

*Lake Ashton  
Community Development District*

*Meeting Agenda*

*April 14, 2025*

# AGENDA

# *Lake Ashton*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

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

April 7, 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, April 14, 2025 at 9:00 AM** at the **Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL 33859.**

Members of the public may attend the meeting in person or participate in the meeting utilizing the following options from your computer, tablet, or smartphone. To participate using video, please go to the link address below. To participate by telephone, please use the call-in number below and enter the **Meeting ID** when prompted. Members of the public may make a public comment in-person or via Zoom. All public comments should be limited to 3 minutes. Residents may submit feedback or questions in advance of the Board meeting by email to [jburns@gmscfl.com](mailto:jburns@gmscfl.com). Those comments received will be distributed to the Board of Supervisors but not read aloud at the meeting during the Public Comment portion.

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

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

**Meeting ID:** 969 5923 1158

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call and Pledge of Allegiance
2. Approval of Meeting Agenda
3. Public Comments on Specific Items on the Agenda (*All public comments are limited to three (3) minutes each*)
4. Consideration of Minutes from the March 17, 2025 Board of Supervisors Meeting
5. Engineering Report
6. Old Business
  - A. Review of Revised Reserve Study and Updates
  - B. Discussion Pertaining to Staff Direction Regarding the Fiscal Year 2026 Budget
7. New Business
  - A. Consideration of Request from Lake Ashton Action Committee for Support in Request to Polk County to Install Multi-Use Path along Thompson Nursery Road (*requested by Supervisor VanSickle and Supervisor Costello*)

- B. Ratification of Fourth Amendment to Restaurant Lease Agreement
- C. Discussion Regarding Joint Amenity Policies (*requested by Supervisor Landgrebe*)
- 8. Monthly Reports
  - A. Attorney
  - B. Lake Ashton Community Director
  - 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. Combined Balance Sheet
  - B. Capital Projects Reserve Fund
  - C. Statement of Revenues, Expenditures, and Changes in Fund Balance
  - D. Approval of Check Run Summary
- 10. Public Comments
- 11. Supervisor Requests/Supervisor Open Discussion
- 12. Adjournment



# MINUTES

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

The regular meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on **Monday, March 17, 2025** at 9:00 a.m. at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL.

Present and constituting a quorum were:

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

Also present were:

Jill Burns	District Manager, GMS
Jan Carpenter	Latham Luna, District Counsel
Garret Posten	District Engineer, Rayl Engineering
Matt Fisher	Operations Manager
Christine Wells	Community Director
James Davis	Securitas
Pete Whitman	Yellowstone Landscaping

*The following is a summary of the discussions and actions taken at the March 17, 2025 Lake Ashton Community Development District Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call and Pledge of Allegiance**

Ms. Burns called the meeting to order at 9:00 a.m., called roll, and the pledge of allegiance was recited. Five Supervisors were present in person constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Approval of Meeting Agenda**

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

On MOTION by Mr. Costello, seconded by Mr. Realmuto, 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 Renee Schupp (3605 Blackmoor Lane) inquired about the Woodland Ranch development. Stated that there is a lot of unclarity as to what the development is and would like to know more.

Resident Kyle Holt-Stanard (4259 Murifield Loop) stated that the restaurant is her number one amenity and the reason she bought in the neighborhood was because of it. She does not want the advertisement for the restaurant to continue to circulate if there won't be one for liability purposes.

Resident Sandra Arbaszewski (4036 Birkdale Drive) commented that they had moved to the neighborhood because of the restaurant and gave her suggestions to the Board and compelled them to make it work whatever it takes.

Resident Genie Darrel (5348 Hogan Lane) added that losing the restaurant would be like losing an amenity.

There being no other public comments, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes from the  
February 10, 2025 Board of  
Supervisors Meeting**

Ms. VanSickle presented the minutes from the February 10, 2025 Board of Supervisors meeting and asked for any comments or corrections. There being no changes, she asked for a motion of approval.

On MOTION by Ms. Landgrebe, seconded by Mr. Costello, with all in favor, the Minutes from the February 10, 2025 Board of Supervisors Meeting, were approved 5-0.
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**FIFTH ORDER OF BUSINESS**

**Engineering Report**

Mr. Poston presented the engineer's report to the Board and gave an update on project progress.

**A. Presentation of Construction Plans for Turnberry Lane Repaving**

Mr. Posten stated they have received a couple of quotes, but they continue to dive into the scope of work with the contractors in order to get the best estimate of cost. They would like to know how exactly the work will be complete which is an added layer of complexity. It is believed that there will be a substantial disruption to residents on Turnberry Lane and they want to make sure there is a good plan in place to make sure the disruption is as minimized as possible. As they narrow in on that with those contractors, they will get the quotes out to the Board for review.

He also updated the Board on the Turnberry storm sewer and reported there are a lot of cracks in the storm sewer system. They are working on quotes for repairs to bring back to the Board. Discussion followed on options of repairs.

**B. Presentation of Construction Plans for Pond Bank #11 Restoration**

Mr. Posten reported that he received a quote for that work, and he is currently evaluating. As soon as he has an opportunity to look it over, he will provide that information to the Board. He stated that the main cause of erosion along the cart path is the grading of the fairway which caused direct runoff over the cart path. The repair will include installing a small yard drain inlet on the fairway side of the cart path which will intercept that flow preventing a majority of the erosion from the upstream side. He also proposed two options to correct erosion caused by the pond itself. Discussion followed.

Ms. Landgrebe asked about the ADA compliance with the only public access being in the front and the ADA parking on the sides, is that something the Board is willing to let the engineer to look into? The buildings were built prior to some of the current ADA requirements. She would just like the engineer to work with the city to be sure the District is meeting ADA requirements with the new security measures. The Board discussed options, and Mr. Poston will look into the issue. There being no other questions for the District Engineer, the next item followed and the Engineer was dismissed from the meeting.

**SIXTH ORDER OF BUSINESS****Old Business**

**A. Security Update (CLOSED SESSION AVAILABLE IF NECESSARY)(*requested by Supervisor VanSickle*)**

Ms. VanSickle noted that she wanted a security update because she has not been very happy with Securitas services and mentioned a number of issues. Ms. Carpenter has been in communication with Securitas and brought up the issue of the installation not being complete and the response was that it would need to be escalated to their legal department to which she has not heard from to date. James Davis, a representative from Securitas, reported that he has been on site testing the gates several times and says everything is working correctly. During the break, they decided to take a trip to the pool so Mr. Davis can show Ms. VanSickle and Ms. Wells how the gates are functioning.

**SEVENTH ORDER OF BUSINESS**

**New Business**

**A. Discussion Regarding Charm City Reduced Rent Amount and Length of Term (NOT A CLOSED SESSION)(*requested by Supervisor Ulrich*)**

Mr. Ulrich presented to the Board on this item. He is trying to come to a solution that is in the best interest of the community proposing that through the rest of the Charm City lease agreement, the amount paid for rent be held to \$1,000 for April then moved to \$500 per month May – October then back to \$1,000 for the rest of the written lease which would be up in April of 2026. Plus, any future late fees or increase in trash pickups according to the current terms of the agreement due to the restaurant's business would be at the expense of the restaurant. If they are interested in renewing the lease after that, they can renegotiate if needed. The hope is that the lease reduction should lessen any negative impact to Charm City's bottom line which will hopefully help them grow their business. The Board discussed this proposal. Ms. Carpenter noted that the facilities of the CDD were built with tax exempt bonds which means the CDD cannot be giving a private entity free rent. This would be a violation that could cause the bonds to become taxable. Even if the rent is offered at a lowered level, it would need to be approved by tax counsel to make sure it still falls within the IRS parameters for a proper lease. This item was discussed at length. Board members were indecisive on whether to bring the Nick, the Restaurant owner, is asking for more cards for building access be presented to his staff. The Board agreed to have Ms. Welles print them three extra cards they requested allowing them a total of 5 access cards. Discussion continued before coming to a motion.

On MOTION by Mr. Ulrich, seconded by Ms. Landgrebe, with Mr. Ulrich, Ms. Landgrebe, Mr. Costello, and Mr. Realmuto in favor and Ms. VanSickle Opposed, the Proposal to Hold the Restaurant's Lease Amount to \$1,000 for the month of April 2025 and Reducing it to \$500 per Month for May-October of 2025 then Back to \$1,000 per Month from November-April of 2026 Plus any Future Late Fees or Increases for Trash Pickup According to the Current Terms in the Agreement Due to the Restaurant Business, was approved 4-1 Contingent on Counsel's Approval.

## **EIGHTH ORDER OF BUSINESS**

### **Monthly Reports**

#### **A. Attorney**

Ms. Carpenter stated she has nothing further for the Board and offered to answer any questions. The Board is concerned about a circulating advertisement referencing Lake Ashton and easy access to their golf club and would like for counsel to look into that.

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

Ms. Wells summarized the Community Director Report for the Board highlighting ongoing projects and a full report can be found in the agenda package starting on page 38.

An email was sent to the Supervisors concerning a request for a block party. Supervisor Landgrebe requested if this is approved that the party is over before sundown. Ms. Carpenter noted that the resident should need to go to the City, This resident has gone to the City and the City who sated it was up to the CDD. Barbra Mawol (4236 Robolini Drive) is the resident requesting this event and addressed the Board at this time. In Ms. Burns's experience, when you reach out for the permit to close the road, they require barricades be placed and they require at least one police officer be present at the end of the roadway. Ms. Burns noted that maybe the city was confused by the request because it is clearly stated on their website the steps needed to request a public road closure. The chair will work with the resident and Ms. Wells in coordinating this effort. The Board discussed this item at length before making a motion of approval.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, Allowing the Block Party Contingent on it being Over by Dark with Road Barricaded, Permission from Other Neighbors, Appropriate Insurance Requirements, and Coordination with the Community Director, was approved 5-0 Pending the Insurance Company Does not Require Any Additional Liability Coverage, was approved.

**I. Review of Revised Reserve Study (*requested to be placed back on March 2025 meeting agenda by Supervisor Realmuto*)**

Ms. Wells presented the reserve study and Mr. Realmuto wanted time to give each Supervisor an opportunity to raise individual line items of concern. Ms. Burns noted that they will not need a vote to change individual line items on the reserve study and the Board can just agree to changes. This is not a contract that is being awarded, it is a document that the Board is using as a budget guideline. Mr. Realmuto really wanted to go through the reserve study while other Board members including District Manager believed it would be more appropriate for this item to be tabled for a workshop item. A majority of the Board agreed that this should be discussed in the workshop.

**II. Consideration of Quotes to Replace Reme Halo LED Cartridges**

Ms. Wells presented three quotes that were provided in the agenda package and stated that this will replace the cartridges that are currently installed. The recommended replacement is four years, and they have passed that recommendation at the five-year mark. The Board has worked with Miller's before and motioned to move forward with that quote totaling \$6,630.

On MOTION by Mr. Costello, seconded by Mr. Realmuto, with all in favor, Proposal to Replace Reme Halo LED Cartridges totaling \$6,630 from Miller's, was approved 5-0.

**C. Operations Manager**

**I. Landscape Update**

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

Mr. Whitman with Yellowstone provide a landscaping update and report to the Board. He answered some Board questions. He reported that there will not be a price

increase in the Yellowstone contract for Fiscal Year 2026. Mr. Fisher added that by resident request they will be placing sod by Aberdeen Pond that will be in progress soon as they are waiting on the rain to help establish the new sod.

**II. Aquatics Update**

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

Mr. Fisher noted that the aquatic maintenance has nothing substantial to report, and there have been no changes to date. There are areas of dry pond that the team is treating with herbicides. Applied Aquatics is doing a good job, and their work is appreciated.

Mr. Fisher offered to answer any Board questions. There being none, the next item followed.

**D. District Manager's Report**

Ms. Burns reminded the Board that the meeting for April had been moved from the third week in April to the second week and she will more than likely not be in attendance. A representative from the GMS office that the Board is acquainted with will be filling in for her. The meeting was moved to April 14<sup>th</sup>. She added that the tax exempt application was filed by the March 1<sup>st</sup> deadline.

**NINTH ORDER OF BUSINESS**

**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**

Ms. VanSickle presented the financial reports for the months of January and February and asked for any comments. Mr. Realmuto had outstanding questions on a few items that he has been working offline with Ms. Wells.



On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, the Check Run Summary for the Month of January and February, were approved 5-0.

## **TENTH ORDER OF BUSINESS**

### **Public Comments**

Resident asked if the back gate is supposed to close behind you? They will have it looked like to be sure it is closing in a timely manner.

It was asked that an access card be issued to Deputy Owens to be able to come through the front door.

On MOTION by Mr. Costello, seconded by Mr. Ulrich, with all in favor, Distribution of Access Card for Master Deputy Owens, was approved 5-0

Resident Marty Schmit (4404 Ventana) stated that there was an email blast stating that the budget portion of the meeting would start at 10:00 a.m. She requested that next time the budget portion be held at the beginning of the meeting or be advertised as so. She is disappointed that she will miss the workshop due to the length of the regularly scheduled meeting.

Resident Greg Roaras (4557 Back Nine Drive) wanted to remind the Board that perhaps some of their personal opinions should be kept to themselves in an effort to be nonbiased. He added that he is in support of the restaurant and would like an overall assessment to be considered to help support the restaurant.

Resident Marrian Zack (4031 Birkdale Drive) asked if a guest using the swimming pool would need card access to a use the restroom facilities. It was answered that the door is not behind keycard access. She also complained about not being able to use the door that is closest to where they play Bingo. She also commented on how the Eagles Nest is subsidized when they are having a bad month. She commented on Mr. Ulrich's survey and insinuated that community members are not going to the restaurant because they are upset about that.

## **ELEVENTH ORDER OF BUSINESS**

### **Supervisor**

### **Requests/Supervisor**

### **Open Discussion**

Ms. VanSickle asked that the scheduled joint meeting for April be pushed to May 12, 2025, aligning with the Lake Ashton CDD Board meeting that month.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned.

On MOTION by Mr. Ulrich, seconded by Mr. Costello, with all in favor, the meeting was adjourned.
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\_\_\_\_\_  
Secretary / Assistant Secretary

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

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

The budget workshop meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on **Monday, March 17, 2025** at 10:00 a.m. at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL.

Present and constituting a quorum were:

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

Also present were:

Jill Burns	District Manager, GMS
Matt Fisher	Operations Manager
Christine Wells	Community Director

*The following is a summary of the March 17, 2025 Lake Ashton Community Development District budget workshop meeting.*

**FIRST ORDER OF BUSINESS**

**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**

The Lake Ashton Board and staff discussed the current year budget and potential capital projects the Board may want to consider for the upcoming year. No action was taken at the workshop meeting.

## SECTION V



**04/14/2025**

**Lake Ashton CDD Meeting**

**Engineering Report**

- **Staff Observed Repair Areas**
  - Quote from Royal Concrete for \$7,650.00
  
- **Pond 11 Bank (Hole #4)**
  - Quote from Toole's Tractor Services for \$20,292.00
  
- **City of Lake Wales Coordination**
  - Ashton Palms and Roebelenii Pavement repairs partially completed.
  - Turnberry Lane pending CDD storm sewer repair.
  
- **Turnberry Lane Repave**
  - Quote from AAA for \$120,467.65. Alternate #1 of \$27,110.50 for additional base material as needed. Total for consideration of \$147,578.15.
  - Quote from Carter Geotechnical for construction testing services for \$2,600.00.
  
- **Turnberry Storm Sewer Repair**
  - Quotes provided for CIPP liner installations.
    - \$29,471.50 to line 5 pipes crossing Turnberry Lane.
    - \$71,236.00 to line 8 pipes crossing Turnberry Lane and 1 adjacent pipe.
    - \$96,494.00 to line all 11 pipes in the Turnberry Lane paving project area.
  
- **Clubhouse ADA Parking Evaluation**
  - RES was asked to evaluate the conformity of the existing clubhouse parking lots to current ADA standards. The attached exhibit depicts recommended updates to the parking lot to comply with current ADA standards.

# Royal Concrete Solutions

64 Cactus Circle | Winter Haven, Florida 33880  
+1 (863) 521-7556

RECIPIENT:

**Jillian Burns**  
4140 Ashton Club Drive  
Lake Wales, Florida 33859

Estimate #213	
Sent on	Mar 07, 2025
Total	\$7,650.00

Product/Service	Description	Qty.	Unit Price
Car Pad Replacement	Demo- •19x6 Section Removal •8x2 Section Removal  Rip Rap- •Sourced From Demo  Finished Concrete- •4” Depth •3500 Psi •Broom Finish •Saw Cut Stress Joints  Fill Dirt & Sod- •Fill Undermined Area to Match Grade •Aprox 100sf of Bahia Sod	1	\$7,650.00

A deposit of \$3,825.00 will be required to begin.

Total	\$7,650.00
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This estimate is valid for the next 30 days, after which values may be subject to change.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## ESTIMATE

Toole's Tractor Services & H2O  
Weed Control, LLC  
P.O. Box 672  
Lake Alfred, FL 33850

toolestractor@gmail.com  
+1 (689) 500-7424  
<https://www.toolestractorservices.com/>



### Bill to

Lake Ashton CDD  
4141 Ashton Club Drive  
Lake Wales, Florida

### Estimate details

Estimate no.: 1322  
Estimate date: 03/24/2025  
Expiration date: 04/23/2025

#	Product or service	Description	Amount
1.	Site work	All equipment, Materials, and Labor to:  - Cut existing concrete cart path to install 15" x 10" Inline Drain with round grate and 2 / 30' x 10" HDPE Drainpipes - Repour cut concrete cart path with 4" thick 4,000 PSI concrete - Use fill dirt to resplope and restore shoreline - Install 4 - 8' x 90' North American Green C350 Erosion mats and 10" staples - 4" quiet pack pump to pump pond level down to perform work - Resod affected area approximately 2,000 sq. ft. with Zoysia sod	\$20,292.00
2.		A 50% deposit is required prior to work beginning	
Total			\$20,292.00
Expiry date			04/23/2025

Accepted date

Accepted by

**AAA Top Quality Asphalt**

P. O. Box 1564

Winter Haven, FL 33882 US

+18635215454

aaatopqualityasphalt@gmail.com

www.aaatopqualityasphalt.com

**Proposal****ADDRESS**

MR ALAN RAYL

Rayl Engineering and Surveying, LLC

415 E Main St Ste B

Bartow, FL 338304703 USA

**SHIP TO**

LAKE ASHTON

TURNBERRY LANE

LAKE WALES, FLORIDA

**PROPOSAL #**

12677

**DATE**

03/10/2025

**SALES REP**

DAVID PRILLHART

ITEM	DESCRIPTION	QUANTITY	COST	TOTAL
<b>SALESMAN 4</b>	THANK YOU FOR ALLOWING US TO BID ON YOUR PROJECT. PLEASE CONTACT DAVID PRILLHART FOR ANY QUESTIONS REGARDING THIS COST ESTIMATE AS WELL AS ANY SCHEDULING NEEDS. YOU CAN REACH HIM ON HIS CELL PHONE AT (863) 956-7724, OR AT THE OFFICE AT (863) 521-5454.			
<b>JOB INFO</b>	LAKE ASHTON -TURNBERRY LANE REPAVING PER PLANS FROM RAYL ENGINEERING DATED FEBRUARY 2025			
<b>M.O.E.</b>	MOBILIZATION OF EQUIPMENT TO THE DESIGNATED PROJECT. ONE INCLUDED.			
<b>M.O.T.</b>	CONE/BARRICADE AREA FOR TRAFFIC CONTROL ONLY INSIDE THE DESIGNATED PROJECT AREA.	1	5,000.00	5,000.00
<b>BASE</b>	EXCAVATE AND REMOVE EXISTING ASPHALT/BASE/SOIL FROM (4) AREAS APPROXIMATELY 1,970 SQ. FT. (219 SQ. YDS.) TO A DEPTH OF 24" BELOW ASPHALT GRADE ELEVATIONS. SUPPLY AND INSTALL 24" OF LIMEROCK	1	35,950.00	35,950.00



ITEM	DESCRIPTION	QUANTITY	COST	TOTAL
MILLING MACHINE	BASE MATERIALS IN 6" LIFTS TO THE SAME (4) AREAS. ROLL, LEVEL AND PACK TO PROPER DENSITY WITH STEEL WHEEL DOUBLE DRUM ROLLER, AND RUBBER TIRE TRAFFIC ROLLER.			
	THIS ITEM YIELDS 290 TONS OF NEW LIMEROCK BASE MATERIALS			
	MILL APPROXIMATELY 41,350 SQ. FT. (4,595 SQ YDS) OF EXISTING ASPHALT USING A RX-700 ROADTEC ASPHALT MILLING MACHINE. USING A POWER BROOM, POWER SWEEP CLEAN THE DESIGNATED PROJECT AREA FREE OF ALL LOOSE DIRT, SAND AND DEBRIS FOR ASPHALT INSTALLATION.	4,595	3.55	16,312.25
PRIME	PROOF ROLL EXISTING BASE TO PREP FOR NEW PAVEMENT APPLY 4,595 SQ YDS OF ERGON ASPHALT EMULSIONS SP-MS PRIME COAT TO THE PROJECT AREA FOR ASPHALT INSTALLATION.	4,595	0.50	2,297.50
ASPHALT INSTALL	INSTALL APPROXIMATELY 41,350 SQ. FT. (4,595 SQ. YDS.) OF 1.5" SP 9.5 TLC (FDOT MAX RAP 40%) (ONE LIFT) TYPE HOT MIX ASPHALT MATERIALS TO THE PROJECT AREA. ROLL, LEVEL AND PACK TO PROPER DENSITY USING A STEEL WHEEL DOUBLE DRUM ROLLER AND RUBBER TIRE TRAFFIC ROLLER.	4,595	12.82	58,907.90
PAINTING	THIS ITEM YIELDS (380) TONS			
	IF ADDITIONAL TONNAGE IS REQUIRED TO BRING ASPHALT TO 1/4" ABOVE CURB ELEVATION, ADDITIONAL OVERAGE CHARGES WILL APPLY.			
	RE-PAINT ALL LINE STRIPES AND SYMBOLS IN THE DESIGNATED PROJECT AREA. USING AN F.D.O.T. CERTIFIED TRAFFIC PAINT. (NOT RAISED THERMOPLASTIC) QUANTITIES INCLUDE: (1) 24" WHITE STOPBAR	1	500.00	500.00

