/15/25	20740-12	202412	320-57200-43100					*	170.69		
			SVCS 12/24										
									CITY OF LAKE WALES-UTILITIES DEPT			964.85	009589
1/30/25	00757	1/22/25	1071	202501	320-57200-54500					*	339.00		
			SVCS 01/25										
									CLIMATEGUARD COOLING SERVICES LLC			339.00	009590
1/30/25	00621	1/10/25	1026543	202501	320-57200-54501					*	250.00		
			SVCS 01/25										
		1/10/25	1026544	202501	320-57200-54501					*	145.00		
			SVCS 01/25										
									COUNTRY BOY PEST CONTROL			395.00	009591

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/30/25	00003	1/21/25	87463326	202501	310-51300	42000		DELIVERY THRU 01/15/25 FEDEX	*	264.13	264.13	009592
1/30/25	00067	2/01/25	5856510	202502	320-57200	34500		MONITORING 02/01-04/30/25 THE HARTLINE ALARM COMPANY, INC.	*	212.55	212.55	009593
1/30/25	00098	1/05/25	40961285	202501	320-57200	54500		SVCS 01/25 HOME DEPOT CREDIT SERVICES	*	1,105.75	1,105.75	009594
1/30/25	00512	1/01/25	2907223	202501	320-57200	41000		SVCS 01/25 KINGS III OF AMERICA, INC.	*	69.25	69.25	009595
1/30/25	00361	1/23/25	275536	202501	320-57200	54500		SVCS 01/25 MILLER'S CENTRAL AIR, INC.	*	420.50	420.50	009596
1/30/25	00161	1/22/25	106184	202501	320-57200	46201		BROWN RIVER ROCK MULCH & MORE INC.	*	745.00	745.00	009597
1/30/25	00538	12/20/24	367047-1	202412	320-57200	54506		SVCS 12/24 PERFORMANCE GOLF CARTS	*	999.95	999.95	009598
1/30/25	00696	10/31/24	11933226	202410	320-57200	34501		SVCS 10/24	*	29,430.36		
		10/31/24	11933226	202410	320-57200	34504		SVCS 10/24 SECURITAS SECURITY SERVICES USA, INC	*	5,593.18	35,023.54	009599
1/30/25	00238	1/08/25	313592	202501	320-57200	45300		SVCS 01/25	*	5,000.00		
		1/08/25	313673	202501	320-57200	45300		SUPPLIES 01/25 SPIES POOL, LLC	*	595.00	5,595.00	009600
1/30/25	00780	1/13/25	56305884	202501	320-57200	54500		SUPPLIES 01/25	*	43.01		
		1/20/25	56305923	202501	320-57200	54500		SUPPLIES 01/25 VESTIS	*	43.01	86.02	009601

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/30/25	00416	1/24/25 01242025	202501 320-57200-54500	CONCRETE SLAB 01/25 DAVID WELLS	*	2,600.00	2,600.00 009602
1/30/25	00430	1/14/25 50328585	202502 310-51300-42502	COPIER LEASE 02/25 WELLS FARGO VENDOR FINANCIAL SVCS	*	263.73	263.73 009603
2/06/25	00695	1/21/25 16744750	202502 320-57200-41000	SVCS 02/25 CHARTER COMMUNICATIONS	*	469.94	469.94 009604
2/06/25	00741	2/03/25 24	202502 320-57200-34000	AMENITY MGMT 02/25 COMMUNITY ASSOCIATIONS AND	*	43,462.42	43,462.42 009605
2/06/25	00003	1/28/25 87535905	202501 310-51300-42000	DELIVERY THRU 01/22/2025 FEDEX	*	42.09	42.09 009606
2/06/25	00798	2/03/25 020325	202502 320-57200-49400	PERFECT PITCH 02/13/25 PERFECT PITCH BAND	*	700.00	700.00 009607
2/06/25	00061	1/15/25 012025	202501 320-57200-43000	SVCS 01/25 TECO-ACH	*	19,270.71	19,270.71 009608
TOTAL FOR BANK A						180,903.02	
TOTAL FOR REGISTER						180,903.02	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/17/25	00031	1/09/25 273801	202501 600-53800-60006 REPLACE SYSTEM #12 01/25	MILLER'S CENTRAL AIR, INC.	*	7,442.00	7,442.00 000410
1/23/25	00124	12/30/24 123024 REPAIRS 12/24	202412 600-53800-65002	COMMERCIAL SERVICE COMPANY	*	680.00	680.00 000411
1/30/25	00124	1/06/25 01062025 BALANCE	202501 600-53800-65002	COMMERCIAL SERVICE COMPANY	*	205.00	205.00 000412
TOTAL FOR BANK B						8,327.00	
TOTAL FOR REGISTER						8,327.00	

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

Date Received	Collection Period	O&M Receipts	Debt Svc Receipts	O&M Discounts/ Penalties	Debt Discounts/ Penalties	Commissions Paid	Net Amount Received	\$2,512,482.00	\$429,537.06	\$2,942,019.06
								.36300.10100 General Fund 85%	025.36300.10000 21A Debt Svc Fund 15%	Total 100%
11/13/24	10/21/24-10/21/24	\$ 25,061.35	\$ 3,914.43	\$ 1,320.38	\$ 205.51	\$ 549.00	\$ 26,900.89	\$ 23,266.15	\$ 3,634.74	\$ 26,900.89
11/15/24	10/01/24-10/31/24	\$ 5,138.00	\$ 1,028.98	\$ 205.52	\$ 41.16	\$ 118.41	\$ 5,801.89	\$ 4,833.83	\$ 968.06	\$ 5,801.89
11/19/24	11/01/24-11/07/24	\$ 241,486.00	\$ 31,442.87	\$ 9,659.37	\$ 1,257.70	\$ 5,240.24	\$ 256,771.56	\$ 227,190.10	\$ 29,581.47	\$ 256,771.56
11/26/24	11/08/24-11/15/24	\$ 349,384.00	\$ 44,237.40	\$ 13,975.57	\$ 1,769.41	\$ 7,557.53	\$ 370,318.89	\$ 328,700.26	\$ 41,618.63	\$ 370,318.89
12/09/24	11/16/24-11/26/24	\$ 745,010.00	\$ 122,664.61	\$ 29,800.37	\$ 4,906.45	\$ 16,659.36	\$ 816,308.43	\$ 700,905.44	\$ 115,403.00	\$ 816,308.43
12/20/24	11/27/24-11/30/24	\$ 709,709.71	\$ 132,629.85	\$ 28,381.99	\$ 5,302.16	\$ 16,173.11	\$ 792,482.30	\$ 667,701.17	\$ 124,781.14	\$ 792,482.30
12/28/24	12/01/24-12/15/24	\$ 192,667.69	\$ 43,150.37	\$ 7,340.50	\$ 1,633.52	\$ 4,536.88	\$ 222,307.16	\$ 181,620.65	\$ 40,686.51	\$ 222,307.16
01/13/25	12/16/24-12/31/24	\$ 69,726.17	\$ 12,665.70	\$ 2,117.49	\$ 387.59	\$ 1,597.74	\$ 78,289.05	\$ 66,256.51	\$ 12,032.55	\$ 78,289.05
		\$ 2,338,182.92	\$ 391,734.21	\$ 92,801.19	\$ 15,503.50	\$ 52,432.25	\$ 2,569,180.19	\$ 2,200,474.10	\$ 368,706.10	\$ 2,569,180.19

Gross Percent Collected	92.79%
Balance Due	\$212,101.93

SECTION B

SECTION 1

Lake Ashton
Community Development District
Combined Balance Sheet
February 28, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 120,084	\$ -	\$ -	\$ 120,084
Capital Reserve Account	\$ -	\$ -	\$ 206,688	\$ 206,688
Lease Receivable	\$ 60,171	\$ -	\$ -	\$ 60,171
Due from Capital Projects	\$ 1,907	\$ -	\$ -	\$ 1,907
Due from General Fund	\$ -	\$ 580	\$ -	\$ 580
<u>Investments:</u>				
Investment Pool - State Board of Administration	\$ 1,057,550	\$ -	\$ 839,326	\$ 1,896,876
<u>Series 2015</u>				
Reserve	\$ -	\$ 191,375	\$ -	\$ 191,375
Revenue	\$ -	\$ 441,894	\$ -	\$ 441,894
Prepayment 2015-1	\$ -	\$ 8,228	\$ -	\$ 8,228
Prepayment 2015-2	\$ -	\$ 4,599	\$ -	\$ 4,599
Total Assets	\$ 1,239,713	\$ 646,676	\$ 1,046,013	\$ 2,932,402
Liabilities:				
Accounts Payable	\$ 138,106	\$ -	\$ 23,885	\$ 161,991
Due to Debt Service	\$ 580	\$ -	\$ -	\$ 580
Due to General Fund	\$ -	\$ -	\$ 1,907	\$ 1,907
Deposits Ballroom Rentals	\$ 7,625	\$ -	\$ -	\$ 7,625
Deposits-Restaurant	\$ 5,000	\$ -	\$ -	\$ 5,000
Deferred Revenue-Leases	\$ 51,023	\$ -	\$ -	\$ 51,023
Total Liabilities	\$ 202,334	\$ -	\$ 25,792	\$ 228,126
Fund Balance:				
Restricted for:				
Debt Service - Series 2015	\$ -	\$ 646,676	\$ -	\$ 646,676
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 1,020,221	\$ 1,020,221
Unassigned	\$ 1,037,379	\$ -	\$ -	\$ 1,037,379
Total Fund Balances	\$ 1,037,379	\$ 646,676	\$ 1,020,221	\$ 2,704,275
Total Liabilities & Fund Balance	\$ 1,239,713	\$ 646,676	\$ 1,046,013	\$ 2,932,402

SECTION 2

Lake Ashton
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues				
Interest	\$ 500	\$ 208	\$ 11,603	\$ 11,394
Total Revenues	\$ 500	\$ 208	\$ 11,603	\$ 11,394
Expenditures:				
Capital Projects	\$ 312,319	\$ -	\$ -	\$ -
Pavement/Curb Repairs	\$ -	\$ -	\$ 6,900	\$ (6,900)
Restaurant Equipment	\$ -	\$ -	\$ 19,875	\$ (19,875)
Permanent Roofline Lighting	\$ -	\$ -	\$ 28,902	\$ (28,902)
Clubhouse Painting	\$ -	\$ -	\$ 35,185	\$ (35,185)
Seamless Gutters	\$ -	\$ -	\$ 16,400	\$ (16,400)
AED Kits	\$ -	\$ -	\$ 4,232	\$ (4,232)
Stormwater Maintenance	\$ -	\$ -	\$ 16,685	\$ (16,685)
Shoreline Restoration	\$ -	\$ -	\$ 12,045	\$ (12,045)
Ballroom Refurbishment	\$ -	\$ -	\$ -	\$ -
HVAC	\$ -	\$ -	\$ 7,442	\$ (7,442)
Pet Play Park Pavers	\$ -	\$ -	\$ -	\$ -
Natural Gas Conversion	\$ -	\$ -	\$ 1,085	\$ (1,085)
Contingencies	\$ 223,150	\$ 92,979	\$ -	\$ 92,979
Other Current Charges	\$ 650	\$ 271	\$ 164	\$ 107
Total Expenditures	\$ 536,119	\$ 93,250	\$ 148,915	\$ (55,665)
Excess (Deficiency) of Revenues over Expenditures	\$ (535,619)		\$ (137,312)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 496,380	\$ 496,380	\$ 496,380	\$ -
Total Other Financing Sources (Uses)	\$ 496,380	\$ 496,380	\$ 496,380	\$ -
Net Change in Fund Balance	\$ (39,239)		\$ 359,068	
Fund Balance - Beginning	\$ 401,082		\$ 661,153	
Fund Balance - Ending	\$ 361,843		\$ 1,020,221	

