Lake Ashton
Community Development District

Meeting Agenda

May 12, 2025

AGENDA

Lake Ashton
Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 - Fax: 407-839-1526

May 5, 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, May 12, 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. 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 April 14, 2025 Board of Supervisors Meeting
5. Engineering Report
6. Old Business
   A. Discussion Regarding Updated Reserve Study (*requested by Supervisor Realmuto; documentation provided by Supervisor Realmuto*)
7. New Business
   A. Items Relating to the Fiscal Year 2026 Budget Adoption
      I. Consideration of Resolution 2025-05 Approving the Proposed Fiscal Year 2025/2026 Budget and Setting the Public Hearing to Adopt the Budget (Suggested Date: July 21, 2025) (**Option 1**)

II. Consideration of Resolution 2025-05 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: July 21, 2025), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2025/2026 Budget and Imposition of Operations and Maintenance Assessments (**Option 2**)

B. Discussion Regarding Increase Scope Performed by Staff and Work Authorization for Increase to Contract (*requested by Supervisor VanSickle*)

C. Discussion Regarding Golf Course Irrigation

D. Discussion Regarding Definition of Guest and Non-Resident User Fee (*requested by Supervisor Landgrebe*)

E. Discussion Regarding Resident Request for Space for Remote Control Model Car Track (*requested by Supervisor Costello*)

8. Monthly Reports
   A. Attorney
   B. Lake Ashton Community Director
      I. Consideration of Proposals to Replace the Shuffleboard Court Roof
      II. Consideration of Proposals to Replace the Guard House Roof
      III. Consideration of Proposals for Ballroom Refurbishment
      IV. Consideration of Proposal to Install Glass Inserts on Amenity Doors
   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
      I. Presentation of Number of Registered Voters—1,364
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

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Audit Services
   A. Approval of Request for Proposals and Selection Criteria
   B. Approval of Notice of Request for Proposals for Audit Services
   C. Public Announcement of Opportunity to Provide Audit Services
4. 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**, **April 14, 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
Pete Whitman	Yellowstone Landscaping

The following is a summary of the discussions and actions taken at the April 14, 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. Ms. Landgrebe proposed they move their old business, the reserve study, from number six to before or after number nine. Mr. Realmuto suggested old business needs to be taken care of before new business. Mr. Ulrich agreed with Mr. Realmuto on reviewing the old

business before the new. Mr. Costello doesn't see the difference, either way it will take the same amount of time. Ms. VanSickle noted the Board needs to try to be efficient.

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

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

Ms. VanSickle opened the public comment period.

Marianne Zouk (4031 Birkdale) spoke about safety issues if someone falls and the District is not compliant. Resident spoke on taking money from bingo if they don't take money from the restaurant. Bingo has never been listed as an amenity, but the restaurant is.

Bob Zelazny (5192 Pebble Beach Blvd) spoke on potential golf course irrigation system replacement and asked the Board to address it during budget planning. He asked the Board to appoint a point of contact to work with him on the golf course.

FOURTH ORDER OF BUSINESS **Consideration of Minutes from the March 17, 2025 Board of Supervisors Meeting**

Ms. VanSickle presented the minutes from the March 17, 2025 Board of Supervisors meeting. Ms. Burns noted she received a couple of minor comments that are incorporated in the site version.

> On MOTION by Ms. Landgrebe, seconded by Mr. Ulrich, with all in favor, the Minutes from the March 17, 2025 Board of Supervisors Meeting, were approved 5-0 as amended.

FIFTH ORDER OF BUSINESS **Engineering Report**

Mr. Posten presented the Engineering Report on page 17 of the agenda package. He has performed some minor repairs to the cart path and erosion adjacent to the cart path along hole 9, 10 & 12. Two quotes were received but one withdrew. The Royal Concrete quote was for $7,650. He explained the broken cart path repair is along hole 9 & 10 and the erosion repair is on hole 12. Mr. Costello pointed out the quote is expired and asked if it could be extended. Ms. VanSickle suggested reaching out to another vendor the District has used for another quote. Christine will work with Mr. Posten on that.

> On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, Concrete NTE $7,650, was approved 5-0.

Mr. Costello asked about the issue at hole 4 as something is always needing repair there. Mr. Posten stated this is a continuation of previous things done at hole 4. The last work was the flume replacement. This quote is for about 300 ft. of the bank adjacent to the cart path to be restored and an added protective turf reinforcement mat to protect from additional erosion and the erosion coming from runoff coming across the cart path. Mr. Realmuto expressed concern with receiving only one quote. Garrett noted there were other contractors, one didn't want to bid and another one didn't respond. This needs to be addressed as soon as possible before the rainy season. Mr. Costello noted this quote is expired well and suggested doing NTE. If Mr. Posten can find a lower bid, they would go with that.

> On MOTION by Mr. Costello, seconded by Ms. Landgrebe, with all in favor, Repair NTE $20,292, was approved 5-0.

Mr. Posten updated the Board on the pavement repair done by the city. He reached out to the city as an area on Ashton Palms was missed. He presented a base quote from AAA for $120,467.67 for the Turnberry Lane Repave. Alternate #1 for $27,110.50 is for an additional base material. It is for one inch over the entire surface of Turnberry Lane. The geotechnical engineer had recommended all asphalt surface be removed. Carter

Geotechnical provided a quote for density testing for $2,600. A temporary painted stop line is $500 and permanent thermoplastic white stop bar is $1,500.

Mr. Posten explained the difference in the three quotes for the Turnberry Lane sewer repair project. He recommended doing the 5 pipes directly under Turnberry Lane and in the future go back and camera more lines. Replacing the pipes would be more expensive. The disadvantage of lining the pipes is there is no warranty if the old pipes collapse during the installation. The material itself is warrantied. Mr. Posten cautioned if they line everything it might not be the best spent money if there are pipes that need it more in other areas of the community. He noted the 180 ft pipe will need spot repair with likely a mechanical sleeve. It could be scheduled for June. AAA recommended October. Mr. Posten will confirm in writing if the price will hold. Staff direction is to wait until October.

> On MOTION by Mr. Realmuto, seconded by Mr. Ulrich, with all in favor, Pipe Repair for the 5 Pipes Plus the Spot Repair as well as AAA Asphalt Repaving Project with Thermoplastic Option, Alternate #1 as the Base, and the $2,600 Compaction Density Quote from Carter Geotechnical, was approved 5-0.

Mr. Posten provided an exhibit of the existing parking situation and recommended updates to comply with current ADA standards. Mr. Realmuto asked if they are required to have an ADA compliant access from the 3 different locations. Does the East door need to be ADA accessible as well as the front? Mr. Posten noted yes because two of those spaces only have an accessible route to the East door. Mr. Ulrich recommended going with Garretts suggestion of having four handicapped spots on the East side, the three with the sidewalk, lose the three golf cart spots and figure out later what to do to make up for those. Ms. VanSickle noted this is the best option and asked for consensus.

SIXTH ORDER OF BUSINESS **Old Business**

A. Review of Revised Reserve Study and Updates

Ms. VanSickle stated this document is seven years old and asked if it is time to have a new one done. Mr. Realmuto suggested a starting point when giving it to the company of the individual items they want to include. The last one did not break down each of the Districts roads. They can’t come up with an informed number for the capital

projects fund expenditures without seeing what the Reserve Study predicts their expenses might be. He suggested only looking at the next five years and sometime this year redo the Capital Reserve Study for next years budget. Ms. Burns recommended having the study done this fall.

Mr. Realmuto suggested deferring the restaurant kitchen equipment contingency to when it will be professionally redone and moving clubhouse restaurant patio pavers out to later. Ms. Landgrebe recommended noting this, leave it and move on. Christine noted for HVAC adding two units totaling $19K to 2026 contingency. Mr. Realmuto suggested taking all items not replaced in 2025 or prior be added together for reserve study contingency. There needs to be an amount in the capital projects fund that equals the sum of all those items the Reserve Study said have reached the end of the useful life that hasn't actually been replaced yet. He noted currently the amount they are earning on the reserves is equal to the 4% were planning in the Reserve Study. Christine noted they are getting quotes to replace pool furniture which is included in FY25. The $5,200 is allocated for the non-rolling loungers. She noted if they end up needing the pool heater, converting it to natural gas and if not needed just phase it out altogether. Keep as contingency. She recommended moving the circulating pump if not needed from FY25 to FY26 contingency. Matt noted shuffleboards are cracking – need to be redone. Christine stated the Shuffleboard and guard house roofs have been inspected and recommended for replacement. Shuffleboard roof quotes were $20K, $15K, $11K. She has one quote for the guard house roof and waiting on two more. Mr. Realmuto suggested replacing the bulbs on the tennis courts with LED's. Ms. VanSickle suggested leaving tennis court lights for FY27. The security system phased is in progress. Mr. Realmuto commented on the asphalt management – asphalt patch & partial seal coat contingency and recommended itemizing them. Christine noted this line item is for miscellaneous pavement patches as needed. She asked if the direction is still to exclude the roads from the Reserve Study. Mr. Realmuto suggested the roads be included but based on the engineer's recommendation. He recommended updating the Reserve Study that they give the company to then update it so it itemizes each of the roads here. Provide them an itemized inventory of the roads with Garretts recommendation on useful life.

Ms. VanSickle called a short five-minute recess.

Ms. VanSickle called the meeting back to order.

Mr. Realmuto reviewed stormwater management and the remainder of the item's such as pathways, ponds and bridges; these are all cases where a contingency is being stuck in the Reserve Study. It is not a contingency that needs to be cumulative. It gives an incorrect picture of funds that need to be expended in future years. He would like staff direction to update the Reserve Study. Mr. Castello noted if Steve wants to do it, let him do it.

B. Discussion Pertaining to Staff Direction Regarding the Fiscal Year 2026 Budget

Ms. Burns stated the line items are in good shape from the budget workshop. Board direction is for staff to do two options on assessments, option A – no increase and option B - $100 increase.

SEVENTH ORDER OF BUSINESS 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)*

Mr. Castello presented a request from LACAC to have a shared multi-use path installed along Thompson Nursery Road. He recommended drafting a letter and submit to them for submission to the county. Mr. Realmuto stressed concern it would bring the path closer to the fence line and be careful of an encroachment on CDD property. Ms. Carpenter noted they do request signage and Lake Ashton will install signs that say no golf carts. The Board supports this with education and no taking of additional property. Ms. Carpenter will dictate a letter to Jay and have it sent to Christine today.

B. Ratification of Fourth Amendment to Restaurant Lease Agreement

Ms. VanSickle noted this has already been executed and they needed a motion to ratify.

> On MOTION by Mr. Realmuto, seconded by Mr. Ulrich, with all in favor, the Fourth Amendment to Restaurant Lease Agreement, was ratified.

C. Discussion Regarding Joint Amenity Policies *(requested by Supervisor Landgrebe)*

Ms. Landgrebe noted an issue with a resident who may be a realtor advertising easy access to Lake Ashton for different promotional stuff and asked if the Board wanted to revisit what was done for that resident or go deeper in defining what a guest is. Ms. VanSickle suggested thinking about it and adding it as an agenda item for the next meeting – topics to include defining guests, guest policy, and nonmember resident fees.

EIGHTH ORDER OF BUSINESS **Monthly Reports**

A. Attorney

Ms. Carpenter noted there was nothing out of the ordinary for the last month. She worked with Christine and the engineer on the ADA issues. Ms. Landgrebe noted people are upset over trees and berm being cut down. Ms. Carpenter noted that is a development issue.

B. Lake Ashton Community Director

Ms. Wells reviewed the Community Directors Report on page 120 of the agenda package. The new locking mechanisms have been added to the pool gates and working as they should. Push/pull signs will be put on the gates for residents. She will look into options to keep people from reaching around to push the exit button to get in. Mr. Realmuto noted the main gate to the pool is not closing anymore. There is no strength to the spring so someone needs to check the adjustment of that. Jim with Securitas will be onsite Tuesday and Wednesday from 10 AM to 1 PM to help residents with getting set up. Ms. Wells spoke about having a closed security session where all Board members can get on the same page as to the procedures that are in place. Mr. Realmuto stated its more important to make changes as soon as possible so people realize time savings from preregistering their guests. Ms. Landgrebe suggested before Mick gets a contract with the grease company, to let them know to include jetting the pipes or having them inspected. The grease traps should be pumped every three months. Christine is still working with Florida Public Utilities. She is hopeful to have 3 quotes for the projects in the bar that were previously discussed. Climate Guard is no longer doing AC maintenance but the warranty stays with the units. Matt is getting quotes from 3 different AC unit

companies then they will pick up a preventative maintenance plan. The tennis club asked for a banner. Staff recommends if the Board approves this that it be hung inside the fence.

C. Operations Manager

Mr. Fisher presented the Operations Manger's Report on page 127 of the agenda package. He noted the dog park is scheduled for next week to be closed down for a week to fix bare spots and replace reclaimed trees.

I. Landscaping Update

a) Presentation of Monthly Landscaping Checklist and Report

Mr. Whitman noted all St. Augustine areas were done with a granular fertilizer that is slow feeding and feeds overtime. The dog park was fertilized. Sod replacement is on hold in unirrigated areas until June/July. Irrigation inspection repairs were completed. Weekly mowing continues. Small plant replacement projects are in the works. The team will do maintenance trimming on the brown lady palms near dumpsters and check for fungus. Palm pruning is in July.

II. Aquatics Update

a) Presentation of Monthly Aquatic Maintenance Checklist and Report

Mr. Fisher stated Applied Aquatic is doing their thing. There is some vegetation growth more so than not in the pond that the grass carp was introduced in a few years ago. He is getting a price to introduce what FWC allows. They did half but waited to see before introducing the other half into the pond over by Island Green. The ponds are being sprayed for algae. He is gathering proposals for replacing fans on the restaurant patio. He identified and removed a trip hazard at the tennis courts.

D. District Manager's Report

Ms. Burns had nothing to report but offered to answer any questions from the Board. Mr. Costello asked about education for this year. Ms. Burns noted the 4 hours of ethics training requirement due by December 31st.

NINTH ORDER OF BUSINESS **Financial Reports**

A. **Combined Balance Sheets**
B. **Capital Projects Reserve Fund**
C. **Statement of Revenues, Expenditures, and Changes in Fund Balance**

Ms. VanSickle asked for any questions or comments on the financial reports. Mr. Realmuto pointed out as of the end of March the District had $1,139,000 in the capital projects fund but that will go down with the Turnberry Lane expenditures. The District seems to be in pretty good financial shape.

D. **Approval of Check Run Summary**

Ms. VanSickle stated next is the check run summary. Mr. Realmuto noted the check run summary from February had things miscoded and charged to them that shouldn't have been and $1,900 is being refunded as a result. He reviewed this month's summary and nothing raised a question so asked for approval.

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

TENTH ORDER OF BUSINESS **Public Comments**

Mary Ann Sagg – Asked where the responsibility of the security company is in addressing this before it became an issue. Did they inform you before this system was put in? Why didn't they tell you the doors had to be open as a state law. Could they be held somewhat responsible?

ELEVENTH ORDER OF BUSINESS **Supervisor Requests/Supervisor Open Discussion**

Mr. Costello wished everybody a Happy Easter.

Ms. VanSickle noted they talk about a lot of things that enrich the resident's lifestyle in Lake Ashton and recently seen it was important enough to subsidize a restaurant. She asked the Board to think of one amenity that is not on the reserve study and that is the staff who have gone over and above. They went over and above during the credential distribution. She proposed a $2K bonus to permanent staff members and $1K bonus to part-time staff members. Ms. Burns noted to approve an increased scope for that work to

GMS where that was related to GMS and GMS can give bonuses to the staff. It wouldn't be the CDD giving bonuses. It would be a scope increase to their contract.

Mr. Realmuto stated as Jill pointed out the District does have a contract with GMS that includes in this budget a 6% increase. Ms. VanSickle noted these guys are phenomenal and wants to keep them. Mr. Realmuto asked out of respect for the residents that this be deferred to May's meeting.

Ms. VanSickle stated public comment is now open.

Resident Jack stated GMS employees worked hard, and this Board should recognize them. He noted one Board member tries to take over and interrupts everything.

Resident John (4167 Amberdene St.) reminded the Board that they are not your employees. It's a contract service provided for you. No notice was put out regarding this at today's meeting. Resident recommended putting it off until next month's agenda for resident comment. Ms. VanSickle noted for the record this was a last-minute addition.

Mr. Ulrich agreed the Board should wait until the public has a chance to comment.

Ms. Landgrebe noted whether that changes how the Board feels or not, at least the public has a chance to comment.

Ms. VanSickle withdrew her motion for staff bonuses so the Board could add it to the May meeting agenda.

Mr. Realmuto referred to the golf course irrigation. It hasn't been on the agenda or discussed during any meeting. The Board needs to be more transparent and not designate someone to handle it all behind the scenes. Any discussion and action on that should be freely discussed and needs to be on the next Board meeting agenda and joint Board meeting agenda. Ms. Landgrebe asked for clarity on behind-the-scenes discussion. Mr. Realmuto stated not between Supervisors on the same Board. Ms. Burns noted discussion regarding golf course irrigation will be added to the next meeting agenda and joint meeting agenda. Mr. Realmuto responded to a public comment attack on him personally by a Supervisors husband was inappropriate. He noted he is the Supervisor who did not volunteer to handout security credentials because he was running in a contested election. He is fully aware of how hard our staff worked. Ms. VanSickle noted

to be clear any Board members can talk to West CDD Board members, it's just their own Board they can't talk too.

TWELFTH ORDER OF BUSINESS **Adjournment**

The meeting was adjourned.

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

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

SECTION V

5/12/2025
Lake Ashton CDD Meeting
Engineering Report

- **Cart Path Repairs**

- **Pond 11 Bank (Hole #4)**
    - Work to begin May 19 during golf course closure.

- **Turnberry Storm Sewer Repair**

- **Turnberry Pavement**

- **Clubhouse ADA Parking**

- **Resident Encroachment into Conservation Areas**

SECTION VI

SECTION A

Provided by Supervisor Realmuto

5/5/2025

2025-05-12 Updated Lake Ashton Community Development District Excel - 3-9-25.xlsx

RESERVE EXPENDITURES

With March 2025 BOS Meeting Updates

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.**
3) **Compounded Yearly Contingencies Questionable Over Time**

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimate 1st Year Event	Life Analysis, Years Useful	Remaining	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
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	**300,000**						300,000		
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	**158,945**						158,945		
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/c		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
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**								

Provided by Supervisor Realmuto

5/5/2025

2025-05-12 Updated Lake Ashton Community Development District Excel - 3-9-25.xlsx

RESERVE EXPENDITURES

With March 2025 BOS Meeting Updates

Lake Ashton
Community Development District
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	8 FY 2033	9 FY 2034	10 FY 2035	11 FY 2036	12 FY 2037	13 FY 2038	14 FY 2039	15 FY 2040	16 FY 2041	17 FY 2042	18 FY 2043	19 FY 2044	20 FY 2045	21 FY 2046	22 FY 2047
Clubhouse Exterior and Other Exterior Property Elements																		
1,500	1,500	Linear Feet	Clubhouse Gutters and Downspouts, Aluminum										31,946					
34,000	34,000	Square Feet	Clubhouse Roofs, Asphalt Shingles															
1,000	1,000	Square Feet	Clubhouse Roofs, Metal															
16	16	Squares	Clubhouse Roofs, Flat															
828	828	Linear Feet	Permanent Roofline Lighting System (Clubhouse)												66,290			
1	1	Allowance	Clubhouse Walls, Stucco, Paint Finishes and Capital Repairs						37,439							49,267		
47	47	Each	Sign Poles (Street Signs and Stop Signs Throughout the Community)															
57	29	Each	Stop Signs					6,268										9,278
94	47	Each	Street Name Sign Plates	7,719								10,564						
4,700	4,700	Linear Feet	Fences, Aluminum (Aluminum Fencing Along Thompson Nursery Rd)															
1	1	Allowance	Perimeter Column Caps, Pressure Wash and Paint (TNR)					11,840					14,405					17,526
1	1	Allowance	Pressure Wash Entrance Pavers, Blvd Medians, and Curbing	5,474					6,660					8,103				
2,420	2,420	Linear Feet	Fences, Chain Link (West Portion of Community - Olsen Rd)															
70,000	70,000	Square Feet	Irrigation System							121,217								
1	1	Each	Fountains (Main Entrance)															
1	1	Each	Fountains (Clubhouse)															
5,164	5,164	Square Feet	Pavers, Clubhouse Circular Drive															
1,749	1,749	Square Feet	Pavers, Clubhouse Sidewalks															
18,663	18,663	Square Feet	Pavers, Lake Ashton Blvd and Around Guard House															
1	1	Each	Golf Cart - 2021 ICON		4,270										6,321			
Clubhouse Interior - Common Areas																		
6	6	Each	Rest Rooms, Renovation, Complete (Hallway, Dressing Rooms, Fitness Center)															
2,875	2,875	Square Feet	Flooring, LVT (Luxury Vinyl Tile) Foyer, Main Hallway, and Restrooms								88,021							
208	208	Square Feet	Windows - Foyer					16,651										
2	2	Each	Doors, Wooden - Foyer, Set															
1	1	Each	Doors, Metal with Glass - East Entrance															
1	1	Allowance	Furniture - Couches (2), Club Chairs (4), Storage Ottoman (2), Square Block Seats (2), Side Tables (2), Lamps (2)			9,733												

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RESERVE EXPENDITURES

With March 2025 BOS Meeting Updates

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.**
3) **Compounded Yearly Contingencies Questionable Over Time**

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimate 1st Year Event	Life Analysis, Years Useful	Remaining	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
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	**31,535**		10,150						
122	122	Square Feet	Countertops, Laminate - Ballroom Kitchen	2025	20	-1	Laminate replaced in 2013		35.00	4,270	4,270	**13,797**		4,441						
			Cinema									**0**								
55	55	Each	Chairs	2036	20	10	2016 (upholstery only)		420.00	23,100	23,100	**35,561**								

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RESERVE EXPENDITURES

With March 2025 BOS Meeting Updates

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
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		
			Cinema															
55	55	Each	Chairs				35,561											

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RESERVE EXPENDITURES

With March 2025 BOS Meeting Updates

Lake Ashton
Community Development District
Lake Wales, Florida

Explanatory Notes:

1) **4.0%** is the estimated future Inflation Rate for estimating Future Replacement Costs.
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3) **Compounded Yearly Contingencies Questionable Over Time**

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimate 1st Year Event	Life Analysis, Years Useful	Remaining	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
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	**5,088**				2,197				
1	1	Allowance	Wall Finishes, Wallpaper	2026	15	0			1,288.00	1,288	1,288	**3,861**				1,449				
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					

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RESERVE EXPENDITURES

With March 2025 BOS Meeting Updates

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
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												
1	1	Allowance	Wall Finishes, Wallpaper									2,412						
2	2	Each	Pool Tables															
2	2	Each	Tables, Poker															

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RESERVE EXPENDITURES

With March 2025 BOS Meeting Updates

Lake Ashton
Community Development District
Lake Wales, Florida

Explanatory Notes:

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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	**0**			0					
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	**13,609**							4,859	
48	48	Square Feet	Counters, Laminate	2022	20	-4			35.00	1,680	1,680	**5,954**							2,126	
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**								
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																	

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RESERVE EXPENDITURES

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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
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						
1	1	Each	Doors, Wooden, Large (Set)															
2	2	Each	Doors, Wooden															
2	2	Each	Doors, Metal															
			Media Center															

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RESERVE EXPENDITURES

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Lake Ashton
Community Development District
Lake Wales, Florida

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3) **Compounded Yearly Contingencies Questionable Over Time**

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimate 1st Year Event	Life Analysis, Years Useful	Remaining	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
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	**885**		0						
6	6	Linear Feet	Cabinets, Laminate	2022	20	-4			80.00	480	480	**1,011**		0						
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**								
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**								

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RESERVE EXPENDITURES

With March 2025 BOS Meeting Updates

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
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														
1	1	Each	Equipment, Strength - Dual Leg Press/Calf Raise Machine	5,201														
1	1	Each	Equipment, Strength - Dual Lat Pull Down/Vertical Row Machine	5,201														
			Restaurant															
4	1	Allowance	Kitchen Equipment Contingency	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000
500	500	Square Feet	Windows, Storefront					40,026										

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2025-05-12 Updated Lake Ashton Community Development District Excel - 3-9-25.xlsx

RESERVE EXPENDITURES

With March 2025 BOS Meeting Updates

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.**
3) **Compounded Yearly Contingencies Questionable Over Time**

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimate 1st Year Event	Life Analysis, Years Useful	Remaining	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
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							
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		

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RESERVE EXPENDITURES

With March 2025 BOS Meeting Updates

Lake Ashton
Community Development District
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	8 FY 2033	9 FY 2034	10 FY 2035	11 FY 2036	12 FY 2037	13 FY 2038	14 FY 2039	15 FY 2040	16 FY 2041	17 FY 2042	18 FY 2043	19 FY 2044	20 FY 2045	21 FY 2046	22 FY 2047
30	30	Square Yards	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
			HVAC															
15	15	Each	Reme Halo LED Cartridge Replacement			10,991					13,372					16,269		
1	1	Each	Ballroom SW #1															
1	1	Each	Ballroom NW #2															
1	1	Each	Ballroom SE #3															
1	1	Each	Ballroom NE #4															
1	1	Each	Cinema #5						14,153									
1	1	Each	Foyer #6							12,988								
1	1	Each	Restaurant Dining Room Bar Side #7		28,466													
1	1	Each	Restaurant Dining Room Kitchen Side #8													43,822		

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RESERVE EXPENDITURES

With March 2025 BOS Meeting Updates

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.**
3) **Compounded Yearly Contingencies Questionable Over Time**

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimate 1st Year Event	Life Analysis, Years Useful	Remaining	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
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**								
Extertior 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
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**								

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RESERVE EXPENDITURES

With March 2025 BOS Meeting Updates

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	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								
Extertior 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							
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			

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With March 2025 BOS Meeting Updates

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Community Development District
Lake Wales, Florida

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Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimate 1st Year Event	Life Analysis, Years Useful	Remaining	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
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**								
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																				

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RESERVE EXPENDITURES

With March 2025 BOS Meeting Updates

Lake Ashton
Community Development District
Lake Wales, Florida

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	8 FY 2033	9 FY 2034	10 FY 2035	11 FY 2036	12 FY 2037	13 FY 2038	14 FY 2039	15 FY 2040	16 FY 2041	17 FY 2042	18 FY 2043	19 FY 2044	20 FY 2045	21 FY 2046	22 FY 2047
3	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					
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																		

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RESERVE EXPENDITURES

With March 2025 BOS Meeting Updates

Lake Ashton
Community Development District
Lake Wales, Florida

Explanatory Notes:

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3) **Compounded Yearly Contingencies Questionable Over Time**

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimate 1st Year Event	Life Analysis, Years Useful	Remaining	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
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**								
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**								

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RESERVE EXPENDITURES

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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
1,400	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									
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													

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RESERVE EXPENDITURES

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Lake Ashton
Community Development District
Lake Wales, Florida

Explanatory Notes:

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3) **Compounded Yearly Contingencies Questionable Over Time**

Total Qty	Per Phase Qty	Units	Reserve Component Inventory	Estimate 1st Year Event	Life Analysis, Years Useful	Remaining	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
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**								
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**								

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Community Development District
Lake Wales, Florida

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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															
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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															
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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															
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														

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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**								
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									**$11,839,640**	457,581	232,868	327,194	496,294	215,523	1,014,019	646,327	473,351

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Community Development District
Lake Wales, Florida

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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												
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

SECTION VII

SECTION A

SECTION 1

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Lake Ashton Community Development District (**"District"**) prior to June 15, 2025, proposed budgets (**"Proposed Budget"**) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (**"Fiscal Year 2025/2026"**); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	Monday, July 21, 2025
HOUR:	9:00 a.m.
LOCATION:	Lake Ashton Clubhouse Ballroom 4141 Ashton Club Drive Lake Wales, Florida 33859

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Lake Wales, Florida and Polk County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and to ensure that it remains on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining

portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12TH DAY OF MAY 2025.

ATTEST:

LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary

By:_____
Its:_____

Proposed Budget
Fiscal Year 2026

LAKE ASHTON
Community Development District

May 12, 2025
Option A

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Option #1

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
Revenues						
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
TOTAL REVENUES		**$2,779,789**	**$2,707,034**	**$133,214**	**$2,840,248**	**$2,788,753**
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
TOTAL ADMINISTRATIVE		**$361,918**	**$237,783**	**$121,234**	**$359,017**	**$379,134**
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

Description		Adopted Budget FY 2025	Actual Thru 4/30/25	Projected Next 5 Months	Total Projected 9/30/25	Option A Proposed Budget FY 2026
Maintenance-continued						
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
TOTAL MAINTENANCE		**$1,921,492**	**$1,106,798**	**$766,913**	**$1,873,711**	**$1,975,109**
TOTAL EXPENDITURES		**$2,283,409**	**$1,344,581**	**$888,147**	**$2,232,728**	**$2,354,243**
Other Sources and Uses						
Capital Reserve-Transfer Out (From General Fund to Capital Reserve)		($496,380)	($496,380)	$0	($496,380)	($434,510)
TOTAL OTHER SOURCES AND USES		**($496,380)**	**($496,380)**	**$0**	**($496,380)**	**($434,510)**
EXCESS REVENUES		**$0**	**$866,073**	**($754,933)**	**$111,141**	**$0**

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Net Assessment	$1,703,644	$1,789,053	$2,055,306	$2,145,886	$2,336,610	$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.

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.

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.

Rentals & Leases 001.310.51300.42502
The District currently has a lease for the copier at the clubhouse that is estimated to cost $176 per month plus copy overage and toner shipping charges.

Insurance 001.310.51300.45000

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

Legal Advertising 001.310.51300.48000
The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges 001.310.51300.49000
Bank charges and any other miscellaneous expenses that are incurred during the year.

Property Taxes 001.310.51300.31400
Non-exempt Ad-valorem taxes on property owned within the District.

Office Supplies 001.310.51300.51000
Miscellaneous office supplies.

Dues, Licenses & Subscriptions 001.310.51300.54000
The District is required to pay an annual fee to the Department of Economic Opportunity for $175. This is the only expense under this category for the District.

MAINTENANCE:

Field Management Fees 001.320.57200.34000
CALM will provide on-site management services for the District. The amount budgeted is based on an estimated annual contract amount of $552,842. This amount represents a 6% proposed increase.

Gate/Patrol/Pool Officers 001.320.57200.34501

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

Pest Control 001.320.57200.54501
The District has obtained a contract with Florida Pest Control for bugs, mosquitoes and rodent control.

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.

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

Water 001.320.57200.43100
The District receives water service from the City of Lake Wales.

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

Gas-Pool 001.320.57200.43200
The District currently uses Amerigas Propane for gas to heat the pool.

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 Lanes001.320.57200.54530
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 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.

Description	Monthly	Annually
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.

Description	Quarterly	Annually	Area
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
	Semi-Annually	**Annually**	**Area**
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 Fee001.320.57200.34699
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
Revenues					
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
TOTAL REVENUES	**$897,962**	**$1,175,454**	**$16,060**	**$1,191,514**	**$1,493,114**
Expenditures					
Capital Projects-FY 25					
Pavement/Curb Repairs	$0	$6,900	$0	$6,900	$0
Restaurant Equipment	$0	$19,875	$0	$19,875	$0
Permanent Roofline Lighting	$0	$28,902	$0	$28,902	$0
Clubhouse Painting	$0	$35,185	$0	$35,185	$0
Seamless Gutters	$0	$16,400	$0	$16,400	$0
AED Kits	$0	$4,232	$0	$4,232	$0
Stormwater Maintenance	$0	$16,685	$0	$16,685	$0
Shoreline Restoration	$0	$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
Capital Projects-FY 26					
Capital Projects	$0	$0	$0	$0	$312,319
Contingencies	$0	$0	$0	$0	$223,150
Other Current Charges	$0	$0	$0	$0	$650
TOTAL EXPENDITURES	**$536,119**	**$161,365**	**$1,545**	**$162,910**	**$536,119**
EXCESS REVENUES	**$361,843**	**$1,014,089**	**$14,515**	**$1,028,604**	**$956,995**

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
Ending Balance	**$842,516**	**$1,163,580**	**$1,514,841**	**$1,938,851**	**$2,455,086**

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
Ending Balance	**$1,028,604**	**$956,995**	**$1,308,256**	**$1,732,266**	**$2,248,501**

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
Revenues					
Special Assessments - Levy [1]	$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 [2]	$128,342	$221,281	$0	$221,281	$118,968
TOTAL REVENUES	**$545,713**	**$643,254**	**$34,213**	**$677,468**	**$481,968**
Expenditures					
Series 2015A-1					
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
Series 2015A-2					
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
TOTAL EXPENDITURES	**$431,250**	**$165,500**	**$393,000**	**$558,500**	**$359,750**
EXCESS REVENUES	**$114,463**	**$477,754**	**($358,787)**	**$118,968**	**$122,218**

[1] This is based on maximum annual debt assessment. Will update FY26 lot count when received.

[2] Carryforward suplus is net of the Reserve Requirement.

2015A-1	$40,250
2015A-2	$8,375
11/26 Interest	**$48,625**

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

Lake Ashton

Community Development District

Series 2015A-1 Capital Improvement Revenue Refunding Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/25	$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
		$2,125,000.00	**$438,125.00**	**$2,718,750.00**

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
		$395,000.00	**$136,625.00**	**$541,500.00**

SECTION 2

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2025/2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Lake Ashton Community Development District (**"District"**) prior to June 15, 2025, proposed budgets (**"Proposed Budget"**) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (**"Fiscal Year 2025/2026"**); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "**District's Office**," located at Governmental Management Services-CF, LLC – 219 East Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2025, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE:	Monday, July 21, 2025
HOUR:	9:00 a.m.
LOCATION:	Lake Ashton Clubhouse Ballroom 4141 Ashton Club Drive Lake Wales, Florida 33859

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Lake Wales, Florida and Polk County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12TH DAY OF MAY 2025.

ATTEST:

LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary

By:_____
Its:_____

Proposed Budget
Fiscal Year 2026

LAKE ASHTON
Community Development District

May 12, 2025
Option B

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Lake Ashton

Community Development District

Proposed Budget

General Fund

Option B

Description		Adopted Budget FY 2025	Actual Thru 4/30/25	Projected Next 5 Months	Total Projected 9/30/25	Proposed Budget FY 2026
Revenues						
Special Assessments - Levy	001.300.36300.10100	$2,336,610	$2,319,419	$17,191	$2,336,610	$2,427,562
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
TOTAL REVENUES		**$2,779,789**	**$2,707,034**	**$133,214**	**$2,840,248**	**$2,879,703**
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
TOTAL ADMINISTRATIVE		**$361,918**	**$237,783**	**$121,234**	**$359,017**	**$379,134**
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

Description		Adopted Budget FY 2025	Actual Thru 4/30/25	Projected Next 5 Months	Total Projected 9/30/25	Option B Proposed Budget FY 2026
Maintenance-continued						
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
TOTAL MAINTENANCE		**$1,921,492**	**$1,106,798**	**$766,913**	**$1,873,711**	**$1,975,109**
TOTAL EXPENDITURES		**$2,283,409**	**$1,344,581**	**$888,147**	**$2,232,728**	**$2,354,243**
Other Sources and Uses						
Capital Reserve-Transfer Out (From General Fund to Capital Reserve)		($496,380)	($496,380)	$0	($496,380)	($525,460)
TOTAL OTHER SOURCES AND USES		**($496,380)**	**($496,380)**	**$0**	**($496,380)**	**($525,460)**
EXCESS REVENUES		**$0**	**$866,073**	**($754,933)**	**$111,141**	**$0**

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Net Assessment	$1,703,644	$1,789,053	$2,055,306	$2,145,886	$2,336,610	$2,427,562
Plus Collection Fees (7%)	$128,231	$134,660	$154,700	$161,518	$175,874	$182,720
Gross Assessment	$1,831,875	$1,923,713	$2,210,006	$2,307,404	$2,512,484	$2,610,282
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	$2,669.00

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.

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.

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.

Rentals & Leases 001.310.51300.42502
The District currently has a lease for the copier at the clubhouse that is estimated to cost $176 per month plus copy overage and toner shipping charges.

Insurance 001.310.51300.45000

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

Legal Advertising 001.310.51300.48000
The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges 001.310.51300.49000
Bank charges and any other miscellaneous expenses that are incurred during the year.

Property Taxes 001.310.51300.31400
Non-exempt Ad-valorem taxes on property owned within the District.

Office Supplies 001.310.51300.51000
Miscellaneous office supplies.

Dues, Licenses & Subscriptions 001.310.51300.54000
The District is required to pay an annual fee to the Department of Economic Opportunity for $175. This is the only expense under this category for the District.

MAINTENANCE:

Field Management Fees 001.320.57200.34000
CALM will provide on-site management services for the District. The amount budgeted is based on an estimated annual contract amount of $552,842. This amount represents a 6% proposed increase.

Gate/Patrol/Pool Officers 001.320.57200.34501

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

Pest Control 001.320.57200.54501
The District has obtained a contract with Florida Pest Control for bugs, mosquitoes and rodent control.

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.

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

Water 001.320.57200.43100
The District receives water service from the City of Lake Wales.

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

Gas-Pool 001.320.57200.43200
The District currently uses Amerigas Propane for gas to heat the pool.

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 Lanes001.320.57200.54530
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 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.

Description	Monthly	Annually
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.

Description	Quarterly	Annually	Area
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
	Semi-Annually	**Annually**	**Area**
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 Fee001.320.57200.34699
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
Revenues					
Capital Reserve-Transfer In (From General Fund to Capital Reserve)	$496,380	$496,380	$0	$496,380	$525,460
Interest Income	$500	$17,921	$16,060	$33,981	$30,000
Carryforward Surplus	$401,082	$661,153	$0	$661,153	$1,028,604
TOTAL REVENUES	**$897,962**	**$1,175,454**	**$16,060**	**$1,191,514**	**$1,584,064**
Expenditures					
Capital Projects-FY 25					
Pavement/Curb Repairs	$0	$6,900	$0	$6,900	$0
Restaurant Equipment	$0	$19,875	$0	$19,875	$0
Permanent Roofline Lighting	$0	$28,902	$0	$28,902	$0
Clubhouse Painting	$0	$35,185	$0	$35,185	$0
Seamless Gutters	$0	$16,400	$0	$16,400	$0
AED Kits	$0	$4,232	$0	$4,232	$0
Stormwater Maintenance	$0	$16,685	$0	$16,685	$0
Shoreline Restoration	$0	$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
Capital Projects-FY 26					
Capital Projects	$0	$0	$0	$0	$312,319
Contingencies	$0	$0	$0	$0	$223,150
Other Current Charges	$0	$0	$0	$0	$650
TOTAL EXPENDITURES	**$536,119**	**$161,365**	**$1,545**	**$162,910**	**$536,119**
EXCESS REVENUES	**$361,843**	**$1,014,089**	**$14,515**	**$1,028,604**	**$1,047,945**

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
Ending Balance	**$842,516**	**$1,163,580**	**$1,514,841**	**$1,938,851**	**$2,455,086**

RESERVES	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Beginning Balance	$661,153	$1,028,604	$1,047,945	$1,399,206	$1,823,216
Reserves	$496,380	$525,460	$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
Ending Balance	**$1,028,604**	**$1,047,945**	**$1,399,206**	**$1,823,216**	**$2,339,451**

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
Revenues					
Special Assessments - Levy [1]	$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 [2]	$128,342	$221,281	$0	$221,281	$118,968
TOTAL REVENUES	**$545,713**	**$643,254**	**$34,213**	**$677,468**	**$481,968**
Expenditures					
Series 2015A-1					
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
Series 2015A-2					
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
TOTAL EXPENDITURES	**$431,250**	**$165,500**	**$393,000**	**$558,500**	**$359,750**
EXCESS REVENUES	**$114,463**	**$477,754**	**($358,787)**	**$118,968**	**$122,218**

[1] This is based on maximum annual debt assessment. Will update FY26 lot count when received.

[2] Carryforward suplus is net of the Reserve Requirement.

2015A-1	$40,250
2015A-2	$8,375
11/26 Interest	**$48,625**

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

Lake Ashton

Community Development District

Series 2015A-1 Capital Improvement Revenue Refunding Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/25	$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
		$2,125,000.00	**$438,125.00**	**$2,718,750.00**

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
		$395,000.00	**$136,625.00**	**$541,500.00**

SECTION C

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") is made as of December 17, 2019 (the "Commencement Date") by and between **LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes ("Landlord") and **LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes ("Tenant").

W I T N E S S E T H:

1. TERM.

1.1 PROPERTY AND PREMISES.

The Landlord hereby leases to the Tenant and the Tenant hereby leases from the Landlord that certain real property in Polk County, Florida as more particularly described on the attached Exhibit A (the "Premises").

1.2 LEASE TERM.

The term of this Lease (the "Term") shall be ten (10) years, subject to two additional (10) year renewal periods as provided in Section 9.18. The Term shall commence on the Commencement Date and end on the last day of the calendar month which is ten (10) years after the Commencement Date (the "Termination Date"), unless renewed, terminated, or extended on the terms and conditions set forth herein.

2. RENT AND OTHER CHARGES.

2.1 RENT; TRIPLE NET LEASE.

Tenant hereby covenants and agrees to pay Rent (hereinafter defined) annually on the Commencement Date and each anniversary thereof throughout the Term (provided however no payment shall be due on the anniversary of the Commencement Date for the month in which the Termination Date falls) in the amount of One and No/100ths Dollar ($1.00) per year in lawful United States currency ("Rent"), subject to Section 8. Rent shall be paid without demand, set off or deduction to Landlord at its address provided herein or such other address as Landlord directs in writing. Tenant shall have the option to prepay all or a portion of its Rent any time prior to such Rent coming due.

Tenant acknowledges that this is a "Triple-Net" lease and, with the exception of Landlord's responsibilities relating to the "Pathways/Bridges" and "Ponds" as defined and provided in that certain Interlocal Agreement of Lake Ashton Community Development District and Lake Ashton II Community Development District Regarding the Acquisition, Operation and Maintenance of the Golf Club dated November ___, 2019 (the "Interlocal Agreement") and this Lease, Tenant shall be solely responsible for and shall pay to or on behalf of Landlord absolutely net throughout the Term all Rent, Real Estate Taxes (as defined herein), rental, sales or use taxes

levied by any governmental body having authority upon the use or occupancy of the Premises, insurance expenses, maintenance charge, other charges and payments set forth hereunder, and any and all expenses, charges, payments, and obligations relating to the Premises ("Other Rent Charges"), including but not limited to reasonable and customary costs, expenses, and fees incurred by Landlord in the cure of any breach by Tenant of its obligations hereunder (provided that as to any such costs, expenses and fees incurred by Landlord, Landlord furnishes Tenant with written notice thereof accompanied by reasonable supporting documentation therefor). Provided however, this shall not include any fees, charges or assessments levied by Landlord on the Premises.

2.2 REAL ESTATE TAXES

Tenant shall be responsible for all Real Estate Taxes which may be levied against the Premises during the Term and shall cause the same to be paid directly to the applicable taxing authority prior to the delinquency thereof. In the event that any bill or invoice for any Real Estate Taxes is received by Landlord, Landlord shall promptly furnish the same to Tenant. As used herein, the term "Real Estate Taxes" shall include, but not be limited to all taxes, assessments, levies and/or other charges imposed against the Premises by any authority having the power so to tax, assess, levy or charge, including, but not limited to, any city, county, state or federal government, or any school, water management, lighting, drainage, or other improvement district thereof (excluding, however, Lake Ashton Community Development District), and said term also shall include the expenses of contesting the amount or validity of any such taxes, assessments, levies and/or other charges.

3.0 USE OF PREMISES.

3.1 PERMITTED USES.

Tenant may use the Premises only for the operation of an eighteen (18) hole golf course in reasonable customary fashion and associated maintenance, management, repair, and replacement activities associated therewith all in accordance with this Lease, including without limitation Section 7.1 and applicable law (the "Permitted Use"). Landlord acknowledges and agrees that in conducting the Permitted Use Tenant may invite and make the Premises available to members of the public for golfing purposes upon such terms and conditions as Tenant may determine provided that such terms are consistent with the terms and conditions of this Lease and the Interlocal Agreement.

3.2 CESSATION OF USE.

3.2.1 Tenant and any permitted assignee hereunder shall have the obligation under this Lease to continually operate the Premises for the Permitted Use and either Tenant or any permitted assignee shall not cease operations during the Term, except as provided in Section 3.2.2 hereunder. If Tenant or a permitted assignee shall cease operations within the Premises for a period in excess of ninety (90) consecutive days, Landlord shall have the right, upon thirty (30) days' written notice to Tenant, to terminate this Lease, unless Tenant or a permitted assignee shall resume operations upon the Premises within such thirty (30) day notice period.

3.2.2 Tenant shall be permitted to undertake extraordinary and non-recurring maintenance, repair, design, installation, construction, or reconstruction activities (e.g., customary capital improvements in the golf industry such as greens replacement, fairway replacement, storm damage remediation) on the Premises associated with the Permitted Use ("Capital Repairs"). Landlord acknowledges that such Capital Repairs may involve a temporary cessation of use on all or a portion of the Premises. For Capital Repairs reasonably resulting in the cessation of the Permitted Use on all or a portion of the Premises for a period of sixty (60) to three hundred sixty-five (365) days, Tenant shall provide Landlord a thirty (30) day written notice thereof; however, no consent of Landlord shall be required. For Capital Repairs reasonably resulting in the cessation of the Permitted Use on all or a portion of the Premises for longer than three hundred sixty-five (365) days, Tenant shall be required to obtain the prior written consent of Landlord, which consent shall not be unreasonable withheld. Nothing in this section is intended to prohibit Tenant from performing routine maintenance activities that are expected to keep the Premises in its ordinarily efficient operating condition.

3.3 COMPLIANCE WITH LAWS.

Tenant shall comply with all laws promulgated by any governmental entity having jurisdiction over the Premises ("Applicable Laws") and shall promptly comply with all governmental orders and directives for the correction, prevention, and abatement of nuisances in, upon, or connected with the Premises, all at Tenant's sole expense. Provided however, the foregoing provision shall not be construed to impose any duty or responsibility upon Tenant to maintain or correct any deficiency in the Pathways/Bridges or Ponds (other than as provided herein), the responsibility for which shall be Landlord's under the terms of the Interlocal Agreement and this Lease. Tenant shall not (i) do or permit anything to be done in or about the Premise, which would materially injure, materially obstruct or materially interfere with the rights of Landlord to the Premises or rights of the public in general to the extent required by applicable law to the Premises; (ii) use or allow the Premises to be used in any manner other than the Permitted Use; or (iii) cause, maintain or permit any nuisance or waste in, on or about the Premises.

3.4 HAZARDOUS MATERIAL.

Throughout the Term, Tenant shall prevent the presence, use, generation, release, discharge, storage, disposal or transportation of any Hazardous Materials (as hereinafter defined) on, under, in, above, to, or from the Premises except that Hazardous Materials may be used in the Premises as necessary for the customary maintenance of the Premises provided that same are used, stored and disposed of in strict compliance with all Applicable Laws. For purposes of this provision, the term "Hazardous Materials" means any wastes, materials, or other substances of any kind or character that are or become regulated as hazardous or toxic waste or substances, pollutants or which require special handling or treatment under any Applicable Laws.

If Tenant's activities at the Premises or Tenant's use of the Premises (a) results in a release or threatened release of Hazardous Materials that is not in compliance with Applicable Laws or permits issued thereunder; (b) gives rise to any claim or requires a response under

common law or Applicable Laws or permits issued thereunder; (c) causes a significant public health effect; or (d) creates a nuisance, then Tenant shall, at its sole cost and expense: (i) immediately provide verbal notice thereof to Landlord as well as written notice to Landlord in the manner required by this Lease, which notice shall identify the Hazardous Materials involved and the emergency procedures taken or to be taken; and (ii) promptly take all action in response to such situation required by Applicable Laws, provided that Tenant shall first obtain Landlord's approval of the non-emergency assessments or remediation plan to be undertaken.

3.5 LANDLORD'S ACCESS.

Landlord shall be entitled at all reasonable times and upon reasonable notice (but no notice is required in emergencies) to enter the Premises to examine it. Landlord shall have the right at all times without notice to enter the Premises in the event of an emergency affecting the Premises. Additionally, Landlord and Landlord's landowners and residents shall have the right to utilize the Pathways/Bridges and Ponds within the Premises on the condition that such use in any instance does not materially interfere with the Permitted Use. No notice shall be required for Landlord to maintain, repair, replace, construct, or utilize the Pathways/Bridges and Ponds within the Premises and Tenant shall make reasonable accommodations to allow for such activities related to the Pathways/Bridges and Ponds.

