

**Proposed Budget  
Fiscal Year 2026**



**LAKE ASHTON**  
*Community Development District*

*May 12, 2025  
Option A*



# 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

#### Option A

Description		Adopted Budget FY 2025	Actual Thru 4/30/25	Projected Next 5 Months	Total Projected 9/30/25	Proposed Budget FY 2026
<b>Revenues</b>						
Special Assessments - Levy	001.300.36300.10100	\$2,336,610	\$2,319,419	\$17,191	\$2,336,610	\$2,336,612
Rental Income	001.300.36200.10100	\$40,000	\$24,500	\$17,500	\$42,000	\$40,000
Entertainment Fees	001.300.36200.10000	\$165,000	\$146,151	\$18,849	\$165,000	\$165,000
Newsletter Ad Revenue	001.300.36200.10200	\$95,000	\$80,550	\$57,535	\$138,085	\$95,000
Interest Income	001.300.36100.10000	\$8,000	\$14,686	\$10,490	\$25,176	\$15,000
Restaurant Lease Income	001.300.34900.10000	\$19,600	\$7,325	\$5,232	\$12,556	\$9,000
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	\$4,340	\$0	\$4,340	\$0
Revenue-Reimbursed Repairs	001.300.36200.10900	\$0	\$7,380	\$0	\$7,380	\$0
Insurance Proceeds	001.300.36900.10200	\$0	\$0	\$0	\$0	\$0
Miscellaneous Income	001.300.36900.10000	\$9,000	\$8,984	\$6,417	\$15,401	\$9,000
Carryforward	001.300.27100.10000	\$98,579	\$85,700	\$0	\$85,700	\$111,141
<b>TOTAL REVENUES</b>		<b>\$2,779,789</b>	<b>\$2,707,034</b>	<b>\$133,214</b>	<b>\$2,840,248</b>	<b>\$2,788,753</b>

#### Expenditures

##### Administrative

Supervisor Fees	001.310.51300.11000	\$12,000	\$3,600	\$2,571	\$6,171	\$12,000
FICA Expense	001.310.51300.21000	\$918	\$275	\$197	\$472	\$918
Engineering	001.310.51300.31100	\$50,000	\$47,823	\$34,159	\$81,982	\$65,000
Arbitrage	001.310.51300.31200	\$600	\$0	\$600	\$600	\$600
Dissemination	001.310.51300.31300	\$1,575	\$1,769	\$656	\$2,425	\$1,545
Attorney	001.310.51300.31500	\$45,000	\$21,512	\$15,366	\$36,878	\$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	\$40,676	\$29,055	\$69,731	\$71,823
Management Fees-Beyond Contract	001.310.51300.34001	\$525	\$500	\$0	\$500	\$525
Accounting System Software	001.310.51300.35100	\$1,000	\$583	\$417	\$1,000	\$1,030
Postage	001.310.51300.42000	\$3,500	\$1,728	\$1,234	\$2,963	\$3,500
Printing & Binding	001.310.51300.42500	\$500	\$17	\$12	\$29	\$500
Newsletter Printing	001.310.51300.42501	\$55,000	\$34,295	\$24,496	\$58,791	\$55,000
Marketing	001.310.51300.48001	\$3,000	\$0	\$1,000	\$1,000	\$3,000
Rentals & Leases	001.310.51300.42502	\$4,000	\$1,133	\$809	\$1,943	\$4,000
Insurance	001.310.51300.45000	\$90,034	\$83,239	\$0	\$83,239	\$90,034
Legal Advertising	001.310.51300.48000	\$1,500	\$249	\$2,203	\$2,451	\$1,500
Other Current Charges	001.310.51300.49000	\$750	\$194	\$139	\$333	\$750
Property Taxes	001.310.51300.31400	\$13,500	\$0	\$0	\$0	\$13,500
Office Supplies	001.310.51300.51000	\$300	\$14	\$10	\$24	\$300
Dues, Licenses & Subscriptions	001.310.51300.54000	\$175	\$175	\$0	\$175	\$175
<b>TOTAL ADMINISTRATIVE</b>		<b>\$361,918</b>	<b>\$237,783</b>	<b>\$121,234</b>	<b>\$359,017</b>	<b>\$379,134</b>

