

*Lake Ashton*  
*Community Development District*

*Meeting Agenda*

*August 18, 2025*

# AGENDA

# *Lake Ashton*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

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

August 11, 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, August 18, 2025 at 9:00 AM** at the **Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL 33859.**

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

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

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

**Meeting ID:** 969 5923 1158

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call and Pledge of Allegiance
2. Approval of Meeting Agenda
3. Public Comments on Specific Items on the Agenda (*All public comments are limited to three (3) minutes each*)
4. Consideration of Minutes from the July 21, 2025 Audit Committee Meeting and the July 21, 2025 Board of Supervisors Meeting
5. Engineering Report
  - A. Proposal to Repair Entrance Bridge Erosion from Toole's Tractor Services & H2O Weed Control, LLC
6. Old Business
7. New Business
  - A. Consideration of Agreement Renewals for District Services (Fiscal Year 2026) (*Maintenance Contract Analysis Provided as back-up*)
    - I. Agreement with Yellowstone Landscape-Southeast
    - II. Agreements for Aquatic Plant Management Services with Applied Aquatics

- a) East Conservation Area, Mitigations 1B & 7A, Wetlands 2-6 & 8, Pine Island & Utility Easement
    - b) West Conservation Area from Clubhouse to Boat Ramp
    - c) Lakefront, Twenty-One (21) Golf Course Ponds, E-1 Littoral Shelf, Two (2) Canals, and Thirteen (13) Stormwater Ponds
  - III. Agreement for Security Services with Securitas (*provided to Board Members separately due to confidentiality guidelines*)
  - B. Consideration of Renewal of Bingo Rental Agreement
  - C. Consideration of Proposals for ADA Inspection of Clubhouse Parking Lots
    - I. ADA Compliance Specialists
    - II. RGA Design Forensics, LLC
  - D. Discussion Regarding Updated Joint Amenity Policies (*requested by Supervisor Ulrich*)
  - E. **CLOSED SECURITY DISCUSSION**
- 8. Monthly Reports
  - A. Attorney
  - B. Lake Ashton Community Director
    - I. Presentation of FIA Risk Services Site Review
  - 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
    - III. Consideration of Proposals for Pressure Washing and Sealing Bridges
      - a) C&C Outdoors, Inc.
      - b) Clean Right, LLC
      - c) GMS—CF
    - IV. Consideration of Proposals for Bridge Boards Replacement (*Additional proposals to be provided under separate cover*)
      - a) EMC Docks
  - D. District Manager's Report
- 9. Financial Reports
  - A. Combined Balance Sheet
  - B. Capital Projects Reserve Fund
  - C. Statement of Revenues, Expenditures, and Changes in Fund Balance
  - D. Approval of Check Run Summary
- 10. Public Comments
- 11. Supervisor Requests/Supervisor Open Discussion
- 12. Adjournment

# MINUTES

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

The audit committee meeting of the Lake Ashton Community Development District was held on **Monday, July 21, 2025** at 9:00 a.m. at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL.

Present and constituting a quorum were:

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

Also present were:

Jill Burns	District Manager, GMS
Jay Lazarovich	District Counsel, Latham Luna
Alan Rayl	District Engineer, Rayl Engineering
Matt Fisher	Operations Manager
Christine Wells	Community Director

*The following is a summary of the discussions and actions taken at the July 21, 2025 Lake Ashton Community Development District Audit Committee meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns opened up the meeting for public comments. Hearing no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Review of Proposals and Tally of  
Audit Committee Members Rankings**

- A. DiBartolomeo, McBee, Hartley & Barnes**
- B. Grau & Associates**

Ms. Burns stated that they received proposals from two auditors; DiBartolomeo, McBee, Hartley & Barnes and Grau & Associates. Ms. Burns noted that the pricing for DiBartolomeo was \$3,250 for September 2025, \$3,400 for September 2026, \$3,550 for September 2027, \$3,650 for September 2027, and \$3,800 for September 2029.

Ms. Burns noted that the pricing for Grau & Associates was \$5,200 for September 2025, \$5,300 for September 2026, \$5,400 for September 2027, \$5,500 for September 2027, and \$5,600 for September 2029.

Ms. Burns noted that she had reviewed both proposals and had prior experience with both firms. She reviewed her suggested ranking for the Board. Ms. Burns noted that neither auditor has an affiliation with GMS, they are both independent auditors and there are only three or four companies that provide auditing services for CDDs. Ms. Burns noted that both proposers have returned audits in a timely manner in the past and she wouldn't hesitate for either company to perform the audit.

Mr. Realmuto asked how bids were solicited. Ms. Burns noted that this was done through a public RFP process that is required for audits. This is a public ad that is placed that proposers respond to. These ads were placed in a newspaper and then we did the RFP to three firms, one of them did not return. Ms. Burns stated that they typically send them to auditors that they have worked with in the past. Ms. Burns stated that her recommended ranking would be that both proposers receive the full points in ability of personnel, proposers experience, understanding the scope of work, and then the ability to require services. They're both completely qualified. The only difference in the ranking is the price; DiBartolomeo is a couple thousand dollars less. Ms. Burns suggested that DiBartolomeo receive 20 points for price, and Grau & Associates received 19 points for price.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, Ranking DiBartolomeo, McBee, Hartley & Barnes as the #1 Ranked Auditor and Ranking Grau & Associates #2, was approved.
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**FOURTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned.

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

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

**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, July 21, 2025** at 9:10 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
Jay Lazarovich	District Counsel, Latham Luna
Alan Rayl	District Engineer, Rayl Engineering
Matt Fisher	Operations Manager
Christine Wells	Community Director

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

**FIRST ORDER OF BUSINESS**

**Roll Call and Pledge of Allegiance**

Ms. Burns called the meeting to order at 9:10 a.m., called roll, took a moment of silence and recited the pledge of allegiance. Five Supervisors were present in person constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Approval of Meeting Agenda**

Mr. Costello asked for approval of the meeting agenda if there were no additions or changes.

On MOTION by Ms. VanSickle, seconded by Ms. Landgrebe, with all in favor, the Meeting Agenda as Amended, 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*)**

Mr. Costello opened the public comment period.

Iris Realmuto (3624 Blackmoor Ln.) stated that the Focus 2030 group will have their first meeting on August 4, 2025 and there are 26 members in the group. They will be meeting twice a week until the end of the year.

Mariane Zak (4031 Birkdale Dr.) asked if they could have all of our lawyers' comments recorded in the minutes of this meeting regarding the handicapped. This facility is open to both residents and the public even though this building is thought of as a private club. Because it is open to the public as well, wouldn't this building have to comply with the ADA Title III Public Accommodations for Handicapped Public. Car parking located at both sides of the building have exterior side doors that can be used to easily access the building as well as to exit the building. The handicapped public are not allowed to use the side doors. The handicapped public can only use the front door. Card readers have been installed at the exterior side doors that allow direct access to the ballroom and restaurants. Residents have been issued cards allowing them to use the exterior doors of the ballroom and the restaurant. The public does not have the access which creates a hardship for the handicapped public. The main entrance is now the only entry for the public to access the clubhouse which is problematic for the public handicapped. This creates an unnecessary hardship for the public to access the building, especially during extreme weather conditions. ADA Title III Public Accommodations states public accommodations must remove barriers in existing buildings where it is easy to do so without much difficulty or expense given the public accommodation resources. Prior to the recent card installation, the public could use the exterior side doors for both entry as well as exiting. The handicapped public may be discriminated against by having only to use the main entrance. ADA Title III also states, "Public accommodations must comply with basic nondiscrimination requirements that prohibit exclusion, segregation and unequal

treatment.” Wouldn’t the extra distance a handicapped person has to travel from the parking lot to and from the main entrance versus an alternative exterior side door be considered discrimination? We residents are not allowed to open either of these doors to the public and there would be repercussions for the residents if they allow access to any member of the public or to each other. We are not even allowed to help each other. We make access harder for the handicapped public who would like to play bingo on a Monday night, have dinner, or attend a private function at the restaurant. If we work together, there must be a solution. Handicapped people can be both temporary or permanent and it can happen to any one of us at any time. No one volunteers or wants to be handicapped and a good example is poor Brenda who is on crutches, but luckily Brenda has an access card so she doesn't have to worry about walking in the bad weather and getting sopping wet. I do hope that you will consider what I'm saying and what our government is saying about the handicapped and about discrimination against those that have a problem. Thank you.

**FOURTH ORDER OF BUSINESS****Consideration of Minutes from the  
June 23, 2025 Board of Supervisors  
Meeting**

Mr. Costello presented the minutes from the June 23, 2025 Board of Supervisors meeting. Ms. Burns noted that she received one minor comment that will be incorporated into the minutes.

On MOTION by Ms. Landgrebe, seconded by Ms. VanSickle, with all in favor, the Minutes from the June 23, 2025 Board of Supervisors Meeting, were approved as amended 5-0.

**FIFTH ORDER OF BUSINESS****Engineering Report**

Mr. Rayl reviewed old business and ongoing projects that the engineering team continue to work on. He noted that the Pond 11 bank repair has been completed and they will continue to monitor that area to make sure it continues to remain stabilized through the rainy season. They completed the pond inspections for SWFWMD permit recertification and there were no issues.

Mr. Realmuto noted that on the Pond 11 repair, a mat was laid down that grass was supposed to grow through, but there is a large area of that mat that is exposed and the soil has washed away from it already. Mr. Rayl stated that he would take a look at that area before he leaves the community today.

Mr. Rayl noted that they heard back from the City of Lake Wales, they do have a vendor selected to do the repair work on Turnberry. Staff is coordinating with them to get that scheduled as quickly as possible. Mr. Rayl provided recommendations on the ability to create some ADA spaces for the Board to consider.

Mr. Rayl discussed the bridge feature that connects two stormwater ponds at the entrance off Thompson Nursery. There's erosion along the west side at the northern wing wall. The erosion has been there for a number of years. He noted it seems to be progressing a little bit more now than more so than it has in the past. It doesn't have a large area that drains to and through that area, so it's not something that is going to cause other downstream effects, but it is something that we would want to try to remedy and restore that area. We're looking at a couple of options on how best to do that where it's aesthetically pleasant to look at.

#### **A. Presentation of Letter Regarding Blackmoor Lane Erosion**

Mr. Rayl reviewed the summary of the findings of the erosion issue on the pond on 3620 Blackmoor Lane.

Ms. VanSickle stated she thinks the pop-up drain needs to be moved and they have encroachment into CDD property. Right now they're going putting up T stakes telling everybody else they can't encroach on the CDD property wetlands and they need to be very consistent across the board.

Mr. Realmuto agree that the pop-up drain needs to be moved. He stated that the issue with the encroachment, there are dozens or hundreds of similar encroachments throughout the District by homeowners. He stated that looking at the block in question where this encroachment occurred, almost every house in that line is likely encroaching into that and that block is not unique. He asked if they were to go to the extreme of asking them to remove that garden bed, don't they have to be consistent throughout the District? Then they're looking at an impact on potentially hundreds of houses.

Mr. Costello agreed that they have to be consistent, but the problem is every situation is different. He stated that each issue has to be looked at on an individual basis in order to make it right.

Ms. Landgrebe suggested tabling any action on this item to a future meeting until they could get Ms. Carpenter's legal opinion.