3.6 QUIET POSSESSION.

Subject to the provisions of Section 3.5 hereof, if Tenant pays the Rent, Other Rent Charges and all other charges provided hereunder and fully performs all of its obligations under this Lease, Tenant shall be entitled to peaceful and quiet enjoyment of the Premises for the full Term without interruption or interference by Landlord or any person claiming through Landlord, subject to all matters of record and any future easements, licenses, or rights of way now or hereinafter granted which do not interfere with the Permitted Use or Tenant's Lease rights.

3.7 CONDITION.

Upon Tenant's execution and delivery of this Lease, Tenant shall be deemed to have accepted the Premises in its "as-is" condition as of the date of this Lease. Tenant acknowledges that it has fully examined the Premises and is familiar with the physical condition thereof and that, except as may be expressly set forth herein, no representations, warranties, guarantees or assurances, whether express or implied, have been made by Landlord, or any Person representing or acting on behalf of Landlord, to Tenant with respect to the condition of the Premises, any easements, covenants, liens or encumbrances affecting the Premises, or the environmental history or environmental condition of the Premises, and Tenant acknowledges that it has not relied on any such representations or warranties other than those expressly set forth herein. Each of Landlord and Tenant acknowledges that, except as expressly set forth herein, no representations, warranties, guarantees or assurances, whether express or implied, have been made to it by the other party hereto, or any Person representing or acting on behalf of such other party, with respect to the projected revenues, expenses or operating results of the Premises, the obtainability of any licenses or permits which may be necessary or desirable in connection with the use and operation of the Premises for the Permitted Use, the zoning and other legal

requirements applicable to the Premises or the compliance of the Premises therewith, the use or occupancy of the Premises or any part thereof, or any other matter whatsoever relating to the Premises, and each of Landlord and Tenant acknowledge that it has not relied on any such representations or warranties other than those expressly set forth herein. Landlord shall have no liability because of, or as a result of, the existence of any subsurface or soil condition, either on the Premises or land adjacent thereto, which might affect Tenant's Permitted Use.

4.0 TENANT ALTERATIONS.

All Tenant alterations will be accomplished in a good and workmanlike manner at Tenant's sole expense, in conformity with Applicable Laws by a licensed and bonded contractor. Tenant will have no authority or power, express or implied, to create or cause any construction lien or mechanics' or materialmen's lien or claim of any kind against the Premises or any portion thereof. Tenant will promptly cause any such liens or claims to be released by payment, or bonding pursuant to Section 713.10, *Florida Statutes*, within thirty (30) days after recording of such lien and, to the extent permitted by law but without waiving the effect of Section 768.28, *Florida Statutes*, will indemnify, defend and hold harmless Landlord against losses arising out of any such claim including, without limitation, legal fees and court costs. Tenant consents and agrees that it shall include the following in any contract for work by any contractor. NOTICE IS HEREBY GIVEN THAT LANDLORD WILL NOT BE LIABLE FOR ANY LABOR, SERVICES OR MATERIAL FURNISHED OR TO BE FURNISHED TO TENANT, OR TO ANYONE HOLDING THE PREMISES THROUGH OR UNDER TENANT, AND THAT NO MECHANICS' OR OTHER LIENS FOR ANY SUCH LABOR, SERVICES OR MATERIALS WILL ATTACH TO OR AFFECT THE INTEREST OF LANDLORD IN THE PREMISES. TENANT WILL DISCLOSE THE FOREGOING PROVISIONS TO ANY CONTRACTOR ENGAGED BY TENANT PROVIDING LABOR, SERVICES OR MATERIAL TO THE PREMISES.

5.0 INSURANCE AND INDEMNITY.

5.1 TENANT'S INSURANCE.

Tenant will throughout the Term (and any other period when Tenant is in possession of the Premises) carry and maintain, at its sole cost and expense, the following types of insurance, which shall provide coverage on an occurrence basis, with respect to the Premises, in the amounts specified with deductible amounts reasonably satisfactory to Landlord and in the form hereinafter provided for:

(a) Commercial General Liability Insurance. Commercial general liability insurance covering claims arising from bodily injury and property damage with minimum limits of $1,000,000.00 per occurrence and $2,000,000.00 general aggregate and insuring against legal liability of the insured with respect to the Premises or arising out of the maintenance, use or occupancy thereof; provided however, that such minimum limits shall automatically increase to the prevailing market minimum limits for the Permitted Use (as determined in Landlord's reasonable discretion) upon assignment of the Lease by the initial Tenant or any subsequent assignee and upon all renewals of the Lease. The term "prevailing market minimum limits" shall

mean the prevailing market for Florida community development districts operating a golf course, for so long as the Tenant is a community development district. The liability policy also shall cover, but not be limited to, the contractual liabilities of the Tenant arising from this Lease.

(b) Property Insurance. Extended or broad form coverage property insurance with coverage equal to not less than ninety percent (90%) of the full replacement value of all insurable improvements, if any, located upon the Premises but excluding however the Pathways/Bridges and the Ponds. Provided however, this insurance must be financially feasible in Tenant's reasonable discretion and Tenant is not required to insure landscaping, turf or other items which community development districts do not typically insure.

(c) Policy Form. All policies referred to above shall: (i) be taken out with insurers licensed to do business in Florida having an A.M. Best's rating of A-, Class 9, or otherwise approved in advance by Landlord in Landlord's reasonable discretion; (ii) name Landlord as an additional insured (provided such would not result in a waiver of the Tenant's sovereign immunity or the Tenant's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute); and (iii) be non-contributing with, and shall apply only as primary and not as excess to any other insurance available to the Landlord. Certificates of insurance shall be delivered to the Landlord promptly upon request. If (a) the Tenant fails to take out or to keep in force any insurance referred to in this Section 5.1 and (b) the Tenant does not commence and continue to diligently cure such default within ten (10) days after written notice by the Landlord to Tenant specifying the nature of such default, then the Landlord has the right, without assuming any obligation in connection therewith, to procure such insurance at the sole cost of the Tenant, and all outlays reasonably incurred by the Landlord shall be paid by the Tenant to the Landlord without prejudice to any other rights or remedies of the Landlord under this Lease.

5.2 LANDLORD'S INSURANCE.

Landlord will throughout the Term (and any other period when Tenant is in possession of the Premises) carry and maintain, at its sole cost and expense, the following types of insurance, which shall provide coverage on an occurrence basis, with respect to the Pathways/Bridges and Ponds, in the amounts specified with deductible amounts reasonably satisfactory to Tenant and in the form hereinafter provided for:

(a) Commercial General Liability Insurance. Commercial general liability insurance covering claims arising from bodily injury and property damage with minimum limits of $1,000,000.00 per occurrence and $2,000,000.00 general aggregate and insuring against legal liability of the insured with respect to the Pathways/Bridges and Ponds or arising out of the maintenance, use or occupancy thereof; provided however, that such minimum limits shall automatically increase to the prevailing market minimum limits for the Permitted Use upon all renewals of the Lease. The term "prevailing market minimum limits" shall mean the prevailing market for Florida community development districts operating a golf course, for so long as the Landlord is a community development district.

(b) Property Insurance. Extended or broad form coverage property insurance with coverage equal to not less than ninety percent (90%) of the full replacement value of all insurable

improvements, if any, located upon the Pathways/Bridges and the Ponds. Provided however, this insurance must be financially feasible in Landlord's reasonable discretion and Landlord is not required to insure landscaping, turf or other items which community development districts do not typically insure.

(c) Policy Form. All policies referred to above shall: (i) be taken out with insurers licensed to do business in Florida having an A.M. Best's rating of A-, Class 9, or otherwise approved in advance by Tenant in Tenant's reasonable discretion (but only for so long as the Lake Ashton II Community Development District is the Tenant); (ii) name Tenant as an additional insured (provided such would not result in a waiver of the Landlord's sovereign immunity or the Landlord's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute); and (iii) be non-contributing with, and shall apply only as primary and not as excess to any other insurance available to the Tenant. Certificates of insurance shall be delivered to the Tenant promptly upon request. If (a) the Landlord fails to take out or to keep in force any insurance referred to in this Section 5.2 and (b) the Landlord does not commence and continue to diligently cure such default within ten (10) days after written notice by the Tenant to Landlord specifying the nature of such default, then the Tenant has the right, without assuming any obligation in connection therewith, to procure such insurance at the sole cost of the Landlord, and all outlays reasonably incurred by the Tenant shall be paid by the Landlord to the Tenant without prejudice to any other rights or remedies of the Tenant under this Lease.

5.3 RELEASE AND WAIVER OF SUBROGATION RIGHTS.

The parties hereto, for themselves and anyone claiming through or under them, hereby release and waive any and all rights of recovery, claim, action or cause of action, against each other, their respective agents, directors, officers and employees, for any loss or damage to property that may occur to the Premises, and to all property, whether real, personal or mixed, located in the Premises, by reason of any cause against which the released party is actually insured. This mutual release and waiver shall apply regardless of the cause or origin of the loss or damage, including negligence of the parties hereto, their respective agents and employees. Each party agrees to provide the other with reasonable evidence of its insurance carrier's consent to such waiver of subrogation upon request. This Section 5.3 supersedes any provision to the contrary which may be contained in this Lease.

5.4 INDEMNIFICATION BY THE PARTIES.

5.4.1. Subject to and without waiving the provisions of applicable law, including Section 768.28, *Florida Statutes*, Tenant hereby agrees to indemnify, defend and hold harmless Landlord its officers, staff, and employees, from and against any and all liability for any and all losses, damages, liabilities, claims, costs and expenses (including, but not limited to, court costs, reasonable attorneys' fees and litigation expenses) imposed on Landlord by any person whomsoever arising from Tenant's occupancy of the Premises , except as provided in Section 5.4.2 below, or to the extent caused by or resulting from the negligence of Tenant, its employees, agents or contractors in performance of its rights or obligations under this Lease. The commercial liability insurance that Tenant is required to carry pursuant to Section 5.1(a) of this Lease shall include coverage of the foregoing contractual indemnity.

5.4.2. Subject to and without waiving the provisions of applicable law, including Section 768.28, *Florida Statutes*, Landlord hereby agrees to indemnify, defend and hold harmless Tenant its officers, staff, and employees, from and against any and all liability for any and all losses, damages, liabilities, claims, costs and expenses (including, but not limited to, court costs imposed on Tenant by any person whomsoever, that is caused by or results from the negligence or willful misconduct of Landlord or its employees, agents or contractors in performance of its rights or obligations under this Lease.

5.4.3 The provisions of this section shall survive the expiration or any termination of this Lease.

6.0 DAMAGE, DESTRUCTION AND CONDEMNATION.

6.1 DESTRUCTION OR DAMAGE TO PREMISES.

6.1.1 If the Premises, excluding the Pathways/Bridges and Ponds, are at any time damaged or destroyed in whole or in part by fire, casualty or other perils ("Damage") then the following shall apply (the following shall also apply to any Damage to the Pathway/Bridges or Ponds caused by the Tenant, its successors and assigns, or arising from the Permitted Use):

(a) If such Damage is covered by the insurance Tenant is required to maintain herein and the reasonable estimated costs to repair, reconstruct, and/or restore the Premise, excluding the Pathways/Bridges and Ponds unless such Damage was caused by the Tenant, its successors and assigns, or arising from the Permitted Use (collectively, "Reconstruction"), is less than or equal to One Hundred Thousand Dollars ($100,000), as soon as is reasonably possible, but not later than ninety (90) days from such Damage, Tenant shall commence the Reconstruction and prosecute the same diligently to completion within a commercially reasonable time.

(b) If such Damage is not covered by the insurance Tenant is required to maintain herein or the reasonable estimated costs of Reconstruction is more than One Hundred Thousand Dollars ($100,000), Tenant shall have sixty (60) days from such Damage to determine and inform Landlord whether Tenant will Reconstruct the Premises, excluding the Pathways/Bridges and Ponds unless such Damage was caused by the Tenant, its successors and assigns, or arising from the Permitted Use, to substantially the condition which existed immediately prior to the occurrence of the Damage; provided, however, Tenant shall communicate in good faith with the Landlord in making its determination. If Tenant elects Reconstruction, Tenant shall complete such Reconstruction to the extent of insurance proceeds, subject to the operation of the provisions of Section 5.1(b) above, within a commercially reasonable time and with diligent efforts. If Tenant elects not to undertake such Reconstruction, then Tenant may, by delivery of written notice to Landlord, give notice of Tenant's intention to terminate this Lease as of a date specified in such notice, which date shall not be less than thirty (30) days nor more than ninety (90) days after the date such notice is given. Provided however, that in the event of such termination, Tenant shall: (a) deliver to Landlord all insurance proceeds received by Tenant on account of such Damage or, (b) if all insurance claims arising on account

of such Damage have not been fully and finally settled as of the date of such termination, assigned to Landlord all of Tenant's right and interest in such insurance claims relating to the Damage and cooperate with all efforts of Landlord to obtain receipt of such insurance funds, including, to the extent required by the insurer, a power of attorney form permitting Landlord to pursue such insurance.

6.1.2 If any of the Pathways/Bridges or Ponds within the Premises are at any time damaged or destroyed in whole or in part by Damage (other than by the Tenant, its successors and assigns, or arising from the Permitted Use), Landlord shall promptly undertake such Reconstruction as may be reasonably necessary to restore such damaged portions of the Pathways/Bridges or Ponds to substantially the condition which existed immediately prior to the occurrence of the Damage to the extent insurance proceeds are available. Landlord shall exercise commercially reasonable efforts to complete such Reconstruction within one hundred twenty (120) days from the date of such Damage. If such Reconstruction have not been completed within such time, then Tenant may, but shall have no obligation to, undertake and complete such Reconstruction at Landlord's cost by delivering written notice to Landlord of such election, and Landlord agrees to reimburse Tenant for Tenant's documented costs incurred in such Reconstruction within thirty (30) days of Tenant's delivery of an invoice therefor accompanied by supporting evidence.

6.2 CONDEMNATION.

6.2.1 Total or Partial Taking. If the whole of the Premises or such portion thereof as will make the Premises unusable, in Tenant's reasonable judgment, for the Permitted Uses, shall be taken by any public authority (other than the Tenant or Landlord) under the power of eminent domain or sold to public authority under threat or in lieu of such taking, the Term shall cease as of the day possession or title shall be taken by such public authority, whichever is earlier. Provided however, Landlord and Tenant shall not institute any eminent domain proceedings that in any way impact the rights of Landlord or Tenant under this Lease.

6.2.2 Award. All compensation awarded or paid upon a total or partial taking of the Premises, including the value of the leasehold estate created hereby, shall belong to and be the property of Landlord without any participation by Tenant; Tenant shall have no claim to any such award based on Tenant's leasehold interest.

7. MAINTENANCE AND REPAIRS.

7.1 TENANT'S OBLIGATIONS.

7.1.1 Tenant will take care of Premises, excluding the Pathways/Bridges and Ponds, in customary condition for similar golf courses in Central Florida and shall keep the same in a neat, clean and sightly condition. Tenant shall be solely responsible for maintaining the Premises, excluding the Pathways/Bridges and Ponds, for purposes of conducting the Permitted Uses utilizing the same standard of care utilized by Tenant in the operation and maintenance of the West Course (as defined in the Interlocal Agreement). All such work shall be done by Tenant at Tenant's sole cost and expense and Landlord shall have no obligation to pay for such

work. Tenant shall not be responsible for Pathways/Bridges and Ponds unless damage is caused by or under the control of Tenant. If Tenant notices any condition impacting the Pathways/Bridges and Ponds, Tenant shall make all reasonable efforts to notify Landlord of such conditions.

7.1.2 Tenant shall be solely responsible for and promptly pay all charges for water, gas, heat, electricity, sewer and any other utility used upon or furnished to the Premises, excluding the Pathways/Bridges and Ponds. Utility deposits shall be the sole responsibility of the Tenant.

7.1.3 Tenant agrees that all personal property brought in to the Premises by Tenant, its employees, licensees and invitees shall be at the sole risk of Tenant; and Landlord shall not be liable for theft thereof or of money deposited therein or for any damage thereto, such theft or damage being the sole responsibility of Tenant.

7.1.4 Tenant shall be responsible for repairing, correcting or otherwise remedying any issues of health, safety or welfare that arise on the Premises, except for the Pathways/Bridges and Ponds, associated with the Permitted Use. If any such issue of health, safety or welfare that has not been addressed by Tenant within twenty-four (24) hours or if, in the sole discretion of Landlord and with prior notice to Tenant as deemed reasonable under the circumstances, such issue must be dealt with immediately and Tenant is not diligently working to address such issue, Landlord may perform such work and Tenant agrees to reimburse Landlord for Landlord's reasonable, documented costs incurred in such repairs within thirty (30) days of Landlord's delivery of an invoice therefor accompanied by supporting evidence.

7.2 LANDLORD'S OBLIGATIONS.

Landlord, at Landlord's cost and expense, shall be responsible for maintaining, repairing, and replacing the Pathways/Bridges and Ponds in the manner provided by the Interlocal Agreement and herein.

7.3 CONDITION UPON TERMINATION.

7.3.1 Upon the termination of the Lease, Tenant shall surrender the Premises to Landlord in good condition, except as provided in Section 6. Landlord shall have the option to direct Tenant to remove all or certain property of Tenant permanently affixed to or located upon the Premises, as directed by Landlord, and, to the extent removed, Tenant shall fill or repair any excavation or other damage to the Premises caused by Tenant's removal of its property. Should Tenant fail to remove such property as directed by Landlord pursuant to this Section 7.3.1 within thirty (30) days of the termination of this Lease, any property remaining on the Premises shall conclusively be deemed to have been abandoned by Tenant. Landlord may thereafter take such action as Landlord deems necessary to remove such property from the Premises and charge Tenant for the cost thereof.

7.3.2 All of Tenant's trade fixtures, furniture, furnishings, signs, and other personal property not permanently affixed to the Premises, if any, shall remain the property of

Tenant upon the termination of the Lease; provided, however that in the event of breach of this Lease and/or resulting termination by Landlord, Tenant shall not remove such property from the Premises unless instructed to do so by Landlord in accordance with 7.3.1.

8. DEFAULT AND REMEDIES.

8.1.1 DEFAULT BY TENANT.

The following will be events of default by Tenant under this Lease:

(a) Failure to pay, when due, any installment of Rent or Other Rent Charges, and such failure shall continue for a period of ten (10) days after the date on which Landlord provides Tenant written notice specifying such default with particularity. It is the intention of the parties that such notice shall be the same and not in addition to notice required under Section 83.20, F.S. for any termination or eviction again;

(b) The filing of a petition for bankruptcy or insolvency under any applicable federal or state bankruptcy or insolvency law; an adjudication of bankruptcy or insolvency or an admission that it cannot meet its financial obligations as they become due, or the appointment of a receiver or trustee for all or substantially all of the assets of Tenant;

(c) A transfer in fraud of creditors or an assignment for the benefit of creditors by Tenant;

(d) Any act which results in a lien being filed against the Premises which is not removed or bonded off in accordance with Section 4.0;

(e) The liquidation, termination or dissolution of Tenant; and

(f) Failure to cure (or begin to cure and diligently pursue to completion the cure of any non-monetary default which by its nature cannot be cured within sixty (60) days) any non-monetary provision of this Lease within sixty (60) days after Landlord has provided Tenant with a written notice specifying such default with particularity.

8.1.2 DEFAULT RENT

Notwithstanding Section 2.1, in the event of a default and Tenant's failure to cure such default within six (6) months of the date of such default, it is hereby acknowledged that Rent for the use of the Premises shall be automatically deemed to be Ten Thousand Dollars ($10,000) per year in lawful United States currency, which, for so long as the Lease has not been assigned by the initial Tenant, shall not accrue and be due and payable until six (6) months after the date of default; for all assignees of the initial Tenant and subsequent assignees, the default Rent

described herein shall accrue as of the date of default. The foregoing is in addition to any other remedies available to Landlord in law or equity.

8.2 REMEDIES.

In the event of any default here by Tenant, Landlord shall have all remedies available at law and in equity, in addition to the remedies listed as follows:

(a) An action for damages.

(b) Landlord may terminate this Lease by notice to Tenant and retake possession of the Premises for Landlord's account. Tenant shall then quit and surrender the Premises to Landlord. Tenant's liability under all of the provisions of this Lease for acts which occurred prior to termination shall continue notwithstanding any expiration and surrender, or any re-entry, repossession or disposition hereunder.

(c) Landlord may remedy or attempt to remedy any default of the Tenant under this Lease for the account of the Tenant and to enter upon the Premises for such purposes. Ten (10) days' notice must be provided by the Landlord of its intention to perform such covenants. The Landlord shall not be liable to the Tenant for any loss or damage caused by acts of the Landlord in remedying or attempting to remedy such default and the Tenant shall pay to the Landlord all reasonable expenses incurred by the Landlord in connection with remedying or attempting to remedy such default, including, but not limited to legal and management costs. Any expenses incurred by Landlord shall accrue interest from the date of payment by Landlord until repaid by Tenant at the highest rate permitted by law.

8.3 COSTS.

Unless otherwise provided for in Chapter 83, *Florida Statutes*, in the event that either the Landlord or Tenant is required to enforce this Lease by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, mediation fees and costs for trial, alternative dispute resolution, or appellate proceedings (whether incurred in preparation for or at trial, on appeal or in bankruptcy).

8.4 LANDLORD DEFAULT.

In the event of any default by Landlord, Tenant's shall have all remedies available at law and in equity, in addition an action for damages or an action for specific performance, but prior to any such action Tenant will give Landlord written notice specifying such default with particularity, and Landlord shall have a period of sixty (60) days following the date of such notice in which to commence the appropriate cure of such default. Provided however, if the notice of default reasonably states that the default has caused the Premises to be unable to fully accommodate 18 holes of safe, playable golf on the East Course, the Landlord shall immediately begin curative efforts and diligently complete such efforts. Unless and until Landlord fails to commence and diligently pursue the appropriate cure of such default after such notice or

complete same within a reasonable period of time, Tenant shall not have any remedy or cause of action by reason thereof.

9. MISCELLANEOUS PROVISIONS.

9.1 INTERPRETATION.

The captions of the Articles or Sections of this Lease are to assist the parties in reading this Lease and are not a part of the terms or provisions of this Lease. Whenever required by the context of this Lease, the singular shall include the plural and the plural shall include the singular. The masculine, feminine and neuter genders shall each include the other. In any provision relating to the conduct, acts or omissions of Tenant, the term "Tenant" shall include Tenant's agents, employees, contractors, invitees, successors or others using the Premises with Tenant's expressed or implied permission. This Lease will not be construed more or less favorably with respect to either party as a consequence of the Lease or various provisions hereof having been drafted by one of the parties hereto.

9.2 INCORPORATION OF PRIOR AGREEMENTS; MODIFICATIONS.

This Lease is the only agreement between the parties, other than applicable provisions of the Interlocal Agreement, pertaining to the lease of the Premises and no other agreements either oral or otherwise are effective unless embodied herein. All amendments to this Lease shall be in writing and signed by all parties. Any other attempted amendments shall be void.

9.3 NOTICES.

Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given as of the date and time the same are personally delivered, transmitted via electronic mail (provided that such notice is simultaneously transmitted via an alternate means of notice hereunder) or within three (3) days after depositing with the United States Postal Service, postage prepaid by registered or certified mail, return receipt requested, or within one (1) day after depositing with Federal Express or other overnight delivery service from which a receipt may be obtained, and addressed as follows:

To Landlord at the following address:
Lake Ashton Community Development District
c/o GMS Central Florida
135 Central Boulevard, Suite 320
Orlando, Florida 32801
Attention: Jillian Burns
jburns@gmscfl.com

With a copy sent simultaneously to:
Latham, Luna, Eden & Beaudine, LLP
111 N. Magnolia Avenue, Suite 1400
Orlando, Florida 32801

Attention: Jan A. Carpenter, Esq.
jcarpenter@lseblaw.com

To Tenant at the following address:
Lake Ashton II Community Development District
c/o GMS Central Florida
135 Central Boulevard, Suite 320
Orlando, Florida 32801
Attention: Jillian Burns
jburns@gmscfl.com

With a copy sent simultaneously to:
Hopping Green & Sams, P.A.
119 S. Monroe Street, Suite 300
Tallahassee, Florida 32301
Attention: Michael C. Eckert
michaele@hgslaw.com

or at such other address as either party hereto shall from time to time designate to the other party by notice in writing as herein provided.

In the event Applicable Law requires any notice be sent to Tenant at the Premises, a copy of any such notice shall be provided to Tenant simultaneously at Tenant's notice address stated above.

9.4 RADON GAS NOTICE.

The parties acknowledge that the Tenant has received the following statutory notification concerning Radon Gas:

> RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over a time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health department.

9.5 WAIVERS.

No failure or delay of Landlord or Tenant to exercise any right or power given it herein or to insist upon strict compliance by the other party of any obligation imposed on it herein and no custom or practice of either party hereto at variance with any term hereof shall constitute a waiver or a modification of the terms hereof or any right either party has herein to demand strict compliance with the terms hereof. No waiver of any right of either party or any default by either party on one occasion shall operate as a waiver of any of other rights or of any subsequent

default. No express waiver shall affect any condition, covenant, rule, or regulation other than the one specified in such waiver and then only for the time and in the manner specified in such waiver. No person has or shall have any authority to waive any provision of this Lease unless such waiver is expressly made in writing and signed by an authorized officer of the applicable party

9.6 RECORDATION.

Substantially concurrent with the execution of this Lease, Landlord and Tenant shall execute and record a memorandum of this Lease in the public records of Polk County, Florida.

9.7 FORCE MAJEURE.

If either party cannot perform any of its obligations (except the payment of Rent, Other Rent Charges, or other sums of money due hereunder) due to events beyond the party's control, the time provided for performing such obligations shall be extended by a period of time equal to the duration of such events. Events beyond control include, but are not limited to, acts of the other party, acts of God, war, civil commotion, labor disputes, strikes, fire, flood or other casualty, shortages of labor or material, government regulation or restriction and weather conditions.

9.8 PROHIBITED PERSONS AND TRANSACTIONS; PATRIOT ACT.

Tenant represents to Landlord that (i) neither Tenant nor any person or entity that directly owns a ten percent (10%) or greater equity interest in it nor any of its officers, directors or managing members is a person or entity (each, a "Prohibited Person") with whom U.S. persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control ("OFAC") of the Department of the Treasury (including those named on OFAC's Specially Designated and Blocked Persons List) or under Executive Order 13224 (the "Executive Order") signed on September 24, 2001 and entitled "Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit or Support Terrorism," or other governmental action, (ii) that Tenant's activities do not violate the International Money Laundering Abatement and Financial Anti-Terrorism Act of 2001 or the regulations or orders promulgated thereunder (as amended from time to time, the "Money Laundering Act") and (iii) that throughout the Term of this Lease, Tenant shall comply with the Executive Order and with the Money Laundering Act.

9.9 FLORIDA LAW.

This Lease is governed by the laws of the State of Florida.

9.10 COUNTERPART.

This Lease may be executed in multiple counterparts, each counterpart of which shall be deemed an original and any of which shall be deemed to be complete of itself and may be

introduced into evidence or used for any purpose with the production of the other counterpart or counterparts.

9.11 HOLDING OVER.

In addition to and not limiting any other rights or remedies which Landlord may have on account of Tenant holding over without written consent of Landlord, Tenant shall pay to Landlord rent in the amount of One Thousand Six Hundred and 67/100ths ($1,666.67) for each calendar month or portion thereof which Tenant holds over together with two hundred percent (200%) of any Other Rent Charges incurred by Landlord during such hold over period, and if Tenant holds over for more than two months, Tenant shall also pay any and all direct and consequential damages incurred by Landlord on account of such unapproved holding over, including claims by tenants entitled to future possession.

9.12 TIME IS OF THE ESSENCE.

Time is of the essence in this Lease and all provisions contained herein.

9.13 RELATIONSHIP.

Landlord and Tenant disclaim any intention to create a joint venture, partnership or agency relationship.

9.14 BROKER'S FEE.

Tenant covenants, represents and warrants that Tenant had no dealings or negotiations with any broker or agent in connection with the consummation of this Lease. Tenant and Landlord covenant and agree to hold harmless and indemnify each other from and against any and all costs, expenses (including reasonable attorney's fees before trial, at trial, on appeal and in bankruptcy) or liability for any compensation, commissions or charges claimed by any broker or agent claiming to have been engaged by or to have had dealings with the indemnifying party with respect to this Lease or the negotiations thereof.

9.15 WAIVER OF TRIAL BY JURY.

LANDLORD AND TENANT EACH HEREBY WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY EITHER OF THE PARTIES HERETO AGAINST THE OTHER ON ANY MATTER WHATSOEVER ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS LEASE.

9.16 RIDERS AND EXHIBITS.

All Riders, Addenda, Schedules and Exhibits attached hereto shall be deemed to be a part hereof and are hereby incorporated.

9.17 TENANT ASSIGNMENT.

Tenant will not assign this Lease, in whole or in part, or sublease the Premises, in whole or in part, without the prior written consent of Landlord, which consent will not be unreasonably withheld, conditioned or delayed; provided however, and notwithstanding the foregoing: (i) the initial Tenant may assign this Lease without the prior written consent of Landlord if such assignee, assignee's principals, or assignee's upper management has a minimum of five (5) years of either golf course operation, golf course management or golf course ownership experience ("Tenant's Direct Assignee"); and (ii) Tenant's Direct Assignee or any subsequent assignee may assign this Lease without the prior written consent of Landlord to an assignee with the financial ability to conduct the obligations of Tenant hereunder and if such assignee, assignee's principals, or assignee's upper management has a minimum of five (5) years of either golf course operation, golf course management or golf course ownership experience. Tenant will not be released from any obligation or liability under this Lease following any assignment or sublease not permitted pursuant to this Section. Assignee shall be considered Tenant and shall expressly assume all obligations under the Lease and act as Tenant hereunder. Any private (non-government) entity that is assigned this Lease shall automatically, upon assignment, waive all defenses and limitations applicable solely to government entities, including, but not limited to, limitations contained within Section 768.28, *Florida Statutes*. Notwithstanding anything to the contrary contained herein, this Lease shall only be fully assigned with the assignee assuming all rights, responsibilities and obligations of Tenant and shall not be subleased through the Term of the Lease. Nothing herein shall prohibit or limit the right of Landlord to transfer or assign its interest in the Premises or this Lease to its successor in interest in the Premises, so long as Tenant's rights under this Lease are not affected, and, upon notice of such transfer, Tenant hereby covenants and agrees to attorn to such Landlord. Furthermore, this Lease shall be subject to all matters of record and any future easements, licenses, or rights of way now or hereinafter granted which do not interfere with the Permitted Use or Tenant's Lease rights. In confirmation of such subordination, Tenant agrees to execute promptly (but in no event later than ten (10) days after receipt of same) any instrument that Landlord may reasonably request.

9.18 RENEWAL OPTION.

Provided Tenant is not in material default beyond any applicable notice and cure periods, the Term of this Lease shall automatically extend on the same terms and conditions contained herein and for the Rent specified in Section 2.1 for two (2) additional ten (10) year periods, unless Tenant provides written notification to Landlord not less than one hundred eighty (180) days prior to the expiration of the initial or extended Term of Tenant's intention not to extend this Lease.

9.19 TENANT RIGHT TO TERMINATE.

Tenant may terminate this Lease at any time during the Term by providing Landlord a written notice of termination (the "Termination Notice"). The Termination Notice shall establish a termination date for the Lease, which termination date shall be not less than ninety (90) days from the date the Termination Notice is delivered to Landlord. On the termination date, Tenant shall deliver possession of the Premises in the condition required by Section 7.3 and, following

the termination date established in the Termination Notice, this Lease shall be of no further force and effect except for those provisions which specifically survive termination of this Lease.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, Tenant and Landlord have caused this Lease to be duly executed as of the date first above written by their respective duly authorized officers, agents or attorneys in fact as the case may be.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Witness Name: Matthew Fisher

Witness Name: Caroline Lane

TENANT

LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes

By: _____
Doug Robertson, Chairman

Date: January 15, 2020

STATE OF FLORIDA

COUNTY OF POLK

Acknowledged before me this 15 day of January, ~~2019~~ 2020, by Douglas Robertson as Chairman of the Board of Supervisors of the Lake Ashton II Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, on its behalf. He is [X] personally known or [ ] has produced _____ as identification.

CHRISTINE WELLS
Notary Public-State of Florida
Commission # GG 330180
My Commission Expires
May 2, 2023

Notary Public

Christine Wells
Notary Printed Name

My Commission Expires: May 2, 2023

[Signatures continue on following page]

[Landlord's Signature Page to Lease Agreement]

LANDLORD

LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes

Witness Name: Matthew Fisher

Witness Name: SHEILA R. MORELAND

By: Michael Costello
MICHAEL W. COSTELLO, Chairman

Date: Dec 17, 2019

STATE OF FLORIDA

COUNTY OF POLK

Acknowledged before me this 17 day of December, 2019, by Michael Costello as Chairman of the Board of Supervisors of the Lake Ashton Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, on its behalf. He is ✓ personally known or [ ] has produced _____ as identification.

[SEAL]

CHRISTINE WELLS
Notary Public-State of Florida
Commission # GG 330180
My Commission Expires
May 2, 2023

Notary Public

Christine Wells
Notary Printed Name

My Commission Expires: May 2, 2023

EXHIBIT A

Legal Description of the Premises

EXHIBIT "A-1-A"

PARCEL I: (Lake Ashton Golf Club, Ltd., a Florida limited partnership)

LAKE ASHTON GOLF COURSE East:

Phase I Tracts GC-1, GC-2, GC-3, GC-4, GC-6, GC-7, GC-8, GC-9, GC-10 and GC-11, LAKE ASHTON GOLF CLUB PHASE I, according to the map or plat thereof as recorded in Plat Book 117, Page 19, Public Records of Polk County, Florida;

(Parcel ID # 27-29-18-865152-002760)
(Parcel ID # 27-29-18-865152-002770)

LESS AND EXCEPT that portion of Tract GC-10 as described in that certain Special Warranty Deed recorded in Official Records Book 7751, Page 549, Public Records of Polk County, Florida, being more particularly described as follows:

A portion of Tract CDD-11 and all rights of way, FIRST REPLAT OF THE PALMS OF ASHTON, A CONDOMINIUM, as shown in Condominium Book 15, Page 38, Public Records of Polk County, Florida, said portion of Tract CDD-11 being a replat of a portion of Tract GC-10, LAKE ASHTON GOLF CLUB PHASE I, as recorded in Plat Book 117, Page 19, Public Records of Polk County, Florida.

ALSO LESS AND EXCEPT that portion of Tracts GC-1 and GC-10 as described in that certain Quit Claim Deed recorded in Official Records Book 6374, Page 999, Public Records of Polk County, Florida, being more particularly described as follows:

A parcel of land being a portion of Tract B, Tract GC-1 and Tract GC-10, LAKE ASHTON GOLF CLUB PHASE I, as recorded in Plat Book 117, Pages 19 through 27, Public Records of Polk County, Florida, being described as follows:

Commence at the Northwest corner of said Tract B, said point being the common corner with the Southwest corner of Lot 162 of said LAKE ASHTON GOLF CLUB PHASE I; thence South 55° 00′ 42" East, along the Northerly line of said Tract B, 106.00 feet; thence North 34° 59′ 18" East, along the Westerly line of said Tract B, 77.63 feet; thence South 62° 49′ 07" East, along said Northerly line, 437.53 feet to the Point of Beginning; thence South 27° 48′ 30" West, 122.72 feet; thence North 62° 15′ 21" West, 409.04 feet to the Point of Curvature of a curve to the left having a radius of 285.00 feet, a central angle of 10° 59′ 44", a chord bearing of North 67° 45′ 13" West, and a chord distance of 54.61 feet; thence Northwesterly along the arc of said curve 54.69 feet to the Point of Tangency; thence North 73° 15′ 05" West, 102.77 feet to a point on a curve to the left having a radius of 26.73 feet, a central angle of 37° 52′ 41", a chord bearing of South 84° 28′ 57" West, and a chord distance of 17.35 feet; thence Westerly along the arc of said curve 17.67 feet to a point on the Easterly right-of-way line of Ashton Club Drive, as shown on said LAKE ASHTON GOLF CLUB PHASE I said point being on a non-tangent curve to the right having a radius of 165.00 feet, a central angle of 01° 38′ 40", a chord bearing of South 60° 26′ 57" West, and a chord distance of 4.74 feet; thence Southwesterly along said Easterly right-of-way line and the arc of said curve 4.74 feet; thence South 73° 15′ 05" East, 107.66 feet; thence South 27° 21′ 43" West, 485.99 feet; thence South 53° 29′ 08" East, 142.31 feet; thence South 60° 50′ 24" East, 320.00 feet; thence North 29° 09′ 36" East, 12.60 feet; thence South 60° 50′ 24" East, 160.00 feet; thence South 29° 09′ 36" West, 10.28 feet; thence South 60° 50′ 24" East, 160.00 feet; thence South 87° 20′ 53" East, 145.58 feet; thence North 82° 44′ 21" East, 80.22 feet; thence North 80° 05′ 54" East, 118.63

feet; thence North 63° 10′ 38" East, 107.26 feet; thence North 13° 32′ 07" East, 105.00 feet to said Easterly line of Tract B, thence North 01° 53′ 54" West, along said Easterly line, 27.35 feet; thence North 00° 19′ 47" East, along said Easterly line, 107.94 feet; thence North 07° 13′ 36" East, along said Easterly line, 142.65 feet; thence North 01° 34′ 47" East, along said Easterly line and it′ s Northerly extension, 76.35 feet; thence North 62° 38′ 17" West, 69.92 feet; thence South 27° 48′ 30" West, 5.00 feet; thence North 62° 38′ 17" West, 252.11 feet; thence North 62° 15′ 21" West, 166.89 feet; thence South 27° 48′ 30" West, 22.28 feet to the Point of Beginning.

ALSO LESS AND EXCEPT that portion of Tract GC-9 as described in that certain Quit Claim Deed recorded in Official Records Book 7351, Page 582, Public Records of Polk County, Florida, being more particularly described as follows:

ROADWAY

A parcel of land being a portion of Tract A, GC-9 and Tract WA-2, LAKE ASHTON GOLF CLUB PHASE I, as recorded in Plat Book 117, Pages 19 through 27, Public Records of Polk County, Florida, being described as follows:

Commence at the Northwest corner of said Tract A; thence South 89° 40′ 08" East, along the North line of said Tract A, 15.35 feet to the Point of Beginning; thence continue South 89° 40′ 08" East, 40.38 feet; thence North 19° 26′ 02" West, 35.78 feet; thence North 70° 33′ 58" East, 30.00 feet; thence South 19° 26′ 02" East, 46.56 feet to a point on said Tract A; thence continue South 19° 26′ 02" East, 109.59 feet to the Point of Curvature of a curve to the right having a radius of 215.00 feet, a central angle of 19° 45′ 53", a chord bearing of South 09° 33′ 05" East, and a chord distance of 73.80 feet; thence along the arc of said curve 74.17 feet to the Point of Tangency; thence South 00° 19′ 52" West, 577.21 feet to the Point of Curvature of a curve to the left having a radius of 30.00 feet, a central angle of 38° 33′ 08", a chord bearing of South 18° 56′ 42" East, and a chord distance of 19.81 feet; thence along the arc of said curve 20.19 feet to the Point of Tangency; thence South 38° 13′ 16" East, 32.95 feet to the boundary of said Tract GC-9; thence South 38° 05′ 42" West, along said boundary, 30.88 feet; thence North 38° 13′ 16" West, 29.60 feet to the Point of Curvature of a curve to the left having a radius of 50.00 feet, a central angle of 51° 26′ 52", a chord bearing of North 63° 56′ 42" West, and a chord distance of 43.40 feet; thence along the arc of said curve 44.90 feet to the Point of Tangency, a point on the South line of said Tract A; thence North 89° 40′ 08" West, along said South line of Tract A, 105.35 feet, to a point on the West line of said Tract A; thence North 06° 50′ 04" West, along said West line of Tract A, 30.24 feet; thence South 89° 40′ 08" East, 98.50 feet to the Point of Curvature of a curve to the left having a radius of 30.00 feet, a central angle of 90° 00′ 00", a chord bearing of North 45° 19′ 52" East, and a chord distance of 42.43 feet; thence along the arc of said curve 47.12 feet to the Point of Tangency; thence North 00° 19′ 52" East, 208.04 feet to the Point of Curvature of a curve to the left having a radius of 30.00 feet, a central angle of 90° 00′ 00", a chord bearing of North 44° 40′ 08" West, and a chord distance of 42.43 feet; thence along the arc of said curve 47.12 feet to the Point of Tangency; thence North 89° 40′ 08" West, 96.61 feet; to the Point of Curvature of a curve to the right having a radius of 215.00 feet, a central angle of 21° 20′ 12", a chord bearing of North 79° 00′ 02" West, and a chord distance of 79.60 feet; thence along the arc of said curve 80.07 feet to a point on the East line of Lake Ashton Golf Club Phase IV, as recorded in Plat Book 135, Pages 35-36, Public Records of Polk County, Florida; thence North 07° 13′ 36" East, along said East line, 31.15 feet to a point on a non-tangent curve to the left having a radius of 185.00 feet, a central angle of 23° 44′ 35", a chord

bearing of South 77° 47′ 51" East, and a chord distance of 76.12 feet; thence along the arc of said curve 76.66 feet to the Point of Tangency; thence South 89° 40′ 08" East, 96.61 feet to the Point of Curvature of a curve to the left having a radius of 30.00 feet, a central angle of 90° 00′ 00", a chord bearing of North 45° 19′ 52" East, and a chord distance of 42.43 feet; thence along the arc of said curve 47.12 feet to the Point of Tangency; thence North 00° 19′ 52" East, 246.07 feet to the Point of Curvature of a curve to the left having a radius of 185.00 feet, a central angle of 19° 45′ 53", a chord bearing of North 09° 33′ 05" West, and a chord distance of 63.50 feet; thence along the arc of said curve 63.82 feet to the Point of Tangency; thence North 19° 26′ 02" West, 66.38 feet to the Point of Curvature of a curve to the left having a radius of 20.00 feet, a central angle of 90° 00′ 00", a chord bearing of North 64° 26′ 02" West, and a chord distance of 28.28 feet; thence along the arc of said curve 31.42 feet to the Point of Tangency; thence South 70° 33′ 58" West, 18.00 feet; thence North 19° 26′ 02" West, 47.65 feet to the Point of Beginning.

ALSO LESS AND EXCEPT a portion of Tract GC-8, LAKE ASHTON GOLF CLUB, PHASE I, according to the map or plat thereof as recorded in Plat Book 117, Page 19, Public Records of Polk County, Florida as described in that certain Special Warranty Deed recorded in Official Records Book 4943, Page 680, Public Records of Polk County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Lot 237 of said LAKE ASHTON GOLF CLUB PHASE I for the Point of Beginning; thence North 00° 48′ 47" East, along the East line of said Lot 237 and it′ s Northerly extension, 120.00 feet; thence South 89° 11′ 13" East, 70.00 feet; thence South 00° 48′ 47" West, parallel with said East line of Lot 237, a distance of 105.86 feet to the Northerly right-of-way line of Ashton Club Drive; thence South 79° 23′ 40" West, along said Northerly right- of-way line, 71.41 feet to the Point of Beginning.

ALSO LESS AND EXCEPT from Tract "GC-3" (SALES CENTER) and Tract "GC-2" (GOLF COURSE) those certain parcels of land conveyed to Ashton Golf-Sales Center, LLC, a Florida limited liability company, by virtue of Special Warranty Deed recorded January 3, 2018, in Official Records Book 10357, Page 259, Public Records of Polk County, Florida, described as follows:

A portion of Polk County Property Appraiser Parcel Identification Number: 27-29-18-865152-002760.

All of TRACT "GC-3" (SALES CENTER) as depicted in the Plat recorded in Plat Book 117, Pages 19-27, Public Records of Polk County, Florida.

ALSO LESS AND EXCEPT a parcel of land being a portion of TRACT "GC-2" (GOLF COURSE), Plat Book 117, Pages 19-27, Public Records of Polk County, Florida, described as follows:

Commence at the Northeast corner of TRACT "GC-3" (SALES CENTER) as recorded in Plat Book 117, Pages 19-27, Public Records of Polk County, Florida; thence North 89° 59′ 59" West, along the North line of said TRACT "GC-3" (SALES CENTER), 219.97 feet, to the POINT OF BEGINNING; thence continue along said North line, 82.56 feet, to the West line of said TRACT "GC-3" (SALES CENTER); thence South 00° 00′ 02" West, along said West line, 155.67 feet, to the Northerly right-of-way of Ashton Club Drive, as recorded in Plat Book 117, Pages 19-27, Public Records of Polk County, Florida; thence North 89° 59′ 59" West, along said Northerly right-of-way, 59.28 feet; thence North 00° 00′ 28" East, 182.82 feet; thence North 89° 59′ 45" East, 111.72 feet; thence North 45° 00′ 01" East, 30.51 feet to a witness corner; thence continue North 45° 00′ 01" East, 32.14 feet;

thence South 44° 59′ 59″ East, 29.83 feet; thence South 45° 00′ 01″ West, 30.66 feet to a witness corner; thence continue South 45° 00′ 01″ West, 19.34 feet; thence South 00° 12′ 35″ West, 15.01 feet, to the POINT OF BEGINNING.

ALSO LESS AND EXCEPT a parcel of land being a portion of Tract "GC-9", LAKE ASHTON GOLF CLUB PHASE 1, as recorded in Plat Book 117, Pages 19 through 27, public records of Polk County, Florida as described in that certain Quitclaim Deed recorded in Official Records Book 5185, Page 1432, Public Records of Polk County, Florida, being more particularly described as follows:

Commence at the SW corner of Tract "A" of said LAKE ASHTON GOLF CLUB PHASE 1 for the Point of Beginning; thence South 89°36′36″ East, along the south line of said Tract "A", 164.47 feet to the east line of said Tract "A"; thence North 00°23′24″ East, along said east line, 57.72 feet; thence South 27°17′10″ East, 65.18 feet to the southerly line of said Tract "GC-9"; thence along the southerly line of said Tract "GC-9" for the following five (5) courses: (1) thence South 38°05′42″ West, 84.61 feet; (2) thence South 17°49′01″ West, 144.49 feet; (3) thence South 55°31′30″ West, 65.24 feet; (4) thence North 11°08′27″ West, 204.85 feet (5) thence North 06°50′04″ West, 41.70 feet to the Point of Beginning.

Phase II (Lake Ashton Golf Club, Ltd., a Florida limited partnership)

Lots 540, 541, 542, Tracts GC-12, GC-13 and GC-14, LAKE ASHTON GOLF CLUB PHASE II, according to the map or plat thereof as recorded in Plat Book 119, Page 17, Public Records of Polk County, Florida; **LESS AND EXCEPT** that portion of GC-12, LAKE ASHTON GOLF CLUB PHASE II, according to the map or plat thereof as recorded in Plat Book 119, Page 17, Public Records of Polk County, Florida, that was replatted to LAKE ASHTON GOLF CLUB PHASE III-B, according to the map or plat thereof as recorded in Plat Book 129, Page 47, Public Records of Polk County, Florida.

(Parcel ID # 27-29-19-865200-005421)
(Parcel ID # 27-29-19-865200-005870)
(Parcel ID # 27-29-19-865200-005880)
(Parcel ID # 27-29-19-865200-005890)

LESS AND EXCEPT those certain parcels of land conveyed to Ashton Golf-Eagle's Nest, LLC, a Florida limited liability company, by virtue of Special Warranty Deed recorded December 29, 2017, in Official Records Book 10355, Page 401, Public Records of Polk County, Florida, described as follows:

A portion of Polk County Property Appraiser Parcel Identification Numbers: 27-29-19-865200-005400; 27-29-19-865200-005410; 27-29-19-865200-005870; and 27-29-19-865200-005420.

Lots 540 and 541, as recorded in LAKE ASHTON GOLF CLUB PHASE II, Plat Book 119, Pages 17 through 25, Public Records of Polk County, Florida

AND LESS AND EXCEPT

PARCEL 2:

A parcel of land being a portion of TRACT "GC-12" (GOLF COURSE), recorded in LAKE ASHTON GOLF CLUB PHASE II, Plat Book 119, Pages 17 through 25, Public Records of Polk County, Florida, described as follows:

Commence at the Southwest corner of said TRACT "GC-12"; thence North 00° 51' 50" West, along the West line of said TRACT "GC-12", 32.47 feet to the POINT OF BEGINNING"; thence continue along said West line, 150.50 feet; thence South 89° 57' 43" East, 7.42 feet; thence South 09° 54' 54" East, 48.17 feet; thence South 07° 26' 07" West, 103.91 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT

PARCEL 4:

A parcel of land being a portion of LOT 542, recorded in LAKE ASHTON GOLF CLUB PHASE II, Plat Book 119, Pages 17 through 25, Public Records of Polk County, Florida, described as follows:

Commence at the Northwest corner of said LOT 542; thence South 00° 51' 50" East, along the Westerly line of said LOT 542, 27.37 feet to the POINT OF BEGINNING; thence South 73° 10' 06" East, 81.19 feet; thence South 76° 12' 18" East, 54.76 feet to the Westerly right-of-way of Dunmore Drive, also being a point on a non-tangent curve to the right, having a radius of 90.00 feet, a central angle of 4° 47' 20", a chord bearing of South 01° 31' 50" West, and a chord length of 7.52 feet; thence along the arc of said curve and said Westerly right-of-way, 7.52 feet; thence South 00° 51' 50" East, 2.58 feet to the South line of said LOT 542; thence South 89° 08' 10" West, along said South line, 130.00 feet to the West line of said LOT 542; thence North 00° 51' 50" West, along said West line, 48.63 feet to the POINT OF BEGINNING.