ITEM	DESCRIPTION	QUANTITY	COST	TOTAL
<b>THERMO PLASTIC</b>	APPLY THERMO MARKINGS FOR (1) 24" WHITE STOPBAR A MINIMUM OF 14 DAYS AFTER ASPHALT INSTALL.	1	1,500.00	1,500.00
				Subtotal: 120,467.65
	ADD ALTERNATE #1			
	ADD 1" OF LIMEROCK BASE ON ENTIRE MILLED ROADWAY AND REGRADE			
<b>BASE</b>	SUPPLY AND INSTALL 1" OF ADDITIONAL LIMEROCK BASE TO ENTIRE MILLED AREA APPROXIMATELY 41,350 SQ. FT. (4,595 SQ. YDS.). REGRADE AND ROLL, LEVEL AND PACK TO PROPER DENSITY WITH STEEL WHEEL DOUBLE DRUM ROLLER, AND RUBBER TIRE TRAFFIC ROLLER.	4,595	5.90	27,110.50
	THIS ITEM YIELDS 253 TONS OF ADDITIONAL LIMEROCK BASE			
				Subtotal: 27,110.50
	ADD ALTERNATE #2			
	COMPACTION TESTING / DENSITIES			
<b>SOIL TESTING</b>	PROVIDE COMPACTION DENSITIES ON BASE AT REPAIR AREAS AND DENSITIES ON ASPHALT.	1	6,000.00	6,000.00
				Subtotal: 6,000.00
<b>EXCLUSIONS</b>	<p>*** PLEASE NOTE ***</p> <p>DUE TO THE VOLATILITY OF THE CURRENT MARKET IN REFERENCE TO OIL BASED PRODUCTS, WE RESERVE THE RIGHT TO RE-LOOK AT PRICING AT TIME OF ASPHALT INSTALLATION.</p> <p>EXCLUSIONS:</p> <p>ASPHALT OVERAGES DUE TO BASE NOT BEING CORRECT, TACK, PRIME, SAND, SILT FENCE, SURVEY, AS-BUILTS, SOIL TESTING, DENSITY TEST, PAINT, BOND, PERMIT, PERMIT FEES, SOD, NIGHT WORK, LIGHT PLANT,</p>			

ITEM	DESCRIPTION	QUANTITY	COST	TOTAL
	<p>HERBICIDE AND WORK NOT INDICATED OR IMPLIED IN THE ABOVE LISTED SCOPE OF WORK. NOT RESPONSIBLE FOR REFLECTIVE CRACKING COMING UP DUE TO PAVING OVER OLD ASPHALT OR CONCRETE. TQA PROMOTES POSITIVE DRAINAGE BUT DUE TO EXISTING ELEVATIONS PONDING MAY OCCUR. POSITIVE DRAINAGE IS NOT GUARANTEED ON ALL AREAS. DUE TO THE HEAT OF THE SUMMER TEAR MARKS MAY APPEAR BUT SHOULD SUBSIDE WHEN THE WEATHER COOLS DOWN. WE SAND THE ASPHALT AFTER INSTALLATION TO HELP WITH THIS SITUATION. TQA IS NOT RESPONSIBLE FOR VEGETATION GROWTH THROUGH NEW ASPHALT PAVEMENT, NOR DAMAGE TO THE ASPHALT AFTER WE HAVE LEFT THE PROJECT LOCATION. ALL WORK QUOTED IS SPECIFIED ABOVE. ANY WORK NOT SPECIFICALLY LISTED IS NOT INCLUDED.</p> <p>WARRANTY OF ASPHALT PAVEMENT OR BASE INSTALLATION IS NOT INCLUDED IN AREAS WHERE FAILURES ARE CAUSED BY EXISTING SUB-GRADE SOILS AND / OR SUB-GRADE SOILS THAT CONTAIN CLAYEY SOILS, ORGANICS OR UNSUITABLE MATERIALS.</p> <p>WARRANTY OF ASPHALT PAVEMENT IS NOT INCLUDED IN AREAS WHERE FAILURES ARE CAUSED BY BASE AND / OR SUB-GRADE INSTALLED AND COMPACTED BY OTHERS.</p> <p>WHEN INSTALLING A "SPORTS COURT" ON TOP OF NEW ASPHALT TQA WILL NOT RESPONSIBLE FOR ANY SURFACE PATCHING AND OR LEVEL COURSE DUE TO THE ASPHALT BEING "ROUGH" OR "UNEVEN". THIS IS ALWAYS THE CASE IN THIS PRACTICE AND SHOULD BE</p>			

ITEM	DESCRIPTION	QUANTITY	COST	TOTAL
	<p>INCLUDED IN THE SPORT COURTS BID TO YOU. ASPHALT IS ROUGH AND POROUS IN NATURE. NO BACK CHARGES WILL BE ACCEPTED.</p> <p>TQA SENDA OUT NTO'S ON EVERY PROJECT LEASE EXPECT TO SEE ONE FROM TQA AS WELL AS ANY SUPPLIER AND OR SUB-CONTRACTOR. THIS IS STANDARD PRACTICE.</p> <p>PAYMENT IS DUE IN 30 DAYS FROM ORIGINAL INVOICE DATE. IF PAYMENT IS NOT RECEIVED WITH IN 60 DAYS FROM ORIGINAL INVOICE DATE A NOTICE OF NON-PAYMENT WILL BE FILLED/SENT OUT WITH THE INTENT TO LIEN IN 10 DAYS. IF A ATTORNEY IS RETAINED IN ORDER TO COLLECT PAYMENT THEN THE FEES WILL ALSO BE INCLUDED. PRIOR TO PAVING THE BASE NEEDS TO BE INSPECTED. BASE NEEDS TO BE FIRM ON GRADE AND UNYIELDING. THE BASE SHOULD HAVE A STRING LINE TEST TO ENSURE THE THICKNESS OF THE ASPHALT BEING INSTALLED.</p> <p>ANY AND ALL OVERAGES WILL BE SENT BACK TO THE CONTRACTOR. ANY ADDITIONAL MOBILIZATIONS WILL BE AT THE CONTRACTOR EXPENSE AT \$4,500.00. WE TRY AND HOLD PRICES FOR AT LEAST THIRTY DAYS BUT AFTER THAT PRICES ARE SUBJECT TO CHANGE DUE TO PRICE INCREASES IN MATERIALS, HAULING ECT.</p>			

ACCEPTANCE OF PROPOSAL

TOTAL

**\$153,578.15**

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

Accepted By

Accepted Date



**CARTER GEOTECHNICAL, LLC**  
ON SOLID GROUND

5510 6<sup>th</sup> St SE  
Lakeland, FL 33812  
Phone: (863) 940-2111

April 2, 2025

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

RE: **Turnberry Lane**  
Lake Wales, FL  
Construction Materials Testing Services Agreement

Dear Jillian:

In response to Lake Ashton CDD (CLIENT) request for a proposal, Carter Geotechnical, LLC (Engineer) offers the following:

**SCOPE OF WORK:**

The scope of work for the above-mentioned project is to provide Construction Materials Testing services for roadway improvements along Turnberry Lane.

Based on provided project information we understand our general scope will include the following:

- Laboratory testing of aggregate base material.
- Field density test for roadway.
- Asphalt Testing

**SCOPE OF SERVICES:**

**TASK ONE – Construction Materials Testing**

The below quantities are estimated based on the provided information; minimum frequencies as outlined in the project documents. This cost estimate does not include services beyond the above outlined scope.

**Roadway**  
Densities- 10  
Base LBR's- 1  
Trips- 4

**Asphalt**

Asphalt Temperature Monitoring- 1 Days  
Asphalt Technician Time (collection) – 6 hours  
Equipment Rental- 1  
Core Extraction- 4  
Core Thickness - 4  
Core Density – 4  
Extraction Gradation- 1

Review Reports and Final Certified Package

Lump Sum Cost of **\$2,600.00**

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

Respectfully Submitted,

A handwritten signature in black ink that reads "Rodney Carter". The signature is written in a cursive, flowing style.

Rodney Carter

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

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

**TERMS AND CONDITIONS**

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

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



attorney fees incurred by the prevailing party as part of, related to and/or regarding the dispute, whether such is incurred pre-lawsuit, incurred during the course of a pending lawsuit and/or incurred post-lawsuit (including, but not limited to, any and all related appeals).

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

## PROPOSAL: P38961

**DATE:** March 17, 2025

**SUBMITTED TO:** Governmental Management Services Central Fl

**STREET:** 219 E Livingston St

**PHONE:** (407) 841-5524

**CITY, STATE & ZIP:** Orlando, Fl 32801

**EMAIL:** jburns@gmscfl.com

**ATTENTION:** Jillian Burns

**JOB NAME:** Lake Ashton

We propose to furnish a crew and all necessary equipment to Clean, Pre-Video, CIPP Liner, Post Video at the above mentioned job location. This work will be performed at our following hourly and/or unit prices:

Mob	(at \$500.00 Lump Sum)	1 Lump Sum	\$500.00
Clean and Pre-Video 15 in	(at \$10.00 Per Ft)	117 Per Ft	\$1,170.00
Clean and Pre-Video 18 in	(at \$11.00 Per Ft)	23 Per Ft	\$253.00
CIPP Liner 15 in	(at \$187.00 Per Ft)	117 Per Ft	\$21,879.00
CIPP Liner 18 in	(at \$246.50 Per Ft)	23 Per Ft	\$5,669.50
<b>ESTIMATED TOTAL:</b>			<b>\$29,471.50</b>

**NOTE:** The existing pipes are fragile and may collapse during construction. If this happens, we will provide an estimate for repairs needed to complete the lining. Any surface settling after lining, due to the pipe's poor condition, is not covered under warranty.

**PAYMENT:** This proposal may be withdrawn if not accepted within 30 days. Payment terms net 30 days.  
(If we encounter an Insurance compliance fee requirement, this fee will be invoiced in addition to the above rates.)

**MATERIALS AND WORKMANSHIP:** All materials will meet the specified standards, and all work will be done professionally according to industry practices.

**ESTIMATE AND CONDITIONS:** The price is based on current conditions and may change if there are unforeseen issues that could not be seen during Shenandoah's field visit or scope changes. The estimate is for guidance only; final costs depend on actual work and conditions. Shenandoah General Construction, LLC may adjust the estimate, as necessary.

**EXCLUSIONS:** Engineering, permits, testing, and bonds are not included in the pricing unless specifically noted.

**INSURANCE:** The owner is responsible for carrying necessary insurance, such as fire and tornado. Our workers are fully insured under Workman's Compensation.

**WAIVER OF CLAIMS:** Both parties waive all tort claims against each other and limit any claims to breach of contract only.

1888 NW 22nd Street  
(772) 202-3260



**SHENANDOAH**

Pipe Inspection & Restoration Specialist

Pompano Beach, FL, 33069  
shenandoahus.com

SIGNATURE:

SHENANDOAH GENERAL CONSTRUCTION, LLC  
Garret Kulp

TITLE  
Estimator

DATE  
03/17/2025

**ACCEPTANCE OF PROPOSAL / SIGN & RETURN**

The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

SIGNATURE:

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DATE:

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COMPANY NAME:

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REPRESENTATIVE:

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TITLE:

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## PROPOSAL: P39040

**DATE:** March 20, 2025

**SUBMITTED TO:** Governmental Management Services Central Fl

**STREET:** 219 E Livingston St

**PHONE:** (407) 841-5524

**CITY, STATE & ZIP:** Orlando, Fl 32801

**EMAIL:** jburns@gmscfl.com

**ATTENTION:** Jillian Burns

**JOB NAME:** Lake Ashton

We propose to furnish a crew and all necessary equipment to Clean, Pre-Video, CIPP Liner, Post Video 368 ft 15 in, 296 ft 18 in Hardie Pipe. at the above mentioned job location. This work will be performed at our following hourly and/or unit prices:

Mobilization	(at \$500.00 Lump Sum)	1 Lump Sum	\$500.00
Clean and Pre-Video 15 in	(at \$10.00 Per Ft)	368 Per Ft	\$3,680.00
Clean and Pre-Video 18 in	(at \$11.00 Per Ft)	296 Per Ft	\$3,256.00
CIPP Liner 15 in	(at \$148.50 Per Ft)	368 Per Ft	\$54,648.00
CIPP liner 18 in	(at \$116.25 Per Ft)	296 Per Ft	\$34,410.00
<b>ESTIMATED TOTAL:</b>			<b>\$96,494.00</b>

**NOTE:** The existing pipes are fragile and may collapse during construction. If this happens, we will provide an estimate for repairs needed to complete the lining. Any surface settling after lining, due to the pipe's poor condition, is not covered under warranty.

**PAYMENT:** This proposal may be withdrawn if not accepted within 30 days. Payment terms net 30 days.  
(If we encounter an Insurance compliance fee requirement, this fee will be invoiced in addition to the above rates.)

**MATERIALS AND WORKMANSHIP:** All materials will meet the specified standards, and all work will be done professionally according to industry practices.

**ESTIMATE AND CONDITIONS:** The price is based on current conditions and may change if there are unforeseen issues that could not be seen during Shenandoah's field visit or scope changes. The estimate is for guidance only; final costs depend on actual work and conditions. Shenandoah General Construction, LLC may adjust the estimate, as necessary.

**EXCLUSIONS:** Engineering, permits, testing, and bonds are not included in the pricing unless specifically noted.

**INSURANCE:** The owner is responsible for carrying necessary insurance, such as fire and tornado. Our workers are fully insured under Workman's Compensation.

**WAIVER OF CLAIMS:** Both parties waive all tort claims against each other and limit any claims to breach of contract only.

1888 NW 22nd Street  
(772) 202-3260



Pompano Beach, FL, 33069  
shenandoahus.com

SIGNATURE:

SHENANDOAH GENERAL CONSTRUCTION, LLC  
Garret Kulp

TITLE  
Estimator

DATE  
03/20/2025

**ACCEPTANCE OF PROPOSAL / SIGN & RETURN**

The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

SIGNATURE:

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DATE:

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COMPANY NAME:

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REPRESENTATIVE:

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TITLE:

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## PROPOSAL: P39181

**DATE:** March 31, 2025

**SUBMITTED TO:** Governmental Management Services Central Fl

**STREET:** 219 E Livingston St

**PHONE:** (407) 841-5524

**CITY, STATE & ZIP:** Orlando, FL 32801

**EMAIL:** jburns@gmscfl.com

**ATTENTION:** Jillian Burns

**JOB NAME:** Lake Ashton

We propose to furnish a crew and all necessary equipment to Clean, Pre-Video, CIPP Liner, Post Video 188 ft 15 in, 296 ft 18 in Hardie Pipe. at the above mentioned job location. This work will be performed at our following hourly and/or unit prices:

Mobilization	(at \$500.00 Lump Sum)	1 Lump Sum	\$500.00
Clean and Pre-Video 15 in	(at \$10.00 Per Ft)	188 Per Ft	\$1,880.00
Clean and Pre-Video 18 in	(at \$11.00 Per Ft)	198 Per Ft	\$2,178.00
CIPP Liner 15 in	(at \$232.50 Per Ft)	188 Per Ft	\$43,710.00
CIPP liner 18 in	(at \$116.00 Per Ft)	198 Per Ft	\$22,968.00
<b>ESTIMATED TOTAL:</b>			<b>\$71,236.00</b>

**NOTE:** The existing pipes are fragile and may collapse during construction. If this happens, we will provide an estimate for repairs needed to complete the lining. Any surface settling after lining, due to the pipe's poor condition, is not covered under warranty.

**PAYMENT:** This proposal may be withdrawn if not accepted within 30 days. Payment terms net 30 days.  
(If we encounter an Insurance compliance fee requirement, this fee will be invoiced in addition to the above rates.)

**MATERIALS AND WORKMANSHIP:** All materials will meet the specified standards, and all work will be done professionally according to industry practices.

**ESTIMATE AND CONDITIONS:** The price is based on current conditions and may change if there are unforeseen issues that could not be seen during Shenandoah's field visit or scope changes. The estimate is for guidance only; final costs depend on actual work and conditions. Shenandoah General Construction, LLC may adjust the estimate, as necessary.

**EXCLUSIONS:** Engineering, permits, testing, and bonds are not included in the pricing unless specifically noted.

**INSURANCE:** The owner is responsible for carrying necessary insurance, such as fire and tornado. Our workers are fully insured under Workman's Compensation.

**WAIVER OF CLAIMS:** Both parties waive all tort claims against each other and limit any claims to breach of contract only.

1888 NW 22nd Street  
(772) 202-3260



**SHENANDOAH**

Pipe Inspection & Restoration Specialist

Pompano Beach, FL, 33069  
shenandoahus.com

SIGNATURE:

SHENANDOAH GENERAL CONSTRUCTION, LLC  
Garret Kulp

TITLE  
Estimator

DATE  
03/31/2025

**ACCEPTANCE OF PROPOSAL / SIGN & RETURN**

The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

SIGNATURE:

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DATE:

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COMPANY NAME:

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REPRESENTATIVE:

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TITLE:

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RAYL ENGINEERING & SURVEYING, LLC 610 EAST MAIN STREET DAKOTA, FL 33600 FL CDR REG# 606020 © 2025 FL BKG# 7770		NO.	DATE:	REVISION
LICENSED PROFESSIONAL: ALAN L. RAYL, PE, PSM				
FLORIDA REGISTRATION NUMBERS: PE 44116 / PSM 5736				
JOB NO. 19-165	DATE MARCH, 2025	DRAWN BY: VR	CHECKED BY: GP	
PREPARED FOR: LAKE ASHTON CDD 4141 ASHTON CLUB DRIVE LAKE WALES, FL 33859				
SHEET NUMBER C01.01		SHEET TITLE: EXHIBIT		



## SECTION VI

# SECTION A

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 Per Phase				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
Qty	Qty	Units	Reserve Component Inventory		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/co rset 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						
1	1	Each	Doors, Metal with Glass - East Entrance	2032	30	6			2,500.00	2,500	2,500	3,290								3,290

RESERVE EXPENDITURES

Lake Ashton  
Community Development District  
Lake Wales, Florida

Total Per Phase				8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Qty	Qty	Units	Reserve Component Inventory	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	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															
1	1	Each	Doors, Metal with Glass - East Entrance															

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	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					
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							

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	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
122	122	Linear Feet	Cabinets, Laminate - Ballroom Kitchen													21,385		
122	122	Square Feet	Countertops, Laminate - Ballroom Kitchen													9,356		

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														
			Cinema									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
			Offices																	
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
			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						

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
			Cinema															
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															
			Offices															
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															
			Game Room															
102	102	Square Yards	Flooring, Carpet				10,207										15,108	
1	1	Allowance	Wall Finishes, Paint			2,891												



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														
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								
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								

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	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															
			Card Room															
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)															
			Craft Room															
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															
			Bowling Lanes															
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						

RESERVE EXPENDITURES

Lake Ashton  
Community Development District  
Lake Wales, Florida

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					Useful	Remaining														
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
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								

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, 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					
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														

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	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
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		
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								
			HVAC																	
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							

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, Strength - Dual Leg Press/Calf Raise Machine	5,201														
1	1	Each	Equipment, Strength - Dual Lat Pull Down/Vertical Row Machine	5,201														
			<u>Restaurant</u>															
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															
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															

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	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																				
			Bocce Ball Court																	
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
			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

RESERVE EXPENDITURES

Lake Ashton  
Community Development District  
Lake Wales, Florida

Total Per Phase					8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Qty	Qty	Units	Reserve Component Inventory		FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047
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																			
			Bocce Ball Court																
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																
			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							



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														
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							0	0	0								
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																	
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								

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	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															
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					

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														
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	
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 Managerment 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								

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
1,700	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						
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 Managerment 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									

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														
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	Linel 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								
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	Linel 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	Linel 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	Linel 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	Linel 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	Linel Feet	Asphalt Pavement, Mill and Overlay (Score 80-100) Coconut Dr	2030	20	4 to 30+			41.00	15,170	15,170	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
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	Linel 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															
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	Linel Feet	Asphalt Pavement, Mill and Overlay (Score 80-100) Gullane Dr															
766	766	Linel Feet	Asphalt Pavement, Mill and Overlay (Score 80-100) Ventana Ln															
772	772	Linel Feet	Asphalt Pavement, Mill and Overlay (Score 80-100) Heath Land Ln															
1,857	1,857	Linel Feet	Asphalt Pavement, Mill and Overlay (Score 80-100) Limerick Dr															
370	370	Linel Feet	Asphalt Pavement, Mill and Overlay (Score 80-100) Coconut Dr															

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														
980	980	Linel 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	Linel 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
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
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	
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
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								
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								



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
980	980	Linel Feet	Asphalt Pavement, Mill and Overlay (Score 80-100) Tralee Dr															
1,457	1,457	Linel 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															
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												



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														
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
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 - 3-14-25

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	155,071	93,327	(51,748)	(13,910)	(46,150)
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	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%	0.18%	0.18%	0.18%	0.18%
Estimated Interest Earned, During Year	513	303	399	470	699	781	866	961	1,039	704	223	37	(59)	(54)	98
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>\$155,071</u>	<u>\$93,327</u>	<u>(\$51,748)</u>	<u>(\$13,910)</u>	<u>(\$46,150)</u>	<u>\$155,509</u>

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

## SECTION B

**Proposed Budget  
Fiscal Year 2026**



*April 14, 2025*



# Table of Contents

1-2	<u>General Fund</u>
3-8	<u>General Fund Narrative</u>
9	<u>Capital Reserve Fund</u>
10	<u>Debt Service Fund Series 2015</u>
11	<u>Amortization Schedule - Debt Service Fund Series 2015-1</u>
12	<u>Amortization Schedule - Debt Service Fund Series 2015-2</u>