Mr. Rayl suggested removing the pop-up drain because it was causing erosion on CDD property.

On MOTION by Mr. Costello, seconded by Ms. VanSickle, with all in favor, Removing the Pop-Up Drain at the Resident's Expense, was approved 5-0.
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Mr. Rayl noted on Pond 18 there is a flume that has some erosion issues. There is a chunk of curb that has also eroded. He proposed that three feet of curb be replaced and some flowable fill be pumped in under the void to fill that area in and restabilize it. He noted that they would be receiving quote for work to restore that area.

Mr. Lazarovich stated that staff has looked into the ADA issue that has come up a few times. He noted that this will be covered under Title II and Title III of the ADA and then Florida law actually supplants those, adopts those rules, and then goes further. There are some stricter regulations. He suggested starting with a self-evaluation. He noted that they've had similar issues in the past with the CDD website and also in the pool with a lift chair. He noted that it would ultimately be up to the Board if they want to proceed with rectifying that or opening the building up. They have discussed having the side doors open to the public. One other option would be to get a compliance expert to come out and so survey the property; that was a recommendation they saw online where they can actually go through the parking lots, accessibility to the building, and the different services within, and then provide an actual report on ADA compliance with all the requirements. He noted that they do think having an expert provide their report on the accessibility would be the best course of action at this time.

Mr. Realmuto stated that handicapped residents have the same access that non-handicapped residents do. Handicapped public has the same access that the public does. The discrimination is resident versus nonresident.

Mr. Lazarovich stated within the ADA, they discussed a path of travel and having a continuous route from the parking facility to the primary function of the building. There are exceptions for other areas that wouldn't need a specialized entrance. However, if the primary function is the entrance to the clubhouse and then there is access to other areas, that would be a consideration. Mr. Realmuto noted that the that front entrance is the primary entrance to this building. Mr. Lazarovich agreed.

Mr. Ulrich suggested that they move forward with getting pricing for an expert on ADA compliance regarding the District's current parking lot and entrance points. The Board directed staff to research ADA compliance experts and bring back pricing at the next meeting.

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

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS****New Business****A. Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award**

Mr. Costello reviewed the ranking of the Audit Committee and noted that they ranked DiBartolomeo, McBee, Hartley & Barnes as the #1 ranked auditor.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, Accepting the Rankings of the Audit Committee Ranking DiBartolomeo, McBee, Hartley & Barnes #1 and Authorizing Staff to Send a Notice of Intent to Award, was approved.

**B. Public Hearing****I. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget**

Ms. Burns noted for the record this public hearing has been advertised as required in Florida statutes. The Board previously set this public hearing at a prior meeting, and it was placed in the paper. She noted that they didn't send mailed notice to residents because there is no proposed increase. Ms. Burns asked for a motion to open the public hearing.

On MOTION by Ms. VanSickle, seconded by Ms. Landgrebe, with all in favor, Opening the Public Hearing, was approved.

Mariane Zak (4031 Birkdale Dr.) stated when they had this room redone, it was not put in the budget. It was put in the general fund, and it was never put in the budget for what they're doing now. I'm wondering if that is a good way of doing business to not have it set aside ahead of time.

**a) Consideration of Resolution 2025-06 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds**

Ms. Burns noted that this budget has not changed since the Board last reviewed it, aside from updating the actuals and making changes that the Board requested.

Mr. Realmuto pointed out for everyone's information that under this budget, they are basically contributing from the general fund at the end of the year around \$462,000. Yet we propose to expend from the Capital Projects Fund, \$536,000. Point being is, we're not building up the Capital Projects Fund. We're actually spending more than we're contributing to it, to a deficit of almost \$75,000. When people are considering expenditures, particularly unplanned expenditures that aren't necessary to maintain and upkeep Lake Ashton, even the budgeted amount is \$75,000 more than what we have. We're spending down our reserves and that's not a good thing to do in light of the planned maintenance.

On MOTION by Ms. VanSickle, seconded by Ms. Landgrebe, with all in favor, Resolution 2025-06 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds, was approved.

**b) Consideration of Resolution 2025-07 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. Burns noted that this resolution certifies your assessments for collection based on the budget that the Board just adopted.

On MOTION by Ms. Landgrebe, seconded by Ms. VanSickle, with all in favor, Resolution 2025-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

On MOTION by Ms. Landgrebe, seconded by Ms. VanSickle, with all in favor, Closing the Public Hearing, was approved.
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**C. Consideration of Resolution 2025-08 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026**

Ms. Burns noted the proposed schedule in here is the same as your current schedule; the third Monday at 9:00 a.m. at this location. The only one that has been moved from that date is the January meeting because it does fall on a holiday.

Mr. Costello stated I know we have to have the meeting now in order to approve the budget for next month, but could we eliminate the August meeting?

Ms. VanSickle asked if they could decide that in July. Could they list it and then if we don't need it, they could cancel. Ms. Burns stated that would be her recommendation. Ms. Burns stated in most Districts who don't meet every month, if they don't have any agenda items, they get with the Chair and say they don't have any agenda items listed, would you like to cancel. Ms. Burns noted the Board could collectively decide that at a meeting as well.

Ms. Burns asked if the Board would like to set a budget workshop date, her suggestion was to meet for budget discussions in March.

On MOTION by Mr. Realmuto, seconded by Mr. Ulrich, with all in favor, Resolution 2025-08 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026 and Adding a Budget Workshop in March 2026, was approved.
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**D. Goals and Objectives**

**I. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute**

Ms. Burns noted that there was a change in Florida statutes that requires Districts to adopt goals and objectives annually. She noted that they are putting these goals on the budget adoption hearings for the Board to review. She noted they are on track to meet all of these goals and objectives. There's a form that needs to be signed and sent to the state before October 1<sup>st</sup>, so we'd be looking for a motion from the Board to approve that.

On MOTION by Mr. Ulrich, seconded by Ms. VanSickle, with all in favor, the Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute, was approved.

**II. Adoption of Fiscal Year 2026 Goals & Objectives**

Ms. Burns reviewed the proposed Fiscal Year 2026 goals and objectives and noted these are the same as the current year. It meets the requirements, and she noted they would be in compliance with the statutes.

On MOTION by Ms. Landgrebe, seconded by Mr. Ulrich, with all in favor, Adoption of the Fiscal Year 2026 Goals & Objectives, was approved.

**E. Discussion Regarding Joint Strategic Planning Goals (*requested by Supervisor VanSickle*)**

Ms. VanSickle stated at the last meeting she gave the Board a list of joint goals. She noted she had safety and security. She believes the golf course needs to be one on its own. Facilities and infrastructure, funding sources and economic sustainability, and quality of life. She asked if any other Board members had goals to suggest. Ms. VanSickle stated they are an active adult community and technology is evolving, lifestyles are evolving, and there are things changes that we may want to incorporate and she thinks that will work best if they work jointly with both CDDs.

**EIGHTH ORDER OF BUSINESS**

**Monthly Reports**

**A. Attorney**

**I. Discussion Regarding ADA Compliance in Parking Lot**

Mr. Lazarovich had no updates this month. They are looking into the irrigation issue.

**B. Lake Ashton Community Director**

Ms. Wells reviewed the Lake Ashton Community Director Report which was included in the agenda package for Board review.

Ms. Wells stated that they received the first bills from Florida Public Utilities and she is working with their account manager and the state of Florida contract liaison to get them set up.

Mr. Realmuto asked Ms. Wells to follow up on the building permit for the work on the boat ramps.

Mr. Realmuto stated they had a risk services visit from their insurer and asked the attorney what the CDD's obligations is to implement all of those recommendations. Mr. Lazarovich stated they would need to review what the insurance carrier is proposing before making a comment. Mr. Lazarovich asked Mr. Realmuto to send the legal team those recommendations.

### **C. Operations Manager**

Mr. Fisher presented the Operations Manager's Report which was included in the agenda package for Board review.

#### **I. Landscaping Update**

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

Pete provided an update on landscaping including adding St. Augustine sod around the clubhouse area. They are still working on the bahia at Aberdeen, that remaining sod will be laid this week. He noted that they did a fert chem application on the turf and turf herbicide. They also did insect control and a triple twenty fertilizer to help green things up while there is so much rain and nutrients are washing through the soil quickly.

#### **II. Aquatics Update**

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

Mr. Fisher reviewed the pond checklist which was included in the agenda package. Pete noted that they will be working with Mr. Fisher to review the irrigation system and see if there are any upgrades that they can do. He noted some of the controllers are pretty outdated and there is a lot of new technology and smart controllers and weather tracking that could be of benefit to Lake Ashton in water savings.

Mr. Realmuto stated that they received some correspondence from residents about the lack of maintenance around the entrance Thompson Nursery Road in that area. Pete noted that occasionally when they are doing extra work for the Board, they pick and

choose what is most important, and there had been some shifting around of tasks for employees. He recognized that the entrance should be prioritized.

**D. District Manager's Report**

Ms. Burns had nothing additional to report to the Board.

**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**

Mr. Costello stated the financial reports are included in the agenda package and asked for any questions or comments.

Mr. Realmuto noted on the Capital Projects Reserve Fund, there are a lot of projects that have not hit that piece of accounting yet because they haven't been paid, but the money has been committed. He noted with anticipated and approved projects; they are set to exceed what was budgeted by \$3,000.

**D. Approval of Check Run Summary**

Ms. VanSickle asked for approval of the check run summary.

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

**TENTH ORDER OF BUSINESS**

**Public Comments**

Margaret Demler (Berwick) stated the sound system in the restaurant is currently not working well. I just want to put it on record that it is not working.

Sharon McLane (Aberdeen Lane) stated she sees posts on Facebook Lake Ashton groups about their beautiful views outside their back door and on their lanai. My view is not beautiful. I have been told that it's going to change, that there's going to be grass put as soon as rainy season came. I have been told that there was going to be an effort made and I've been told there's no sprinkler system going to be repaired. I deserve, and so do the other neighbors, I deserve for the ground to be kept up. Mr. Realmuto stated they just heard a few minutes ago from Yellowstone that they have two and a half pallets of sod

that has been delayed but they are planning on installing that grass there. You should be aware that most of the CDD property around Lake Ashton is not irrigated. Resident asked if the Board knew how far the road would be coming in. Ms. Landgrebe stated that Rick Wilson is coming to a Monday coffee and that would be a very good question to ask him. Mr. Realmuto stated the good news is since the previous meeting the county did approve the road pathway to the north of the road. The approved plan was essentially what we wanted. We've reached out to them and the caveat was the design has not yet been done or completed and so there can be other infringements, but at least they chose the more favorable design for the road that is intended to encroach.