Phase IV-A (Lake Ashton Golf Club, Ltd., a Florida limited partnership)

Tract GC-11, LAKE ASHTON GOLF CLUB PHASE IV-A, according to the map or plat thereof as recorded in Plat Book 146, Page 47, Public Records of Polk County, Florida.

(Parcel ID # 27-29-18-865157-009630)

SECTION D

JOINT AMENITY FACILITIES POLICIES

OF THE

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

AND

LAKE ASHTON II
COMMUNITY DEVELOPMENT DISTRICT

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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

Rate Category	Rate
Annual User Fee for Non-Resident Members	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.. For Fiscal Year 2024-2025, the Annual User Fee is $4,376 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.

SECTION VIII

SECTION B

Lake Ashton Community Development District

Community Director Report

Meeting Date: May 12, 2025

Submitted by:
Christine Wells, Community Director

Events and Activities

The HFC hosted the Annual Volunteer Appreciation Event on April 25. Approximately 150 Volunteers and Guests were in attendance. The Clubhouse will host the Volunteer Appreciation Event in 2026.

May is Military Appreciation Month. The cover of the May newsletter featured a photo from the 2024 Memorial Day Remembrance Ceremony. There was a full page included in the newsletter to let Residents know about the special days to recognize our military throughout the month of May.

The 2026 Summer Music Series kicked off on May 9 at the HFC. The line up of entertainment for the 2026 Summer Music Series at the HFC and Clubhouse was featured on the back cover of the May *LA Times* magazine.

THE LINEUP: SUMMER MUSIC SERIES

Jam out to these rad local bands with your friends & neighbors! Tickets go on sale April 5 online for Clubhouse Shows or April 7 at either Activities Desk. Shows at the HFC need to be purchased at the HFC ($10 table reservation and $10 each at the door) and shows at the Clubhouse need to be purchased at the Clubhouse ($15 each).

CLUBHOUSE SHOWS

May 23 - Indoor Block Party with Southbound

Known as Polk County's "busiest" cover band playing a wide variety of music including Southern rock, classic rock, today's rock, and even some country and blues.

June 27 – Solo Cup Soiree with Free Whiskey

A talented jam/rock/blues local band, the love and friendship between this bunch of vibrant, fun loving musicians is infectious and draws the listener into their dynamic sound.

July 18 – Peace, Love & Music with Paisley Craze

This five-piece band plays all your favorite music from the 1960s, covering the incredibly wide range of styles of that historic decade.

AUGUST 29 – BEACH PARTY BASH WITH DJ ITSY ROC

With over 15 years of experience, DJ ITSY ROC plays a wide variety of music, incorporating professional sound and lighting equipment to make your event unforgettable.

September 26 – End of Summer Shindig with the Southshore Cruisers Band

Lifelong musicians who tailor the best dance hits of the '60s, '70s and '80s to their 55+ crowds to keep their fans rockin' on the dance floor.

HFC SHOWS

MAY 9 - SPEED LIMIT 70

An energetic and entertaining five-piece cover band that performs classic hits from the 1970s to the 2000s, with a strong focus on the iconic songs of the 70s and 80s.

June 20 - Rusty Trumpet Band

Be transported to a simpler time and become active participants, not just spectators. Enjoy tributes to famous personalities including Elvis Presley, Willie Nelson, Patsy Cline, Aretha Franklin, Louie Armstrong, Motown legends, and various rock stars, as well as disco and country.

July 25 - Carlos and Company

A husband & wife duo who perform hits from the 50's to the present in all genres.

AUGUST 22 - THE DUKES

The Dukes keep the music of the 50's & 60's alive by singing their unique blend of Doo Wop and Rock & Roll.

SEPTEMBER 12 - JOSH BLEVINS

Josh Blevins started singing as a young boy and his voice carries a traditional yet current county sound! Get ready for an energetic and unforgettable night of live music.

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

Staff and the Lake Ashton Activities Advisory Group are working on finalizing the 2026 Entertainment Series. Shows should be finalized in the next few weeks. Dates will be released once finalized.

Clubhouse Staff, HFC Staff, and the Lake Ashton Activities Advisory Group are working on finalizing the details for Camp Lake Ashton, 2025. Details will be released in the June *LA Times* magazine. There will be activities planned at the HFC and Clubhouse and they will be completely free for all residents.

The following additional events are scheduled for May - June at the Clubhouse
6/18: DL Customs Window Tinting Lunch & Learn
6/20: Crafting with Carmen - Drink Jar
6/23: Bloodmobile
6/30 Camp LA Kickoff

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 May *LA Times* Community Magazine was sent out via email blast along with the monthly calendar on April 30.

The front cover featured a photo taken at the Veteran's Memorial in honor of Military Appreciation Month

The back cover promoted the 2025 Summer Music Series.

The June LA Times magazine will be distributed on Friday, May 30.

The deadline for the June Newsletter is May 14

Monday Coffee:

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

- May 19: Central Florida Visitor Center
- June 2: Hurricane Preparedness with Polk County Fire Rescue
- June 16: AdventHealth Talks
- November 3 – Brian Haas – Florida State Attorney

Safety and Security:

- The following article was published in the May LA Times to have residents assist with closing the pool gates properly.
  UNAUTHORIZED USE OF AMENITY ACCESS CARDS *Residents should not use their Amenity Access Card to let anyone into any of the locked Amenity doors/gates. Residents should only use their Amenity Access Card to open the pool gates and should not attempt to open the gate any other way. We need your help! Please ensure doors and pool gates are closed tightly after entering and exiting. If the doors and gates are not locked properly, please contact staff. This system is only effective if used properly. An unlocked pool gate could result in the pool being shut down so please help ensure these gates are closed properly at all times. If you need an Amenity Access Card, please come to the Clubhouse Office Tuesdays and Wednesdays, 10 am - 1 pm to have your picture taken and card issued. Please be sure to bring a photo ID. Appointments can be made for anyone not able to come in at those times.*
- Acrylic "push" and "pull" stickers have been added to the 4 pool gates.
- Staff have processed 2,803 Amenity Access Cards for Lake Wales and Winter Haven Residents and have issued approximately 1,390 RFID tags.
- Welcome emails have gone out to all residents to assist with signing up for the Tek Control Visitor Management Resident Portal.
- James Davis, Securitas Account Manager, will be onsite every Tuesday throughout the month of May to assist residents with the Tek Control Visitor Management Resident Portal.
- 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.

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.
- 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.

- "Glass is not permitted on the Pool Deck" signs have been installed on all pool gates.
- The street sign blades are in production and should be finished soon. Once received facility staff will be installing them. This will be done in conjunction with the painting of the sign poles throughout the Lake Wales portion of the community.
- 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 Reme Halo cartridges have been installed.
- New intersection signs were installed at the intersections of Gullane Drive and Muirfield Loop and Berwick Drive and Ashton Club Drive. More information, including pictures, will be included in the Operations Manager's report.
- The stop sign that was hit at the intersection of Ashton Club Drive and Mulligan Lane was repaired.
- The Tennis Group was advised that the Board of Supervisors did not approve the installation of a banner at the Clubhouse Tennis Courts.
- Staff worked with the Engineer to solicit an additional bid for the concrete pathway repair/minor erosion control project approved at the April Board of Supervisors Meeting. The Engineer is evaluating the quotes to ensure they are in line with the scope of the project.
- The contract with Shenandoah for the CIPP project on Turnberry Lane, approved at the April Board of Supervisors meeting, was executed.
- The contract with Toole for the erosion control project, approved at the April Board of Supervisors meeting was executed.
- The contract for the repaving of Turnberry was received and will be executed soon.
- Staff is continuing to solicit quotes for the following:
    - 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.

New Items for Board Consideration

- Quotes for the following are included in the agenda packet for Supervisors' consideration:
    - Painting the Ballroom
    - Replacement of flooring in the Ballroom (carpet and dance floor)
    - Replacement of the drapes in the Ballroom
    - Replacement of the Shuffleboard Court Roof
    - Replacement of the Guard House Roof
- Staff are working with a hog trapper to take care of the intrusion of wild hogs in the community. Damage has been seen in the Litchfield Loop area. There have also been reports of hogs in the Sable Loop Drive portion of the community. The trapper has set up a camera to try and capture the hog's activity so he can set up a time to come out and remove them. He has stated it has been tough to establish a pattern to determine when to come out. Staff continue to monitor areas where wild hogs were spotted and have been in communication with the trapper.
- Staff would like the Board to consider the addition of several policies that have been discussed at recent Board Meetings. Staff recommends the Board formalize the following policies, in addition to any others the Board deems necessary:
    - Gate strike and collection policy
    - Block party policy
    - Policy for the collection of debts owed to the District
    - Parking policy

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
Clubhouse and Other Grounds Projects							
Conversion of Propane to Natural Gas	$37,693.00		4/15/2024	Staff is working on scheduling the conversion of the hot water heaters. **Paid as of 1/13/25** $885 - Hooking Restaurant line to meter and new quick connect hoses. $18,235 - Restaurant Kitchen Equipment $1,200 - Changing Ansul System for New Equipment in Restaurant Kitchen $1,640 - Convert Spa Heater $5,500 - New Pool Heater DOES NOT INCLUDE REBATES IN PROCESS	4/7/2025		$27,460.00
Replace 48 Street Signs Throughout the Community	$6,300.00		12/16/2024	The proof has been approved. The deposit check has been received and the signs are in production	5/5/2025		$4,000.00
Pavement Management, Stormwater Management, Bridges, and Concrete Pathways							
Turnberry Lane Repave	$150,178.15		4/14/2025	The contract has been received and is under review	5/5/2025		
Repair to Concrete Pathways (Hole 10 on the East Golf Course) and Minor Erosion Contol (Hole 12 on the East Course)	$7,650.00		4/14/2025	Two quotes were received and are being reviewed by the Engineer	5/5/2025		
Erosion Control Along a Pond Bank on Hole Number 4 on the East Golf Course	$20,292.00		4/14/2025	Contract has been executed and pending scheduling	5/5/2025		
Install CIPP Liners on 5 Pipes Crossing Turnberry Lane in Addition to Spot Repairing an Adjacent Pipe with a Mechanical Sleeve	$39,471.50		4/14/2025	Contract has been executed and pending scheduling	5/5/2025		
Replace 48 Street Signs Throughout the Community	$6,300.00		12/16/2024	The proof has been approved. The deposit check has been received and the signs are in production	5/5/2025		$4,000.00
Completed Projects - FY 2025							
Replace Reme Halo Cartridges Replaced in the Clubhouse	$6,630.00		3/17/2025	This project was completed on 4/10/25	5/5/2025		$6,630.00
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

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
Installation of permanent roofline lighting at the Clubhouse and Guard House	$28,902.00	$28,902.00	9/16/2024	This project is complete.	1/13/2025		$28,902.00
Clubhouse and Amenity Painting (On FY 24 Project List)	$35,185.00	$35,185.00	7/15/2024	This project is completed.	1/13/2025		$35,185.00
Seal pipe and fill near 4081 Dunmore Drive	$8,845.00	$8,845.00	8/26/2024	4081 Dunmore Drive This is completed.	1/13/2025		$8,845.00
Turnberry Lane Geotechnical Investigation	$3,650.00	$2,900.00	11/18/2024	This is complete. Report sent to Supervisors and included in the January agenda packet	1/13/2025		$2,900.00
Purchase 2 additional AED Units	$4,231.80	$4,231.80	11/18/2024	These were installed on 12/12/24	1/13/2025		$4,231.80
Gutter Installation at the Clubhouse (On FY 24 Project List)	$16,400.00	$16,400.00	8/19/2024	This project was completed on 11/4/24	11/11/2024		$16,400.00
Totals	**$169,391.80**	**$103,905.80**				**$0.00**	**$131,365.80**

SECTION 1

Capital Project Purchase Analysis

Solicitor	Lake Ashton Community Development District	Budgeted Amount	Not Budgeted for FY 25
Project Title	Shuffleboard Court Roofing Replacement	Date Last Event	2002

Evaluation Criteria	Proposer #1 **Fisher and Floyd**	Proposer #2 **Jurin Roofing Services**	Proposer #3 **TPC Roofing**	Proposer #3 **WCM Construction & Roofing**
Overall price	$12,140.00	$19,520.00	$15,600.00	$14,200.00
Warranty on product/service	5 year labor 25 year product	5 year labor for sythetic underlayment 10 year for ice and water underlayment 25 year product	5 year labor 25 year product	5 year labor 25 year product
Shipping costs	N/A	N/A	N/A	N/A
Company location in relation to Lake Ashton	Lake Wales	Dundee	Orlando	Eagle Lake
Time Frame to start project	4 weeks	4 weeks	Waiting on Vendor	Waiting on Vendor
Time frame to complete project	3 days	2 days	Waiting on Vendor	Waiting on Vendor
Past performance with customer	Never Used - Resident Recommendation	Used for Clubhouse and Pavilion Roof Replacement and all Roofing Repairs	Never Used - 4.7 Star Google Rating - 250 Reviews	Never Used - 4.9 Star Google Rating - 27 Reviews. HFC Has Used for Roofing and Construction
LA Times Newsletter Advertiser (other options)	No	No	No	Yes
Monday Coffee Vendor	No	No	No	No

GAF Camelot® II
Designer Lifetime® Shingles

Camelot® II Shingles

Camelot® II Shingles complete a home with their classic, artisan-crafted look — at a surprisingly affordable price. Now with GAF Time-Release Algae-Fighting Technology for long-lasting algae-fighting power so strong it allows us to offer a 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration.[4]

Camelot® II Shingles

Benefits:

- **Affordable Luxury** — Camelot® II Shingles are only a fraction of the cost of traditional slate or wood shakes
- **Sophisticated Design** — Artisan-crafted shapes combined with a dimensional design result in a sophisticated beauty unmatched by typical shingles
- **Custom Color Palette** — Specially formulated color palette is designed to accentuate the shingle's natural appeal
- **High-Performance** — Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.com/aps to learn more)
- **StainGuard Plus™ Algae Protection Limited Warranty** — Specially engineered capsules release copper over time for long-lasting algae-fighting power. It's protection so strong, it allows us to offer a 25-year limited warranty against blue-green algae discoloration.[4]
- **Highest Roofing Fire Rating** — UL Class A, Listed to ANSI/UL 790
- **Stays in Place** — Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-offs; shingles warranted to with-stand winds up to 130 mph (209 km/h)[3]
- **The Ultimate Peace of Mind** — Lifetime† limited transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years
- **Perfect Finishing Touch** — Use TimberTex® Premium Ridge Cap Shingles or TimberCrest® Premium SBS-Modified Ridge Cap Shingles[5]

Colors:

Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 17" x 34 ½" (432 x 876 mm)
- **Exposure:** 7.5" (190.5 mm)
- **Bundles/Square:** 4
- **Pieces/Square:** 56
- **Nails/Square:** 280 (336 where 6 nails per shingle is required)[5]
- **StainGuard Plus™ Algae Protection Limited Warranty**[4]
- **Hip/Ridge:**[5,6] TimberTex®; TimberCrest®
- **Starter:** WeatherBlocker™

Applicable Standards & Protocols

- UL Listed to ANSI/UL 790 Class A
- Miami-Dade County Product Control approved
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462[1]
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Texas Department of Insurance listed
- Meets CSA A123.5[2]

Installation

Detailed installation instructions are provided on the inside of each bundle wrapper of Camelot® II Shingles. Installation instructions may also be obtained at gaf.com.

† Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

[1] Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

[2] Refers to shingles sold in Canada only.

[3] 15-year 130 mph wind speed coverage requires special installation and use of GAF Starter Strip Shingles; see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

[4] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions, and qualifying products.

[5] Required by some local codes and required for enhanced wind coverage on certain products.

[6] These products are not available in all areas. See gaf.com/RidgeCapAvailability for details.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

We protect what matters most™

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GAF Timberline HDZ®
High Definition® Lifetime† Shingles

4

GAF LAYERLOCK® TECHNOLOGY

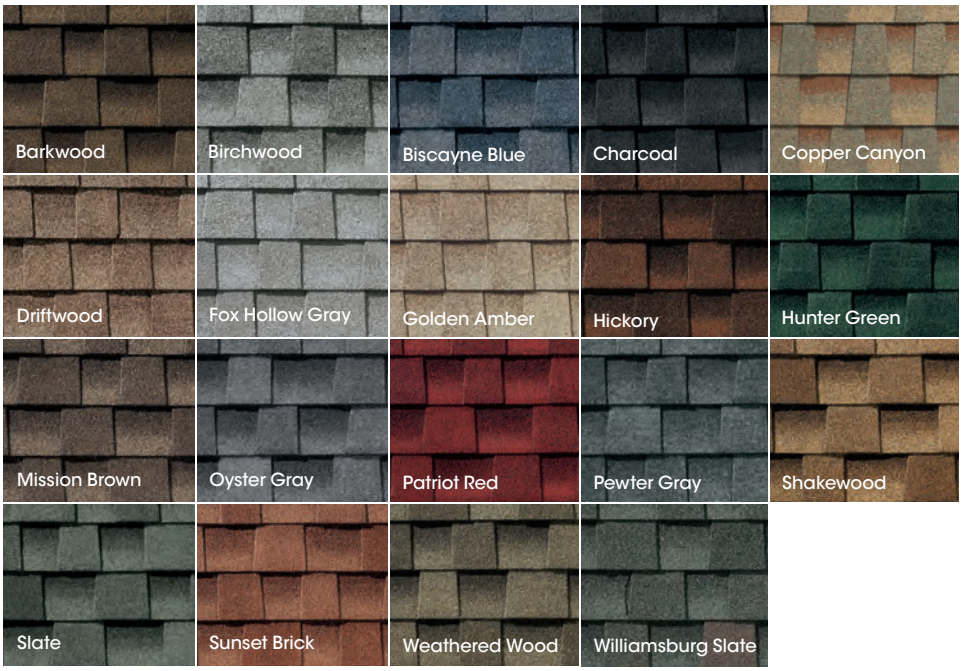
America's #1-selling shingle just got better — again

With GAF time-release algae-fighting technology and LayerLock® technology, Timberline HDZ® offers everything you can expect from an architectural shingle roof, and more.

Benefits:

- **LayerLock® technology** — mechanically fuses the common bond between overlapping shingle layers
- **Up to 99.9% nailing accuracy** — the StrikeZone® nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test[1]
- **WindProven™ Limited Wind Warranty** — when installed with the required combination of GAF accessories, Timberline HDZ® shingles are eligible for a wind warranty with no maximum wind speed limitation[2]
- **Dura Grip™** sealant pairs with the microgranule surface of the StrikeZone® nailing area, and an asphalt-to-asphalt monolithic bond cures for durability, strength, and exceptional wind-uplift performance
- **25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration.[3] Proprietary GAF time-release algae-fighting technology helps protect your shingles from unsightly stains.
- **For the best look** — use TimberTex® premium ridge cap shingles or TimberCrest® premium SBS-modified ridge cap shingles

Colors:



Harvest Blend Colors[5]

Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 1/4" x 39 3/8" (337 mm x 1,000 mm)
- **Exposure:** 5 5/8" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **StainGuard Plus™ Algae Protection Limited Warranty**[3]
- **Hip/Ridge:** TimberTex®; TimberCrest®; Seal-A-Ridge®; Z®Ridge; Ridglass®[4]
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- Passes UL 2218 Impact-Resistance Test with Class 3 rating
- UL Listed to ANSI/UL 790 Class A
- State of Florida Approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018 Type 1
- Meets ASTM D3462[5]
- Miami-Dade County Product Control Approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with Title 24 Cool Roof Requirements (some colors)

† Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime shingle and at least 3 qualifying GAF accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit gaf.com/LRS for qualifying GAF products.

[1] Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HD® Shingles to Timberline HDZ® Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

[2] 15-year WindProven® Limited Wind Warranty on GAF shingles with LayerLock® technology requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the *GAF WindProven™ Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

[3] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

[4] Harvest Blend colors are only available on TimberTex® Ridge Cap Shingles, Seal-A-Ridge® Ridge Cap Shingles, and TimberCrest® Premium SBS-Modified Ridge Cap Shingles.

[5] Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

We protect what matters most™

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Proposal

Fisher & Floyd
Roofing & Sheet Metal Co.,Inc.
Florida Certified Roofing Contractor No. CC C053258
P.O. Box 223
Lake Wales, FL 33859
(863)676-1638

PROPOSAL SUBMITTED TO
Lake Ashton Attn: Matt Fisher

DATE
05/05/2025

STREET

JOB DECRIPTION
Reroofing (2) Shuffleboard Court Buildings

CITY, STATE, and CODE

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

1. Remove the existing asphalt shingles and cart away debris
2. Dry in with two plies of synthetic shingle underlayment
3. Install 26 gauge galvanized eavedrip
4. Apply lifetime limited warranted Architectural shingles in standard color selection

Net Amount: $12,140.00
NOTE: If GAF Camelot II shingles are used in lieu of GAF Timberline HDZ shingles, net amount would be $16,815.00
NOTE: This price does not include replacement of rotted wood. This would be done on a time and material basis.

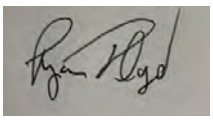
==========

Payment to be made as follows:

Net due upon completion

All work is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements, contingents upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance.
Our workers are fully covered by Workman' Compensation Insurance.

Authorized
Signature



_____

Note: This proposal may be withdrawn if not
Accepted within 30days

Acceptance of Proposal-The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature_____

Date of Acceptance _____

Signature_____

10-Day Contract Cancellation Notice Language:
You, the residential property owner, may cancel this contract without penalty or obligation within 10 days after the execution of the contract or by the official start date, whichever comes first, because this contract was entered into during a declaration of a state of emergency by the Governor. The official start date is the date on which work that includes the installation of materials that will be included in the final work on the roof commences, a final permit has been issued, or a temporary repair to the roof covering or roof system has been made in compliance with the Florida Building Code.
The Date of Acceptance is the official start date as permits and materials are ordered within this timeframe.

Fisher & Floyd Roofing Workmanship Guarantee

We guarantee the workmanship of your new roof installation for a period of five (5) years from the date of completion. This guarantee covers defects in the installation of roofing materials, including but not limited to:

- **Leaks caused by improper installation:** This includes leaks resulting from improper flashing, shingle placement, or sealing around penetrations.
- **Workmanship errors:** This includes any errors made by our installers during the roofing process.

Exclusions:

This guarantee does not cover damages or issues caused by:

- **Acts of nature:** This includes damage from wind, hail, snow, ice, lightning, falling trees, or other natural events.
- **Normal wear and tear:** This includes the expected aging and deterioration of roofing materials over time.
- **Improper maintenance:** This includes damage caused by a lack of proper maintenance, such as failing to clean gutters or remove debris.
- **Modifications or repairs by others:** This includes any alterations or repairs made to the roof by anyone other than Fisher & Floyd Roofing or its authorized representatives.
- **Pre-existing conditions:** This includes any damage or issues that existed prior to the roof installation.

The Golden Name In Roofing

ROOF REPLACEMENT

SHUFFLEBOARD STRUCTURE
4141 ASHTON CLUB DR,
LAKE WALES, FL 33859

PREPARED FOR:

LAKE ASHTON CDD
4141 ASHTON CLUB DRIVE
LAKE WALES, FL 33859

May 5, 2025

JURIN ROOFING SERVICES, INC.
Corporate Office
29716 Highway 27, Dundee, FL 33838
(800) 710-7525 • www.jurinroofing.com
FL Contractor #CCC1325665
FL Business License # 23829
FL Residential License #CRC1330652

Northern Office
560 Seminary Street, Pennsburg, PA 18073

www.jurinroofingflorida.com

NATIONAL ROOFING CONTRACTORS ASSOCIATION

Partners Club

CARLISLE'S ESP MEMBER

CARLISLE'S HALL OF FAME

The Florida Roofing, Sheet Metal & Air Conditioning Contractors Assoc.

Jurin Roofing Services, Inc.

Corporate Office and Remittance:
29716 Highway 27, Dundee, FL 33838
Florida Contr. #CCC1333447 FL Business Lic. #23289
Tel. (215) 536-1886 www.jurinroofing.com

Proposal - Roof Replacement

Lake Ashton CDD
4141 Ashton Club Drive
Lake Wales, FL 33859

Date: 05/05/2025

Building:
Shuffleboard Structure
4141 Ashton Club Drive,
Lake Wales, FL 33859

Job: PRJ #9433 – Roof Replacement - Lake Ashton Shuffleboard Structure – 4141 Ashton Club Dr.

Work To Be Performed:

WE HEREBY PROPOSE TO furnish and install all necessary labor, materials, equipment and supervision to properly complete the following scopes of work at Ashton Palms Dr, Lake Wales, FL 33859. This scope of work includes and is limited to both structures right next to the shuffleboard courts.

The total area of roof system to be replaced is approximately 2,400 square feet with the cost of the permit to be included in base bid.

1. Mobilization

1.1 Setup site to meet OSHA fall protection requirements. This will include setup of various items including guard rails at load and at discharge points.

1.2 Load all materials onto roof surface. Jurin Roofing Services, Inc. will make maximum efforts to limit the storage of materials and equipment on the ground during the construction project.

2. Demolition

2.1 Remove single layer of asphalt shingles and synthetic underlayment from roof deck.

2.2 All debris will be loaded into disposal containers and removed from the site. All debris will be disposed of in a legal manner.

2.3 Clean all roof top penetrations and perimeter walls free of all loose flashing material. Owner warrants that the existing roof top penetrations are sound. Owner agrees to hold harmless and indemnify Jurin Roofing Services Inc. from any claims resulting from the cleaning of penetration flashings.

2.4 Tarps to be set down over the shuffleboard courts to protect from falling debris.

3. Unitary Cost Schedule

3.1 After removal of roof system, examine plywood roof decking for deterioration. Replace plywood decking with like material at a rate of $4.75 per square foot with a minimum 32 square feet per area replaced.

3. Unitary Cost Schedule *(cont.)*

3.2 All unforeseen deficiencies uncovered during the installation of the new roofing system will be billed as a change order. The rates for change orders are $90.00 per hour with a 10% mark-up to be added to all materials.

4. Roof System Installation

4.1 Deck will be reattached using 8d nails according to Florida Building Code requirements.
4.2 Install new drip edge around exposed perimeter of roof system.
4.3 Install double layer synthetic underlayment according to FBC.
4.4 Install architectural asphalt shingles onto roof deck. Color of shingles to be chosen from standard colors available in location of building. Shingles to be GAF Timberline HDZ.
4.5 Install new hip and ridge caps.
4.6 Flash up to one roof penetration according to Florida Building Code requirements.
4.7 Install up to 400 linear feet of new metal drip edge.
4.8 Included in this scope of work is the time required to detach and re-attach the gutter brackets. This can be a tedious task that others often times leave out of their scope of work and then invoice as a change order. This scope of work has incorporated the additional time needed.

5. Asphalt Shingle Roof Replacement - Limited Warranty

5.1 Limited Manufacturer Material Warranty - The asphalt shingles being provided as part of this scope of work are manufactured and warranted by GAF. The materials are warranted for a period of up to 40 years with specific limitations/shorter duration of coverage for specific types of losses. A copy of the manufacturer warranty will be provided at the completion of the project or upon request of the customer.

5.2 Jurin Roofing Services, Inc.'s work will receive a limited warranty for 5 years by Jurin in accordance with its standard warranty, which is made a part of this proposal/contract and incorporated by reference. A copy of Jurin Roofing Services, Inc.'s standard warranty is attached or, if not, will be furnished upon request. Jurin SHALL NOT BE LIABLE FOR SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES. The acceptance of this proposal/contract signifies the parties' agreement that this warranty shall be and is the exclusive remedy against Jurin for all defects in workmanship furnished by Jurin. A manufacturer's warranty shall be furnished if a manufacturer's warranty is called for in this proposal/contract. It is expressly agreed that in the event of any defects in the materials furnished pursuant to this proposal/contract, recourse shall only be against the manufacturer of such material. There shall be a wind speed limitation of 55 miles per hour. A wind event in excess of 55 miles per hour is considered an exclusion of this warranty.

6. Contract Provisions and Exclusions

6.1 Asbestos, Lead Based Paint, and Toxic Materials Exclusion - This proposal and contract is based upon the work to be performed by Jurin Roofing Services, Inc. not involving contact with asbestos-containing, lead based, or toxic materials and that such materials will not be encountered or disturbed during the course of performing the re-roofing work. Jurin Roofing Services, Inc. is not responsible for expenses, claims or damages arising out of the presence, disturbance or removal of asbestos-

6. Contract Provisions and Exclusions *(cont.)*

containing, lead based, or toxic materials. In the event such materials are encountered, Owner will make arrangements with others for the handling and/or removal of such materials and/or Jurin Roofing Services, Inc. shall be entitled to additional time and compensation for additional expenses incurred as a result of the presence of asbestos, asbestos-containing, lead based, or toxic materials at the work site.

6.2 Change Orders - If Jurin Roofing Services, Inc. is requested by general contractor, prime contractor or owner to perform extra or changed work that was not part of Jurin Roofing Services, Inc.'s original scope of work, general contractor, prime contractor or owner will provide reasonable compensation to Jurin Roofing Services, Inc. for said work. General contractor, prime contractor or owner shall not give orders to Jurin Roofing Services, Inc. for the work that is required to be performed at that time and then refuse to make payment on the grounds that a Change Order was not executed at the time the work was performed or the general contractor, prime contractor or owner's representative was not authorized to order the change. General contractor, prime contractor, owner and Jurin Roofing Services, Inc. recognize that in order for construction projects to proceed in a timely and efficient manner, changes in the original specifications frequently are made prior to execution of formal Change Order documents. The parties agree to work in good faith with each other so that Jurin Roofing Services, Inc. does not proceed with changed work without authorization and Jurin Roofing Services, Inc. receives fair compensation for authorized change work.

6.3 Dispute Resolution - In the event of a dispute between the parties hereto, the parties shall seek to mediate the dispute. If mediation is not successful, arbitration shall be promptly conducted. Both mediation and arbitration shall be held in the county where the Project is located.

6.4 Electrical Conduit - Owner represents there is no electrical conduit embedded within the existing roofing to be removed or attached directly to the underside or topside of the roof deck upon which contractor will be installing the new roof. Owner will indemnify Jurin Roofing Services, Inc. from any personal injury, damage, claim or expense because of the presence of electrical conduit, shall render the conduit harmless so as to avoid injury to Jurin Roofing Services, Inc. personnel, and shall compensate Jurin Roofing Services, Inc. for additional time and expense resulting from the presence of such materials.

6.5 Jurin Roofing Services, Inc. agrees to indemnify and hold harmless the Owner from all claims, damages, losses and expenses for personal injury, including death and property damage, to the extent caused by a negligent act or omission by Jurin Roofing Services, Inc. or someone for whose acts Jurin Roofing Services, Inc. is responsible. Jurin Roofing Services, Inc. is not obligated to provide indemnity for damages, losses, claims or expenses to the extent due to the negligence or fault of indemnities or others for whose conduct Jurin Roofing Services, Inc. is not responsible. Similarly, Owner shall indemnify and hold harmless Jurin Roofing Services, Inc. from all claims for bodily injury, including death or other damages, to the extent due to the negligence of Owner or the fault of its agents, representatives or employees. Notwithstanding the foregoing, in the event of a construction defect claim or a claim resulting from a slip and fall incident, the provisions of subsection (b) shall apply instead of the provisions of subsection (a).

b. Owner is responsible for maintaining its premises in a condition that is safe for its employees, tenants, patrons, customers and other third parties. With respect to any and all construction defect claims, and

6. Contract Provisions and Exclusions *(cont.)*

all claims resulting from slip and fall incidents caused in whole or in part by the Owner's or its tenant's failure to promptly clean up water from the floors of the premises, Owner agrees to hold harmless and indemnify Jurin Roofing Services, Inc. from and against all damages, losses, and expenses, including attorney's fees, arising from such claims; provided, however, that such indemnification shall not include claims of, or damages resulting from, gross negligence, or willful, wanton or intentional misconduct of Jurin Roofing Services, Inc. or its officers, directors, agents or employees, or for statutory violation or punitive damages except and to the extent the statutory violation or punitive damages are caused by or result from the acts or omissions of Owner or someone for whom Owner is responsible. If Owner is requested to provide indemnification for such damages caused in whole or in part by any act, omission, or default of Jurin, the extent of such indemnification shall be limited to $1,000,000. Notwithstanding the foregoing, if this contract is one for a public agency or in connection with a public agency's project, the Owner's indemnity obligations are limited to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the Owner and persons employed or utilized by the Owner.

6.6 Jurin Roofing Services, Inc. is not responsible for condensation, moisture migration from the building interior or other building components, location or size of roof drains, adequacy of drainage or ponding on the roof due to structural conditions. Additionally, Jurin Roofing Services Inc. shall not be liable for any claims or damages arising from or related to deficiencies in drainage. It is the Customer's responsibility to retain a licensed architect or mechanical engineer to determine and evaluate the drainage design and compliance with existing plumbing codes, including potential need for additional drains, scuppers or overflow drains, prior to commencement of reroofing. Jurin Roofing Services Inc.'s work does not include evaluation of code compliance, existing drainage, proper location or size of roof drains, or adequacy of drainage.

6.7 Mold Growth Exclusion - Jurin Roofing Services, Inc. and Owner are committed to acting promptly so that roof leaks are not a source of potential interior mold growth. Owner will make periodic inspections for signs of water intrusion and act promptly, including notice to Jurin Roofing Services, Inc., if Owner believes there are roof leaks, to correct the condition. Upon receiving notice Jurin Roofing Services, Inc. will make repairs promptly so that water entry through the roofing installed by Jurin Roofing Services, Inc. is not a source of moisture. Jurin Roofing Services, Inc. is not responsible for indoor air quality. Owner shall hold harmless and indemnify Jurin Roofing Services, Inc. from claims due to poor indoor air quality and resulting from a failure by Owner to maintain the interior of the building in a manner to avoid growth of mold.

6.8 Customer acknowledges that tear-off of existing roofing materials and re-roofing of an existing building may cause disturbance, dust or debris to fall into the interior. Customer agrees to remove or protect property directly below the roof in order to minimize potential interior damage. Jurin Roofing Services, Inc. shall not be responsible for disturbance, damage, and cleanup or loss of use or loss to interior property that Customer did not remove or protect prior to commencement and during the course of roofing tear-off and re-roofing operations. Customer shall notify tenants and building occupants of re-roofing and the need to provide protection underneath areas being re-roofed. Customer agrees to hold Jurin Roofing Services, Inc. harmless from claims of tenants and occupants who were not so notified and did not provide protection.

6. Contract Provisions and Exclusions *(cont.)*

6.9 Fumes and Emissions - Customer acknowledges that roofing involves the use of solvent based materials. Odors and emissions from roofing products will be released and noise will be generated as part of the roofing operations to be performed by Jurin Roofing Services, Inc. Customer shall be responsible for interior air quality, including controlling mechanical equipment, HVAC units, intake vents, wall vents, windows, doors and other openings to prevent fumes and odors from entering the building. Customer is aware that roofing products emit fumes, vapors and odors during application process. Customer shall indemnify and hold harmless Jurin Roofing Services, Inc. from claims from third parties relating to fumes and odors that are emitted during the normal roofing process.

6.10 This proposal is being submitted based upon standard roofing practices with the intention of providing long-term moisture protection. No consideration has been given to local building code requirements. Change to the specifications may be required in order to comply with local codes. Any changes to this scope of work in order to comply with code requirements will be considered a change order to the project.

6.11 Jurin Roofing Services, Inc.'s commencement of the roof installation indicates only that Jurin Roofing Services, Inc. has accepted the surface of the roof deck as suitable to attach the roofing materials. Jurin Roofing Services, Inc. is not responsible for the construction, structural sufficiency, durability, and fastening, moisture content or physical properties of the roof deck or other trades' work or design.

6.12 Owner warrants that the structures on which Jurin Roofing Services, Inc. is to work are in sound condition and capable of withstanding normal activities of roofing construction equipment and operations. Owner represents that there is no electrical conduit embedded in the existing roofing or attached directly to the underside or topside of the roof deck upon which Jurin Roofing Services, Inc. will be installing the new roof. Owner will indemnify Jurin Roofing Services, Inc. from any personal injury, damage, claim or expense due to unsafe structural conditions and the presence of electrical conduit, shall render the conduit harmless so as to avoid injury to Jurin Roofing Services' personnel, and shall compensate Jurin Roofing Services, Inc. for additional time and expense resulting from the presence of such materials and unsafe structures.

6.13 Building Permit Exclusion - The cost of the building permit plus handling fee, if required, is in the proposed price as noted up to a cost of $300.00. Jurin Roofing Services, Inc. will pull the permit on behalf of the owner, if the cost of the building permit plus a handling fee of 10% exceeds $300.00, the additional costs will be added to the cost of the project. This will be handled as a change order. In addition, if additional services are required by the municipality including but not limited to engineering or architectural design services these additional costs will be burdened by the building owner at cost plus 10%.

6.14 Jurin Roofing Services, Inc. is not responsible for leakage through the existing roof or other portions of the building that have not yet been re-roofed by Jurin Roofing Services, Inc. Jurin Roofing Services, Inc. is not responsible for damages or leaks due to existing conditions or existing sources of leakage simply because Jurin Roofing Services, Inc. started work on the building.

6.15 The failure of Customer to make proper payment to Jurin Roofing Services, Inc. when due shall, in addition to all other rights, constitute a material breach of contract and shall entitle Jurin Roofing Services, Inc. at its discretion to suspend all work and shipments, including furnishing warranty, until full payment is made. The time period in which Jurin Roofing Services, Inc. shall perform the work

6. Contract Provisions and Exclusions *(cont.)*

shall be extended for a period equal to the period which the Work was suspended, and the contract sum to be paid Jurin Roofing Services, Inc. shall be increased by the amount of Jurin Roofing Services, Inc. reasonable costs of shut-down, delay and start-up.

6.16 Customer shall purchase and maintain builder's risk and property insurance, including the labor and materials furnished by Jurin Roofing Services, Inc., covering fire, extended coverage, malicious mischief, vandalism and theft on the premises to protect against loss or damage to material and equipment and partially completed work until the job is completed and accepted.

6.17 Existing drain assemblies will be re-used. Any new drain components needed as result of removal and re-installation (i.e. broken bolts, etc.) will be billed separately.

6.18 Warranty Conditioned Upon Receipt of Payment - Warranties provided by Jurin Roofing Services Inc., including manufacturer warranties, shall not be effective unless and Jurin Roofing Services Inc. has been paid in full.

6.19 Severability - If, for any reason, any provision contained in this contract is found, to any extent, be invalid or unenforceable, the remainder of this contract shall nonetheless remain binding and valid and be enforced to the fullest extent permitted by law.

6.20 Steel products, aluminum, asphalt, polyisocyanurate and other roofing products are sometimes subject to unusual price volatility due to conditions that are beyond the control or anticipation of Jurin Roofing Services, Inc.. If there is a substantial increase in these or other roofing products between the date of Jurin Roofing Service, Inc.'s proposal and the time when the work is to be performed, the amount of the contract may be increased to reflect the additional cost to Jurin Roofing Services, Inc., upon submittal of written documentation and advance notice.

6.21 Employee Vaccination Statement - This proposal and warranty (if applicable) are conditioned upon all employees of Jurin Roofing Services Inc. (JRS) being able to access the site where the work is to be performed regardless of their vaccination status. JRS will not agree to any vaccine mandates or requirements at work sites. JRS shall have sole and absolute discretion on which of its employees it will assign to the work. This proposal and warranty (if applicable) are subject to being voided should the work location require JRS's employees to be vaccinated at any time during the performance of the work or during the warranty period (if applicable).

PRICE FOR ABOVE SCOPE OF WORK: $19,520.00

Jurin Roofing Services, Inc.

Corporate Office and Remittance:
29716 Highway 27, Dundee, FL 33838
Florida Contr. #CCC1333447 FL Business Lic. #23289
Tel. (215) 536-1886 www.jurinroofing.com

Alternate #1:

If alternate is approved, alternate price will be ADDED to the base price.

With approval of alternate price, new scope of work will no longer include architectural shingles, but rather Camelot II shingles manufactured by GAF. - The same shingle that are on the Clubhouse.

Price: $5,473.00

_____ _____
accepted ***declined***

Alternate #2:

If alternate is approved, alternate price will be ADDED to the base price.

Instead of using a double layer of synthetic underlayment the scope of work will change to include a single layer of asphaltic self adhered Ice and Water shield moisture barrier.

In addition to the change in underlayment, Item 5.2 of the main contract will be adjusted to a 10 year labor warranty as follows:

Jurin Roofing Services, Inc.'s work will receive a limited warranty for 10 years by Jurin in accordance with its standard warranty, which is made a part of this proposal/contract and incorporated by reference. A copy of Jurin Roofing Services, Inc.'s standard warranty is attached or, if not, will be furnished upon request. Jurin SHALL NOT BE LIABLE FOR SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES. The acceptance of this proposal/contract signifies the parties' agreement that this warranty shall be and is the exclusive remedy against Jurin for all defects in workmanship furnished by Jurin. A manufacturer's warranty shall be furnished if a manufacturer's warranty is called for in this proposal/contract. It is expressly agreed that in the event of any defects in the materials furnished pursuant to this proposal/contract, recourse shall only be against the manufacturer of such material. There shall be a wind speed limitation of 55 miles per hour. A wind event in excess of 55 miles per hour is considered an exclusion of this warranty.

Price: $1,735.00

_____ _____
accepted ***declined***

Corporate Office and Remittance:
29716 Highway 27, Dundee, FL 33838
Florida Contr. #CCC1333447 FL Business Lic. #23289
Tel. (215) 536-1886 www.jurinroofing.com

Jurin Roofing Services, Inc.

Notes: Statement of Quality - All material is guaranteed to be the same as specified. All work is done in accordance with accepted roofing practices as determined by the NRCA. All extra work will be done through change orders and will be an extra cost above and beyond the stated price. All agreements are contingent upon delays beyond our control. Owner to carry all necessary fire, tornado, and other insurance. Our workers are fully covered by workman's compensation insurance.

Unless stated otherwise on the face of this proposal, Customer shall pay the contract price plus any additional charges for changed or extra work within ten (10) days of substantial completion of the Work. If completion of the Work extends beyond one month, Customer shall make monthly progress payments to the Contractor by or before the fifth (5th) day of each month for the value of Work completed during the preceding month, plus the value of materials suitably store for the project. All sums not paid when due shall earn interest at the rate of 1 1/2 percent per month. Contractor shall be entitled to recover from Customer all costs of collection, including attorney's fees, resulting from Customer's failure to make proper payment when due.

Price included reflects a $200.00 reduction according to the agreement to perform a short term waterproofing of the roof.

This proposal may be withdrawn if not accepted within 30 days of submission.

Matt Palmer

Matthew Palmer
Estimator
Jurin Roofing Services, Inc.

I, _____ accept the above proposal on _____20_____

_____
Authorized Signature

Retail Agreement

License # CCC1333919
Office: 407-216-2782
Toll Free: 833-354-3577

TPC ROOFING

Representative name: Jenna Livingston FL Phone # (863) 618-7462

Customer First Name: Christine	**Customer Last Name:** Wells
Project Address: 4141 Ashton Club Drive, Lake Wales, FL 33859	**Customer Phone #:** (863) 324-5457

ROOFING PROJECT SPECIFICATIONS

1. Tear off existing roof down to deck, dispose of waste into dumpster, Replace with: Titan XT Architectural Shingles
2. Install a 30lb Synthetic Underlayment with overlaying laps per building code using button cap nails.
3. Install Peel n Stick/ or metal in all applicable valleys per building code.
4. Replace all pipe boots with led boots, standard vents (unless upgrading)
5. Replace all hips and ridges
6. Installing a leak barrier system at all penetrations of the roof such as pipes, vents, chimneys and walls.
7. Replacing all flashing as needed. The replacement is depending on the current conditions.
8. Replace all Drip Edge per building code. The standard color choices are black, brown, tan and white.
9. Workmanship Warranty: 2 Years Standard

PROJECT NOTES/ ADDITIONAL TERMS/ UPGRADES

- First two sheets of plywood included - any other deck replacement costs incurred will be the responsibility of the homeowner.
- All labor, materials, and permit fees are included in this estimate.
- Additional Notes:

2 Shuffleboard Court Roofs- $15,600

TERMS AND CONDITIONS (continued on additional pages)

This Agreement and terms herein are made between the TPC Roofing also known herein as TPC and the Customer(s) above will be subject to all appropriate laws in effect in the State of Florida, Florida Building Codes, with the following and additional terms and conditions herein.

PROJECT/ PERFORMANCE. TPC agrees to complete the customers project using this Agreement as the official, legal scope of work and binding description of work to be completed. Any change orders or requests for additional work to be performed the TPC shall submit in writing to the customer for written approval. All payments received are non-refundable unless otherwise stated herein.

ROTTEN WOOD, STUCCO, GUTTERS. Under this Agreement Customer(s) understands that rotten wood is often not paid by insurance and that the TPC cannot always determine if rotten wood exists until the job commences, this rotten wood shall be the customer responsibility to pay to TPC at a rate of $105.00 per sheet of plywood, $16 per linear foot of fascia and $14 per linear foot of roof planks, any other rotten wood shall be discussed with a price before work commences that is not Florida Building Code. From time to time flashing needs to be replaced per building code, this flashing goes behind stucco walls and in order to replace, the stucco needs to be cut out. The contractor agrees to remove and replace the stucco however shall not paint the stucco, all painting is the responsibility of the Customer(s) Gutters that are required to be removed for installation of the roofing system will be done with care, however, if the gutter system is unable to reinstalled or is damaged because of the age or system that has been uninstalled it will be the Customer(s) responsibility to obtain new gutters and TPC shall offer said services at its cost to the Customer(s)

TPC IS NOT RESPONSIBLE FOR. TPC shall not be held responsible for any cracked or broken driveways. TPC shall not be responsible for debris which has fallen into the attic from the roof work. TPC is not responsible for any damaged items inside the property (vibrations or otherwise). TPC assumes no responsibility for preexisting deficiencies such as but not limited to structural, electrical, or plumbing deficiencies. TPC assumes no responsibility for third party vendors actions such as but not limited to materials delivery services. TPC assumes no responsibility for cracked or paint peeling walls, ceilings, windows, or block walls. TPC assumes no responsibility for damage which could occur to or result from unseen or concealed items, such as but not limited to cables, wires, water pipes, electric and freon lines, while the work is in progress.

OTHER TERMS. All surplus materials shall remain TPC property. During the project, TPC may use property owner's utilities and all charges shall be property owner's responsibility. TPC may make minor variations in work or substitute material of equal or better quality without the consent of the Customer(s). All terms and conditions set forth are Agreed to by the Customer(s).

CUSTOMER HEREBY AGREES TO PAY THE FOLLOWING SUM FOR THE WORK AND TERMS DESCRIBED ABOVE

Roofing: **$** $15,600	Gutters: **$**
Miscellaneous: **$**	Grand Total: **$** $15,600
Payment Terms: 35% Down-$5,460, 35% Upon Delivery of Materials- $5,460, 30% Upon Completion- $4,680	

By Signing this Agreement, the Customer hereby accepts and agrees to all terms and conditions herein.

Customer Signature: _____ Date of Signature: _____

Customer Signature: _____ Date of Signature: _____

FLORIDA PREMIER ROOFING

Retail Agreement Continued (Page 2 of 4)

Client herby agrees to the terms and conditions as followed regarding construction procedures and processes.