# Lake Ashton

## Community Development District

### Proposed Budget

#### General Fund

Description		Adopted Budget FY 2025	Actual Thru 3/31/25	Projected Next 6 Months	Total Projected 9/30/25	Proposed Budget FY 2026
<b>Revenues</b>						
Special Assessments - Levy	001.300.36300.10100	\$2,336,610	\$2,283,811	\$52,799	\$2,336,610	\$2,339,661
Rental Income	001.300.36200.10100	\$40,000	\$21,350	\$21,350	\$42,700	\$40,000
Entertainment Fees	001.300.36200.10000	\$165,000	\$60,178	\$60,178	\$120,356	\$165,000
Newsletter Ad Revenue	001.300.36200.10200	\$95,000	\$71,868	\$71,868	\$143,736	\$95,000
Interest Income	001.300.36100.10000	\$8,000	\$11,327	\$15,000	\$26,327	\$15,000
Restaurant Lease Income	001.300.34900.10000	\$19,600	\$7,178	\$12,422	\$19,600	\$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
Security Credentials	001.300.36200.10600	\$0	\$0	\$0	\$0	\$0
Revenue-Reimbursed Repairs	001.300.36200.10900	\$0	\$5,740	\$0	\$5,740	\$0
Insurance Proceeds	001.300.36900.10200	\$0	\$0	\$0	\$0	\$0
Miscellaneous Income	001.300.36900.10000	\$9,000	\$11,363	\$11,363	\$22,726	\$9,000
Carryforward	001.300.27100.10000	\$98,579	\$85,700	\$0	\$85,700	\$112,347
<b>TOTAL REVENUES</b>		<b>\$2,779,789</b>	<b>\$2,566,515</b>	<b>\$244,980</b>	<b>\$2,811,495</b>	<b>\$2,803,608</b>

#### Expenditures

##### Administrative

Supervisor Fees	001.310.51300.11000	\$12,000	\$3,150	\$3,150	\$6,300	\$12,000
FICA Expense	001.310.51300.21000	\$918	\$241	\$241	\$482	\$918
Engineering	001.310.51300.31100	\$50,000	\$28,866	\$40,413	\$69,279	\$65,000
Arbitrage	001.310.51300.31200	\$600	\$0	\$600	\$600	\$600
Dissemination	001.310.51300.31300	\$1,575	\$1,287	\$788	\$2,075	\$1,545
Attorney	001.310.51300.31500	\$45,000	\$14,507	\$20,310	\$34,818	\$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	\$4,434
Management Fees	001.310.51300.34000	\$69,731	\$34,866	\$34,866	\$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	\$500	\$500	\$1,000	\$1,030
Postage	001.310.51300.42000	\$3,500	\$1,722	\$1,722	\$3,444	\$3,500
Printing & Binding	001.310.51300.42500	\$500	\$17	\$17	\$34	\$500
Newsletter Printing	001.310.51300.42501	\$55,000	\$29,195	\$29,195	\$58,390	\$55,000
Marketing	001.310.51300.48001	\$3,000	\$0	\$0	\$0	\$3,000
Rentals & Leases	001.310.51300.42502	\$4,000	\$988	\$988	\$1,976	\$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	\$1,350	\$1,488	\$1,500
Other Current Charges	001.310.51300.49000	\$750	\$149	\$149	\$298	\$750
Property Taxes	001.310.51300.31400	\$13,500	\$0	\$0	\$0	\$13,500
Office Supplies	001.310.51300.51000	\$300	\$14	\$14	\$28	\$300
Dues, Licenses & Subscriptions	001.310.51300.54000	\$175	\$175	\$0	\$175	\$175
<b>TOTAL ADMINISTRATIVE</b>		<b>\$361,918</b>	<b>\$199,055</b>	<b>\$142,612</b>	<b>\$341,667</b>	<b>\$378,609</b>

##### Maintenance

Field Management Services	001.320.57200.34000	\$521,549	\$260,775	\$260,775	\$521,549	\$552,842
Gate/Patrol/Pool Officers	001.320.57200.34501	\$372,436	\$181,504	\$181,504	\$363,007	\$384,846
Security Credentials	001.320.57200.34512	\$0	\$0	\$0	\$0	\$0
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	\$1,230	\$2,461	\$9,500
Access Control System	001.320.57200.34504	\$60,362	\$33,596	\$33,596	\$67,192	\$67,118
Pest Control	001.320.57200.54501	\$4,690	\$1,790	\$1,790	\$3,580	\$4,690

# Lake Ashton

## Community Development District

### Proposed Budget

#### General Fund

Description		Adopted Budget FY 2025	Actual Thru 3/31/25	Projected Next 6 Months	Total Projected 9/30/25	Proposed Budget FY 2026
<i>Maintenance-continued</i>						
Telephone/Internet	001.320.57200.41000	\$8,000	\$3,489	\$3,489	\$6,977	\$7,000
Electric	001.320.57200.43000	\$240,000	\$119,422	\$119,422	\$238,844	\$240,000
Water	001.320.57200.43100	\$16,000	\$6,646	\$6,646	\$13,291	\$16,000
Gas/Natural Gas-Pool	001.320.57200.43200	\$25,000	\$2,426	\$0	\$2,426	\$25,000
Refuse	001.320.57200.43300	\$8,000	\$3,545	\$3,545	\$7,091	\$8,000
Repairs and Maintenance-Clubhouse	001.320.57200.54500	\$85,600	\$32,127	\$32,127	\$64,253	\$85,600
Repairs and Maintenance-Fitness Center	001.320.57200.54510	\$3,000	\$1,053	\$1,053	\$2,107	\$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	\$1,200	\$2,400	\$6,000
Furniture, Fixtures, Equipment	001.320.57200.52010	\$10,000	\$3,045	\$3,045	\$6,089	\$10,000
Repairs and Maintenance-Pool	001.320.57200.45300	\$15,000	\$20,851	\$20,851	\$41,703	\$15,000
Repairs and Maintenance-Golf Cart	001.320.57200.54506	\$5,400	\$3,672	\$3,672	\$7,344	\$8,000
Repairs and Maintenance-Reimbursed Repairs	001.320.57200.54540	\$0	\$125	\$0	\$125	\$0
Landscape Maintenance-Contract	001.320.57200.46200	\$194,520	\$97,260	\$97,260	\$194,520	\$194,520
Landscape Maintenance-Improvements	001.320.57200.46201	\$15,000	\$6,521	\$6,521	\$13,042	\$15,000
Irrigation Repairs	001.320.57200.46202	\$8,500	\$748	\$748	\$1,496	\$8,500
Lake Maintenance-Contract	001.320.53800.46800	\$55,237	\$27,618	\$27,618	\$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	\$1,298	\$1,298	\$2,597	\$5,000
Credit Card Processing Fees	001.320.57200.34600	\$7,500	\$1,474	\$1,474	\$2,949	\$5,500
Dues & Subscriptions	001.320.57200.54000	\$9,500	\$6,725	\$2,775	\$9,500	\$9,500
Decorations	001.320.57200.52005	\$2,000	\$89	\$89	\$178	\$2,500
Special Events	001.320.57200.49400	\$165,000	\$111,346	\$53,654	\$165,000	\$165,000
Storm Damage	001.320.57200.54502	\$0	\$11,646	\$0	\$11,646	\$0
<b>TOTAL MAINTENANCE</b>		<b>\$1,921,492</b>	<b>\$956,512</b>	<b>\$904,589</b>	<b>\$1,861,101</b>	<b>\$1,975,109</b>
<b>TOTAL EXPENDITURES</b>		<b>\$2,283,409</b>	<b>\$1,155,567</b>	<b>\$1,047,201</b>	<b>\$2,202,768</b>	<b>\$2,353,718</b>
<b>Other Sources and Uses</b>						
Capital Reserve-Transfer Out (From General Fund to Capital Reserve)		(\$496,380)	(\$496,380)	\$0	(\$496,380)	(\$449,890)
<b>TOTAL OTHER SOURCES AND USES</b>		<b>(\$496,380)</b>	<b>(\$496,380)</b>	<b>\$0</b>	<b>(\$496,380)</b>	<b>(\$449,890)</b>
<b>EXCESS REVENUES</b>		<b>\$0</b>	<b>\$914,568</b>	<b>(\$802,221)</b>	<b>\$112,347</b>	<b>\$0</b>

	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	\$2,339,661
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	\$2,515,765
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.

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**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.

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**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.

<b><u>Account Number</u></b>	<b><u>Description</u></b>	<b><u>Annual Amount</u></b>
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
<b>TOTAL</b>		<b><u><u>\$240,000.00</u></u></b>

**Water 001.320.57200.43100**

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

<b><u>Account Number</u></b>	<b><u>Description</u></b>	<b><u>Annual Amount</u></b>
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
<b>TOTAL</b>		<b><u><u>\$16,000.00</u></u></b>

**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.

<b><u>Description</u></b>	<b><u>Monthly</u></b>	<b><u>Annually</u></b>
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.

<b><u>Description</u></b>	<b><u>Quarterly</u></b>	<b><u>Annually</u></b>	<b><u>Area</u></b>
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
	<b><u>Semi-Annually</u></b>	<b><u>Annually</u></b>	<b><u>Area</u></b>
Applied Aquatics	\$3,332.00	\$6,664.00	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 3/31/25	Projected Next 6 Months	Total Projected 9/30/25	Proposed Budget FY 2026
<b>Revenues</b>					
Capital Reserve-Transfer In (From General Fund to Capital Reserve)	\$496,380	\$496,380	\$0	\$496,380	\$449,890
Interest Income	\$500	\$14,815	\$19,272	\$34,087	\$30,000
Carryforward Surplus	\$401,082	\$661,153	\$0	\$661,153	\$1,035,504
<b>TOTAL REVENUES</b>	<b>\$897,962</b>	<b>\$1,172,348</b>	<b>\$19,272</b>	<b>\$1,191,620</b>	<b>\$1,515,394</b>
<b>Expenditures</b>					
<b>Capital Projects-FY 25</b>					
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	\$13,865	\$0	\$13,865	\$0
HVAC	\$0	\$7,442	\$0	\$7,442	\$0
Natural Gas Conversion	\$0	\$1,085	\$0	\$1,085	\$0
Street Sign Replacement	\$0	\$4,000	\$1,545	\$5,545	\$0
Capital Projects	\$312,319	\$0	\$0	\$0	\$0
Contingencies	\$223,150	\$0	\$0	\$0	\$0
Other Current Charges	\$650	\$0	\$0	\$0	\$0
<b>Capital Projects-FY 26</b>					
Capital Projects	\$0	\$0	\$0	\$0	\$312,319
Contingencies	\$0	\$0	\$0	\$0	\$223,150
Other Current Charges	\$0	\$0	\$0	\$0	\$650
<b>TOTAL EXPENDITURES</b>	<b>\$536,119</b>	<b>\$154,571</b>	<b>\$1,545</b>	<b>\$156,116</b>	<b>\$536,119</b>
<b>EXCESS REVENUES</b>	<b>\$361,843</b>	<b>\$1,017,777</b>	<b>\$17,727</b>	<b>\$1,035,504</b>	<b>\$979,275</b>

RESERVE STUDY	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Beginning Balance	\$830,106	\$842,516	\$1,163,580	\$1,514,841	\$1,938,851
Reserves	\$401,000	\$413,000	\$425,400	\$438,200	\$451,300
Interest	\$24,719	\$29,647	\$39,583	\$51,040	\$64,935
Expenditures	(\$413,309)	(\$121,583)	(\$113,722)	(\$65,230)	\$0
<b>Ending Balance</b>	<b>\$842,516</b>	<b>\$1,163,580</b>	<b>\$1,514,841</b>	<b>\$1,938,851</b>	<b>\$2,455,086</b>

RESERVES	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Beginning Balance	\$661,153	\$1,035,504	\$979,275	\$1,330,536	\$1,754,546
Reserves	\$496,380	\$449,890	\$425,400	\$438,200	\$451,300
Interest	\$34,087	\$30,000	\$39,583	\$51,040	\$64,935
Expenditures	(\$156,116)	(\$536,119)	(\$113,722)	(\$65,230)	\$0
<b>Ending Balance</b>	<b>\$1,035,504</b>	<b>\$979,275</b>	<b>\$1,330,536</b>	<b>\$1,754,546</b>	<b>\$2,270,781</b>

# Lake Ashton

## Community Development District

## Debt Service Fund

## Series 2015 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2025	Actual Thru 3/31/25	Projected Next 6 Months	Total Projected 9/30/25	Proposed Budget FY 2026
<b>Revenues</b>					
Special Assessments - Levy	\$416,871	\$381,918	\$39,029	\$420,946	\$416,871
Special Assessments - PPMT A-1	\$0	\$10,281	\$0	\$10,281	\$0
Special Assessments - PPMT A-2	\$0	\$3,481	\$0	\$3,481	\$0
Interest Income	\$500	\$7,985	\$0	\$7,985	\$500
Carry Forward Surplus <sup>(1)</sup>	\$128,342	\$126,500	\$44,249	\$170,749	\$59,693
<b>TOTAL REVENUES</b>	<b>\$545,713</b>	<b>\$530,165</b>	<b>\$83,278</b>	<b>\$613,443</b>	<b>\$477,063</b>
<b>Expenditures</b>					
<b>Series 2015A-1</b>					
Interest - 11/01	\$55,625	\$55,625	\$0	\$55,625	\$47,750
Interest - 05/01	\$55,625	\$0	\$53,375	\$53,375	\$47,750
Principal - 05/01	\$230,000	\$0	\$220,000	\$220,000	\$235,000
Special Call - 11/01	\$50,000	\$100,000	\$0	\$100,000	\$0
Special Call - 5/01	\$0	\$0	\$70,000	\$70,000	\$0
<b>Series 2015A-2</b>					
Interest - 11/01	\$10,000	\$9,875	\$0	\$9,875	\$9,375
Interest - 05/01	\$10,000	\$0	\$9,875	\$9,875	\$9,375
Principal - 05/01	\$20,000	\$0	\$20,000	\$20,000	\$25,000
Special Call - 05/01	\$0	\$0	\$15,000	\$15,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$431,250</b>	<b>\$165,500</b>	<b>\$388,250</b>	<b>\$553,750</b>	<b>\$374,250</b>
<b>EXCESS REVENUES</b>	<b>\$114,463</b>	<b>\$364,665</b>	<b>(\$304,972)</b>	<b>\$59,693</b>	<b>\$102,813</b>

<sup>(1)</sup> Carryforward surplus is net of the Reserve Requirement.

2015A-1	\$41,875.00
2015A-2	\$ 8,750.00
<b>11/26 Interest</b>	<b>\$50,625</b>

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)
<b>Net Assessment Total</b>		<b>\$369,829.42</b>	<b>\$47,041.15</b>



# Lake Ashton

## Community Development District

Series 2015A-1 Capital Improvement Revenue Refunding Bonds

### AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/25	\$2,135,000.00	\$ 220,000.00	\$ 53,375.00	\$ 429,250.00
11/01/25	\$1,910,000.00	\$ -	\$ 47,750.00	\$ -
05/01/26	\$1,910,000.00	\$ 235,000.00	\$ 47,750.00	\$ 330,500.00
11/01/26	\$1,675,000.00	\$ -	\$ 41,875.00	\$ -
05/01/27	\$1,675,000.00	\$ 245,000.00	\$ 41,875.00	\$ 328,750.00
11/01/27	\$1,430,000.00	\$ -	\$ 35,750.00	\$ -
05/01/28	\$1,430,000.00	\$ 260,000.00	\$ 35,750.00	\$ 331,500.00
11/01/28	\$1,170,000.00	\$ -	\$ 29,250.00	\$ -
05/01/29	\$1,170,000.00	\$ 270,000.00	\$ 29,250.00	\$ 328,500.00
11/01/29	\$ 900,000.00	\$ -	\$ 22,500.00	\$ -
05/01/30	\$ 900,000.00	\$ 285,000.00	\$ 22,500.00	\$ 330,000.00
11/01/30	\$ 615,000.00	\$ -	\$ 15,375.00	\$ -
05/01/31	\$ 615,000.00	\$ 300,000.00	\$ 15,375.00	\$ 330,750.00
11/01/31	\$ 315,000.00	\$ -	\$ 7,875.00	\$ -
05/01/32	\$ 315,000.00	\$ 315,000.00	\$ 7,875.00	\$ 330,750.00
		<b>\$2,130,000.00</b>	<b>\$454,125.00</b>	<b>\$2,740,000.00</b>

# Lake Ashton

## Community Development District

Series 2015A-2 Capital Improvement Revenue Refunding Bonds

### AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/25	\$395,000.00	\$ 20,000.00	\$ 9,875.00	\$ 39,750.00
11/01/25	\$375,000.00	\$ -	\$ 9,375.00	\$ -
05/01/26	\$375,000.00	\$ 25,000.00	\$ 9,375.00	\$ 43,750.00
11/01/26	\$350,000.00	\$ -	\$ 8,750.00	\$ -
05/01/27	\$350,000.00	\$ 25,000.00	\$ 8,750.00	\$ 42,500.00
11/01/27	\$325,000.00	\$ -	\$ 8,125.00	\$ -
05/01/28	\$325,000.00	\$ 25,000.00	\$ 8,125.00	\$ 41,250.00
11/01/28	\$300,000.00	\$ -	\$ 7,500.00	\$ -
05/01/29	\$300,000.00	\$ 25,000.00	\$ 7,500.00	\$ 40,000.00
11/01/29	\$275,000.00	\$ -	\$ 6,875.00	\$ -
05/01/30	\$275,000.00	\$ 30,000.00	\$ 6,875.00	\$ 43,750.00
11/01/30	\$245,000.00	\$ -	\$ 6,125.00	\$ -
05/01/31	\$245,000.00	\$ 30,000.00	\$ 6,125.00	\$ 42,250.00
11/01/31	\$215,000.00	\$ -	\$ 5,375.00	\$ -
05/01/32	\$215,000.00	\$ 30,000.00	\$ 5,375.00	\$ 40,750.00
11/01/32	\$185,000.00	\$ -	\$ 4,625.00	\$ -
05/01/33	\$185,000.00	\$ 35,000.00	\$ 4,625.00	\$ 44,250.00
11/01/33	\$150,000.00	\$ -	\$ 3,750.00	\$ -
05/01/34	\$150,000.00	\$ 35,000.00	\$ 3,750.00	\$ 42,500.00
11/01/34	\$115,000.00	\$ -	\$ 2,875.00	\$ -
05/01/35	\$115,000.00	\$ 35,000.00	\$ 2,875.00	\$ 40,750.00
11/01/35	\$ 80,000.00	\$ -	\$ 2,000.00	\$ -
05/01/36	\$ 80,000.00	\$ 40,000.00	\$ 2,000.00	\$ 44,000.00
11/01/36	\$ 40,000.00	\$ -	\$ 1,000.00	\$ -
05/01/37	\$ 40,000.00	\$ 40,000.00	\$ 1,000.00	\$ 42,000.00
		<b>\$395,000.00</b>	<b>\$142,625.00</b>	<b>\$547,500.00</b>

## SECTION VII

# SECTION A



**Lake Ashton Community Action Steering Committee and Regional Community Council**  
[LakeAshtonCommunityAction@gmail.com](mailto:LakeAshtonCommunityAction@gmail.com)

Dear CDD 1 & 2 Board of Supervisors;

The purpose of this letter is to request the CDD Board of Supervisors to support the efforts of the Lake Ashton Community Action Committee and Regional Community Council to have the Polk County Roads and Drainage install a shared multi-use path along the soon to be widened Thompson Nursery Road Corridor.

**What we know:**

- Polk County is planning to make Thompson Nursery Road (TNR) a four-lane commercial/truck route connecting US 27 with US17 in Eagle Lake.
- The section passing in front of Lake Ashton is known as “Segment 5” (see Appendix 1)
- The design of the Segment 5 section will likely come before the Polk County Board of County Commissioners (BOCC) for approval on April 15, 2025.
- The current design for Segment 5 includes two 6’ sidewalks on each side of TNR with a 4’ bike lane located in the roadway in both directions. (see Appendix 2 Option 1)
- The Lake Ashton Community Action Committee recommends a wider, shared multi-use path (see Appendix 2 Option 2) which would allow for safer travel for bicycles, pedestrians, and mobility devices.
- The Polk County Roads and Drainage Director, Jay Jarvis, and the BOCC have already discussed and rejected Option 2. Among other reasons for rejecting Option 2 is the fear of liability if golf carts were to use the path.
- Golf carts cannot legally drive on a multi-use path in Polk County without approval of the City.

**LACAC and RCC efforts to date:**

- After meeting with each County Commissioner and Jay Jarvis, we have reiterated the desire for a wider path with the bike path out of the roadway for Segments 4 and 5.
- We understand the concern regarding golf carts illegally using a 12’ wider path but are asking the County Commissioners for a compromise by removing the bike path from the roadway and providing a 10’ path as opposed to a 12’ path.
- Lake Ashton and Traditions are the only communities that have golf carts.

**What we recommend:**

- LACAC is asking Lake Ashton and Traditions to send a resolution to the Polk County Board of County Commissioners stating that the CDDs do not support the use of golf carts on a multi-use path and will communicate to their respective communities that it is illegal to use golf carts on the multi-use path and offenders will be ticketed.
- That Lake Ashton CDDs add signage at the gate exits stating that golf carts are not allowed on the multi-use paths.

**Why we make this recommendation:**

- If Lake Ashton and Traditions show their intention to deter golf carts from the path, it may encourage the county to compromise on removing the bike path from the roadway and provide a 10' multi-use path that will be safer for pedestrians, bicycles, and mobility devices.
- If Lake Ashton or Traditions push for golf carts on a shared multi-use path, no changes will be made, Option 1 will be built with the dangerous bike path in the roadway and the sidewalks will be a narrow 6' wide.

The LACAC feels that despite our disappointment that we cannot use golf carts on the path, a wider path will be much safer for active Lake Ashton residents and the many families living in the Thompson Nursery Road Corridor. The cities of Lake Wales and Winter Haven are supporting and promoting a multi-use path. We hope you agree and will support our efforts to change the sidewalks to a wider multi-use path.