Sharon Carl (3006 Ashton Palms Drive) stated she was extremely frustrated after the last Board meeting she observed. Number one, the purpose of this meeting is to conduct CDD related business and discuss community needs. That's the purpose. There are three stakeholders. Residents, Board members, and staff support. There are certain things that you need to be aware when you observe this meeting, one is Sunshine Laws, one is there are participants from GMS which is a management company, and then we also have the East and West boundaries and barriers. Then we also have Board of Supervisors, these are elected residents with various skills and various expertise who have fiduciary and legal responsibilities to support this community. It's a four-year commitment and there are going to be three openings soon and if we don't do something about this, this Board meeting is not going to be successful. For example, the issues that I saw, there's limited attendance. Look at this, this is our opportunity to provide input and nobody takes advantage of it. There's something wrong with this and I attributed it to credibility. The whole meeting is not necessarily set up for success. It needs to be more business oriented rather than ego oriented. Normally I do Zoom, when I walked into the meeting the environment here was very tense. I didn't get that when I was on Zoom. But the fact that there's limited participation here tells me that there's a problem. The audio last month was in and out. Especially on Zoom, you don't know what the heck is being talked about so you miss a lot of the important information. Public comments: I'm only going to relate back to the public comments last month that I saw. There was a resident issue for remote car agenda and public comments are allowed for three minutes. That's when the actual resident presented his idea. That remote car concept was delayed from

the previous meeting because there was not enough information. So now it goes under old business. When we started talking about the old business, the discussion was 45 minutes long. That's unacceptable. I don't know who's responsible, but I know I got thoroughly frustrated from hearing everybody beat a dead horse. If in fact something is now considered old business and it's tabled, it really is new business because we haven't given the person the opportunity. When there is a new business, usually these are resident requests. When the Board persons take this into account as their responsibility, they need to present that information with everything they can.

Ms. Burns noted that the resident's 3 minutes were up. The Board discussed allowing the resident to continue to make comments. Ms. Burns noted that if one resident was allowed extra time, then it would apply to all residents for this meeting.

On MOTION by Mr. Realmuto, seconded by Mr. Ulrich, with Mr. Realmuto, Mr. Ulrich, and Ms. Landgrebe in favor and Mr. Costello and Ms. VanSickle opposed, to Allow a Resident Additional Public Comment Time on This One Occasion After All Public Comments were made, was approved 3-2.
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Joe Sawmiller (Dunmore Rd.) stated that there was an absence of a BINGO board in the room. I've been told because it ruins the aesthetics of the room. There's a lot of other things that ruin the aesthetics of the room, but I'm not going to go on. I'm simply saying that board up there with the curtain across it is no more invasive than that board with the curtain across it. I'm running BINGO right now, which is a position I didn't want to take. If that Board isn't put back up in some means, I'm out. Thank you for your time.

Mariane Zak (4031 Birkdale Dr.) for 21 years everyone had access with no harm done entering and exiting the doors. It's ironic because the same people you will not allow in are allowed out. It's not like you're afraid they're going to do harm. We work together. We hire our lawyers and our engineers to work for us. We, the people, you work for us. The people on this Board get paid on top of working for us. They're doing it not just as volunteers, but also, they are getting paid. They are also our neighbors and our friends. We need to support this community. Brenda VanSickle just walked out. You saw how hard it was for her to walk out. She mentioned that she came in the front door. Did she use a golf cart or did her husband drop her off? There's a big difference from whether she

had walked from the parking lot, if she couldn't park in the handicapped parking over here and then walk this way, and she had to park way over because there was no more room in those three or four parking spaces, it would be very hard on her to walk in here and have to go all the way around when they have a door that they've used and accessed for 21 years. We are a community and we should be working together instead of paying engineers to figure out how far it is or to have the ADA, which by the way, I'd love it if they come in there. I'm glad you brought it up. And remember Florida does not trump the government out of the ADA III, the government is in charge over the Florida laws, which apparently your lawyer thought was the trump card when she talked to you. We are a community, and all we need to do to address this Pandora's box that was brought in when the security system was installed is to open the doors on BINGO night because they're going to be open to leave. Those same handicapped people, they have to hobble around like we see now, are going to end up having to go out the back door anyway. Why are we wasting hours, days, and money bringing people in? I heard it today that you said you have to bring in people. How much is it going to cost to figure it out? Get a tape measure, fellas. I'll hold the end of it. You can just go from one of the farther parking spots and then drag it all the way to the front door, and I'll keep holding it for you. You're going to find out just how long it is for someone to walk. If they're walking like Brenda is today, add about five to ten extra minutes. Then when she comes in, you can give her a towel. I have seen that happen since they brought in this wonderful security system which isn't secure because anyone can drive in and say where they're from and they're allowed to come in. The only ones who are punished is the people. They have to spend \$10 every time they get a new car to put it on their car. This is a ridiculous thing. Shame on all of us, spending all this time and now you want to spend money to bring someone in to tell you if it's okay or not to actually open a damn door so that the handicapped people can come in. Brenda, did you come in the front door with a golf cart or did your husband drop you off?

Ms. VanSickle stated I came in the front door by golf cart. I walked all the way back here, I walked there.

Mariane Zak (4031 Birkdale Dr.) stated Brenda came in by a golf cart. Our public do not go in on golf carts because they can't drive a golf cart from the street all the way here. They have to come in by car and a lot of the people that come in by car can drive,

but they can't walk without a walker or a cane. I saw people come in last night when we had trivia and the poor man had two crutches that wrapped around his legs, and it made me so sad to see a man have to walk almost half an hour to get in here and he's a resident, so luckily, he had a pass to come in. How dare us, as citizens of this country and as family, we are family to not let people come in.

Sharon Carl (3006 Ashton Palms Drive) thanked the Board for allowing her to come back. The bottom line that I want to express to everybody is this is my personal opinion. Again, it is not meant to be accusatory of any person. My idea is that we need to set a new mindset for this meeting because the purpose of this meeting, in my impression, is not effective. We have to have a goal to work together, we have to be able to support it in a business process, body language, and I'll tell you, as Board members, there are often body languages that just really express frustration. You need to be aware of that. Everybody who presents anything needs to be aware of their body language. Everybody needs to be prepared. If they have a job, if they are reporting something, they need to be prepared. Oftentimes things are turned down or postponed because they weren't prepared. That should be something everybody strives for. We need better resident and Board of Supervisor interaction. The only interaction we really get is if we currently send you an email or we casually talk to you about something. That's not how a business should be run. You should have time that we can actually talk to you so that you can understand what our concerns are because this meeting is not a way to express them. We also need more accountability measures. Accountability, it's not there. You also need to use your resources. There are focus teams. Iris just told you at the beginning of the meeting that there is a focus team set up. You were just talking about joint meeting and wondering whether or not the Board had issues. There's your resource. Use it. That's it. I'm totally frustrated and I had to express it because I know when I talk to other people, this truth needs to come out. Thank you.

## **ELEVENTH ORDER OF BUSINESS**

### **Supervisor      Requests/Supervisor Open Discussion**

Mr. Realmuto stated our communication with residents and them feeling satisfied with each of us and the Board as a whole is very important. I think it needs to be addressed. If Sharon's view is shared by even a substantial percentage of the community,

I think it would behoove us to address what we can. Ms. VanSickle stated that's why she believes all ten Board Supervisors members need to work together.

Mr. Realmuto stated that four out of five of the Supervisors were in attendance at the CDD 2 meeting where they discussed their intent to send us a letter now. I don't know if it's something you want to talk about now or after we receive the letter. Mr. Costello stated they shouldn't comment on something they don't have yet. He requested that the CDD 2 Board get the Lake Ashton Board something prior to the next meeting but they haven't received anything yet.

Ms. Landgrebe stated that in the check run, you will see a check made out to me, that was for reimbursement of some shelving that I purchased for the clubhouse.

Mr. Costello stated there has been stuff appearing on the Internet. Somebody told me about a Supervisor who used to be here, moved to Arizona and was moving back. And when he came to move back, his real estate agent told him you don't want to move into Lake Ashton. From what I understand, that was one of the things that was brought up was things that are written on the Internet. There's a lot of problems in Lake Ashton. It's freedom of speech, we know that we can't curb it in any way, but all I'm saying is you're tearing down your property value. I think that they asked at the CDD2 meeting, maybe you want to think twice before you put something out there on the Internet. If you want to tear down your own property value, be my guest, but don't take mine along with it.

Mr. Realmuto stated that all residents have Board members available to you if you have a question. He acknowledged it's a lot easier to post a question on social media than it is to send a text or pick up the phone and call one of us, but that's really all you have to do to get the facts that we'll present to you to the best of our ability. Now, each of us has their own perspective, and hopefully we'll clearly identify our opinions from fact, but I can tell you, having read most of what's been posted on social media, that there are gross misstatements of fact in there and worse, it's being done with a confidence, as if it's authoritative when it's clearly false. Please reach out to us if there's something you see on social media that concerns you, and we'll do our best to set the facts straight.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned.

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

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Chairman / Vice Chairman

## SECTION V



**08/18/2025**

**Lake Ashton CDD Meeting  
Engineering Report**

- **City of Lake Wales Coordination**
  
- **Wetland Marking**
  - Completed
  
- **Entrance Bridge Erosion**
  - Toole's Tractor Services - \$4,356.00
  
- **Pond #18 Flume**
  
- **Hole #1 Pond Erosion**
  
- **Turnberry Lane Repaving Project**
  
- **Blackmoor Lane**

# SECTION A

# ESTIMATE

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

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



**Bill to**  
Lake Ashton CDD  
4141 Ashton Club Drive  
Lake Wales, Florida

## Estimate details

Estimate no.: 1402  
Estimate date: 07/21/2025  
Expiration date: 08/20/2025

#	Product or service	Description	Amount
1.	Site work	All equipment, labor, and materials to - Repair pond bank erosion on pond located on Lake Ashton Blvd. Southwest of guard house - Level bottom of pond bank approx. 10' long to install bags of Rip Rap - Re-slope pond bank and install Filter Fabric and Rip Rap bags on pond bank for erosion control	\$4,356.00
Total			\$4,356.00
Expiry date			08/20/2025

Accepted date Accepted by

## SECTION VII

# SECTION A

## Fiscal Year 2026 Maintenance Contract Analysis

Contractor	Current Monthly Amt	Proposed Monthly Amt	Amt Diff Per Month	Current Yearly Amt	Proposed Yearly Amt	Amt Diff Per Year	% Diff Per Year
Applied Aquatics Monthly Maintenance	\$4,603.08	\$4,741.00	<b>\$137.92</b>	\$55,237.00	\$56,892.00	<b>\$1,655.00</b>	<b>3.0%</b>
Applied Aquatics* Quarterly Maintenance	\$3,336.33	\$3,436.33	<b>\$100.00</b>	\$40,036.00	\$41,236.00	<b>\$1,200.00</b>	<b>3.0%</b>
Applied Aquatics* Semi Annual Maintenance	\$555.33	\$572.00	<b>\$16.67</b>	\$6,664.00	\$6,864.00	<b>\$200.00</b>	<b>3.0%</b>
Securitas Staff	\$30,369.75	\$32,503.24	<b>\$2,133.49</b>	\$364,437.00	\$390,038.86	<b>\$25,601.86</b>	<b>7.0%</b>
Yellowstone	\$16,210.00	\$16,210.00	<b>\$0.00</b>	\$194,520.00	\$194,520.00	<b>\$0.00</b>	<b>0.0%</b>
<b>Total</b>	<b>\$55,074.50</b>	<b>\$57,462.57</b>	<b>\$2,388.07</b>	<b>\$660,894.00</b>	<b>\$689,550.86</b>	<b>\$28,656.86</b>	<b>4.3%</b>