You the Client listed herein Agree to the following terms, conditions and procedures as follows. The Client hereby Agrees to the following:

1) I, the Homeowner, and or its representative for the property located at the address listed above (hereinafter "Client"), authorize TPC Roofing LLC (hereinafter "Service Provider") to enter my property, furnish materials, supply all equipment and perform all labor necessary to assess; preserve; repair; or protect my property from further damage. The services provided under this agreement are listed in all estimates and supplemental estimates which are fully incorporated herein by reference.
2) Client represents that they are the only signature(s) required to effectuate this document and that no other party signature is needed. TPC Roofing Company relies on this material representation. Client waives any right to invalidate this agreement for lack of additional signatories.
3) Client agrees and acknowledges that Service Provider may rely upon this representation of the Client and Client shall indemnify, hold harmless, and defend Service Provider from and against any damages from Client's failure to disclose additional needed parties.
4) Client Agrees to cut the grass 3 days prior to the build date, client understands that failure to do this may result in severe injury or rescheduling of work until done so.
5) Client Agrees to keep all pets inside the property or remove from property during and after build until the Contractor deems it to be safe.
6) Client Agrees to not be present inside the property and remain at a safe distance from residence while construction is ongoing or until the Contractor deems it to be safe, failure to adhere may result in personal injury or even death.
7) Pictures, art, anything that is on the wall or even touching the wall that is valuable must be removed. This includes bookcases that may be touching the wall. The hammering, nail guns, walking on the roof creates vibrations that could make items fall. If there are any valuables in the attic, please remove or cover to protect. Contractor is not responsible for broken valuables as a result of the failure to remove or adhere to these guidelines.
8) If you have a satellite dish, we will remove the dish however you will need to coordinate with your service provider to have the dish reinstalled. Any cost associated with the reinstallation of said equipment is the Clients burden.
9) During installation from the vibrations from the installation may cause cracks which may develop on ceilings or walls even resulting in drywall or other construction materials falling. Contractor is not responsible for any damages which may result from such vibrations.
10) Permit packages will be displayed on the door, window, or other areas. These documents are required by the local building department and must remain in place through the entire project. If the inspection process fails due to the permit package being removed, Client agrees to accept and pay any reinspection fees or other fees incurred.
11) Client agrees to make facilities such as water and electricity available to Contractor. A dumpster and materials needed to complete the project will arrive usually a few days before work begins. The vehicles used are very heavy and although we take every precaution in rare occasions cracks may develop in driveways or sunken pavers may occur. In some cases, these 3rd party vendors will fix major damage however you must contact the vendor with the understanding that the Contractor will not be held responsible for third party damages. In addition, in rare occasions damage by third party vendors may occur to other areas including but not limited to garage doors. If a garage door is damaged by a third-party vendor the responsibility to repair or fix is the third party and you agree to hold harmless the Contractor.
12) After installation there maybe debris which has fallen inside of the attic. Please use caution when accessing the attic space as loose debris may fall while accessing hatches, Client agrees to hold harmless the Contractor in event of personal injury or damage to property.
13) Flashing and Stucco, if flashing must be replaced and stucco has to be removed to replace the flashing TPC will bill to the Client its "cost" to the Client. We will attempt to bill the insurance company however in many cases the carrier will not pay.
14) Any stains that may appear on the driveway from a leaking dumpster such as rust stains or overflow from rain is not the responsibility of the Contractor for cleanup.
15) Client Agrees that they will be responsible for costs incurred due to clients actions which cause deliveries to occur in unusual places such as failure to clear driveway or if property is too narrow to deliver materials directly to roof or if they cause additional deliveries to be necessary

_____ _____

Property Owners Signature Date of Signature

Retail Agreement Continued (Page 3 of 4)
Client herby agrees to the terms and conditions as followed regarding construction procedures and processes.

You the Client listed herein Agree to the following terms, conditions and procedures as follows. The Client hereby Agrees to the following:

15) Emergency Services/ Tarp Installation: Client hereby acknowledges and understands that installation of Tarps or any type of temporary repair to mitigate damages is billable to the insurance company, however, in many cases the insurance company denies and fails to provide payment. If this occurs you the Client understand that the invoice will be sent to you the Client, in many cases if the bill is sent by the Client to the insurance company for reimbursement it will be paid but this can not be guaranteed.
16) If the fascia wood needs to be replaced it may affect other parts such as the sofit. The cost to replace and or install is the responsibility of the Client. TPC is not responsible for replacing any wood, fascia, or sofit.
17) Failure of Service Provider or Customer to demand payment prior to work being performed or any other right or responsibility included in provisions of this agreement shall not waive Service Provider's right to payment of the same nor either parties rights to enforce any provision of this agreement.
18) In the event Service Provider is unable to perform its recommended remediation procedures and protocols for any reason beyond its control, Client agrees to release and hold Service Provider harmless, and indemnify Service Provider against all claims or actions that may result from such procedures.
19) This Agreement is not eligible for cancellation after payment is received, unless otherwise provided by statute or code. Any cancelation request must be made in writing, signed and dated by the requestor.
20) If this agreement is cancelled, the Service Provider shall have a retaining lien and charging lien for work performed and costs advanced.
21) If this Agreement is cancelled by the Client or Service Provider for any reason the Service Provider shall be entitled to the following as liquidated damages due to the complexity and variability of establishing the actual costs per job: if the project has not yet been started, $2500.00 plus costs incurred if any work has been done at or on the property, including the placement of tarps or materials at the property or the initial review and evaluation; $5000.00 if a permit for work is pulled or applied for by the Service Provider; or 30% of the total value of the project plus costs incurred if the project has been started also known herein as "Cancellation Fee" whichever is higher.
22) If any clause or provision in the Agreement is found to be void, invalid, or unenforceable, it shall be severed and amended to be tailored to the maximum legal effect by the court and the remaining provisions and clauses shall remain in full force and effect. This Agreement contains the entire agreement and understanding between the Parties and supersedes all other agreements and understandings, whether written or oral, relating to such subject matter of the Agreement and the relationship between the Parties.
23) No Implied or Express Warranties: The customer understands that there shall be no other implied or express warranties (except for the workmanship warranty and manufacturer's warranty included in the product and actionable solely against the manufacturer) unless specifically stated herein, or signed and dated by the General Manager of the Service Provider. Customer may request to choose a particular subcontractors, subject to Companies sole approval, if said subcontractors agree to the scope and funds allocated for that particular scope of work paid by the Service Provider and may legally provide the work separate any additional actions necessary from Service Provider.
24) In the event that legal or collection agency proceedings must be instituted to recover any amount due to Service Provider for the services provided or to be provided by Service Provider, Service Provider shall be entitled to recover the cost of collections, including, collection agencies, attorney's fee and courts, plus a interest of 1.5% per month applicable to all amounts due.
25) Customer agrees that this agreement and its terms and conditions may be amended and updated without notice, so long as the governing update or amendment is posted on Service Provider's website Terms and Conditions page.

Property Owners Signature Date of Signature

FLORIDA LEGAL NOTICES

PURSUANT TO FLA STATE STATUTE 489.126 THE CLIENT AGREES THAT TPC Roofing SHALL NOT COMMENCE WITH PERMITS OR WORK EXCEPT AS SPECIFICALLY STATED IN THIS AGREEMENT.

By law as a legitimate contractor: in the State of Florida we are required to post this message below. Please report and beware of any Contractor that does not disclose this message below in BOLD and 12pt Font.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

A CONTRACTOR MAY NOT DIRECTLY OR INDIRECTLY ENGAGE IN THE OFFERING TO A RESIDENTIAL PROPERTY OWNER A REBATE, GIFT, GIFT CARD, CASH, COUPON, WAIVER OF ANY INSURANCE DEDUCTIBLE, OR ANY OTHER THING OF VALUE IN EXCHANGE FOR:
1. ALLOWING THE CONTRACTOR TO CONDUCT AN INSPECTION OF THE RESIDENTIAL PROPERTY OWNER'S ROOF; OR 2. MAKING AN INSURANCE CLAIM FOR DAMAGE TO THE RESIDENTIAL PROPERTY OWNER'S ROOF.

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: 2601 Blair Stone Road, Tallahassee, Florida 32399- 1039; Telephone (850) 921-6593

CHAPTER 558 NOTICE OF CLAIM

CHAPTER 558, FLORIDA STATUTES, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT IN YOUR HOME. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS CONTRACT A WRITTEN NOTICE, REFERRING TO CHAPTER 558, OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS.

Property Owners Signature Date of Signature

THIS INSTRUMENT PREPARED
BY: Name: TPC Roofing **Address:**
10245 E Colonial Drive
Orlando, FL 32807

NOTICE OF COMMENCEMENT

Permit Number: _____

Parcel ID Number: _____

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. **DESCRIPTION OF PROPERTY:** (Legal description of the property and street address if available)

2. **GENERAL DESCRIPTION OF IMPROVEMENT:**
   Reroof

3. **OWNER INFORMATION OR LESSEE INFORMATION IF THE LESSEE CONTRACTED FOR THE IMPROVEMENT:**
   Name and address: _____
   Interest in property: Owner
   Fee Simple Title Holder (if other than owner listed above) Name: _____
   Address: _____

4. **CONTRACTOR:** Name: TPC Roofing Phone Number: 4079847663
   Address: 10245 E Colonial Drive, Orlando FL 32817

5. **SURETY (If applicable, a copy of the payment bond is attached):** Name: _____
   Address: _____ Amount of Bond: _____

6. **LENDER:** Name: _____ Phone Number: _____
   Address: _____

---

7. **Persons within the State of Florida Designated by Owner upon whom notice or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes.**
   Name: _____ Phone Number: _____
   Address: _____

8. In addition, Owner designates _____ of _____
   to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes. Phone number: _____

9. Expiration Date of Notice of Commencement (The expiration is 1 year from date of recording unless a different date is specified) _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

_____ _____
(Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager) (Print Name and Provide Signatory's Title/Office)

State of _____ **County of** _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 20___, by _____ (name of person acknowledging), who is [ ] personally known to me; or [ ] has produced _____ as identification.

SEAL

_____
Signature of Notary Public

WCM Construction & Roofing, LLC

P.O. Box 1214 • Eagle Lake FL 33839
Phone: 863-969-3722 • 863-287-0375
Fax: 863-594-1794 • Email: office@warrencm.com
License # CCC1332250

Certified Roofing Contractor

* Community Director

Customer: Christina Wells **Address:** 4141 + 4128 Lake Ashton Club Drive LW

Phone number: 256-9184 **Email** cwells10@lakeashtonclub.com

Estimate completed by: RA **Date** 5-5-25 **Total Cost $** See Below

New Roof: ____ **Re-Roof:** X **Repair:** ____ **HOA Approval** Y X N ____

X Tear Off existing roof down to decking
X Dry in using ____ Peel & Stick ____ Synthetic Felt X- 2 layers - 10
____ Replace Valley Metal: 16"(26 GA) ____ Other ____ Roofing Cement 4
X Replace Lead Boots: 1 1/2 ___ 2" ___ 3" 1 4" ___ Bullet Boots ____ (Color) ____
X Ventilation: Ridge Vent 1 Off Ridge Vent ____ (Color____)
____ Kitchen Hood Vent: 4" ____ 10" ____ 750's Vent ____ (Color____)
____ Replace Flashing: 4x5 ____ Chimney Flashing ____ Misc Flashing ____
____ Skylights: None Clear ____ Bronze ____
X Eve Drip: Aluminum ____ Metal 45 Color White
X Shingles: 3-Tab ___ Architect X Brand GAF Style Camelot 2
Color ____ sq 40/31 Pitch 6/12
____ Flat Roof: Peel & Stick ____ TPO ____ Color____ sq ____
____ Metal Roof: 5V ____ Rib Panel ____ Standing Seam ____ Color____

Wood Replacement Labor & Material Cost (Extra Cost If Needed we will only charge of necessary)
Five year workmanship warranty on new roof or re-roof. Repair warranty good for 30 days.

Plywood/OSB 1/2x4x8 75 - 2 included
2x4x8 Spruce/Pt 25 each
1x2x8 Pt ____
1x6x8 Cedar ____
Plywood/OSB 3/4x4x8 ____
Hardie Fascia 1x6x12 ____

*Florida Statutes requires that all decking be nailed as per Florida Code * This proposal/contract includes all permits required
* Repairs are not under any warranty

- ***WCM Construction & Roofing, LLC is not responsible for any damage to equipment, electric, plumbing, a.c tubing, etc., that is attached to underside of decking where cannot be seen. Any items that are attached to under decking must be shown to WCM Construction & Roofing, LLC before start of project.***
- *This estimate becomes a binding contract once it has been signed by owner or owner representative.*
- *50% due at signing, nonrefundable ____, and 50% of payment due on day of completion.*
- *Proposal is good for 45 days from above date.*
- *A 3.5% convenience fee will be charged to Visa, Master Card or American Express.*
- *Satellite Dish and Solar Panels: Home Owner is responsible to reinstall and line up the satellite dish and solar panels if attached to roof.*

The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified above. Upon acceptance by you, the proposal will become a legally binding "Contract" including all the provisions on the reverse side.

Sales Signature [signature] Richard Alk 4126317 Date 5-5-25

Owner Signature ____ Date ____

Re-roof with White Drip Edge - GAF Camelot II Shingles -
• 2 - Shuttle board Roofs - 14,200
• Main Entry Guard house - 8400 ← +1200 For Copper Drip Edge -

NOTE: WE SUPPLY PERMIT, LABOR MATERIALS AND DUMP FEE'S. WE SUPPLY THE FIRST TWO SHEETS OF WOOD.

SECTION 2

Capital Project Purchase Analysis

Solicitor	Lake Ashton Community Development District	Budgeted Amount	Not Budgeted for FY 25
Project Title	Guard House Roofing Replacement	Date Last Event	2016

Evaluation Criteria	Proposer #1 **Fisher and Floyd**	Proposer #2 **Jurin Roofing Services**	Proposer #3 **TPC Roofing**	Proposer #3 **WCM Construction & Roofing**
Overall price	$5,330.00	$14,981.00	$10,200.00	$9,600.00
Warranty on product/service	5 year labor 25 year product	5 year labor for sythetic underlayment 10 year for ice and water underlayment 25 year product	5 year labor 25 year product	5 year labor 25 year product
Shipping costs	N/A	N/A	N/A	N/A
Company location in relation to Lake Ashton	Lake Wales	Dundee	Orlando	Eagle Lake
Time Frame to start project	4 weeks	4 weeks	Waiting on Vendor	Waiting on Vendor
Time frame to complete project	3 days	2 days	Waiting on Vendor	Waiting on Vendor
Past performance with customer	Never Used - Resident Recommendation	Used for Clubhouse and Pavilion Roof Replacement and all Roofing Repairs	Never Used - 4.7 Star Google Rating - 250 Reviews	Never Used - 4.9 Star Google Rating - 27 Reviews. HFC Has Used for Roofing and Construction
LA Times Newsletter Advertiser (other options)	No	No	No	Yes
Monday Coffee Vendor	No	No	No	No

GAF Camelot® II
Designer Lifetime® Shingles

Camelot® II Shingles

Camelot® II Shingles complete a home with their classic, artisan-crafted look — at a surprisingly affordable price. Now with GAF Time-Release Algae-Fighting Technology for long-lasting algae-fighting power so strong it allows us to offer a 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration.[4]

Camelot® II Shingles

Benefits:

- **Affordable Luxury** — Camelot® II Shingles are only a fraction of the cost of traditional slate or wood shakes
- **Sophisticated Design** — Artisan-crafted shapes combined with a dimensional design result in a sophisticated beauty unmatched by typical shingles
- **Custom Color Palette** — Specially formulated color palette is designed to accentuate the shingle's natural appeal
- **High-Performance** — Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.com/aps to learn more)
- **StainGuard Plus™ Algae Protection Limited Warranty** — Specially engineered capsules release copper over time for long-lasting algae-fighting power. It's protection so strong, it allows us to offer a 25-year limited warranty against blue-green algae discoloration.[4]
- **Highest Roofing Fire Rating** — UL Class A, Listed to ANSI/UL 790
- **Stays in Place** — Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-offs; shingles warranted to with-stand winds up to 130 mph (209 km/h)[3]
- **The Ultimate Peace of Mind** — Lifetime† limited transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years
- **Perfect Finishing Touch** — Use TimberTex® Premium Ridge Cap Shingles or TimberCrest® Premium SBS-Modified Ridge Cap Shingles[5]

Colors:

Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 17" x 34 ½" (432 x 876 mm)
- **Exposure:** 7.5" (190.5 mm)
- **Bundles/Square:** 4
- **Pieces/Square:** 56
- **Nails/Square:** 280 (336 where 6 nails per shingle is required)[5]
- **StainGuard Plus™ Algae Protection Limited Warranty**[4]
- **Hip/Ridge:**[5,6] TimberTex®; TimberCrest®
- **Starter:** WeatherBlocker™

Applicable Standards & Protocols

- UL Listed to ANSI/UL 790 Class A
- Miami-Dade County Product Control approved
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462[1]
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Texas Department of Insurance listed
- Meets CSA A123.5[2]

Installation

Detailed installation instructions are provided on the inside of each bundle wrapper of Camelot® II Shingles. Installation instructions may also be obtained at gaf.com.

† Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

[1] Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

[2] Refers to shingles sold in Canada only.

[3] 15-year 130 mph wind speed coverage requires special installation and use of GAF Starter Strip Shingles; see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

[4] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions, and qualifying products.

[5] Required by some local codes and required for enhanced wind coverage on certain products.

[6] These products are not available in all areas. See gaf.com/RidgeCapAvailability for details.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

We protect what matters most™

©2022 GAF 3/22 • #875 • RESGN4670II 403034-0322

GAF Timberline HDZ®
High Definition® Lifetime† Shingles

4

GAF LAYERLOCK® TECHNOLOGY

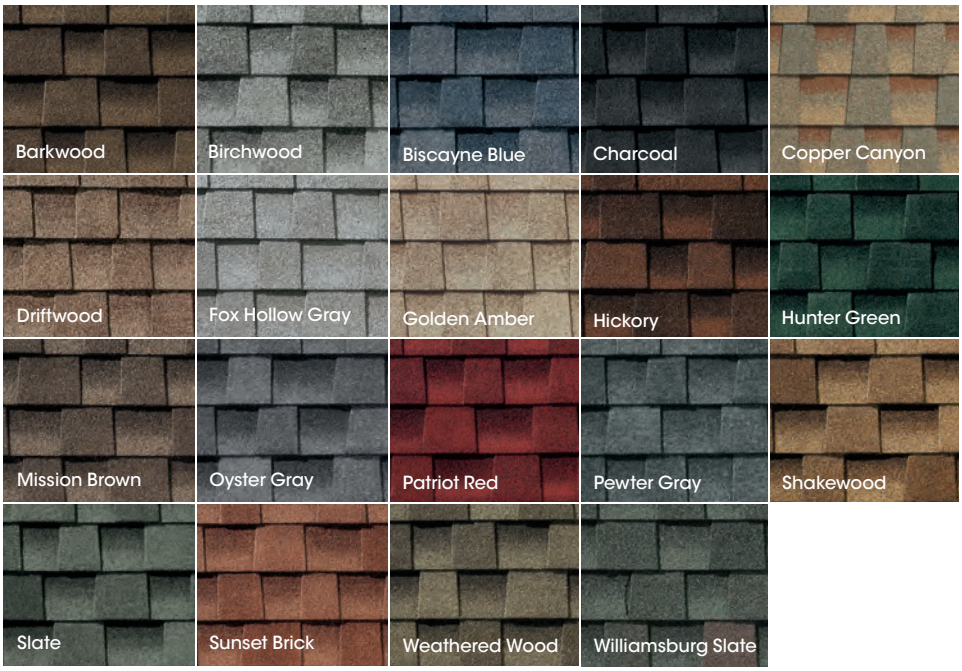
America's #1-selling shingle just got better — again

With GAF time-release algae-fighting technology and LayerLock® technology, Timberline HDZ® offers everything you can expect from an architectural shingle roof, and more.

Benefits:

- **LayerLock® technology** — mechanically fuses the common bond between overlapping shingle layers
- **Up to 99.9% nailing accuracy** — the StrikeZone® nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test[1]
- **WindProven™ Limited Wind Warranty** — when installed with the required combination of GAF accessories, Timberline HDZ® shingles are eligible for a wind warranty with no maximum wind speed limitation[2]
- **Dura Grip™** sealant pairs with the microgranule surface of the StrikeZone® nailing area, and an asphalt-to-asphalt monolithic bond cures for durability, strength, and exceptional wind-uplift performance
- **25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration.[3] Proprietary GAF time-release algae-fighting technology helps protect your shingles from unsightly stains.
- **For the best look** — use TimberTex® premium ridge cap shingles or TimberCrest® premium SBS-modified ridge cap shingles

Colors:



Harvest Blend Colors[5]

Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 1/4" x 39 3/8" (337 mm x 1,000 mm)
- **Exposure:** 5 5/8" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **StainGuard Plus™ Algae Protection Limited Warranty**[3]
- **Hip/Ridge:** TimberTex®; TimberCrest®; Seal-A-Ridge®; Z®Ridge; Ridglass®[4]
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- Passes UL 2218 Impact-Resistance Test with Class 3 rating
- UL Listed to ANSI/UL 790 Class A
- State of Florida Approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018 Type 1
- Meets ASTM D3462[5]
- Miami-Dade County Product Control Approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with Title 24 Cool Roof Requirements (some colors)

† Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime shingle and at least 3 qualifying GAF accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit gaf.com/LRS for qualifying GAF products.

[1] Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HD® Shingles to Timberline HDZ® Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

[2] 15-year WindProven® Limited Wind Warranty on GAF shingles with LayerLock® technology requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the *GAF WindProven™ Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

[3] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

[4] Harvest Blend colors are only available on TimberTex® Ridge Cap Shingles, Seal-A-Ridge® Ridge Cap Shingles, and TimberCrest® Premium SBS-Modified Ridge Cap Shingles.

[5] Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

We protect what matters most™

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Proposal

Fisher & Floyd
Roofing & Sheet Metal Co.,Inc.
Florida Certified Roofing Contractor No. CC C053258
P.O. Box 223
Lake Wales, FL 33859
(863)676-1638

PROPOSAL SUBMITTED TO
Lake Ashton Attn: Matt Fisher

DATE
05/05/2025

STREET

JOB DECRIPTION
Reroofing Front Guard House

CITY, STATE, and CODE

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

1. Remove the existing asphalt shingles and cart away debris
2. Dry in with two plies of synthetic shingle underlayment
3. Install 26 gauge galvanized eavedrip
4. Apply lifetime limited warranted Architectural shingles in standard color selection

Net Amount: $5,330.00
NOTE: If GAF Camelot II shingles are used in lieu of GAF Timberline HDZ shingles, net amount would be $7,400.00
NOTE: This price does not include replacement of rotted wood. This would be done on a time and material basis.

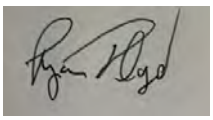
==========

Payment to be made as follows:

Net due upon completion

All work is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements, contingents upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance.
Our workers are fully covered by Workman' Compensation Insurance.

Authorized
Signature



_____

Note: This proposal may be withdrawn if not
Accepted within 30days

Acceptance of Proposal-The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature_____

Date of Acceptance _____

Signature_____

10-Day Contract Cancellation Notice Language:
You, the residential property owner, may cancel this contract without penalty or obligation within 10 days after the execution of the contract or by the official start date, whichever comes first, because this contract was entered into during a declaration of a state of emergency by the Governor. The official start date is the date on which work that includes the installation of materials that will be included in the final work on the roof commences, a final permit has been issued, or a temporary repair to the roof covering or roof system has been made in compliance with the Florida Building Code.
The Date of Acceptance is the official start date as permits and materials are ordered within this timeframe.

Fisher & Floyd Roofing Workmanship Guarantee

We guarantee the workmanship of your new roof installation for a period of five (5) years from the date of completion. This guarantee covers defects in the installation of roofing materials, including but not limited to:

- **Leaks caused by improper installation:** This includes leaks resulting from improper flashing, shingle placement, or sealing around penetrations.
- **Workmanship errors:** This includes any errors made by our installers during the roofing process.

Exclusions:

This guarantee does not cover damages or issues caused by:

- **Acts of nature:** This includes damage from wind, hail, snow, ice, lightning, falling trees, or other natural events.
- **Normal wear and tear:** This includes the expected aging and deterioration of roofing materials over time.
- **Improper maintenance:** This includes damage caused by a lack of proper maintenance, such as failing to clean gutters or remove debris.
- **Modifications or repairs by others:** This includes any alterations or repairs made to the roof by anyone other than Fisher & Floyd Roofing or its authorized representatives.
- **Pre-existing conditions:** This includes any damage or issues that existed prior to the roof installation.

The Golden Name In Roofing

ROOF REPLACEMENT

GUARD SHACK
4141 ASHTON CLUB DR,
LAKE WALES, FL 33859

PREPARED FOR:

LAKE ASHTON CDD
4141 ASHTON CLUB DRIVE
LAKE WALES, FL 33859

May 5, 2025

JURIN ROOFING SERVICES, INC.
Corporate Office
29716 Highway 27, Dundee, FL 33838
(800) 710-7525 • www.jurinroofing.com
FL Contractor #CCC1325665
FL Business License # 23829
FL Residential License #CRC1330652

Northern Office
560 Seminary Street, Pennsburg, PA 18073

www.jurinroofingflorida.com

NATIONAL ROOFING CONTRACTORS ASSOCIATION

Partners Club

CARLISLE'S ESP MEMBER

CARLISLE'S HALL OF FAME

The Florida Roofing, Sheet Metal & Air Conditioning Contractors Assoc.

Corporate Office and Remittance:
29716 Highway 27, Dundee, FL 33838
Florida Contr. #CCC1333447 FL Business Lic. #23289
Tel. (215) 536-1886 www.jurinroofing.com

Jurin Roofing Services, Inc.

Proposal - Roof Replacement

Lake Ashton CDD
4141 Ashton Club Drive
Lake Wales, FL 33859

Date: 05/05/2025

Building:
Guard Shack
4141 Ashton Club Dr,
Lake Wales, FL 33859

Job: **PRJ #9183 – Roof Replacement - Lake Ashton Guard Shack – 4141 Ashton Club Dr.**

Work To Be Performed:

WE HEREBY PROPOSE TO furnish and install all necessary labor, materials, equipment and supervision to properly complete the following scopes of work on the Lake Ashton Guardhouse building located at 4141 Ashton Club Drive, Lake Wales Florida.

Asphalt Shingle Roof Installation

The total area of roof system to be replaced is approximately 1,400 square feet.

1. Mobilization

1.1 Setup site to meet OSHA fall protection requirements. This will include the setting up of various items including guard rails at load and at discharge points.

1.2 Load all materials onto the roof surface via crane or boom lift. Jurin Roofing Services, Inc. will make maximum efforts to limit the storage of materials and equipment on the ground during the construction project.

1.3 Provide temporary toilet facilities for the duration of the project.

1.4 Prior to the commencement of the project, Jurin Roofing Services, Inc. requests a pre-construction meeting between the owner's representative and Jurin Roofing Services, Inc.'s project manager to discuss all project details prior to start.

1.5 Any disconnection/reconnection of existing roof top mounted equipment or equipment mounted directly to the underside of the roof deck is the responsibility of the building owner and is not included in this scope of work. The owner agrees to hold harmless and indemnify Jurin Roofing Services, Inc. free of all liabilities as the result of the building owner's or manager's failure to disconnect equipment when requested by Jurin Roofing Services, Inc. Jurin Roofing Services, Inc. must provide 24-hour notice of disconnect/reconnect requirements when possible.

1.6 Jurin Roofing Services Inc. will work with the security guard on duty to coordinate efforts, but there will need to be lanes that are closed for this project. Jurin Roofing Services Inc. will maintain a minimum of one entrance lane and one exit late to be open at all times for this project.

2. Demolition

2.1 Remove single layer asphalt shingles and underlayment from roof deck.

2.2 All debris will be loaded into disposal containers and removed from the site. All debris will be disposed of in a legal manner.

2.3 Clean all roof top penetrations and perimeter walls free of all loose flashing material. Owner warrants that the existing roof top penetrations are sound. Owner agrees to hold harmless and indemnify Jurin Roofing Services Inc. from any claims resulting from the cleaning of penetration flashings.

3. Unitary Cost Schedule

3.1 After removal of roof system, examine plywood roof decking for deterioration. Replace plywood decking with like material at a rate of $4.75 per square foot with a minimum 32 square feet per area replaced.

3.2 All unforeseen deficiencies uncovered during the installation of the new roofing system will be billed as a change order. The rates for change orders are $80.00 per hour with a 10% mark-up to be added to all materials.

4. Roof System Installation

4.1 Re-nail existing roof deck to framing supporting roof deck to meet city and state standards. Deck will be attached using 8d nails.

4.2 Install new drip edge around perimeter of roof system.

4.3 Install self-adhering underlayment on all steep slope surfaces.

4.4 Install Camelot II shingles that match the color and design of shingles installed on the Clubhouse.

4.5 Flash roof penetrations according to Florida Building Code requirements.

4.6 Install new reglet wall flashing and new step flashing around turret.

**A good examination of the roof deck will be completed during the reroof project to ensure any damaged decking gets replaced.

5. Asphalt Shingle Roof Replacement - Limited Warranty

5.1 Limited Manufacturer Material Warranty - The asphalt shingles being provided as part of this scope of work are manufactured and warranted by GAF. The materials are warranted for a period of up to 40 years with specific limitations/shorter duration of coverage for specific types of losses. A copy of the manufacturer warranty will be provided at the completion of the project or upon request of the customer.

5.2 Jurin Roofing Services, Inc.'s work will receive a limited warranty for 10 years by Jurin in accordance with its standard warranty, which is made a part of this proposal/contract and incorporated by reference. A copy of Jurin Roofing Services, Inc.'s standard warranty is attached or, if not, will be furnished upon request. Jurin SHALL NOT BE LIABLE FOR SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES. The acceptance of this proposal/contract signifies the parties' agreement that this warranty shall be and is the exclusive remedy against Jurin for all defects in workmanship furnished by Jurin. A manufacturer's warranty shall be furnished if a manufacturer's warranty is called for in this proposal/contract. It is expressly agreed that in the event of any defects in

5. Asphalt Shingle Roof Replacement - Limited Warranty *(cont.)*

the materials furnished pursuant to this proposal/contract, recourse shall only be against the manufacturer of such material. There shall be a wind speed limitation of 55 miles per hour. A wind event in excess of 55 miles per hour is considered an exclusion of this warranty.

6. Contract Provisions and Exclusions

6.1 Asbestos, Lead Based Paint, and Toxic Materials Exclusion - This proposal and contract is based upon the work to be performed by Jurin Roofing Services, Inc. not involving contact with asbestos-containing, lead based, or toxic materials and that such materials will not be encountered or disturbed during the course of performing the re-roofing work. Jurin Roofing Services, Inc. is not responsible for expenses, claims or damages arising out of the presence, disturbance or removal of asbestos-containing, lead based, or toxic materials. In the event such materials are encountered, Owner will make arrangements with others for the handling and/or removal of such materials and/or Jurin Roofing Services, Inc. shall be entitled to additional time and compensation for additional expenses incurred as a result of the presence of asbestos, asbestos-containing, lead based, or toxic materials at the work site.

6.2 Change Orders - If Jurin Roofing Services, Inc. is requested by general contractor, prime contractor or owner to perform extra or changed work that was not part of Jurin Roofing Services, Inc.'s original scope of work, general contractor, prime contractor or owner will provide reasonable compensation to Jurin Roofing Services, Inc. for said work. General contractor, prime contractor or owner shall not give orders to Jurin Roofing Services, Inc. for the work that is required to be performed at that time and then refuse to make payment on the grounds that a Change Order was not executed at the time the work was performed or the general contractor, prime contractor or owner's representative was not authorized to order the change. General contractor, prime contractor, owner and Jurin Roofing Services, Inc. recognize that in order for construction projects to proceed in a timely and efficient manner, changes in the original specifications frequently are made prior to execution of formal Change Order documents. The parties agree to work in good faith with each other so that Jurin Roofing Services, Inc. does not proceed with changed work without authorization and Jurin Roofing Services, Inc. receives fair compensation for authorized change work.

6.3 Dispute Resolution - In the event of a dispute between the parties hereto, the parties shall seek to mediate the dispute. If mediation is not successful, arbitration shall be promptly conducted. Both mediation and arbitration shall be held in the county where the Project is located.

6.4 Electrical Conduit - Owner represents there is no electrical conduit embedded within the existing roofing to be removed or attached directly to the underside or topside of the roof deck upon which contractor will be installing the new roof. Owner will indemnify Jurin Roofing Services, Inc. from any personal injury, damage, claim or expense because of the presence of electrical conduit, shall render the conduit harmless so as to avoid injury to Jurin Roofing Services, Inc. personnel, and shall compensate Jurin Roofing Services, Inc. for additional time and expense resulting from the presence of such materials.

6.5 Jurin Roofing Services, Inc. agrees to indemnify and hold harmless the Owner from all claims, damages, losses and expenses for personal injury, including death and property damage, to the extent caused by a negligent act or omission by Jurin Roofing Services, Inc. or someone for whose acts Jurin Roofing Services, Inc. is responsible. Jurin Roofing Services, Inc. is not obligated to provide indemnity for

6. Contract Provisions and Exclusions *(cont.)*

damages, losses, claims or expenses to the extent due to the negligence or fault of indemnities or others for whose conduct Jurin Roofing Services, Inc. is not responsible. Similarly, Owner shall indemnify and hold harmless Jurin Roofing Services, Inc. from all claims for bodily injury, including death or other damages, to the extent due to the negligence of Owner or the fault of its agents, representatives or employees. Notwithstanding the foregoing, in the event of a construction defect claim or a claim resulting from a slip and fall incident, the provisions of subsection (b) shall apply instead of the provisions of subsection (a).

b. Owner is responsible for maintaining its premises in a condition that is safe for its employees, tenants, patrons, customers and other third parties. With respect to any and all construction defect claims, and all claims resulting from slip and fall incidents caused in whole or in part by the Owner's or its tenant's failure to promptly clean up water from the floors of the premises, Owner agrees to hold harmless and indemnify Jurin Roofing Services, Inc. from and against all damages, losses, and expenses, including attorney's fees, arising from such claims; provided, however, that such indemnification shall not include claims of, or damages resulting from, gross negligence, or willful, wanton or intentional misconduct of Jurin Roofing Services, Inc. or its officers, directors, agents or employees, or for statutory violation or punitive damages except and to the extent the statutory violation or punitive damages are caused by or result from the acts or omissions of Owner or someone for whom Owner is responsible. If Owner is requested to provide indemnification for such damages caused in whole or in part by any act, omission, or default of Jurin, the extent of such indemnification shall be limited to $1,000,000. Notwithstanding the foregoing, if this contract is one for a public agency or in connection with a public agency's project, the Owner's indemnity obligations are limited to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the Owner and persons employed or utilized by the Owner.

6.6 Jurin Roofing Services, Inc. is not responsible for condensation, moisture migration from the building interior or other building components, location or size of roof drains, adequacy of drainage or ponding on the roof due to structural conditions. Additionally, Jurin Roofing Services Inc. shall not be liable for any claims or damages arising from or related to deficiencies in drainage. It is the Customer's responsibility to retain a licensed architect or mechanical engineer to determine and evaluate the drainage design and compliance with existing plumbing codes, including potential need for additional drains, scuppers or overflow drains, prior to commencement of reroofing. Jurin Roofing Services Inc.'s work does not include evaluation of code compliance, existing drainage, proper location or size of roof drains, or adequacy of drainage.

6.7 Mold Growth Exclusion - Jurin Roofing Services, Inc. and Owner are committed to acting promptly so that roof leaks are not a source of potential interior mold growth. Owner will make periodic inspections for signs of water intrusion and act promptly, including notice to Jurin Roofing Services, Inc., if Owner believes there are roof leaks, to correct the condition. Upon receiving notice Jurin Roofing Services, Inc. will make repairs promptly so that water entry through the roofing installed by Jurin Roofing Services, Inc. is not a source of moisture. Jurin Roofing Services, Inc. is not responsible for indoor air quality. Owner shall hold harmless and indemnify Jurin Roofing Services, Inc. from

6. Contract Provisions and Exclusions *(cont.)*

claims due to poor indoor air quality and resulting from a failure by Owner to maintain the interior of the building in a manner to avoid growth of mold.

6.8 Customer acknowledges that tear-off of existing roofing materials and re-roofing of an existing building may cause disturbance, dust or debris to fall into the interior. Customer agrees to remove or protect property directly below the roof in order to minimize potential interior damage. Jurin Roofing Services, Inc. shall not be responsible for disturbance, damage, and cleanup or loss of use or loss to interior property that Customer did not remove or protect prior to commencement and during the course of roofing tear-off and re-roofing operations. Customer shall notify tenants and building occupants of re-roofing and the need to provide protection underneath areas being re-roofed. Customer agrees to hold Jurin Roofing Services, Inc. harmless from claims of tenants and occupants who were not so notified and did not provide protection.

6.9 Fumes and Emissions - Customer acknowledges that roofing involves the use of solvent based materials. Odors and emissions from roofing products will be released and noise will be generated as part of the roofing operations to be performed by Jurin Roofing Services, Inc. Customer shall be responsible for interior air quality, including controlling mechanical equipment, HVAC units, intake vents, wall vents, windows, doors and other openings to prevent fumes and odors from entering the building. Customer is aware that roofing products emit fumes, vapors and odors during application process. Customer shall indemnify and hold harmless Jurin Roofing Services, Inc. from claims from third parties relating to fumes and odors that are emitted during the normal roofing process.

6.10 This proposal is being submitted based upon standard roofing practices with the intention of providing long-term moisture protection. No consideration has been given to local building code requirements. Change to the specifications may be required in order to comply with local codes. Any changes to this scope of work in order to comply with code requirements will be considered a change order to the project.

6.11 Jurin Roofing Services, Inc.'s commencement of the roof installation indicates only that Jurin Roofing Services, Inc. has accepted the surface of the roof deck as suitable to attach the roofing materials. Jurin Roofing Services, Inc. is not responsible for the construction, structural sufficiency, durability, and fastening, moisture content or physical properties of the roof deck or other trades' work or design.

6.12 Owner warrants that the structures on which Jurin Roofing Services, Inc. is to work are in sound condition and capable of withstanding normal activities of roofing construction equipment and operations. Owner represents that there is no electrical conduit embedded in the existing roofing or attached directly to the underside or topside of the roof deck upon which Jurin Roofing Services, Inc. will be installing the new roof. Owner will indemnify Jurin Roofing Services, Inc. from any personal injury, damage, claim or expense due to unsafe structural conditions and the presence of electrical conduit, shall render the conduit harmless so as to avoid injury to Jurin Roofing Services' personnel, and shall compensate Jurin Roofing Services, Inc. for additional time and expense resulting from the presence of such materials and unsafe structures.

6.13 Building Permit Exclusion - The cost of the building permit plus handling fee, if required, is in the proposed price as noted up to a cost of $300.00. Jurin Roofing Services, Inc. will pull the permit on behalf of the owner, if the cost of the building permit plus a handling fee of 10% exceeds $300.00, the additional costs will be added to the cost of the project. This will be handled as a change order. In

6. Contract Provisions and Exclusions *(cont.)*

addition, if additional services are required by the municipality including but not limited to engineering or architectural design services these additional costs will be burdened by the building owner at cost plus 10%.

6.14 Jurin Roofing Services, Inc. is not responsible for leakage through the existing roof or other portions of the building that have not yet been re-roofed by Jurin Roofing Services, Inc. Jurin Roofing Services, Inc. is not responsible for damages or leaks due to existing conditions or existing sources of leakage simply because Jurin Roofing Services, Inc. started work on the building.

6.15 The failure of Customer to make proper payment to Jurin Roofing Services, Inc. when due shall, in addition to all other rights, constitute a material breach of contract and shall entitle Jurin Roofing Services, Inc. at its discretion to suspend all work and shipments, including furnishing warranty, until full payment is made. The time period in which Jurin Roofing Services, Inc. shall perform the work shall be extended for a period equal to the period which the Work was suspended, and the contract sum to be paid Jurin Roofing Services, Inc. shall be increased by the amount of Jurin Roofing Services, Inc. reasonable costs of shut-down, delay and start-up.

6.16 Customer shall purchase and maintain builder's risk and property insurance, including the labor and materials furnished by Jurin Roofing Services, Inc., covering fire, extended coverage, malicious mischief, vandalism and theft on the premises to protect against loss or damage to material and equipment and partially completed work until the job is completed and accepted.

6.17 Existing drain assemblies will be re-used. Any new drain components needed as result of removal and re-installation (i.e. broken bolts, etc.) will be billed separately.

6.18 Warranty Conditioned Upon Receipt of Payment - Warranties provided by Jurin Roofing Services Inc., including manufacturer warranties, shall not be effective unless and Jurin Roofing Services Inc. has been paid in full.

6.19 Severability - If, for any reason, any provision contained in this contract is found, to any extent, be invalid or unenforceable, the remainder of this contract shall nonetheless remain binding and valid and be enforced to the fullest extent permitted by law.

6.20 Steel products, aluminum, asphalt, polyisocyanurate and other roofing products are sometimes subject to unusual price volatility due to conditions that are beyond the control or anticipation of Jurin Roofing Services, Inc.. If there is a substantial increase in these or other roofing products between the date of Jurin Roofing Service, Inc.'s proposal and the time when the work is to be performed, the amount of the contract may be increased to reflect the additional cost to Jurin Roofing Services, Inc., upon submittal of written documentation and advance notice.

6.21 Employee Vaccination Statement - This proposal and warranty (if applicable) are conditioned upon all employees of Jurin Roofing Services Inc. (JRS) being able to access the site where the work is to be performed regardless of their vaccination status. JRS will not agree to any vaccine mandates or requirements at work sites. JRS shall have sole and absolute discretion on which of its employees it will assign to the work. This proposal and warranty (if applicable) are subject to being voided should the work location require JRS's employees to be vaccinated at any time during the performance of the work or during the warranty period (if applicable).

PRICE FOR ABOVE SCOPE OF WORK: $18,211.00

Alternate:

If approved the "Alternate Price" will be reduced from the original contract price.

If this alternate price is approved, the two following product adjustments will be made.

1) The underlayment will not be self adhered ice and water shield, but will be changed to a double layer of synthetic underlayment.
2) The shingle to be used will not match what is on the clubhouse, but rather a GAF Timberline HDZ Architectural shingle.

In addition to the product adjustments Item 5.2 will be adjusted to read as follows:

Jurin Roofing Services, Inc.'s work will receive a limited warranty for 5 years by Jurin in accordance with its standard warranty, which is made a part of this proposal/contract and incorporated by reference. A copy of Jurin Roofing Services, Inc.'s standard warranty is attached or, if not, will be furnished upon request. Jurin SHALL NOT BE LIABLE FOR SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES. The acceptance of this proposal/contract signifies the parties' agreement that this warranty shall be and is the exclusive remedy against Jurin for all defects in workmanship furnished by Jurin. A manufacturer's warranty shall be furnished if a manufacturer's warranty is called for in this proposal/contract. It is expressly agreed that in the event of any defects in the materials furnished pursuant to this proposal/contract, recourse shall only be against the manufacturer of such material. There shall be a wind speed limitation of 55 miles per hour. A wind event in excess of 55 miles per hour is considered an exclusion of this warranty.

Price: $3,230.00

_____ _____
accepted ***declined***

Notes: Statement of Quality - All material is guaranteed to be the same as specified. All work is done in accordance with accepted roofing practices as determined by the NRCA. All extra work will be done through change orders and will be an extra cost above and beyond the stated price. All agreements are contingent upon delays beyond our control. Owner to carry all necessary fire, tornado, and other insurance. Our workers are fully covered by workman's compensation insurance.

Unless stated otherwise on the face of this proposal, Customer shall pay the contract price plus any additional charges for changed or extra work within ten (10) days of substantial completion of the Work. If completion of the Work extends beyond one month, Customer shall make monthly progress payments to the Contractor by or before the fifth (5th) day of each month for the value of Work

completed during the preceding month, plus the value of materials suitably store for the project. All sums not paid when due shall earn interest at the rate of 1 1/2 percent per month. Contractor shall be entitled to recover from Customer all costs of collection, including attorney's fees, resulting from Customer's failure to make proper payment when due.

This proposal may be withdrawn if not accepted within 30 days of submission.

Matt Palmer

Matthew Palmer
Estimator
Jurin Roofing Services, Inc.

I, _____ accept the above proposal on _____20_____

_____
Authorized Signature

Retail Agreement

License # CCC1333919
Office: 407-216-2782
Toll Free: 833-354-3577

TPC ROOFING

Representative name: Jenna Livingston FL Phone # (863) 618-7462

Customer First Name: Christine	**Customer Last Name:** Wells
Project Address: 4141 Ashton Club Drive, Lake Wales, FL 33859	**Customer Phone #:** (863) 324-5457

ROOFING PROJECT SPECIFICATIONS

1. Tear off existing roof down to deck, dispose of waste into dumpster, Replace with: Titan XT Shingles
2. Install a 30lb Synthetic Underlayment with overlaying laps per building code using button cap nails.
3. Install Peel n Stick/ or metal in all applicable valleys per building code.
4. Replace all pipe boots with led boots, standard vents (unless upgrading)
5. Replace all hips and ridges
6. Installing a leak barrier system at all penetrations of the roof such as pipes, vents, chimneys and walls.
7. Replacing all flashing as needed. The replacement is depending on the current conditions.
8. Replace all Drip Edge per building code. The standard color choices are black, brown, tan and white.
9. Workmanship Warranty: 2 Years Standard

PROJECT NOTES/ ADDITIONAL TERMS/ UPGRADES

- First two sheets of plywood included - any other deck replacement costs incurred will be the responsibility of the homeowner.
- All labor, materials, and permit fees are included in this estimate.
- Additional Notes:

Gatehouse Roof Replacement- $10,200

TERMS AND CONDITIONS (continued on additional pages)

This Agreement and terms herein are made between the TPC Roofing also known herein as TPC and the Customer(s) above will be subject to all appropriate laws in effect in the State of Florida, Florida Building Codes, with the following and additional terms and conditions herein.

PROJECT/ PERFORMANCE. TPC agrees to complete the customers project using this Agreement as the official, legal scope of work and binding description of work to be completed. Any change orders or requests for additional work to be performed the TPC shall submit in writing to the customer for written approval. All payments received are non-refundable unless otherwise stated herein.

ROTTEN WOOD, STUCCO, GUTTERS. Under this Agreement Customer(s) understands that rotten wood is often not paid by insurance and that the TPC cannot always determine if rotten wood exists until the job commences, this rotten wood shall be the customer responsibility to pay to TPC at a rate of $105.00 per sheet of plywood, $16 per linear foot of fascia and $14 per linear foot of roof planks, any other rotten wood shall be discussed with a price before work commences that is not Florida Building Code. From time to time flashing needs to be replaced per building code, this flashing goes behind stucco walls and in order to replace, the stucco needs to be cut out. The contractor agrees to remove and replace the stucco however shall not paint the stucco, all painting is the responsibility of the Customer(s) Gutters that are required to be removed for installation of the roofing system will be done with care, however, if the gutter system is unable to reinstalled or is damaged because of the age or system that has been uninstalled it will be the Customer(s) responsibility to obtain new gutters and TPC shall offer said services at its cost to the Customer(s)

TPC IS NOT RESPONSIBLE FOR. TPC shall not be held responsible for any cracked or broken driveways. TPC shall not be responsible for debris which has fallen into the attic from the roof work. TPC is not responsible for any damaged items inside the property (vibrations or otherwise). TPC assumes no responsibility for preexisting deficiencies such as but not limited to structural, electrical, or plumbing deficiencies. TPC assumes no responsibility for third party vendors actions such as but not limited to materials delivery services. TPC assumes no responsibility for cracked or paint peeling walls, ceilings, windows, or block walls. TPC assumes no responsibility for damage which could occur to or result from unseen or concealed items, such as but not limited to cables, wires, water pipes, electric and freon lines, while the work is in progress.

OTHER TERMS. All surplus materials shall remain TPC property. During the project, TPC may use property owner's utilities and all charges shall be property owner's responsibility. TPC may make minor variations in work or substitute material of equal or better quality without the consent of the Customer(s). All terms and conditions set forth are Agreed to by the Customer(s).

CUSTOMER HEREBY AGREES TO PAY THE FOLLOWING SUM FOR THE WORK AND TERMS DESCRIBED ABOVE

Roofing: **$** 10,200	Gutters: **$**
Miscellaneous: **$**	Grand Total: **$** 10,200
Payment Terms: 35% Down- $3,570, 35% Upon Delivery of Materials- $3,570, 30% Upon Completion- $3,060	

By Signing this Agreement, the Customer hereby accepts and agrees to all terms and conditions herein.

Customer Signature: _____ Date of Signature: _____

Customer Signature: _____ Date of Signature: _____

FLORIDA PREMIER ROOFING

Retail Agreement Continued (Page 2 of 4)

Client herby agrees to the terms and conditions as followed regarding construction procedures and processes.