Sincerely,

**The Lake Ashton Community Action Steering Committee:**

Tip Franklin  
Howard Kay  
Shelley Miller  
Kay Teehan  
Alex Vogt

**Regional Community Council:**

Linda Fife (Traditions)  
Ken Henry (Terranova)

# APPENDIX 1

## ROAD CONSTRUCTION REFERENCE INFORMATION

### Segments 1-4: US-17 to West Lake Ruby



### Segment 5: West Lake Ruby Drive to US-27



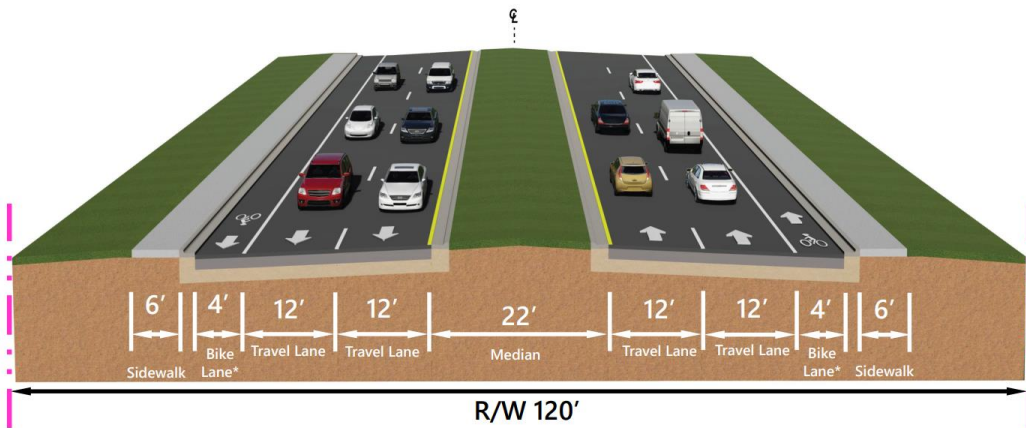


APPENDIX 2

Proposed Thompson Nursery Road Sections Option 1 vs Option 2

Option 1 – 6’ Sidewalk with Bike Lane in roadway

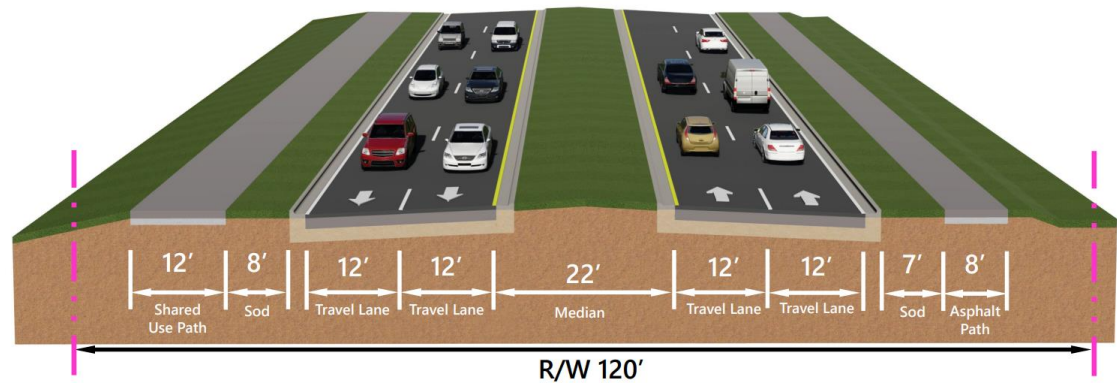
**Proposed Thompson Nursery Road - 1**



\*Bike lanes connect to proposed shared use path near Lake Gwyn Park (See Proposed Thompson Nursery Road Typical - 2).

Option 2 – 12’ Shared Multi-use Path and 8’ Sidewalk

**Proposed Thompson Nursery Road - 2**





## SECTION B

## **FOURTH AMENDMENT TO RESTAURANT LEASE AGREEMENT**

**THIS FOURTH AMENDMENT TO RESTAURANT LEASE AGREEMENT** (the “**Fourth Amendment**”) is effective as of the 1st day of April, 2025, between **CHARM CITY AT LAKE ASHTON LLC**, a Florida limited liability company (“**Tenant**”) and **LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district and local unit of special-purpose government (“**Landlord**”).

### **RECITALS:**

A. The parties entered into that certain Restaurant Lease Agreement dated March 10, 2023, as amended by that certain First Amendment to Restaurant Lease Agreement dated January 24, 2024, that certain Second Amendment to Restaurant Lease Agreement dated August 30, 2024, and that certain Third Amendment to Restaurant Lease Agreement dated January 4, 2025 (collectively, the “**Restaurant Lease Agreement**”), pertaining to certain restaurant space (commonly referred to as the “**Restaurant**”) within the Lake Ashton Clubhouse (the entire clubhouse building and appurtenant areas are referred to herein collectively as the “**Facility**”) located at 4141 Ashton Club Drive, Lake Wales, Florida 33859.

B. Tenant has requested a reduction in Rent payments for a period of thirteen (13) months beginning on April 1, 2025.

C. Landlord agrees to a reduction in Rent payments for a period of thirteen (13) months beginning on April 1, 2025, on the condition that the parties agree to amend the Restaurant Lease Agreement to reflect the thirteen-month Rent reduction.

### **FOURTH AMENDMENT**

**NOW, THEREFORE**, for and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in consideration of the mutual covenants and conditions contained herein, the parties hereby covenant and agree as follows:

1. **RECITALS.** The above recitals are true and correct and are incorporated herein by reference as if set forth in full herein.

2. **DEFINITIONS.** All capitalized terms used in this Fourth Amendment shall have the same meanings indicated for all purposes as set forth in the Restaurant Lease Agreement unless a contrary meaning is set forth herein.

3. **AMENDMENT TO RESTAURANT LEASE AGREEMENT.**

#### **ARTICLE V. RENT.**

(A) Section 5.1 shall be amended to add a clause providing for a thirteen-month reduction in Rent payments as follows:

(d) On April 1, 2025, Rent shall be payable in the amount of \$1,000. Beginning on May 1, 2025 through October of 2025, Rent shall be payable in the

amount of \$500 per month. Beginning on November 1, 2025 through April of 2026, Rent shall be payable in the amount of \$1,000 per month. Any reduced Rent payments, as provided herein, shall be payable with all other charges and fees as proscribed in the Restaurant Lease Agreement, including, but not limited to, charges for trash collection in the amount of \$146.39 per month, as may be increased from time to time by Landlord.

4. **COUNTERPARTS.** This Fourth Amendment may be executed in counterparts.

5. **NO FURTHER AMENDMENTS.** Except as amended by this Fourth Amendment, there are no other amendments to the Agreement, the same remaining in full force and effect as to all other terms and provisions.

6. **CONFLICT; RATIFICATION.** In the event of any conflict between the provisions of the Restaurant Lease Agreement and the provisions of this Fourth Amendment, the provisions of this Fourth Amendment shall control. Landlord and Tenant hereby ratify and reaffirm the terms of the Restaurant Lease Agreement and agree that nothing contained herein invalidates or shall impair or release any covenant, condition, agreement, or stipulation in the Restaurant Lease Agreement except as herein expressly modified, and the Restaurant Lease Agreement shall continue in full force and effect.

7. **REMAINING PROVISIONS UNAFFECTED.** Except as expressly modified and amended by this Fourth Amendment, the covenants, terms and conditions of the Restaurant Lease Agreement shall remain unaffected and shall remain in full force and effect.

8. **SEVERABILITY.** If any provision of this Fourth Amendment or the Restaurant Lease Agreement, as amended hereby, shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining portions hereof or thereof shall in no way be affected or impaired, nor shall such holding of invalidity, illegality or unenforceability affect the validity, legality or enforceability of such provision under other dissimilar facts or circumstances.

9. **GOVERNING LAW.** Notwithstanding that, for the convenience of the parties, the parties may be executing this Fourth Amendment outside the State of Florida, the Restaurant Lease Agreement and all amendments thereto shall be governed by the laws of the State of Florida, both substantive and remedial.

*[SIGNATURES ON FOLLOWING PAGE]*

**IN WITNESS WHEREOF**, the parties hereto have executed this Fourth Amendment on the day and year first above written.

**LANDLORD:**

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

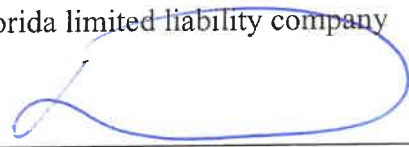
By: 

Print: Brenda Van Sickle

Title: Chairman

**TENANT:**

**CHARM CITY AT LAKE ASHTON LLC,**  
a Florida limited liability company

By: 

Print: Nik Minadakis

Title: 

# SECTION C

# JOINT AMENITY FACILITIES POLICIES

OF THE

LAKE ASHTON  
COMMUNITY DEVELOPMENT DISTRICT

AND

LAKE ASHTON II  
COMMUNITY DEVELOPMENT DISTRICT

## TABLE OF CONTENTS

	<u>Page</u>
I. DEFINITIONS.....	1
II. PURPOSE .....	3
III. AUTHORIZED USERS .....	3
IV. PROPER CREDENTIALS .....	4
V. LOSS OR DESTRUCTION OF PROPERTY AND/OR INSTANCES OF PERSONAL INJURY .....	5
VI. SUSPENSION AND TERMINATION OF PRIVILEGES .....	6
VII. RESERVING FACILITIES.....	7
VIII. RENTAL FACILITIES TERMS .....	8
IX. CLUBS, GROUPS, AND ORGANIZATIONS .....	8
X. AMENITY POLICIES – GENERAL USAGE.....	9
XI. AMENITIES POLICIES – SPECIFIC USAGE .....	13
i. BOCCE .....	13
ii. BOWLING.....	13
iii. CARD ROOMS/HFC BILLIARD ROOM/CLUBHOUSE GAME ROOM/HFC POKER ROOM.....	14
iv. CART PATHS AND BRIDGES .....	14
v. CINEMA.....	15
vi. CLUBHOUSE BALLROOM.....	15
vii. CRAFT ROOMS .....	15
viii. FITNESS CENTERS .....	15
ix. GOLF CLUB .....	16
x. HFC COMMUNITY CENTER .....	16
xi. HORSESHOES.....	17
xii. INDOOR SPORTS COURTS .....	17
xiii. LIBRARY/MEDIA CENTERS .....	17
xiv. LOBBY .....	18
xv. MEDIA .....	18
xvi. PAVILION.....	18
xvii. PET PLAY PARKS .....	19

xviii.	PICKLEBALL .....	20
xix.	PONDS (FISHING) .....	20
xx.	ROSE GARDEN AND OUTDOOR KITCHEN .....	21
xxi.	SHUFFLEBOARD .....	21
xxii.	SPAS .....	21
xxiii.	SWIMMING POOLS .....	22
xxiv.	TENNIS COURTS .....	23
xxv.	WILDLIFE.....	23
XII.	USE AT OWN RISK; INDEMNIFICATION .....	24
XIII.	SOVEREIGN IMMUNITY .....	24
XIV.	SEVERABILITY .....	24
XV.	OTHER RULES AND POLICIES .....	24
	EXHIBIT A.....	25



**JOINT AMENITY FACILITY POLICIES:  
Lake Ashton Community Development District  
Lake Ashton II Community Development District**

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2023)

**EFFECTIVE DATE: JANUARY 19, 2024**

---

**In accordance with Chapter 190 of the Florida Statutes, and on, January 19, 2024 at a duly noticed joint public meeting and after a duly noticed joint public hearing, the Boards of Supervisors of the Lake Ashton Community Development District and Lake Ashton II Community Development District adopted the following rules / policies to govern the operation of the Districts' Amenity Facilities. All prior rules / policies of the Districts governing this subject matter are hereby rescinded.**

---

**I. DEFINITIONS**

“Amenity Access Device” – shall mean any device issued by the District to access amenities

“Amenity Facilities” or “Amenities”- shall mean the properties and areas owned by the Districts and shall include, but not specifically be limited to, the Lake Ashton Clubhouse, the Lake Ashton Health and Fitness Center (HFC), the Golf Course, Eagles Nest, Pro Shop and the Pathways/Bridges, roadways, ponds, and other district property together with appurtenant facilities and areas.

“Amenities Facilities Policies” or “Policies” – shall mean the Joint Amenity Facilities Policies of the Lake Ashton Community Development District and Lake Ashton II Community Development District.

“Amenity Manager” – shall be each respective Districts’ “Community Director,” or in his/her absence, the designated representative.

“Annual User Fee” – shall mean the fee established by the Districts for any person that is not a Resident and wishes to become a Non-Resident Member. The amount of the Annual User Fees is set forth in Exhibit A, attached hereto, and is subject to change based on action of the Boards.

“Board of Supervisors” or “Boards” – shall mean the Board of Supervisors of the Lake Ashton Community Development District and/or Lake Ashton II Community Development District.

“Commercial Purposes” – shall mean those activities which involve, in any way, the provision of goods or services for compensation but shall not include any activities of the Districts.

“Districts” – shall mean the Lake Ashton Community Development District (“LA CDD”) and Lake Ashton II Community Development District (“LAII CDD”), each a political subdivision of the State of Florida, created pursuant to Chapter 190 of the Florida Statutes. Each individually may be referred to herein as a “District.”

“District Manager” – shall mean the professional management company with which each District has contracted to provide management services to the respective District.

“Golf Cart” – shall be defined as such term and the term ‘low-speed vehicle’ is defined in Florida Statutes, as amended.

“Golf Course” – shall mean the Lake Ashton Golf Course properties and facilities within the Districts.

“Guest” – shall be any Non-Resident invited by a Patron to access and use the Amenity Facilities. Guests must be properly registered and comply with all Policies. All Guests under eighteen (18) years of age must be accompanied at all times while using the Amenity Facilities by a parent, guardian, or adult Patron over twenty-one (21) years of age.

“Individual” – shall mean any Patron, Guest, or Non-Resident utilizing an Amenity.

“Inappropriate Content” – shall mean content that is fraudulent, harassing, embarrassing, sexually explicit, profane, obscene, intimidating, defamatory, or contains sexual comments, obscenities, nudity, pornography, abusive or degrading language, antisocial behavior, or inappropriate comments concerning race, color, religion, sex, national origin, marital status, or disability, violates any District Policies or rules, has the potential to cause the District(s) public harm or disrepute, or is otherwise unlawful..

“Lake Ashton Community” or “Community” – shall mean the Lake Ashton residential golf development within which both the LA CDD and LAII CDD are located.

“May” and “Shall” - as used herein, the word “may” is permissive; the word “shall” is mandatory.

“Media” – shall mean certain publications and media produced by the Districts and solely intended to provide community information, including but not limited to the Lake Ashton Times.

“Non-Resident” – shall mean any person(s) who is not a resident as defined herein and has not paid the Annual User Fee.

“Non-Resident Member” – shall mean Non-Resident who is paying the Annual User Fee to the District(s) for the non-exclusive right to use of all Amenity Facilities.

“Owner” – shall mean the record owner of legal title to any Lot or Living Unit.

“Pathways/Bridges” – shall mean all golf cart pathways, walking paths, and/or ancillary bridges within the Districts.

“Patron” or “Patrons” – shall mean Residents, Non-Resident Members, and Renters/Leaseholders.

“Political Issue” – shall mean any candidate, whether partisan or nonpartisan, political party, issue, referendum, or amendment that is subject to a vote of electors, whether local, state or federal.

“Ponds” – shall mean one of the over sixty (60) bodies of water located within the Lake Ashton Community, with the exception of Lake Ashton, Rattlesnake Lake, and Hart Lake.

“Proper Credentials” – shall mean a Lake Ashton Resident ID, Guest Pass, proximity card with photo, or government issued photo ID with a Lake Ashton address.

“Renter/Leaseholder” (residential) – shall mean any tenant residing in a Resident’s living unit pursuant to a valid rental or lease agreement.

“Rental Facilities” – shall mean the Amenity Facilities available to Patrons, Non-Residents, and Lake Ashton Community organizations for rent or reservation including, but not limited to, the Clubhouse Ballroom, Reflection Garden, Card Rooms, Game Room, Cinema, Conference Rooms, HFC Community Center, Rose Garden, Catering Kitchens, Sports Court, Poker Room, Media Centers and Craft Rooms.

“Resident” – shall mean any person or persons currently residing in or owning a home or lot within either District.

“Staff” – shall mean any employee, contractor, or volunteer that works under the Amenity Manager or District Manager.

## II. PURPOSE

This document, jointly prepared and agreed to by both the LA CDD and LAII CDD Boards of Supervisors, applies to all Individuals, pursuant to usage of all Amenities within both Districts. Compliance with the Policies and provisions is mandatory and will be enforced.

The Board(s), the District Manager(s), the Amenity Manager(s) and Staff shall have full authority to enforce these Policies. However, the Boards by a vote at a public meeting, District Manager, and/or Amenity Manager shall have the authority in their sole discretion to waive strict application of any of these Policies when prudent, necessary or in the best interest of the Districts and Patrons, provided however, any permanent waiver must be approved by both Boards and such a temporary waiver of any Policy by the Amenity Manager shall not constitute a continuous, ongoing waiver of said Policy.

The Boards jointly reserve the right to amend, modify, or delete, in part or in their entirety, these Policies, when necessary, at a duly-noticed Board meeting, and will notify the Patrons of any changes. Use of the Amenity Facilities may be subject to payment of applicable fees or rates set by the respective Districts. To change or modify rates or fees beyond the increases specifically allowed by District(s) rules and regulations, the Boards must hold a duly-noticed public hearing on said rates and fees. Each district may unilaterally updated rules specific to amenities solely within their respective boundaries.

## III. AUTHORIZED USERS

Only Patrons and Guests are authorized to use the Amenity Facilities (each such “Users”), as further provided within these Policies and below; provided, however, certain events may be available to the general public where permitted by the Districts and subject to payment of any applicable fees and satisfaction of any other applicable requirements. Specifically, Users are subject to the following:

**RESIDENTS:** Residents, upon producing proper identification, can access and use all Amenity Facilities within the Districts. They are entitled to twelve (12) guest registrations per year, up to four (4) guests at a time, unless other arrangements have been made with an Amenity Manager.

**RENTERS/LEASEHOLDERS:** Individuals who rent or lease a residential unit in the Districts for a period of at least ninety (90) consecutive days may be designated by the Owner of the residential unit as the beneficial Users of the Owner’s membership privileges for purposes of Amenity Facilities use.

The Renter/Leaseholder may be required to acquire a membership with respect to the residence which is being rented or leased, as well as purchase an ID card in order to be entitled to use the Amenity Facilities. A Renter/Leaseholder who is designated as the beneficial User of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.

During the period when a Renter/Leaseholder is designated as the beneficial User of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.

Owners and Non-Resident Members shall be responsible for all property damage charges incurred by themselves or their Guests/Renters/Leaseholders which remain unpaid after 60 days, following the customary billing and collection procedure established by the Districts. Owners and Non-Resident Members are responsible for the deportment of their respective Guests/Renters/Leaseholders.

NON-RESIDENT MEMBERS: Non-Residents may pay an Annual User Fee and have access to all Amenity Facilities. As previously set by each District, both District's Annual User Fee for any Non-Resident is outlined in Exhibit A and is split evenly amongst LA CDD and LAII CDD, as permitted by law. This payment must be paid-in-full at the time of completion of the Non-Resident Member application and the corresponding agreement. This fee will cover membership to all Amenity Facilities for the current fiscal year from the date of receipt of payment by either District. Each subsequent annual membership fee shall be paid-in-full by October 1. There is no proration of fees. Each District retains the authority to establish its own Annual User Fee; however, at this time it is the intent of both Districts to set both Annual User Fees at the same level. The Annual User Fee may be increased, not more than once per year, by actions of the respective Boards, to reflect increased costs of operation of the Amenity Facilities. This membership is not available for commercial purposes and is non-transferable.

GUESTS: All Guests, regardless of age, must register with the office of the Amenity Manager and sign a waiver of liability prior to using the Amenity Facilities. The Patron inviting the Guest must be present upon registration, unless other arrangements have been made with the Amenity Manager's office.

A Guest is limited to 12 Guest Registrations per year. Guest passes may be issued for a maximum of fifteen (15) consecutive days as correlated with the guest's length of stay and may only be extended once for a maximum of thirty (30) total consecutive days. A guest cannot be registered for more than sixty (60) total days in a 365-day period. A Guest's ability to be registered may be reviewed by an Amenity Manager if exceeding the standards listed above.

All Guests under eighteen (18) years of age must be accompanied at all times while using the Amenity Facilities by a parent, guardian, or adult Patron over twenty-one (21) years of age.

Patrons are responsible for ensuring that their Guests adhere to the Policies set forth herein and any and all actions taken by said Guest. Violation by a Guest of any of these Policies as set forth by the Districts could result in loss of that Patron's privileges and membership as set forth in Section VI – Suspension and Termination of Privileges.

#### IV. PROPER CREDENTIALS

Lake Ashton Resident Photo ID cards (or similar access devices) may be issued to all members of each Resident's household and/or Non-Resident Members. Guest Passes shall be issued to all Guests upon registering with Amenity Manager. Each Patron and/or Guest will be required to present Proper

Credentials upon request by Staff. If not presented, the individual will be asked to leave the amenities immediately.

Individuals may be charged a fee in accordance with LA CDD and LAII CDD Chapter III: Rules for Amenities Rates, (respectively) to purchase an Amenity Access Device.

All lost or stolen Amenity Access Devices should be reported immediately to the Amenity Manager's office. A fee will be assessed for any replacement Amenity Access Devices.

Unauthorized use of Proper Credentials may result in suspension of an Individual's privileges based on the suspension policy herein.

## V. LOSS OR DESTRUCTION OF PROPERTY AND/OR INSTANCES OF PERSONAL INJURY

Individuals assume sole responsibility for his or her personal property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.

Any Individual utilizing District equipment is responsible for said equipment. Should the equipment be returned to the District damaged, missing pieces or in worse condition than when it was when usage began, that Individual will be responsible to the District for any cost associated with repair or replacement of the equipment. Owners and Non-Resident Members are responsible for any damage to equipment incurred by their Guests/Renters/Leaseholders. Individuals should contact the Activities Desk or Security to report missing or damaged equipment.

Individuals who, in any manner, make use of or accept the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the Districts or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the Districts, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the Districts, or their respective operators, supervisors, employees, representatives, contractors or agents. Any Patron shall have, owe, and perform the same obligation to the Districts and their respective operators, supervisors, employees, representatives, contractors, and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of said Patron.

Should any party bound by these Policies bring suit against the District, the Board of Supervisors or Staff, agents or employees of the District, or any Amenity Facility operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the Amenity Facilities' operators, officers, employees, representatives, contractors or agents, said party bringing suit shall be liable to the prevailing party (i.e., the District, etc.) for all costs and expenses incurred by it in the defense of such suit, including court costs and attorney's fees through all appellate proceedings.

Amenity Facilities are unattended facilities. Persons using the Amenity Facilities do so at their own risk. Amenity Manager's staff members are not present to provide personal training, exercise

consultation, athletic instruction, or lifeguard duties, unless otherwise noted, to Patrons or Guests. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a fitness program.