SECTION 3

Lake Ashton

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Special Assessments - Levy	\$ 2,336,611	\$ 2,261,865	\$ 2,261,865	\$ -
Rental Income	\$ 40,000	\$ 16,667	\$ 17,550	\$ 883
Entertainment Fees	\$ 165,000	\$ 68,750	\$ 55,039	\$ (13,711)
Newsletter Ad Revenue	\$ 95,000	\$ 39,583	\$ 65,148	\$ 25,564
Interest Income	\$ 8,000	\$ 3,333	\$ 7,550	\$ 4,217
Restaurant Lease Income	\$ 19,600	\$ 8,167	\$ 5,886	\$ (2,281)
Sponsorship - Advent Health	\$ 8,000	\$ 8,000	\$ 8,000	\$ -
Miscellaneous Income	\$ 9,000	\$ 3,750	\$ 9,580	\$ 5,830
Miscellaneous Income-Reimbursed Repairs	\$ -	\$ -	\$ 4,970	\$ 4,970
Total Revenues	\$ 2,681,211	\$ 2,410,115	\$ 2,435,587	\$ 25,473
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 2,250	\$ 2,750
FICA Expense	\$ 918	\$ 383	\$ 172	\$ 210
Engineering	\$ 50,000	\$ 20,833	\$ 20,153	\$ 680
Arbitrage	\$ 600	\$ 250	\$ -	\$ 250
Dissemination	\$ 1,575	\$ 656	\$ 1,156	\$ (500)
Attorney	\$ 45,000	\$ 18,750	\$ 10,591	\$ 8,159
Annual Audit	\$ 4,000	\$ 1,667	\$ -	\$ 1,667
Trustee Fees	\$ 4,310	\$ 1,796	\$ -	\$ 1,796
Management Fees	\$ 69,731	\$ 29,054	\$ 29,055	\$ (0)
Management Fees-Beyond Contract	\$ 525	\$ 219	\$ -	\$ 219
Accounting System Software	\$ 1,000	\$ 417	\$ 417	\$ 0
Postage	\$ 3,500	\$ 1,458	\$ 1,581	\$ (123)
Printing & Binding	\$ 500	\$ 208	\$ -	\$ 208
Newsletter Printing	\$ 55,000	\$ 22,917	\$ 24,095	\$ (1,178)
Marketing	\$ 3,000	\$ 1,250	\$ -	\$ 1,250
Rentals & Leases	\$ 4,000	\$ 1,667	\$ 843	\$ 823
Insurance	\$ 90,034	\$ 90,034	\$ 83,239	\$ 6,795
Legal Advertising	\$ 1,500	\$ 625	\$ 138	\$ 487
Other Current Charges	\$ 750	\$ 313	\$ 130	\$ 183
Property Taxes	\$ 13,500	\$ 5,625	\$ -	\$ 5,625
Office Supplies	\$ 300	\$ 125	\$ 10	\$ 115
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 361,918	\$ 203,421	\$ 174,005	\$ 29,416

Lake Ashton

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management Services	\$ 521,549	\$ 217,312	\$ 217,312	\$ (0)
Gate/Patrol/Pool Officers	\$ 372,436	\$ 155,182	\$ 148,422	\$ 6,760
Security/Fire Alarm/Gate Repairs	\$ 9,500	\$ 3,958	\$ 1,230	\$ 2,728
Access Control System	\$ 60,362	\$ 25,151	\$ 28,003	\$ (2,852)
Pest Control	\$ 4,690	\$ 1,954	\$ 1,290	\$ 664
Telephone/Internet	\$ 8,000	\$ 3,333	\$ 2,840	\$ 493
Electric	\$ 240,000	\$ 100,000	\$ 99,721	\$ 279
Water	\$ 16,000	\$ 6,667	\$ 6,646	\$ 21
Gas-Pool	\$ 25,000	\$ 10,417	\$ 2,426	\$ 7,990
Refuse	\$ 8,000	\$ 3,333	\$ 2,917	\$ 417
Repairs and Maintenance-Clubhouse	\$ 85,600	\$ 35,667	\$ 22,217	\$ 13,450
Repairs and Maintenance-Fitness Center	\$ 3,000	\$ 1,250	\$ 658	\$ 592
Repairs and Maintenance-Bowling Lanes	\$ 17,000	\$ 7,083	\$ 1,950	\$ 5,133
Repairs and Maintenance-Restaurant	\$ 6,000	\$ 2,500	\$ 1,200	\$ 1,300
Furniture, Fixtures, Equipment	\$ 10,000	\$ 4,167	\$ 2,579	\$ 1,588
Repairs and Maintenance-Pool	\$ 15,000	\$ 6,250	\$ 17,845	\$ (11,595)
Repairs and Maintenance-Golf Cart	\$ 5,400	\$ 2,250	\$ 3,327	\$ (1,077)
Repairs and Maintenance-Reimbursed	\$ -	\$ -	\$ 125	\$ (125)
Landscape Maintenance-Contract	\$ 194,520	\$ 81,050	\$ 81,050	\$ -
Landscape Maintenance-Improvements	\$ 15,000	\$ 6,250	\$ 6,521	\$ (271)
Irrigation Repairs	\$ 8,500	\$ 3,542	\$ 748	\$ 2,794
Lake Maintenance-Contract	\$ 55,237	\$ 23,015	\$ 18,412	\$ 4,603
Lake Maintenance-Other	\$ 2,000	\$ 833	\$ -	\$ 833
Wetland/Mitigation Maintenance	\$ 46,698	\$ 19,458	\$ 13,341	\$ 6,117
Permits/Inspections	\$ 3,000	\$ 1,250	\$ -	\$ 1,250
Office Supplies/Printing/Binding	\$ 5,000	\$ 2,083	\$ 1,214	\$ 870
Credit Card Processing Fees	\$ 7,500	\$ 3,125	\$ 1,176	\$ 1,949
Dues & Subscriptions	\$ 9,500	\$ 3,958	\$ 6,333	\$ (2,375)
Decorations	\$ 2,000	\$ 833	\$ 89	\$ 744
Special Events	\$ 165,000	\$ 112,287	\$ 112,287	\$ -
Storm Damage	\$ -	\$ -	\$ 11,646	\$ (11,646)
Total Operations & Maintenance	\$ 1,921,492	\$ 844,158	\$ 813,524	\$ 30,634
Total Expenditures	\$ 2,283,409	\$ 1,047,579	\$ 987,529	\$ 60,050
Excess (Deficiency) of Revenues over Expenditures	\$ 397,801		\$ 1,448,059	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (496,380)	\$ (496,380)	\$ (496,380)	\$ -
Total Other Financing Sources/(Uses)	\$ (496,380)	\$ (496,380)	\$ (496,380)	\$ -
Net Change in Fund Balance	\$ (98,579)		\$ 951,679	
Fund Balance - Beginning	\$ 98,579		\$ 85,700	
Fund Balance - Ending	\$ 0		\$ 1,037,379	

Lake Ashton

Community Development District

Debt Service Fund Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 416,871	\$ 378,216	\$ 378,216	\$ -
Assessments - PPMT 2015-1	\$ -	\$ -	\$ 7,360	\$ 7,360
Assessments - PPMT 2015-2	\$ -	\$ -	\$ 3,481	\$ 3,481
Interest Income	\$ 500	\$ 208	\$ 5,900	\$ 5,692
Total Revenues	\$ 417,371	\$ 378,425	\$ 394,957	\$ 16,532
Expenditures:				
Series 2015-1				
Interest - 11/01	\$ 55,625	\$ 55,625	\$ 55,625	\$ -
Interest - 05/01	\$ 55,625	\$ -	\$ -	\$ -
Principal - 05/01	\$ 230,000	\$ -	\$ -	\$ -
Special Call - 11/01	\$ 50,000	\$ 50,000	\$ 100,000	\$ (50,000)
Series 2015-2				
Interest - 11/01	\$ 10,000	\$ 10,000	\$ 9,875	\$ 125
Interest - 05/01	\$ 10,000	\$ -	\$ -	\$ -
Principal - 05/01	\$ 20,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 431,250	\$ 115,625	\$ 165,500	\$ (49,875)
Excess (Deficiency) of Revenues over Expenditures	\$ (13,879)		\$ 229,457	
Net Change in Fund Balance	\$ (13,879)		\$ 229,457	
Fund Balance - Beginning	\$ 128,342		\$ 417,219	
Fund Balance - Ending	\$ 114,463		\$ 646,676	

Lake Ashton
Community Development District
Month to Month
FY 2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
Revenues:													
Special Assessments - Levy	\$ -	\$ 583,990	\$ 1,550,227	\$ 66,257	\$ 61,390	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,261,865
Rental Income	\$ 6,000	\$ 1,400	\$ 4,650	\$ 4,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,550
Entertainment Fees	\$ 10,819	\$ 15,765	\$ 3,559	\$ 12,264	\$ 12,633	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,039
Newsletter Ad Revenue	\$ 12,812	\$ 9,416	\$ 11,042	\$ 20,448	\$ 11,431	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,148
Interest Income	\$ 84	\$ 0	\$ 194	\$ 3,568	\$ 3,703	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,550
Restaurant Lease Income	\$ 1,221	\$ 1,221	\$ 1,221	\$ 1,221	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,886
Sponsorship	\$ -	\$ -	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000
Miscellaneous Income	\$ 1,711	\$ 733	\$ 1,300	\$ 3,035	\$ 2,801	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,580
Miscellaneous Income-Reimbursed Repairs	\$ 350	\$ 2,310	\$ -	\$ -	\$ 2,310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,970
Miscellaneous Income-Sponsorship	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 32,997	\$ 614,836	\$ 1,572,193	\$ 119,043	\$ 96,518	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,435,587
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 450	\$ 450	\$ 450	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,250
FICA Expense	\$ -	\$ 34	\$ 34	\$ 34	\$ 69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 172
Engineering	\$ 4,069	\$ 5,993	\$ 7,008	\$ 3,084	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,153
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 131	\$ 631	\$ 131	\$ 131	\$ 131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,156
Attorney	\$ 175	\$ 3,166	\$ 3,923	\$ 3,327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,591
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 5,811	\$ 5,811	\$ 5,811	\$ 5,811	\$ 5,811	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,055
Accounting System Software	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417
Postage	\$ 80	\$ 274	\$ 146	\$ 1,050	\$ 32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,581
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Newsletter Printing	\$ 4,405	\$ 4,945	\$ 4,545	\$ 5,100	\$ 5,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,095
Marketing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rentals & Leases	\$ 290	\$ -	\$ 145	\$ 145	\$ 264	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 843
Insurance	\$ 83,239	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,239
Legal Advertising	\$ -	\$ -	\$ 93	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138
Other Current Charges	\$ -	\$ 130	\$ 72	\$ (72)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130
Office Supplies	\$ 3	\$ -	\$ 3	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 98,460	\$ 21,517	\$ 22,443	\$ 19,191	\$ 12,393	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 174,005