You the Client listed herein Agree to the following terms, conditions and procedures as follows. The Client hereby Agrees to the following:

1) I, the Homeowner, and or its representative for the property located at the address listed above (hereinafter "Client"), authorize TPC Roofing LLC (hereinafter "Service Provider") to enter my property, furnish materials, supply all equipment and perform all labor necessary to assess; preserve; repair; or protect my property from further damage. The services provided under this agreement are listed in all estimates and supplemental estimates which are fully incorporated herein by reference.
2) Client represents that they are the only signature(s) required to effectuate this document and that no other party signature is needed. TPC Roofing Company relies on this material representation. Client waives any right to invalidate this agreement for lack of additional signatories.
3) Client agrees and acknowledges that Service Provider may rely upon this representation of the Client and Client shall indemnify, hold harmless, and defend Service Provider from and against any damages from Client's failure to disclose additional needed parties.
4) Client Agrees to cut the grass 3 days prior to the build date, client understands that failure to do this may result in severe injury or rescheduling of work until done so.
5) Client Agrees to keep all pets inside the property or remove from property during and after build until the Contractor deems it to be safe.
6) Client Agrees to not be present inside the property and remain at a safe distance from residence while construction is ongoing or until the Contractor deems it to be safe, failure to adhere may result in personal injury or even death.
7) Pictures, art, anything that is on the wall or even touching the wall that is valuable must be removed. This includes bookcases that may be touching the wall. The hammering, nail guns, walking on the roof creates vibrations that could make items fall. If there are any valuables in the attic, please remove or cover to protect. Contractor is not responsible for broken valuables as a result of the failure to remove or adhere to these guidelines.
8) If you have a satellite dish, we will remove the dish however you will need to coordinate with your service provider to have the dish reinstalled. Any cost associated with the reinstallation of said equipment is the Clients burden.
9) During installation from the vibrations from the installation may cause cracks which may develop on ceilings or walls even resulting in drywall or other construction materials falling. Contractor is not responsible for any damages which may result from such vibrations.
10) Permit packages will be displayed on the door, window, or other areas. These documents are required by the local building department and must remain in place through the entire project. If the inspection process fails due to the permit package being removed, Client agrees to accept and pay any reinspection fees or other fees incurred.
11) Client agrees to make facilities such as water and electricity available to Contractor. A dumpster and materials needed to complete the project will arrive usually a few days before work begins. The vehicles used are very heavy and although we take every precaution in rare occasions cracks may develop in driveways or sunken pavers may occur. In some cases, these 3rd party vendors will fix major damage however you must contact the vendor with the understanding that the Contractor will not be held responsible for third party damages. In addition, in rare occasions damage by third party vendors may occur to other areas including but not limited to garage doors. If a garage door is damaged by a third-party vendor the responsibility to repair or fix is the third party and you agree to hold harmless the Contractor.
12) After installation there maybe debris which has fallen inside of the attic. Please use caution when accessing the attic space as loose debris may fall while accessing hatches, Client agrees to hold harmless the Contractor in event of personal injury or damage to property.
13) Flashing and Stucco, if flashing must be replaced and stucco has to be removed to replace the flashing TPC will bill to the Client its "cost" to the Client. We will attempt to bill the insurance company however in many cases the carrier will not pay.
14) Any stains that may appear on the driveway from a leaking dumpster such as rust stains or overflow from rain is not the responsibility of the Contractor for cleanup.
15) Client Agrees that they will be responsible for costs incurred due to clients actions which cause deliveries to occur in unusual places such as failure to clear driveway or if property is too narrow to deliver materials directly to roof or if they cause additional deliveries to be necessary

_____ _____

Property Owners Signature Date of Signature

Retail Agreement Continued (Page 3 of 4)
Client herby agrees to the terms and conditions as followed regarding construction procedures and processes.

You the Client listed herein Agree to the following terms, conditions and procedures as follows. The Client hereby Agrees to the following:

15) Emergency Services/ Tarp Installation: Client hereby acknowledges and understands that installation of Tarps or any type of temporary repair to mitigate damages is billable to the insurance company, however, in many cases the insurance company denies and fails to provide payment. If this occurs you the Client understand that the invoice will be sent to you the Client, in many cases if the bill is sent by the Client to the insurance company for reimbursement it will be paid but this can not be guaranteed.
16) If the fascia wood needs to be replaced it may affect other parts such as the sofit. The cost to replace and or install is the responsibility of the Client. TPC is not responsible for replacing any wood, fascia, or sofit.
17) Failure of Service Provider or Customer to demand payment prior to work being performed or any other right or responsibility included in provisions of this agreement shall not waive Service Provider's right to payment of the same nor either parties rights to enforce any provision of this agreement.
18) In the event Service Provider is unable to perform its recommended remediation procedures and protocols for any reason beyond its control, Client agrees to release and hold Service Provider harmless, and indemnify Service Provider against all claims or actions that may result from such procedures.
19) This Agreement is not eligible for cancellation after payment is received, unless otherwise provided by statute or code. Any cancelation request must be made in writing, signed and dated by the requestor.
20) If this agreement is cancelled, the Service Provider shall have a retaining lien and charging lien for work performed and costs advanced.
21) If this Agreement is cancelled by the Client or Service Provider for any reason the Service Provider shall be entitled to the following as liquidated damages due to the complexity and variability of establishing the actual costs per job: if the project has not yet been started, $2500.00 plus costs incurred if any work has been done at or on the property, including the placement of tarps or materials at the property or the initial review and evaluation; $5000.00 if a permit for work is pulled or applied for by the Service Provider; or 30% of the total value of the project plus costs incurred if the project has been started also known herein as "Cancellation Fee" whichever is higher.
22) If any clause or provision in the Agreement is found to be void, invalid, or unenforceable, it shall be severed and amended to be tailored to the maximum legal effect by the court and the remaining provisions and clauses shall remain in full force and effect. This Agreement contains the entire agreement and understanding between the Parties and supersedes all other agreements and understandings, whether written or oral, relating to such subject matter of the Agreement and the relationship between the Parties.
23) No Implied or Express Warranties: The customer understands that there shall be no other implied or express warranties (except for the workmanship warranty and manufacturer's warranty included in the product and actionable solely against the manufacturer) unless specifically stated herein, or signed and dated by the General Manager of the Service Provider. Customer may request to choose a particular subcontractors, subject to Companies sole approval, if said subcontractors agree to the scope and funds allocated for that particular scope of work paid by the Service Provider and may legally provide the work separate any additional actions necessary from Service Provider.
24) In the event that legal or collection agency proceedings must be instituted to recover any amount due to Service Provider for the services provided or to be provided by Service Provider, Service Provider shall be entitled to recover the cost of collections, including, collection agencies, attorney's fee and courts, plus a interest of 1.5% per month applicable to all amounts due.
25) Customer agrees that this agreement and its terms and conditions may be amended and updated without notice, so long as the governing update or amendment is posted on Service Provider's website Terms and Conditions page.

Property Owners Signature Date of Signature

FLORIDA LEGAL NOTICES

PURSUANT TO FLA STATE STATUTE 489.126 THE CLIENT AGREES THAT TPC Roofing SHALL NOT COMMENCE WITH PERMITS OR WORK EXCEPT AS SPECIFICALLY STATED IN THIS AGREEMENT.

By law as a legitimate contractor: in the State of Florida we are required to post this message below. Please report and beware of any Contractor that does not disclose this message below in BOLD and 12pt Font.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

A CONTRACTOR MAY NOT DIRECTLY OR INDIRECTLY ENGAGE IN THE OFFERING TO A RESIDENTIAL PROPERTY OWNER A REBATE, GIFT, GIFT CARD, CASH, COUPON, WAIVER OF ANY INSURANCE DEDUCTIBLE, OR ANY OTHER THING OF VALUE IN EXCHANGE FOR:
1. ALLOWING THE CONTRACTOR TO CONDUCT AN INSPECTION OF THE RESIDENTIAL PROPERTY OWNER'S ROOF; OR 2. MAKING AN INSURANCE CLAIM FOR DAMAGE TO THE RESIDENTIAL PROPERTY OWNER'S ROOF.

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: 2601 Blair Stone Road, Tallahassee, Florida 32399- 1039; Telephone (850) 921-6593

CHAPTER 558 NOTICE OF CLAIM

CHAPTER 558, FLORIDA STATUTES, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT IN YOUR HOME. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS CONTRACT A WRITTEN NOTICE, REFERRING TO CHAPTER 558, OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS.

Property Owners Signature Date of Signature

THIS INSTRUMENT PREPARED
BY: Name: TPC Roofing **Address:**
10245 E Colonial Drive
Orlando, FL 32807

NOTICE OF COMMENCEMENT

Permit Number: _____

Parcel ID Number: _____

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. **DESCRIPTION OF PROPERTY:** (Legal description of the property and street address if available)

2. **GENERAL DESCRIPTION OF IMPROVEMENT:**
   Reroof

3. **OWNER INFORMATION OR LESSEE INFORMATION IF THE LESSEE CONTRACTED FOR THE IMPROVEMENT:**
   Name and address: _____
   Interest in property: Owner
   Fee Simple Title Holder (if other than owner listed above) Name: _____
   Address: _____

4. **CONTRACTOR:** Name: TPC Roofing Phone Number: 4079847663
   Address: 10245 E Colonial Drive, Orlando FL 32817

5. **SURETY (If applicable, a copy of the payment bond is attached):** Name: _____
   Address: _____ Amount of Bond: _____

6. **LENDER:** Name: _____ Phone Number: _____
   Address: _____

---

7. **Persons within the State of Florida Designated by Owner upon whom notice or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes.**
   Name: _____ Phone Number: _____
   Address: _____

8. In addition, Owner designates _____ of _____
   to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes. Phone number: _____

9. Expiration Date of Notice of Commencement (The expiration is 1 year from date of recording unless a different date is specified) _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

_____ _____
(Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager) (Print Name and Provide Signatory's Title/Office)

State of _____ **County of** _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 20___, by _____ (name of person acknowledging), who is [ ] personally known to me; or [ ] has produced _____ as identification.

SEAL

_____
Signature of Notary Public

WCM Construction & Roofing, LLC

P.O. Box 1214 • Eagle Lake FL 33839
Phone: 863-969-3722 • 863-287-0375
Fax: 863-594-1794 • Email: office@warrencm.com
License # CCC1332250

Certified Roofing Contractor

* Community Director

Customer: Christina Wells **Address:** 4141 + 4128 Lake Ashton Club Drive LW

Phone number: 256-9184 **Email** cwells10@lakeashtonclub.com

Estimate completed by: RA **Date** 5-5-25 **Total Cost $** See Below

New Roof: ____ **Re-Roof:** X **Repair:** ____ **HOA Approval** Y X N ____

X Tear Off existing roof down to decking
X Dry in using ____ Peel & Stick ____ Synthetic Felt X- 2 layers - 10
____ Replace Valley Metal: 16"(26 GA) ____ Other ____ Roofing Cement 4
X Replace Lead Boots: 1 1/2 ___ 2" ___ 3" 1 4" ___ Bullet Boots ____ (Color) ____
X Ventilation: Ridge Vent 1 Off Ridge Vent ____ (Color____)
____ Kitchen Hood Vent: 4" ____ 10" ____ 750's Vent ____ (Color____)
____ Replace Flashing: 4x5 ____ Chimney Flashing ____ Misc Flashing ____
____ Skylights: None Clear ____ Bronze ____
X Eve Drip: Aluminum ____ Metal 45 Color White
X Shingles: 3-Tab ___ Architect X Brand GAF Style Camelot 2
Color ____ sq 40/31 Pitch 6/12
____ Flat Roof: Peel & Stick ____ TPO ____ Color____ sq ____
____ Metal Roof: 5V ____ Rib Panel ____ Standing Seam ____ Color____

Wood Replacement Labor & Material Cost (Extra Cost If Needed we will only charge of necessary)
Five year workmanship warranty on new roof or re-roof. Repair warranty good for 30 days.

Plywood/OSB 1/2x4x8 75 - 2 included
2x4x8 Spruce/Pt 25 each
1x2x8 Pt ____
1x6x8 Cedar ____
Plywood/OSB 3/4x4x8 ____
Hardie Fascia 1x6x12 ____

*Florida Statutes requires that all decking be nailed as per Florida Code * This proposal/contract includes all permits required
* Repairs are not under any warranty

- ***WCM Construction & Roofing, LLC is not responsible for any damage to equipment, electric, plumbing, a.c tubing, etc., that is attached to underside of decking where cannot be seen. Any items that are attached to under decking must be shown to WCM Construction & Roofing, LLC before start of project.***
- *This estimate becomes a binding contract once it has been signed by owner or owner representative.*
- *50% due at signing, nonrefundable ____, and 50% of payment due on day of completion.*
- *Proposal is good for 45 days from above date.*
- *A 3.5% convenience fee will be charged to Visa, Master Card or American Express.*
- *Satellite Dish and Solar Panels: Home Owner is responsible to reinstall and line up the satellite dish and solar panels if attached to roof.*

The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified above. Upon acceptance by you, the proposal will become a legally binding "Contract" including all the provisions on the reverse side.

Sales Signature [signature] Richard Alk 4126317 Date 5-5-25

Owner Signature ____ Date ____

Re-roof with White Drip Edge - GAF Camelot II Shingles -
• 2 - Shuttle board Roofs - 14,200
• Main Entry Guard house - 8400 ← +1200 For Copper Drip Edge -

NOTE: WE SUPPLY PERMIT, LABOR MATERIALS AND DUMP FEE'S. WE SUPPLY THE FIRST TWO SHEETS OF WOOD.

SECTION 3

Capital Project Purchase Analysis

Solicitor	Lake Ashton Community Development District	Budgeted Amount	Included in FY 24 Capital Project List - $8320
Project Title	Ballroom Painting	Date Last Event	2015

Evaluation Criteria	Proposer #1 **Bock and Hoeft**	Proposer #2 **D&D Painting and Home Repair**	Proposer #3 **Operation Paint**
Overall price	$17,765.00	$14,800.00	$10,475.00
Warranty on product/service	1 year	Waiting on Vendor	2 year
Shipping costs	N/A	N/A	N/A
Company location in relation to Lake Ashton	Auburndale	Auburndale	Winter Haven
Time Frame to start project	6-8 weeks	Waiting on Vendor	Late May - Early June
Time frame to complete project	3 days	Waiting on Vendor	1 week
Past performance with customer	Great Past Experiences	Never Used at the Clubhouse - Resident Recommendation	Never Used -5 Star Google Rating - 89 Reviews
LA Times Newsletter Advertiser (other options)	No	No	No
Monday Coffee Vendor	No	No	Yes

Bock & Hoeft Custom Painting

210 amberly way
Auburndale fl
33823

Estimate

Date	Estimate #
4/3/2025	6191

Name / Address
LA CDD 4140 ASHTON CLUB DR LAKE WALES FL

CUSTOMER
LA CDD 4140 ASHTON CLUB DR LAKE WALES FL

Description	Qty	Rate	Total
INTERIOR PAINTING IN THE CLUBHOUSE BALLROOM (UP DATED PRICE) 07/07/2024 REMOVE ALL CURTAINS AND CURTAINS RODS PATCH HOLES AND TEXTURE ALL WALLS WILL RECEIVE 2 COATS OF PPG HI- HIDE EGG SHELL COVER THE EXISTING YELLOW COLOR ALL WOOD WORK WILL RECEIVE 2 COATS ENAMEL TO COVER THE EXISTING YELLOW COLOR PREP AND PAINT WALLS IN BALLROOM INCLUDING THE INSIDE OF TABLE CLOSET AND CHAIR CLOSET PREP AND PAINT BLACK WALL AND DOOR ON THE BACK OF THE STAGE PREP AND PAINT WALLS AND CEILINGS IN THE DRESSING ROOM AREAS IN INCLUDING BATH ROOM SAND PREP AND PAINT DOORS, WINDOWS AND STAGE STEPS		16,445.00	16,445.00
CLOSE IN WINDOW ON THE NORTH SIDE OF KITCHEN CUT COUNTER TOP BACK FLUSH WITH IN INSIDE WALL			

	Total

Phone #	Fax #	E-mail
863-412-4195	863-984-3154	bockhoeftinc@gmail.com

Bock & Hoeft Custom Painting

210 amberly way
Auburndale fl
33823

Estimate

Date	Estimate #
4/3/2025	6191

Name / Address
LA CDD 4140 ASHTON CLUB DR LAKE WALES FL

CUSTOMER
LA CDD 4140 ASHTON CLUB DR LAKE WALES FL

Description	Qty	Rate	Total
FRAME UP OPENING AND DRYWALL BOTH SIDES AND TEXTURE TO MATCH EXISTING		1,320.00	1,320.00
ESTIMATE IS ONLY GOOD THROUGH 2025			

Total	$17,765.00

Phone #	Fax #	E-mail
863-412-4195	863-984-3154	bockhoeftinc@gmail.com

Proposal

Page # _____ of _____ pages

D & D PAINTING
& HOME REPAIRS

Phone: (863) 528-4560

PROPOSAL SUBMITTED TO: Christine Wells	JOB NAME Lake Ashton Clubhouse Ball Room	JOB #	
ADDRESS 4141 Ashton Club Dr.	JOB LOCATION		
	DATE 1-30-24	DATE OF PLANS	
PHONE # 324-5457	FAX #	ARCHITECT	

We hereby submit specifications and estimates for:

Close in wall to kitchen Texture and Paint 1,175.00

Paint All wall and Doors and Trim

Closets - Dressing Rooms and Baths 7,500.00

If 2nd Coat needed 3,500.00 + $1500 (trim)

Take off All corner pieces no charge

Paint wall Black Back of stage 350.00

Total ~~9,025.00~~
$ ~~11,300~~ 14,800
per D&D
4/15/25

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:

$ _____ Dollars

with payments to be made as follows: _____

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra chargeover and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted _____

Note — this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of Acceptance _____ Signature _____

Operation Paint

610 Orange Blossom Drive | Winter Haven, Florida 33880
407-785-4410 | hello@operationpaint.com | operationpaint.com

RECIPIENT:

Lake Ashton
4410 Ashton Club Drive
Lake Wales, Florida 33859

Quote #2962

Sent on	Apr 10, 2025
Total	**$10,475.00**

Product/Service	Description	Qty.	Unit Price	Total
Interior Painting	Application of 2 coats of high-quality paint to main ballroom walls, kitchen, closets, dressing rooms, stage, bathrooms, protection of floors and furniture during work.	1	$8,775.00	$8,775.00
Interior Trim and Door Painting Included	Prepping and painting interior trim and doors with a semi-gloss finish. Includes caulking and repairing any minor imperfections.	1	$0.00	$0.00
Drywall Repair	Framing and installing new drywall, removal of existing trim, mud drywall, sand and prime and paint	1	$1,700.00	$1,700.00
Paint and Labor Included		1	$0.00	$0.00

Total **$10,475.00**

Lake Ashton CDD,

Thank you for the opportunity to provide you with a quote for the Lake Ashton Ballroom. If you have any questions please reach out anytime.

Best,

Austin Taylor, Co-Owner Operation Paint

407-785-4410

Operationpaint.com

Veteran Owned and Operated

Check out our Google Reviews!

Thank you for the opportunity to provide you with this estimate. If you have any questions please reach out anytime.

Capital Project Purchase Analysis

Solicitor	Lake Ashton Community Development District	Budgeted Amount	Included in FY 24 Capital Project List - $42,385
Project Title	Ballroom Carpet Replacement	Date Last Event	2009

Evaluation Criteria	Proposer #1 **Blackburns**	Proposer #2 **Jim's Floor Depot, Inc**	Proposer #3 **Shaw (State of FL Contract) and Spectra Install**
Overall price	$47,741.19	$25,643.00	$31,028.62
Warranty on product/service	Waiting on Vendor	Lifetime	Waiting on Vendor
Shipping costs	N/A	N/A	N/A
Company location in relation to Lake Ashton	Winter Haven	Dundee	Installer - Lakeland Material - Tampa
Time Frame to start project	Waiting on Vendor	Approximately 6 Weeks	Approximately 6 Weeks
Time frame to complete project	Waiting on Vendor	Based on Arrival of Materials	1 week
Past performance with customer	Great Past Experiences - Used for Tile in Fitness Center Restrooms and LVT in Media Center, Bowling Lanes, and Card Room.	Never Used at the Clubhouse - 4.7 Star Google Rating - 140 Reviews	Never Used -Recommended by State of Florida Contractor
LA Times Newsletter Advertiser (other options)	Yes	Yes	No
Monday Coffee Vendor	No	No	No

BLACKBURN'S INTERIORS
1507 Havendale Blvd. NW
Winter Haven, FL 33881
+18632947355
BlackburnsInteriors@yahoo.com
www.BlackburnsInteriors.com

Flooring Estimate

ADDRESS	SHIP TO		
Lake Ashton Clubhouse.	Lake Ashton Clubhouse.	FLOORING ESTIMATE	4727
Lake Ashton Clubhouse Main Clubhouse - Ballroom	Lake Ashton Clubhouse Main Clubhouse - Ballroom	DATE	04/04/2025
4141 Ashton Club Drive	4141 Ashton Club Drive		
Lake Wales, FL 33859	Lake Wales, FL 33859		

DESCRIPTION	AMOUNT
Selected Shaw Glued Down Carpet (Style/Color To Be Selected) To Be Installed In Club House Ballroom (Not* Including Dance Floor Area), Including Ballroom Storage Closets, Partition Closets & Dressing Rooms. Including Removal & Haul Away Of Existing Wood & Carpet, Basic Floor Prep, Premium Pressure-Sensitive Adhesive, Materials, Primed-White Quarter-Round To Be Installed Up Against Current Base, & Professional Labor. (This Estimate Includes Basic Subfloor Prep Only, Additional Material & Labor Costs My Apply Once Subfloor Is Exposed)	52,752.70
*Moving Of All Items Including Furniture (If Any) By Others.	
To Exclude Quarter Round Labor & Product Costs From Ballroom Portion Only Subtract $1,659.57 From Total Shown.	
Large Project Discount	-5,011.51
Note: This estimate is good for 60 days, after sixty days this price will increase by 5% due to coming tariffs and possible price increases.	

Quote is good for 90 days. Buyer understands there may be a dye-lot variation from sample. Unforeseen sub-floor problem upon installation may change amount due, $85/bag for Skim-Coating & $120/bag for Self-Leveling. We can never guarantee seams will be invisible. All carpets show footprints, vacuum marks, fuzz, crush, & mat. Expect there to be a grout haze for 3-4 cleanings after tile is installed. Seller isn't responsible for chips, dents, or condition of existing moldings, doors, jambs, fixtures, customer's measurements, or manufacturer shipping delays. Please clear room(s) of as much furniture as possible, as we reserve the right to reschedule if rooms aren't cleared of small items (electronics, pictures, shoes, books, etc.) Deposits are non-refundable. There is 35% restocking fee on special orders. In the event buyer defaults under the terms of this agreement, Buyer agrees to pay reasonable attorney fee's, if the sums due are collected through an attorney

SUBTOTAL	47,741.19
TAX	0.00
TOTAL	**$47,741.19**

Accepted By

Accepted Date

JIM'S FLOOR DEPOT INC.

29710 US HWY 27 Dundee, Fl 33838 Business # (863) 439-7500 Cell (863)-206-1064 Fax # (863) 439-7500 www.Jimsfloordepot.com

Invoice

SHIP TO: Lake Ashton Clubhouse Grand Ballroom
4141 Ashton Club Dr.
Lake Wales, FL

24x24 Carpet Tile (Encore SD Ultima NYLON)

Bill To: Lake Ashton Clubhouse Grand Ballroom
4141 Ashton Club Dr.
Lake Wales, FL

PAYMENT METHOD 863-324-5457

Check		*Amt. enclosed*	
Cash		*Amt. enclosed*	

Purchase order number	
Date	May 5th 2025

Please supply the following items

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL AMOUNT
	Style: Blockade or Techtonic Color:				
Carpet Tile	**Product/Glue/Installation of Commerical GLUE DOWN NYLON CARPET TILE in Main Grand Ballroom, 1 Office, 2 Backrooms, 2 Chair Closets & 8 Steps in back rooms.**	**1**	**5700**	**3.99**	**22,743.00**
Take up Carpet tile	**Take up Carpet Tile in above areas.**	**1**	**5500**	**0.35**	**1,925.00**
Disposal	**Disposal of Carpet tile and Haul away.**	**1**	**5500**	**0.15**	**825.00**
	It is up to Client to get all the tables and chairs out of the way, computers, File Cabinets, kink nacks, out for Jim's Floor Depot's Installers.				

Subtotal	**25,493.00**
Shipping	150.00
TOTAL DUE	**25,643.00**

Ordered by

Approved by

SPECIAL INSTRUCTIONS

16,000 Downpayment and Balance Due upon completion of Job.

Contract Terms: Jims Floor Depot is to perform all work in a workmanlike manner according to generally accepted standards in the industry. Client is entitled to any Manufactures warranties on materials only. Jims Floor Depot is not responsible for delays caused by strikes, weather, unavailibility, or other factors not within our control, modifications of the above contract must be in writing ***In Event of Breach, Customer is responsible for Costs of enforcement including reasonable Attorney fees.***
No returns on any special orders or instock products after one day of signing this agreement.
Restocking Fee will apply up to 35% of total job in any event of customer Breach of Agreement on Product choices or colors or anything.

Spectra Contract Flooring

Proposal

1802 Grant St Suite 200
Tampa, FL 33605
813-254-7278

Submitted to:	**Lake Ashton Community**	Attention:	Christine Wells
Address:	**4141 Ashton Club Drive**	Phone:	
Job Name:	**Lake Ashton Golf Club Ballroom**	Date of Plans:	
Job Location:	**Lake Wales FL 33859**	Architect:	
	5/1/25	**5/1/25**	

We hereby submit specifications and estimates for:

CARPET, CLICK LVT, ADHESIVE PROVIDED OWNER

Item Name	Quantity	Units	Cost per Unit	$ Price
Demo Existing Carpet Tile & Scrape Glue	650	SY	3.50	2,275.00
Demo Existing Dance Floor	1600	SF	1.00	1,600.00
Floor Patch Material and Labor	40	Each	60.00	2,400.00
Carpet Tile Labor	700	SY	4.00	2,800.00
Click Dance Floor Labor	1650	SF	2.50	4,125.00
Stair labor with transition	1200	Each	1.00	1,200.00
Dumpster on site for demo	2400	Each	1.00	2,400.00

***Wood Base to Stay**
Furniture to be Moved by Others
Day Work Only*

We PROPOSE hereby to furnish material and labor - complete in accordance with the above specifications, for the SUM of: **16,800.00**

Spectra's terms are Net 10th of the month. Customer will be responsible for any costs or fees incurred in the collection of any past due invoices and understands that a 1.5% monthly finance charge will be billed on invoices that are over 30 days old. All work is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. Charges for labor are quoted for normal working hours. Work requested after hours will be at increased labor rates. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Signed: **Jason Fuller**

NOTE: This Proposal may be withdrawn if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL: The above prices, specifications, and conditions are satisfactory and are hereby ACCEPTED. You are authorized to do the work as specified.

Customer Name:

Authorized Signature: BY_____ **Date:**

ShawContract®

Quote: Lake Ashton CDD Ballroom
Quote Number: 02519161
Territory Number: 1844

Prepared especially for: Christine Wells - Lake Ashton Community Development District on May 4, 2025

Expires July 3, 2025

Contact Information **Kaydee Young : kaydee.young@shawcontract.com**

Product	Description	Material Type	Construction	Weight	Backing	Size	Quantity	Price	Total
5T424 Weathered Tile View Spec	Carbon Neutral Low Embodied Carbon	Carpet Tile Flooring	Multi Level Pattern Loop	24.00 oz/yd²	EcoWorx® Tile	9 in x 36 in	700 yd² 140 boxes 5.00 yd² / box	$ 29.56	$ 20,692.00
5T512 Journal Tile View Spec		Carpet Tile Flooring	Multi Level Pattern Loop	20.00 oz/yd²	EcoWorx® Tile	18 in x 36 in	700 yd² 140 boxes 5.00 yd² / box	$ 29.56	$ 20,692.00
5T487 Zest Tile View Spec		Carpet Tile Flooring	Multi Level Pattern Loop	26.00 oz/yd²	EcoWorx® Tile	24 in x 24 in	709.33 yd² 133 boxes 5.33 yd² / box	$ 31.96	$ 22,670.19
5T620 Metal Edge Tile View Spec		Carpet Tile Flooring	Multi Level Pattern Cut/Loop	26.00 oz/yd²	EcoWorx® Tile	24 in x 24 in	709.33 yd² 133 boxes 5.33 yd² / box	$ 29.96	$ 21,251.53
203UV Camaret Oak View Spec		Hardwood Flooring	Engineered Ply Core Hardwood with Tongue and Groove			7.48"	1655.01 ft² 71 boxes 23.31 ft² / box	$ 7.46	$ 12,346.37
5T424 Weathered Tile View Spec	Carbon Neutral Low Embodied Carbon	Carpet Tile Flooring	Multi Level Pattern Loop	24.00 oz/yd²	EcoWorx® Tile	9 in x 36 in	700 yd² 140 boxes 5.00 yd² / box	$ 29.16	$ 20,412.00

N5000 5000 Carpet Tile 4 Gallon	•Spread rate: Paint roller application would yield 35 - 40 yds per gallon(7.7-8.8 m2 per liter). 1/16 x 1/32 x 5/64 (1.6mm x 0.8 mm x 1.98 mm) U-notch Trowel application would yield 28-33 syds per gallon (6-7 m2 per liter)	Adhesive Tile				150" x 108"	19 unit	$ 91.00	$ 1,729.00
5T371 Enclave Tile View Spec		Carpet Tile Flooring	Multi Level Pattern Loop	22.00 oz/yd²	EcoWorx® Tile	18 in x 36 in	700 yd² 140 boxes 5.00 yd² / box	$ 30.06	$ 21,042.00
5T429 Belief EcoWorx® Tile View Spec		Carpet Tile Flooring	Multi Level Pattern Cut/Loop	28.00 oz/yd²	EcoWorx® Tile	18 in x 36 in	700 yd² 140 boxes 5.00 yd² / box	$ 38.86	$ 27,202.00
CA362 Authenticity View Spec		Hardwood Flooring	Engineered High Density Core Hardwood with Tongue and Groove			7"	1650.6 ft² 70 boxes 23.58 ft² / box	$ 4.86	$ 8,021.92
5T219 Expanse Tile View Spec		Carpet Tile Flooring	Multi Level Pattern Cut/Loop	30.00 oz/yd²	EcoWorx® Tile	12 in x 48 in	709.33 yd² 133 boxes 5.33 yd² / box	$ 39.96	$ 28,344.83
5T513 Lyric Tile View Spec		Carpet Tile Flooring	Multi Level Pattern Loop	20.00 oz/yd²	EcoWorx® Tile	18 in x 36 in	700 yd² 140 boxes 5.00 yd² / box	$ 29.56	$ 20,692.00
5T347 Tapestry Tile View Spec		Carpet Tile Flooring	Multi Level Pattern Cut/Loop	30.00 oz/yd²	EcoWorx® Tile	18 in x 36 in	700 yd² 140 boxes 5.00 yd² / box	$ 40.96	$ 28,672.00
5T514 Script Tile View Spec		Carpet Tile Flooring	Multi Level Pattern Loop	20.00 oz/yd²	EcoWorx® Tile	18 in x 36 in	700 yd² 140 boxes 5.00 yd² / box	$ 29.06	$ 20,342.00

CA286 Resurgence Oak View Spec		Hardwood Flooring	Engineered High Density Core Hardwood with Tongue and Groove			7.48"	1678.86 ft² 54 boxes 31.09 ft² / box	$ 5.36	$ 8,998.69
CA884 35MC Urethane Wood Adhesive 4 Gallon	•Spread rate: 30-36 sf per gal (.7-.9 m2 per liter)	Adhesive Hardwood					13 unit	$ 159.65	$ 2,075.45
5T427 Adage EcoWorx® Tile View Spec		Carpet Tile Flooring	Multi Level Pattern Cut/Loop	28.00 oz/yd²	EcoWorx® Tile	18 in x 36 in	700 yd² 140 boxes 5.00 yd² / box	$ 38.86	$ 27,202.00
5T428 Truism EcoWorx® Tile View Spec		Carpet Tile Flooring	Multi Level Pattern Cut/Loop	28.00 oz/yd²	EcoWorx® Tile	18 in x 36 in	700 yd² 140 boxes 5.00 yd² / box	$ 38.86	$ 27,202.00
5T625 Lenore Tile View Spec		Carpet Tile Flooring	Multi Level Pattern Loop		EcoWorx® Tile	24 in x 24 in	709.33 yd² 133 boxes 5.33 yd² / box	$ 30.96	$ 21,960.86
CA308 Refined Oak View Spec		Hardwood Flooring	Engineered Ply Core Hardwood with Tongue and Groove			5"	1653.68 ft² 56 boxes 29.53 ft² / box	$ 4.56	$ 7,540.78
5T514 Script Tile View Spec		Carpet Tile Flooring	Multi Level Pattern Loop	20.00 oz/yd²	EcoWorx® Tile	18 in x 36 in	700 yd² 140 boxes 5.00 yd² / box	$ 29.56	$ 20,692.00
5T346 Ikat Tile View Spec		Carpet Tile Flooring	Multi Level Pattern Cut/Loop	28.00 oz/yd²	EcoWorx® Tile	18 in x 36 in	700 yd² 140 boxes 5.00 yd² / box	$ 40.96	$ 28,672.00

5T487 Zest Tile View Spec	Carpet Tile Flooring	Multi Level Pattern Loop	26.00 oz/yd²	EcoWorx® Tile	24 in x 24 in	709.33 yd² 133 boxes 5.33 yd² / box	$ 31.96	$ 22,670.19

Material Total **$ 441,123.80**

Prices specified herein do not include any duties, taxes, tariffs, freight, California Stewardship Assessment, or similar charges unless expressly otherwise stated.

Visit ShawNow to convert this quote to an order, check stock and/or view order status.

Capital Project Purchase Analysis

Solicitor	Lake Ashton Community Development District	Budgeted Amount	Included in FY 24 Capital Project List - $25,740
Project Title	Ballroom Dance Floor Replacement	Date Last Event	2009

Evaluation Criteria	Proposer #1 **Blackburns**	Proposer #2 **Jim's Floor Depot, Inc**	Proposer #3 **Shaw (State of FL Contract) and Spectra Install**	Proposer #3 **Williford Flooring**
Overall price	$34,747.40	$27,019.20	$17,051.94	$24,428.95
Warranty on product/service	Waiting on Vendor	Lifetime	Waiting on Vendor	Waiting on Vendor
Shipping costs	N/A	N/A	N/A	N/A
Company location in relation to Lake Ashton	Winter Haven	Dundee	Installer - Lakeland Material - Tampa	Lakeland
Time Frame to start project	Waiting on Vendor	Approximately 6 Weeks	Approximately 6 Weeks	Waiting on Vendor
Time frame to complete project	Waiting on Vendor	Based on Arrival of Materials	1 week for carpet and dance floor	Waiting on Vendor
Past performance with customer	Great Past Experiences - Used for Tile in Fitness Center Restrooms and LVT in Media Center, Bowling Lanes, and Card Room.	Never Used at the Clubhouse - 4.7 Star Google Rating - 140 Reviews	Never Used -Recommended by State of Florida Contractor	Used for Orginal Dance Floor Install and all Maintenance
LA Times Newsletter Advertiser (other options)	Yes	Yes	No	No
Monday Coffee Vendor	No	No	No	No

BLACKBURN'S INTERIORS
1507 Havendale Blvd. NW
Winter Haven, FL 33881
+18632947355
BlackburnsInteriors@yahoo.com
www.BlackburnsInteriors.com

Flooring Estimate

ADDRESS	SHIP TO		
Lake Ashton Clubhouse.	Lake Ashton Clubhouse.	FLOORING ESTIMATE	4785
Lake Ashton Clubhouse Main Clubhouse - Ballroom	Lake Ashton Clubhouse Main Clubhouse - Ballroom	DATE	04/29/2025
4141 Ashton Club Drive	4141 Ashton Club Drive		
Lake Wales, FL 33859	Lake Wales, FL 33859		

DESCRIPTION	AMOUNT
Selected Engineered Hardwood Flooring Style Grand Estate AA829 Color 17035 Hatfield House Installed As Dance Floor, Including Removal & Disposal of Existing Flooring, Basic Floor Prep, Premium Moisture Control Hardwood Adhesive, Materials, Transition Molding, & Professional Labor.	48,905.40
*Moving Of All Items Including Furniture (If Any) By Others.	
Large Project Discount	-14,158.00

Quote is good for 90 days. Buyer understands there may be a dye-lot variation from sample. Unforeseen sub-floor problem upon installation may change amount due, $85/bag for Skim-Coating & $120/bag for Self-Leveling. We can never guarantee seams will be invisible. All carpets show footprints, vacuum marks, fuzz, crush, & mat. Expect there to be a grout haze for 3-4 cleanings after tile is installed. Seller isn't responsible for chips, dents, or condition of existing moldings, doors, jambs, fixtures, customer's measurements, or manufacturer shipping delays. Please clear room(s) of as much furniture as possible, as we reserve the right to reschedule if rooms aren't cleared of small items (electronics, pictures, shoes, books, etc.) Deposits are non-refundable. There is 35% restocking fee on special orders. In the event buyer defaults under the terms of this agreement, Buyer agrees to pay reasonable attorney fee's, if the sums due are collected through an attorney

SUBTOTAL	34,747.40
TAX	0.00
TOTAL	**$34,747.40**

Accepted By

Accepted Date

15033 Stanford Hall

Anderson Tuftex

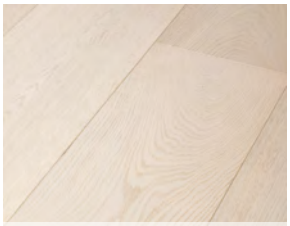
Grand Estate

Broad planks give boldness to this European oak while celebrating its innate simplicity. The beauty of Grand Estate is nature-born, exhibiting the raw authenticity of the most organic creations and only the slightest human touch. This oil-finished hardwood is truly timeless, and its generous construction size and gentle grain pattern creates a grand impression in any of 10 available colors.

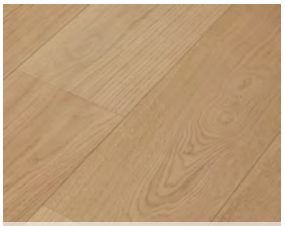
For reference purposes only if printed or downloaded.

Grand Estate

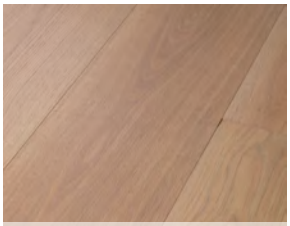
Anderson Tuftex



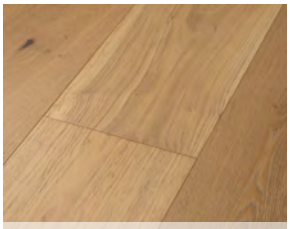
11056
Ashton Court



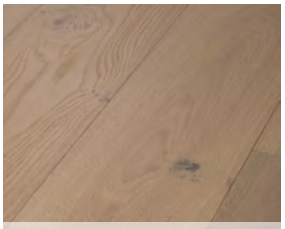
11057
Thorndon Hall



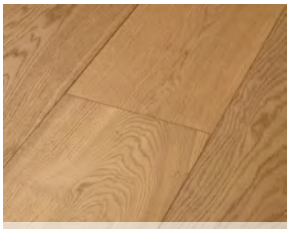
11059
Somerton Castle



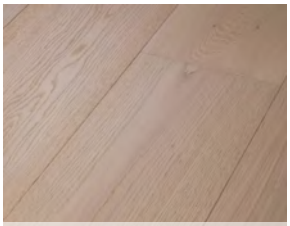
11062
Eaton Manor



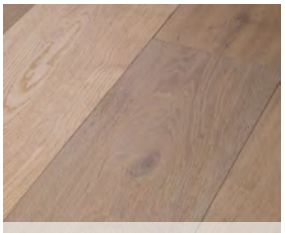
12015
Langdon Court



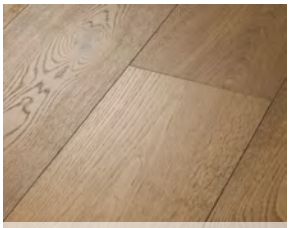
12017
Richhill Castle



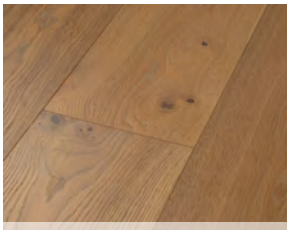
15032
Sutton Court



15033
Stanford Hall



17035
Hatfield House



17038
Bryant House

Product image for illustration purposes only. Actual product will vary.

Specifications

Style Number	AA829
Construction	Engineered
Species	White Oak
Width	10 1/4"
Maximum Length	Random Lengths Up To 86.61"
Veneer Thickness	6 mm
Overall Thickness	3/4"
Finish	UV Oil
SQFT Per Carton	24.62 Sq Ft
SQFT Per Pallet	984.8 Sq Ft
Edge Profile	Micro Bevel
Surface Texture	Wirebrushed
Installation Methods	Nail, Staple, Glue
Installation Grade	Above, On, Below
Color Variation	High
Light Sensitivity	No
Gloss Level	7%
Radiant Heat Approved	No
Sustainability	**GreenGuard Gold Certified**
Country Of Origin	Vietnam
Commercial Warranty	5 Year Commercial
Residential Warranty	50 Years
Recommended Accesories	35 MC Adhesive, 3-In-1 Ultra Adhesive

All measurements are nominal. Cartons may include random lengths.

Trims & Transitions

Flush Reducer **AFR34**

Flush Stairnose **AFS34**

Threshold | Carpet Reducer **ATH34**

T-Molding **AATMD**

Quarter Round **AAQTR**

Trim Pieces length: 78". Due to the natural characteristics of wood, **moldings are intended to coordinate** instead of match.
Trim images are for illustration purposes only. Actual dimensions will vary. Contact the Shaw Information Center for additional details: 800-441-7429.

For reference purposes only if printed or downloaded.

JIM'S FLOOR DEPOT INC.

29710 US HWY 27 Dundee, Fl 33838 Business # (863) 439-7500 Cell (863)-206-1064 Fax # (863) 439-7500 www.Jimsfloordepot.com

Invoice

SHIP TO: Lake Ashton Clubhouse Grand Ballroom
4141 Ashton Club Dr.
Lake Wales, FL

Hardwood Floor

Bill To: Lake Ashton Clubhouse Grand Ballroom
4141 Ashton Club Dr.
Lake Wales, FL

PAYMENT METHOD 863-324-5457

Check	*Amt. enclosed*	
Cash	*Amt. enclosed*	

Purchase order number	
Date	May 5th 2025

Please supply the following items

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL AMOUNT
	Style: 3" Woodmore Mohawk Color: 20 Oak Golden				
Hardwood Floor	**Product/Glue/Installation of 3" Hardwood Floor 29 x 51 area in Main Grand Ballroom.**	**1**	**1580**	**11.99**	**18,944.20**
Take up Hardwood	**Take up Hardwood Floor in above areas.**	**1**	**1480**	**3.50**	**5,180.00**
Disposal	**Disposal of Hardwood Floor and Haul away.**	**1**	**1480**	**0.25**	**370.00**
Transitions	**Product/Installation of Reducers around the edge of the Hardwood.**	**1**	**25**	**95**	**2,375.00**
	It is up to Client to get all the tables and chairs out of the way, computers, File Cabinets, kink nacks, out for Jim's Floor Depot's Installers.				

Subtotal	**26,869.20**
shipping	150.00
TOTAL DUE	**27,019.20**

Ordered by

Approved by

SPECIAL INSTRUCTIONS

18,000 Downpayment and Balance Due upon completion of Job.

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No returns on any special orders or instock products after one day of signing this agreement.
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Quote Number: 02519161
Territory Number: 1844

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Expires July 3, 2025

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CA308 Refined Oak View Spec		Hardwood Flooring	Engineered Ply Core Hardwood with Tongue and Groove			5"	1653.68 ft² 56 boxes 29.53 ft² / box	$ 4.56	$ 7,540.78
5T514 Script Tile View Spec		Carpet Tile Flooring	Multi Level Pattern Loop	20.00 oz/yd²	EcoWorx® Tile	18 in x 36 in	700 yd² 140 boxes 5.00 yd² / box	$ 29.56	$ 20,692.00
5T346 Ikat Tile View Spec		Carpet Tile Flooring	Multi Level Pattern Cut/Loop	28.00 oz/yd²	EcoWorx® Tile	18 in x 36 in	700 yd² 140 boxes 5.00 yd² / box	$ 40.96	$ 28,672.00

5T487 Zest Tile View Spec	Carpet Tile Flooring	Multi Level Pattern Loop	26.00 oz/yd²	EcoWorx® Tile	24 in x 24 in	709.33 yd² 133 boxes 5.33 yd² / box	$ 31.96	$ 22,670.19

Material Total **$ 441,123.80**

Prices specified herein do not include any duties, taxes, tariffs, freight, California Stewardship Assessment, or similar charges unless expressly otherwise stated.

Visit ShawNow to convert this quote to an order, check stock and/or view order status.

Spectra Contract Flooring

Proposal

1802 Grant St Suite 200
Tampa, FL 33605
813-254-7278

Submitted to:	**Lake Ashton Community**	Attention:	Christine Wells
Address:	**4141 Ashton Club Drive**	Phone:	
Job Name:	**Lake Ashton Golf Club Ballroom**	Date of Plans:	
Job Location:	**Lake Wales FL 33859**	Architect:	
	5/1/25	**5/1/25**	

We hereby submit specifications and estimates for:

CARPET, CLICK LVT, ADHESIVE PROVIDED OWNER

Item Name	Quantity	Units	Cost per Unit	$ Price
Demo Existing Carpet Tile & Scrape Glue	650	SY	3.50	2,275.00
Demo Existing Dance Floor	1600	SF	1.00	1,600.00
Floor Patch Material and Labor	40	Each	60.00	2,400.00
Carpet Tile Labor	700	SY	4.00	2,800.00
Click Dance Floor Labor	1650	SF	2.50	4,125.00
Stair labor with transition	1200	Each	1.00	1,200.00
Dumpster on site for demo	2400	Each	1.00	2,400.00

***Wood Base to Stay**
Furniture to be Moved by Others
Day Work Only*

We PROPOSE hereby to furnish material and labor - complete in accordance with the above specifications, for the SUM of: **16,800.00**

Spectra's terms are Net 10th of the month. Customer will be responsible for any costs or fees incurred in the collection of any past due invoices and understands that a 1.5% monthly finance charge will be billed on invoices that are over 30 days old. All work is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. Charges for labor are quoted for normal working hours. Work requested after hours will be at increased labor rates. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Signed: **Jason Fuller**

NOTE: This Proposal may be withdrawn if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL: The above prices, specifications, and conditions are satisfactory and are hereby ACCEPTED. You are authorized to do the work as specified.

Customer Name:

Authorized Signature: BY_____ **Date:**

WILLIFORD FLOORING
HARDWOOD FLOORING SPECIALIST • SINCE 1946

Fax 863.859.1328 • LWillfloor@verizon.net
4820 US HIGHWAY 98 N STE 1
LAKELAND FL 33809-3611
Corner of Mayflower Drive and Hwy 98 N

You could have Wood!
863•858•5612
willifordflooring.com

PROPOSAL AGREEMENT

SUBMITTED TO	PHONE	DATE
Lake Ashton Golf & Country Club	(863) 324-5457	11-Apr-25
ADDRESS		
4141 Ashton Club Dr Lake Wales. 33859		
PROJECT NAME		**PROJECT PHONE**
Lake Ashton Golf & Country Club		(863) 324-5457
PROJECT LOCATION	**PROJECT CONTACT**	
4141 Ashton Club Dr Lake Wales. 33859	Christine Wells	

WE HEREBY SUBMIT THE FOLLOWING SPECIFICATIONS AND ESTIMATES

Furnish and Install prefinished 3" x 3/8" red oak engineered plank on dance floor.

Three (3) colors to choose from. $24,428.95
Reducers around perimeter at carpet

Includes: Removal of existing floor and dispose

**If any flattening of slab required the rate is $65.00 per hour plus $42.00 per pail or bag of material used.

	TOTAL	**$24,428.95**

*We hereby propose to furnish material and labor - complete in accordance with above specifications, for the sum of

Deposit Due Upon Contract Acceptance	**70%**	**$17,100.27**
Balance Due Upon Project Completion	**30%**	**$7,328.69**

All material guaranteed to be as specified. All work is completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. Owner to carry fire, tornado, and other necessary insurance. Scheduled appointment date and times are honored to the best of our ability. Unforeseen circumstances can cause delays and result in date and/or time changes for your project(s). Please have patience when the unexpected occurs.

Paul L Williford CR CIS
WILLIFORD FLOORING AUTHORIZED SIGNATURE
NOTE: Due to material price increases, this proposal may be withdrawn by us if not accepted within 10 days.

ACCEPTANCE OF PROPOSAL - By signing below I/we agree the above prices, specifications and conditions are satisfactory and are hereby accepted. Williford Flooring is authorized to complete the work as specified and payment will be satisfied as outlined above.