## VI. SUSPENSION AND TERMINATION OF PRIVILEGES

i. **Offenses:** An Individual's privileges to use the Amenity Facilities may be subject to various lengths of suspension or termination for up to one (1) calendar year, or longer, subject to annual review, by the Board of Supervisors and the Individual may also be required to pay restitution for any property damage or overdue fees/debts owed to either District, excluding payment of non-ad valorem assessments or fees/debts owed to independently operated businesses such as the Clubhouse Restaurant, Eagles Nest, or Lake Ashton Golf Club if he or she:

1. fails to abide by any District rules or policies, including but not limited to these Policies and the Amenity Rate Rules;
2. submits false information on any District document or application;
3. permits unauthorized use of Proper Credentials;
4. exhibits unsatisfactory behavior, deportment, or appearance;
5. engages in unreasonable and abusive behavior that threatens the welfare, safety or reputation of the District, or its supervisors, Staff, contractors, vendors, or other Patrons or Guests;
6. treats the Districts' supervisor, Staff, contractors, vendors, or other Patrons or Guests in an unreasonable or abusive manner;
7. damages or destroys District property;
8. fails to pay any fees/debts owed to either District, excluding payment of non-ad valorem assessments, or fees/debts owed to independently operated businesses such as the Clubhouse Restaurant, Eagles Nest, or Lake Ashton Golf Club.

ii **Health, Safety, Welfare:** Notwithstanding anything contained herein, the Amenity Manager may, at any time, remove, restrict or suspend an individual's privileges when such action is necessary to protect the health, safety and welfare of Districts' supervisor, Staff, contractors, vendors, or other Patrons and their Guests, or to protect the Amenity Facilities from damage.

Such restriction or suspension shall commence immediately for up to one (1) year. Suspensions may be appealed in accordance with Section VI, Paragraph v: Appeals. Such infraction and suspension shall be documented by the Amenity Manager.

iii **Suspension and Termination Process:** In response to any violation of the rules, regulations, policies and procedures specified herein, including, but not limited to, those set forth in the section (i) above, the Districts, through its Boards, District Manager, and/or Amenity Manager, may follow the process outlined below with regard to suspension or termination of a Patron's privileges: Please note, incidents involving the banning of pets at the Pet Play Park are covered under Section XI. – Amenity Policies – Specific Usage, number xvi. Pet Parks.

1. First Offense – Individuals may be asked to leave the amenities immediately and a verbal/written warning may be issued by Amenity Manager of such violations; the warning shall be summarized in a brief written report by Amenity Manager and kept on file in the Clubhouse and HFC offices.

2. Second Offense – Automatic suspension by the Amenity Manager of specific amenities up to and including all Amenity Facilities privileges, commencing immediately for up to thirty (30) days. A written report will be created, a letter will be sent by certified mail to the Patron, Supervisors notified, and a copy of such letter kept on file in the Clubhouse and HFC Offices.
3. Third Offense - Automatic suspension by the Amenity Manager from specific amenities up to and including all Amenity Facilities privileges, commencing immediately for up to one (1) year. A written report will be created, a letter will be sent by certified mail to the Patron, Supervisors notified, and a copy of such letter kept on file in the Clubhouse and HFC Offices.

iv      **Jurisdiction Reciprocal:** The ability to suspend or terminate privileges as provided herein shall be held by the District, through its Boards, District Manager, and/or Amenity Manager, in whose boundaries the incident occurred. Violations that result in a suspension or termination in one District shall be brought up at the next Board of Supervisors meeting for the other District. Suspension or termination of privileges shall in no way prevent a member of the District Boards, the District Manager, District Staff or members of the public from attending a duly advertised public meeting of either District.

v      **Appeals:** Any Individual who has received a suspension for at least thirty (30) days may appeal at the next Board of Supervisor’s Meeting, to be held at least fourteen (14) days after the violation, for the District in which the violation occurred. For periods in excess of ninety (90) days the appeal will be presented at the next Joint Board of Supervisors Meeting. A complete record of all previous documented offenses will be provided. The Board’s or Boards’ decision, as applicable, on appeal shall be final. In the event of an appeal at a Joint Board of Supervisors Meeting, if both boards do not come to a consensus the suspension handed out by the Amenity Manager stands.

## VII.      RESERVING FACILITIES

Amenity Facilities are available on a “first come, first served basis”, and subject to applicable fees or rates as set by the appropriate District. Requests to reserve facilities should be submitted through the Staff at the appropriate Amenity Facility.

With the exception of designated Open Play (as defined in Section X – Amenity Policies – General Usage), reservations may be available for up to two (2) hour increments for all facilities listed in this policy, with the exception of the Clubhouse Ballroom and HFC Community Center. These can be reserved for periods up to four (4) hours. Longer time increments may be approved by the Amenity Manager. Amenities that have not been reserved are available for use on a “first come, first served” basis.

There are no personal standing weekly reservations allowed for the Amenity Facilities listed in the reservation policies. Lake Ashton activities taking place within the Amenity Facilities should be open to all Lake Ashton residents and not be labeled as “private”. If the room is not reserved by a club, group or organization, tables may be individually reserved, with the understanding that the Amenity Manager may move or cancel reservations, if required, up to 48 hours prior to the reservation time.

Clubs, Groups, and Organizations may make “standing” reservations. These will be reviewed semi-annually by the Amenity Manager. (Refer to section IX on what constitutes a club.)

If a standing reservation made by a registered Club, Group, or Organization is cancelled or unused more than three (3) times in a six (6)-month period then the reservation may be revoked by the Amenity

Manager. This does not apply to a Club, Group, or Organization going on a planned hiatus previously arranged with Staff.

Reservations for commercial or profit-making purposes will be charged a fee in accordance with LA CDD and LAII CDD Chapter III: Rules for Amenities Rates, (respectively).

The Amenity Manager can reschedule any reservation if requested by the District. The Clubhouse or HFC must be notified if a scheduled reservation cannot be kept so the slot may be re-assigned. Reservations will be held for fifteen (15) minutes past the scheduled start time, after which the Amenity Manager may re-assign the reservation.

## VIII. RENTAL FACILITIES TERMS

Amenity Facilities are available for rent by Patrons, Lake Ashton approved Clubs/Groups/Organizations, and Non-Residents in accordance with the Policies of the District and the laws of the State of Florida. A complete list of Amenity Facilities available for rent, along with associated fees and deposits, are located as follows: (i) for LA CDD, in its Chapter III: Rules for Amenities Rates; and (ii) for LAII CDD, in its Chapter III: Rules for Amenities Rates, as may be amended from time to time (collectively, the “Amenity Rate Rules”).

For functions held at an Amenity Facility having more than 50 people in attendance, a final guaranteed number of guests is to be conveyed to the Amenity Facilities events planner no later than fourteen (14) days before the date of the scheduled event. In absence of a final guarantee, the number indicated on the original agreement will be considered correct. A check shall be made payable to the applicable District.

If required by the Amenity Rate Rules of the respective District, deposit(s) or fees shall be submitted to the Clubhouse or HFC in the form of a separate check made payable to the “Lake Ashton Community Development District” or the “Lake Ashton II Community Development District,” as applicable.

## IX. CLUBS, GROUPS, AND ORGANIZATIONS

Any Club, Group or Organization (collectively, “Clubs”) desiring to utilize the Amenity Facilities or District Media to promote Club activities must be registered with the Amenity Manager and meet the following criteria:

1. Clubs must be comprised of a minimum of at least five (5) Patrons.
2. No Club may be formed, and no activities held within the Amenities Facilities, for commercial or profit-making purposes.
3. The purpose of each Club must be to provide lifestyle-enhancing opportunities to Patrons and not to effectuate sales of products or services. Clubs may generate funds through dues and proceeds from Club organized events. If a Club chooses to generate funds, a check-and-balance system must be in place.
4. Club membership and Club activities must be available to all Patrons. Patrons will be given priority to attend any club activity or event.
5. Registered guests may be invited to attend if space permits. The Amenity Manager has the right to ask registered Guests and other Non-Residents to leave if necessary to accommodate Patrons.



6. Club facilitators are responsible for ensuring all participants of any club, group, or organization events are residents of Lake Ashton or in possession of a valid Facilities Guest Pass. If unauthorized participants try and gain access to District amenities, it is the responsibility of the facilitator to contact Staff and have the unauthorized participants removed from District amenities.
7. Criteria for Club membership should be governed by the individual club's Bylaws and must comply with the adopted Joint Amenity Facilities Policies.

Violations of any of the Joint Amenity Facilities Policies by any Club may result in the loss of that Club's privileges within the Amenity Facilities.

## X. AMENITY POLICIES – GENERAL USAGE

The following policies apply to the usage of all District Amenities and must be followed at all times. Residents of Lake Ashton will be given priority for usage of all amenities. The Amenity Manager has the right to ask registered Guests and other Non-Residents to leave any amenity, if necessary, to accommodate Lake Ashton Residents. Patrons are responsible for ensuring their Guests adhere to the Policies set forth herein.

Individuals using the Amenity Facilities are expected to conduct themselves in a responsible, respective, courteous and safe manner, in compliance with all Policies/provisions and rules of the Districts governing the Amenity Facilities. Violation of the District(s) Policies and/or misuse or destruction of Amenity Facilities equipment may result in the suspension or termination of Amenity Facilities privileges with respect to the offending Individual.

Individuals using the Amenity Facilities are expected to return the amenities to its original condition by securing all equipment, cleaning up trash, and returning tables and chairs to their original location.

**ADVERTISING:** Advertisements for Commercial Purposes shall not be posted or circulated in the Amenity Facilities. Petitions, posters, or promotional material shall not be originated, solicited, circulated or posted on Amenity Facility property unless approved, in writing, by the Amenity Manager.

**ALCOHOL:** All persons must be at least twenty-one (21) years of age to consume alcohol at any Amenity Facility, and must do so in a responsible manner.

In regards to LACDD's Clubhouse: When there is a liquor license holder registered with the State of Florida to serve alcoholic beverages at 4141 Ashton Club Drive, Lake Wales, Florida alcohol may not be brought into the Clubhouse, adjoining outdoor patio, , or any other outdoor amenities at any time (the Pavilion is the only exemption with prior approval from the Amenity Manager) All alcoholic beverages must be purchased through the holder of the liquor license registered with the State of Florida.. Any registered holder of said liquor license shall be required to provide the Amenity Manager with an applicable certificate of insurance naming the District as an additional named insured.

### **IF THERE ISN'T A LIQUOR LICENSE HOLDER AT THE CLUBHOUSE**

If there isn't a liquor license holder registered with the State of Florida to serve alcoholic beverages at the Clubhouse, the Clubhouse Amenity Manager may approve consumption of alcohol for events held in the Clubhouse. Alcoholic beverage service, if approved, shall only be obtained through a service licensed to serve alcoholic beverages. Such service will be required to provide the Amenity Manager with a certificate

of insurance, naming the District as an additional insured party. The Amenity Manager may approve alcohol to be brought in for personal consumption for community events.

In regards to LA II CDD's HFC Community Center: The HFC Community Center Amenity Manager may approve consumption of alcohol for events held at the Community Center by a vendor who is in possession of a valid liquor license and proof of insurance. See Section XI (vi) regarding the HFC Community Center herein for more specific information regarding alcohol at the HFC Community Center.

CHILD CARE: The District will not offer childcare services at any of the Amenity Facilities.

COMMERCIAL PURPOSES: Activities with Commercial Purposes must have approval from the Amenity Manager.

COMPLIANCE TO STATUTES: Individuals shall abide by and comply with any and all federal, state and local laws and ordinances while utilizing the Amenity Facilities, and shall ensure that any minor for whom they are responsible also complies with same.

CONFLICTS: Conflicts between Amenity users should be referred to Staff or security. Under no circumstances should verbal or physical confrontation occur between Amenity Users.

DRONES: Drones and all forms of unmanned aerial vehicles are not permitted to be used inside Amenity Facility buildings any time without the written authorization of the District, except as permitted by law or regulation of an applicable government entity.

EMERGENCIES: After contacting 911 (if required), all emergencies and injuries must be reported to the gate attendant service (Thompson Nursery Road phone number 863-324-7290, CR 653 phone number 863-318-0237) or Amenity Manager (phone number Clubhouse 863-324-5457 or HFC 863-595-1562) and to the office of the District Manager (phone number 407-841-5524). If immediate attention to the facilities is required and the Amenity Manager is not present, please contact one of the gate attendants employed by the District.

EQUIPMENT: The Districts maintains a limited amount of equipment to support individual activities such as Bocce, Billiards, Pickleball, Racquetball, Shuffleboard, Yoga, and exercise classes. Please check their availability with the Amenity Manager. Patrons are encouraged to provide their own equipment for recurring use.

FIRE SAFETY: Candles, open burning or combustion of any kind are not permitted inside any Amenity Facility. Fireworks of any kind are not permitted on any Amenity Facility or property held by the Districts, with the following exception: the respective Board may approve the use of fireworks over specific bodies of water within its District's boundaries.

GOLF CARTS:

1. Golf Cart operations within the Districts shall abide by all applicable provisions of this Policy, Florida Statutes, as amended, and local ordinances and regulations, including, but not limited to, compliance with Chapters 316 and 320, *Florida Statutes*, all traffic control devices, and local traffic laws.
2. All Golf Carts used on or within the Amenities, including but not limited to the Golf Course and the Pathways/Bridges, must be registered at the HFC. Registration includes acknowledgement of these Policies, including specifically but not limited to Section X - GOLF CARTS and Section XII (USE AT OWN RISK; INDEMNIFICATION) and displaying the appropriate Golf Cart decal when

operating a Golf Cart within or on the Amenities. If the decal is not properly displayed, the Golf Cart operator may be asked to remove the Golf Cart from the Amenity.

3. Golf Cart operators must be at least sixteen (16) years of age on or within the Amenities. For use on the Districts' roads, golf cart operators must abide by all applicable Florida Statutes and local government regulations.
4. The speed limit for golf carts on bridges and cart paths is 12 mph.
5. Golf Carts must have street/turf tires for operation on the Golf Course turf.
6. Safety Recommendations: the Districts recommends all owners and/or operators of Golf Carts used on or within the Amenities abide by the following safety recommendations:
  - i. Use extreme caution when traveling on Pathways/Bridges, especially if within the Golf Course when golf is being played;
  - ii. The Districts recommend Golf Cart owners obtain liability insurance insuring against personal injury and damage to property with limits of at least \$300,000;
  - iii. Equip Golf Cart with efficient brakes, reliable steering apparatus, safe street/turf tires, a rearview mirror, and red reflectorized warning devices in both the front and rear.
  - iv. Regularly check Golf Cart for safe operation of brakes, lights, steering, turn signals, and tires.
  - v. Make sure batteries are charged to good operating levels.
  - vi. When passing or approaching another Golf Cart on a path, one Golf Cart should move to the side toward the Amenity property to allow the other cart to pass. Under no circumstances, should passing Golf Carts drive onto private property.
  - vii. Passengers and drivers should keep all body parts inside the Golf Cart while it is in motion;
  - viii. Passengers should have both feet planted firmly on the floor while the Golf Cart is moving;
  - ix. Passengers should sit with their right hip against the right arm of the seat;
  - x. Passengers should be aware of traffic conditions. A sharp, unexpected turn can throw a rider from the Golf Cart. On turns and fast straightaways, passenger should use right hand to grasp the right arm of the seat.

GRILLS/SMOKERS: Patrons are not allowed to bring grills or smokers to the Amenity Facilities. Upon approval by the Amenity Manager, Patrons may hire an insured caterer to provide this service. The location of any grill or smoker will be at the discretion of the Amenity Manager. Such catering service will be required to provide the Amenity Manager with a certificate of insurance, naming the District as an additional insured party. Grills are provided at the Pavilion and Rose Garden for Patron and Guest use. Operators must be at least eighteen (18) years old.

GUEST REGISTRATION: All Guests, regardless of age, must register with the office of the Amenity Manager prior to using the Amenity Facilities. The Patron inviting the Guest must be present upon registration, unless other arrangements have been made with the Amenity Manager's office. All Guests under eighteen (18) years of age must be accompanied at all times while using the Amenity Facilities by a parent, guardian, or adult Patron over twenty-one (21) years of age.

HOURS: Hours of operation, including holiday schedules, for Amenities Facilities are established and published by the Amenity Manager, and such hours are subject to change at the discretion of the Amenity Manager.

LOITERING: Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.

MANAGEMENT SPONSORED EVENTS: The Amenity Manager has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc.

NOISE: The volume of live or recorded music shall not violate applicable Local Noise Ordinances.

OFF-ROAD VEHICLES: Off-road motorbikes/vehicles, excluding golf carts, are prohibited on all property owned, maintained and operated by the Districts.

OPEN PLAY: The Amenity Managers have designated specific periods for each activity when no reservations can be made. No reservations are accepted during the time period listed as Open Play at the respective amenity. This ensures adequate periods of time when residents can use the amenity on a “first come, first served” basis. Usage during open play is limited to one (1) hour if other Patrons are waiting.

OUTSIDE ENTERTAINMENT: Performances at any Amenity Facility, including those by outside entertainers, must be approved, in advance, by the Amenity Manager.

OVERNIGHT PARKING: There shall be no overnight parking in Amenity Facility parking lots unless authorized by the Amenity Manager.

PARKING: Vehicles must be parked in designated areas. Vehicles, bicycles and golf carts should not be parked on grass lawns, in any way which blocks the normal flow of traffic, or in any way that limits the ability of emergency service workers to respond to situations. The Amenity Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.

PETS: Pets, (with the exception of service animals, as defined by the ADA) are not permitted at Amenities Facilities with the exception of Pet Parks unless a special event allowing pets has been approved by the Amenity Manager. Pets must be leashed and under control of an adult handler at all times. Handlers are responsible for picking up after their pets and disposing of any waste in a designated pet waste receptacle.

PHOTOS AT EVENTS: By using District Amenities, patrons grant the District the right to use and publish photographs and/or videos in which they may be included in Lake Ashton media without their inspection or approval.

PROGRAM/ACTIVITY APPROVAL: All programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities must be approved by the Amenity Manager.

SERVICE AREAS: Service areas within the Amenity Facilities are off-limits except for Staff.

SIGNAGE: All Political Issue and Commercial Purpose signs outside Amenity Facility buildings are strictly prohibited. All other signs need the approval of the Amenity Manager.

SKATEBOARDING: Skateboarding is not permitted on the Amenity Facilities property at any time. Roller blading is permitted on cart paths and roadways only.

SMOKING: Lake Ashton is a smoke-free community. Smoking tobacco products or electronic cigarettes are prohibited at all facilities and venues unless in a designated area.

UNATTENDED GUESTS: Patrons and amenity users should not leave Guests who have adverse or debilitating health conditions unattended while at any of the Amenity Facilities or District property.

VENDORS: Patrons should not reach out to District vendors directly to discuss District business. Any concerns with a vendor or their performance should be directed to District staff.

## XI. AMENITIES POLICIES – SPECIFIC USAGE

**The Clubhouse Restaurant, Eagles Nest, and Lake Ashton Golf Club are independently operated businesses and management has sole discretion on hours of operation, menu, policy creation and enforcement including denial of service to any Patron.**

Guests under eighteen (18) years of age must be supervised and accompanied by an adult Patron, parent, or guardian over twenty-one (21).

Individuals must be knowledgeable of the associated rules, regulations, and safety considerations prior to using the Amenity Facilities.

Patrons are responsible for ensuring their Guests adhere to the Policies set forth herein. In addition to the general Policies listed above, each Amenity Facility has the following specific Policies that must be followed:

### i. BOCCE

1. Appropriate dress is required on the court. Shirts and shoes must be worn at all times.
2. Bocce balls should not be tossed or thrown outside of the court.
3. Players on the opposite side of the playing or thrower's end should stand outside the court walls. Sitting on the walls is permissible provided one's legs are on the outside of the walls. Please report any loose boards, protruding nails, etc., to the Staff.
4. There are Open Play days designated by the Amenity Manager where reservations are not accepted to allow for "first come, first served" use of the Amenity.
5. Amenity reservations are non-exclusive. At the Amenity Manager's discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time at this Amenity. When multiple group activities are scheduled, please be courteous of others.

### ii. BOWLING

1. Proper attire must be worn. Bowling shoes are the only acceptable footwear on the lanes. Exceptions to the footwear requirements may be made with prior approval from the Amenity Manager.
2. The bowling machines are all self-scoring. If you are unsure how to operate the machines or need assistance, please contact the Amenity Manager or Staff for instructions.
3. No one is allowed past the foul line or on a bowling lane at any time. If it becomes necessary to traverse the lanes, all walking shall be done in the gutter(s).
4. Proper bowling etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
5. No food or drink is allowed in the approach area.