Lake Ashton
Community Development District
Month to Month
FY 2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
Operations & Maintenance													
Field Expenditures													
Field Management Services	\$ 43,462	\$ 43,462	\$ 43,462	\$ 43,462	\$ 43,462	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 217,312
Gate/Patrol/Pool Officers	\$ 29,346	\$ 28,632	\$ 30,538	\$ 32,073	\$ 27,833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 148,422
Gate/Patrol/Pool Officers-Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security/Fire Alarm/Gate Repairs	\$ -	\$ 195	\$ 823	\$ -	\$ 213	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,230
Access Control System	\$ 5,593	\$ 5,593	\$ 5,593	\$ 5,630	\$ 5,593	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,003
Pest Control	\$ 395	\$ 250	\$ 250	\$ 395	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,290
Telephone/Internet	\$ 665	\$ 515	\$ 650	\$ 540	\$ 470	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,840
Electric	\$ 21,115	\$ 19,529	\$ 19,205	\$ 19,271	\$ 20,602	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99,721
Water	\$ 2,452	\$ 1,380	\$ 965	\$ 965	\$ 883	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,646
Gas-Pool	\$ 1,839	\$ 419	\$ 168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,426
Refuse	\$ 518	\$ 559	\$ 628	\$ 465	\$ 748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,917
Repairs and Maintenance-Clubhouse	\$ 4,374	\$ 5,062	\$ 2,409	\$ 8,156	\$ 2,217	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,217
Repairs and Maintenance-Fitness Center	\$ 438	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 658
Repairs and Maintenance-Bowling Lanes	\$ 600	\$ 850	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,950
Repairs and Maintenance-Restaurant	\$ -	\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Furniture, Fixtures, Equipment	\$ 60	\$ -	\$ 1,689	\$ 830	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,579
Repairs and Maintenance-Pool	\$ 5,633	\$ 626	\$ 702	\$ 9,239	\$ 1,645	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,845
Repairs and Maintenance-Golf Cart	\$ 1,061	\$ 173	\$ 1,403	\$ 345	\$ 345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,327
Repairs and Maintenance-Reimbursed	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125
Landscape Maintenance-Contract	\$ 16,210	\$ 16,210	\$ 16,210	\$ 16,210	\$ 16,210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,050
Landscape Maintenance-Improvements	\$ 1,827	\$ 1,950	\$ 1,999	\$ 745	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,521
Irrigation Repairs	\$ 748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 748
Lake Maintenance-Contract	\$ 4,603	\$ 4,603	\$ 4,603	\$ 4,603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,412
Lake Maintenance-Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wetland/Mitigation Maintenance	\$ -	\$ -	\$ -	\$ 13,341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,341
Permits/Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies/Printing/Binding	\$ 119	\$ 214	\$ 451	\$ 320	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,214
Credit Card Processing Fees	\$ 283	\$ 34	\$ 260	\$ 162	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,176
Dues & Subscriptions	\$ 52	\$ 4,377	\$ 246	\$ 1,659	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,333
Decorations	\$ -	\$ -	\$ 146	\$ (57)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89
Special Events	\$ 22,960	\$ 4,085	\$ 22,136	\$ 11,811	\$ 51,294	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112,287
Storm Damage	\$ 3,138	\$ 5,697	\$ 510	\$ 2,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,646
Total Operations & Maintenance	\$ 167,616	\$ 144,635	\$ 155,546	\$ 173,664	\$ 172,063	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 813,524
Total Expenditures	\$ 266,076	\$ 166,152	\$ 177,989	\$ 192,855	\$ 184,456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 987,529
Excess (Deficiency) of Revenues over Expenditures	\$ (233,079)	\$ 448,684	\$ 1,394,204	\$ (73,812)	\$ (87,938)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,448,059
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ (496,380)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (496,380)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ (496,380)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (496,380)
Net Change in Fund Balance	\$ (233,079)	\$ 448,684	\$ 1,394,204	\$ (570,192)	\$ (87,938)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 951,679

LAKE ASHTON

COMMUNITY DEVELOPMENT DISTRICT

Long Term Debt Report FY 2025

Series 2015-1, Special Assessment Bonds		
Interest Rate:	5.000%	
Maturity Date:	5/1/32	\$2,225,000.00
Reserve Fund Definition Requirement	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$198,375.00	
Reserve Fund Balance	\$198,375.00	
Bonds outstanding - 9/30/2024		\$2,225,000.00
	November 1, 2024 (Special Call)	(\$100,000.00)
	May 1, 2025 (Mandatory)	\$0.00
	May 1, 2025 (Special Call)	\$0.00
Current Bonds Outstanding		\$2,125,000.00

Series 2015-2, Special Assessment Bonds		
Interest Rate:	5.000%	
Maturity Date:	5/1/25	\$15,000.00
Interest Rate:	5.000%	
Maturity Date:	5/1/37	\$380,000.00
Bonds outstanding - 9/30/2024		\$395,000.00
	November 1, 2024 (Special Call)	\$0.00
	May 1, 2025 (Mandatory)	\$0.00
Current Bonds Outstanding		\$395,000.00

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

SECTION 4

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

March 17, 2025

Date	Check Numbers	Amount
<u>General Fund</u>		
02/13/25	9609-9622	\$28,719.44
02/20/25	9623-9631	\$43,390.94
03/07/25	9632-9646	\$111,630.58
General Fund Total		\$183,740.96
<u>Capital Projects Fund</u>		
03/07/25	413-415	\$23,885.00
Capital Projects Fund Total		\$23,885.00

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/13/25	00055	2/10/25 20735-01 SVCS 01/25	202501 320-57200-43100		*	794.16		
		2/10/25 20740-01 SVCS 01/25	202501 320-57200-43100		*	170.69		
							CITY OF LAKE WALES-UTILITIES DEPT	964.85 009609
2/13/25	00757	2/06/25 1116 SVCS 02/25	202502 320-57200-54500		*	119.00		
							CLIMATEGUARD COOLING SERVICES LLC	119.00 009610
2/13/25	00003	2/04/25 87608848 DELIVERY THRU 01/27/25	202501 310-51300-42000		*	102.82		
							FEDEX	102.82 009611
2/13/25	00781	1/27/25 00069313 LEGAL ADS #1095458	202501 310-51300-48000		*	44.84		
							GANNETT FLORIDA LOCALIQ	44.84 009612
2/13/25	00215	2/01/25 473 MGMT FEE 02/25	202502 310-51300-34000		*	5,810.92		
		2/01/25 473 INFORMATION TECH 02/25	202502 310-51300-35100		*	83.33		
		2/01/25 473 DISSEMINATION AGENT SVCS	202502 310-51300-31300		*	131.25		
		2/01/25 473 OFFICE SUPPLIES 02/25	202502 310-51300-51000		*	2.50		
		2/01/25 473 PUBLIX HOLIDAY EVENT	202502 320-57200-49400		*	1,669.55		
		2/01/25 473 UBER EATS HOLIDAY EVENT	202502 320-57200-49400		*	58.44		
		2/01/25 473 UBER EATS HOLIDAY EVENT	202502 320-57200-49400		*	65.25		
		2/01/25 473 UBER EATS HOLIDAY EVENT	202502 320-57200-49400		*	62.76		
		2/01/25 473 UBER EATS HOLIDAY EVENT	202502 320-57200-49400		*	79.42		
							GMS-CENTRAL FLORIDA, LLC	7,963.42 009613
2/13/25	00750	1/27/25 32715 SUPPLIES 01/25	202501 320-57200-54500		*	242.18		
							JANITORIAL SUPERSTORE INC	242.18 009614
2/13/25	00429	2/13/25 022025 TRANSFER TAX RECEIPTS	202501 300-20700-10200		*	8,930.57		
							LAKE ASHTON CDD	8,930.57 009615
LAKA LAKE ASHTON SHENNING								

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/13/25	00538	2/01/25 10164	202502 320-57200-54506	PERFORMANCE GOLF CARTS	*	345.00	345.00 009616
		SVCS 02/25					
2/13/25	00753	2/01/25 10224059	202501 320-57200-45300	POOL & PATIO CENTER	*	290.25	290.25 009617
		SUPPLIES 01/25					
2/13/25	00631	2/03/25 RES19-16	202501 310-51300-31100	RAYL ENGINEERING & SURVEYING, LLC	*	3,083.75	3,083.75 009618
		SVCS 01/25					
2/13/25	00238	1/10/25 313702	202501 320-57200-45300	SPIES POOL, LLC	*	1,042.00	1,504.45 009619
		SUPPLEIS 01/25					
		1/29/25 314118	202501 320-57200-45300		*	462.45	
		SUPPLIES 01/25					
2/13/25	00234	1/25/25 60226008	202501 320-57200-54500	STAPLES BUSINESS CREDIT	*	199.50	248.23 009620
		SUPPLIES 01/25					
		1/25/25 60226008	202501 320-57200-51000		*	48.73	
		SUPPLIES 01/25					
2/13/25	00780	1/27/25 56305968	202501 320-57200-54500	VESTIS	*	43.01	86.02 009621
		SUPPLIES 01/25					
		2/03/25 56306013	202502 320-57200-54500		*	43.01	
		SUPPLIES 02/25					
2/13/25	00664	2/03/25 1928-012	202501 320-57200-52000	WELLS FARGO	*	4,794.06	4,794.06 009622
		PURCHASES 01/25					
2/20/25	00057	1/31/25 225804	202501 320-53800-46800	APPLIED AQUATIC MANAGEMENT, INC.	*	4,603.00	4,603.00 009623
		SVCS 01/25					
2/20/25	00744	2/07/25 02072025	202502 320-57200-54500	BYRD'S UPHOLSTERY	*	105.00	105.00 009624
		SVCS 02/25					
2/20/25	00750	2/14/25 33490	202502 320-57200-54500	JANITORIAL SUPERSTORE INC	*	369.20	369.20 009625
		SUPPLIES 02/25					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/20/25	00164	2/17/25 136822 SVCS 01/25	202501 310-51300-31500	LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	3,327.12	3,327.12 009626
2/20/25	00361	2/13/25 277130 SVCS 02/25	202502 320-57200-54500	MILLER'S CENTRAL AIR, INC.	*	251.00	251.00 009627
2/20/25	00238	2/07/25 314355 SUPPLIES 02/25	202502 320-57200-45300	SPIES POOL,LLC	*	1,644.95	1,644.95 009628
2/20/25	00127	2/20/25 56154 REPAIRS 02/25	202502 320-57200-54500	SUN STATE PLUMBING, INC.	*	581.00	581.00 009629
2/20/25	00780	2/10/25 56306060 SUPPLIES 02/25 2/17/25 56306107 SUPPLIES 02/25	202502 320-57200-54500	VESTIS	*	43.01 46.66	89.67 009630
2/20/25	00445	1/31/25 845195 MAINT 01/25 2/01/25 847830 MAINT 02/25	202501 320-57200-46200	YELLOWSTONE LANDSCAPE	*	16,210.00	32,420.00 009631
3/07/25	00756	2/28/25 000009 VALENTINES DAY CATERING	202502 320-57200-49400	CHARM CITY	*	4,830.00	4,830.00 009632
3/07/25	00695	2/21/25 16744750 SVCS 03/25	202503 320-57200-41000	CHARTER COMMUNICATIONS	*	469.94	469.94 009633
3/07/25	00055	2/17/25 20735-02 SVCS 02/25 2/17/25 20740-02 SVCS 02/25	202502 320-57200-43100	CITY OF LAKE WALES-UTILITIES DEPT	*	712.40 170.69	883.09 009634
3/07/25	00741	3/01/25 25 AMENITY MGMT 03/25	202503 320-57200-34000	COMMUNITY ASSOCIATIONS AND	*	43,462.42	43,462.42 009635