\*broken down monthly but billed quaterely or semi-annually as listed

# SECTION 1

## Lake Ashton 2025-2026 Budget

**Contractor:** Yellowstone Landscape

**Property:** Lake Ashton CDD

**Address** 4141 Ashton Club Drive  
Lake Wales, FL 33859

**Phone** (863)-324-5457

**Contact** Christine Wells

**Dates** 10/1/2025 through 9/30/2026

	2025 October	2025 November	2025 December	2026 January	2026 February	2026 March	2026 April	2026 May	2026 June	2026 July	2026 August	2026 September	TOTAL
<b>Mowing</b>	\$ 8,807	\$ 8,807	\$ 8,807	\$ 8,807	\$ 8,807	\$ 8,807	\$ 8,807	\$ 8,807	\$ 8,807	\$ 8,807	\$ 8,807	\$ 8,807	\$105,678
<b>Detailing</b> <i>Trimming and Weed Contr</i>	\$ 3,368	\$ 3,368	\$ 3,368	\$ 3,368	\$ 3,368	\$ 3,368	\$ 3,368	\$ 3,368	\$ 3,368	\$ 3,368	\$ 3,368	\$ 3,368	\$40,416
<b>Turf Care</b>	\$ 883	\$ 883	\$ 883	\$ 883	\$ 883	\$ 883	\$ 883	\$ 883	\$ 883	\$ 883	\$ 883	\$ 883	\$10,593
<b>Tree and Shrub Care</b>	\$ 366	\$ 366	\$ 366	\$ 366	\$ 366	\$ 366	\$ 366	\$ 366	\$ 366	\$ 366	\$ 366	\$ 366	\$4,388
													\$0
<b>Mulch</b> <i>Only 1x per year</i> <i>125 Cubic yards per application</i> <i>1" touch-up application to all beds</i>		\$ 6,695											\$6,695
<b>Annuals</b>													\$0
<b>Palm Pruning</b> <i>Only 1x per year. Second pruning can be</i> <i>proposed separately if needed</i>										\$ 7,469.00			\$7,469
<b>Irrigation Maintenance</b>	\$ 1,607	\$ 1,607	\$ 1,607	\$ 1,607	\$ 1,607	\$ 1,607	\$ 1,607	\$ 1,607	\$ 1,607	\$ 1,607	\$ 1,607	\$ 1,607	\$19,282
<b>TOTAL FEE PER MONTH:</b>	\$15,030	\$21,725	\$15,030	\$15,030	\$15,030	\$15,030	\$15,030	\$15,030	\$15,030	\$22,499	\$15,030	\$15,030	\$194,520
<b>TOTAL Monthly Spread Equally</b>	\$16,210	\$16,210	\$16,210	\$16,210	\$16,210	\$16,210	\$16,210	\$16,210	\$16,210	\$16,210	\$16,210	\$16,210	\$16,210

*Includes palm injections on Date Palms quarterly*

*Includes fert/chem treatments on turf areas around ponds where identified on map provided to client. Some areas we can't hit around ponds as it's too close to water's edge. Areas we can't do are also identified on maps*

Initials \_\_\_\_\_

## SECTION 2

## SECTION (a)



Renewal

P.O. Box 1469  
Eagle Lake, FL 33839  
1-800-408-8882

## AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: August 11, 2025

Name Lake Ashton CDD Offices  
Address 5385 N. Nob Hill Road  
City Sunrise, FL. 33351  
Phone 954-721-86814 ext. 205

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and Lake Ashton CDD Offices hereafter called "Customer".

*The parties hereto agree as follows*

- A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

Mitigations: 1B, 7A

Wetlands: 2,3,4,5,6,8 & Utility Easement Wetland

East Conservation Area

Pine Island Located North Side of Lake Ashton

Near Pond E-5 and GC 20

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- |  |          |
|--|----------|
| 1. Submersed vegetation control          | NA       |
| 2. Emerged vegetation control            | NA       |
| 3. Floating vegetation control           | NA       |
| 4. Filamentous algae control             | NA       |
| 5. Nuisance & Exotic Vegetation Control. | Included |

Service shall consist of a minimum of quarterly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

**\*\*All callbacks 21 days after service will be charged extra based on time and material.**

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/01/2025 thru 09/30/2026

**Agreement will automatically renew as per Term & Condition 14.**

Start-up Charge	NA	Due at the start of work
Maintenance Fee	\$10,309.00	Due Quarterly as billed x 4.
Total Annual Cost	\$41,236.00	

*Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month*

- D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.
- E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith

Date: 8/11/2025

Accepted

Date:

Telly R. Smith  
AAM

\_\_\_\_\_  
Customer

## Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

SECTION (b)



Renewal

P.O. Box 1469  
Eagle Lake, FL 33839  
1-800-408-8882

## AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: August 11, 2025

Name Lake Ashton CDD  
Address 5385 North Nob Hill Road  
City Sunrise, FL. 33351  
Phone 407-398-2890

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and Lake Ashton CDD hereafter called "Customer".

*The parties hereto agree as follows*

- A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

Conservation Area From Clubhouse West to Boat Ramp at Lake Ashton  
Sunrise, FL.

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- |   |          |
|---|----------|
| 1. Submersed vegetation control           | NA       |
| 2. Emersed vegetation control             | NA       |
| 3. Floating vegetation control            | NA       |
| 4. Filamentous algae control              | NA       |
| 5. Trimming & Miscellaneous Brush Control | Included |

Service Shall Consist of Trimming and Miscellaneous Brush Along Shoreline on a Semi-Annual Basis.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/01/2025 thru 09/30/2026.

Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work
Maintenance Fee	\$3,432.00	Due Semi-annually as billed x 2.
Total Annual Cost	\$6,864.00	

**\*\*All callbacks 21 days after service will be charged extra based on time and material.**

*Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month*

- D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.
- E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith

Date: 8/11/2025

Accepted

Date:

Telly R. Smith  
AAM

\_\_\_\_\_  
Customer

## Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

## SECTION (c)



Renewal

P.O. Box 1469  
Eagle Lake, FL 33839  
1-800-408-8882

## AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: August 8, 2025

Name Lake Ashton CDD  
Address 5385 N Nobb Hill Rd  
City Sunrise, FL 33351  
Phone 863-256-9184

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and Lake Ashton CDD hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:  
One (1) lakefront. Twenty-one (21) golf course ponds.  
E1 littoral shelf.  
Two (2) canals.  
Thirteen (13) Storm water retention ponds.
- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:
- |                                    |          |
|------------------------------------|----------|
| 1. Submersed vegetation control    | Included |
| 2. Emerged vegetation control      | Included |
| 3. Floating vegetation control     | Included |
| 4. Filamentous algae control       | Included |
| 5. Shoreline grass & brush control | Included |

Service shall consist of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/01/2025 thru 09/30/2026

Agreement will automatically renew as per Term and Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$4,741.00	Due	monthly as billed x 12.
Total Annual Cost	\$56,892.00		

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.
- E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith

Date: 8/8/2025

Accepted

Date:

AAM

\_\_\_\_\_  
Customer

## Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

## SECTION 3

*Provided to  
Board of  
Supervisors  
separately due  
to  
confidentiality  
guidelines*

## SECTION B



# LAKE ASHTON

## Lake Ashton Community Development District

### AMENDED Room Rental Contract

Function Name: Lake Ashton Bingo

Date: August 18, 2025

Function Location: Lake Ashton Clubhouse Grand Ballroom  
4141 Ashton Club Drive  
Lake Wales, FL 33859

Function Contact: Lake Ashton Bingo

The following contract is to be made:

Room Rental of Lake Ashton Grand Ballroom for the game of Bingo from October 1, 2025 thru September 30, 2026, 4 pm to 10 pm, on the following dates:

- October 2025: 6, 13, 20, 27
- November 2025: 3, 10, 17, 24
- December 2025: 1, 8, 15, 22, 29
- January 2026: 5, 12, 19, 26
- February 2026: 2, 9, 16, 23
- March 2026: 2, 9, 16, 23, 30
- April 2026: 6, 13, 20, 27
- May 2026: 4, 11, 18
- September 2026: 14, 21, 28

Rent will be charged at a rate of **\$350.00 per week**, payable on the 1<sup>st</sup> Monday of every month. The room rental fee charged under this contract is established by the Lake Ashton Community Development District (the "District") and is set forth in the District's Rule of Procedure.

Lake Ashton Community Development District will not be held responsible for any lost, misplaced, or broken items associated with functions.

Bingo shall be responsible for obtaining and maintaining in good standing, for the entirety of the Room Rental Term, any and all permits or licenses required by any governmental authority, including, but not limited to, the State of Florida.

Acceptance of this Contract: The above price, specifications and conditions are subject to approval by the Lake Ashton Community Development Board of Supervisors. Payment will be made as outlined above.

\_\_\_\_\_  
Lake Ashton Community Development District  
Authorized Signature

\_\_\_\_\_  
Lake Ashton Bingo  
Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

# SECTION C

# SECTION 1

Information from ADA Compliance Specialists:

It will be a flat fee of \$3,000.00 for the inspection and written report of the parking lots to identify all ADA compliance issues. Although we have previously worked together, attached is my CV and referral letters. If you would like to proceed, please let me know and I will send you an invoice and W9. Payment is due at time of inspection.

Thank you,

David Goldfarb  
President  
ADA Compliance Specialists

<b>Curriculum Vitae of David B. Goldfarb, ADA Expert &amp; Consultant</b>
---

### **Overview**

- David B. Goldfarb serves as President of ADA Compliance Specialists, Inc., headquartered in Miami Beach, FL. ADA Compliance Specialists, Inc., is a consulting firm owned by David Goldfarb, created to service clients needing expert consultant services regarding Title III of the Americans With Disabilities Act (ADA). Services focus on surveying commercial facilities and public accommodations and issuing detailed reports addressing noncompliance issues with the ADA and detailing the subsequent remedial modifications. In addition, Mr. Goldfarb serves as an Expert Witness in ADA lawsuits and ADA related litigation.

Mr. Goldfarb brings over 23 years of experience regarding Title II and III of the ADA. He regularly conducts pre-construction architectural plan review regarding ADA compliance issues for commercial facilities and provides expert witness and consulting services, including a large number of ADA barrier reports and surveys, for defense and plaintiff attorneys, property owners and real estate investors throughout the States of Florida, Georgia, Mississippi, Louisiana, New York, West Virginia, Colorado, Arkansas, Tennessee, South Carolina, Kentucky, Arizona, Massachusetts, Michigan, Minnesota, Iowa, Kansas, Missouri, Indiana, Wisconsin, Illinois, Maryland, Virginia, Ohio, North Carolina, New Jersey and Alabama.

### **Education**

- Associates in Arts, Tallahassee Community College 1994
- Bachelors of Science, Florida International University 1997

### **Relevant Experience**

- ADA Consultant - Rehabilitation Services, Inc 2000-2001
- President - ADA Compliance Specialists, Inc. 2001- Present

### **Relevant Education**

- MDCC – Intro to Building Construction Planning 3.0 Hrs.
- MDCC - Architectural Design I 4.0 Hrs.

□ MDCC – Architectural Design II	4.0 Hrs.
□ MDCC – Intro to Construction I	3.0 Hrs.
□ MDCC – Intro to Construction II	3.0 Hrs.
□ MDCC – Blueprints	3.0 Hrs.