ACCEPTANCE SIGNATURE	DATE
ACCEPTANCE SIGNATURE	DATE

Payment due upon receipt of invoice. Payment considered past due 30 days from invoice date. Payments not made within 30 days of invoice date, accrue 1 1/2% interest charge (per month) until payment is satisfied in full. Should legal recourse be necessary for any invoice collection, the above signed client(s) agrees to pay any/all incurred collection costs to include all legal/attorney fees.

WILLIFORD FLOORING
HARDWOOD FLOORING SPECIALIST • SINCE 1946

Fax 863.859.1328 • LWillfloor@verizon.net
4820 US HIGHWAY 98 N STE 1
LAKELAND FL 33809-3611
Corner of Mayflower Drive and Hwy 98 N

You could have Wood!
863•858•5612
willifordflooring.com

Williford Flooring Co, Inc. proposes to perform ONLY the work listed in the proposal we submitted on the reverse side of this form; subject to the terms and conditions set below. If not detailed in the proposal, it is not considered part of the contract.

TERMS AND CONDITIONS

Estimates provided from blueprints or via phone are not final without an on-site measure and inspection.

Additional charges will be incurred if slab, existing sub floor or surface prep work is required or if any changes are needed to an existing stair frame or structure.

If the proposal is accepted and materials are ordered, a re-stocking fee (imposed by the manufacturer) may be incurred if the contract is subsequently cancelled or the materials are changed.

WARRANTY

Our warranty covers defects from faulty materials or workmanship on the part of Williford Flooring Co., Inc. for 1 year. All pre-finished materials are covered by the applicable manufacturer warranty. Williford Flooring Co., Inc. assumes no liability for imperfections in sub floor and does NOT guarantee floors against the following: cupping, reverse cupping due to rough sanding, buckling, expansion or shrinkage of materials due to causes beyond our control, white and pickled floors, or topcoats.

Williford Flooring Co., Inc. is not responsible for HVAC systems, security wires, leakage of the icemaker, damage caused by conditions such as faulty construction of the building, ordinary wear and tear, fire, water or chemical action, faulty maintenance, improper ventilation, excessive moisture or excessive dryness, separation of concrete or settling of walls.

WHAT TO EXPECT

All furniture and appliances must be removed, including icemakers if applicable.

Furnish sufficient electrical current (220V, 30AMP) within 150 feet to operate equipment.

Following completion, the Owner or Contractor is responsible for the following:

- Replacement of all furniture, fixtures and appliances.
- All touch-ups including paint, wallpaper, baseboards, trim, etc.
- Moisture control content in and under the home.

Prior to our commencement, all other trades should have completed their work and no other floor traffic should be allowed during the sanding and finishing process.

The temperature and relative humidity should be at normal living conditions.

Circumstances beyond our control (i.e. weather & humidity) contribute to the drying process of the finish – be prepared for extended job timelines if this occurs.

Although finishes may appear dry, they are not completely cured and will not support heavy foot traffic for 24-36 hours or the placement of furniture for 36-48 hours (area rugs for 14 days) after the job is complete.

Please consult our "Maintenance Care" card for proper care instructions. **Hardwood Floor Cleaner is recommended for all hardwood flooring - ask us for more information.**

For specifications on particular finish properties, you can contact our office for a MSDS sheet.

AGREEMENT

By signing, you agree to all terms and conditions outlined in this Proposal Agreement and authorize Williford Flooring Co., Inc. to complete your project.

_____ _____

SIGNATURE **DATE**

Capital Project Purchase Analysis

Solicitor	Lake Ashton Community Development District	Budgeted Amount	Included in FY 24 Capital Project List - $26,000
Project Title	Ballroom Drapes Replacement	Date Last Event	2014

Evaluation Criteria	Proposer #1 **Budget Blinds**	Proposer #2 **Jim's Floor Depot, Inc** **PRICE DOESN'T INCLUDE FABRIC PANELS OR FABRIC COVERED CORNICE BOARDS**	Proposer #3 **Window Concepts by Annalisa**
Overall price	$49,763.50	$29,510.00	$51,223 (price includes $5,000 for hardware - could be closer to $3000 according to vendor)
Warranty on product/service	7-25 years - see attached	10 year - Shades Fabric 5 year - Motor	Motors - 5 years service calls for the first 3 year at no charge
Shipping costs	N/A	N/A	N/A
Company location in relation to Lake Ashton	Winter Haven	Dundee	Winter Haven
Time Frame to start project	4 weeks	2-6 weeks	3-10 weeks
Time frame to complete project	2 days	Based on Arrival of Materials	3 days
Past performance with customer	Never Used at the Clubhouse - 5 Star Google Rating - 15 Reviews	Never Used at the Clubhouse - 4.7 Star Google Rating - 140 Reviews	Used for first drapery install
LA Times Newsletter Advertiser (other options)	No	Yes	Yes
Monday Coffee Vendor	No	No	No

Quote Document

Quote #: 3524 05/02/2025

Designer: Mark Nielsen

Account Name: Christine Wells - Lake Ashton

Budget Blinds of Lake Wales and Winter Haven

133 Audubon Road

Winter Haven, FL 33884

Phone: (863) 220-3588

Email: mark.nielsen@budgetblinds.com

Web Site: https://budgetblinds.com

BUDGET BLINDS

Style and service for every budget.

Bill to Address	
Christine Wells - Lake Ashton LAKE ASHTON COMMUNITY CENTER 4141 ASHTON CLUB DR LAKE WALES, FL 33859-5703	**Cell :** *(863) 324-5457 **Email :** cwells@lakeashtoncdd.com **Sidemark :** Wells - Ch

Installation Address
Christine Wells - Lake Ashton LAKE ASHTON COMMUNITY CENTER 4141 ASHTON CLUB DR LAKE WALES, FL 33859-5703

Window Name	Product	Sugg Resale	Discount	Unit Price	Qty	Total
CONF - W1 corn	**CORNICES** **Signature Series**; Product: **SIGNATURE SERIES CORNICE**, Cornice Type: **PREMIUM FABRIC WRAP CORNICE(WOOD)**, Cornice Style: **ARCH**, Cornice Length: **15" LENGTH**, Fabric Style: **BROCADE**, Fabric Color: **SHADOW GRAY (99241)**, COM Value for Fabric: **0**, Mount: **OUTSIDE MOUNT**, Cornice Returns: **CORNICE RETURNS**, Return Size: **6" RETURN**, Projection Distance: **0**, Bay Angle Degree: **0**, Bay Angle 2 Degree: **0**, Oversized Packaging Charge: **OVERSIZED PACKAGING CHARGE**,	$2,960.00	40.00%	$1,776.00	4	$7,104.00
CONF - W1 panels	**SOFT TREATMENTS** **Signature Series**; Product: **SIGNATURE SERIES DECO PANEL**, Decorative Panel: **2 FINGER PLEAT DECORATIVE PANEL**, Panel Width: **1 PANEL WIDTH**, Fabric Style: **BROCADE**, Fabric Color: **SHADOW GRAY (99241)**, Liner: **STANDARD LINER**, Liner Color: **WHITE LINER COLOR (W)**,	$1,005.00	40.00%	$603.00	24	$14,472.00
CONF - W1 lrg roller	**SOLAR & ROLLER SHADES** **Enlightened Style**; Product: **ROLLER SHADES**, Model: **ROLLER SHADES SMART HOME COLLECTION**, Shade Style: **STANDARD**, Mount: **OUTSIDE MOUNT**, Top Treatment: **CURVED CASSETTE**, Top Treatment Size: **LARGE CASSETTE**, Top Treatment Fabric Option: **CASSETTE INSERT**, Fabric Type: **B05 - Montecito Blackout**, Color: **11 - Cream**, Motor Options: **1.1 NM LI-ION BASICS**, Blinds on Headrail: **SINGLE PANEL SHADE**, Motor Position: **LEFT**, Railroad Fabric: **NO**, Seam Visible: **NO**, Bottomrail Options: **OMNI CURVED (FABRIC WRAPPED)**, Charger Kit Qty: **NO**, Charger Extension: **NO**, Remote Type: **NO**, Side Channel: **NO**, Hold Down Brackets: **NO**, Spacer Blocks: **NO**, Top Treatment Color Override: **NO**, Bottomrail Color Override: **NO**, Side-By-Side: **NO**, Special Instructions: **NO**,	$2,230.00	40.00%	$1,338.00	8	$10,704.00
CONF - W1 roller	**SOLAR & ROLLER SHADES** **Enlightened Style**; Product: **ROLLER SHADES**, Model: **ROLLER SHADES SMART HOME COLLECTION**, Shade Style: **STANDARD**, Mount: **OUTSIDE MOUNT**, Top Treatment: **CURVED CASSETTE**, Top Treatment Size: **LARGE CASSETTE**, Top Treatment Fabric Option: **CASSETTE INSERT**, Fabric Type: **B05 - Montecito Blackout**, Color: **11 - Cream**, Motor Options: **1.1 NM LI-ION BASICS**, Blinds on Headrail: **SINGLE PANEL SHADE**, Motor Position: **LEFT**, Railroad Fabric: **NO**, Seam Visible: **NO**, Bottomrail Options: **OMNI CURVED (FABRIC WRAPPED)**, Charger Kit Qty: **NO**, Charger Extension: **NO**, Remote Type: **NO**, Side Channel: **NO**, Hold Down Brackets: **NO**, Spacer Blocks: **NO**, Top Treatment Color Override: **NO**, Bottomrail Color Override: **NO**, Side-By-Side: **NO**, Special Instructions: **NO**,	$1,740.00	40.00%	$1,044.00	6	$6,264.00

Quote Document

Quote #: 3524 05/02/2025

Designer: Mark Nielsen

Account Name: Christine Wells - Lake Ashton

Budget Blinds of Lake Wales and Winter Haven
133 Audubon Road
Winter Haven, FL 33884
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Email: mark.nielsen@budgetblinds.com
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Style and service for every budget.

Window Name	Product	Sugg Resale	Discount	Unit Price	Qty	Total
CONF - W1 corn	**SHUTTERS** **NORMAN WINDOW FASHIONS**; Product: **PUREVU MONTEREY PLUS SHUTTERS - SPECIALTY**, Lead Time: **STANDARD**, WaterProof: **NO**, Specialty Shape: **LOUVERED ARCH SHUTTER**, Window Type: **SINGLE**, Match With Line: **0**, Color: **GLACIER WHITE**, Louver Size: **3 1/2" SMOOTH ELLIPTICAL**, Louver Type: **ADJUSTABLE LOUVER**, Louvered Arch Options: **CONTINUOUS ARCH**, Frame Type: **2" BULLNOSE Z**, Mount Type: **INSIDE**, Pre-Drill: **NO**, Number Of Sides: **3 SIDED**, Frame Custom Extensions: **0**, Additional Sill Options (On Bottom Only): **STANDARD SILL PLATE**, Measurement Type: **WINDOW SIZE**, Total Panels: **2 PANELS**, T-Post: **NO**, Left Leg Height: **60**, Right Leg Height: **60**, Panel Configurations Type: **STANDARD**, Panel Configurations: **LR**, Panel Closure: **RIGHT OVER LEFT (STANDARD)**, Stile Type: **2 1/4" ASTRAGAL**, Stile Profile: **CHAMFER**, Hinge Type: **HINGE COLOR**, Hinge Color: **PURE WHITE**, Tilt Rod: **INVISIBLE TILT**, Divider Rail: **NO**, Split Tilt: **NO**, Template: **NO**, Panel Lock: **NO**, Ring Pull: **NO**, Curved Hidden Handle: **NO**, Rectangle Hidden Handle: **NO**, Poles: **NO**, PerfectTilt G4 Motorized Shutter: **NO**, Scribe (1" X 1/4"): **NO**, Scribe (3/4" X 1/4"): **NO**, Quarter Round (3/4" X 1/2"): **NO**, Light Block (5/8" X 3/4"): **NO**, Custom Filler Strip: **NO**, Standard Filler Strip: **NO**,	$2,325.00	50.00%	$1,162.50	3	$3,487.50
CONF - W1 door roller	**SOLAR & ROLLER SHADES** **Enlightened Style**; Product: **ROLLER SHADES**, Model: **ROLLER SHADES SMART HOME COLLECTION**, Shade Style: **STANDARD**, Mount: **OUTSIDE MOUNT**, Top Treatment: **CURVED CASSETTE**, Top Treatment Size: **LARGE CASSETTE**, Top Treatment Fabric Option: **CASSETTE INSERT**, Fabric Type: **B05 - Montecito Blackout**, Color: **11 - Cream**, Motor Options: **1.1 NM LI-ION BASICS**, Blinds on Headrail: **SINGLE PANEL SHADE**, Motor Position: **LEFT**, Railroad Fabric: **NO**, Seam Visible: **NO**, Bottomrail Options: **OMNI CURVED (FABRIC WRAPPED)**, Charger Kit Qty: **NO**, Charger Extension: **NO**, Remote Type: **NO**, Side Channel: **NO**, Hold Down Brackets: **MAGNETIC HOLD DOWN BRKT**, Spacer Blocks: **NO**, Top Treatment Color Override: **NO**, Bottomrail Color Override: **NO**, Side-By-Side: **NO**, Special Instructions: **NO**,	$800.00	40.00%	$480.00	6	$2,880.00
Conf	**SOFT TREATMENTS** **HORIZONS WINDOW FASHIONS**; Product: **CUSTOM DRAPERIES TRAVERSE ROD**, Model: **LEFT DRAW TRAVERSE ROD**, Double Rod: **NO**, Control Type: **WAND**, Wand Style:**ACRYLIC (CLEAR) 36" WAND**, Track Splice: **NO**, Brackets: **WALL MOUNT BRACKETS**,	$230.00	40.00%	$138.00	24	$3,312.00

Additional Items	Memo	Sugg Resale	Discount	Unit Price	Qty	Total
Installation		$35.00	0.00%	$1,100.00	1	$1,100.00
CBG Handling oversized 90 $50.00 per unit $80.00 minmum	over sized 50.00 per unit	$50.00	0.00%	$50.00	4	$200.00
CBG Handling $25 minimum	25.00 Min	$12.00	0.00%	$12.00	20	$240.00

Taxes are estimated. All Taxes will be calculated and applied at the time the order is placed.

Budget Blinds of Lake Wales and Winter Haven

133 Audubon Road

Winter Haven, FL 33884

Phone: (863) 220-3588

Email: mark.nielsen@budgetblinds.com

Web Site: https://budgetblinds.com

All sales are final! Customer is responsible for their choices of product, style, color, controls and control locations. Time estimates are subject to the manufacturer's ability and accessibility to necessary materials and components. Payment or partial payment in full is due prior to Budget Blinds of Winter Haven North and Lake Wales ordering any product or scheduling any installation. The undersigned understands and agrees with the above. In the event of charge-backs or returned checks, customer will be obligated to pay Budget Blinds of Winter Haven North and Lake Wales for any and all costs incurred in connection to collection efforts related to this executed contract or order.

Product Subtotal:	$48,223.50
Additional Charges:	$1,540.00
Quote Subtotal:	$49,763.50
Est Tax/Tax:	$3,452.65
Total:	$53,216.15

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Notes

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BUDGET BLINDS

Style and service for every budget.

Terms & Conditions

We appreciate you choosing us for your window covering needs! You are always welcome to call, text or email us if you have any questions or concerns about timing, warranty, delivery or installation of your window coverings. The best email to reach us is mark.nielsen@budgetblinds.com. Should we miss your call, you will receive a call back at the first available opportunity.

1. ***Please review your contract in detail.*** We strive to bring expertise and experience regarding product, color, control options and mounting placement. However, once your order is placed and in production with the manufacturer, there are no changes or cancelations.
2. These are custom-ordered products that are made for each specific window and cannot be returned. Refunds will not be issued.indows should be clear and accessible prior to installation.
3. Shipping dates are estimated and cannot be guaranteed. Installation appointments are made once your products arrive in our local warehouse and the order is complete. If we expect to be late for an appointment, you will receive a call. Installation times are approximate, though we attempt to always schedule a little longer to make sure there is plenty of time to complete the whole installation.
4. While rare, delays due to material backorder can occur. These are out of our control, and we will do our best to contact you if there is a delay that is going to affect your order. As a result, refunds cannot be issued due to material backorders.
5. We guarantee to accurately measure and provide the best fit for your window. Designer discussed that there are common variances, which include out of square windows and moldings.
6. Please understand that there is a human element in the process. Mistakes rarely occur, but it is possible. Mistakes in measuring, ordering, manufacturing, or damage during shipping can happen. *We promise to make it right for you!* In the event of a reorder, remake, or repair, please understand that this takes time and will require an additional visit. We apologize in advance for any inconvenience this may cause. Your satisfaction is our goal!

A referral program is offered; you can receive a VISA gift card if you recommend a friend or neighbor and they make a purchase from this local Budget Blinds.

Thank you for supporting this locally owned business,

Budget Blinds of Winter Haven and Lake Wales

Consumer Disclosure and Consent Under the ESIGN Act

1. **Electronic Records and Signatures**: By agreeing to this statement, you consent to the use of electronic records and signatures in our transactions with you. You understand that electronic signatures and records are legally binding in the same way as traditional paper documents and handwritten signatures.
2. **Hardware and Software Requirements:** To access and retain electronic records, you will need the following: A device with Internet and email access.
3. **Right to paper Copy:** You have the right to request a paper copy of any electronic record. A paper copy of any electronic record is available at no cost.
4. **Withdrawing Consent:** You may withdraw your consent to receive electronic records at any time. To withdraw consent, you must notify your local Budget Blinds franchise that you wish to withdraw and request all documents, notices, and disclosures in paper format. After withdrawing consent if, at any point in the future, you proceed forward with a new transaction and utilize the electronic signature system, you are once again consenting to receive records electronically.
5. **Updating Contact Information:** It is your responsibility to keep your contact information up to date. Please inform your local Budget Blinds franchise if you need to update any contact information.
6. **Legal Effect:** Your consent to use electronic records and signatures does not alter your rights or obligations under federal and state laws unless such rights or obligations are specifically addressed in the agreement or law.

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Email: mark.nielsen@budgetblinds.com

Web Site: https://budgetblinds.com

Signatures

Signature	Date
Sales Rep	Date

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BUDGET BLINDS

Style and service for every budget.

BUDGET BLINDS EXCLUSIVE FIVE-YEAR "NO QUESTIONS ASKED" LIMITED WARRANTY
AND LIMITED-LIFETIME WARRANTY PROGRAM

This limited warranty program is available to consumers who purchase Signature Series by Budget Blinds products through participating Budget Blinds retail franchises after November 14, 2005.

FIVE-YEAR "NO QUESTIONS ASKED" LIMITED WARRANTY

OUR OBLIGATION TO YOU:
If, FOR ANY REASON, within five years from the date of purchase, your product should be damaged or become inoperable after the point of installation, the manufacturer will provide a "no questions asked," ONE-TIME repair or replacement (at our discretion), free of charge. If your product is replaced, the replacement will be of the same product in the same size and color. This warranty is provided to the original purchaser only and for the original window opening only.

LIMITED-LIFETIME WARRANTY

OUR OBLIGATION TO YOU:
The manufacturer warrants your Signature Series product by Budget Blinds will be free from original defects in materials or workmanship for as long as the original purchaser owns the product. Under the Limited-lifetime Warranty, the obligations of the manufacturer are limited to the repair or replacement of parts or product found to be defective. The manufacturer is not responsible for shipping costs or labor costs for measuring and taking the product down or reinstalling the product. If repairs are made under this warranty, the repairs will be made with like or similar parts.

Motorization components and accessories have a 5-year limited warranty, excluding batteries.

This warranty does not cover conditions or damages caused by accidents, alterations, misuse, or failure to follow instructions for measurement, installation, cleaning, or maintenance. In addition, normal wear and tear is not covered by the Limited-lifetime Warranty.

All materials can lose original color intensity or discolor after long exposure to the sun. When left for extended periods in direct sunlight, some materials may yellow or crack. Some materials may warp in high-humidity areas. All cords will eventually wear out. The manufacturer considers these things normal wear and tear and are not covered by this warranty.
TO RECEIVE WARRANTY SERVICE, PLEASE:

1. Contact our Customer Service department at (877) 675-0089 and advise them of the nature of the issue. Customer Service will provide you with information as to how to proceed.
2. Please remember, product returned for warranty claims must be accompanied by the original sales receipt as well as written details regarding the nature of the problem, location of the product, etc.
3. If your product is returned, please retain a copy of the shipping information for your records.

THIS LIMITED WARRANTY DOES NOT COVER, AND IS INTENDED TO EXCLUDE, ANY AND ALL LIABILITY ON THE PART OF THE MANUFACTURER, WHETHER UNDER THIS LIMITED WARRANTY OR UNDER ANY WARRANTY IMPLIED BY LAW FOR ANY INDIRECT OR CONSEQUENTIAL DAMAGES FOR BREACH HEREOF OR THEREOF EXCEPT AS EXPRESSLY PROVIDED ABOVE IN THIS LIMITED WARRANTY, THE COMPANY HEREBY NEGATES AND DISCLAIMS ALL EXPRESS WARRANTIES.

Note: Some states do not allow the exclusion or limitation of incidental or consequential damages, so the foregoing limitation or exclusion regarding such damages may not apply to you. Also, this Limited Warranty gives specific legal rights, and you may also have other rights which vary from state to state.

CBG Custom Brands Group

LIMITED LIFETIME PRODUCT WARRANTY

This Limited Lifetime Product Warranty extends to the original retail purchaser of Custom Brands Group window covering products which were properly installed and maintained as per our installation instructions and not modified in any way. We will repair or replace, at our option, a defective product after it is returned to Custom Brands Group or one of our dealers.

Natural materials, especially wood, can have a tendency to warp when exposed to the elements. This is considered normal wear and tear and is not covered by this warranty.

Repairs and replacements will be made with like or similar parts or products. We will do our best to match the repair or replacement with similar parts or products, but colors may vary and we cannot guarantee an exact match from previous purchases or to other non-defective existing products, even if they are in or near the same opening. If the product, part/component, or operating system has been discontinued, we will repair or replace only the defective product with the most similar alternative available at the time of repair or replacement.

WHAT IS COVERED

- This warranty covers our products for defects in materials, mechanisms, workmanship, and failure to operate for as long as the original retail purchaser owns the product (unless shorter periods are provided in the chart below)
- All internal mechanisms, components, and brackets
- Fabric delamination
- Custom Brands Group will provide a return shipping label for goods less than 12 months old.

Product / Component	Period of Coverage (from date of purchase)
All operational cords, ladders and tapes	7 Years
Motorization components and accessories* (batteries not included)	5 Years
Exterior Roller Shades	5 Years
Specialty Shades	1 Year
Shutters	25 Years

*All motorized parts must be purchased from Custom Brands Group to be covered by our warranty.

WHAT IS NOT COVERED

- Any conditions caused by normal wear and tear on the product.
- Abuse, accidents, misuse, or alterations to the product.
- Exposure to the elements (sunlight, salt air, wind, water/moisture, high humidity, or corrosive materials) which may cause discoloration, fading, cracking, shrinking, stretching, or warping over time.
- Failure to follow our instructions with respect to measurement, proper installation, cleaning, operation of the product, or maintenance.
- Labor costs associated with removal and reinstallation.
- Shipments will be at the purchaser's expense for all goods more than 12 months old.

To Obtain Warranty Service:

- Contact your original dealer (place of purchase) for warranty assistance.
- If you are not the original owner, and therefore not covered by this warranty, contact your local dealer for assistance. There will be costs associated with the repair or replacement.
- Contact Custom Brands Group at 800-669-6333 for technical support, availability of parts, for assistance in obtaining warranty service, or for further explanation of our warranty.

NOTE: In no event, shall Custom Brands Group or its dealers or distributors be liable or responsible for incidental or consequential damages or for any other indirect damage, loss, cost, or expense. Some states do not allow the exclusion or limitation of incidental or consequential damages, so this exclusion or limitation may not apply to you. This warranty gives you specific legal rights, and you may also have other rights which vary from State to State. This warranty is limited to blinds, shades, and shutters installed in residential dwellings.

Different warranty periods and terms apply for commercial products and applications.

Custom Brands Group 111 N Apollo Road Salt Lake City, UT 84116

01/2022

Effective 1/24/22

NORMAN® PROMISE

We build quality into every Norman® product to ensure long term performance and value. The result is a trouble-free product ownership experience.

LIFETIME WARRANTY

Norman® products are backed by a lifetime warranty against defects in materials and/or workmanship for as long as the original purchaser owns the product.

*Please see below to obtain warranty service and be informed of certain exceptions to the warranty.**

TO OBTAIN WARRANTY SERVICE:

Warranty claims must be accompanied by proof of purchase as well as details regarding the nature of the problem. To obtain warranty service, please contact your servicing retailer.

Repair or remake of defective products is the sole remedy under this warranty and in no event shall Norman or its licensed distributors or retailers be liable for costs to remove and/or reinstall the product. Repairs will be made with only like or similar parts. This warranty does not include shipping charges, costs of labor for measuring, installation, or trip charges.

**EXCEPTIONS:*

This warranty does not cover any conditions caused by normal wear and tear, unauthorized repairs, accidents, alterations, misuse, abuse, exposure to the elements, excessive humidity, fading, failure to follow instructions for measurement, installation, cleaning or maintenance.

Discoloration or fading, chipping or cracking, caused by exposure to the elements (sun, moisture, water) is normal on paints, stains and textiles and they are warranted for 3 years. (Exception: Woodlore® shutters are warranted for lifetime). Motorized components are warranted for 5 years. Cords are warranted for 7 years against fraying. Commercial/contract orders are excluded from this warranty.

This warranty is exclusive and in lieu of all other obligations, liabilities or warranties. All other warranties, both expressed and implied, are explicitly disclaimed. In no event shall Norman Window Fashions® or Norman® distributors/ retailers be liable or responsible for incidental or consequential damages, or for any other direct or indirect damage, loss, cost, expense or fee. Some states do not allow the exclusion or limitation of implied warranties, or incidental or consequential damages, so the above limitation may not apply to your state.

Fabric Features

Fabric Style List

Fabric Name	Price Group	Fabric Type	Fabric Content	Fabric Width (inches)	Fabric Repeat Vertical (inches)	Fabric Repeat Horizontal (inches)	Iron Setting	Steam	Fabric Exceptions						Passes NFPA 701	Motorized Max Shade Area Size(#)
Coastal	D	SLD Outdoor	100% Acrylic	55			Lo	No	①②③ ⓧ	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②ⓧ		3
Collegiate	E	PAT/PRT Outoor	100% Acrylic	55		2.75	Lo	Yes	①②③ ⓧ	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②ⓧ		3
Cupola(2)	C	SLD	100% Polyester	54			Med	No	①②③ ⓧ	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②ⓧ		5
Curious(2)	F	PAT/PRT	82% Polyester, 18% Rayon	55	9.75	2.38	No	Yes	ⓧ②③ ⓧ	ⓧⓧ③ ④⑤	①②	①②③ ④⑤	ⓧⓧⓧ ⓧⓧ	ⓧ②ⓧ		6
Dauntless	E	PAT/PRT	100% Polyester	54		6.88	Med/Lo	Yes	①②③ ⓧ	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②ⓧ		4
Dawn	E	PAT/PRT	100% Cotton	57	27	13.5	Med	No	①②③ ⓧ	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②ⓧ		3
Devina	C	SLD	100% Polyester	57	2.75	4.75	Med	Yes	①②③ ⓧ	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②ⓧ		3
Dim Pasture(2)	E	PAT/PRT	75% Cotton, 25% Polyester	54	9.5	16.75	Lo	No	ⓧ②③ ⓧ	ⓧⓧ③ ④⑤	①②	①②③ ④⑤	ⓧⓧⓧ ⓧⓧ	ⓧⓧⓧ		6
Discoveries	C	PAT/PRT	78% Polyester, 14% Cotton, 8% Linen	56	9	9	Med	Yes	①②③ ⓧ	ⓧⓧ③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②ⓧ		4
Dispersion	D	PAT/PRT	100% Cotton	56	14	9	Lo	Yes	①②③ ⓧ	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②ⓧ		4
Distinctive	E	PAT/PRT	50% Polyester, 25% Cotton, 13% Linen, 12% Viscose	57	13.5	27	Med	Yes	①②③ ⓧ	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②ⓧ		4
Drama	C	SLD	100% Polyester	55			Med/Lo	Yes	①②③ ⓧ	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②ⓧ		4
Earthtone	D	PAT/PRT	100% Cotton	57	26.38	26.88	Med	Yes	①②③ ⓧ	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②ⓧ		3
EcoBalance(1)(2)	B	SHR Recycled	62% Recycled Polyester, 38% Polyester	118			Med/Lo	Yes	①②③ ④	ⓧⓧⓧ ⓧⓧ	ⓧⓧ	ⓧⓧⓧ ⓧⓧ	ⓧⓧⓧ ⓧⓧ	ⓧⓧⓧ		N/A
EcoWise(1)(2)	F	PAT/PRT Outoor	100% Acrylic	55	2.5	3.38	Med	Yes	①②③ ⓧ	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②ⓧ		5
Effuse(1)(2)	A	SHR	100% Polyester	117			Med	No	①②③ ④	ⓧⓧⓧ ⓧⓧ	ⓧⓧ	ⓧⓧⓧ ⓧⓧ	ⓧⓧⓧ ⓧⓧ	ⓧⓧⓧ		N/A

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(#) See motorization product information guide for size area details.

Fabric Features

Fabric Style List

Fabric Name	Price Group	Fabric Type	Fabric Content	Fabric Width (inches)	Fabric Repeat Vertical (inches)	Fabric Repeat Horizontal (inches)	Iron Setting	Steam	Fabric Exceptions						Passes NFPA 701	Motorized Max Shade Area Size(#)
Engaging	C	PAT/PRT	100% Cotton	57	26.63	26.63	Med/Lo	No	①②③ ~~④~~	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①② ~~④~~		3
Enticing	E	PAT/PRT	60% Polyester, 40% Cotton	54	6.25	6.75	Lo	No	~~①~~②③ ~~④~~	~~①~~~~②~~③ ④~~⑤~~	①②	①②③ ④⑤	①②③ ④⑤	~~①~~②~~④~~		6
Epoch(1)(2)	B	SHR	100% Polyester	118	6.38	39.5	Med	Yes	①②③ ④	~~①~~~~②~~~~③~~ ~~④~~~~⑤~~	~~①~~~~④~~	~~①~~~~②~~~~③~~ ~~④~~~~⑤~~	~~①~~~~②~~~~③~~ ~~④~~~~⑤~~	~~①~~~~②~~~~④~~		N/A
Equilibrium	E	PAT/PRT	82% Polyester, 18% Cotton	54	4.19	3.82	Med/Lo	No	①②③ ~~④~~	~~①~~~~②~~③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②~~④~~		4
Esoteric	E	PAT/PRT	70% Polyester, 30% Cotton	54	12.5	16.5	Lo	No	①②③ ~~④~~	①~~②~~③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②~~④~~		4
Evelinne	D	PAT/PRT	58% Polyester, 42% Cotton	55	7.5	9.1	Med	No	①②③ ~~④~~	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②~~④~~		4
Expressions(2)	E	SLD	61% Cotton, 39% Polyester	54			Med	Yes	①②③ ~~④~~	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	~~①~~②~~④~~		4
Fall Foliage	D	PAT/PRT	75% Cotton, 25% Linen	55	25	13.25	Med	No	①②③ ~~④~~	~~①~~~~②~~③ ④~~⑤~~	①②	①②③ ④⑤	①②③ ④⑤	①②~~④~~		4
Fiesta	D	SLD	78% Polyester, 22% Viscose	57			Med	No	①②③ ~~④~~	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②~~④~~		5
Florescence	F	PAT/PRT	80% Cotton, 20% Linen	57	24.75	27	Med/Hi	No	①②③ ~~④~~	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②~~④~~		4
Gardenvine	C	PAT/PRT	78% Polyester, 14% Cotton, 8% Linen	56	26	18	Med	No	①②③ ~~④~~	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②~~④~~		4
Gavigan	C	SLD	98% Polyester, 2% Nylon	57			Med/Lo	Yes	①②③ ~~④~~	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②~~④~~		3
Harrington	C	PAT/PRT	100% Polyester	57	7.25	7	Lo	No	①②③ ~~④~~	①~~②~~③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	~~①~~②~~④~~		3
Hemlock	A	PAT/PRT	100% Cotton	55	24.63	26.63	Lo	No	①②③ ~~④~~	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②~~④~~		2
Hennepin	C	SLD	95% Polyester, 5% Linen, color 6790 100% Polyester	55			Med	Yes	①②③ ~~④~~	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②~~④~~		4
Hinchcliffe	F	PAT/PRT	58% Polyester, 18% Linen, 15% Viscose, 9% Cotton	55	9.25	17.25	Med	No	①②③ ~~④~~	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②~~④~~		4

(1) Not available with blackout lining (2) Not available with Interlining
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May 2024

Fabric Features

Fabric Style List

Fabric Name	Price Group	Fabric Type	Fabric Content	Fabric Width (inches)	Fabric Repeat Vertical (inches)	Fabric Repeat Horizontal (inches)	Iron Setting	Steam	Fabric Exceptions						Passes NFPA 701	Motorized Max Shade Area Size(#)
Humanity	B	SLD	67% Polyester, 33% Cotton	54			Med/Lo	Yes	①②③ ⑥	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②⑥		3
Imagine	C	PAT/PRT	94% Polyester, 6% Cotton	58	5.5	3.63	Med	No	①②③ ⑥	①⑥③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②⑥		3
Kaufman	A	SLD	100% Cotton	54			Med	No	①②③ ⑥	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②③		3
Lakeview	F	PAT/PRT	52% Cotton, 48% Viscose	55	12.5	17.75	Med/Lo	No	①②③ ⑥	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②⑥		5
Lambs Ear	B	PAT/PRT	67% Polyester, 33% Cotton	56	12.38	13.63	Lo	Yes	①②③ ⑥	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②⑥		3
Linden Bloom	D	PAT/PRT	100% Polyester	56	36	27	Med/Lo	Yes	①②③ ⑥	①⑥③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②⑥		4
Longmont	D	PAT/PRT	55% Linen, 45% Viscose	55	24	13.5	Med	No	①②③ ⑥	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②⑥		4
Lumos(1)(2)	A	SHR	75% Polyester, 25% Cotton	55		1.5	Med/Lo	Yes	①②③ ④	⑥⑥⑥ ⑥⑥	⑥⑥	⑥⑥⑥ ④⑥	⑥⑥⑥ ⑥⑥	⑥⑥⑥		N/A
Mabin	F	PAT/PRT	65% Cotton, 35% Polyester	55	9	8.62	Med	Yes	①②③ ⑥	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②⑥		3
Majestic	C	PAT/PRT	75% Cotton, 25% Linen	55	12.38	13.5	Med/Hi	No	①②③ ⑥	⑥⑥③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②⑥		4
Malina	F	PAT/PRT	70% Viscose, 30% Linen	55	12.25	13.13	No	Yes	①②③ ⑥	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②⑥		5
Minuet(2)	E	PAT/PRT	70% Polyester, 30% Cotton	54	18.38	16.63	Med	No	①②③ ⑥	①⑥③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②⑥		6
Monsoon	D	SLD	79% Polyester, 21% Rayon	57			Med	No	①②③ ⑥	⑥⑥③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①③⑥		4
Moorland	E	SLD Recycled	100% Polyester	55			Med/Lo	No	①②③ ⑥	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②⑥		4
Mystical	D	PAT/PRT	100% Cotton	57	26.5	27	Hi	No	①②③ ⑥	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①③⑥		3
Navy Bloom	E	PAT/PRT	100% Cotton	56	24.13	26.88	Med/Lo	No	①②③ ⑥	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②⑥		3

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Fabric Features

Fabric Style List

Fabric Name	Price Group	Fabric Type	Fabric Content	Fabric Width (inches)	Fabric Repeat		Iron Setting	Steam	Fabric Exceptions						Passes NFPA 701	Motorized Max Shade Area Size(#)
					Vertical (inches)	Horizontal (inches)										
Norwich(1)(2)	F	PAT/PRT Outoor	100% Acrylic	56	12.63	6.75	Lo	Yes	1 2 3 ~~4~~	1 2 3 ~~4~~ ~~5~~	1 2	1 2 3 ~~4~~ ~~5~~	1 2 3 ~~4~~ ~~5~~	1 2 ~~4~~		5
Parquet	C	PAT/PRT	78% Polyester, 14% Cotton, 8% Linen	56	2	1.5	Med/Lo	No	1 2 3 ~~4~~	1 2 3 ~~4~~ ~~5~~	1 2	1 2 3 ~~4~~ ~~5~~	1 2 3 ~~4~~ ~~5~~	1 2 ~~4~~		4
Pasture(2)	D	PAT/PRT	57% Cotton, 35% Polyester, 8% Linen	56		5.13	Lo	No	~~1~~ ~~2~~ 3 ~~4~~	1 ~~2~~ 3 ~~4~~ ~~5~~	1 2	1 2 3 ~~4~~ ~~5~~	~~1~~ 2 3 ~~4~~ ~~5~~	1 2 ~~4~~		4
Perception(1)(2)	B	SHR	50% Cotton, 50% Polyester	118		1.25	Med/Lo	No	1 2 3 4	~~1~~ ~~2~~ ~~3~~ ~~4~~ ~~5~~	~~1~~ ~~2~~	~~1~~ ~~2~~ ~~3~~ ~~4~~ ~~5~~	~~1~~ ~~2~~ ~~3~~ ~~4~~ ~~5~~	~~1~~ ~~2~~ ~~3~~		N/A
Perpetua	B	PAT/PRT	94% Polyester, 6% Linen	58	20.25	14.38	Lo	Yes	1 2 3 ~~4~~	1 2 3 ~~4~~ ~~5~~	1 2	1 2 3 ~~4~~ ~~5~~	1 2 3 ~~4~~ ~~5~~	1 2 ~~4~~		3
Petal	E	PAT/PRT	55% Linen, 45% Rayon	57	6	10.5	Med	No	1 2 3 ~~4~~	1 ~~2~~ 3 ~~4~~ ~~5~~	1 2	1 2 3 ~~4~~ ~~5~~	1 2 3 ~~4~~ ~~5~~	1 2 ~~4~~		4
Pique(1)(2)	B	SHR	54% Linen, 32% Cotton, 14% Polyester	55		1.88	Med	Yes	1 2 3 4	~~1~~ ~~2~~ ~~3~~ ~~4~~ ~~5~~	~~1~~ ~~2~~	~~1~~ ~~2~~ ~~3~~ ~~4~~ ~~5~~	~~1~~ ~~2~~ ~~3~~ ~~4~~ ~~5~~	~~1~~ ~~2~~ ~~3~~		N/A
Refraction	E	PAT/PRT	100% Polyester	59	5.38	5.88	No	Yes	1 2 3 ~~4~~	1 2 3 ~~4~~ ~~5~~	1 2	1 2 3 ~~4~~ ~~5~~	1 2 3 ~~4~~ ~~5~~	1 2 ~~4~~		2
Refreshing	E	PAT/PRT	64% Polyester, 25% Viscose, 11% Linen	55	25.25	7	Lo	Yes	1 2 3 ~~4~~	1 ~~2~~ 3 ~~4~~ ~~5~~	1 2	1 2 3 ~~4~~ ~~5~~	1 2 3 ~~4~~ ~~5~~	~~1~~ 2 ~~3~~		5
Relaxing	E	PAT/PRT Outoor	100% Acrylic	55		9	Lo	No	1 2 3 ~~4~~	1 2 3 ~~4~~ ~~5~~	1 2	1 2 3 ~~4~~ ~~5~~	1 2 3 ~~4~~ ~~5~~	1 2 ~~4~~		3
Rhombus	E	PAT/PRT	100% Polyester	57	9	9	Med	Yes	1 2 3 ~~4~~	1 2 3 ~~4~~ ~~5~~	1 2	1 2 3 ~~4~~ ~~5~~	1 2 3 ~~4~~ ~~5~~	1 ~~2~~ ~~3~~		5
Rider	C	SLD Outdoor	100% Acrylic	55			No	Yes	1 2 3 ~~4~~	1 2 3 ~~4~~ ~~5~~	1 2	1 2 3 ~~4~~ ~~5~~	1 2 3 ~~4~~ ~~5~~	1 2 ~~4~~		3
Riga	A	PAT/PRT	100% Cotton	55		0.38	Lo	No	1 2 3 ~~4~~	1 2 3 ~~4~~ ~~5~~	1 2	1 2 3 ~~4~~ ~~5~~	1 2 3 ~~4~~ ~~5~~	1 2 ~~4~~		2
Rivera	C	PAT/PRT	35% Viscose, 33% Polyester, 32% Cotton	55	9	9	Med	No	1 2 3 ~~4~~	1 2 3 ~~4~~ ~~5~~	1 2	1 2 3 ~~4~~ ~~5~~	1 2 3 ~~4~~ ~~5~~	1 2 ~~4~~		4
Rosalind	F	PAT/PRT	52% Cotton, 48% Polyester	55	9.13	17.25	Med/Hi	No	1 2 3 ~~4~~	~~1~~ ~~2~~ 3 ~~4~~ ~~5~~	1 2	1 2 3 ~~4~~ ~~5~~	1 2 3 ~~4~~ ~~5~~	1 2 ~~4~~		4
Sabrine	C	PAT/PRT	100% Cotton	55	12	13	Hi	No	1 2 3 ~~4~~	1 2 3 ~~4~~ ~~5~~	1 2	1 2 3 ~~4~~ ~~5~~	1 2 3 ~~4~~ ~~5~~	1 2 ~~4~~		3

(1) Not available with blackout lining (2) Not available with Interlining
(#) See motorization product information guide for size area details.

May 2024

Fabric Features

Fabric Style List

Fabric Name	Price Group	Fabric Type	Fabric Content	Fabric Width (inches)	Fabric Repeat Vertical (inches)	Fabric Repeat Horizontal (inches)	Iron Setting	Steam	Fabric Exceptions						Passes NFPA 701	Motorized Max Shade Area Size(#)
Saffron	D	SLD Outdoor	100% Acrylic	55			Med/Lo	Yes	①②③ ⊗	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②⊗		3
Sardinia	C	PAT/PRT	64% Cotton, 36% Polyester	54	1.13	0.38	Med/Lo	No	①②③ ⊗	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②⊗		3
Seedling(2)	F	PAT/PRT	71% Polyester, 29% Cotton	55	6.25	7.5	Lo	No	①②③ ⊗	①⊗③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②⊗		6
Serefina	C	PAT/PRT	100% Polyester	57	26.5	27.5	Med	Yes	①②③ ⊗	①⊗③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②⊗		5
Span(2)	D	PAT/PRT	75% Cotton, 25% Linen	55	25.25	13.25	Lo	No	①②③ ⊗	①②③ ④⑤	①②	①②③ ④⑤	⊗②③ ④⊗	⊗②⊗		4
Spirit	B	SLD	75% Polyester, 25% Viscose	54			Med	No	①②③ ⊗	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②⊗		3
Squall(2)	D	SLD	100% Polyester	56			Med/Hi	Yes	①②③ ⊗	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②⊗		5
Starling	F	PAT/PRT Outoor	100% Acrylic	55	5.25		Lo	Yes	①②③ ⊗	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②⊗		4
Stately	B	PAT/PRT	67% Polyester, 33% Cotton	56	4.75	4.5	Med	Yes	①②③ ⊗	①⊗③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②⊗		3
Steadfast(2)	E	PAT/PRT	79% Polyester, 21% Cotton	56	1.25	1	Med/Lo	No	①②③ ⊗	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	⊗②⊗		4
Sterling(1)(2)	A	SHR	100% Polyester	60/118			Lo	Yes	①②③ ④	⊗⊗⊗ ⊗⊗	⊗⊗	⊗⊗⊗ ④⊗	⊗⊗⊗ ⊗⊗	⊗②⊗	•	N/A
Stonewall	E	PAT/PRT	100% Cotton	55	8	6.63	Lo	No	①②③ ⊗	⊗⊗③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②⊗		4
Subdued(2)	D	PAT/PRT	63% Cotton, 37% Polyester	57	1	1.75	Lo	No	⊗①③ ⊗	①②③ ④⑤	①②	①②③ ④⑤	⊗②③ ④⑤	⊗②⊗		5
Sunlounger	D	PAT/PRT Outoor	100% Acrylic	55		6.63	Lo	Yes	①②③ ⊗	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②⊗		3
Swell	D	PAT/PRT	100% Polyester	55	13.75	3	Lo	No	①②③ ⊗	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②⊗		3
Territory	B	SLD	66% Polyester, 21% Cotton, 13% Linen	55			Med/Hi	Yes	①②③ ⊗	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②⊗		2

(1) Not available with blackout lining (2) Not available with Interlining
(#) See motorization product information guide for size area details.

Fabric Features

Fabric Style List

Fabric Name	Price Group	Fabric Type	Fabric Content	Fabric Width (inches)	Fabric Repeat Vertical (inches)	Fabric Repeat Horizontal (inches)	Iron Setting	Steam	Fabric Exceptions						Passes NFPA 701	Motorized Max Shade Area Size(#)
Abacus(2)	E	PAT/PRT	100% Polyester	56	12.75	7.13	Med/Hi	No	①②③ ~~④~~	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	~~①~~~~②~~~~③~~		5
Abundance(2)	F	PAT/PRT	46% Viscose, 28% Polyester, 26% Cotton	55	18	13	Hi	No	~~①~~②③ ~~④~~	~~①~~~~②~~③ ④⑤	①②	①②③ ④⑤	~~①~~~~②~~~~③~~ ④~~⑤~~	~~①~~②~~③~~		6
Adaptation	D	PAT/PRT	55% Linen, 45% Rayon	56	27	27	Lo	No	①②③ ~~④~~	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②~~③~~		4
Aiden	D	SLD Outdoor	100% Acrylic	56			Lo	No	①②③ ~~④~~	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②~~③~~		3
Arnegard	B	SLD	100% Polyester	54			Lo	Yes	①②③ ~~④~~	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②~~③~~		2
Ashbury	C	SLD	55% Linen, 45% Viscose	55			Lo	Yes	①②③ ~~④~~	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②~~③~~		3
Baja	C	SLD	69% Polyester, 31% Viscose	58			Med/Hi	No	①②③ ~~④~~	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②~~③~~		3
Bliss(1)(2)	A	SHR	100% Polyester	120			Med	Yes	①②③ ④	~~①~~~~②~~~~③~~ ~~④~~~~⑤~~	~~①~~~~②~~	~~①~~~~②~~~~③~~ ~~④~~~~⑤~~	~~①~~~~②~~~~③~~ ~~④~~~~⑤~~	~~①~~~~②~~~~③~~		N/A
Blue Mosaic(2)	D	PAT/PRT	100% Polyester	56	13	7.88	Med	Yes	①②③ ~~④~~	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②~~③~~		6
Bonito(2)	E	PAT/PRT	65% Cotton, 35% Polyester	56	7.25	13.25	Lo	No	①②③ ~~④~~	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②~~③~~		5
Briarpatch	E	PAT/PRT	100% Cotton	54	12.25	12.63	Lo	No	①②③ ~~④~~	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②~~③~~		3
Brocade	D	PAT/PRT	55% Linen, 45% Viscose	56	13	13.75	Lo	No	①②③ ~~④~~	~~①~~~~②~~③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②~~③~~		4
Burrow	D	SLD	60% Cotton, 40% Linen	58			Lo	No	①②③ ~~④~~	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②~~③~~		3
Cadence	C	SLD	51% Cotton, 49% Polyester	56			Med/Lo	No	①②③ ~~④~~	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②~~③~~		4
Canvas	B	SLD	85% Polyester, 15% Cotton	56			Med	Yes	①②③ ~~④~~	①②③ ④⑤	①②	①②③ ④⑤	①②③ ④⑤	①②~~③~~		3
Chiffon(1)(2)	B	SHR	100% Polyester	116	10.13	11	Lo	Yes	①②③ ④	~~①~~~~②~~~~③~~ ~~④~~~~⑤~~	~~①~~~~②~~	~~①~~~~②~~~~③~~ ~~④~~~~⑤~~	~~①~~~~②~~~~③~~ ~~④~~~~⑤~~	~~①~~~~②~~~~③~~		N/A

(1) Not available with blackout lining (2) Not available with Interlining
(#) See motorization product information guide for size area details.