LAKA LAKE ASHTON SHENNING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/07/25	00466	12/25/24 50252	202501 310-51300-42501	LA TIMES 2025 01/25	*	5,100.00	
		1/08/25 50315	202501 320-57200-49400	2025 ENTERTAINMENT PROGRAM	*	493.00	
		1/30/25 50371	202502 310-51300-42501	LA TIMES 2025 02/25	*	5,100.00	
		1/30/25 50405	202501 320-57200-51000	BUSINESS CARDS 01/25	*	260.00	
				CUSTOMTRADEPRINTING.COM			10,953.00 009636
3/07/25	00003	2/18/25 87738551	202502 310-51300-42000	DELIVERY THRU 02/07/25	*	32.45	
				FEDEX			32.45 009637
3/07/25	00750	2/27/25 34033	202502 320-57200-54500	SUPPLIES 02/25	*	345.98	
				JANITORIAL SUPERSTORE INC			345.98 009638
3/07/25	00800	2/27/25 02272025	202502 320-57200-49400	FASHION EVENT 02/25	*	500.00	
				VICTORIA MOBLEY			500.00 009639
3/07/25	00799	2/25/25 022525	202503 320-57200-49400	PERFORMANCE AGREE 02/25	*	600.00	
				JAMES RICH			600.00 009640
3/07/25	00470	2/20/25 022025	202502 320-57200-49400	COFFEE 02/25	*	28.76	
				SHUFFLIN'S SQUARES			28.76 009641
3/07/25	00234	2/25/25 022525	202502 320-57200-51000	SUPPLIES 02/25	*	58.88	
		2/25/25 60251929	202502 320-57200-54500	SUPPLIES 02/25	*	133.00	
		2/25/25 60251929	202502 320-57200-51000	SUPPLIES 02/25	*	51.29	
		2/25/25 60251929	202502 320-57200-54500	SUPPLIES 02/25	*	133.00	
				STAPLES BUSINESS CREDIT			376.17 009642
3/07/25	00061	2/13/25 022025	202502 320-57200-43000	SVCS 02/25	*	20,602.11	
				TECO-ACH			20,602.11 009643
3/07/25	00780	2/24/25 56306150	202502 320-57200-54500	SUPPLIES 02/25	*	46.66	
				VESTIS			46.66 009644
				LAKA LAKE ASHTON SHENNING			

AP300R
*** CHECK NOS. 009609-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/10/25
LAKE ASHTON CDD - GF
BANK A LAKE ASHTON - GF

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/07/25	00063	2/25/25 02252025	202502 320-57200-49400	WILLIAM CLARE ENTERTAINMENT	*	14,800.00	14,800.00 009645
				FINAL PMT DIVAS			
3/07/25	00063	2/25/25 022525	202502 320-57200-49400	WILLIAM CLARE ENTERTAINMENT	*	13,700.00	13,700.00 009646
				FINAL PMT UPTOWN			
TOTAL FOR BANK A						183,740.96	
TOTAL FOR REGISTER						183,740.96	

LAKA LAKE ASHTON SHENNING

AP300R
*** CHECK NOS. 000413-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/10/25
LAKE ASHTON CDD - CPF
BANK B LAKE ASHTON - CPF

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/07/25	00107	10/30/24 20377	202410 600-53800-60096	ASPHALT REPAIRS 10/24 AAA TOP QUALITY ASPHALT, LLC	*	4,000.00	4,000.00 000413
3/07/25	00127	1/30/25 3022	202501 600-53800-60003	CAMERA STORM LINES 01/25 JNS ENVIRONMENTAL	*	3,200.00	3,200.00 000414
3/07/25	00028	2/12/25 15602	202502 600-53800-60092	RESURFACE 2 TENNIS COURTS NIDY SPORTS CONSTRUCTION	*	16,685.00	16,685.00 000415
TOTAL FOR BANK B						23,885.00	
TOTAL FOR REGISTER						23,885.00	

LAKA LAKE ASHTON SHENNING

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

Date Received	Collection Period	O&M Receipts	Debt Svc Receipts	O&M Discounts/ Penalties	Debt Discounts/ Penalties	Commissions Paid	Net Amount Received	\$2,512,482.00	\$429,537.06	\$2,942,019.06
								.36300.10100 General Fund 85%	025.36300.10000 21A Debt Svc Fund 15%	Total 100%
11/13/24	10/21/24-10/21/24	\$ 25,061.35	\$ 3,914.43	\$ 1,320.38	\$ 205.51	\$ 549.00	\$ 26,900.89	\$ 23,266.15	\$ 3,634.74	\$ 26,900.89
11/15/24	10/01/24-10/31/24	\$ 5,138.00	\$ 1,028.98	\$ 205.52	\$ 41.16	\$ 118.41	\$ 5,801.89	\$ 4,833.83	\$ 968.06	\$ 5,801.89
11/19/24	11/01/24-11/07/24	\$ 241,486.00	\$ 31,442.87	\$ 9,659.37	\$ 1,257.70	\$ 5,240.24	\$ 256,771.56	\$ 227,190.10	\$ 29,581.47	\$ 256,771.56
11/26/24	11/08/24-11/15/24	\$ 349,384.00	\$ 44,237.40	\$ 13,975.57	\$ 1,769.41	\$ 7,557.53	\$ 370,318.89	\$ 328,700.26	\$ 41,618.63	\$ 370,318.89
12/09/24	11/16/24-11/26/24	\$ 745,010.00	\$ 122,664.61	\$ 29,800.37	\$ 4,906.45	\$ 16,659.36	\$ 816,308.43	\$ 700,905.44	\$ 115,403.00	\$ 816,308.43
12/20/24	11/27/24-11/30/24	\$ 709,709.71	\$ 132,629.85	\$ 28,381.99	\$ 5,302.16	\$ 16,173.11	\$ 792,482.30	\$ 667,701.17	\$ 124,781.14	\$ 792,482.30
12/28/24	12/01/24-12/15/24	\$ 192,667.69	\$ 43,150.37	\$ 7,340.50	\$ 1,633.52	\$ 4,536.88	\$ 222,307.16	\$ 181,620.65	\$ 40,686.51	\$ 222,307.16
01/13/25	12/16/24-12/31/24	\$ 69,726.17	\$ 12,665.70	\$ 2,117.49	\$ 387.59	\$ 1,597.74	\$ 78,289.05	\$ 66,256.51	\$ 12,032.55	\$ 78,289.05
02/03/25	INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,970.31	\$ 3,390.64	\$ 579.67	\$ 3,970.31
02/10/25	01/01/25-01/31/25	\$ 60,462.62	\$ 9,308.78	\$ 1,279.16	\$ 195.95	\$ 1,365.93	\$ 66,930.36	\$ 57,999.79	\$ 8,930.57	\$ 66,930.36
		\$ 2,398,645.54	\$ 401,042.99	\$ 94,080.35	\$ 15,699.45	\$ 53,798.17	\$ 2,640,080.87	\$ 2,261,864.53	\$ 378,216.34	\$ 2,640,080.87

Gross Percent Collected	95.16%
Balance Due	\$142,330.53

Budget Workshop

SECTION I

SECTION A

**Proposed Budget
Fiscal Year 2026**



LAKE ASHTON
Community Development District

Budget Workshop - March 17, 2025



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1-2	<hr/>	<u>General Fund</u>
3-8	<hr/>	<u>General Fund Narrative</u>
9	<hr/>	<u>Capital Reserve Fund</u>

Lake Ashton

Community Development District

Proposed Budget

General Fund

Description		Adopted Budget FY 2025	Actual Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY 2026
Revenues						
Special Assessments - Levy	001.300.36300.10100	\$2,336,610	\$2,261,865	\$74,746	\$2,336,610	\$2,339,665
Rental Income	001.300.36200.10100	\$40,000	\$17,550	\$24,570	\$42,120	\$40,000
Entertainment Fees	001.300.36200.10000	\$165,000	\$55,039	\$77,055	\$132,095	\$165,000
Newsletter Ad Revenue	001.300.36200.10200	\$95,000	\$65,148	\$91,207	\$156,354	\$95,000
Interest Income	001.300.36100.10000	\$8,000	\$7,550	\$10,570	\$18,121	\$15,000
Restaurant Lease Income	001.300.34900.10000	\$19,600	\$5,886	\$8,240	\$14,125	\$19,600
Sponsorship - Advent Health	001.300.36200.10700	\$8,000	\$8,000	\$0	\$8,000	\$8,000
Contributions	001.300.36600.10000	\$0	\$0	\$0	\$0	\$0
Special Events - Security	001.300.36200.10500	\$0	\$0	\$0	\$0	\$0
Revenue-Reimbursed Repairs	001.300.36200.10900	\$0	\$4,970	\$0	\$4,970	\$0
Insurance Proceeds	001.300.36900.10200	\$0	\$0	\$0	\$0	\$0
Miscellaneous Income	001.300.36900.10000	\$9,000	\$9,580	\$13,412	\$22,992	\$9,000
Carryforward	001.300.27100.10000	\$98,579	\$85,700	\$0	\$85,700	\$154,558
TOTAL REVENUES		\$2,779,789	\$2,521,287	\$299,800	\$2,821,087	\$2,845,823
Expenditures						
Administrative						
Supervisor Fees	001.310.51300.11000	\$12,000	\$2,250	\$3,150	\$5,400	\$12,000
FICA Expense	001.310.51300.21000	\$918	\$172	\$241	\$413	\$918
Engineering	001.310.51300.31100	\$50,000	\$20,153	\$40,306	\$60,460	\$50,000
Arbitrage	001.310.51300.31200	\$600	\$0	\$600	\$600	\$600
Dissemination	001.310.51300.31300	\$1,575	\$1,156	\$919	\$2,075	\$1,545
Attorney	001.310.51300.31500	\$45,000	\$10,591	\$21,182	\$31,773	\$45,000
Annual Audit	001.310.51300.32200	\$4,000	\$0	\$4,000	\$4,000	\$4,000
Trustee Fees	001.310.51300.32300	\$4,310	\$0	\$4,310	\$4,310	\$4,310
Management Fees	001.310.51300.34000	\$69,731	\$29,055	\$40,676	\$69,731	\$71,823
Management Fees-Beyond Contract	001.310.51300.34001	\$525	\$0	\$0	\$0	\$0
Accounting System Software	001.310.51300.35100	\$1,000	\$417	\$583	\$1,000	\$1,030
Postage	001.310.51300.42000	\$3,500	\$1,581	\$2,214	\$3,795	\$3,500
Printing & Binding	001.310.51300.42500	\$500	\$0	\$250	\$250	\$500
Newsletter Printing	001.310.51300.42501	\$55,000	\$24,095	\$35,700	\$59,795	\$55,000
Marketing	001.310.51300.48001	\$3,000	\$0	\$1,500	\$1,500	\$3,000
Rentals & Leases	001.310.51300.42502	\$4,000	\$843	\$1,181	\$2,024	\$4,000
Insurance	001.310.51300.45000	\$90,034	\$83,239	\$0	\$83,239	\$90,034
Legal Advertising	001.310.51300.48000	\$1,500	\$138	\$193	\$331	\$1,500
Other Current Charges	001.310.51300.49000	\$750	\$130	\$181	\$311	\$750
Property Taxes	001.310.51300.31400	\$13,500	\$0	\$0	\$0	\$13,500
Office Supplies	001.310.51300.51000	\$300	\$10	\$14	\$24	\$300
Dues, Licenses & Subscriptions	001.310.51300.54000	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE		\$361,918	\$174,005	\$157,201	\$331,206	\$363,485
Maintenance						
Field Management Services	001.320.57200.34000	\$521,549	\$217,312	\$304,237	\$521,549	\$552,842
Gate/Patrol/Pool Officers	001.320.57200.34501	\$372,436	\$148,422	\$207,791	\$356,213	\$372,436
Gate/Patrol/Pool Officers-Special Events	001.320.57200.34511	\$0	\$0	\$0	\$0	\$0
Security/Fire Alarm/Gate Repairs	001.320.57200.34500	\$9,500	\$1,230	\$1,723	\$2,953	\$9,500
Access Control System	001.320.57200.34504	\$60,362	\$28,003	\$39,204	\$67,207	\$67,118
Pest Control	001.320.57200.54501	\$4,690	\$1,290	\$1,806	\$3,096	\$4,690