### **ADA Training/Seminars/Conferences Attended**

□ MCD ADA Training Seminar (Atlanta, GA)	2006
□ ADA Act: First 15 Years (Title III) (Nashville, TN)	2004
□ BT Builders ADA/FHA Seminar (Ft. Lauderdale, FL)	
ITE Technical Conference and Expo (Las Vegas, NV)	2004
NOD, Community Partner Program Annual Meeting (Washington, DC)	2003
INTERMAT (International Expo of Equipment, Machinery and Techniques for Construction and Building Material) (Villeneuve, France)	2002
Title III ADA Seminar (The Virginia ADA Coalition) (Norfolk, VA)	1999

### **Representative Speaking Engagements**

□ Equity One Projects Managers Meeting	2003
□ McDonald's Corporation Operators Convention	2004
□ Clearwater/St. Petersburg Chamber of Commerce	2004
□ Jacksonville Hotel & Motel Association Conference	2004
□ McDonald's Corporation Projects Managers Meeting	2004
□ Largo, FL Chamber of Commerce	2004
□ AVID Engineering ADA Training	2006
□ McDonald's Corporation Construction Summit	2008
□ Miami International Airport ADA Committee Meeting	2008
□ McDonald's Corporation Construction Summit	2009
□ CPH Engineers ADA Training	2009
□ Faculty, South Florida Labor and Employment Law Seminar	2011
□ Co Chair, Florida Construction 2010 ADAAG Seminar	2012
□ Faculty, South Florida Labor and Employment Law Seminar	2012

□ Presenter, Academy of Florida Management Attorneys	2012
□ Presenter, Key Largo Chamber of Commerce (ADA Lecture)	2013
□ Presenter, National Shopping Center Association	2015

### **Depositions**

- *Access for the Disabled, Inc. and Johnny Long Vs. B.J.E., Inc.* (Expert for the Defense)
- *Access for the Disabled, Inc. and Johnny Long Vs. E & A., Inc.* (Expert for the Defense)
- *Taggart Vs. Colony Hotel* (Expert for the Defense)
- *Access for the Disabled Vs. Piccadilly Restaurants LLC* (Expert for the Defense)
- *Pinero Vs. 4800 West Flagler LLC* (Expert for the Plaintiff)
- *Access 4 All, Inc., and Joe Houston Vs. 3900 N. Federal Highway, LLC.* (Expert for the Defense)
- *Concepcion Vs Walgreens.* (Expert for the Defense)

### **ADA Expert Witness at Trial**

- *Steven Brother Vs. Bernice Gould Trust.* (Expert for the Defense)
- *Steven Brother Vs. Charini* (Expert for the Defense)
- *Pinero Vs. 4800 West Flagler LLC* (Expert for the Plaintiff)

### **Representative Cases as Expert ADA Consultant and/or Expert Witness**

Defendant:

- Collins-33<sup>rd</sup> Street Reality Corp (Saxony Hotel)
- Trademark Developers II (Shopping Center)
- The Grady and Sadie Singleton Family Partnership LTD (Shopping Center)
- Roger Dean Auto Group (Car Dealership)
- John Jochem Investment Group (Car Dealership)
- Fredrico Fazio Trust (Office Building)
- Home Gas Corp., Inc. (Office Building)
- McDonald's Corp (Restaurant)
- Greg Lane Corp. (Restaurant)
- Holiday Inn Miami International Airport (Hotel)

- Best Western Rolling Hills (Hotel)
- Wendy's International (Restaurant)
- Sembler Company (Construction)
- Hilton Daytona Beach (Hotel)
- Galleria Mall (Shopping Center)
- Tampa Bay Downs Racetrack and Casino (Entertainment Complex)
- Gulfstream Park Race Track and Casino (Entertainment Complex)
- Four Seasons Hotel Miami (Hotel)
- Al Packer Ford East and West (Car Dealerships)

### **Facility Surveys and Reports**

□ To date, Mr. Goldfarb has personally conducted or managed over 4500 Title III A.D.A facility inspections/surveys. Over 1600 of these inspections/surveys have been for the defense of ADA Title III litigation. Over 150 have been for the plaintiff's in ADA Title III litigation. All reports address all aspects of A.D.A compliance (Title III) for public accommodations under the ADAAG (Florida, Mississippi, Georgia, Alabama, Kentucky, West Virginia, Tennessee, Arkansas, Louisiana, South Carolina, Oklahoma, Illinois, North Carolina, Michigan, Arizona, Massachusetts, New Jersey, Maryland, Virginia, Nevada, Wisconsin, Arizona, Kansas, Missouri, Iowa, Ohio and New York) and FACBC (Florida).

### **Representative Carrier Achievements**

- In 2004 Mr. Goldfarb was named McDonald's Corporation Florida Region ADA consultant. In 2009, he was named McDonald's Corporation Great Southern Region ADA consultant. As such Mr. Goldfarb is responsible for the ADA barrier removal and compliance of over 6,000 McDonald's restaurants in 7 states. He has personally inspected over 750 locations. He works daily with architects, engineers, project managers and general contractors on all aspects of ADA compliance including pre-construction plan review, barrier removal, site inspections and reports and post compliance and/or post construction ADA reports.
- Mr. Goldfarb has been retained by many major corporations to conduct ADA barrier removal reports and/or to provide various ADA consulting for the following representative corporations:
  - Trader Joe's (125 Locations)
  - Santander Bank (350 Locations)
  - Hilton Hotels (15 Locations)

- Pollo Tropical (40 Locations)
- Smokey Bones BBQ (6 Locations)
- Twin Peaks Restaurants (3 Locations)
- Four Seasons Hotels (2 Locations)
- Remington Hotels (5 Locations)
- Gulfstream Park Race Track and Casino
- Wendy's Restaurants (78 Locations)
- Tampa Bay Downs Racetrack and Poker Room
- Colonial Dows Racetrack
- Grand Old Opry (Nashville)
- Ramco Gershenson (12 Locations)
- The Sembler Company (24 locations)
- North American Properties (12 locations)
- LXI Resorts (3 Locations)
- Simon Properties Group (2 Locations)
- Radisson Hotels (4 Locations)
- Marriott Hotels (24 Locations)
- Ruby Tuesdays (4 Locations)
- Boston Markets (14 Locations)
- KFC Restaurants (34 Locations)
- Pizza Hut (12 Locations)
- Prime 112 Restaurant
- Delano Hotel South Beach
- The Sagamore Hotel Miami Beach
- The Setai Hotel Miami Beach
- Hotel Victor Miami Beach
- Taco Bell Restaurants (41 Locations)
- Whole Foods Market (13 Locations)
- Best Western Hotels (4 Locations)
- Holiday Inn Hotels (12 Locations)
- McDonald's Restaurants (750 Locations)
- CVS Pharmacy (35 Locations)
- Winn Dixie Supermarkets (8 Location)
- RBC Centrura Banks (12 Locations)
- Burger King Restaurants (18 Locations)
- Banco Popular (3 Locations)
- Holiday Inn (16 Locations)
- Barnes and Nobles (8 Locations)
- Jerry's Nugget Casino (Las Vegas)
- Longhorn Casino and Hotel (Las Vegas)
- 7 Eleven (45 Locations)
- Walmart Super Stores (14 Locations)

- The Strat Casino (Las Vegas)
- Aventura Mall (Aventura)

### **Publications Authored**

- Various handouts at ADA training sessions presented by ADA Compliance Specialists, Inc.
- The Un-Authorized Attorneys Help Guide to ADA Lawsuits – This informal guide helps inexperienced attorneys with certain aspects of ADA litigation.

### **Related Media Appearances**

- St Petersburg Times – February 11, 2008 (Tampa, St. Petersburg)
- Fox News – November 26, 2006 (Nationwide)
- Largo Leader – March 2, 2005 (Largo, FL)
- ABC Channel 7 - July 10, 2008 (Naples, Ft. Meyers)
- Associated Press – November 25, 2006 (Nationwide)
- Richmond VA News (October 2013)
- Palm Beach Post – February 2013 (West Palm Beach, FL)

### **Fee Schedule**

- General Consulting, including (but not limited to): Site inspection, report writing and plan review is \$225.00 per hour.
- Trial testimony (including depositions and mediations) is \$275.00 per hour.
- Travel Time is billed at \$25.00 per hour plus 20 cents a mile.

Ms. Arlene K. Kline  
Partner  
Akerman LLP  
777 South Flagler Drive, Suite 1100 West Tower  
West Palm Beach, FL 33401

Re: Dave Goldfarb - ADA Expert

Dear Ms. Kline:

I am writing this letter on behalf of Dave Goldfarb, President of ADA Compliance Specialists, Inc., to confirm that Trader Joe's is very pleased with Mr. Goldfarb's ADA consulting services.

For the last 4 years, Trader Joe's, in conjunction with Cripe Architects, have engaged his ADA consulting services utilizing his ADA expertise and knowledge for ADA inspections at over 95 Trader Joe's stores in over 20 states.

We often consult with Mr. Goldfarb regarding complex ADA issues and have come to trust and rely on his ADA knowledge.

We engage him to inspect our stores and provide us detailed ADA inspection reports regarding the store's ADA deficiencies. Once our team conducts the recommended ADA modifications, as per Mr. Goldfarb's ADA inspection reports, he then provides us a final report documenting full ADA compliance. He also conducts post construction inspections of new stores to make certain our team has built the store to ADA standards. He has also conducted ADA plan review for our architecture team to help secure ADA compliant plans prior to construction.

Mr. Goldfarb has always complied with our construction and/or inspection schedules whenever and wherever those stores may be located nationwide.

In closing, based on my experience with Mr. Goldfarb, I recommend him and his services within the ADA consulting industry and have found him to be an asset in helping Trader Joe's secure ADA compliance.

Best Regards,



Don Strack

Director of Construction



McDonald's Corporation  
10150 Highland Manor Drive, Suite 470  
Tampa, FL 33610  
(813) 630-9634  
Fax: (813) 621-4073

December 7, 2006

Margaret Meavers, Esq.  
Lydecker, Lee Behar, Berga & de Zayas  
1201 Brickell Ave, Suite 200  
Miami, FL 33131

Dear Ms. Meavers:

I am writing this letter to document the ADA expertise and knowledge of David Goldfarb of ADA Compliance Specialists. We have worked with Mr. Goldfarb and his company for over 4 years and find him to be a top-notch ADA expert/consultant.

On almost a weekly (sometimes daily) basis, we consult with Mr. Goldfarb regarding complex ADA issues and have come to trust, rely, depend and respect his ADA knowledge and professional ability within the ADA industry.

He routinely conducts ADA plan review for facilities under construction or renovation including pre construction plan review of architectural plans and civil engineering plans. Our team members (architects, engineers, contractors, project managers) have come to value Mr. Goldfarb's opinions and recommendations and he has more than once provided valuable insight on various construction projects.

In addition, Mr. Goldfarb conducts onsite building inspections helping our contractors and project managers secure ADA compliance. Once construction or renovation is complete, his services always include the post compliance inspection/report in order to document full ADA compliance and essentially "sign off" on the property's ADA compliance with the FACBC and ADAAG.

Whether it is in the capacity of conducting detailed architectural and engineering plan review or actual onsite inspections and reports Mr. Goldfarb is an extremely qualified ADA expert/consultant with whom we have come to trust, respect and rely upon. This is confirmed by are continued use of his services over a substantial period of time and only positive feedback regarding is capabilities and ADA knowledge from all parties involved.