6. If, at any time, the equipment fails to operate properly or your ball does not return, please contact the Amenity Manager or Staff for assistance.
7. No one is allowed behind the pin-setting machines without the permission of the Amenity Manager.
8. Return all balls and shoes to racks when you have finished bowling.
9. There are Open Play days designated by the Amenity Manager where reservations are not accepted to allow for "first come, first served" use of the amenity.
10. Amenity reservations are non-exclusive. At the Amenity Manager's discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time in this room. When multiple group activities are scheduled, please be courteous of others.

iii. CARD ROOMS/HFC BILLIARD ROOM/CLUBHOUSE GAME ROOM/HFC POKER ROOM

1. Due to the large demand for these rooms, reservations should include the number of tables required to meet the needs of the group. Tables not used will be made available for use by another group or Individual.
2. Amenity reservations are non-exclusive. At the Amenity Manager's discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time in this room. When multiple group activities are scheduled, please be courteous of others.
3. Residents booking the Clubhouse Game Room for a Lake Ashton Club, Group, or Organization meeting or activity should be aware that the room will still be available for Billiards play.

iv. CART PATHS AND BRIDGES

1. All Pathways/Bridges within the community are shared equally between golfers, golf carts, pedestrians and bicyclists. Use of the Pathways/Bridges by Patrons during hours when golf is being played creates potential safety hazards; therefore, all users of the Pathways/Bridges must exercise extreme caution when golf is being played.
2. To reduce danger and likelihood of being struck by a golf ball, Patrons should walk or ride in the opposite direction of play (starting on Hole 18 and ending on Hole 1), pause as golfers ("Golfers") are about to hit, and only continue once the Golfers have struck their balls. Golfers should wave Patrons through if the approaching Patrons are fast moving or can pass by quickly.
3. Patrons must stay on the Pathways/Bridges or Pond banks. Patrons are encouraged to monitor the daily email circulated by Pro Shop Staff members announcing course conditions, closures, and starting times for the groups on each course. In doing so, Patrons can identify periods when no golfers are on the course. Additionally, it is generally safer to walk before 8:00 a.m. or after 4:00 p.m., when golfers are less likely to be present.
4. Pathways adjacent to Ponds and bridges can be dangerous. Golf Carts should operate at a safe speed and always use headlights after dusk. Extreme caution should be taken when traveling through standing water on Pathways.
5. Pets are permitted to be walked and exercised on the Pathways/Bridges. At no time should they be in the fairways or within thirty (30) feet of a green. Pets must be on leash or in a Golf Cart at all times. Pet owners are responsible to pick up after their pet.
6. Use Golf Course At Own Risk: All Individuals who enter the Golf Course and/or utilize Pathways/Bridges and/or Ponds, including as a Patron pedestrian or within a Golf Cart, shall do so at his or her own risk as further provided in Section XII herein and assumes all risks associated with entering property used for playing golf, including but not limited to errant golf balls and golf clubs.

v. CINEMA

1. Movies are scheduled on a regular basis by the Amenity Manager and open to all Patrons. Seating capacity is fifty-five (55) and admittance is on a "first come, first served" basis.
2. Movie selections are made by the Amenity Manager's office based on new releases. Suggestions from Residents are also considered.
3. Scheduled movies and show times are posted and subject to change.
4. Closed-captioning is available for certain movies at certain show times. Please check with the Amenity Manager or Staff to obtain the schedule.
5. Be courteous and arrive on time. Movies are not to begin prior to the scheduled show time.
6. Reservations for the Cinema shall be made through the Amenity Manager's office.
7. Contact the Amenity Manager or Staff for assistance with equipment.
8. Be sure the Cinema is clean and free from trash and debris following any function. Any Resident or Non-Resident Member who reserves and holds a function in the Cinema and fails to clean up and return it to the condition in which it was obtained may be charged a clean-up fee by the Amenity Manager.
9. Report any loose seats, lighting issues, or other facility needs to the Amenity Manager or Staff.

vi. CLUBHOUSE BALLROOM

1. Each Club, Group, Organization, or Individual reserving the use of an Amenity Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the Amenity Facility and the owners' officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District lands, premises and/or Amenity Facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.38, Florida Statutes.
2. Amenity reservations are non-exclusive. At the Amenity Manager's discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time in this room. When multiple group activities are scheduled, please be courteous of others.

vii. CRAFT ROOMS

1. Craft Rooms are open during normal operating hours. They are available for general use when not reserved.
2. Reservations for the Craft Rooms can be made through the Amenity Manager's office.
3. If, at any time, the equipment in the Craft Room fails to operate properly, please contact the Amenity Manager or Staff for assistance.
4. Please be courteous of others' projects and do not touch or handle them.
5. Amenity reservations are non-exclusive. At the Amenity Manager's discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time in this room. When multiple group activities are scheduled, please be courteous of others.

viii. FITNESS CENTERS

1. Fitness centers are open daily during normal operating hours.
2. Patrons are encouraged to receive training on the apparatus before utilizing equipment.
3. Each facility provides televisions for Patrons. Please be considerate when setting volume levels.

4. Individuals must be fourteen (14) years of age and older to use District Fitness Centers. Guests under eighteen (18) years of age must be supervised and accompanied by an adult Patron, parent, or guardian over twenty-one (21)
5. Food, including chewing gum, is not permitted within the District Fitness Centers. Beverages, however, are permitted in the Fitness Centers if contained in non-breakable containers with screw-top or sealed lids.
6. Appropriate attire and footwear (covering the entire foot) must be worn at all times in the District Fitness Centers. Appropriate attire includes tee-shirts, tank tops, shorts, and/or athletic wear (no swimsuits).
7. Each Individual is responsible for wiping off fitness equipment after use with the antiseptic wipes provided by the Districts.
8. Use of personal trainers is permitted in the District Fitness Centers with approval from the Amenity Manager.
9. Hand chalk is not permitted to be used in the District Fitness Centers.
10. Personal audio devices are not permitted unless they are utilized with headphones.
11. No bags, gear, or jackets are permitted on the floor of the District Fitness Centers or on the fitness equipment.
12. Weights or other fitness equipment may not be removed from the District Fitness Centers.
13. Limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
14. Be respectful of others. Allow other Patrons and Guests to also use equipment, especially the cardiovascular equipment.
15. Replace weights to their proper location after use.
16. Free-weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
17. Any fitness program operated, established and run by the Amenity Manager may have priority over other users of the District Fitness Centers.

ix. GOLF CLUB

Golf may be played at the Golf Course for a fee. Patrons can contact the Pro Shop for more information regarding fees. Any unauthorized Individual found using the Golf Course facilities or playing the course will be asked to make restitution. Golfers are asked to abide by local rules regarding dress, behavior, and play. Golfers should comply with announcements on course playing conditions. Complete Golf Course rules are available at the Pro Shop.

x. HFC COMMUNITY CENTER

1. Alcoholic beverage service, if approved, shall only be obtained through a service licensed to serve alcoholic beverages. Such service will be required to provide the Amenity Manager with a certificate of insurance, naming the District as an additional insured party. The Amenity Manager may make an exception to this requirement, in advance, for community events such as pot luck dinners, bingo events and private functions held by Patrons who have reserved the HFC Community Center. Patrons will be allowed to bring beer or wine for personal use when such a community event is held.
2. Each Club, Group, Organization or Individual reserving the use of an Amenity Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the Amenity Facility and the owners' officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any



nature, arising out of, or in connection with, the use of the District lands, premises and/or Amenities Facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.38, Florida Statutes.

3. Amenity reservations are non-exclusive. At the Amenity Manager's discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time in this room. When multiple group activities are scheduled, please be courteous of others.

xi. HORSESHOES

1. Horseshoe equipment, if available, may be obtained from the Shuffleboard storage closet.
2. Appropriate dress is required on the court. Shirts and shoes must be worn at all times.
3. No tossing of horseshoes while someone is in a pit or in the throwing lane. Horseshoes tumble when thrown and participants need to safely clear the pit.

xii. INDOOR SPORTS COURTS

1. Various articles of equipment, if available, may be obtained from the equipment storage area.
2. Proper etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
3. Proper athletic shoes and attire are required at all times while on the courts. Shirts must be worn. No black-soled shoes are allowed.
4. Proper safety equipment, such as protective eyewear, must be used when appropriate to the sport being played.
5. Beverages are permitted at the sports courts if they are contained in non-breakable containers with screw-top or sealed lids.
6. No chairs, other than those provided by the Districts, are permitted on the sports courts.
7. Equipment must be returned to storage after use.

xiii. LIBRARY/MEDIA CENTERS

1. There are two library/media centers, one in the Clubhouse and one in the HFC. They have books, puzzles, computers, tables, DVDs and an area for reading.
2. Books and puzzles are donated by Patrons for use by other Patrons. They may be removed but must be returned upon completion to either Amenity Facility.
3. District computers and their content, including email, are subject to monitoring and access by the District at any time with or without consent or prior knowledge of the user. The District reserves the right to monitor any use of network resources, to monitor computer and internet usage, including, but not limited to: sites visited, searches conducted, information uploaded or downloaded and to access, retrieve and delete any data stored in, created, received, or sent over the network or using network resources for any reason.
4. It is strictly prohibited to use a District computer or wireless internet access to seek, send or store Inappropriate Content (as defined herein) and/or for unauthorized copying of copyrighted material. Examples of copyrighted materials include, but are not limited to: commercial music, video, graphics, or other intellectual property. The Districts assume no responsibility for any damages, direct or indirect, that may occur from the use of its electronic resources. Users of the Districts computers and/or wireless internet access peruse the internet at their own risk, realizing the potential for accessing offensive, inaccurate, illegal, or fraudulent information.

5. The District reserves the right to revoke any User's access to the District's computers and/or wireless internet at any time.

xiv. LOBBY

1. The Lobby at the Clubhouse and HFC are not reservable spaces.
2. Tables can only be set up by registered Clubs, Groups, and Organizations, with prior approval from the Amenity Manager, for the purpose of selling tickets or registration for events in rooms reserved by the same group.
3. Approved vendors may also set up a table as part of a sponsorship agreement.
4. Tables must not block means of ingress/egress or access to the rest of the building.

xv. MEDIA

1. Districts' Media (as defined herein) is provided for the dissemination of factual community information by the Districts to Patrons. The District hereby adopts a no commercial advertisements policy, including those related to Political Issues. This policy provides that the District will not, through its e-blast system, website, on the recreational facilities walls or grounds or through other District medium, allow commercial advertisements of any kind, regardless of content. The only commercial advertisements permitted are those that are of official District or Club events, as determined by the Amenity Manager.
2. It is the intent of the Districts to maintain Media as a non-public forum for the dissemination of factual community information by the Districts to Patrons.
3. Clubs that meet the criteria for a Club under the Policies and are properly registered with the Amenity Manager, may submit material for inclusion in Media.
4. All information included in Media shall be limited to factual information, shall not advocate passage or defeat of a candidate, party, measure or other Political Issue, and shall not support, endorse or oppose a candidate for nomination or election to a public office or office of political party or public officer.
5. The provisions hereunder regarding Media shall not be interpreted to prohibit any publications, postings, mailings or information produced, endorsed or circulated by the Supervisor of Elections, local, state, federal or other government of competent jurisdiction over the Districts or to such publications, postings, mailings or information permitted under local, state or federal law.
6. The Districts may accept paid political advertising that complies with Chapter 106, Florida Statutes, and all applicable local, state and federal laws. The advertising rates for such paid political advertising shall be the same as those rates charged to other members of the public for paid advertising. It is the sole responsibility of the party submitting the paid political advertising to ensure the advertisements compliance with all laws, including, but not limited to, those laws requiring mandatory language and/or a disclaimer within the paid political advertising.
7. Notwithstanding any of the foregoing, the Districts reserve full editorial rights to select, exclude, modify, add or delete material submitted for inclusion in Media, including the right to edit material relating to Political Issues, and the Districts additionally reserve the right to include a disclaimer in Media noting the LA CDD and LAII CDD does not endorse or support a particular candidate, party, measure or issue.

xvi. PAVILION

1. Reservations can be made through the Amenities Manager's office.

2. The Pavilion is furnished with tables, chairs, fans, electricity, and grills. If you are unsure how to operate the grills or need assistance with any equipment, please contact the Amenity Manager or Staff for instructions. No grills or smokers are allowed inside the pavilion.
3. If, at any time, the equipment at the Pavilion fails to operate properly, please contact the Amenity Manager or Staff for assistance.
4. Guests must be eighteen (18) years of age and older to operate the grills.
5. Ensure that the Pavilion and surrounding area is clean and free from trash and debris following any function. A Patron who reserves and holds a function at the pavilion and fails to clean up and return it to the condition in which it was obtained may be charged a clean-up fee by the Amenity Manager.
6. Room reservations are non-exclusive. At the Amenity Manager's discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time in this room. When multiple group activities are scheduled, please be courteous of others.
7. Alcohol, for personal use, can be consumed in the Pavilion with prior approval by the Amenity Manager.

xvii. PET PLAY PARKS

1. The CDD is not responsible for any injury or harm to Patrons or their pets caused by use of the Pet Play Parks.
2. Pet Play Parks are open daily from sunrise to sunset. Specific times will vary based on the time of year.
3. All Pet Play Parks welcome pets of all sizes.
4. Pets must be kept on a leash until through the transition gates. Owners must carry a leash with them at all times.
5. Owners are liable for the actions and behavior of their pets and pet handlers at all times.
6. All pets must wear a collar with identification, current license, and rabies certification. All pets must have all required current vaccinations.
7. All pet waste must be cleaned up immediately by the owners and disposed of properly in the receptacles provided.
8. Aggressive or unruly pets must be leashed and removed from the Pet Play Park immediately.
9. Pets in heat, displaying aggression or signs of illness or disease are prohibited from using the facility until the circumstances are corrected. This applies equally to pets with worms, fleas, or ticks.
10. All pet handlers must be at least eighteen (18) years of age.
11. All Patrons under eighteen (18) years of age must be accompanied at all times by a parent, guardian, or adult Patron over twenty-one (21) years of age.
12. Pets are not allowed to dig holes. Their owners are responsible for immediately stopping the digging and refilling any holes with soil.
13. At the first sign of aggression or if a pet becomes unruly and plays too rough, the pet must be leashed and removed from the Pet Play Park immediately and banned for the remainder of the day. This will also cause a verbal warning to be issued to the owner by the Amenity Manager.
14. In the event the pet harms, bites or fights another pet or an owner, the pet will be banned from visiting the Pet Play Parks while other pets are present for a period of thirty (30) days.
15. If a second incident of harm, biting, or fighting occurs within a six (6) month period, the pet will be banned from the Pet Play Parks for one (1) year.
16. All pet toys should be picked up and removed when done.
17. Smoking is not permitted in the Pet Play Parks.
18. No food or dog treats are permitted. Exceptions can be made by the Amenity Manager for special events and activities.

xviii. PICKLEBALL

1. Non-reserved courts are available on a “first come, first served” basis.
2. There are Open Play times designated by the Amenity Manager where reservations are not accepted to allow for “first come, first served” use of the amenity.
3. Use of a pickleball court is limited to one (1) hour when others are waiting, unless the court is used pursuant to a reservation discussed above. Play may continue if no one is waiting.
4. When it is your turn to play:
  - a. Never attempt to enter someone else’s court before your reservation time.
  - b. Never enter the court or distract players while others are in the middle of a point or game.
  - c. Wait outside the entrance gate and politely inform the players that you have a reservation time.
  - d. Allow players to finish one more point, and then begin the player changeover for the court.
5. Proper pickleball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
6. Proper court shoes and attire, as determined by the Amenity Manager, are required at all times while on the courts. Shirts must also be worn at all times.
7. Due to demand, there is a three (3) Guest limit per court.
8. No jumping over nets.
9. Players must clean up after play.
10. Court hazards or damages must be immediately reported to the Amenity Manager for repair.
11. No temporary or permanent boundary markers or lines may be placed on the courts, other than the existing lines, unless approved in advance by the Amenity Manager.
12. Beverages are permitted at the facility if they are contained in non-breakable containers with screw-top or sealed lids. No glass containers are permitted on the courts.
13. No chairs, other than those provided by the District are permitted on the courts.
14. Lights at the pickleball facility must be turned off after use.

xix. PONDS (FISHING)

1. Individuals may fish from any District owned Pond within the Lake Ashton Community Development District and Lake Ashton II Community Development District. Please check with the Amenity Manager for rules and regulations pertaining to fishing and for proper access points to these bodies of water.
2. No water crafts of any kind are allowed in the Ponds, except for small remote-controlled boats intended for recreational purposes.
3. Swimming, wading, and/or pets are not allowed in any Pond.
4. The Ponds may be occupied with Alligators and other wildlife that can present a danger to Individuals along the Pond banks. All Individuals should exercise extreme caution, but Individuals must be especially mindful of the risk if small children or pets are present. They should not be left unattended.
5. Regarding Ponds within the Districts:
  - a. The Districts have a “catch and release” policy for any fish caught in the Ponds because of the frequency of treatments with herbicides and fertilizers which may produce run-off into the Ponds.
  - b. Individuals using the Ponds along the Golf Course must exercise extreme caution when Golfers are present and playing golf because of the risk of being hit by an errant golf ball or golf club. Individuals using the Ponds should position themselves away from the flight of any Golfer’s shot and be aware of Golfers hitting. Golf Carts being used by Individuals using the Ponds should be parked way from play and off the Pathways/Bridges.

xx. ROSE GARDEN AND OUTDOOR KITCHEN

1. The Rose Garden is furnished with tables, chairs, and grilling equipment.
2. If you are unsure how to operate the grills or need assistance with any equipment, please contact the HFC Amenity Manager or Staff for instructions.
3. Please contact the HFC Amenity Manager or Staff for assistance if equipment at the Rose Garden fails to operate properly.
4. Guests must be eighteen (18) years of age to operate the grills in the Rose Garden.
5. A deposit fee will be charged in accordance with Rules of Lake Ashton CDD II, Chapter III.
6. The Rose Garden and surrounding area must be clean and free from trash and debris following any function. Patrons reserving and holding a function in the Rose Garden who fail to clean up and return it to the condition in which it was obtained may be charged a clean-up fee.
7. Amenity reservations are non-exclusive. At the Amenity Manager's discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time in this room. When multiple group activities are scheduled, please be courteous of others.

xxi. SHUFFLEBOARD

1. Shuffleboard equipment, if available, may be obtained from the Shuffleboard storage closet.
2. Appropriate dress is required on the court. Shirts and shoes are required at all times.
3. Pucks or sticks are not to be thrown.
4. No person or person(s) should walk on or across the Shuffleboard Court.
5. Beverages are permitted at the facility if they are contained in non-breakable containers with screw-top or sealed lids. No glass containers are permitted on the courts.
6. Room reservations are non-exclusive. At the Amenity Manager's discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time in this room. When multiple group activities are scheduled, please be courteous of others.

xxii. SPAS

1. There is no lifeguard on duty. Individuals swim at their own risk and must adhere to Spa rules at all times.
2. Spas are open during normal operating hours.
3. Individuals must be thirteen (13) years of age or older to use the spa.
4. Maximum capacity is seven (7) people.
5. No food or drink are allowed within the area of the wet spa deck (which is defined as the area within four (4) feet of the Spa).
6. Food and drinks are permitted outside the wet pool deck area. Glass containers are prohibited. Food and non-alcoholic beverages may be brought to the pool area for personal use.
7. Proper swim attire (no cutoffs) must be worn. Adults with bladder control issues or incontinence must wear appropriate waterproof attire.
8. Personal audio devices and televisions are not permitted unless they are utilized with headphones.
9. Individuals with open sores should not use the spa.
10. The Amenity Manager will control whether swimming is permitted in inclement weather, and the spa facility may be closed or opened at their discretion. If the lightning alarm sounds, all Individuals must evacuate the spa immediately.
11. Individuals must comply with posted signage in addition to the rules listed above.

xxiii. SWIMMING POOLS

1. The Swimming pool is open for free swim unless restricted due to the scheduling of swim lessons and aquatic/recreational programs approved by the Amenity Manager.
2. There is no lifeguard on duty. Individuals swim at their own risk and must adhere to swimming pool rules at all times.
3. All Individuals must present proper identification or Guest Passes when requested by Staff. As a rule, a Resident may allow up to four (4) Guests to the swimming pool areas.
4. Use of the swimming pools is permitted only during designated hours.
5. Pool and spa availability may be limited or rotated in order to facilitate maintenance of the facility and to maintain health code regulations.
6. Any person swimming during non-posted swimming hours will be subject to suspension and termination policy.
7. Proper swim attire (no cutoffs) must be worn in the pool.
8. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber-lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
9. Adults with bladder control issues or incontinence must wear appropriate waterproof attire.
10. The changing of diapers or clothes is not allowed poolside.
11. Showers are required before entering the pool.
12. No one shall pollute the pool. Anyone who pollutes the pool is liable for any costs incurred in treating and reopening the pool.
13. Loud, profane, or abusive language is absolutely prohibited; no physical or verbal abuse will be tolerated.
14. Diving is prohibited; no diving, jumping, pushing, running, throwing any item or other horseplay is allowed in the pool or on the pool deck area.
15. No pets (except service animals), bicycles, skateboards, roller blades, scooters and golf carts are permitted on the pool deck area.
16. Personal audio devices and televisions are not permitted unless they are equipped with headphones and utilized or for scheduled activities.
17. Play equipment, such as floats, rafts, snorkels, flotation devices and other recreational items must meet with Staff approval. Radio controlled water craft are not allowed at any time in the pool area. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern.
18. Pool entrances must be kept clear at all times.
19. No swinging on ladders, fences, or railings is allowed.
20. Pool furniture is not to be removed from the pool area.
21. No food or drink are allowed within the area of the wet pool deck (which is defined as the area within four (4) feet of the pool).
22. Food and drinks are permitted outside the wet pool deck area. Glass containers are prohibited. Food and non-alcoholic beverages may be brought to the pool area for personal use.
23. No chewing gum is permitted in the pool or spa or on the surrounding deck areas.
24. The Districts are not responsible for lost or stolen items.
25. Chemicals used in the pool/spa may affect certain hair or fabric colors. The Districts are not responsible for these effects.
26. Individuals with open sores should not use the pool.
27. If the lightning alarm sounds, all Individuals must evacuate the pool immediately.
28. Individuals must comply with posted signage in addition to the rules listed above.

xxiv. TENNIS COURTS

1. Non-reserved courts are available on a “first come, first served” basis. Individuals desiring to use the tennis courts should check with Staff to verify availability. Use of a tennis court is limited to one and a half (1.5) hours when others are waiting, unless the court is used pursuant to a reservation discussed above. Play may continue if no one is waiting.
2. When it is your turn to play:
  - a. Never attempt to enter someone else’s court before your reservation time.
  - b. Never enter the court or distract players while others are in the middle of a point or game.
  - c. Wait outside the entrance gate and politely inform the players that you have a reservation time.
  - d. Allow players to finish one more point, and then begin the player changeover for the court.
3. Proper tennis etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
4. Proper tennis shoes and attire are required at all times while on the courts. Shirts must be worn at all times.
5. Guests are limited to three (3) to a single court.
6. No jumping over nets.
7. Players must clean up after play.
8. Court hazards or damages of any type need to be reported to the Amenity Manager for repair.
9. Individuals using the tennis facility are encouraged to supply their own equipment (rackets, balls, etc.) as loaner equipment is limited.
10. No temporary or permanent boundary markers or lines may be placed on the tennis courts, other than the existing tennis lines, unless approved in advance by the Amenity Manager.
11. Beverages are permitted at the tennis facility if they are contained in non-breakable containers with screw-top or sealed lids. No glass containers are permitted on the courts.
12. No chairs, other than those provided by the District, are permitted on the courts.
13. Lights at the tennis facility must be turned off after use.
14. A Spinshot tennis ball machine is available at the Clubhouse tennis facility. Use of the machine must be used in accordance with posted instructions. Training for the use of the equipment must occur prior to use and persons using this piece of equipment do so at their own risk.
15. Reservations are non-exclusive. At the Amenity Manager’s discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time at this amenity. When multiple group activities are scheduled, please be courteous of others.

xxv. WILDLIFE

1. When using the Amenity Facilities, including especially outdoor areas and open spaces, please adhere to the following guidelines in regards to non-domesticated animals (“Wildlife”):
  - i. Wildlife encountered within the Amenity Facilities should never be approached.
  - ii. Never leave small children unattended.
  - iii. Never feed wild animals, or leave food/garbage unattended.
  - iv. Wildlife is likely to be present in all natural waters or wetlands. Please take caution and be vigilant when close to such areas.
2. The Lake Ashton Community is a natural Wildlife habitat; therefore, exercise caution and vigilance at all times.
3. Please visit the Florida Fish and Wildlife Conservation Commission’s website for more information regarding interaction with Wildlife common to Florida, found here: <https://myfwc.com/conservation/you-conserve/wildlife/>

## **XII. USE AT OWN RISK; INDEMNIFICATION**

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the Districts and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, “Indemnitees”), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney’s fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Activities, by said Patron, Guest, or other person, and any of his or her Guests and any members of his or her family.