Lake Ashton

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY 2025	Actual Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY 2026	
<i>Maintenance-continued</i>						
Telephone/Internet	001.320.57200.41000	\$8,000	\$2,840	\$3,976	\$6,817	\$8,000
Electric	001.320.57200.43000	\$240,000	\$99,721	\$139,609	\$239,330	\$240,000
Water	001.320.57200.43100	\$16,000	\$6,646	\$9,304	\$15,949	\$16,000
Gas-Pool	001.320.57200.43200	\$25,000	\$2,426	\$0	\$2,426	\$25,000
Refuse	001.320.57200.43300	\$8,000	\$2,917	\$4,083	\$7,000	\$8,000
Repairs and Maintenance-Clubhouse	001.320.57200.54500	\$85,600	\$22,217	\$31,104	\$53,321	\$85,600
Repairs and Maintenance-Fitness Center	001.320.57200.54510	\$3,000	\$658	\$922	\$1,580	\$3,000
Repairs and Maintenance-Bowling Lanes	001.320.57200.54530	\$17,000	\$1,950	\$5,850	\$7,800	\$17,000
Repairs and Maintenance-Restaurant	001.320.57200.54520	\$6,000	\$1,200	\$1,680	\$2,880	\$6,000
Furniture, Fixtures, Equipment	001.320.57200.52010	\$10,000	\$2,579	\$3,610	\$6,189	\$10,000
Repairs and Maintenance-Pool	001.320.57200.45300	\$15,000	\$17,845	\$11,550	\$29,395	\$15,000
Repairs and Maintenance-Golf Cart	001.320.57200.54506	\$5,400	\$3,327	\$4,658	\$7,985	\$5,400
Repairs and Maintenance-Reimbursed Repairs	001.320.57200.54540	\$0	\$125	\$0	\$125	\$0
Landscape Maintenance-Contract	001.320.57200.46200	\$194,520	\$81,050	\$113,470	\$194,520	\$194,520
Landscape Maintenance-Improvements	001.320.57200.46201	\$15,000	\$6,521	\$8,479	\$15,000	\$15,000
Irrigation Repairs	001.320.57200.46202	\$8,500	\$748	\$1,047	\$1,795	\$8,500
Lake Maintenance-Contract	001.320.53800.46800	\$55,237	\$18,412	\$36,824	\$55,236	\$56,894
Lake Maintenance-Other	001.320.53800.46803	\$2,000	\$0	\$0	\$0	\$2,000
Wetland/Mitigation Maintenance	001.320.53800.46801	\$46,698	\$13,341	\$33,357	\$46,698	\$48,099
Permits/Inspections	001.320.57200.54100	\$3,000	\$0	\$0	\$0	\$3,000
Office Supplies/Printing/Binding	001.320.57200.51000	\$5,000	\$1,214	\$1,699	\$2,913	\$5,000
Credit Card Processing Fees	001.320.57200.34600	\$7,500	\$1,176	\$1,646	\$2,821	\$7,500
Dues & Subscriptions	001.320.57200.54000	\$9,500	\$6,333	\$3,167	\$9,500	\$9,500
Decorations	001.320.57200.52005	\$2,000	\$89	\$1,911	\$2,000	\$2,000
Special Events	001.320.57200.49400	\$165,000	\$112,287	\$52,713	\$165,000	\$165,000
Storm Damage	001.320.57200.54502	\$0	\$11,646	\$0	\$11,646	\$0
TOTAL MAINTENANCE		\$1,921,492	\$813,524	\$1,025,420	\$1,838,943	\$1,962,599
TOTAL EXPENDITURES		\$2,283,409	\$987,529	\$1,182,620	\$2,170,149	\$2,326,084
Other Sources and Uses						
Capital Reserve-Transfer Out (From General Fund to Capital Reserve)		(\$496,380)	(\$496,380)	\$0	(\$496,380)	(\$519,739)
TOTAL OTHER SOURCES AND USES		(\$496,380)	(\$496,380)	\$0	(\$496,380)	(\$519,739)
EXCESS REVENUES		\$0	\$1,037,379	(\$882,820)	\$154,558	\$0

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Net Assessment	\$1,703,644	\$1,789,053	\$2,055,306	\$2,145,886	\$2,339,668	\$2,339,665
Plus Collection Fees (7%)	\$128,231	\$134,660	\$154,700	\$161,518	\$176,104	\$176,104
Gross Assessment	\$1,831,875	\$1,923,713	\$2,210,006	\$2,307,404	\$2,515,772	\$2,515,768
No. of Units	977	977	974	974	978	978
Gross Per Unit Assessment	\$1,875.00	\$1,969.00	\$2,269.00	\$2,369.00	\$2,572.36	\$2,572.36

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

REVENUES:

Special Assessments 001.300.36300.10100

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

Rental Income 001.300.36200.10100

Rental fees charged for rental of facilities for events.

Entertainment Fees 001.300.36200.10000

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

Newsletter Income 001.300.36200.10200

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

Interest Income 001.300.36100.10000

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

Restaurant Lease Income 001.300.34900.10000

Monthly lease payment for lease of the Restaurant.

Miscellaneous Income 001.300.36900.10000

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

Carryforward Surplus 001.300.27100.10000

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

EXPENDITURES:

Supervisor Fees 001.310.51300.11000

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

FICA Expense 001.310.51300.21000

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

Engineering Fees 001.310.51300.31100

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

Arbitrage 001.310.51300.31200

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

Dissemination Agent 001.310.51300.31300

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

Attorney 001.310.51300.31500

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

Annual Audit 001.310.51300.32200

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

Trustee Fees 001.310.51300.32300

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

Management Fees 001.310.51300.34000

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

Accounting System Software 001.310.51300.35100

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

Postage 001.310.51300.42000

Mailing of checks, overnight deliveries, correspondence, etc.

Printing & Binding 001.310.51300.42500

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

Newsletter Printing 001.310.51300.42501

Cost of preparing and printing monthly newsletter for CDD residents.

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

Rentals & Leases 001.310.51300.42502

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

Insurance 001.310.51300.45000

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

Legal Advertising 001.310.51300.48000

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

Other Current Charges 001.310.51300.49000

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

Property Taxes 001.310.51300.31400

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

Office Supplies 001.310.51300.51000

Miscellaneous office supplies.

Dues, Licenses & Subscriptions 001.310.51300.54000

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

MAINTENANCE:

Field Management Fees 001.320.57200.34000

CALM will provide on-site management services for the District. The amount budgeted is based on an estimated annual contract amount of \$552,842. This amount represents a 6% proposed increase.

Gate/Patrol/Pool Officers 001.320.57200.34501

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

Pest Control 001.320.57200.54501

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

Security/Fire Alarm/Gate Repairs 001.320.57200.34500

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

Telephone/Internet 001.320.572100.41000

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

Electric 001.320.57200.43000

The District has various accounts with TECO for electric services.

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

Water 001.320.57200.43100

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

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

Gas-Pool 001.320.57200.43200

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

Refuse Service 001.320.57200.43300

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

Maintenance

Repairs and Maintenance-Clubhouse 001.320.57200.54500

Regular repairs and maintenance to the District's Facilities.

Repairs and Maintenance-Fitness Center 001.320.57200.54510

Regular repairs and maintenance to the fitness equipment and center.

Repairs and Maintenance-Restaurant 001.320.57200.54520

Regular repairs and maintenance to the restaurant.

Repairs and Maintenance-Bowling Lanes 001.320.57200.54530

Regular repairs and maintenance to the bowling lanes.

Furniture, Fixtures, Equipment 001 320.57200.52010

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

Repairs and Maintenance-Cart Path & Bridge 001.320.57200.54540

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

Repairs and Maintenance-Pool 001.320.57200.45300

Regular repairs and maintenance of the pool.

Golf Cart Repairs and Maintenance 001.320.57200.54506

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

Landscape Maintenance 001.320.57200.46200

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

Plant Replacement 001.320.57200.46201

Replacement of plants needed throughout the District.

Irrigation Repairs 001.320.57200.46202

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

Lake Maintenance 001.320.53800.46800

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

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

Wetland/Mitigation Maintenance 001.320.53800.46801

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

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

Permits/Inspections 001.320.57200.54100

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

Office Supplies/Printing & Binding 001.320.57200.51000

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

Operating Supplies 001.320.57200.52000

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

Credit Card Processing Fee 001.320.57200.34699

The District processes credit cards with Bank of America.

Dues & Licenses 001.320.57200.54000

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

Decorations 001.320.57200.52005

The District funds seasonal decorations for the Clubhouse.

Special Events 001.320.57200.49400

The District will have shows and events throughout the year.