##### Maintenance

Field Management Services	001.320.57200.34000	\$521,549	\$304,237	\$217,312	\$521,549	\$552,842
Gate/Patrol/Pool Officers	001.320.57200.34501	\$372,436	\$209,471	\$149,622	\$359,092	\$384,846
Security Credentials	001.320.57200.34505	\$0	\$113	\$0	\$113	\$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	\$1,830	\$1,307	\$3,138	\$9,500
Access Control System	001.320.57200.34504	\$60,362	\$39,189	\$27,992	\$67,182	\$67,118
Pest Control	001.320.57200.54501	\$4,690	\$2,040	\$1,457	\$3,497	\$4,690

# Lake Ashton

## Community Development District

### Proposed Budget

#### General Fund

#### Option A

Description		Adopted Budget FY 2025	Actual Thru 4/30/25	Projected Next 5 Months	Total Projected 9/30/25	Proposed Budget FY 2026
<i>Maintenance-continued</i>						
Telephone/Internet	001.320.57200.41000	\$8,000	\$4,038	\$2,884	\$6,922	\$7,000
Electric	001.320.57200.43000	\$240,000	\$139,742	\$99,816	\$239,558	\$240,000
Water	001.320.57200.43100	\$16,000	\$6,646	\$4,747	\$11,392	\$16,000
Gas/Natural Gas-Pool	001.320.57200.43200	\$25,000	\$2,426	\$1,733	\$4,159	\$25,000
Refuse	001.320.57200.43300	\$8,000	\$4,589	\$3,278	\$7,866	\$8,000
Repairs and Maintenance-Clubhouse	001.320.57200.54500	\$85,600	\$36,888	\$26,349	\$63,237	\$85,600
Repairs and Maintenance-Fitness Center	001.320.57200.54510	\$3,000	\$1,053	\$752	\$1,806	\$3,000
Repairs and Maintenance-Bowling Lanes	001.320.57200.54530	\$17,000	\$5,879	\$4,199	\$10,078	\$17,000
Repairs and Maintenance-Restaurant	001.320.57200.54520	\$6,000	\$2,970	\$2,121	\$5,091	\$6,000
Furniture, Fixtures, Equipment	001.320.57200.52010	\$10,000	\$3,918	\$2,799	\$6,717	\$10,000
Repairs and Maintenance-Pool	001.320.57200.45300	\$15,000	\$23,925	\$17,089	\$41,014	\$15,000
Repairs and Maintenance-Golf Cart	001.320.57200.54506	\$5,400	\$4,337	\$3,098	\$7,435	\$8,000
Repairs and Maintenance-Reimbursed Repairs	001.320.57200.54540	\$0	\$375	\$268	\$643	\$0
Landscape Maintenance-Contract	001.320.57200.46200	\$194,520	\$113,470	\$81,050	\$194,520	\$194,520
Landscape Maintenance-Improvements	001.320.57200.46201	\$15,000	\$6,521	\$8,479	\$15,000	\$15,000
Irrigation Repairs	001.320.57200.46202	\$8,500	\$748	\$2,500	\$3,248	\$8,500
Lake Maintenance-Contract	001.320.53800.46800	\$55,237	\$32,221	\$23,015	\$55,236	\$56,894
Lake Maintenance-Other	001.320.53800.46803	\$2,000	\$1,360	\$971	\$2,331	\$2,000
Wetland/Mitigation Maintenance	001.320.53800.46801	\$46,698	\$23,350	\$23,348	\$46,698	\$48,099
Permits/Inspections	001.320.57200.54100	\$3,000	\$0	\$3,000	\$3,000	\$3,000
Office Supplies/Printing/Binding	001.320.57200.51000	\$5,000	\$1,956	\$1,397	\$3,354	\$5,000
Credit Card Processing Fees	001.320.57200.34600	\$7,500	\$1,807	\$1,291	\$3,098	\$5,500
Dues & Subscriptions	001.320.57200.54000	\$9,500	\$7,812	\$1,689	\$9,500	\$9,500
Decorations	001.320.57200.52005	\$2,000	\$89	\$500	\$589	\$2,500
Special Events	001.320.57200.49400	\$165,000	\$112,151	\$52,849	\$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>\$1,106,798</b>	<b>\$766,913</b>	<b>\$1,873,711</b>	<b>\$1,975,109</b>
<b>TOTAL EXPENDITURES</b>		<b>\$2,283,409</b>	<b>\$1,344,581</b>	<b>\$888,147</b>	<b>\$2,232,728</b>	<b>\$2,354,243</b>
<b>Other Sources and Uses</b>						
Capital Reserve-Transfer Out (From General Fund to Capital Reserve)		(\$496,380)	(\$496,380)	\$0	(\$496,380)	(\$434,510)
<b>TOTAL OTHER SOURCES AND USES</b>		<b>(\$496,380)</b>	<b>(\$496,380)</b>	<b>\$0</b>	<b>(\$496,380)</b>	<b>(\$434,510)</b>
<b>EXCESS REVENUES</b>		<b>\$0</b>	<b>\$866,073</b>	<b>(\$754,933)</b>	<b>\$111,141</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	\$2,336,610	\$2,336,612
Plus Collection Fees (7%)	\$128,231	\$134,660	\$154,700	\$161,518	\$175,874	\$175,874
Gross Assessment	\$1,831,875	\$1,923,713	\$2,210,006	\$2,307,404	\$2,512,484	\$2,512,486
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	\$2,569.00	\$2,569.00