Should any Patron, Guest, or other person, bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the Districts for all attorney’s fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term “Activities,” shall mean the use of or acceptance of the use of the Amenities, utilization of the Golf Course, Pathways/Bridges, and/or Ponds (including but not limited to as a pedestrian or within a Golf Cart), or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged or sponsored by the Districts, its contractors or third parties authorized by the Districts.

## **XIII. SOVEREIGN IMMUNITY**

Nothing herein shall constitute or be construed as a waiver of the Districts’ limitations on liability contained in Section 768.28, F.S., or other statutes or law.

## **XIV. SEVERABILITY**

The invalidity or unenforceability of any one or more provisions of these Policies shall not affect the validity or enforceability of the remaining provisions, or any part of the Policies not held to be invalid or unenforceable.

## **XV. OTHER RULES AND POLICIES**

The Districts have also adopted other rules and policies governing the use of District property. Please contact the District Manager for copies of all such rules and policies.



**EXHIBIT A:**  
**RATES FOR THE**  
**JOINT AMENITY FACILITIES POLICIES**

<b>Rate Category</b>	<b>Rate</b>
Annual User Fee for Non-Resident Members	<p>The Annual User Fee is equal to (1) the highest of the total annual operation and maintenance assessment and debt assessment as established by each of the Districts in connection with the adoption of each of the Districts' annual fiscal year budgets, plus (2) a \$500 administrative fee (split \$250 per District), which amount shall automatically annually increase or decrease each year based upon the Districts' adopted budgets. The fee is to be paid annually and shall be split evenly between LA CDD and LAII CDD..</p> <p>For Fiscal Year 2024-2025, the Annual User Fee is \$4,376</p> <p>This fee shall include privileges for a household for up to two (2) people. All prior rules / policies of the Districts governing this subject matter are hereby rescinded. This membership is not available for commercial purposes and is not transferable.</p>

## SECTION VIII

## SECTION B





# Lake Ashton Community Development District

## Community Director Report

Submitted by: Christine Wells, Community Director

Meeting Date: April 14, 2025





# Events and Activities

April is Volunteer Appreciation Month. Staff at the Clubhouse organized a free donut giveaway for all volunteers at Monday Coffee on April 7. The HFC is hosting the Volunteer Appreciation Event this year. It will be held on April 25. HFC staff sent out invitations to all service volunteers. Next year the Clubhouse will be the host of the Volunteer Appreciation Event.

The line up of entertainment for the 2026 Summer Music Series at the HFC and Clubhouse was published in the April LA Times magazine.

Residents can purchase tickets online or at the Clubhouse Activities Office for the shows at the Clubhouse. The shows at the HFC can be purchased at the HFC Activities Desk.



## The following shows will be at the Clubhouse:

- 5/23: Indoor Block Party with Southbound
- 6/27: Solo Cup Soiree with Free Whiskey
- 7/18: Peace, Love, and Music with Paisley Craze
- 8/29: Beach Party Bash with DJ Itsy
- 9/26: End of Summer Shindig with the Southshore Cruisers Band

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

- 4/9: New Resident Social
- 4/9: Charcuterie Class with Catherine Leveille
- 4/13: Pool Party at the Outdoor Pool
- 4/17: Tech Neck and Facial Toning with Kim

## The following bus trips are scheduled for 2025:

- 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

## Newsletter:



The April LA Times Community Magazine was sent out via email blast along with the monthly calendar on March 31.

The front cover promoted the Garden Club's Annual Plant Sale.

The back cover congratulated the winners of the 17<sup>th</sup> Annual Fine Arts and Photography Show.

The May LA Times Newsletter will be distributed on Thursday, May 1.

The deadline for the May Newsletter is April 14



## Monday Coffee:

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

- April 28: City of Winter Haven Updates with the Mayor and City Manager
- May 5: Angel's Care Center and Project Love
- May 19: Central Florida Visitor Center
- June 2: Hurricane Preparedness with Polk County Fire Rescue
- June 16: AdventHealth Talks

## Safety and Security:

- New locking mechanisms have been added to the pool gates.
- Securitas came out and made a few adjustments to the pool gates and facility staff verified they were working as they should.
- Staff has replaced the spring on the northeast gate on the Restaurant Patio.
- Staff ordered "push" and "pull" acrylic stickers to add to the pool gates.
- Staff have processed 2,769 Amenity Access Cards for Lake Wales and Winter Haven Residents and have issued approximately 1,375 RFID tags.
- Deputy Owens was issued an Amenity Access Card.
- The Restaurant was issued 3 additional Amenity Access Cards. They have a total of 5 cards.

- We have had a few residents that have not turned in their guest passes after their guest left. The Office Manager is working with them to get these returned. One Resident has paid the \$40 fee due to the card being lost. The card was removed from the system.
- Training for residents is scheduled for April 10 at noon and 2 pm at the Clubhouse. The training session will be accessible via Google Meet 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 and Wednesdays (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. A new team was assigned recently, and tasks were given to continue moving forward.
- 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 Fourth Amendment to the Restaurant Lease was executed.
- There was a floor drain issue in the Restaurant on 4/5/25. Supervisors were sent information regarding the situation. A plumber arrived on 4/5/25 to assess the situation and recommended a jetting service to come in. They arrived that same day and jetted one line to get the water flowing again. They returned on 4/7/25 and jetted all the lines in the Restaurant Kitchen.
- "Glass is not permitted on the Pool Deck" signs have been ordered to place on the gates leading to the pool deck as a reminder.
- The proof for the street signs has been approved. A deposit check has been requested. The vendor is waiting for the check then he will begin fabrication.



- Staff is working with Florida Public Utilities to get State of Florida pricing set up and submitting the rebate forms for the Restaurant equipment. There continue to be issues with the account numbers that were provided.
- The quote for reme halo installation was approved. The contractor is working on getting the work scheduled.
- Staff is working to set up a preventative maintenance plan with an air conditioning company. Our previous contractor is no longer servicing our area.
- The intersection signs recommended by the Engineer to be installed at the intersection of Berwick and Ashton Club and Gullane and Muirfield Loop have been received and will be installed once brackets are received. It is anticipated to be the week of April 14.
- The stop sign at the intersection of Ashton Club Drive and Mulligan Lane was hit by a Resident. It will be repaired the week of 4/7/25 and the Resident will be billed for the repair.
- The Tennis Group has been utilizing the Clubhouse Tennis Courts more often recently and has requested approval to install a LA Tennis Club banner to be installed at the Courts. The Banner is 2.5 feet x 6 feet and is single-sided full color. It has grommets on it and will be hung on the fence. The preferred location by the Club was on the outside of the Fence along Ashton Club Drive. Staff recommends it be installed inside the Courts, if approved.



- Staff is working on quotes for the following tasks:
  - Painting the Ballroom
  - Replacement of flooring in the Ballroom (carpet and dance floor)
  - Replacement of the drapes in the Ballroom
  - Installation of a commercial refrigerator in the Ballroom Kitchen
  - Moving audio equipment from the Activities Office to the Activities closet.
  - Pressure Washing, Sealing, Replacement of boards on the East Golf Course bridges.



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

Project Name	Budget	Final Cost	Board Approval	Current Status	Status Updated	Paid from General Fund	Paid from Capital Projects Fund
<b>Clubhouse and Other Grounds Projects</b>							
Conversion of Propane to Natural Gas	\$37,693.00		4/15/2024	Staff is working on scheduling the conversion of the hot water heaters.  <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 <del>DOES NOT INCLUDE REBATES IN PROCESS</del>	4/7/2025		\$27,460.00
Replace Reme Halo Cartridges Replaced in the Clubhouse	\$6,630.00		3/17/2025	The contractor is working on scheduling replacement.	4/7/2025		
Replace 48 Street Signs Throughout the Community	\$6,300.00		12/16/2024	The proof has been approved. The vendor is waiting on the deposit check to be received to begin fabrication	4/7/2025		\$4,000.00
<b>Completed Projects - FY 2025</b>							
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
<b>Totals</b>	<b>\$176,021.80</b>	<b>\$103,905.80</b>				<b>\$0.00</b>	<b>\$131,365.80</b>

# SECTION C

# Lake Ashton

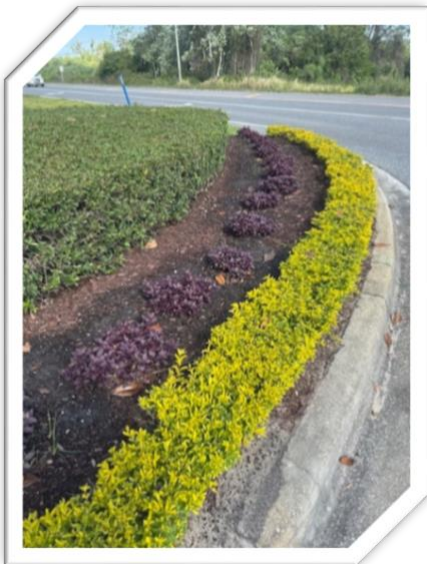
## Community Development District



April 14, 2025  
Matthew Fisher – Operations Manager

# Contracted Services

## Landscaping



- ✚ The most recent site visit report is included.
- ✚ Pet Play Park pest control treatment is scheduled for the week of April 7<sup>th</sup>.
- ✚ Pet Play Park sod touch up is being scheduled for the week of April 21<sup>st</sup>. Residents will be informed of closures.
- ✚ Irrigation inspection is scheduled for the week of April 7<sup>th</sup>.
- ✚ New perennials have been installed at the entrance off of Thomson Nursery Road.

# Contracted Services

## Aquatic Management

- ✚ CDD ponds were reviewed with Applied Aquatics.
- ✚ Preventive algae bloom treatments continue to be introduced to ponds with a history of algae blooms.
- ✚ Staff is working with Applied Aquatic in planning the next round of Carp to be introduced to pond GC 8.
- ✚ Biweekly treatments of the storm water ponds are being completed.
- ✚ An article was included in the April LA Times informing residents about the types of fish found in the ponds in Lake Ashton.

# Facility Maintenance

## Completed/Pending

- ✚ The pond adjacent to Berwick Dr. has exposed drainage material. Staff obtained the specs from Rayl engineering for the proper rock material. We are waiting for a proposal from a vendor at this time.
- ✚ Staff is gathering quotes to pressure wash and seal the east golf course bridges.
- ✚ We have hired a new employee Antwon Knighten. He is currently covering evening hours (3 pm-10 pm) which has already proved beneficial. He identified a toilet leak in the Fitness Center lady's restroom and was able to shut off the water to avoid a huge leak. He also was able to take care of an over flowing AC drain pan before it was able to cause excessive water damage.

# Facility Maintenance

## Completed/Pending

- ✚ Weld repairs have been completed to the east pool gate.
- ✚ Staff changed the trim lights to a St. Patrick's Day pattern for the 17<sup>th</sup> of March.
- ✚ Staff is continuing to work with Yellowstone to gather a quote for professional fountain cleaning.
- ✚ Staff is contacting several vendors that supply and install fiberglass doors to obtain a proposal for possible replacement of the Foyer doors.

# Facility Maintenance Forecaster

- ✚ Repair several pool loungers that have torn seats canvases. Staff will be doing this the week of April 7<sup>th</sup>.
- ✚ GFCI outlets above the rock bed in the Pool area not working. Kincaid Electric will be fixing this issue.
- ✚ Install new outlet for water aerobics class on the column the emergency phone is on. Kincaid Electric will be doing this work.
- ✚ Conceal the electrical conduit at the east entrance to the Tennis Ct. possible trip hazard. Waiting on quote from Kincaid Electric.
- ✚ Replacement of the fans on the Restaurant Patio. Kincaid Electric will be doing the installation.



# SECTION 1

## SECTION (a)

# Yellowstone Site Visit Report: 4/7/25

Task	Remarks (Including Specific Areas for improvement)	
<b>Mowing</b>	<b>Good</b>	Mow with the chute pointed away from the ponds.
	<b>Fair</b>	Blow off clippings after mowing each area at a time.
	<b>Poor</b>	<ul style="list-style-type: none"> <li>When approaching sandy areas around pond disengage blades.</li> </ul>
<b>Edging Completed</b>	<b>Good</b>	Edging along the road and sidewalks are maintained well.
	<b>Fair</b>	Improvements need to be made edging inside of beds. Sod is being installed to correct edging that has been burnt with Roundup. More sod is being delivered the week of March 10 <sup>th</sup> .
	<b>Poor</b>	
<b>String Trimming</b>	<b>Good</b>	Nothing to report.
	<b>Fair</b>	
	<b>Poor</b>	
<b>Weed Control Turf/Beds</b>	<b>Good</b>	Weeds are still present in the turf. April 7 <sup>th</sup> is the next treatment for turf weeds.
	<b>Fair</b>	
	<b>Poor</b>	
<b>Shrubs/Ground Cover Care</b>	<b>Good</b>	Fire Bush at the entrance needs to be kept trimmed lower. Around 2 ft high.
	<b>Fair</b>	Aberdeen- dead shrubs need to be removed along fence line.
	<b>Poor</b>	Bahia install pending along Aberdeen fence line to cover sandy areas. We are anticipating this being completed mid-April.

<b>Tree Care</b>	<b>Good</b>	Need to keep the limbs trimmed back to the oak trees near the Gate House. So the gate arms and RVs don't touch them.
	<b>Fair</b>	
	<b>Poor</b>	
<b>Litter and Debris</b>	<b>Good</b>	Please pick up all trash when blowing off the property in the AM.
	<b>Fair</b>	
	<b>Poor</b>	
<b>Pond Maintenance</b>	<b>Good</b>	String trim the correct direction around ponds. This will help keep grass clippings out of the ponds.
	<b>Fair</b>	No need to be so aggressive string trimming around ponds. Leave some height to the grass around ponds.
	<b>Poor</b>	

## NOTES

Bad areas of sod on the north side of the tennis ct. have been replaced.

Declining Red Ixora have been replaced along the Blvd and circle drive.

New perennials have been installed at the entrance off TNR.

Irrigation inspection week of April 7<sup>th</sup>.

Pet Play Park pest control and fertilizer treatment week of April 7<sup>th</sup>. Around the Clubhouse, down the Blvd, and shrubs at the entrance will be done at this time as well.

Irrigation upgrades in the Reflection Garden and the exit side shrubs by the Gate House scheduled for the week of April 14<sup>th</sup>.

## SECTION 2

## SECTION (a)

# Applied Aquatic Site Visit Pond Checklist: 4/7/25

POND	APPERANCE	ALGAE	COMMENTS
E1	Good		Nothing to report
E2	Fair	Yes	Algae treated 3/31
E3	Good		Nothing to report
E4	Fair	Yes	Algae treated 3/31
E5	Fair		Grasses continue to be treated
E6	Fair	Yes	Algae treated 3/31
E7	Fair		Grass treated 4/7
E8	Fair		Grass and algae treated 4/7
E9	Fair		Grass treated 4/7
E10	Fair		Grass treated 4/7
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 treated 4/7
GC6	Good	Yes	Algae treated 3/31
GC7	Fair	Yes	Algae treated 3/31
GC8	Fair		Eelgrass treated 4/7. Reached out to Applied Aquatic about 2 <sup>nd</sup> round of Carp
GC9	Fair		Nothing to report
GC10	Good		Nothing to report
GC11	Fair	Yes	Planktonic algae present. Treatments continue 3/31
GC12	Good	Yes	Minor algae. Treated 3/31
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 4/7

GC20	Good		Nothing to report
GC21	Good		Nothing to report

## LACDD GOLF COURSE PONDS





## LACDD PONDS



## SECTION IX

# SECTION A

**Lake Ashton**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 115,439	\$ -	\$ -	\$ 115,439
Capital Reserve Account	\$ -	\$ -	\$ 180,983	\$ 180,983
Lease Receivable	\$ 60,171	\$ -	\$ -	\$ 60,171
Due from Capital Projects	\$ 1,907			\$ 1,907
Due from General Fund	\$ -	\$ 4,281	\$ -	\$ 4,281
<u>Investments:</u>				
Investment Pool - State Board of Administration Series 2015	\$ 961,327	\$ -	\$ 842,538	\$ 1,803,865
Reserve	\$ -	\$ 191,375	\$ -	\$ 191,375
Revenue	\$ -	\$ 385,190	\$ -	\$ 385,190
Prepayment 2015-1	\$ -	\$ 62,675	\$ -	\$ 62,675
Prepayment 2015-2	\$ -	\$ 11,863	\$ -	\$ 11,863
<b>Total Assets</b>	<b>\$ 1,138,844</b>	<b>\$ 655,384</b>	<b>\$ 1,023,521</b>	<b>\$ 2,817,748</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 155,147	\$ -	\$ 4,000	\$ 159,147
Due to Debt Service	\$ 4,281	\$ -	\$ -	\$ 4,281
Due to General Fund	\$ -	\$ -	\$ 1,907	\$ 1,907
Deposits Ballroom Rentals	\$ 8,825	\$ -	\$ -	\$ 8,825
Deposits-Restaurant	\$ 5,000	\$ -	\$ -	\$ 5,000
Deferred Revenue-Leases	\$ 51,023	\$ -	\$ -	\$ 51,023
<b>Total Liabilities</b>	<b>\$ 224,276</b>	<b>\$ -</b>	<b>\$ 5,907</b>	<b>\$ 230,183</b>
<b>Fund Balance:</b>				
Restricted for:				
Debt Service - Series 2015	\$ -	\$ 655,384	\$ -	\$ 655,384
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 1,017,614	\$ 1,017,614
Unassigned	\$ 914,568	\$ -	\$ -	\$ 914,568
<b>Total Fund Balances</b>	<b>\$ 914,568</b>	<b>\$ 655,384</b>	<b>\$ 1,017,614</b>	<b>\$ 2,587,565</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,138,844</b>	<b>\$ 655,384</b>	<b>\$ 1,023,521</b>	<b>\$ 2,817,748</b>

## SECTION B

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

	<b>Adopted Budget</b>	<b>Prorated Budget Thru 03/31/25</b>	<b>Actual Thru 03/31/25</b>	<b>Variance</b>
<b><u>Revenues</u></b>				
Interest	\$ 500	\$ 250	\$ 14,815	\$ 14,565
<b>Total Revenues</b>	<b>\$ 500</b>	<b>\$ 250</b>	<b>\$ 14,815</b>	<b>\$ 14,565</b>
<b><u>Expenditures:</u></b>				
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	\$ -	\$ -	\$ 13,865	\$ (13,865)
Ballroom Refurbishment	\$ -	\$ -	\$ -	\$ -
HVAC	\$ -	\$ -	\$ 7,442	\$ (7,442)
Pet Play Park Pavers	\$ -	\$ -	\$ -	\$ -
Natural Gas Conversion	\$ -	\$ -	\$ 1,085	\$ (1,085)
Street Sign Replacement	\$ -	\$ -	\$ 4,000	\$ (4,000)
Contingencies	\$ 223,150	\$ 111,575	\$ -	\$ 111,575
Other Current Charges	\$ 650	\$ 325	\$ 164	\$ 161
<b>Total Expenditures</b>	<b>\$ 536,119</b>	<b>\$ 111,900</b>	<b>\$ 154,735</b>	<b>\$ (42,835)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (535,619)</b>		<b>\$ (139,919)</b>	
<b><u>Other Financing Sources/(Uses)</u></b>				
Transfer In/(Out)	\$ 496,380	\$ 496,380	\$ 496,380	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 496,380</b>	<b>\$ 496,380</b>	<b>\$ 496,380</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (39,239)</b>		<b>\$ 356,461</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 401,082</b>		<b>\$ 661,153</b>	
<b>Fund Balance - Ending</b>	<b>\$ 361,843</b>		<b>\$ 1,017,614</b>	

# SECTION C

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	<b>Adopted</b>	<b>Prorated Budget</b>	<b>Actual</b>	
	<b>Budget</b>	<b>Thru 03/31/25</b>	<b>Thru 03/31/25</b>	<b>Variance</b>
<b><u>Revenues:</u></b>				
Special Assessments - Levy	\$ 2,336,611	\$ 2,283,811	\$ 2,283,811	\$ -
Rental Income	\$ 40,000	\$ 20,000	\$ 21,350	\$ 1,350
Entertainment Fees	\$ 165,000	\$ 82,500	\$ 60,178	\$ (22,322)
Newsletter Ad Revenue	\$ 95,000	\$ 47,500	\$ 71,868	\$ 24,368
Interest Income	\$ 8,000	\$ 4,000	\$ 11,327	\$ 7,327
Restaurant Lease Income	\$ 19,600	\$ 9,800	\$ 7,178	\$ (2,622)
Sponsorship - Advent Health	\$ 8,000	\$ 8,000	\$ 8,000	\$ -
Miscellaneous Income	\$ 9,000	\$ 4,500	\$ 11,363	\$ 6,863
Miscellaneous Income-Reimbursed Repairs	\$ -	\$ -	\$ 5,740	\$ 5,740
<b>Total Revenues</b>	<b>\$ 2,681,211</b>	<b>\$ 2,460,111</b>	<b>\$ 2,480,815</b>	<b>\$ 20,704</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 3,150	\$ 2,850
FICA Expense	\$ 918	\$ 459	\$ 241	\$ 218
Engineering	\$ 50,000	\$ 25,000	\$ 28,866	\$ (3,866)
Arbitrage	\$ 600	\$ 300	\$ -	\$ 300
Dissemination	\$ 1,575	\$ 788	\$ 1,287	\$ (500)
Attorney	\$ 45,000	\$ 22,500	\$ 14,507	\$ 7,993
Annual Audit	\$ 4,000	\$ 2,000	\$ -	\$ 2,000
Trustee Fees	\$ 4,310	\$ 2,155	\$ -	\$ 2,155
Management Fees	\$ 69,731	\$ 34,865	\$ 34,866	\$ (0)
Management Fees-Beyond Contract	\$ 525	\$ 263	\$ -	\$ 263
Accounting System Software	\$ 1,000	\$ 500	\$ 500	\$ 0
Postage	\$ 3,500	\$ 1,750	\$ 1,722	\$ 28
Printing & Binding	\$ 500	\$ 250	\$ 17	\$ 233
Newsletter Printing	\$ 55,000	\$ 27,500	\$ 29,195	\$ (1,695)
Marketing	\$ 3,000	\$ 1,500	\$ -	\$ 1,500
Rentals & Leases	\$ 4,000	\$ 2,000	\$ 988	\$ 1,012
Insurance	\$ 90,034	\$ 90,034	\$ 83,239	\$ 6,795
Legal Advertising	\$ 1,500	\$ 750	\$ 138	\$ 612
Other Current Charges	\$ 750	\$ 375	\$ 149	\$ 226
Property Taxes	\$ 13,500	\$ 6,750	\$ -	\$ 6,750
Office Supplies	\$ 300	\$ 150	\$ 14	\$ 136
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 361,918</b>	<b>\$ 226,063</b>	<b>\$ 199,055</b>	<b>\$ 27,009</b>