May 2024

FABRIC COLLECTION INFORMATION

Collection Code	Collection Name	Fabric Collection Price Group	Roll Width	Composition	Opacity	Greenguard Certified	Railroad Option	Splice/ Seam	Bottom Rail Omni Heat Sealed Aluminum	Panel Track
FE038	Adour	0	110"	100% Polyester	Light Filtering	Yes	No	No	All	Yes
FE016	Atlantic	8	78 3/4"	100% Polyester	Light Filtering	No	No	No	All	Yes
FE061	Austere	4	105"	100% Polyester with Acrylic Coating	Light Filtering	No	No	No	All	Yes
BE061	Austere Blackout	5	105"	100% Polyester with Acrylic Coating	Blackout	No	No	No	All	No
FE031	Berlin	6	98"	100% Polyester	Light Filtering	Yes	Yes	Yes	All	Yes
S13	Biscayne	3	122"	100% Polyester	Light Filtering	No	Yes	Yes	All	Yes
B03	Biscayne Blackout	4	120"	100% Polyester	Blackout	No	Yes	Yes	All	Yes
FE056	Burdell	6	113"	100% Polyester	Light Filtering	No	No	No	All	Yes
BE056	Burdell Blackout	7	113"	100% Polyester	Blackout	No	No	No	All	Yes
FE044	Cameron	5	113"	100% Polyester	Light Filtering	No	No	No	All	Yes
BE044	Cameron Blackout	6	113"	100% Polyester	Blackout	No	No	No	All	Yes
RE21	Castaway	3	94"	100% Polyester	Semi-Sheer	No	No	No	All	Yes
B01	Castaway Blackout	4	94"	100% Polyester	Blackout	No	No	No	All	Yes
D12	Celeste	2	118"	100% Polyester	Semi-Sheer	Yes	No	No	All	Yes
B06	Celeste Blackout	3	118"	100% Polyester	Blackout	Yes	No	No	All	Yes
FE042	Contemporary	6	118"	100% Polyester	Light Filtering	No	Yes	Yes	All	Yes
RE042	Contemporary Room Darkening	7	118"	100% Polyester	Room Darkening	No	Yes	Yes	All	Yes
RE20	Contiki	3	94"	100% Polyester with Acrylic Coating	Light Filtering	No	No	No	All	Yes
FE019	Cordelia	2	110"	100% Polyester	Light Filtering	No	No	No	All	Yes
BE019	Cordelia Blackout	3	110"	100% Polyester	Blackout	No	No	No	All	Yes
FE040	Divine	4	110"	93.3% Polyester 6.7% Linen	Light Filtering	Yes	No	No	All	No
FE030	Elbert	5	118"	100% Polyester	Light Filtering	No	Yes	Yes	All	Yes
BE030	Elbert Blackout	6	118"	100% Polyester	Blackout	No	Yes	Yes	All	Yes
D18	Galette	1	110"	100% Polyester	Light Filtering	Yes	No	No	All	Yes
B14	Galette Blackout	2	110"	100% Polyester	Blackout	Yes	Yes	Yes	All	Yes
D10	Guilford	2	110"	100% Polyester with Acrylic Coating	Light Filtering	No	No	No	All	Yes
B04	Guilford Blackout	3	110"	100% Polyester with Acrylic Coating	Blackout	No	No	No	All	No
FE055	Hessian	5	113"	100% Polyester	Light Filtering	No	No	No	All	Yes
BE055	Hessian Blackout	6	113"	100% Polyester	Blackout	No	No	No	All	Yes
FE032	Horizon	6	122"	100% Polyester	Light Filtering	No	No	No	All	Yes
BE032	Horizon Blackout	7	121"	100% Polyester	Blackout	No	No	No	All	Yes
FE039	Hudson	4	110"	100% Polyester	Light Filtering	Yes	Yes	Yes	All	Yes
FE060	Joden	6	113"	100% Polyester	Light Filtering	No	No	No	All	Yes
BE060	Joden Blackout	7	113"	100% Polyester	Blackout	No	No	No	All	Yes
BE022	Kepler Blackout	8	118"	100% Polyester	Blackout	Yes	No	No	All	Yes
FE037	Kyoto	8	78 3/4"	100% Polyester	Light Filtering	No	Yes	Yes	All	No
F17	Lighthouse	1	72"	73% PVC, 27% Woven Fiberglass	Vinyl	Yes	Yes	Yes	All	Yes
D06	Linaire	5	94"	89% Polyester, 11% Linen	Light Filtering	No	Yes	Yes	All	Yes
FE020	Marine-Tex	5	118"	50% PES/50% ReOcPlastic	Semi-Sheer	Yes	No	No	All	Yes
BE020	Marine-Tex Blackout	6	114"	50% PES/50% ReOcPlastic	Blackout	Yes	No	No	All	Yes
FE043	Metro	5	113"	100% Polyester	Light Filtering	No	No	No	All	Yes
BE043	Metro Blackout	6	113"	100% Polyester	Blackout	No	No	No	All	Yes
D11	Montecito	5	118"	90% Polyester, 10% Cationic Polyester	Semi-Sheer	Yes	No	No	All	Yes
B05	Montecito Blackout	6	118"	90% Polyester, 10% Cationic Polyester	Blackout	Yes	No	No	All	Yes
D21	Montreal	2	110"	100% Polyester	Light Filtering	Yes	No	No	All	Yes
B17	Montreal Blackout	3	110"	100% Polyester	Blackout	Yes	No	No	All	Yes

NOTE: Refer to the specification charts for the minimum and maximum width and height of each fabric under for specific system and/or top treatment. .

FABRIC COLLECTION INFORMATION

Collection Code	Collection Name	Fabric Collection Price Group	Roll Width	Composition	Opacity	Greenguard Certified	Railroad Option	Splice/ Seam	Bottom Rail Omni Heat Sealed Aluminum	Panel Track
BE036	Nova Blackout	8	110"	100% Polyester	Blackout	No	No	No	All	Yes
FE023	Oxford	7	118"	100% Polyester	Light Filtering	No	No	No	All	Yes
FE062	Regalle	6	113"	100% Polyester	Light Filtering	No	No	No	All	Yes
BE062	Regalle Blackout	7	113"	100% Polyester	Blackout	No	No	No	All	Yes
FE059	Revolutions	5	113"	100% Polyester	Light Filtering	No	No	No	All	Yes
BE059	Revolutions Blackout	6	113"	100% Polyester	Blackout	No	No	No	All	Yes
FE058	Ripple	5	113"	100% Polyester	Light Filtering	No	No	No	All	Yes
BE058	Ripple Blackout	6	113"	100% Polyester	Blackout	No	No	No	All	Yes
B10	Riptide Blackout	5	94"	100% Polyester	Blackout	No	No	Yes	All	Yes
FE057	Safari	5	113"	100% Polyester	Light Filtering	No	No	No	All	Yes
BE057	Safari Blackout	6	113"	100% Polyester	Blackout	No	No	No	All	Yes
D03	Sausalito	4	108"	85.9% Polyester, 8.3% Cotton, 5.8% Flax	Semi-Sheer	Yes	No	No	All	Yes
RE26	Scala Blackout	2	110"	100% Polyester	Blackout	Yes	Yes	Yes	All	Yes
RE041	Serendipity Room Darkening	8	78 3/4"	100% Polyester	Room Darkening	No	No	No	All	Yes
BE004	Serenity Blackout	8	78 3/4"	Polyester 100%	Blackout	No	No	No	All	Yes
R11	Sheerweave 7000	8	118"	100% Polyester with Acrylic Foamed Backing	Blackout	Yes	Yes	Yes	All	Yes
P7200R	Sheerweave 7200R *(Blackout)*	5	118"	100% Polyester	Blackout	Yes	No	No	All	Yes
P7250R	Sheerweave 7250R *(Light Filtering)*	4	118"	100% Polyester	Semi-Sheer	Yes	No	No	All	Yes
P7400	Sheerweave 7400 *(Blackout)*	7	118"	100% Polyester	Blackout	Yes	No	No	All	Yes
P7450	Sheerweave 7450 *(Light Filtering)*	5	118"	100% Polyester	Semi-Sheer	Yes	No	No	All	Yes
P7500	Sheerweave 7500 *(Blackout)*	4	118"	100% Polyester with Acrylic Coating	Blackout	Yes	Yes	Yes	Omni Only	Yes
P7500R	Sheerweave 7500R *(Blackout)*	3	118"	100% Polyester with Acrylic Coating	Blackout	Yes	Yes	Yes	Omni Only	Yes
P7700R	Sheerweave 7700R *(Blackout)*	5	118"	100% Polyester	Blackout	Yes	No	No	Omni Only	Yes
P7750R	Sheerweave 7750R *(Light Filtering)*	4	118"	100% Polyester	Semi-Sheer	Yes	No	No	All	Yes
FE033	Silken	4	110"	100% Polyester	Light Filtering	No	No	No	All	Yes
FE018	Spruce	4	110"	100% Polyester	Light Filtering	No	Yes	Yes	All	Yes
BE018	Spruce Blackout	5	110"	100% Polyester	Blackout	No	Yes	Yes	All	Yes
FE034	Sydney	6	118"	100% Polyester	Semi-Sheer	Yes	No	No	All	Yes
BE034	Sydney Blackout	7	114"	100% Polyester	Blackout	Yes	No	No	All	Yes
FE017	Victoria	6	118"	100% Polyester	Semi-Sheer	Yes	No	No	All	Yes
BE017	Victoria Blackout	7	114"	100% Polyester	Blackout	Yes	No	No	All	Yes
FE041	Willem	5	113"	100% Polyester	Light Filtering	No	No	No	All	Yes
BE041	Willem Blackout	6	113"	100% Polyester	Blackout	No	No	No	All	Yes
BE021	Zenith Blackout	7	110"	100% Polyester	Blackout	No	No	No	All	Yes
FE035	Zion	3	118"	100% Polyester	Light Filtering	No	No	No	All	Yes
BE035	Zion Blackout	4	118"	100% Polyester	Blackout	No	No	No	All	Yes

NOTE: Refer to the specification charts for the minimum and maximum width and height of each fabric under for specific system and/or top treatment. .

Cut yardage is available. Please contact customer service for pricing.
- Must purchase roll width
- Minimum height: One yard
- Maximum height: Ten yards
- Full yard increments only (i.e. 1/2 yards not available)

TOP TREATMENT – CASSETTES

Square Cassette

- Available with all operating systems except AC motors
- Can be fabric-wrapped or non-fabric wrapped
  (3% Sheerweave 5000 is not available with fabric-wrapped square cassette)
- Available in Matte Colors – White, Vanilla, Silver, Bronze, Black
- Color coordinated end caps and screws
- 4" height x 3-3/4" depth

Please note:

When ordering stand-alone Square cassette (without shade), the maximum width for:

- Non-Railroaded fabric: limited by the available published roll width
- Railroaded fabric: 144"

Curved Cassette

- Sizes: Medium (3-1/8" height x 3-3/4" depth)
  Large (3-7/8" height x 3-7/8" depth)
- Available in Matte Colors – White, Vanilla, Silver, Bronze, Black
- Features a fabric insert in the same fabric used for the shade. Insert fabric will run the same direction as the fabric of the shade.
- Available with all operating systems except for AC motors
- No Reverse Roll

TOP TREATMENT – FASCIAS

3", 4" and 5" Fascia

- Available with all operating system
  - 3" Fascia is not available for PowerWand
  - 5" Fascia is not available for Touchlift and Powerwand
- Flat Style Only
- Available in Matte Colors – White, Vanilla, Silver, Bronze, Black (Vanilla color is not available with 5" Fascia)
- 2 on 1 is available under Skyline Fascia
- No Reverse Roll

Dimensions

Skyline

3" – 3-3/8" height x 3-1/8" depth
4" – 3-7/8" height x 4-1/8" depth
5" - 5 3/16" height x 5 1/8" depth

R-Series

3" – 3" height x 3-1/16" depth
4" – 4" height x 4-1/16" depth

JIM'S FLOOR DEPOT INC.

29710 US HWY 27 Dundee, Fl 33838 Business # (863) 439-7500 Cell (863)-206-1064 Fax # (863) 439-7500 www.Jimsfloordepot.com

Invoice

SHIP TO:
Lake Ashton Clubhouse Grand Ballroom
4141 Ashton Club Dr.
Lake Wales, FL

Motor Shades and Shutters

Bill To: Lake Ashton Clubhouse Grand Ballroom
4141 Ashton Club Dr.
Lake Wales, FL

PAYMENT METHOD 863-324-5457

Check		*Amt. enclosed*	
Cash		*Amt. enclosed*	

Purchase order number	
Date	May 5th 2025

Please supply the following items

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL AMOUNT
	Style:E Screen Roller Shades with Cassette Color: 2020 White Linen				
Grand Ballroom	**45 x 119 IB w/cassette with Motarization Shades RECHARGEABLE LI-ION**	**1**	**5**	**1,250.00**	**6,250.00**
Grand Ballroom	**46 x 96 IB w/cassette with Motarization Shades RECHARGEABLE LI-ION**	**1**	**1**	**795.00**	**795.00**
Grand Ballroom Doors	**28.5 x 86 OB w/cassette with Motarization Shades RECHARGEABLE LI-ION**	**1**	**6**	**995.00**	**5,970.00**
Grand Ballroom	**79.25 x 105 IB w/cassettewith Motarization Shades RECHARGEABLE LI-ION**	**1**	**8**	**1,295.00**	**10,360.00**
	Style: 3 1/2" Archtop Plantation Shutters Color: White				
Archtop shutters	**75 x 62 IB Archtop shutters 2 Panels**	**1**	**2**	**1,995.00**	**3,990.00**
Archtop shutters	**75 x 54 IB Archtop shutters 2 Panels**	**1**	**1**	**1,895.00**	**1,895.00**
	Jims Floor Depot will install these shades and Shutters.				

Subtotal	**29,260.00**
shipping	250.00
Exempt	**0.00**
TOTAL DUE	**29,510.00**

Ordered by

Approved by

SPECIAL INSTRUCTIONS

23,500 Downpayment and Balance Due upon completion of Job.

Contract Terms: Jims Floor Depot is to perform all work in a workmanlike manner according to generally accepted standards in the industry. Client is entitled to any Manufactures warranties on materials only. Jims Floor Depot is not responsible for delays caused by strikes, weather, unavailibility, or other factors not within our control, modifications of the above contract must be in writing ***In Event of Breach, Customer is responsible for Costs of enforcement including reasonable Attorney fees.***
No returns on any special orders or instock products after one day of signing this agreement.
Restocking Fee will apply up to 35% of total job in any event of customer Breach of Agreement on Product choices or colors or anything.

Fabric Specifications

Fabric Style	UV Blockage	Composition	Standard Roll Length	Warranty
Basketweave	Approximately 90%-99.5%	36% Fiberglass, 64% Vinyl	34 ly (31 lm)	5 Year Exterior 10 Year Interior

E Screen™

Available Colors

White/White	White/Linen	White/Pearl
Pearl/Linen	Pearl/Pearl	Pearl/Grey
Charcoal/Grey-Stone	Charcoal/Grey	Charcoal/Charcoal
Charcoal/Cocoa	Charcoal/Apricot	

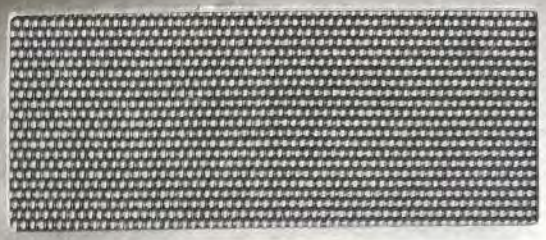
Openness	Item No.	Available Widths 78"	98"	122"	Weight oz/yd² (±5%)	Thickness inches (±5%)
0.5%	007500			•	13.5	0.023
1%	007501	•	•	•	13.3	0.020
3%	007503	•	•	•	11.6	0.017
5%	007505	•	•	•	10.7	0.016
10%	007510	•	•	•	10.3	0.020

E Screen™ with KOOLBLACK® TECHNOLOGY

Available Colors

Charcoal/Grey-Stone	Charcoal/Grey	Charcoal/Charcoal
Charcoal/Cocoa	Charcoal/Apricot	

Openness	Item No.	Available Widths 78"	98"	122"	Weight oz/yd² (±5%)	Thickness inches (±5%)
0.5%	007700			•	14.6	0.025
1%	007701		•	•	12.9	0.021
3%	007703		•	•	11.3	0.020
5%	007705		•	•	10.6	0.019
10%	007710		•	•	10.6	0.021



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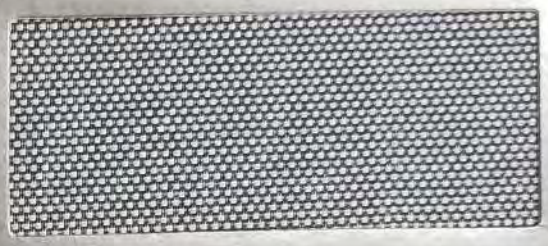
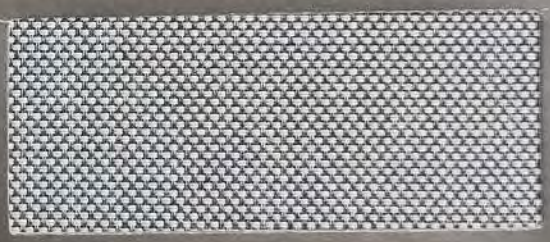
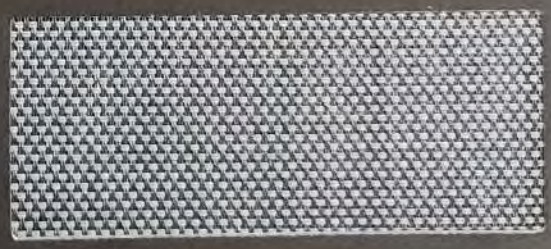


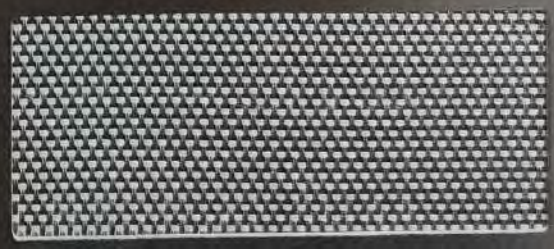
1% 030001 | Charcoal/Grey



3% 030001 | Charcoal/Grey



5% 030001 | Charcoal/Grey



10% 030001 | Charcoal/Grey

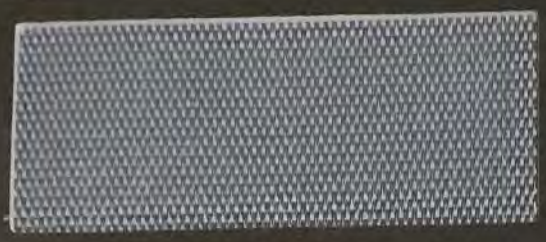
Scan here to learn more about KOOLBLACK® Technology.

Looking for fenestration data? Scan here for complete fabric resources.

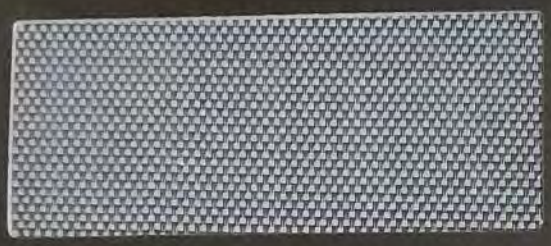
universalwc.com

Universal Window Coverings, Inc.
12139 Science Drive | Orlando, FL 32826

Product performance and specification data is subject to change, visit www.Mermetusa.com for the most current information



0.5% A30A01 | Charcoal/Grey



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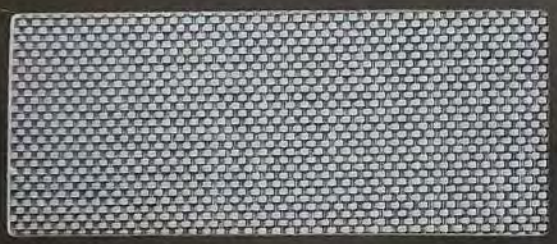

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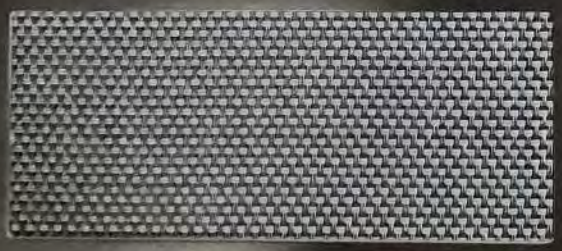
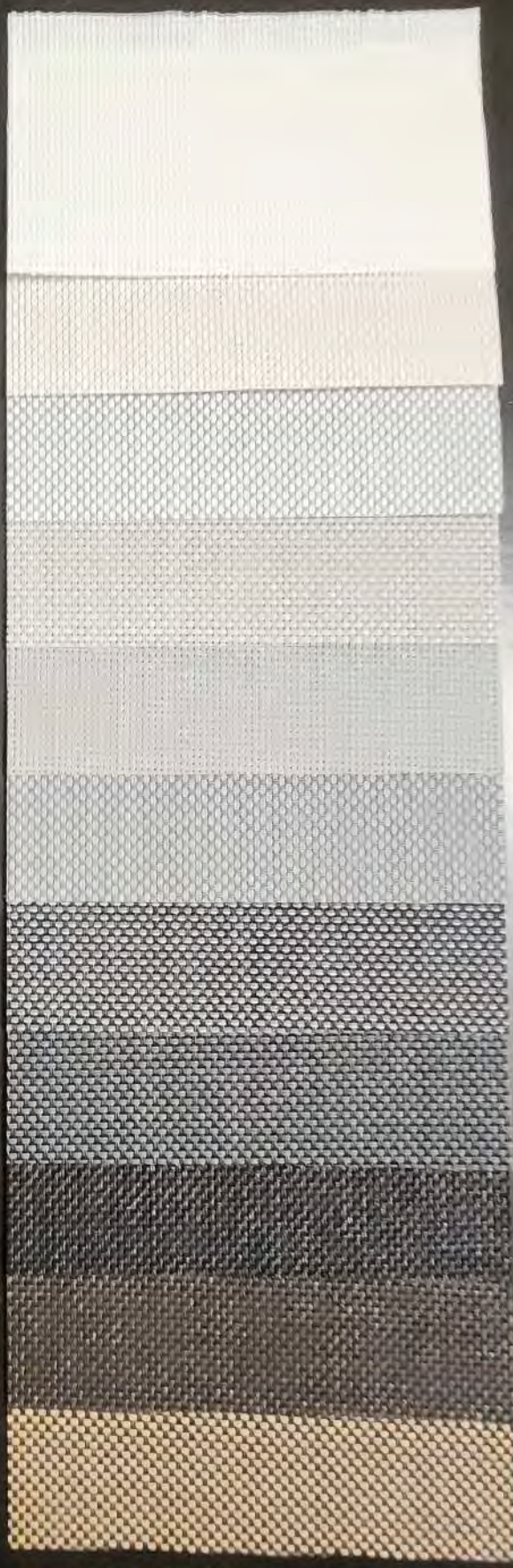


5% 030001 | Charcoal/Grey

10% 030001 | Charcoal/Grey



002002
White/White

002020
White/Linen

002007
White/Pearl

007020
Pearl/Linen

007007
Pearl/Pearl

007011
Pearl/Grey

00M122
Charcoal/
Grey-Stone*

030001
Charcoal/
Grey*

030030
Charcoal/
Charcoal*

030061
Charcoal/
Cocoa*

030071
Charcoal/
Apricot*

*Available in KOOLBLACK® Technology.

pentzcommercial.com

Made in U.S.A.

Pentz

COMMERCIAL FLOORING SOLUTIONS

Product Specifications

Style	**Blockade Tile 70391**
Construction	Tufted Loop
Backing	Nexus® Modular
Dye Method	Solution Dyed
Fiber Type	Encore® SD Nylon
Face Weight	16 oz
Pile Density	5826
Finished Pile Thickness	0.109"
Pattern Repeat	N/A
Gauge	1/12
Product Size	24" x 24"
TARR	3.5

Testing

Radiant Panel	Class I (ASTM E-648)
Smoke Density	< 450 (ASTM E-662)
Static Control	< 2.5 kv (AATCC-134)
Antimicrobial	Passes (AATCC-174)
ADA Compliance	Meets the ADA standards when installed in accordance with the ADA guidelines and Pentz Commercial installation instructions

Environmental Certification

Indoor Air Quality	GLP9716

Recommended Installation Methods	Recommended Adhesives	*Warranties (Tile)
	Commercloc® Modular Adhesive Commercloc® Tile Tabs	Lifetime Performance For Wear Lifetime Fiber Performance For Static Lifetime Stain Removal Lifetime Colorfastness To Light And Atmospheric Contaminants Lifetime For Tuft Bind Strength (Edge Ravel, Yarn Pulls, Zippering) Lifetime Against Delamination Lifetime Nexus® Modular Dimensional Stability

10 business days or less for orders up to 1,500 square yards on standard backing systems.

EFO Visualizer

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MOHAWK

TecWood

WOODMORE

PERFORMANCE TECHNOLOGY FOR NATURAL HARDWOOD

WOODMORE | WEC33 & WEC37

Construction	Enhanced Engineered Construction™
Plank Size	3" & 5" W x up to 48" L only 3" available
Thickness	3/8"
Edges/Ends	Rolled
Sq. Ft./Carton	28.25

ENGINEERED | ROLLED EDGE | 25 YEAR LIMITED WARRANTY FINISH | LIMITED LIFETIME WARRANTY MOISTURE | LIMITED LIFETIME WARRANTY STRUCTURE | Above On Below | SUBFLOOR WOOD CONCRETE | INSTALL

Photosensitivity

Variation

Hardness

Made in the USA | TSCA | floor score | LACEY ACT COMPLIANT

Window Concepts
1604 Dundee Rd
Winter Haven, FL 33884 US
+6616388
AnnalisaRogers@msn.com
WindowconceptsbyAnnalisa.com

Estimate

ADDRESS	SHIP TO	ESTIMATE # 5035
Lake Ashton Clubhouse	Lake Ashton Clubhouse	DATE 05/05/2025
4140 Ashton Clun Dr.	4140 Ashton Clun Dr.	
Lake Wales, Fl 33884	Lake Wales, Fl 33884	
Contact Christine Wells 256-9184		

EMAIL	PHONE #
cwells@lakeashtoncdd.com	256-9184

ACTIVITY	PRICE
Non Taxable Sales Ballroom left and right wall arch top windows and French doors: Hunter Douglas Designer roller shades with Powerview rechargeable battery motorization, fascia style valances, flat fabric wrapped bottom hem bar. Total of twenty shades. Pattern Sweickley- color blizzard. Powerview accessories: Two hand held remote control or wall mounts, Internal battery charging kit. ** Less without motorization subtract $ 5000.00 for manual clutch lifting option.**	20,000.00
Non Taxable Sales Ball room arch top windows above exit doors: Poly Core arch top shutters. Inside mounted with a three sided L frame, 3 1/2" louvers, hidden tilt option, color to be determined. Three openings.	3,648.00
Non Taxable Sales Ballroom windows: Nine mock style Roman shade valances. Nine pair of stationary two finger French pleated draperies mounted on decorative hardware. Pattern Garland- color almond 118 yards (draperies) 63 yards (valances)	19,900.00
Non Taxable Sales Ballroom windows: Hardware	4,725.00
Services Professional installation Power Lifts included for installation	2,950.00

Tax Exempt. Please provide a copy to keep on file.

SUBTOTAL	51,223.00
TAX	0.00
TOTAL	**$51,223.00**

Accepted By

Accepted Date

PowerView® Gen 3 Automation Power Options

POWERVIEW® AUTOMATION

Rechargeable Batteries

To give your customers the choice of a more environmentally friendly battery option, Hunter Douglas offers two rechargeable battery options:

- Rechargeable Battery Wand
- Internal Rechargeable Battery

Rechargeable Battery Wand

The rechargeable battery wand assembles into its respective rechargeable battery mount, which can be clipped to the rear of the headrail or satellite-mounted. The shade's power cable plugs directly into the mount, so you can remove the battery wand without having to disconnect the cable. Consult specific product sections and Installation, Operation and Care instructions for rechargeable battery wand placement.

Rechargeable Battery Wand and battery mount

Additional Information

- Rechargeable batteries come fully charged to help streamline the installation process.

Notes

- Fully charged batteries applicable to new shade orders only. Rechargeable battery wands ordered as a parts order will ship partially charged. In these instances, we recommend fully charging the wands prior to installation.
- Additional battery wands can be purchased to have fully charged replacements readily available when an installed battery wand needs to be recharged.
- Recharge batteries when the motor begins to operate slowly. The shade will operate at a regular speed even as the battery is close to needing to be recharged, so once slower operation is detected, recharge the battery as soon as possible. Additionally, customers who have a PowerView® Account can receive notifications when batteries are low.
- To recharge the battery wands, Hunter Douglas provides two charging options, a dual charging station and a single charger. See Single Charger Charging Process™ for detailed descriptions of each. These two charging methods are the only suitable charging options for the battery wand. Do not attempt to recharge using any other method, or else you may damage the battery wand.
- The rechargeable batteries are designed with a safety feature to shut off the battery if the temperature exceeds 176 °F (80 °C). If this occurs, the battery will turn back on once its temperature returns to 158 °F (70 °C).
- When satellite mounted, 15", 4', 10', and 20' cable lengths are available for the rechargeable battery wand only.

Specifications

- Battery life is approximately one year, depending on shade type, size, and usage.
- Battery can be recharged approximately 500 times.
- Temperature range is -4 °F to 176 °F (-20 °C to 80 °C).
- Rechargeable battery wand assembly (wand inserted into mount) is 13" long, 1¼" tall, and 1" deep.

Product Availability

- Not available for:
  - Luminette® Privacy Sheers
  - Provenance® Vertical Draperies
  - Skyline® Gliding Window Panels
- Headrail mounting is not available for:
  - Applause® and Duette® Honeycomb SkyLift™ Shades
  - Aria Soft Blinds
  - Duette Honeycomb Vertiglide™ Shades
  - EverWood® Alternative Wood Blinds
  - Modern Precious Metals® Aluminum Blinds
  - Parkland® Wood Blinds
- Satellite mounting is not available for:
  - Duette Honeycomb LightLock™ Shades
  - Palm Beach™ Polysatin™ Shutters

Notes

- The rechargeable battery wand must be mounted inside the shutter panel for Palm Beach Polysatin Shutters.

Internal Rechargeable Battery

Our internal rechargeable battery provides the cleanest battery power option yet. Assembled inside the shade's headrail, there is no additional mounting depth nor power supply visible from the window.

Internal Rechargeable Battery

Additional Information

- Rechargeable batteries come fully charged to help streamline the installation process.
- Recharge batteries when the shade begins to operate slowly. The shade will operate at a regular speed even as the battery is close to needing to be recharged, so once slower operation is detected, recharge the battery as soon as possible. Additionally, customers will see notifications in the PowerView App when batteries are low.
- To recharge the battery, Hunter Douglas provides a single charger. See Single Charger Charging Process™ for a detailed description. This charging method is the only suitable charging option for the internal rechargeable battery. Do not attempt to recharge using any other method, or else you may damage the battery.
- The rechargeable batteries are designed with a safety feature to shut off the battery if the temperature exceeds 176 °F (80 °C). If this occurs, the battery will turn back on once its temperature returns to 158 °F (70 °C).

Specifications

- Battery life is approximately one year, depending on shade type, size, and usage.
- Battery can be recharged approximately 500 times.
- Temperature range is -4 °F to 176 °F (-20 °C to 80 °C).

Product Availability

Available for:

- Alustra® Architectural Shades
- Alustra Woven Textures Rolling Shades
- Aria Soft Blinds
- Designer Banded Shades
- Designer Roller and Screen Shades

PowerView® Gen 3 Automation Power Options

POWERVIEW® AUTOMATION

Charging Options

Hunter Douglas offers three battery charging solutions:

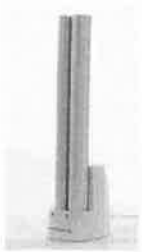
- Dual Charging Station
- Single Charger
- Solar Charger

Notes

- Refer to Pricing – Surcharges & Accessories**.

Dual Charging Station

The dual charging station is the standard and recommended charging method for the rechargeable battery wand. It is not compatible with the internal rechargeable battery.



Dual Charging Station

- Charges two battery wands simultaneously from a fully depleted state to a full charge in approximately three hours.
- Remove the battery wand from the mount (without having to remove the window treatment or disconnect the power cable) and insert into the charging station until the battery snaps into place.
- After inserting, the charging station will emit a red light indicating that the wand is charging. The light will turn green when the wand is fully charged and ready to be reinstalled into the window treatment.
- Spare battery wands can be left in the Dual Charging Station to ensure fully charged batteries are available at all times.
- Power cable measures 6' in length.

Single Charger

The single charger is an alternate charging method for the rechargeable battery wand. It is the only charging method for the internal rechargeable battery.

Single Charger

- Charges one battery (rechargeable battery wand or internal rechargeable battery) from a fully depleted state to a full charge in approximately two hours.
- You may continue operating your window treatment while the battery is charging.
- The charger will emit a red light indicating that the battery is charging and will turn green when the battery is fully charged.

Notes

- When charging an internal rechargeable battery, an occasional static discharge may occur when connecting the magnetic charging adapter to the shade motor. This is normal and should not be cause for concern.
- For products with the rechargeable battery wand, the Single Charger is sold in a Wand Charger Kit with the 3' or 12' charging cable, and a Deluxe Wand Charger Kit with the retractable charging cable.
- For products with the internal rechargeable battery wand, the Single Charger is sold in an Internal Rechargeable Battery Charging Kit with the 3' or 12' charging cable, and a Deluxe Internal Rechargeable Battery Charging Kit with the retractable charging cable.

Single Charger Charging Cables

- Three cable length options are offered to charge your batteries:
  - Retractable charging cable: 13' total cable length
  - 12' charging cable
  - 3' charging cable

Notes

- A charging cable will be required to reach the battery at the shade's headrail. Mix and match up two charging cables (if needed).
- When selecting the retractable charging cable option, consider that the module must rest on a table or the floor, as the magnetic charging port cannot support its weight when hanging free. There is 3' of cable on the end that connects to the charger, and 10' of cable on the end that connects to the battery.

Retractable Charging Cable

- Attach the charging cable(s) to the single charger in order to reach the battery at the shade's headrail.

Swivel Charging Adapter

- The swivel charging adapter is used to connect the single charger to the charging port on a shade equipped with the internal rechargeable battery.
- Included with Internal Rechargeable Battery Charging Kits – can also be ordered separately.
- The Swivel Charging Adapter has a pivoting head to allow additional flexibility when used with different top treatments and installation options.

Swivel Charging Adapter

Extension Pole with Attachment for Swivel Charging Adapter

- For hard-to-reach shades, purchase the extension pole with attachment[1] to hold the swivel charging adapter for easier charging.
- The extension pole attachment
  - Screws on to a standard painter's pole
  - Can also be ordered separately

[1]The swivel charging adapter and extension pole attachment are compatible with internal rechargeable battery only.

Swivel Charging Adapter and Extension Pole with Attachment

Notes

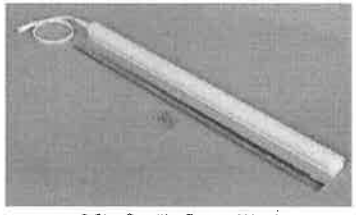
- The swivel charging cable and extension pole attachment are compatible with rolling IRB products manufactured 12/03/24 and later, along with any Aria Soft Blinds products equipped with IRB.
- The swivel charging cable and extension pole attachment replaced the previous charging accessories (magnetic charging adapter and its extension pole attachment). The replacement components are not backwards compatible, so you can still purchase the previous version through Parts, which are compatible with rolling IRB products built prior to 12/03/24.

PowerView® Gen 3 Automation Power Options

C-Size Satellite Battery Wand

To give your customers the choice of longer battery life, Hunter Douglas offers an optional C-size satellite battery wand (available for most PowerView Gen 3 systems).

- 21¹/₄" long and 1¹/₄" in diameter.
- Available with 15", 4', 10', and 20' cable lengths.
- 10 C 1.5V alkaline batteries.
- Battery life is approximately three years, depending on shade type, size, and usage.



C-Size Satellite Battery Wand

Product Availability

The C-size wand is not available for:

- Luminette sheers
- Palm Beach shutters
- Provenance draperies
- Skyline panels
- Alustra Woven Textures 2" tube Roller Shades
- Designer Banded with 2" tube
- Designer Roller and Screen Shades with 2" tube

16 Shade DC Power Supply

The 16 Shade DC Power Supply is the perfect option for large PowerView® Gen 3 projects.

16 Shade DC Power Supply

Features

- Can power up to 16 PowerView Gen 3 window treatments.
- Barrel connector ports on the outside of the enclosure provide easy access.
- Mounting feet on the outside of the enclosure streamlines the mounting process.
- Pre-drilled knockouts provide easy wire access to the interior of the enclosure.
- Compatible with both surface mount and recessed mount applications.

Hardware Included

- One NEMA enclosure with power supply, cover and cover screws (cover pre-installed onto NEMA enclosure)
- One 6' IEC power cord
- One ½" strain relief and one 1¹/₄" strain relief
- Four packages of Quick-Lever Barrel Connectors, female (32 total count)
- Four mounting feet (pre-installed onto NEMA enclosure)
- Installation guide

Specifications

- Input: 120V AC, 6A
- Output: 18V DC, 90 Watts
- Wire compatibility: 14 – 18 AWG wire
- Circuit class: 2
- Temperature range: -22 °F to 158 °F (-30 °C to 70 °C).

Dimensions

- Length
  - — 10" (without mounting feet)
  - — 12¹/₄" (with mounting feet)
- Width: 10"
- Depth: 4¹/₄"
- Weight: 10 lbs.

Additional Information

- Do not daisy-chain shades when using the 16 Shade DC Power Supply.
- A Y adapter can be used when making the connections to a Silhouette® or Nantucket™ A Deux™ Shading as well as a Designer Roller and Designer Screen Dual Roller Bracket Shade.

Wiring

The primary method of making the connections between the 16 Shade DC Power Supply and automated window treatments is using a combination of Quick-Lever barrel connectors and low-voltage electrical wiring. For wiring, the power conductors in the PowerView+™ Bulk Cable are the perfect solution for this application.

Quick-Lever barrel connector (female)

Screw to terminal barrel connector (male)

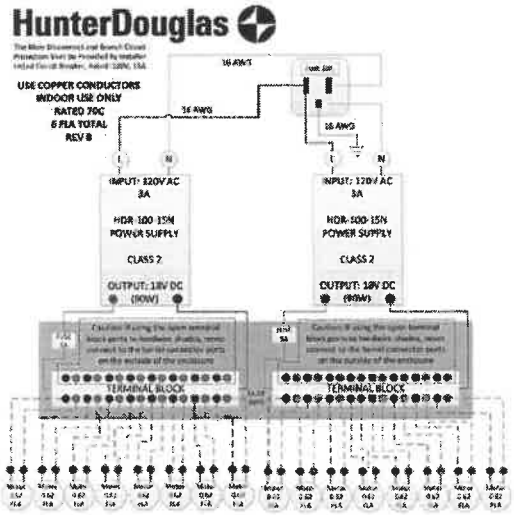
Notes

- See PowerView+ Bulk Cable (500 ft.)™.

PowerView® Gen 3 Automation Power Options

POWERVIEW® AUTOMATION

16 Shade DC Power Supply Wiring Diagram



Barrel Connectors

Barrel connectors are used to create the custom cables that supply DC power to PowerView motors.

- Use 14, 16, or 18 AWG low-voltage electrical wire for the custom cable.
- Custom cables are primarily used to establish a power connection between the terminal blocks on the 16 Shade DC Power Supply and the shade motor's power cable.
- The Quick-Lever barrel connector is required to connect the custom cable to the male barrel connector on the motor's power cable.

18V DC Power Supply

The 18V DC Power Supply is standard for traversing PowerView® Gen 3 systems (except Design Studio™ Drapery Hardware and Duette® with Vertiglide™) and is an optional power source for all other systems. The 18V DC Power Supply plugs into any standard household outlet.

- Available in 15", 4', 10', and 20' cable lengths (15" cable not available for Duette and Applause® SkyLift™).
- Eliminates the need to change batteries on PowerView Gen 3 systems.

18V DC Power Supply

Daisy-Chain Cable

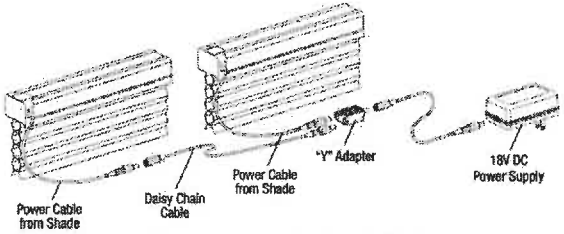
"Daisy-chaining" refers to the method of powering multiple shades from a single power supply. PowerView Gen 3 systems offer a daisy-chain cable that can be used to power up to three standard-sized shades. A daisy-chain cable consists of:

- One "Y" adapter.
- One cable (available in 15", 4', 10', and 20' lengths).

"Y" Adapter and Daisy-Chain Cable

Connections

- The power cable coming from the 18V DC Power Supply is connected to the "in" side of the "Y" adapter, while the power connector from the first shade is plugged directly into one of the "out" connections.
- The second cable coming out of the "Y" adapter plugs into either the power connector of the second shade or, if a third shade is daisy-chained, the "in" connection of the second "Y".



Daisy Chain diagram (back side of headrail is shown)

- Each daisy-chained shade can be operated individually. Final connections are made after the window treatments have been installed. Cables should then be secured and hidden behind the headrails.
- The maximum total cable length for a daisy-chain system cannot exceed 50'. This length is determined as the sum of the distance from the outlet where the power supply is plugged into the first shade, plus the distance from the power connector at the first shade to the power connector of the second shade, plus the distance from the power connector at the second shade to the power connector of the last shade.

Requirements

- One 18V DC Power Supply
- One daisy-chain cable for every two shades.
- Maximum of three shades can be daisy-chained together, with shade dimensions not to exceed a combined total area of 100 sq. ft.
- Available in 15", 4', 10', and 20' lengths.
- Maximum distance from power supply to final shade connection, combined total length, not to exceed 50'.

PowerView Gen 3 AC

POWERVIEW® AUTOMATION

Overview

What is PowerView Gen 3 AC Automation?

PowerView Gen 3 AC Automation utilizes the home's AC power installed at the window for a wired connection for power. It is only available for select Designer Roller & Screen products.

- 120VAC/60Hz/1.50A Motor with 8' power cord (no plug).
- Requires AC wire connection installed at the window.
- A licensed electrician must perform AC wiring. Always check local electrical codes for specific requirements in your area.

How is PowerView Gen 3 AC different from PowerView Gen 3?

- PowerView Gen 3 AC Automation offers a hard-wired motor, both right and left-hand motor control options, and can accommodate larger shade sizes. (See the Designer Roller & Screen section in the Reference Guide for more details on sizes.)
- PowerView Gen 3 AC Automation offers the convenience of PowerView Gen 3 communication, and is compatible with the same control devices like the PowerView App, remote, and gateway.

Applications

PowerView Gen 3 AC	
Designer Banded Shades	
Designer Roller & Designer Screen Shades	•
Duette Honeycomb Shades	
EverWood® Alternative Wood Blinds	
Luminette® Privacy Sheers	
Modern Precious Metals® Alternative Wood Blinds	
Nantucket™ Window Shadings	
Palm Beach™ Polysatin™ Shutters	
Parkland® Wood Blinds	
Pirouette® Window Shadings	
Skyline® Gliding Window Panels	
Sonnette® Cellular Roller Shades	

PowerView® Gen 3 AC Accessory Pricing

For more information on accessory pricing and surcharges, refer to the Designer Roller & Designer Screen Shades section of the Reference Guide.

Control Options

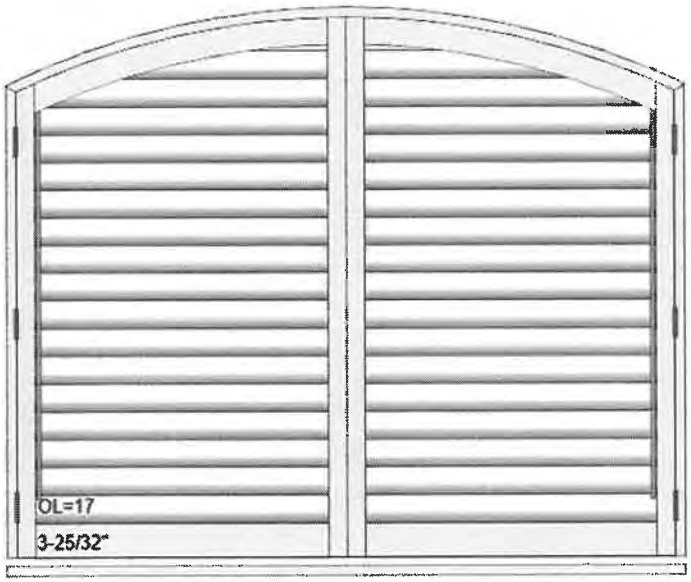
The PowerView App, PowerView Gen 3 remote with Pebble or Surface, and the PowerView Gen 3 Gateways are all compatible with PowerView Gen 3 AC window treatments.

Notes:

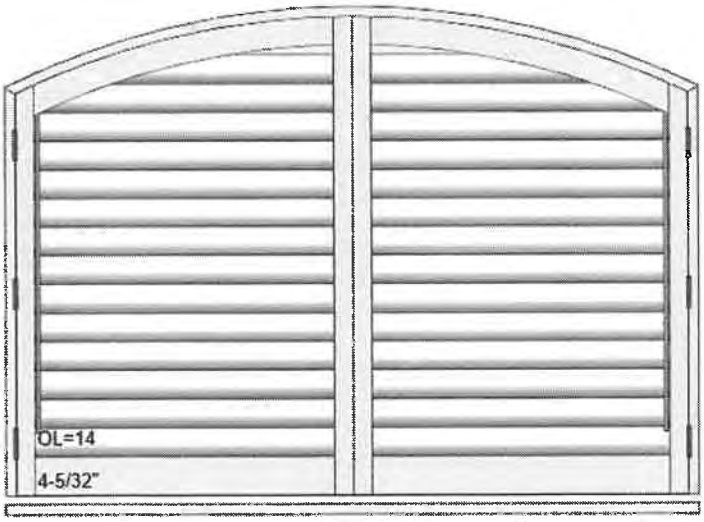
i. Hunter Douglas has a 3% cost increase effective May 13th 2025.
ii. Hunter Douglas offers limited lifetime warranty.
iii. Powerview motors have a five-year warranty.
iv. Window Concepts provides full service for the three years no cost.
v. Window Concepts will provide service for the life of the product.
vi. Professional installation included with all products.
vii. Designer Roller **SoftTouch** (Wand) Motorization is not an option based on the Maximum height of 96 inches being exceeded.
viii. Universal Roller Shade with Rollease motorization has the wand option with only a 36" wand.
ix. French doors can only be battery or cord-free operated; no direct wire options available on doors.
x. AC Power or low voltage cabling and installation will need to be installed by a professional electrician.
xi. Cost does not include low voltage wiring.
xii. Option 1 IRB battery requires no cabling.