Lake Ashton
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY 2025	Actual Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY 2026
Revenues					
Capital Reserve-Transfer In (From General Fund to Capital Reserve)	\$496,380	\$496,380	\$0	\$496,380	\$519,739
Interest Income	\$500	\$11,603	\$20,369	\$31,971	\$20,000
Carryforward Surplus	\$401,082	\$661,153	\$0	\$661,153	\$1,040,753
TOTAL REVENUES	\$897,962	\$1,169,136	\$20,369	\$1,189,504	\$1,580,492
Expenditures					
Capital Projects-FY 25					
Pavement/Curb Repairs	\$0	\$6,900	\$0	\$6,900	\$0
Restaurant Equipment	\$0	\$19,875	\$0	\$19,875	\$0
Permanent Roofline Lighting	\$0	\$28,902	\$0	\$28,902	\$0
Clubhouse Painting	\$0	\$35,185	\$0	\$35,185	\$0
Seamless Gutters	\$0	\$16,400	\$0	\$16,400	\$0
AED Kits	\$0	\$4,232	\$0	\$4,232	\$0
Stormwater Maintenance	\$0	\$16,685	\$0	\$16,685	\$0
Shoreline Restoration	\$0	\$12,045	\$0	\$12,045	\$0
HVAC	\$0	\$7,442	\$0	\$7,442	\$0
Natural Gas Conversion	\$0	\$1,085	\$0	\$1,085	\$0
Golf Course Reserves	\$0	\$0	\$0	\$0	\$0
Capital Projects	\$312,319	\$0	\$0	\$0	\$0
Contingencies	\$223,150	\$0	\$0	\$0	\$0
Other Current Charges	\$650	\$0	\$0	\$0	\$0
Capital Projects-FY 26					
Golf Course Reserves	\$0	\$0	\$0	\$0	\$0
Capital Projects	\$0	\$0	\$0	\$0	\$312,319
Contingencies	\$0	\$0	\$0	\$0	\$223,150
Other Current Charges	\$0	\$0	\$0	\$0	\$650
TOTAL EXPENDITURES	\$536,119	\$148,751	\$0	\$148,751	\$536,119
EXCESS REVENUES	\$361,843	\$1,020,385	\$20,369	\$1,040,753	\$1,044,373

RESERVES	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Beginning Balance	\$309,127	\$459,669	\$839,269	\$823,389	\$976,389
Reserves	\$455,901	\$496,380	\$519,739	\$400,000	\$400,000
Interest	\$18,298	\$31,971	\$500	\$3,000	\$3,000
Expenditures	(\$323,657)	(\$148,751)	(\$536,119)	(\$250,000)	(\$250,000)
Expenditures-Restaurant	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$459,669	\$839,269	\$823,389	\$976,389	\$1,129,389

SECTION B

**Adopted Budget
Fiscal Year 2025**



LAKE ASHTON

Community Development District

July 15, 2024

Edited 1/13/2025 with 9/30/2024 Numbers



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Lake Ashton

Community Development District

Adopted Budget

General Fund

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

Lake Ashton

Community Development District

Adopted Budget

General Fund

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

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

REVENUES:

Special Assessments 001.300.36300.10100

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

Rental Income 001.300.36200.10100

Rental fees charged for rental of facilities for events.

Entertainment Fees 001.300.36200.10000

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

Newsletter Income 001.300.36200.10200

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

Interest Income 001.300.36100.10000

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

Restaurant Lease Income 001.300.34900.10000

Monthly lease payment for lease of the Restaurant.

Miscellaneous Income 001.300.36900.10000

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

Carryforward Surplus 001.300.27100.10000

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

EXPENDITURES:

Supervisor Fees 001.310.51300.11000

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

FICA Expense 001.310.51300.21000

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

Engineering Fees 001.310.51300.31100

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

Arbitrage 001.310.51300.31200

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

Dissemination Agent 001.310.51300.31300

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

Attorney 001.310.51300.31500

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

Annual Audit 001.310.51300.32200

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

Trustee Fees 001.310.51300.32300

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

Management Fees 001.310.51300.34000

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

Accounting System Software 001.310.51300.35100

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

Postage 001.310.51300.42000

Mailing of checks, overnight deliveries, correspondence, etc.

Printing & Binding 001.310.51300.42500

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

Newsletter Printing 001.310.51300.42501

Cost of preparing and printing monthly newsletter for CDD residents.

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

Rentals & Leases 001.310.51300.42502

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

Insurance 001.310.51300.45000

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

Legal Advertising 001.310.51300.48000

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

Other Current Charges 001.310.51300.49000

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

Property Taxes 001.310.51300.31400

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

Office Supplies 001.310.51300.51000

Miscellaneous office supplies.

Dues, Licenses & Subscriptions 001.310.51300.54000

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

MAINTENANCE:

Field Management Fees 001.320.57200.34000

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

Gate/Patrol/Pool Officers 001.320.57200.34501

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

Pest Control 001.320.57200.54501

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

Security/Fire Alarm/Gate Repairs 001.320.57200.34500

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

Telephone/Internet 001.320.572100.41000

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

Electric 001.320.57200.43000

The District has various accounts with TECO for electric services.

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

Water 001.320.57200.43100

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

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

Gas-Pool 001.320.57200.43200

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

Refuse Service 001.320.57200.43300

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

Maintenance

Repairs and Maintenance-Clubhouse 001.320.57200.54500

Regular repairs and maintenance to the District's Facilities.

Repairs and Maintenance-Fitness Center 001.320.57200.54510

Regular repairs and maintenance to the fitness equipment and center.

Repairs and Maintenance-Restaurant 001.320.57200.54520

Regular repairs and maintenance to the restaurant.

Repairs and Maintenance-Bowling Lanes 001.320.57200.54530

Regular repairs and maintenance to the bowling lanes.

Furniture, Fixtures, Equipment 001 320.57200.52010

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

Repairs and Maintenance-Cart Path & Bridge 001.320.57200.54540

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

Repairs and Maintenance-Pool 001.320.57200.45300

Regular repairs and maintenance of the pool.

Golf Cart Repairs and Maintenance 001.320.57200.54506

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

Landscape Maintenance 001.320.57200.46200

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

Plant Replacement 001.320.57200.46201

Replacement of plants needed throughout the District.

Irrigation Repairs 001.320.57200.46202

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
 GENERAL FUND BUDGET
 FISCAL YEAR 2025

Lake Maintenance 001.320.53800.46800

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

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

Wetland/Mitigation Maintenance 001.320.53800.46801

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

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

Permits/Inspections 001.320.57200.54100

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

Office Supplies/Printing & Binding 001.320.57200.51000

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

Operating Supplies 001.320.57200.52000

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

Credit Card Processing Fee 001.320.57200.34699

The District processes credit cards with Bank of America.

Dues & Licenses 001.320.57200.54000

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

Decorations 001.320.57200.52005

The District funds seasonal decorations for the Clubhouse.

Special Events 001.320.57200.49400

The District will have shows and events throughout the year.

Lake Ashton
Community Development District
Adopted Budget
Capital Reserve Fund

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

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

Lake Ashton

Community Development District

Debt Service Fund

Series 2015 Special Assessment Refunding Bonds

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

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

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

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

Lake Ashton

Community Development District

Series 2015A-1 Capital Improvement Revenue Refunding Bonds

AMORTIZATION SCHEDULE

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

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

AMORTIZATION SCHEDULE

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

SECTION C

SECTION 1

Lake Ashton
Community Development District
Combined Balance Sheet
February 28, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 120,084	\$ -	\$ -	\$ 120,084
Capital Reserve Account	\$ -	\$ -	\$ 206,688	\$ 206,688
Lease Receivable	\$ 60,171	\$ -	\$ -	\$ 60,171
Due from Capital Projects	\$ 1,907	\$ -	\$ -	\$ 1,907
Due from General Fund	\$ -	\$ 580	\$ -	\$ 580
<u>Investments:</u>				
Investment Pool - State Board of Administration	\$ 1,057,550	\$ -	\$ 839,326	\$ 1,896,876
<u>Series 2015</u>				
Reserve	\$ -	\$ 191,375	\$ -	\$ 191,375
Revenue	\$ -	\$ 441,894	\$ -	\$ 441,894
Prepayment 2015-1	\$ -	\$ 8,228	\$ -	\$ 8,228
Prepayment 2015-2	\$ -	\$ 4,599	\$ -	\$ 4,599
Total Assets	\$ 1,239,713	\$ 646,676	\$ 1,046,013	\$ 2,932,402
Liabilities:				
Accounts Payable	\$ 138,106	\$ -	\$ 23,885	\$ 161,991
Due to Debt Service	\$ 580	\$ -	\$ -	\$ 580
Due to General Fund	\$ -	\$ -	\$ 1,907	\$ 1,907
Deposits Ballroom Rentals	\$ 7,625	\$ -	\$ -	\$ 7,625
Deposits-Restaurant	\$ 5,000	\$ -	\$ -	\$ 5,000
Deferred Revenue-Leases	\$ 51,023	\$ -	\$ -	\$ 51,023
Total Liabilities	\$ 202,334	\$ -	\$ 25,792	\$ 228,126
Fund Balance:				
Restricted for:				
Debt Service - Series 2015	\$ -	\$ 646,676	\$ -	\$ 646,676
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 1,020,221	\$ 1,020,221
Unassigned	\$ 1,037,379	\$ -	\$ -	\$ 1,037,379
Total Fund Balances	\$ 1,037,379	\$ 646,676	\$ 1,020,221	\$ 2,704,275
Total Liabilities & Fund Balance	\$ 1,239,713	\$ 646,676	\$ 1,046,013	\$ 2,932,402

SECTION 2

Lake Ashton
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues				
Interest	\$ 500	\$ 208	\$ 11,603	\$ 11,394
Total Revenues	\$ 500	\$ 208	\$ 11,603	\$ 11,394
Expenditures:				
Capital Projects	\$ 312,319	\$ -	\$ -	\$ -
Pavement/Curb Repairs	\$ -	\$ -	\$ 6,900	\$ (6,900)
Restaurant Equipment	\$ -	\$ -	\$ 19,875	\$ (19,875)
Permanent Roofline Lighting	\$ -	\$ -	\$ 28,902	\$ (28,902)
Clubhouse Painting	\$ -	\$ -	\$ 35,185	\$ (35,185)
Seamless Gutters	\$ -	\$ -	\$ 16,400	\$ (16,400)
AED Kits	\$ -	\$ -	\$ 4,232	\$ (4,232)
Stormwater Maintenance	\$ -	\$ -	\$ 16,685	\$ (16,685)
Shoreline Restoration	\$ -	\$ -	\$ 12,045	\$ (12,045)
Ballroom Refurbishment	\$ -	\$ -	\$ -	\$ -
HVAC	\$ -	\$ -	\$ 7,442	\$ (7,442)
Pet Play Park Pavers	\$ -	\$ -	\$ -	\$ -
Natural Gas Conversion	\$ -	\$ -	\$ 1,085	\$ (1,085)
Contingencies	\$ 223,150	\$ 92,979	\$ -	\$ 92,979
Other Current Charges	\$ 650	\$ 271	\$ 164	\$ 107
Total Expenditures	\$ 536,119	\$ 93,250	\$ 148,915	\$ (55,665)
Excess (Deficiency) of Revenues over Expenditures	\$ (535,619)		\$ (137,312)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 496,380	\$ 496,380	\$ 496,380	\$ -
Total Other Financing Sources (Uses)	\$ 496,380	\$ 496,380	\$ 496,380	\$ -
Net Change in Fund Balance	\$ (39,239)		\$ 359,068	
Fund Balance - Beginning	\$ 401,082		\$ 661,153	
Fund Balance - Ending	\$ 361,843		\$ 1,020,221	