In addition, we find his pricing (fees) to be very reasonable for an expert with his qualifications, time in the industry and extensive corporate client list.

Sincerely,

A handwritten signature in black ink that reads "Michael Motta".

Michael Motta  
Regional Construction Manager

## SECTION 2



July 29, 2025

Jillian Burns  
District Manager  
Lake Ashton CDD  
4141 Ashton Club Drive  
Lake Wales, Florida 33859

RE: ADA Inspection of the Lake Ashton CDD Clubhouse Parking Lots  
RGA Design Forensics Assignment Number 225-71W

Dear Ms. Burns,

We are pleased to offer this proposal to provide ADA inspection services for the Lake Ashton CDD clubhouse parking lots, located at 4141 Ashton Club Drive, Lake Wales, Florida. The scope of work is as follows:

- ADA inspection and assessment report for the 2 parking lots located east and west of the clubhouse building.

Our services will be provided at a flat rate of \$1,750.00 for the ADA inspection and report, payable at the rate of \$1,000.00 upon the execution of this agreement and the balance of \$750.00 upon the issuance of the report. The flat fee will include all reimbursable expenses through the inspections and report. Additional work if required will be charged at the rates listed below.

Billable Rates:

- |  |           |
|--|-----------|
| • Principal/Expert                               | \$350/hr. |
| • Principal/Expert court or deposition testimony | \$450/hr. |
| • Architect Forensic Expert                      | \$250/hr. |
| • Engineer Forensic Expert                       | \$250/hr. |
| • Legal Forensic Expert                          | \$225/hr. |
| • Paralegal                                      | \$175/hr. |
| • Technical Assistant                            | \$175/hr. |
| • Clerical                                       | \$100/hr. |

**TERMS AND METHOD OF PAYMENT**

An initial retainer of \$1,000.00 (One Thousand and no/100 Dollars) shall be paid upon notice to proceed. The balance of \$750.00 is due upon issuance of the report. Remittance is due net ten (10) days. Payment due to the Architect, if unpaid under this Agreement, shall bear interest at the rate of 12% per annum (1.0% per month) commencing thirty (30) days after payment is due.

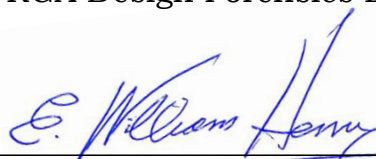
If additional services are to be utilized, a mutually agreed upon additional RETAINER AMOUNT may be requested. Invoicing for additional services shall be on an hourly basis payable monthly. Interest shall accrue and is payable at the rate of 12% per annum (1.0% per month) commencing thirty (30) days after payment is due.

### **AGREEMENT**

This Agreement constitutes a contract between the undersigned parties. The work will commence upon execution of this agreement and receipt of the retainer amount agreed upon. The undersigned acknowledges full understanding of the services to be performed by RGA Design Forensics LLC.

\_\_\_\_\_  
Jillian Burns  
Lake Ashton CDD

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

  
\_\_\_\_\_  
William Henry  
RGA Design Forensics LLC

Date: 7 / 29 / 2025

# SECTION D

JOINT AMENITY FACILITIES POLICIES

OF THE

LAKE ASHTON  
COMMUNITY DEVELOPMENT DISTRICT

AND

LAKE ASHTON II  
COMMUNITY DEVELOPMENT DISTRICT

EFFECTIVE DATE  
(FILL IN ONCE ADOPTED)

## TABLE OF CONTENTS

	<u>Page</u>
I. DEFINITIONS.....	1
II. PURPOSE .....	3
III. AUTHORIZED USERS .....	3
IV. PROPER CREDENTIALS .....	4
V. LOSS OR DESTRUCTION OF PROPERTY AND/OR INSTANCES OF PERSONAL INJURY .....	5
VI. SUSPENSION AND TERMINATION OF PRIVILEGES .....	6
VII. RESERVING FACILITIES.....	7
VIII. RENTAL FACILITIES TERMS .....	8
IX. CLUBS, GROUPS, AND ORGANIZATIONS.....	8
X. AMENITY POLICIES – GENERAL USAGE.....	9
XI. AMENITIES POLICIES – SPECIFIC USAGE .....	13
i. BOCCE .....	<del>14</del> 13
ii. BOWLING.....	14
iii. CARD ROOMS/HFC BILLIARD ROOM/CLUBHOUSE GAME ROOM/HFC POKER ROOM.....	<del>14</del> 14
iv. CART PATHS AND BRIDGES .....	<del>15</del> 14
v. CINEMA.....	15
vi. CLUBHOUSE BALLROOM.....	<del>15</del> 15
vii. CRAFT ROOMS .....	16
viii. DOG PARKS .....	16
ix. FITNESS CENTERS .....	17
x. GOLF CLUB .....	17
xi. HFC COMMUNITY CENTER .....	<del>17</del> 17
xii. HORSESHOES.....	18
xiii. INDOOR SPORTS COURTS.....	18
xiv. LIBRARY/MEDIA CENTERS .....	<del>18</del> 18
xv. LOBBY .....	19
xvi. MEDIA .....	19
xvii. PAVILION.....	20

xviii.	PICKLEBALL .....	21
xix.	PONDS (FISHING) .....	21
xx.	ROSE GARDEN AND OUTDOOR KITCHEN .....	22
xxi.	SHUFFLEBOARD .....	22
xxii.	SPAS .....	22
xxiii.	SWIMMING POOLS .....	23
xxiv.	TENNIS COURTS.....	24
xxv.	WILDLIFE.....	<del>24</del> 24
XII.	USE AT OWN RISK; INDEMNIFICATION .....	25
XIII.	SOVEREIGN IMMUNITY .....	25
XIV.	SEVERABILITY .....	<del>25</del> 25
XV.	OTHER RULES AND POLICIES .....	<del>25</del> 25
	EXHIBIT A.....	26

**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**

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**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 and provide a fully executed lease 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 that are using the amenity facilities, 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.

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.

Patrons and vendors are responsible for all gate strike damage entering or leaving Lake Ashton. At a minimum, the replacement cost of the gate arm will be charged. If payment is not received following the customary billing and collection procedure established by the District, amenity privileges will be subject to suspension in accordance with the Suspension and Termination policy herein. Owners and Non-Resident Members are responsible for the deportment of their respective Guests and Renters/Leaseholders.

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 ~~petdogs~~ at the ~~PetDog Play-Parks~~ are covered under Section XI. – Amenity Policies – Specific Usage, number xvi. ~~PetDog~~ 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, respectful, 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.

**BLOCK PARTIES:** Block parties are permitted as long as streets are not blocked, and emergency vehicles have free access. If the streets are blocked, then a special event application needs to be completed. This will require special event insurance and a site plan approved by the Amenity Manager in the District where the block party is being held.

**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.

**DONATED ITEMS:** All donations must receive prior approval from the Amenity Manager. Additionally, donated items should not require maintenance or replacement by either District.

**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)~~ No animals except for service animals assisting an individual with a disability are not permitted at Amenities Facilities with the exception of PetDog Parks, unless a special event allowing pets has been approved by the Amenity Manager. "Comfort", "Therapy", or "Emotional Support" animals do not meet the definition of a service animal and are not permitted. Pets-Service Animals must be leashed and under control of an adult handler

at all times always leashed and under control of an adult handler. 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**

**ALL AMENITIES ARE USE AT YOUR OWN RISK. PLEASE ENSURE ALL POLICIES ARE ADHERED TO. PLEASE SEE ARTICLE XII FOR MORE DETAILED INFORMATION.**

**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.
- ~~5-6.~~ Rosin bags are the only acceptable form of powder that can be used. They should not be used in the approach area of the Bowling Lanes. No other powder is permitted.
- ~~6-7.~~ If, at any time, the equipment fails to operate properly or your ball doesn't ~~does not~~ return, please contact the Amenity Manager or Staff for assistance.
- ~~7-8.~~ No one is allowed behind the pin-setting machines without the permission of the Amenity Manager.
- ~~8-9.~~ Return all balls and shoes to racks when you have finished bowling.
- ~~9-10.~~ 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.
- ~~10-11.~~ 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. DOG PARKS

1. Dog parks are open daily from sunrise to sunset. Specific times will vary based on the time of year.
2. The Security Staff will unlock and lock the gates daily.
3. All dog parks welcome all sized dogs.
4. Dogs 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 dogs at all times.
6. All dogs must wear a collar with identification, current license, and rabies certification. All dogs must have all required current vaccinations.
7. All dog waste must be cleaned up immediately by the owners and disposed of properly in the receptacles provided.
8. Aggressive or unruly dogs must be leashed and removed from the parks immediately.
9. Dogs 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 dogs with worms, fleas, or ticks.
10. All dog handlers must be at least eighteen (18) years of age.
11. No children are allowed in the parks without adult supervision.
12. Dogs 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 dog becomes unruly and plays too rough, the dog must be leashed and removed from the dog 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 dog harms, bites or fights another dog or an owner, the dog will be banned from visiting the parks while other dogs 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 dog will be banned from the dog park for one (1) year.
- 5.16. All dog toys should be picked up and removed when done.

#### ~~viii~~.ix. 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. Each TV is equipped with closed captions, and this is the preferred method of watching TV in this community space. 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~~.x. 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~~.xi. 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~~-xii. 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~~-xiii. 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~~-xiv. 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~~.xv. 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~~.xvi. 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.~~ xvii.    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 PARKS

- ~~1. Pet parks are open daily from sunrise to sunset. Specific times will vary based on the time of year.~~
- ~~2. The Security Staff will unlock and lock the gates daily.~~
- ~~3. All pet play parks welcome all sized pets.~~
- ~~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 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 parks 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. No children are allowed in the parks without adult supervision.~~
- ~~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 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 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 park for one (1) year.~~

~~16. All pet toys should be picked up and removed when done.~~

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

# SECTION E

*CLOSED  
SECURITY  
DISCUSSION*

## SECTION VIII

## SECTION B



# Lake Ashton Community Development District

## Community Director Report

Meeting Date: August 18, 2025

Submitted by:

Christine Wells, Community Director



# Events and Activities

The Activities Advisory Group met on July 28 to start planning 2026 activities and events. A list of ideas from staff was presented and the group decided on several activities to book for 2026. The group is looking to bring some diversity to the activities being offered at Lake Ashton and we are looking forward to having you help! A survey will be going out the week of August 11 to ask what residents want to see in the activities programming at Lake Ashton. We are also looking for residents that would like to volunteer to be part of the Activities Advisory Group. Interested residents should contact Christine Wells ([cwells@lakeashtoncdd.com](mailto:cwells@lakeashtoncdd.com)) or Karen Van Kirk ([kvankirk@lakeashton2cdd.com](mailto:kvankirk@lakeashton2cdd.com))

The Fall Festival is coming up soon. This is the next big community event. HFC and Clubhouse staff are working hard on finalizing the details and information will be included in the September LA Times. This year's Fall Festival will be the best yet!

The 2026 Entertainment Series is booked and we are looking forward to announcing the shows in the September newsletter. Ticket renewal will be October 1-31. Upgrade and exchanges will be November 5 - 7. New Season Tickets will go on sale November 12 - December 5. **2026 Entertainment Series Show Dates:** February 6, February 24, March 5, March 2, and April 15.