**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 4/30/25	Projected Next 5 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	\$434,510
Interest Income	\$500	\$17,921	\$16,060	\$33,981	\$30,000
Carryforward Surplus	\$401,082	\$661,153	\$0	\$661,153	\$1,028,604
<b>TOTAL REVENUES</b>	<b>\$897,962</b>	<b>\$1,175,454</b>	<b>\$16,060</b>	<b>\$1,191,514</b>	<b>\$1,493,114</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
Reme HALO Replacement	\$0	\$6,630	\$0	\$6,630	\$0
Capital Projects	\$312,319	\$0	\$0	\$0	\$0
Contingencies	\$223,150	\$0	\$0	\$0	\$0
Other Current Charges	\$650	\$164	\$0	\$164	\$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>\$161,365</b>	<b>\$1,545</b>	<b>\$162,910</b>	<b>\$536,119</b>
<b>EXCESS REVENUES</b>	<b>\$361,843</b>	<b>\$1,014,089</b>	<b>\$14,515</b>	<b>\$1,028,604</b>	<b>\$956,995</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	\$1,028,604	\$956,995	\$1,308,256	\$1,732,266
Reserves	\$496,380	\$434,510	\$425,400	\$438,200	\$451,300
Interest	\$33,981	\$30,000	\$39,583	\$51,040	\$64,935
Expenditures	(\$162,910)	(\$536,119)	(\$113,722)	(\$65,230)	\$0
<b>Ending Balance</b>	<b>\$1,028,604</b>	<b>\$956,995</b>	<b>\$1,308,256</b>	<b>\$1,732,266</b>	<b>\$2,248,501</b>

# Lake Ashton

## Debt Service Fund

### Community Development District

### Series 2015 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2025	Actual Thru 4/30/25	Projected Next 5 Months	Total Projected 9/30/25	Proposed Budget FY 2026
<b>Revenues</b>					
Special Assessments - Levy <sup>(1)</sup>	\$416,871	\$390,033	\$26,837	\$416,871	\$362,500
Special Assessments - PPMT A-1	\$0	\$18,133	\$0	\$18,133	\$0
Special Assessments - PPMT A-2	\$0	\$3,481	\$0	\$3,481	\$0
Interest Income	\$500	\$10,326	\$7,376	\$17,702	\$500
Carry Forward Surplus <sup>(2)</sup>	\$128,342	\$221,281	\$0	\$221,281	\$118,968
<b>TOTAL REVENUES</b>	<b>\$545,713</b>	<b>\$643,254</b>	<b>\$34,213</b>	<b>\$677,468</b>	<b>\$481,968</b>
<b>Expenditures</b>					
<u>Series 2015A-1</u>					
Interest - 11/01	\$55,625	\$55,625	\$0	\$55,625	\$45,875
Interest - 05/01	\$55,625	\$0	\$53,125	\$53,125	\$45,875
Principal - 05/01	\$230,000	\$0	\$225,000	\$225,000	\$225,000
Special Call - 11/01	\$50,000	\$100,000	\$0	\$100,000	\$0
Special Call - 5/01	\$0	\$0	\$70,000	\$70,000	\$0
<u>Series 2015A-2</u>					
Interest - 11/01	\$10,000	\$9,875	\$0	\$9,875	\$9,000
Interest - 05/01	\$10,000	\$0	\$9,875	\$9,875	\$9,000
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>\$393,000</b>	<b>\$558,500</b>	<b>\$359,750</b>
<b>EXCESS REVENUES</b>	<b>\$114,463</b>	<b>\$477,754</b>	<b>(\$358,787)</b>	<b>\$118,968</b>	<b>\$122,218</b>

<sup>(1)</sup> This is based on maximum annual debt assessment. Will update FY26 lot count when received.