SECTION 3

Lake Ashton

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Special Assessments - Levy	\$ 2,336,611	\$ 2,261,865	\$ 2,261,865	\$ -
Rental Income	\$ 40,000	\$ 16,667	\$ 17,550	\$ 883
Entertainment Fees	\$ 165,000	\$ 68,750	\$ 55,039	\$ (13,711)
Newsletter Ad Revenue	\$ 95,000	\$ 39,583	\$ 65,148	\$ 25,564
Interest Income	\$ 8,000	\$ 3,333	\$ 7,550	\$ 4,217
Restaurant Lease Income	\$ 19,600	\$ 8,167	\$ 5,886	\$ (2,281)
Sponsorship - Advent Health	\$ 8,000	\$ 8,000	\$ 8,000	\$ -
Miscellaneous Income	\$ 9,000	\$ 3,750	\$ 9,580	\$ 5,830
Miscellaneous Income-Reimbursed Repairs	\$ -	\$ -	\$ 4,970	\$ 4,970
Total Revenues	\$ 2,681,211	\$ 2,410,115	\$ 2,435,587	\$ 25,473
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 2,250	\$ 2,750
FICA Expense	\$ 918	\$ 383	\$ 172	\$ 210
Engineering	\$ 50,000	\$ 20,833	\$ 20,153	\$ 680
Arbitrage	\$ 600	\$ 250	\$ -	\$ 250
Dissemination	\$ 1,575	\$ 656	\$ 1,156	\$ (500)
Attorney	\$ 45,000	\$ 18,750	\$ 10,591	\$ 8,159
Annual Audit	\$ 4,000	\$ 1,667	\$ -	\$ 1,667
Trustee Fees	\$ 4,310	\$ 1,796	\$ -	\$ 1,796
Management Fees	\$ 69,731	\$ 29,054	\$ 29,055	\$ (0)
Management Fees-Beyond Contract	\$ 525	\$ 219	\$ -	\$ 219
Accounting System Software	\$ 1,000	\$ 417	\$ 417	\$ 0
Postage	\$ 3,500	\$ 1,458	\$ 1,581	\$ (123)
Printing & Binding	\$ 500	\$ 208	\$ -	\$ 208
Newsletter Printing	\$ 55,000	\$ 22,917	\$ 24,095	\$ (1,178)
Marketing	\$ 3,000	\$ 1,250	\$ -	\$ 1,250
Rentals & Leases	\$ 4,000	\$ 1,667	\$ 843	\$ 823
Insurance	\$ 90,034	\$ 90,034	\$ 83,239	\$ 6,795
Legal Advertising	\$ 1,500	\$ 625	\$ 138	\$ 487
Other Current Charges	\$ 750	\$ 313	\$ 130	\$ 183
Property Taxes	\$ 13,500	\$ 5,625	\$ -	\$ 5,625
Office Supplies	\$ 300	\$ 125	\$ 10	\$ 115
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 361,918	\$ 203,421	\$ 174,005	\$ 29,416

Lake Ashton

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management Services	\$ 521,549	\$ 217,312	\$ 217,312	\$ (0)
Gate/Patrol/Pool Officers	\$ 372,436	\$ 155,182	\$ 148,422	\$ 6,760
Security/Fire Alarm/Gate Repairs	\$ 9,500	\$ 3,958	\$ 1,230	\$ 2,728
Access Control System	\$ 60,362	\$ 25,151	\$ 28,003	\$ (2,852)
Pest Control	\$ 4,690	\$ 1,954	\$ 1,290	\$ 664
Telephone/Internet	\$ 8,000	\$ 3,333	\$ 2,840	\$ 493
Electric	\$ 240,000	\$ 100,000	\$ 99,721	\$ 279
Water	\$ 16,000	\$ 6,667	\$ 6,646	\$ 21
Gas-Pool	\$ 25,000	\$ 10,417	\$ 2,426	\$ 7,990
Refuse	\$ 8,000	\$ 3,333	\$ 2,917	\$ 417
Repairs and Maintenance-Clubhouse	\$ 85,600	\$ 35,667	\$ 22,217	\$ 13,450
Repairs and Maintenance-Fitness Center	\$ 3,000	\$ 1,250	\$ 658	\$ 592
Repairs and Maintenance-Bowling Lanes	\$ 17,000	\$ 7,083	\$ 1,950	\$ 5,133
Repairs and Maintenance-Restaurant	\$ 6,000	\$ 2,500	\$ 1,200	\$ 1,300
Furniture, Fixtures, Equipment	\$ 10,000	\$ 4,167	\$ 2,579	\$ 1,588
Repairs and Maintenance-Pool	\$ 15,000	\$ 6,250	\$ 17,845	\$ (11,595)
Repairs and Maintenance-Golf Cart	\$ 5,400	\$ 2,250	\$ 3,327	\$ (1,077)
Repairs and Maintenance-Reimbursed	\$ -	\$ -	\$ 125	\$ (125)
Landscape Maintenance-Contract	\$ 194,520	\$ 81,050	\$ 81,050	\$ -
Landscape Maintenance-Improvements	\$ 15,000	\$ 6,250	\$ 6,521	\$ (271)
Irrigation Repairs	\$ 8,500	\$ 3,542	\$ 748	\$ 2,794
Lake Maintenance-Contract	\$ 55,237	\$ 23,015	\$ 18,412	\$ 4,603
Lake Maintenance-Other	\$ 2,000	\$ 833	\$ -	\$ 833
Wetland/Mitigation Maintenance	\$ 46,698	\$ 19,458	\$ 13,341	\$ 6,117
Permits/Inspections	\$ 3,000	\$ 1,250	\$ -	\$ 1,250
Office Supplies/Printing/Binding	\$ 5,000	\$ 2,083	\$ 1,214	\$ 870
Credit Card Processing Fees	\$ 7,500	\$ 3,125	\$ 1,176	\$ 1,949
Dues & Subscriptions	\$ 9,500	\$ 3,958	\$ 6,333	\$ (2,375)
Decorations	\$ 2,000	\$ 833	\$ 89	\$ 744
Special Events	\$ 165,000	\$ 112,287	\$ 112,287	\$ -
Storm Damage	\$ -	\$ -	\$ 11,646	\$ (11,646)
Total Operations & Maintenance	\$ 1,921,492	\$ 844,158	\$ 813,524	\$ 30,634
Total Expenditures	\$ 2,283,409	\$ 1,047,579	\$ 987,529	\$ 60,050
Excess (Deficiency) of Revenues over Expenditures	\$ 397,801		\$ 1,448,059	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (496,380)	\$ (496,380)	\$ (496,380)	\$ -
Total Other Financing Sources/(Uses)	\$ (496,380)	\$ (496,380)	\$ (496,380)	\$ -
Net Change in Fund Balance	\$ (98,579)		\$ 951,679	
Fund Balance - Beginning	\$ 98,579		\$ 85,700	
Fund Balance - Ending	\$ 0		\$ 1,037,379	

Lake Ashton

Community Development District

Debt Service Fund Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 416,871	\$ 378,216	\$ 378,216	\$ -
Assessments - PPMT 2015-1	\$ -	\$ -	\$ 7,360	\$ 7,360
Assessments - PPMT 2015-2	\$ -	\$ -	\$ 3,481	\$ 3,481
Interest Income	\$ 500	\$ 208	\$ 5,900	\$ 5,692
Total Revenues	\$ 417,371	\$ 378,425	\$ 394,957	\$ 16,532
Expenditures:				
Series 2015-1				
Interest - 11/01	\$ 55,625	\$ 55,625	\$ 55,625	\$ -
Interest - 05/01	\$ 55,625	\$ -	\$ -	\$ -
Principal - 05/01	\$ 230,000	\$ -	\$ -	\$ -
Special Call - 11/01	\$ 50,000	\$ 50,000	\$ 100,000	\$ (50,000)
Series 2015-2				
Interest - 11/01	\$ 10,000	\$ 10,000	\$ 9,875	\$ 125
Interest - 05/01	\$ 10,000	\$ -	\$ -	\$ -
Principal - 05/01	\$ 20,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 431,250	\$ 115,625	\$ 165,500	\$ (49,875)
Excess (Deficiency) of Revenues over Expenditures	\$ (13,879)		\$ 229,457	
Net Change in Fund Balance	\$ (13,879)		\$ 229,457	
Fund Balance - Beginning	\$ 128,342		\$ 417,219	
Fund Balance - Ending	\$ 114,463		\$ 646,676	

Lake Ashton
Community Development District
Month to Month
FY 2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
Revenues:													
Special Assessments - Levy	\$ -	\$ 583,990	\$ 1,550,227	\$ 66,257	\$ 61,390	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,261,865
Rental Income	\$ 6,000	\$ 1,400	\$ 4,650	\$ 4,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,550
Entertainment Fees	\$ 10,819	\$ 15,765	\$ 3,559	\$ 12,264	\$ 12,633	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,039
Newsletter Ad Revenue	\$ 12,812	\$ 9,416	\$ 11,042	\$ 20,448	\$ 11,431	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,148
Interest Income	\$ 84	\$ 0	\$ 194	\$ 3,568	\$ 3,703	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,550
Restaurant Lease Income	\$ 1,221	\$ 1,221	\$ 1,221	\$ 1,221	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,886
Sponsorship	\$ -	\$ -	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000
Miscellaneous Income	\$ 1,711	\$ 733	\$ 1,300	\$ 3,035	\$ 2,801	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,580
Miscellaneous Income-Reimbursed Repairs	\$ 350	\$ 2,310	\$ -	\$ -	\$ 2,310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,970
Miscellaneous Income-Sponsorship	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 32,997	\$ 614,836	\$ 1,572,193	\$ 119,043	\$ 96,518	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,435,587
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 450	\$ 450	\$ 450	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,250
FICA Expense	\$ -	\$ 34	\$ 34	\$ 34	\$ 69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 172
Engineering	\$ 4,069	\$ 5,993	\$ 7,008	\$ 3,084	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,153
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 131	\$ 631	\$ 131	\$ 131	\$ 131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,156
Attorney	\$ 175	\$ 3,166	\$ 3,923	\$ 3,327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,591
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 5,811	\$ 5,811	\$ 5,811	\$ 5,811	\$ 5,811	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,055
Accounting System Software	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417
Postage	\$ 80	\$ 274	\$ 146	\$ 1,050	\$ 32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,581
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Newsletter Printing	\$ 4,405	\$ 4,945	\$ 4,545	\$ 5,100	\$ 5,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,095
Marketing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rentals & Leases	\$ 290	\$ -	\$ 145	\$ 145	\$ 264	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 843
Insurance	\$ 83,239	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,239
Legal Advertising	\$ -	\$ -	\$ 93	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138
Other Current Charges	\$ -	\$ 130	\$ 72	\$ (72)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130
Office Supplies	\$ 3	\$ -	\$ 3	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 98,460	\$ 21,517	\$ 22,443	\$ 19,191	\$ 12,393	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 174,005