Staff has been monitoring the Cinema attendance and would like to recommend a change to the schedule. Starting September 1, staff would like to eliminate the 11 am showtime and only have the 3 and 7 pm showing each day. In addition staff would like to eliminate the Monday showing and only have movies Tuesday – Friday, 3 pm and 7 pm. This will allow for the room to be open more for resident individual and group use in addition to being open more for educational programming for residents. **Staff would like Board direction on this item.**

## Activities and Events booked through November 1 at the Clubhouse:

9/19: Crafting w/ Carmen - Halloween Craft  
9/26: National Native American Day Display and Presentation  
10/8: Breast Cancer Awareness Bra Fitting with Dillards  
10/17: Cypress Gardens Ski Show & Meet n Greet  
10/27: Bloodmobile  
10/28: Simply Healthy - Great Pumpkin  
11/1: Fall Festival

**The last event for the 2025 Summer Music Series will be held on August 29. It is a Beach Party Bash with DJ Itsy. Tickets are only \$12!**

## The following bus trips are scheduled for 2025:

9/8-9/12: Biloxi Bus Trip  
10/15: Ringling Museum Bus Trip  
11/15: Silver Springs Bus Trip

## Newsletter:



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

The front cover promoted the Community Garden.

The back cover promoted the Juneteenth Block Party and Celebration that happened on June 21.

The September LA Times magazine will be distributed on Tuesday, September 2 due to the Labor Day holiday. It will go out electronically on The deadline to submit articles for the September newsletter is August 13, 2025



## Monday Coffee:

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

- September 8 - Melony Bell – Supervisor of Elections
- September 22 - Idols Aside - Fatherless Ministry
- September 29 – Polk County Commissioner Rick Wilson and Polk County Roads & Drainage Division Director, Jay Jarvis
- October 6 – SouthState Bank
- October 13 – Brian Haas – Florida State Attorney

## Safety and Security:

- Staff sent the procedures for the Gate and Roving Guards to Supervisors. These will be discussed during a closed session at the LACDD meeting.
- Currently there aren't any open items for repair.
- The amount given for an increase during the March Budget Workshop has changed slightly. The amount given at that time did not include holiday pay increases. The amount of \$390,038.86 is the amount Securitas is asking for to increase the officer's pay based on minimum wage increases starting September 1.

## Follow-Up from Previous Board Meeting

- Staff is continuing to work on a grant with FEMA due to damage incurred.

- 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.
- We have received our first bills from Florida Public Utilities. An email was sent to our Account Manager to discuss State of Florida contract pricing adjustments. Staff is working with the District Attorney to execute the State of Florida contract pricing agreement.
- The roof replacement project at the Shuffleboard Court is completed. Partial payment has been approved, and final payment is pending confirmation by Securitas that the camera equipment was installed correctly.
- A contract has been executed for roller shades in the Ballroom. The roller shades have been received by the vendor. The vendor asked to be on the schedule once the flooring project is completed.
- A contract has been executed for drapes and roman shades. The fabric has been ordered. The total cost was \$51,623.00 for the draperies, mock roman shades, plantation shutters, and motorized roller shades.
- Staff is working with the flooring vendor to execute the agreement. The revised bids were received based on changing the size of the dance floor. The total was \$55,992.49.
- A risk services site visit with FIA, the District's insurance provider, occurred on July 1. The report listed the following strengths:
  - The District is overall well maintained
  - Adding new locking mechanisms to pool access gates
  - Addressing prior recommendations
  - Sidewalks and walkways were properly maintained.

There were not any critical recommendations observed.

The following important recommendations were included:

- Lifeguard on Duty Signage – There is "Swim at Your Own Risk" language included in the pool rules signs at the pool, however, having "No Lifeguard on Duty" sign on gate will advise that the pool is unattended prior to entering. Suggest installing signs on all access gates entering pool area indicating "No Lifeguard on Duty". **These signs have been ordered and will be installed once received.**
- Treadmill Spacing – Treadmills had minimal spacing which would not allow user to dismount safely in case of an emergency. Having enough space on sides and at rear of treadmill will allow for safe

dismount. Suggest spacing treadmills to industry standard, ASTM American Society of Testing and Materials minimum space of 6ft behind and about 1.5 feet on each side of the treadmill. They recommend checking with the manufacturer of the fitness center treadmills or your fitness equipment contractor to ascertain if a requirement exists, so these standards can be maintained going forward. **Staff has made recommended spacing changes.**

- Bowling Signage – Though an informal posting of the Bowling policies/rules was posted on the wall, posting formal rules signs is essential for maintaining order, safety, and preventing accidents and injuries. Advise installing a more formal sign that includes the verbiage “Use at your own risk”. This disclaimer properly informs users that by engaging with the product, service, or content, they acknowledge and potentially accept the inherent risks involved.

**Staff is working on ordering signage that matches the Joint Amenity Facilities Policies to display at the Bowling Lanes. The sign will be ordered once the Joint Amenities Facilities Policies have been adopted.**

- Staff are 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.
- Staff sent an email to the Blackmoor Drive homeowners regarding the removal of the pop-up drain behind their home. The Engineer requested they submit a plan of action and to coordinate the removal with them so they can monitor the work. **Staff would like direction on who should be billed for the Engineer's time for this project.**

## New Items for Board Consideration

- Solicitation of quotes for an updated reserve study will begin in the September/October timeframe. Please let Staff know of any requirements you would like to be discussed with the companies to ensure they provide a report that is useful for what Supervisors want. Staff would recommend the following be included and will continue to add to this list.
  - Golf course ponds, pathways, bridges, and pavement/stormwater management (recommendations from Engineer to be included in their report)
  - Include large landscaping projects
  - Add the Reflection Garden area to the report
  - How to add items to the study after it is complete

- Include notes on what to do if the Board pushes a project to another year. How do we maintain the reserve study sheet moving forward to ensure it is used correctly
  - Include all District property even if replacement will not occur within the life of the report
  - Should contingency amounts be included?
  - Update current amount for replacement
  - Different useful life labels for similar items. For example: Pavers being under cover with no traffic versus high traffic paver areas.
  - Recommendations on pros/cons to having a steady reserve contribution versus varied based on expenditures.
  - Recommendations on if the inflation rate should change or remain as it is when the report is completed.
  - What items should be included in a reserve study? What items should be deleted?
- Staff met with the Bingo facilitator to talk about options for the reinstallation of the Bingo board in the Ballroom on July 18. Different options were discussed at that time, but no decision was made. Subsequently, staff met with the facilitator on August 1, and it was determined that the Board would be reinstalled where it was installed previously. Staff is working with the group to come up with a different way to conceal the board to assist with sound abatement in addition to concealing the board. Staff will ensure this is in place by September 8, which is the first day Bingo is held in the Ballroom after the summer break.
  - Staff is working with TECO to get updated documents regarding the agreement in place that is up for renewal on July 6, 2026. This includes 81 poles. Staff previously presented options for a new agreement with new poles and fixtures for a large cost savings to the District. Staff has also asked for the cost of liquidated damages if the Board wants to consider a full replacement at one time. Alternatively, the Board can choose a course of action based on the expiration date of each agreement.
  - Staff sent Supervisors an example of City of Lake Wales and City of Winter Haven's strategic plans to help with creation of a Joint Strategic Plan between LACDD and LAHCDD Board of Supervisors. Physical copies of the City of Winter Haven's strategic plan were given to both Boards prior to this meeting.

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

Project Name	Budget	Final Cost	Board Approval	Current Status	Status Updated	Paid from General Fund	Paid from Capital Projects Fund
<b>Clubhouse and Other Grounds Projects</b>							
Conversion of Propane to Natural Gas	\$37,693.00		4/15/2024	Staff is working on scheduling the conversion of the hot water heaters.  <u>Paid as of 1/13/25</u> \$885 - Hooking Restaurant line to meter and new quick connect hoses. \$18,235 - Restaurant Kitchen Equipment \$1,200 - Changing Ansul System for New Equipment in Restaurant Kitchen \$1,640 - Convert Spa Heater \$5,500 - New Pool Heater <del>DOES NOT INCLUDE REBATES IN PROCESS</del>	4/7/2025		\$27,460.00
Ballroom Refurbishment - Carpet Replacement	\$35,000.00		5/12/2025	Staff is working with District Counsel to move forward with executing the agreement	8/11/2025		
Ballroom Refurbishment - Dance Floor Replacement	\$23,000.00		5/12/2025	Staff is working with District Counsel to move forward with executing the agreement	8/11/2025		
Ballroom Refurbishment - Drape Replacement and Roller Shades	\$51,623.00		5/12/2025	The agreement was executed. Fabrics have been ordered. Plantation shutters have been ordered as well.	7/14/2025		\$25,811.50
Replace 48 Street Signs Throughout the Community	\$6,300.00	\$5,545.35	12/16/2024	Street signs have been received. Sign installation has begun. Project will move to completed when all signs have been installed. Staff is also making a list of other signs that need to be replaced including stop signs, speed signs, etc.	8/11/2025		\$5,545.35
<b>Pavement Management, Stormwater Management, Bridges, and Concrete Pathways</b>							
Turnberry Lane Repave	\$150,178.15		4/14/2025	Contract was executed. Project scheduled for October timeframe.	5/5/2025		
<b>Completed Projects - FY 2025</b>							
Replace Shuffleboard Court Roofing Structures	\$10,800.00		5/12/2025	This project is complete. Only partial payment made.	7/14/2025		\$9,000.00
Replacement of Bench and Rack with Smith Machine	\$2,042.90	\$2,042.90	6/23/2025	This project is complete.	7/14/2025	\$2,042.90	
Replacement of Card Room AC	\$7,919.00	\$7,919.00	6/23/2025	This project is complete.	7/14/2025		\$7,919.00
Erosion Control Along a Pond Bank on Hole Number 4 on the East Golf Course	\$20,292.00	\$20,292.00	4/14/2025	This project is complete.	7/14/2025		\$20,292.00
Ballroom Refurbishment - Painting	\$10,475.00	\$10,475.00	5/12/2025	This project is complete.	7/14/2025		\$10,475.00
Replace Guard House Roof	\$5,330.00	\$5,330.00	5/12/2025	The roofing project is complete.	7/14/2025		\$5,330.00
Repair to Concrete Pathways (Hole 10 on the East Golf Course) and Minor Erosion Control (Hole 12 on the East Course)	\$7,650.00	\$6,400.00	4/14/2025	This project was completed on 5/29/25	6/10/2025		\$6,400.00