<sup>(2)</sup> Carryforward surplus is net of the Reserve Requirement.

2015A-1	\$40,250
2015A-2	\$8,375
<b>11/26 Interest</b>	<b>\$48,625</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	\$2,125,000.00	\$ 290,000.00	\$ 53,125.00	\$ 498,750.00
11/01/25	\$1,835,000.00	\$ -	\$ 45,875.00	\$ -
05/01/26	\$1,835,000.00	\$ 225,000.00	\$ 45,875.00	\$ 316,750.00
11/01/26	\$1,610,000.00	\$ -	\$ 40,250.00	\$ -
05/01/27	\$1,610,000.00	\$ 235,000.00	\$ 40,250.00	\$ 315,500.00
11/01/27	\$1,375,000.00	\$ -	\$ 34,375.00	\$ -
05/01/28	\$1,375,000.00	\$ 250,000.00	\$ 34,375.00	\$ 318,750.00
11/01/28	\$1,125,000.00	\$ -	\$ 28,125.00	\$ -
05/01/29	\$1,125,000.00	\$ 260,000.00	\$ 28,125.00	\$ 316,250.00
11/01/29	\$ 865,000.00	\$ -	\$ 21,625.00	\$ -
05/01/30	\$ 865,000.00	\$ 275,000.00	\$ 21,625.00	\$ 318,250.00
11/01/30	\$ 590,000.00	\$ -	\$ 14,750.00	\$ -
05/01/31	\$ 590,000.00	\$ 290,000.00	\$ 14,750.00	\$ 319,500.00
11/01/31	\$ 300,000.00	\$ -	\$ 7,500.00	\$ -
05/01/32	\$ 300,000.00	\$ 300,000.00	\$ 7,500.00	\$ 315,000.00
		<b>\$2,125,000.00</b>	<b>\$438,125.00</b>	<b>\$2,718,750.00</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	\$ 35,000.00	\$ 9,875.00	\$ 54,750.00
11/01/25	\$360,000.00	\$ -	\$ 9,000.00	\$ -
05/01/26	\$360,000.00	\$ 25,000.00	\$ 9,000.00	\$ 43,000.00
11/01/26	\$335,000.00	\$ -	\$ 8,375.00	\$ -
05/01/27	\$335,000.00	\$ 25,000.00	\$ 8,375.00	\$ 41,750.00
11/01/27	\$310,000.00	\$ -	\$ 7,750.00	\$ -
05/01/28	\$310,000.00	\$ 25,000.00	\$ 7,750.00	\$ 40,500.00
11/01/28	\$285,000.00	\$ -	\$ 7,125.00	\$ -
05/01/29	\$285,000.00	\$ 25,000.00	\$ 7,125.00	\$ 39,250.00
11/01/29	\$260,000.00	\$ -	\$ 6,500.00	\$ -
05/01/30	\$260,000.00	\$ 25,000.00	\$ 6,500.00	\$ 38,000.00
11/01/30	\$235,000.00	\$ -	\$ 5,875.00	\$ -
05/01/31	\$235,000.00	\$ 30,000.00	\$ 5,875.00	\$ 41,750.00
11/01/31	\$205,000.00	\$ -	\$ 5,125.00	\$ -
05/01/32	\$205,000.00	\$ 30,000.00	\$ 5,125.00	\$ 40,250.00
11/01/32	\$175,000.00	\$ -	\$ 4,375.00	\$ -
05/01/33	\$175,000.00	\$ 30,000.00	\$ 4,375.00	\$ 38,750.00
11/01/33	\$145,000.00	\$ -	\$ 3,625.00	\$ -
05/01/34	\$145,000.00	\$ 35,000.00	\$ 3,625.00	\$ 42,250.00
11/01/34	\$110,000.00	\$ -	\$ 2,750.00	\$ -
05/01/35	\$110,000.00	\$ 35,000.00	\$ 2,750.00	\$ 40,500.00
11/01/35	\$ 75,000.00	\$ -	\$ 1,875.00	\$ -
05/01/36	\$ 75,000.00	\$ 35,000.00	\$ 1,875.00	\$ 38,750.00
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>\$136,625.00</b>	<b>\$541,500.00</b>