Lake Ashton
Community Development District
Month to Month
FY 2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
Operations & Maintenance													
Field Expenditures													
Field Management Services	\$ 43,462	\$ 43,462	\$ 43,462	\$ 43,462	\$ 43,462	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 217,312
Gate/Patrol/Pool Officers	\$ 29,346	\$ 28,632	\$ 30,538	\$ 32,073	\$ 27,833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 148,422
Gate/Patrol/Pool Officers-Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security/Fire Alarm/Gate Repairs	\$ -	\$ 195	\$ 823	\$ -	\$ 213	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,230
Access Control System	\$ 5,593	\$ 5,593	\$ 5,593	\$ 5,630	\$ 5,593	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,003
Pest Control	\$ 395	\$ 250	\$ 250	\$ 395	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,290
Telephone/Internet	\$ 665	\$ 515	\$ 650	\$ 540	\$ 470	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,840
Electric	\$ 21,115	\$ 19,529	\$ 19,205	\$ 19,271	\$ 20,602	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99,721
Water	\$ 2,452	\$ 1,380	\$ 965	\$ 965	\$ 883	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,646
Gas-Pool	\$ 1,839	\$ 419	\$ 168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,426
Refuse	\$ 518	\$ 559	\$ 628	\$ 465	\$ 748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,917
Repairs and Maintenance-Clubhouse	\$ 4,374	\$ 5,062	\$ 2,409	\$ 8,156	\$ 2,217	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,217
Repairs and Maintenance-Fitness Center	\$ 438	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 658
Repairs and Maintenance-Bowling Lanes	\$ 600	\$ 850	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,950
Repairs and Maintenance-Restaurant	\$ -	\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Furniture, Fixtures, Equipment	\$ 60	\$ -	\$ 1,689	\$ 830	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,579
Repairs and Maintenance-Pool	\$ 5,633	\$ 626	\$ 702	\$ 9,239	\$ 1,645	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,845
Repairs and Maintenance-Golf Cart	\$ 1,061	\$ 173	\$ 1,403	\$ 345	\$ 345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,327
Repairs and Maintenance-Reimbursed	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125
Landscape Maintenance-Contract	\$ 16,210	\$ 16,210	\$ 16,210	\$ 16,210	\$ 16,210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,050
Landscape Maintenance-Improvements	\$ 1,827	\$ 1,950	\$ 1,999	\$ 745	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,521
Irrigation Repairs	\$ 748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 748
Lake Maintenance-Contract	\$ 4,603	\$ 4,603	\$ 4,603	\$ 4,603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,412
Lake Maintenance-Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wetland/Mitigation Maintenance	\$ -	\$ -	\$ -	\$ 13,341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,341
Permits/Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies/Printing/Binding	\$ 119	\$ 214	\$ 451	\$ 320	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,214
Credit Card Processing Fees	\$ 283	\$ 34	\$ 260	\$ 162	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,176
Dues & Subscriptions	\$ 52	\$ 4,377	\$ 246	\$ 1,659	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,333
Decorations	\$ -	\$ -	\$ 146	\$ (57)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89
Special Events	\$ 22,960	\$ 4,085	\$ 22,136	\$ 11,811	\$ 51,294	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112,287
Storm Damage	\$ 3,138	\$ 5,697	\$ 510	\$ 2,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,646
Total Operations & Maintenance	\$ 167,616	\$ 144,635	\$ 155,546	\$ 173,664	\$ 172,063	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 813,524
Total Expenditures	\$ 266,076	\$ 166,152	\$ 177,989	\$ 192,855	\$ 184,456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 987,529
Excess (Deficiency) of Revenues over Expenditures	\$ (233,079)	\$ 448,684	\$ 1,394,204	\$ (73,812)	\$ (87,938)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,448,059
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ (496,380)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (496,380)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ (496,380)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (496,380)
Net Change in Fund Balance	\$ (233,079)	\$ 448,684	\$ 1,394,204	\$ (570,192)	\$ (87,938)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 951,679

LAKE ASHTON

COMMUNITY DEVELOPMENT DISTRICT

Long Term Debt Report FY 2025

Series 2015-1, Special Assessment Bonds		
Interest Rate:	5.000%	
Maturity Date:	5/1/32	\$2,225,000.00
Reserve Fund Definition Requirement	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$198,375.00	
Reserve Fund Balance	\$198,375.00	
Bonds outstanding - 9/30/2024		\$2,225,000.00
	November 1, 2024 (Special Call)	(\$100,000.00)
	May 1, 2025 (Mandatory)	\$0.00
	May 1, 2025 (Special Call)	\$0.00
Current Bonds Outstanding		\$2,125,000.00

Series 2015-2, Special Assessment Bonds		
Interest Rate:	5.000%	
Maturity Date:	5/1/25	\$15,000.00
Interest Rate:	5.000%	
Maturity Date:	5/1/37	\$380,000.00
Bonds outstanding - 9/30/2024		\$395,000.00
	November 1, 2024 (Special Call)	\$0.00
	May 1, 2025 (Mandatory)	\$0.00
Current Bonds Outstanding		\$395,000.00

Total Current Bonds Outstanding	\$2,520,000.00
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SECTION D

SECTION 1

Capital Projects and Contingencies

FY 2025

Contingencies	
Reflection Garden Rehab NOT COMPLETED	\$15,000
Cinema Amps NOT COMPLETED	\$5,500
Restaurant Equipment Contingency COMPLETED - JANUARY 2025	\$15,000
HVAC - Restaurant Kitchen Unit NOT COMPLETED	\$28,000
Reme Halo LED Cartridge Replacement QUOTES SUBMITTED FOR SUPERVISOR CONSIDERATION	\$7,722
HVAC Ballroom NW #2 NOT COMPLETED	\$24,000
HVAC Ballroom NE #4 NOT COMPLETED	\$18,500
Asphalt Pavement, Patch and Partial Seal Coat (Parking Lots Sealings/Striping) PARTIALLY COMPLETED	\$14,428
Stormwater Management (Concrete Curbs, Gutters, and Inlets) PARTIALLY COMPLETED	\$50,000
Golf Course Pathways NOT COMPLETED	\$15,000
Ponds, Erosion Control NOT COMPLETED	\$30,000
Total	\$223,150
Projects to Complete in Fiscal Year 2025	

FOR BOARD DISCUSSION**CAPITAL PROJECTS FOR FISCAL YEAR 2025 (NOT FULLY APPROVED)**

Signage (Street Name Plates Only) APPROVED - PENDING INSTALL	\$9,250
Pool Furniture, Lounge Chairs (Non-Rolling) NOT COMPLETED	\$5,399
Tennis Court Color Coat - Moved from 2020 COMPLETED FEBRUARY 2025	\$17,039
Asphalt Pavement, Mill and Overlay (Score 40-59) Turnberry Ln NOT COMPLETED	\$139,731
Golf Course Bridge Maintenance (Board Replacement (40), Pressure Washing, & Sealing) NOT COMPLETED	\$30,000
Upgrade Speakers & Sound Equipment to Include Sound Segregation (Ballroom) NOT COMPLETED	\$57,000
Trim Lights for Clubhouse COMPLETED NOVEMBER 2024	\$22,000
Trim Lights for Guard House COMPLETED NOVEMBER 2024	\$4,000
Christmas Light and Garland Replacement (\$1,900 each year to install - CH Maint Budget) NOT DOING	\$7,300
Replace Sod at Pet Play Park (includes installation of additional irrigation) NOT DOING	\$16,100
Additional AED Units at the Clubhouse (2 addn'l) COMPLETED NOVEMBER 2024	\$4,500
Potential Property Acquisition NOT COMPLETED	
Total	\$312,319
Total Contingencies and Capital Projects	\$535,469

SECTION 2

Reserve Study and Strategic Planning Projects Combined
FY 2024

1 - Urgent/Important 2 - Important/Less Urgent 3 - Urgent/Less Important 4 - Less Important/Less Urgent	Priority (1-4)	Amount	2024 GF Budget	2024 CPF Budget	2024 CPF Sub- Total
Contingencies					\$82,200
HVAC Contingency COMPLETED	1.2	\$27,000		\$27,000	
Asphalt, Patch/Seal Contingency COMPLETED	1.4	\$15,000		\$15,000	
Concrete Pathway Contingency PARTIALLY COMPLETED	1.6	\$10,000		\$10,000	
Spa Pump Contingency NOT COMPLETED	1.4	\$5,200		\$5,200	
Ponds Erosion Control Contingency NOT COMPLETED	1.2	\$10,000		\$10,000	
Restaurant Major Equipment PARTIALLY COMPLETED		\$15,000		\$15,000	
Security Upgrades					\$27,096
Upgrade Current Security Camera System Additional Camera Locations Upgrade to 4K Cameras COMPLETED OCTOBER 2024	1	\$63,302	\$63,302		
Replace Current Gate Operations System RFID or License Plate Readers COMPLETED OCTOBER 2024	1.4				
Amenity Access Control COMPLETED OCTOBER 2024	1.6				

FOR BOARD DISCUSSION

CAPITAL PROJECTS FOR FISCAL 2024 (NOT FULLY APPROVED)

Gate Credentials COMPLETED JULY 2024		\$12,096		\$12,096	
Clubhouse Credentials COMPLETED JULY 2024		\$15,000		\$15,000	
Painting Clubhouse and Surrounding Amenities				\$31,632	
Clubhouse Painting COMPLETED DECEMBER 2024	1.6	\$23,384		\$23,384	
Pool Columns Painting COMPLETED DECEMBER 2024	1.6	\$3,354		\$3,354	
Pavilion Painting COMPLETED DECEMBER 2024	2	\$2,668		\$2,668	
Shuffleboard Court Area Painting COMPLETED DECEMBER 2024	2	\$2,226		\$2,226	
Ballroom Refurbishment				\$170,594	
Paint NOT COMPLETED	1.4	\$8,320		\$8,320	
Carpet NOT COMPLETED	1.4	\$42,385		\$42,385	
Activities Office Carpet Replacement NOT COMPLETED	1.8	\$1,149		\$1,149	
Wood Laminate (Recommend Hard Wood as a Replacement) - NOT COMPLETED	1.4	\$25,740		\$25,740	
Draperies NOT COMPLETED	1.4	\$26,000		\$26,000	
Upgrade Current Projector and Replace Screen COMPLETED MAY 2024	1.4	\$8,000		\$8,000	
Update Dressing Rooms NOT COMPLETED	1.6	\$5,000		\$5,000	
Hearing Loop Installation in the Ballroom NOT COMPLETED	1.6	\$15,000		\$15,000	

FOR BOARD DISCUSSION

CAPITAL PROJECTS FOR FISCAL 2024 (NOT FULLY APPROVED)

Add Paneling to the Front of the Stage NOT COMPLETED	2	\$1,000		\$1,000	
Round Tables NOT COMPLETED	2.4	\$5,678	\$5,678		
Rectangle Tables NOT COMPLETED	2.4	\$2,080	\$2,080		
Ballroom Kitchen Refurbishment NOT COMPLETED		\$38,000		\$38,000	
Other Projects				\$181,528	
Grease Trap COMPLETED JANUARY 2024		\$40,000		\$40,000	
Additional Pavers Installed in the Pet Play Park COMPLETED MAY 2024	1.4	\$4,400		\$4,400	
Clubhouse Gutters & Downspouts COMPLETED NOVEMBER 2024	1.6	\$23,400		\$23,400	
Fitness Center Equipment, Treadmills COMPLETED MAY 2024	1.6	\$10,400		\$10,400	
Bridge Management NOT COMPLETED	1.8	\$30,000		\$30,000	
Computer Replacement - Offices COMPLETED 2024	1.8	\$3,328		\$3,328	
Potential Acquisitions NOT COMPLETED	1.8	\$40,000		\$40,000	
Ramp To Reflection Garden NOT COMPLETED	2.4	\$15,000		\$15,000	
Emergency Communications NOT COMPLETED	1.8	\$1,000	\$1,000	\$0	
Spa Handicap Lift COMPLETED FEBRUARY 2024		\$15,000		\$15,000	