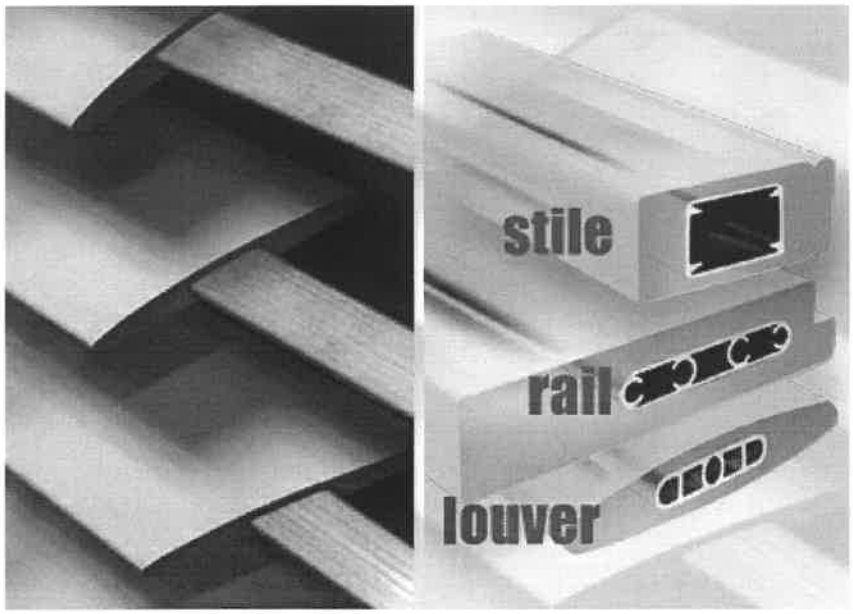
Shutters

Door Arch #3 & #5



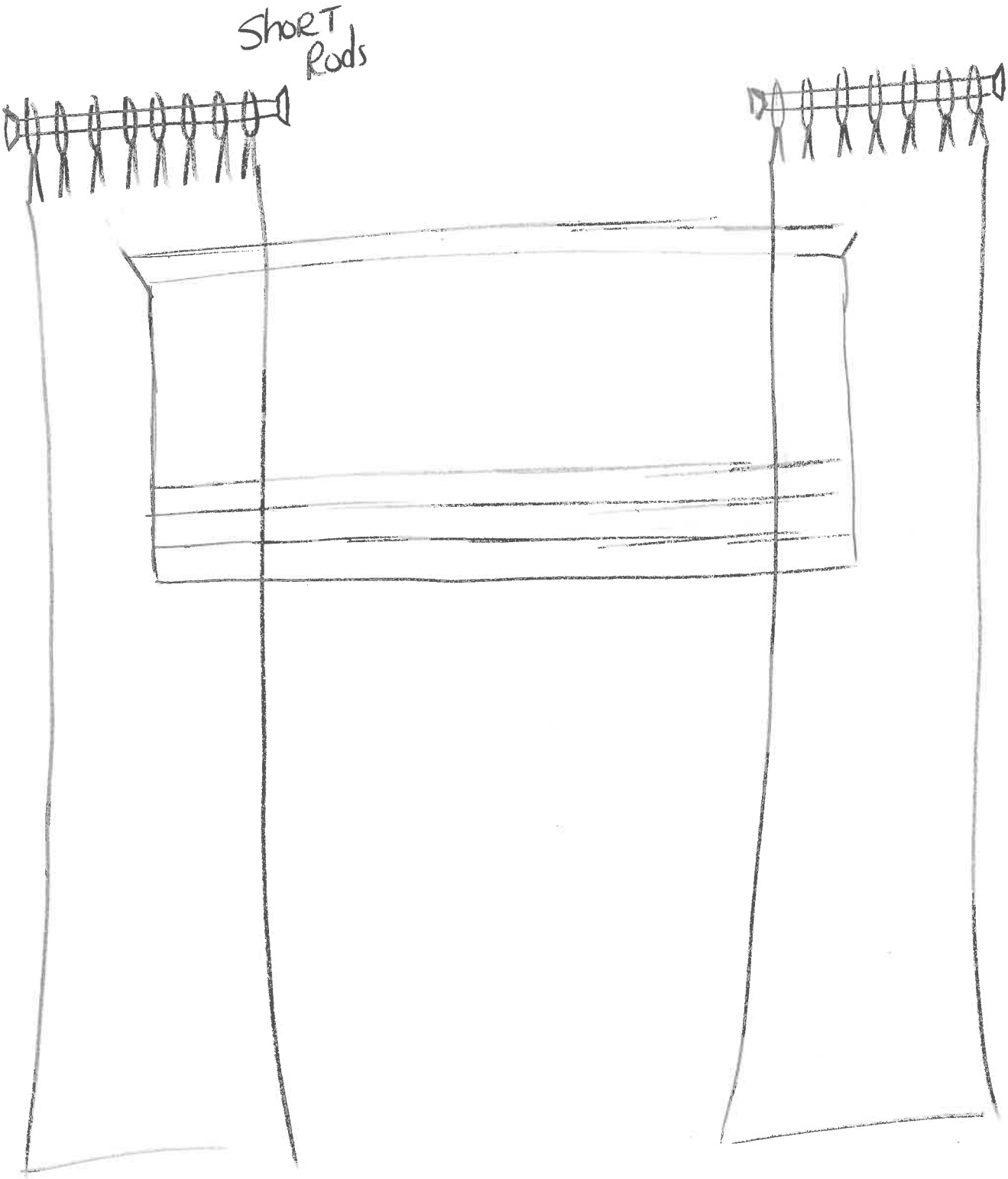
Arch Right Wall:





Polycore® shutters feature innovative co-extruded aluminum reinforced shutter components.

Window Concepts
Lake Ashton Ballroom



SECTION 4

ESTIMATE

Hawkins Home Repair LLC
763 Avenue O SE
Winter Haven 33880

hawk1hhr@yahoo.com
(863)287-4869

Bill to
Christine Wells

Estimate details
Estimate no.: 1100
Estimate date: 05/05/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Services**	Fabricate seven doors. Cut out sections of doors to receive custom tempered glass. (Will paint if paint is supplied)	1	$3,100.00	$3,100.00

Total **$3,100.00**

Accepted date **Accepted by**

SECTION C

Lake Ashton

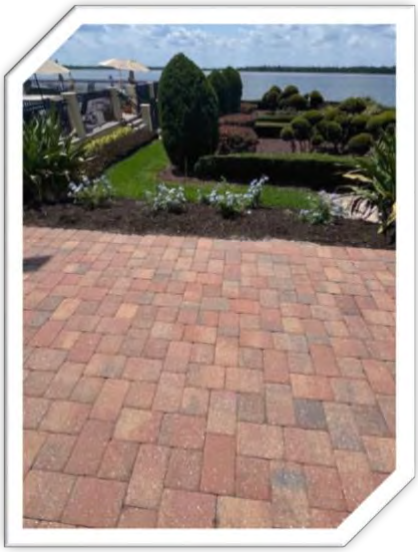
Community Development District

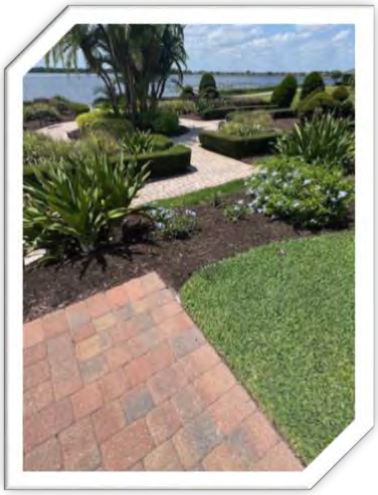
May 12, 2025

Matthew Fisher – Operations Manager

Contracted Services

Landscaping





- The most recent site visit report is included.
- Pet Play Park pest control and fertilizer treatment has been completed.
- Pet Play Park sod touch up has been completed.
- Pine bark will be applied around the perennials.
- Two Oak Trees were installed in the Pet Play Park.
- New Plumbago were installed in the Reflection Garden.

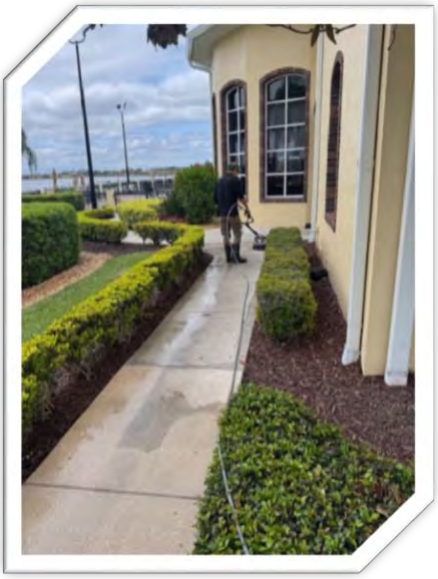
Contracted Services

Aquatic Management

- CDD ponds were reviewed with Applied Aquatics.
- Many ponds have very low water levels.
- Algae bloom is noted in GC7.
- American Lotus Lilly's are being treated.
- Biweekly treatments of the storm water ponds are being completed.
- An article was included in the May LA Times informing residents how to protect our ponds from algae blooms.

Facility Maintenance

Completed/Pending



- Staff will be installing new toilet paper dispensers.
- Staff replaced bad flushometer to a toilet in the woman's Fitness Center restroom. Quote received from vendor was $970. Staff replaced for roughly $175.
- Staff replaced bad bottle filler sensor at the Fitness Center restroom location.
- Staff pressure washed east entrance concrete and side walk leading to pool gate.
- Staff is identifying bridge boards that need to be replaced.
- The southern exterior Ballroom spot lights are going to be replaced to LED.

Facility Maintenance

Completed/Pending

- Staff painted 3 cross walks and 3 stop bars located at the Dunmore /Mulligan Ln.
- Staff and Supervisor Ulrich installed the new street signage at Gullane Dr/Muirifield Lp.
- Staff removed cob webs from the Gate House.
- Staff replaced burnt can lights in the Clubhouse.
- Staff is Waiting on 2 more quotes for Clubhouse/Gate House AC preventive maintenance.

Facility Maintenance Forecaster

- Organization of the attic.
- Continue painting stop bars.
- Clubhouse vinyl flooring cleaning.
- Pressure wash paver sidewalks.
- Pressure wash Pavilion soffits, screens and concrete floor.
- Replace faucet in woman's handicap restroom in main hallway.

SECTION 1

SECTION (a)

Yellowstone Site Visit Report: 5/5/25

Task		Remarks (Including Specific Areas for improvement)
Mowing	**Good** **Fair** **Poor**	Mow with the chute pointed away from the ponds. Blow off clippings after mowing each area at a time. • When approaching sandy areas around pond disengage blades.
Edging (Roadside and plant beds)	**Good** **Fair** **Poor**	Edging along the road and sidewalks are maintained well. Still some areas that need a "cleaner" edge around beds with river rock. Example by the Pool pump area.
String Trimming	**Good** **Fair** **Poor**	Nothing to report.
Weed Control Turf/Beds	**Good** **Fair** **Poor**	April 21st another application for weeds was introduced. I will inspect the grass the week of May 5th to verify effectiveness.
Shrubs/Ground Cover Care	**Good** **Fair** **Poor**	Fire Bush at the entrance needs to be kept trimmed lower. Around 2 ft high. Aberdeen- dead shrubs need to be removed along fence line. Bahia install pending along Aberdeen fence line to cover sandy areas. We are anticipating this being completed mid to late May.

Tree Care	**Good** **Fair** **Poor**	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. Palm pruning is due in May. Dates pending.
Litter and Debris	**Good** **Fair** **Poor**	Please pick up all trash when blowing off the property in the AM.
Pond Maintenance	**Good** **Fair** **Poor**	String trim the correct direction around ponds. This will help keep grass clippings out of the ponds. No need to be so aggressive string trimming around ponds. Leave some height to the grass around ponds.

NOTES

New Plumbagos installed in the Reflection Garden.

Two new Oak trees have been planted in the Pet Play Park.

Bahia sod is rooting well in the Pet Play Park.

Sod around grease trap has been sprayed with herbicide killer. The plan is to remove that sod and level the area with soil. Then install new St. Augustine.

SECTION 2

SECTION (a)

Applied Aquatic Site Visit Pond Checklist: 5/5/25

POND	APPERANCE	ALGAE	COMMENTS
E1	Good		Nothing to report
E2	Fair	Yes	Algae treated 4/28
E3	Good		Nothing to report
E4	Fair	Yes	Algae treated 4/28
E5	Fair		Grasses continue to be treated
E6	Fair	Yes	Algae treated
E7	Fair		Grass treated 5/5
E8	Fair		Grass and algae treated 5/5
E9	Fair		Grass treated 5/5. Pond dried up.
E10	Fair		Grass treated 5/5. Eastern end dried up.
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	Fair		Lotus lilies being treated 5/5
GC4	Good		Nothing to report
GC5	Fair		Eelgrass treated 5/5
GC6	Good	Yes	Algae treated 4/28
GC7	Bad	Yes	Algae treated 4/28
GC8	Fair		Eelgrass needs to be treated with air boat. Pending dates.
GC9	Fair		Nothing to report
GC10	Good		Nothing to report
GC11	Fair	Yes	Planktonic algae present. Treatments continue 4/28
GC12	Good	Yes	Minor algae. Treated 4/28
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 4/28

GC20	Fair		Lilies being treated 5/5
GC21	Good		Nothing to report

LACDD GOLF COURSE PONDS

LACDD PONDS

SECTION D

SECTION 1

Melony Bell
Supervisor of Elections
Polk County, Florida

April 22, 2025

Samantha Ham – Recording Secretary
Lake Ashton CDD
219 E. Livingston Street
Orlando, Florida 32801-1508

RE: Lake Ashton Community Development District Registered Voters

Dear Ms. Ham,

In response to your request, there are currently **1,364** voters within the Lake Ashton Community Development District. This number of registered voters in said District is as of **April 15, 2025**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

Melony M. Bell

Melony M. Bell
Supervisor of Elections
Polk County, Florida

SECTION IX

SECTION A

Lake Ashton

Community Development District

Combined Balance Sheet

April 30, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 207,373	$ -	$ -	$ 207,373
Capital Reserve Account	$ -	$ -	$ 170,353	$ 170,353
Lease Receivable	$ 60,171	$ -	$ -	$ 60,171
Due from Capital Projects	$ 1,907			$ 1,907
Due from General Fund	$ -	$ 16,692	$ -	$ 16,692
Due From Other	$ -	$ -	$ -	$ -
Prepaid Expenses	$ 480	$ -	$ -	$ 480
Investments:				
Investment Pool - State Board of Administration	$ 814,686	$ -	$ 845,644	$ 1,660,330
Series 2015				
Reserve	$ -	$ 191,375	$ -	$ 191,375
Revenue	$ -	$ 387,385	$ -	$ 387,385
Prepayment 2015-1	$ -	$ 70,644	$ -	$ 70,644
Prepayment 2015-2	$ -	$ 11,891	$ -	$ 11,891
Total Assets	**$ 1,084,617**	**$ 677,987**	**$ 1,015,997**	**$ 2,778,601**
Liabilities:				
Accounts Payable	$ 139,404	$ 4,295	$ -	$ 143,699
Due to Debt Service	$ 16,692	$ -	$ -	$ 16,692
Due to General Fund	$ -	$ -	$ 1,907	$ 1,907
Deposits Ballroom Rentals	$ 6,425	$ -	$ -	$ 6,425
Deposits-Restaurant	$ 5,000	$ -	$ -	$ 5,000
Deferred Revenue-Leases	$ 51,023	$ -	$ -	$ 51,023
Total Liabilites	**$ 218,544**	**$ 4,295**	**$ 1,907**	**$ 224,746**
Fund Balance:				
Restricted for:				
Debt Service - Series 2015	$ -	$ 673,692	$ -	$ 673,692
Assigned for:				
Capital Reserves	$ -	$ -	$ 1,014,089	$ 1,014,089
Unassigned	$ 865,593	$ -	$ -	$ 865,593
Total Fund Balances	**$ 866,073**	**$ 673,692**	**$ 1,014,089**	**$ 2,553,855**
Total Liabilities & Fund Balance	**$ 1,084,617**	**$ 677,987**	**$ 1,015,997**	**$ 2,778,601**

SECTION B

Lake Ashton

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues				
Interest	$ 500	$ 292	$ 17,921	$ 17,629
Total Revenues	**$ 500**	**$ 292**	**$ 17,921**	**$ 17,629**
Expenditures:				
Capital Projects	$ 312,319	$ -	$ -	$ -
Pavement/Curb Repairs	$ -	$ -	$ 6,900	$ (6,900)
Restaurant Equipment	$ -	$ -	$ 19,875	$ (19,875)
Permanent Roofline Lighting	$ -	$ -	$ 28,902	$ (28,902)
Clubhouse Painting	$ -	$ -	$ 35,185	$ (35,185)
Seamless Gutters	$ -	$ -	$ 16,400	$ (16,400)
AED Kits	$ -	$ -	$ 4,232	$ (4,232)
Stormwater Maintenance	$ -	$ -	$ 16,685	$ (16,685)
Shoreline Restoration	$ -	$ -	$ 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)
Reme HALO Replacement	$ -	$ -	$ 6,630	$ (6,630)
Contingencies	$ 223,150	$ 130,171	$ -	$ 130,171
Other Current Charges	$ 650	$ 379	$ 164	$ 215
Total Expenditures	**$ 536,119**	**$ 130,550**	**$ 161,365**	**$ (30,815)**
Excess (Deficiency) of Revenues over Expenditures	**$ (535,619)**		**$ (143,443)**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ 496,380	$ 496,380	$ 496,380	$ -
Total Other Financing Sources (Uses)	**$ 496,380**	**$ 496,380**	**$ 496,380**	**$ -**
Net Change in Fund Balance	**$ (39,239)**		**$ 352,937**	
Fund Balance - Beginning	**$ 401,082**		**$ 661,153**	
Fund Balance - Ending	**$ 361,843**		**$ 1,014,089**	

SECTION C

Lake Ashton

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues:				
Special Assessments - Levy	$ 2,336,611	$ 2,336,611	$ 2,319,419	$ (17,191)
Rental Income	$ 40,000	$ 23,333	$ 24,500	$ 1,167
Entertainment Fees	$ 165,000	$ 96,250	$ 146,151	$ 49,901
Newsletter Ad Revenue	$ 95,000	$ 55,417	$ 80,550	$ 25,133
Interest Income	$ 8,000	$ 4,667	$ 14,686	$ 10,019
Restaurant Lease Income	$ 19,600	$ 11,433	$ 7,325	$ (4,109)
Sponsorship - Advent Health	$ 8,000	$ 8,000	$ 8,000	$ -
Miscellaneous Income	$ 9,000	$ 5,250	$ 13,324	$ 8,074
Miscellaneous Income-Reimbursed Repairs	$ -	$ -	$ 7,380	$ 7,380
Total Revenues	**$ 2,681,211**	**$ 2,540,961**	**$ 2,621,334**	**$ 80,373**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 7,000	$ 3,600	$ 3,400
FICA Expense	$ 918	$ 536	$ 275	$ 260
Engineering	$ 50,000	$ 29,167	$ 47,823	$ (18,656)
Arbitrage	$ 600	$ 350	$ -	$ 350
Dissemination	$ 1,575	$ 919	$ 1,769	$ (850)
Attorney	$ 45,000	$ 26,250	$ 21,512	$ 4,738
Annual Audit	$ 4,000	$ 2,333	$ -	$ 2,333
Trustee Fees	$ 4,310	$ 2,514	$ -	$ 2,514
Management Fees	$ 69,731	$ 40,676	$ 40,676	$ (0)
Management Fees-Beyond Contract	$ 525	$ 306	$ 500	$ (194)
Accounting System Software	$ 1,000	$ 583	$ 583	$ 0
Postage	$ 3,500	$ 2,042	$ 1,728	$ 313
Printing & Binding	$ 500	$ 292	$ 17	$ 275
Newsletter Printing	$ 55,000	$ 32,083	$ 34,295	$ (2,212)
Marketing	$ 3,000	$ 1,750	$ -	$ 1,750
Rentals & Leases	$ 4,000	$ 2,333	$ 1,133	$ 1,200
Insurance	$ 90,034	$ 90,034	$ 83,239	$ 6,795
Legal Advertising	$ 1,500	$ 875	$ 249	$ 626
Other Current Charges	$ 750	$ 438	$ 194	$ 243
Property Taxes	$ 13,500	$ 7,875	$ -	$ 7,875
Office Supplies	$ 300	$ 175	$ 14	$ 161
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 361,918**	**$ 248,706**	**$ 237,783**	**$ 10,923**

Lake Ashton

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Operations & Maintenance				
Field Expenditures				
Field Management Services	$ 521,549	$ 304,237	$ 304,237	$ (0)
Gate/Patrol/Pool Officers	$ 372,436	$ 217,254	$ 209,471	$ 7,784
Security/Fire Alarm/Gate Repairs	$ 9,500	$ 5,542	$ 1,830	$ 3,711
Access Control System	$ 60,362	$ 35,211	$ 39,189	$ (3,978)
Security Credentials	$ -	$ -	$ 113	$ (113)
Pest Control	$ 4,690	$ 2,736	$ 2,040	$ 696
Telephone/Internet	$ 8,000	$ 4,667	$ 4,038	$ 629
Electric	$ 240,000	$ 140,000	$ 139,742	$ 258
Water	$ 16,000	$ 9,333	$ 6,646	$ 2,688
Gas-Pool	$ 25,000	$ 14,583	$ 2,426	$ 12,157
Refuse	$ 8,000	$ 4,667	$ 4,589	$ 78
Repairs and Maintenance-Clubhouse	$ 85,600	$ 49,933	$ 36,888	$ 13,045
Repairs and Maintenance-Fitness Center	$ 3,000	$ 1,750	$ 1,053	$ 697
Repairs and Maintenance-Bowling Lanes	$ 17,000	$ 9,917	$ 5,879	$ 4,038
Repairs and Maintenance-Restaurant	$ 6,000	$ 3,500	$ 2,970	$ 530
Furniture, Fixtures, Equipment	$ 10,000	$ 5,833	$ 3,918	$ 1,915
Repairs and Maintenance-Pool	$ 15,000	$ 8,750	$ 23,925	$ (15,175)
Repairs and Maintenance-Golf Cart	$ 5,400	$ 3,150	$ 4,337	$ (1,187)
Repairs and Maintenance-Reimbursed	$ -	$ -	$ 375	$ (375)
Landscape Maintenance-Contract	$ 194,520	$ 113,470	$ 113,470	$ -
Landscape Maintenance-Improvements	$ 15,000	$ 8,750	$ 6,521	$ 2,229
Irrigation Repairs	$ 8,500	$ 4,958	$ 748	$ 4,210
Lake Maintenance-Contract	$ 55,237	$ 32,221	$ 32,221	$ 0
Lake Maintenance-Other	$ 2,000	$ 1,167	$ 1,360	$ (193)
Wetland/Mitigation Maintenance	$ 46,698	$ 27,241	$ 23,350	$ 3,891
Permits/Inspections	$ 3,000	$ 1,750	$ -	$ 1,750
Office Supplies/Printing/Binding	$ 5,000	$ 2,917	$ 1,956	$ 960
Credit Card Processing Fees	$ 7,500	$ 4,375	$ 1,807	$ 2,568
Dues & Subscriptions	$ 9,500	$ 5,542	$ 7,812	$ (2,270)
Decorations	$ 2,000	$ 1,167	$ 89	$ 1,078
Special Events	$ 165,000	$ 112,151	$ 112,151	$ -
Storm Damage	$ -	$ -	$ 11,646	$ (11,646)
Total Operations & Maintenance	**$ 1,921,492**	**$ 1,136,771**	**$ 1,106,798**	**$ 29,974**
Total Expenditures	**$ 2,283,409**	**$ 1,385,477**	**$ 1,344,581**	**$ 40,897**
Excess (Deficiency) of Revenues over Expenditures	**$ 397,801**		**$ 1,276,753**	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ (496,380)	$ (496,380)	$ (496,380)	$ -
Total Other Financing Sources/(Uses)	**$ (496,380)**	**$ (496,380)**	**$ (496,380)**	**$ -**
Net Change in Fund Balance	**$ (98,579)**		**$ 780,373**	
Fund Balance - Beginning	**$ 98,579**		**$ 85,700**	
Fund Balance - Ending	**$ 0**		**$ 866,073**	

Lake Ashton

Community Development District

Debt Service Fund Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues:				
Assessments - Tax Roll	$ 416,871	$ 416,871	$ 390,033	$ (26,837)
Assessments - PPMT 2015-1	$ -	$ -	$ 18,133	$ 18,133
Assessments - PPMT 2015-2	$ -	$ -	$ 3,481	$ 3,481
Interest Income	$ 500	$ 292	$ 10,326	$ 10,034
Total Revenues	**$ 417,371**	**$ 417,162**	**$ 421,973**	**$ 4,811**
Expenditures:				
Series 2015-1				
Interest - 11/01	$ 55,625	$ 55,625	$ 55,625	$ -
Interest - 05/01	$ 55,625	$ -	$ -	$ -
Principal - 05/01	$ 230,000	$ -	$ -	$ -
Special Call - 11/01	$ 50,000	$ 50,000	$ 100,000	$ (50,000)
Series 2015-2				
Interest - 11/01	$ 10,000	$ 10,000	$ 9,875	$ 125
Interest - 05/01	$ 10,000	$ -	$ -	$ -
Principal - 05/01	$ 20,000	$ -	$ -	$ -
Total Expenditures	**$ 431,250**	**$ 115,625**	**$ 165,500**	**$ (49,875)**
Excess (Deficiency) of Revenues over Expenditures	**$ (13,879)**		**$ 256,473**	
Net Change in Fund Balance	**$ (13,879)**		**$ 256,473**	
Fund Balance - Beginning	**$ 128,342**		**$ 417,219**	
Fund Balance - Ending	**$ 114,463**		**$ 673,692**	

Lake Ashton

Community Development District

Month to Month

FY 2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
Revenues:													
Special Assessments - Levy	$ -	$ 583,990	$ 1,550,227	$ 66,257	$ 61,390	$ 21,947	$ 60,733	$ -	$ -	$ -	$ -	$ -	$ 2,344,544
Rental Income	$ 6,000	$ 1,400	$ 4,650	$ 4,250	$ 1,250	$ 3,800	$ 3,150	$ -	$ -	$ -	$ -	$ -	$ 24,500
Entertainment Fees	$ 10,819	$ 15,765	$ 3,559	$ 12,264	$ 12,633	$ 5,139	$ 85,973	$ -	$ -	$ -	$ -	$ -	$ 146,151
Newsletter Ad Revenue	$ 12,812	$ 9,416	$ 11,042	$ 20,448	$ 11,431	$ 6,721	$ 8,682	$ -	$ -	$ -	$ -	$ -	$ 80,550
Interest Income	$ 84	$ 0	$ 194	$ 3,568	$ 3,703	$ 3,776	$ 3,359	$ -	$ -	$ -	$ -	$ -	$ 14,686
Restaurant Lease Income	$ 1,221	$ 1,221	$ 1,221	$ 1,221	$ 1,000	$ 1,293	$ 146	$ -	$ -	$ -	$ -	$ -	$ 7,325
Sponsorship	$ -	$ -	$ -	$ 8,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,000
Miscellaneous Income	$ 1,711	$ 733	$ 1,300	$ 3,035	$ 2,983	$ 1,601	$ 1,961	$ -	$ -	$ -	$ -	$ -	$ 13,324
Miscellaneous Income-Reimbursed Repairs	$ 350	$ 2,310	$ -	$ -	$ 2,310	$ 770	$ 1,640	$ -	$ -	$ -	$ -	$ -	$ 7,380
Miscellaneous Income-Sponsorship	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Revenues	**$ 32,997**	**$ 614,836**	**$ 1,572,193**	**$ 119,043**	**$ 96,700**	**$ 45,046**	**$ 165,644**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,646,459**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ 450	$ 450	$ 450	$ 900	$ 900	$ 450	$ -	$ -	$ -	$ -	$ -	$ 3,600
FICA Expense	$ -	$ 34	$ 34	$ 34	$ 69	$ 69	$ 34	$ -	$ -	$ -	$ -	$ -	$ 275
Engineering	$ 4,069	$ 5,993	$ 7,008	$ 3,084	$ 8,713	$ 11,457	$ 7,500	$ -	$ -	$ -	$ -	$ -	$ 47,823
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 131	$ 631	$ 131	$ 131	$ 131	$ 131	$ 481	$ -	$ -	$ -	$ -	$ -	$ 1,769
Attorney	$ 175	$ 3,166	$ 3,923	$ 3,327	$ 3,916	$ 3,505	$ 3,500	$ -	$ -	$ -	$ -	$ -	$ 21,512
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Trustee Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Management Fees	$ 5,811	$ 5,811	$ 5,811	$ 5,811	$ 5,811	$ 5,811	$ 5,811	$ -	$ -	$ -	$ -	$ -	$ 40,676
Management Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ 500	$ -	$ -	$ -	$ -	$ -	$ 500
Accounting System Software	$ 83	$ 83	$ 83	$ 83	$ 83	$ 83	$ 83	$ -	$ -	$ -	$ -	$ -	$ 583
Postage	$ 80	$ 274	$ 146	$ 1,050	$ 32	$ 141	$ 6	$ -	$ -	$ -	$ -	$ -	$ 1,728
Printing & Binding	$ -	$ -	$ -	$ -	$ -	$ 17	$ -	$ -	$ -	$ -	$ -	$ -	$ 17
Newsletter Printing	$ 4,405	$ 4,945	$ 4,545	$ 5,100	$ 5,100	$ 5,100	$ 5,100	$ -	$ -	$ -	$ -	$ -	$ 34,295
Marketing	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Rentals & Leases	$ 290	$ -	$ 145	$ 145	$ 264	$ 145	$ 145	$ -	$ -	$ -	$ -	$ -	$ 1,133
Insurance	$ 83,239	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 83,239
Legal Advertising	$ -	$ -	$ 93	$ 45	$ -	$ -	$ 111	$ -	$ -	$ -	$ -	$ -	$ 249
Other Current Charges	$ -	$ 130	$ 72	$ (72)	$ -	$ 19	$ 45	$ -	$ -	$ -	$ -	$ -	$ 194
Office Supplies	$ 3	$ -	$ 3	$ 3	$ 3	$ 4	$ -	$ -	$ -	$ -	$ -	$ -	$ 14
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 98,460**	**$ 21,517**	**$ 22,443**	**$ 19,191**	**$ 25,023**	**$ 27,381**	**$ 23,767**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 237,783**

Lake Ashton

Community Development District

Month to Month

FY 2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
Operations & Maintenance													
Field Expenditures													
Field Management Services	$ 43,462	$ 43,462	$ 43,462	$ 43,462	$ 43,462	$ 43,462	$ 43,462	$ -	$ -	$ -	$ -	$ -	$ 304,237
Gate/Patrol/Pool Officers	$ 29,430	$ 28,632	$ 30,538	$ 31,087	$ 27,833	$ 30,987	$ 30,963	$ -	$ -	$ -	$ -	$ -	$ 209,471
Gate/Patrol/Pool Officers-Events	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Security/Fire Alarm/Gate Repairs	$ -	$ 195	$ 823	$ -	$ 213	$ -	$ 600	$ -	$ -	$ -	$ -	$ -	$ 1,830
Access Control System	$ 5,593	$ 5,593	$ 5,593	$ 5,630	$ 5,593	$ 5,593	$ 5,593	$ -	$ -	$ -	$ -	$ -	$ 39,189
Security Credentials	$ -	$ -	$ -	$ -	$ -	$ -	$ 113	$ -	$ -	$ -	$ -	$ -	$ 113
Pest Control	$ 395	$ 250	$ 250	$ 395	$ 250	$ 250	$ 250	$ -	$ -	$ -	$ -	$ -	$ 2,040
Telephone/Internet	$ 665	$ 515	$ 650	$ 580	$ 539	$ 539	$ 549	$ -	$ -	$ -	$ -	$ -	$ 4,038
Electric	$ 21,115	$ 19,529	$ 19,205	$ 19,271	$ 20,602	$ 19,701	$ 20,320	$ -	$ -	$ -	$ -	$ -	$ 139,742
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	$ 1,043	$ -	$ -	$ -	$ -	$ -	$ 4,589
Repairs and Maintenance-Clubhouse	$ 4,374	$ 5,062	$ 2,409	$ 10,414	$ 8,175	$ 5,329	$ 1,126	$ -	$ -	$ -	$ -	$ -	$ 36,888
Repairs and Maintenance-Fitness Center	$ 438	$ 220	$ -	$ -	$ 220	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,053
Repairs and Maintenance-Bowling Lanes	$ 600	$ 850	$ 500	$ 1,716	$ 1,429	$ 784	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,879
Repairs and Maintenance-Restaurant	$ -	$ -	$ -	$ 1,200	$ -	$ -	$ 1,770	$ -	$ -	$ -	$ -	$ -	$ 2,970
Furniture, Fixtures, Equipment	$ 60	$ -	$ 1,689	$ 830	$ 466	$ -	$ 874	$ -	$ -	$ -	$ -	$ -	$ 3,918
Repairs and Maintenance-Pool	$ 5,633	$ 626	$ 702	$ 9,239	$ 2,211	$ 2,421	$ 3,093	$ -	$ -	$ -	$ -	$ -	$ 23,925
Repairs and Maintenance-Golf Cart	$ 1,061	$ 173	$ 1,403	$ 665	$ 345	$ 345	$ 345	$ -	$ -	$ -	$ -	$ -	$ 4,337
Repairs and Maintenance-Reimbursed	$ 125	$ -	$ -	$ -	$ -	$ -	$ 250	$ -	$ -	$ -	$ -	$ -	$ 375
Landscape Maintenance-Contract	$ 16,210	$ 16,210	$ 16,210	$ 16,210	$ 16,210	$ 16,210	$ 16,210	$ -	$ -	$ -	$ -	$ -	$ 113,470
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	$ 4,603	$ -	$ -	$ -	$ -	$ -	$ 32,221
Lake Maintenance-Other	$ -	$ -	$ -	$ -	$ -	$ 1,030	$ 330	$ -	$ -	$ -	$ -	$ -	$ 1,360
Wetland/Mitigation Maintenance	$ -	$ -	$ -	$ 13,341	$ 10,009	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 23,350
Permits/Inspections	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Office Supplies/Printing/Binding	$ 119	$ 214	$ 451	$ 320	$ 144	$ 644	$ 66	$ -	$ -	$ -	$ -	$ -	$ 1,956
Credit Card Processing Fees	$ 283	$ 34	$ 260	$ 162	$ 438	$ 299	$ 333	$ -	$ -	$ -	$ -	$ -	$ 1,807
Dues & Subscriptions	$ 52	$ 4,377	$ 246	$ 1,659	$ 392	$ 1,086	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,812
Decorations	$ -	$ -	$ 146	$ (57)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 89
Special Events	$ 22,960	$ 4,085	$ 22,136	$ 11,811	$ 51,689	$ (1,084)	$ 554	$ -	$ -	$ -	$ -	$ -	$ 112,151
Storm Damage	$ 3,138	$ 5,697	$ 510	$ 2,300	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,646
Total Operations & Maintenance	**$ 167,701**	**$ 144,635**	**$ 155,546**	**$ 177,013**	**$ 196,454**	**$ 133,002**	**$ 132,448**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,106,798**
Total Expenditures	**$ 266,161**	**$ 166,152**	**$ 177,989**	**$ 196,204**	**$ 221,476**	**$ 160,384**	**$ 156,215**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,344,581**
Excess (Deficiency) of Revenues over Expenditures	**$ (233,163)**	**$ 448,684**	**$ 1,394,204**	**$ (77,161)**	**$ (124,777)**	**$ (115,338)**	**$ 9,429**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,301,878**
Other Financing Sources/Uses:													
Transfer In/(Out)	$ -	$ -	$ -	$ (496,380)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (496,380)
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ (496,380)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (496,380)**
Net Change in Fund Balance	**$ (233,163)**	**$ 448,684**	**$ 1,394,204**	**$ (573,541)**	**$ (124,777)**	**$ (115,338)**	**$ 9,429**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 805,498**

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 DefinitionRequiremer	50% Maximum Annual Debt Service	
Reserve Fund Requirement	$198,375.00	
Reserve Fund Balance	$198,375.00	
Bonds outstanding - 9/30/2024		$2,225,000.00
	November 1, 2024 (Special Call)	($100,000.00)
	May 1, 2025 (Mandatory)	$0.00
	May 1, 2025 (Special Call)	$0.00
Current Bonds Outstanding		**$2,125,000.00**

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

Total Current Bonds Outstanding	**$2,520,000.00**

SECTION D

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

May 12, 2025

Date	Check Numbers	Amount
General Fund		
04/17/25	9672-9700	$153,005.04
04/25/25	9701-9708	$11,443.44
05/02/25	9709-9716	$8,581.61
General Fund Total		**$173,030.09**
Capital Projects Fund		
04/03/25	419	$6,630.00
04/25/25	420	$16,685.00
Capital Projects Fund Total		**$23,315.00**

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
4/17/25	00057	3/31/25	227168	202503	320-53800-46800		*	4,603.00		
			SVCS 03/25							
		4/07/25	227473	202502	320-53800-46801		*	10,009.00		
			SVCS 02/25							
						APPLIED AQUATIC MANAGEMENT, INC.			14,612.00	009672
4/17/25	00802	4/14/25	041425	202504	320-57200-49400		*	40.00		
			POOL PARTY REFUND 04/25							
						SANDRA CHAMERNIK			40.00	009673
4/17/25	00695	3/21/25	16744501	202504	320-57200-41000		*	479.96		
			SVCS 04/25							
						CHARTER COMMUNICATIONS			479.96	009674
4/17/25	00804	4/14/25	041425	202504	320-57200-49400		*	40.00		
			POOL PARTY REFUND 04/25							
						MARIE CLAUSER			40.00	009675
4/17/25	00621	4/09/25	1036538	202504	320-57200-54501		*	250.00		
			SVCS 04/25							
						COUNTRY BOY PEST CONTROL			250.00	009676
4/17/25	00466	4/01/25	50627	202504	310-51300-42501		*	5,100.00		
			LA TIMES 04/25							
						CUSTOMTRADEPRINTING.COM			5,100.00	009677
4/17/25	00214	3/24/25	AR130056	202503	320-57200-51000		*	592.26		
			COPIER LEASE 03/25							
						DEX IMAGING			592.26	009678
4/17/25	00517	4/15/25	16	202504	310-51300-31300		*	350.00		
			AMORTIZATION SCHEDULE							
						DISCLOSURE SERVICES, LLC			350.00	009679
4/17/25	00781	3/10/25	00070378	202503	310-51300-48000		*	110.80		
			LEGAL AD #11106974							
						GANNETT FLORIDA LOCALIQ			110.80	009680
4/17/25	00512	4/01/25	2991621	202504	320-57200-41000		*	69.25		
			SVCS 04/25							
						KINGS III OF AMERICA, INC.			69.25	009681
4/17/25	00803	4/14/25	041425	202504	320-57200-49400		*	40.00		
			POOL PARTY REFUND 04/25							
						DEBRA KREIDER			40.00	009682

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
4/17/25	00805	4/04/25	040425	202504	320-57200-49400		*	40.00		
			CRAFT CLASS REFUND 04/25							
						FRAN KRISCH			40.00	009683
4/17/25	00164	4/11/25	139772	202503	310-51300-31500		*	3,504.74		
			SVCS 03/25							
						LATHAM, LUNA, EDEN & BEAUDINE, LLP			3,504.74	009684
4/17/25	00806	4/30/25	043025	202504	320-57200-49400		*	59.11		
			CHARCUTERIE CLASS REFUND							
						CATHERINE LEVEILLE			59.11	009685
4/17/25	00538	1/29/25	369399	202501	320-57200-54506		*	320.18		
			SVCS 01/25							
		4/01/25	10168	202504	320-57200-54506		*	345.00		
			SVCS 04/25							
						PERFORMANCE GOLF CARTS			665.18	009686
4/17/25	00753	3/12/25	10224143	202503	320-57200-45300		*	91.34		
			SUPPLIES 03/25							
		3/31/25	10224194	202503	320-57200-45300		*	176.56		
			SUPPLIES 03/25							
						POOL & PATIO CENTER			267.90	009687
4/17/25	00345	2/03/25	23449	202502	320-57200-54500		*	123.25		
			SINGLE SIDED KEY 02/25							
						PRECISION SAFE & LOCK, LLC			123.25	009688
4/17/25	00631	4/01/25	RES 19-1	202503	310-51300-31100		*	11,456.51		
			SVCS 03/25							
						RAYL ENGINEERING & SURVEYING, LLC			11,456.51	009689
4/17/25	00696	1/31/25	12042268	202501	320-57200-34501		*	31,087.46		
			SVCS 01/01-01/31/25							
		1/31/25	12042268	202501	320-57200-34504		*	5,593.18		
			SVCS 01/01-01/31/25							
		2/28/25	12076800	202502	320-57200-34501		*	27,833.36		
			SVCS 02/01-02/28/25							
		2/28/25	12076800	202502	320-57200-34504		*	5,593.18		
			SVCS 02/01-02/28/25							
						SECURITAS SECURITY SERVICES USA,INC			70,107.18	009690
4/17/25	00801	3/20/25	9665-2	202503	320-57200-54500		*	326.97		
			SUPPLIES 03/25							
						THE SHERWIN-WILLIAMS COMPANY			326.97	009691

*** CHECK NOS. 009672-050000
LAKE ASHTON CDD - GF
BANK A LAKE ASHTON - GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/17/25	00470	4/02/25	042025 COFFEE 04/25	202504	320-57200-49400	SHUFFLIN'S SQUARES	*	35.14	35.14	009692
4/17/25	00807	4/13/25	041325 POOL PARTY 04/25	202504	320-57200-49400	THOMAS MICHAEL STAVRES	*	300.00	300.00	009693
4/17/25	00061	3/14/25	MARCH25 SERVICE THRU 3/10/2025	202503	320-57200-43000	TECO-ACH	*	19,701.07	19,701.07	009694
4/17/25	00780	3/31/25	56306370 SUPPLIES 03/25	202503	320-57200-54500	VESTIS	*	43.01	86.02	009695
		4/14/25	56306457 SUPPLIES 04/25	202504	320-57200-54500		*	43.01		
4/17/25	00664	4/03/25	1928-032 PURCHASES 03/25	202503	320-57200-52000	WELLS FARGO	*	4,114.15	4,114.15	009696
4/17/25	00416	4/08/25	040825 INSTALL STOP SIGN 04/25	202504	320-57200-54540	DAVID WELLS	*	250.00	250.00	009697
4/17/25	00430	3/13/25	50336192 COPIER LEASE 03/25	202503	310-51300-42502	WELLS FARGO VENDOR FINANCIAL SVCS	*	144.90	144.90	009698
4/17/25	00587	3/27/25	25011 MAINT 02/25	202502	320-57200-54530	XS BOWLING SERVICE LLC	*	1,429.25	3,928.65	009699
		3/28/25	25008 MAINT 01/25	202501	320-57200-54530		*	1,715.73		
		3/31/25	25017 MAINT 03/25	202503	320-57200-54530		*	783.67		
4/17/25	00445	4/01/25	882345 LANDSCAPE MAINT 04/25	202504	320-57200-46200	YELLOWSTONE LANDSCAPE	*	16,210.00	16,210.00	009700
4/25/25	00808	4/05/25	34281671 SVCS 04/25	202504	320-57200-54520	FRANK GAY COMMERCIAL SERVICES LLC	*	1,770.00	1,770.00	009701

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
4/25/25	00215	4/01/25	475	202504	310-51300-34000		*	5,810.92		
			MGMT FEE 04/25							
		4/01/25	475	202504	310-51300-34001		*	500.00		
			ADDITIONAL MGMT FEE 04/25							
		4/01/25	475	202504	310-51300-35100		*	83.33		
			INFORMATION TECH 04/25							
		4/01/25	475	202504	310-51300-31300		*	131.25		
			DISSEMINATION AGENT SVCS							
		4/01/25	475	202504	310-51300-42000		*	6.00		
			POSTAGE 04/25							
						GMS-CENTRAL FLORIDA, LLC			6,531.50	009702
4/25/25	00504	4/15/25	106503	202504	320-57200-54500		*	478.48		
			SVCS 04/25							
						KINCAID ELECTRICAL SERVICES			478.48	009703
4/25/25	00369	4/21/25	042125	202504	300-22000-10000		*	1,200.00		
			REFUND- PROM 04/25							
		4/21/25	042125	202504	300-36200-10500		*	104.50-		
			REFUND- PROM 04/25							
		4/21/25	042125	202504	320-57200-54500		*	800.00-		
			REFUND- PROM 04/25							
						LAKE WALES CHARTER SCHOOLS			295.50	009704
4/25/25	00238	4/15/25	316466	202504	320-57200-45300		*	1,394.95		
			SUPPLIES 04/25							
						SPIES POOL,LLC			1,394.95	009705
4/25/25	00277	4/11/25	624613	202504	320-57200-34500		*	600.00		
			ANNUAL INSPECTION 04/25							
						STATE FIRE EXTINGUISHER SERVICE,INC			600.00	009706
4/25/25	00108	4/21/25	32607	202504	320-53800-46803		*	330.00		
			SVCS 04/25							
						TRAVIS RESMONDO SOD, INC.			330.00	009707
4/25/25	00780	4/21/25	56306500	202504	320-57200-54500		*	43.01		
			SUPPLIES 04/25							
						VESTIS			43.01	009708
5/02/25	00695	4/21/25	16744750	202505	320-57200-41000		*	480.02		
			SVCS MAY 2025							
						CHARTER COMMUNICATIONS			480.02	009709
5/02/25	00466	4/30/25	50713	202505	310-51300-42501		*	4,631.00		
			MAY 2025 LA TIMES							
						CUSTOMTRADEPRINTING.COM			4,631.00	009710

*** CHECK NOS. 009672-050000
LAKE ASHTON CDD - GF
BANK A LAKE ASHTON - GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/02/25	00750	4/29/25	36543	202504	320-57200-54500		*	184.85		
			SUPPLIES							
						JANITORIAL SUPERSTORE INC			184.85	009711
5/02/25	00504	4/24/25	106531	202504	320-57200-54500		*	720.00		
			SVCS APRIL 2025 POOL AREA							
						KINCAID ELECTRICAL SERVICES			720.00	009712
5/02/25	00538	5/01/25	10170	202505	320-57200-54506		*	345.00		
			MAINT MAY 2025							
						PERFORMANCE GOLF CARTS			345.00	009713
5/02/25	00238	4/09/25	316230	202504	320-57200-45300		*	1,104.00		
			MAINT APRIL 2025							
		4/09/25	316371	202504	320-57200-45300		*	594.50		
			MAINT APRIL 2025							
						SPIES POOL,LLC			1,698.50	009714
5/02/25	00234	4/25/25	60302519	202504	320-57200-51000		*	65.71		
			SUPPLIES							
		4/25/25	60302519	202504	320-57200-54500		*	137.84		
			SUPPLIES							
		4/25/25	60302519	202504	320-57200-54500		*	275.68		
			SUPPLIES							
						STAPLES BUSINESS CREDIT			479.23	009715
5/02/25	00780	4/28/25	56306544	202504	320-57200-54500		*	43.01		
			SUPPLIES							
						VESTIS			43.01	009716

TOTAL FOR BANK A 173,030.09

TOTAL FOR REGISTER 173,030.09

*** CHECK NOS. 000419-005000
LAKE ASHTON CDD - CPF
BANK B LAKE ASHTON - CPF

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
4/17/25	00031	4/09/25	280398	202504	600-53800-68015			*	6,630.00		
			INSTALL LED REPLACMENT								
							MILLER'S CENTRAL AIR, INC.			6,630.00	000419
4/25/25	00028	2/12/25	15602	202502	600-53800-68016			*	16,685.00		
			RESURFACE 2 TENNIS COURTS								
							NIDY SPORTS CONSTRUCTION			16,685.00	000420

TOTAL FOR BANK B 23,315.00

TOTAL FOR REGISTER 23,315.00

Lake Ashton CDD

Special Assessment Receipts

Fiscal Year Ending September 30, 2025

Date Received	*Collection Period*	*O&M Receipts*	*Debt Svc Receipts*	*O&M Discounts/ Penalties*	*Debt Discounts/ Penalties*	*Commissions Paid*	*Property Appraiser*	*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%*
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
03/31/25	PROPERTY APPRAISER	$ -	$ -	$ -	$ -	$ -	$ 29,420.19	$ (29,420.19)	$ (25,124.82)	$ (4,295.37)	$ (29,420.19)
04/11/25	03/01/25-03/31/25	$ 61,730.22	$ 12,622.80	$ -	$ -	$ 1,487.06	$ -	$ 72,865.96	$ 60,495.62	$ 12,370.34	$ 72,865.96
04/30/25	INTEREST	$ -	$ -	$ -	$ -	$ -	$ -	$ 277.98	$ 237.39	$ 40.59	$ 277.98
		$ 2,482,975.81	$ 417,480.73	$ 94,285.85	$ 15,737.61	$ 55,808.66	$ 29,420.19	$ 2,709,452.52	$ 2,319,419.38	$ 390,033.14	$ 2,709,452.52

Gross Percent Collected	***98.59%***
Balance Due	**$41,562.52**

Audit Committee Meeting

SECTION III

SECTION A

LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS

District Auditing Services for Fiscal Year 2025
Polk County, Florida

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **Friday, June 27, 2025 at 5:00 p.m.**, at the offices of Governmental Management Services – Central Florida, LLC, Attn: Jill Burns/Samantha Ham, District Manager, 219 East Livingston Street, Orlando, Florida 32801.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) original hard copy and one (1) electronic copy of the Proposal Documents, and other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "**Auditing Services – Lake Ashton Community Development District**" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

A. List position or title of all personnel to perform work on the District audit. Include résumés for each person listed; list years of experience in present position for each party listed and years of related experience.

B. Describe proposed staffing levels, including résumés with applicable certifications.

C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

D. The cost of the provision of the services under the proposal for Fiscal Year 2025, plus the cost of four (4) annual renewals.

E. Provide a proposed schedule for performance of the audit.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION EVALUATION CRITERIA

1. Ability of Personnel. **(20 Points)**

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)

2. Proposer's Experience. **(20 Points)**

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other community development districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. Understanding of Scope of Work. **(20 Points)**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. **(20 Points)**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. Price. **(20 Points)**

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

TOTAL **(100 Points)**

SECTION B

LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Lake Ashton Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four (4) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the City of Lake Wales, Polk County, Florida. The District currently has an operating budget of approximately $2,779,789. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 1, 2026.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) original hard copy and one (1) electronic copy of their proposal to Governmental Management Services – Central Florida, LLC Attn: Jill Burns/Samantha Ham, District Staff, 219 East Livingston Street, Orlando, Florida 32801, in an envelope marked on the outside "**Auditing Services – Lake Ashton Community Development District**."

Proposals must be received by **5:00 PM** on **Friday, June 27, 2025**, at the office address listed above. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Notice to the District Manager who can be reached at (407) 841-5524.

Jill Burns, District Manager
Governmental Management Services – Central Florida, LLC

Run Date: **Monday, June 9, 2025**