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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Field Management Services	\$ 521,549	\$ 260,774	\$ 260,775	\$ (0)
Gate/Patrol/Pool Officers	\$ 372,436	\$ 186,218	\$ 181,504	\$ 4,714
Security/Fire Alarm/Gate Repairs	\$ 9,500	\$ 4,750	\$ 1,230	\$ 3,520
Access Control System	\$ 60,362	\$ 30,181	\$ 33,596	\$ (3,415)
Pest Control	\$ 4,690	\$ 2,345	\$ 1,790	\$ 555
Telephone/Internet	\$ 8,000	\$ 4,000	\$ 3,489	\$ 511
Electric	\$ 240,000	\$ 120,000	\$ 119,422	\$ 578
Water	\$ 16,000	\$ 8,000	\$ 6,646	\$ 1,354
Gas-Pool	\$ 25,000	\$ 12,500	\$ 2,426	\$ 10,074
Refuse	\$ 8,000	\$ 4,000	\$ 3,545	\$ 455
Repairs and Maintenance-Clubhouse	\$ 85,600	\$ 42,800	\$ 32,127	\$ 10,673
Repairs and Maintenance-Fitness Center	\$ 3,000	\$ 1,500	\$ 1,053	\$ 447
Repairs and Maintenance-Bowling Lanes	\$ 17,000	\$ 8,500	\$ 1,950	\$ 6,550
Repairs and Maintenance-Restaurant	\$ 6,000	\$ 3,000	\$ 1,200	\$ 1,800
Furniture, Fixtures, Equipment	\$ 10,000	\$ 5,000	\$ 3,045	\$ 1,955
Repairs and Maintenance-Pool	\$ 15,000	\$ 7,500	\$ 20,851	\$ (13,351)
Repairs and Maintenance-Golf Cart	\$ 5,400	\$ 2,700	\$ 3,672	\$ (972)
Repairs and Maintenance-Reimbursed	\$ -	\$ -	\$ 125	\$ (125)
Landscape Maintenance-Contract	\$ 194,520	\$ 97,260	\$ 97,260	\$ -
Landscape Maintenance-Improvements	\$ 15,000	\$ 7,500	\$ 6,521	\$ 979
Irrigation Repairs	\$ 8,500	\$ 4,250	\$ 748	\$ 3,502
Lake Maintenance-Contract	\$ 55,237	\$ 27,618	\$ 27,618	\$ 0
Lake Maintenance-Other	\$ 2,000	\$ 1,000	\$ -	\$ 1,000
Wetland/Mitigation Maintenance	\$ 46,698	\$ 23,349	\$ 13,341	\$ 10,008
Permits/Inspections	\$ 3,000	\$ 1,500	\$ -	\$ 1,500
Office Supplies/Printing/Binding	\$ 5,000	\$ 2,500	\$ 1,298	\$ 1,202
Credit Card Processing Fees	\$ 7,500	\$ 3,750	\$ 1,474	\$ 2,276
Dues & Subscriptions	\$ 9,500	\$ 4,750	\$ 6,725	\$ (1,975)
Decorations	\$ 2,000	\$ 1,000	\$ 89	\$ 911
Special Events	\$ 165,000	\$ 111,346	\$ 111,346	\$ -
Storm Damage	\$ -	\$ -	\$ 11,646	\$ (11,646)
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,921,492</b>	<b>\$ 989,592</b>	<b>\$ 956,512</b>	<b>\$ 33,080</b>
<b>Total Expenditures</b>	<b>\$ 2,283,409</b>	<b>\$ 1,215,655</b>	<b>\$ 1,155,567</b>	<b>\$ 60,088</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 397,801</b>		<b>\$ 1,325,248</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ (496,380)	\$ (496,380)	\$ (496,380)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (496,380)</b>	<b>\$ (496,380)</b>	<b>\$ (496,380)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (98,579)</b>		<b>\$ 828,868</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 98,579</b>		<b>\$ 85,700</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 914,568</b>	

**Lake Ashton**  
**Community Development District**  
**Debt Service Fund Series 2015**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	<b>Adopted Budget</b>	<b>Prorated Budget Thru 03/31/25</b>	<b>Actual Thru 03/31/25</b>	<b>Variance</b>
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 416,871	\$ 381,918	\$ 381,918	\$ -
Assessments - PPMT 2015-1	\$ -	\$ -	\$ 10,281	\$ 10,281
Assessments - PPMT 2015-2	\$ -	\$ -	\$ 3,481	\$ 3,481
Interest Income	\$ 500	\$ 250	\$ 7,985	\$ 7,735
<b>Total Revenues</b>	<b>\$ 417,371</b>	<b>\$ 382,168</b>	<b>\$ 403,665</b>	<b>\$ 21,497</b>
<b>Expenditures:</b>				
<b>Series 2015-1</b>				
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)
<b>Series 2015-2</b>				
Interest - 11/01	\$ 10,000	\$ 10,000	\$ 9,875	\$ 125
Interest - 05/01	\$ 10,000	\$ -	\$ -	\$ -
Principal - 05/01	\$ 20,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 431,250</b>	<b>\$ 115,625</b>	<b>\$ 165,500</b>	<b>\$ (49,875)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (13,879)</b>		<b>\$ 238,165</b>	
<b>Net Change in Fund Balance</b>	<b>\$ (13,879)</b>		<b>\$ 238,165</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 128,342</b>		<b>\$ 417,219</b>	
<b>Fund Balance - Ending</b>	<b>\$ 114,463</b>		<b>\$ 655,384</b>	

**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
<b>Revenues:</b>													
Special Assessments - Levy	\$ -	\$ 583,990	\$ 1,550,227	\$ 66,257	\$ 61,390	\$ 21,947	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,283,811
Rental Income	\$ 6,000	\$ 1,400	\$ 4,650	\$ 4,250	\$ 1,250	\$ 3,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,350
Entertainment Fees	\$ 10,819	\$ 15,765	\$ 3,559	\$ 12,264	\$ 12,633	\$ 5,139	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,178
Newsletter Ad Revenue	\$ 12,812	\$ 9,416	\$ 11,042	\$ 20,448	\$ 11,431	\$ 6,721	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,868
Interest Income	\$ 84	\$ 0	\$ 194	\$ 3,568	\$ 3,703	\$ 3,776	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,327
Restaurant Lease Income	\$ 1,221	\$ 1,221	\$ 1,221	\$ 1,221	\$ 1,000	\$ 1,293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,178
Sponsorship	\$ -	\$ -	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000
Miscellaneous Income	\$ 1,711	\$ 733	\$ 1,300	\$ 3,035	\$ 2,983	\$ 1,601	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,363
Miscellaneous Income-Reimbursed Repairs	\$ 350	\$ 2,310	\$ -	\$ -	\$ 2,310	\$ 770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,740
Miscellaneous Income-Sponsorship	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 32,997</b>	<b>\$ 614,836</b>	<b>\$ 1,572,193</b>	<b>\$ 119,043</b>	<b>\$ 96,700</b>	<b>\$ 45,046</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,480,815</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 450	\$ 450	\$ 450	\$ 900	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,150
FICA Expense	\$ -	\$ 34	\$ 34	\$ 34	\$ 69	\$ 69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 241
Engineering	\$ 4,069	\$ 5,993	\$ 7,008	\$ 3,084	\$ 8,713	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,866
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 131	\$ 631	\$ 131	\$ 131	\$ 131	\$ 131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,287
Attorney	\$ 175	\$ 3,166	\$ 3,923	\$ 3,327	\$ 3,916	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,507
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 5,811	\$ 5,811	\$ 5,811	\$ 5,811	\$ 5,811	\$ 5,811	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,866
Accounting System Software	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Postage	\$ 80	\$ 274	\$ 146	\$ 1,050	\$ 32	\$ 141	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,722
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17
Newsletter Printing	\$ 4,405	\$ 4,945	\$ 4,545	\$ 5,100	\$ 5,100	\$ 5,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,195
Marketing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rentals & Leases	\$ 290	\$ -	\$ 145	\$ 145	\$ 264	\$ 145	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 988
Insurance	\$ 83,239	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,239
Legal Advertising	\$ -	\$ -	\$ 93	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138
Other Current Charges	\$ -	\$ 130	\$ 72	\$ (72)	\$ -	\$ 19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 149
Office Supplies	\$ 3	\$ -	\$ 3	\$ 3	\$ 3	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 98,460</b>	<b>\$ 21,517</b>	<b>\$ 22,443</b>	<b>\$ 19,191</b>	<b>\$ 25,023</b>	<b>\$ 12,420</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 199,055</b>

**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
<b><i>Operations &amp; Maintenance</i></b>													
<b>Field Expenditures</b>													
Field Management Services	\$ 43,462	\$ 43,462	\$ 43,462	\$ 43,462	\$ 43,462	\$ 43,462	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	260,775
Gate/Patrol/Pool Officers	\$ 29,346	\$ 28,632	\$ 30,538	\$ 32,073	\$ 27,833	\$ 33,082	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	181,504
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	\$ 5,593	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33,596
Pest Control	\$ 395	\$ 250	\$ 250	\$ 395	\$ 250	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,790
Telephone/Internet	\$ 665	\$ 515	\$ 650	\$ 580	\$ 539	\$ 539	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,489
Electric	\$ 21,115	\$ 19,529	\$ 19,205	\$ 19,271	\$ 20,602	\$ 19,701	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	119,422
Water	\$ 2,452	\$ 1,380	\$ 965	\$ 965	\$ 883	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,646
Gas-Pool	\$ 1,839	\$ 419	\$ 168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,426
Refuse	\$ 518	\$ 559	\$ 628	\$ 465	\$ 748	\$ 629	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,545
Repairs and Maintenance-Clubhouse	\$ 4,374	\$ 5,062	\$ 2,409	\$ 10,414	\$ 8,052	\$ 1,816	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	32,127
Repairs and Maintenance-Fitness Center	\$ 438	\$ 220	\$ -	\$ -	\$ 220	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,053
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	\$ 466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,045
Repairs and Maintenance-Pool	\$ 5,633	\$ 626	\$ 702	\$ 9,239	\$ 2,211	\$ 2,441	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,851
Repairs and Maintenance-Golf Cart	\$ 1,061	\$ 173	\$ 1,403	\$ 345	\$ 345	\$ 345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,672
Repairs and Maintenance-Reimbursed	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	125
Landscape Maintenance-Contract	\$ 16,210	\$ 16,210	\$ 16,210	\$ 16,210	\$ 16,210	\$ 16,210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	97,260
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	\$ 4,603	\$ 4,603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	27,618
Lake Maintenance-Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Wetland/Mitigation Maintenance	\$ -	\$ -	\$ -	\$ 13,341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,341
Permits/Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies/Printing/Binding	\$ 119	\$ 214	\$ 451	\$ 320	\$ 144	\$ 51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,298
Credit Card Processing Fees	\$ 283	\$ 34	\$ 260	\$ 162	\$ 438	\$ 299	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,474
Dues & Subscriptions	\$ 52	\$ 4,377	\$ 246	\$ 1,659	\$ 392	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,725
Decorations	\$ -	\$ -	\$ 146	\$ (57)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	89
Special Events	\$ 22,960	\$ 4,085	\$ 22,136	\$ 11,811	\$ 51,689	\$ (1,335)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	111,346
Storm Damage	\$ 3,138	\$ 5,697	\$ 510	\$ 2,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,646
<b>Total Operations &amp; Maintenance</b>	<b>\$ 167,616</b>	<b>\$ 144,635</b>	<b>\$ 155,546</b>	<b>\$ 175,962</b>	<b>\$ 184,892</b>	<b>\$ 127,861</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 956,512</b>
<b>Total Expenditures</b>	<b>\$ 266,076</b>	<b>\$ 166,152</b>	<b>\$ 177,989</b>	<b>\$ 195,153</b>	<b>\$ 209,915</b>	<b>\$ 140,281</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,155,567</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (233,079)</b>	<b>\$ 448,684</b>	<b>\$ 1,394,204</b>	<b>\$ (76,111)</b>	<b>\$ (113,215)</b>	<b>\$ (95,235)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,325,248</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ (496,380)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (496,380)
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (496,380)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (496,380)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (233,079)</b>	<b>\$ 448,684</b>	<b>\$ 1,394,204</b>	<b>\$ (572,491)</b>	<b>\$ (113,215)</b>	<b>\$ (95,235)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 828,868</b>

# **LAKE ASHTON**

## **COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

<b>Total Current Bonds Outstanding</b>		<b>\$2,520,000.00</b>
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# SECTION D

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

**Check Run Summary**

**April 14, 2025**

<b>Date</b>	<b>Check Numbers</b>	<b>Amount</b>
<b><u>General Fund</u></b>		
03/14/25	9647-9660	\$36,554.07
04/03/25	9661-9671	\$65,102.08
<b>General Fund Total</b>		<b>\$101,656.15</b>
<b><u>Capital Projects Fund</u></b>		
03/14/25	416	\$1,820.00
04/03/25	417-418	\$4,000.00
<b>Capital Projects Fund Total</b>		<b>\$5,820.00</b>

AP300R  
\*\*\* CHECK NOS. 009647-050000

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

RUN 4/07/25

PAGE 10

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/14/25	00057	2/28/25 226386	202502 320-53800-46800	SVCS FEB 2025	*	4,603.00	
				APPLIED AQUATIC MANAGEMENT, INC.			4,603.00 009647
3/14/25	00621	2/12/25 1030109	202502 320-57200-54501	SVCS FEB 2025	*	250.00	
				COUNTRY BOY PEST CONTROL			250.00 009648
3/14/25	00466	3/02/25 50511	202503 310-51300-42501	LA TIMES MARCH 2025	*	5,100.00	
				CUSTOMTRADEPRINTING.COM			5,100.00 009649
3/14/25	00215	3/01/25 474	202503 310-51300-34000	MGMT FEES MARCH 2025	*	5,810.92	
		3/01/25 474	202503 310-51300-35100	INFORMATION TECHNOLOGY	*	83.33	
		3/01/25 474	202503 310-51300-31300	DISSEMINATION AGT SVCS	*	131.25	
		3/01/25 474	202503 310-51300-51000	OFFICE SUPPLIES	*	3.75	
		3/01/25 474	202503 310-51300-42500	COPIES	*	16.80	
				GMS-CENTRAL FLORIDA, LLC			6,046.05 009650
3/14/25	00098	2/05/25 1285 JAN	202501 320-57200-54500	SUPPLIES	*	2,258.28	
				HOME DEPOT CREDIT SERVICES			2,258.28 009651
3/14/25	00512	1/16/25 2928497	202501 320-57200-41000	SVCS JAN 2025	*	40.00	
		2/01/25 2934280	202502 320-57200-41000	SVCS FEB 2025	*	69.25	
		3/01/25 2961298	202503 320-57200-41000	SVCS MARCH 2025	*	69.25	
				KINGS III OF AMERICA, INC.			178.50 009652
3/14/25	00164	3/11/25 137955	202502 310-51300-31500	SVCS FEB 2025	*	3,916.41	
				LATHAM, LUNA, EDEN & BEAUDINE, LLP			3,916.41 009653
3/14/25	00538	3/01/25 10166	202503 320-57200-54506	SVCS MARCH 2025	*	345.00	
				PERFORMANCE GOLF CARTS			345.00 009654
3/14/25	00345	2/25/25 24094	202502 320-57200-54500	SVCS FEB 2025 DOOR CLOSER	*	683.52	
				PRECISION SAFE & LOCK, LLC			683.52 009655
				LAKA LAKE ASHTON SHENNING			



AP300R  
\*\*\* CHECK NOS. 009647-050000

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

RUN 4/07/25

PAGE 11

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/14/25	00773	2/19/25 26830 SVCS FEB 2025	202502 320-57200-54500	PRECISION SERVICE&INSTALLATION LLC	*	2,979.25	2,979.25 009656
3/14/25	00631	3/01/25 1916562 SVCS FEB 2025	202502 310-51300-31100	RAYL ENGINEERING & SURVEYING, LLC	*	8,713.14	8,713.14 009657
3/14/25	00801	2/04/25 81605 SUPPLIES	202502 320-57200-54500	THE SHERWIN-WILLIAMS COMPANY	*	1,250.00	1,250.00 009658
3/14/25	00780	3/03/25 56306197 SUPPLIES	202503 320-57200-54500		*	43.01	
		3/10/25 56306238 SUPPLIES	202503 320-57200-54500	VESTIS	*	43.01	86.02 009659
3/14/25	00430	2/10/25 50332337 COPIER LEASE	202503 310-51300-42502	WELLS FARGO VENDOR FINANCIAL SVCS	*	144.90	144.90 009660
4/03/25	00695	3/21/25 16744750 SVS 04/25	202504 320-57200-41000	CHARTER COMMUNICATIONS	*	479.96	479.96 009661
4/03/25	00741	4/01/25 26 AMENITY MGMT 04/25	202504 320-57200-34000	COMMUNITY ASSOCIATIONS AND	*	43,462.42	43,462.42 009662
4/03/25	00621	3/12/25 1033476 SVCS 03/25	202503 320-57200-54501	COUNTRY BOY PEST CONTROL	*	250.00	250.00 009663
4/03/25	00330	3/06/25 INV-1469 SIGNS 03/25	202503 320-57200-54500	EXTREME GRAPHICS	*	380.91	380.91 009664
4/03/25	00003	3/18/25 88018374 DELIVERY THRU 03/10/25	202503 310-51300-42000		*	32.45	
		3/25/25 88099892 DELIVERY THRU 03/18/25	202503 310-51300-42000	FEDEX	*	49.92	82.37 009665
4/03/25	00768	2/08/25 33084 SVCS 02/25	202502 320-57200-54510		*	220.00	

LAKA LAKE ASHTON SHENNING

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

RUN 4/07/25

PAGE 12

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/27/25 34635-1	202503 320-57200-54510		*	175.00	
		SVCS 03/25		FITNESS MACHINE TECHNICIANS			395.00 009666
4/03/25 00098		3/05/25 40961285	202503 320-57200-54500		*	1,063.71	
		SVCS 03/25		HOME DEPOT CREDIT SERVICES			1,063.71 009667
4/03/25 00238		3/12/25 315318	202503 320-57200-45300		*	296.95	
		SUPPLIES 03/25					
		3/14/25 315425	202503 320-57200-45300		*	1,811.95	
		SUPPLIES 03/25					
		3/17/25 315430	202503 320-57200-45300		*	332.00	
		SUPPLIES 03/25		SPIES POOL,LLC			2,440.90 009668
4/03/25 00234		3/25/25 60275884	202503 320-57200-54500		*	133.00	
		SUPPLIES 03/25					
		3/25/25 60275884	202503 320-57200-51000		*	51.29	
		SUPPLIES 03/25					
		3/25/25 60275884	202503 320-57200-54500		*	66.50	
		SUPPLIES 03/25		STAPLES BUSINESS CREDIT			250.79 009669
4/03/25 00780		3/17/25 56306278	202503 320-57200-54500		*	43.01	
		SUPPLIES 03/25					
		3/24/25 56306326	202503 320-57200-54500		*	43.01	
		SUPPLIES 03/25		VESTIS			86.02 009670
4/03/25 00445		3/01/25 866995	202503 320-57200-46200		*	16,210.00	
		MAINT 03/25		YELLOWSTONE LANDSCAPE			16,210.00 009671
TOTAL FOR BANK A						101,656.15	
TOTAL FOR REGISTER						101,656.15	

LAKA LAKE ASHTON SHENNING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/14/25	00094	12/15/24 12152024	202412 600-53800-60003	STORM REPAIRS DEC 2024	*	1,820.00	
				R & S FENCE LLC			1,820.00 000416
4/03/25	00128	3/02/25 113297	202503 600-53800-68014	ALUMINUM SIGNS 03/25	*	5,545.35	
		3/02/25 113297	202503 600-53800-68014	ALUMINUM SIGNS 03/25	V	5,545.35-	
				CHILTON LED, LLC			.00 000417
4/03/25	00128	3/02/25 113297	202503 600-53800-68014	DEPOSIT-STREETSIGN REPLAC	*	4,000.00	
				CHILTON LED, LLC			4,000.00 000418
TOTAL FOR BANK B						5,820.00	
TOTAL FOR REGISTER						5,820.00	

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

Date Received	Collection Period	O&M Receipts	Debt Svc Receipts	O&M	Debt	Commissions Paid	Net Amount Received	\$2,512,482.00 .36300.10100 General Fund 85%	\$429,537.06 025.36300.10000 21A Debt Svc Fund 15%	\$2,942,019.06 Total 100%
				Discounts/ Penalties	Discounts/ Penalties					
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
03/07/25	02/01/25-02/28/25	\$ 22,600.05	\$ 3,814.94	\$ 205.50	\$ 38.16	\$ 523.43	\$ 25,647.90	\$ 21,946.66	\$ 3,701.24	\$ 25,647.90
								\$ 2,283,811.19	\$ 381,917.58	\$ 2,665,728.77

<b>Gross Percent Collected</b>	<b>96.06%</b>
<b>Balance Due</b>	<b>\$115,915.54</b>