### 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
Install CIPP Liners on 5 Pipes Crossing Turnberry Lane in Addition to Spot Repairing an Adjacent Pipe with a Mechanical Sleeve	\$39,471.50	\$33,699.02	4/14/2025	Project was completed on 5/22/25	6/10/2025		\$33,699.02
Replace Reme Halo Cartridges Replaced in the Clubhouse	\$6,630.00	\$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
Installation of permanent roofline lighting at the Clubhouse and Guard House	\$28,902.00	\$28,902.00	9/16/2024	This project is complete.	1/13/2025		\$28,902.00
Clubhouse and Amenity Painting (On FY 24 Project List)	\$35,185.00	\$35,185.00	7/15/2024	This project is completed.	1/13/2025		\$35,185.00
Seal pipe and fill near 4081 Dunmore Drive	\$8,845.00	\$8,845.00	8/26/2024	4081 Dunmore Drive This is completed.	1/13/2025		\$8,845.00
Turnberry Lane Geotechnical Investigation	\$3,650.00	\$2,900.00	11/18/2024	This is complete. Report sent to Supervisors and included in the January agenda packet	1/13/2025		\$2,900.00
Purchase 2 additional AED Units	\$4,231.80	\$4,231.80	11/18/2024	These were installed on 12/12/24	1/13/2025		\$4,231.80
Gutter Installation at the Clubhouse (On FY 24 Project List)	\$16,400.00	\$16,400.00	8/19/2024	This project was completed on 11/4/24	11/11/2024		\$16,400.00
<b>Totals</b>	<b>\$539,803.35</b>	<b>\$222,924.07</b>				<b>\$2,042.90</b>	<b>\$274,152.67</b>

# SECTION 1



# FLORIDA INSURANCE ALLIANCE



## Lake Ashton I Community Development District

**Date of Visit:** Tuesday July 1, 2025, at 9:00 AM

**District Manager** Jill Burns [jburns@gmscfl.com](mailto:jburns@gmscfl.com)

**Community Director** Christine Wells [Cwells@lakeashtoncdd.com](mailto:Cwells@lakeashtoncdd.com)

**Site Manager** Matt Fisher [mfisher@lakeashtoncdd.com](mailto:mfisher@lakeashtoncdd.com)

**Address:** 4141 Ashton Club Drive Lake Wales, FL 33859

**FIA & EGIS Attendees:** Dennis Thomas, FIA Risk Services Consultant  
Brendan Callen, EGIS Account Mgr.

## Visit Overview & District Summary

The purpose of the visit on the above referenced date was to allow our team to gain a better understanding of the Lake Ashton Community Development District which consists of approximately 772 acres and includes 13 ponds. Buildout within the district is complete with 965 housing units.

District owned amenities include a clubhouse, which inside features a Ball room, Billiards rooms, Bowling alley- with 4 lanes, Library and fitness center. While outside the clubhouse features a pool, tennis courts, shuffleboard court, and dog park. Additional district owned property includes entry features, a gatehouse, fencing, pavilions, and street signs. A restaurant also operates within the clubhouse via a lease agreement.

While on site, we had the opportunity to review the insured property schedule and made note any necessary updates. An updated schedule has been provided by your Account Manager for your review and acceptance.

The visit also allowed us to support the Districts loss control efforts by identifying any hazards that could lead to accidents and claims and discuss recommendations to remediate any loss producing conditions. Those recommendations are included in this letter. While we did not have the opportunity to observe all areas owned and/or maintained by the District, we feel that the areas we were able to observe are representative of the general condition of the property.

## Strengths

Strengths highlight some of the existing risk mitigation strategies in place. Consistent application is important to the District's overall risk management program.

- The District is overall well maintained.
- Adding new locking mechanisms to pool access gates.
- Addressing prior recommendations.
- Sidewalks and walkways were properly maintained.




## Critical Recommendations

- No critical recommendations observed

## Important Recommendations

**Important** recommendations are provided to address exposures that if not corrected, have the potential to result in moderate injury or property/liability losses. Some of these recommendations have been proposed from prior visits.

- Lifeguard on Duty Signage
- Treadmill spacing
- Bowling Signage

<p><b>Lifeguard on Duty Signage</b> – There is “Swim at your own risk” language included in the pool rules signs at the pool, however, having “No Lifeguard on Duty” sign on gate will advise that the pool is unattended prior to entering.</p>	<p><b>Recommendation</b> – Suggest installing signs on all access gates entering pool area indicating “ No Life Guard on Duty”.</p>
	
<p><b>Treadmill spacing</b> – Treadmills had minimal spacing which would not allow user to dismount safely in case of an emergency. Having enough space on sides &amp; at rear of treadmill will allow for safe dismount.</p>	<p><b>Recommendation</b> - Suggest spacing treadmills to industry standard, ASTM American Society for Testing &amp; Materials minimum space of 6ft behind and about 1.5ft on each side of the treadmill.</p>
	<p>We recommend checking with the manufacturer of the fitness center treadmills or your fitness equipment contractor to ascertain if a requirement exists, so these standards can be maintained going forward.</p>

**Bowling Signage-** Though an informal posting of the Bowling policies/rules was posted on the wall, posting formal rules signs is essential for maintaining order, safety, and preventing accidents and injuries.

**Recommendation** – Advise installing a more formal sign that includes the verbiage “Use at your own risk”. This disclaimer properly informs users that by engaging with the product, service, or content, they acknowledge and potentially accept the inherent risks involved.



### Advisory Recommendations

**Advisory** Recommendation is a suggestion meant to provide information to make an informed decision and is generally not mandatory.

- No Advisory recommendations observed.

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*Thank you for including us in your risk management efforts. We appreciate your collaborative approach and are committed to working together to develop and implement effective risk mitigation strategies.*

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# SECTION C

# Lake Ashton

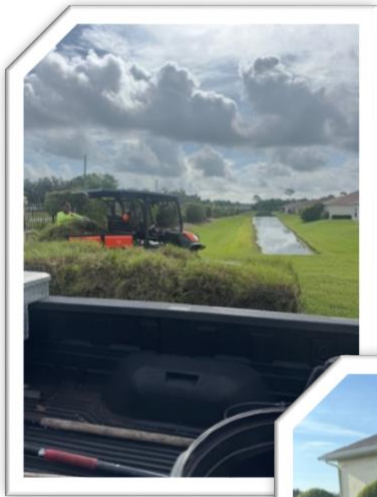
## Community Development District



August 18, 2025  
Matthew Fisher – Operations Manager

# Contracted Services

## Landscaping



- + The most recent site visit report is included.
- + New Purple Oyster plant install has been completed.
- + Bahia sod has been installed on sandy areas along Aberdeen between the fence and pond. Three more pallets are needed and will be installed the week of August 11<sup>th</sup>.

# Contracted Services

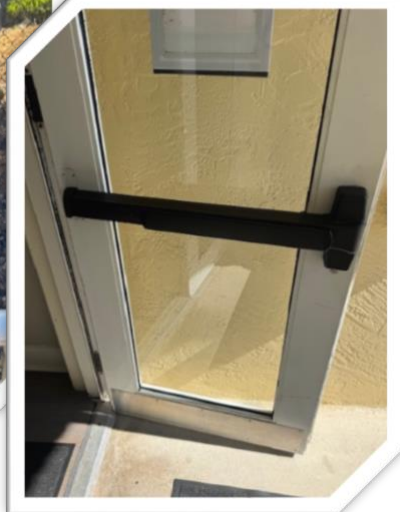
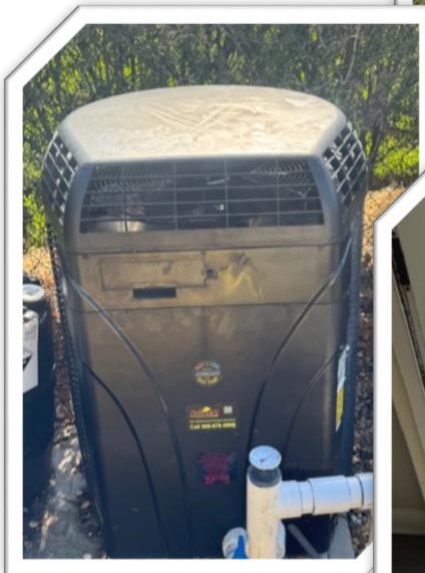
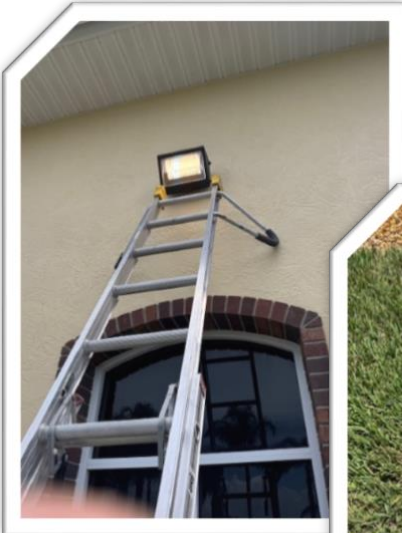
## Aquatic Management



- + CDD ponds were reviewed with Applied Aquatics.
- + Wetland quarterly maintenance is coming up in September.
- + Biweekly treatments of the storm water ponds are being completed.
- + Lilly pads in pond E10 are in the center of the pond. Applied Aquatic is unable to reach them from the bank and the water is too shallow to launch an airboat.
- + Pond GC3 Applied Aquatic needs to use an air boat launched into Lake Ashton. The current bridge construction has limited access to the ramp. When full access is available Applied Aquatic will treat that pond. Staff will follow-up weekly on this.

# Facility Maintenance

## Completed



- ✚ Staff installed a LED wall mounted light that illuminates the Pool pump area.
- ✚ Street and logo signs replacement + pole painting continues.
- ✚ Staff replaced missing yard drain adjacent to the east paver walking path.
- ✚ Precision Lock and Safe installed a new panic bar at the east exit.
- ✚ Aquacal HVAC unit that cools the Pool has been repaired and covered under warranty.
- ✚ Staff identified several water leaks on property including the water backflow located adjacent to the ramp near the stage, malfunctioning autofill to the pool, and shutoff valve to the pool HVAC. A leak adjustment has been submitted.

## Bridge Maintenance – Pressure Wash and Seal Bridges

**Scope of work:** Pressure wash and seal 13 bridges measuring approximately 18,000 square feet. The bridge deck will be treated to remove organics such as algae then pressure washed removing the debris. Once the cleaned bridges are dry a wood sealer application will be applied to the deck of each bridge. Caution tape will be used to identify what bridges have wet sealer on them to keep traffic off.

**Time frame of work:** The east course is closed for aerification September 15<sup>th</sup>-20<sup>th</sup>. All work must be completed during this timeframe. All vendors are aware of this. Staff will communicate with golf course staff of the bridge maintenance if approved.

Staff gathered 3 quotes which are attached.

**GMS-** \$14,646.25

**C&C Outdoors-** \$13,500

**Clean Right LLC-** \$15,500

**Cost of Sealer-** A 5-gallon bucket of Waterguard Clear Wood Sealer covers 1750 sq ft per the manufacture. Staff recommends purchasing 11 5-gallon buckets which is roughly 19,250 sq ft of coverage. Each 5-gallon bucket is approximately \$93. The total for the sealer is **\$1,023**.

## **Bridge Maintenance- Bridge Board Replacement**

Staff identified 100 bridge boards that need replacing.

The quotes will be submitted under a separate cover as we are still waiting for them to arrive.

# Facility Maintenance Forecaster

- ✚ The height clearance bars at the Gate House are in need of replacing. Update: Staff is still looking for the best price for replacements.
- ✚ Pressure wash the exterior of the Gate House.
- ✚ Pressure wash the pavers and curbing in the circle drive. Also remove the rust from the pavers in this area.
- ✚ Pressure wash the curbing in the east parking lot.
- ✚ Bypass the ballast that are burnt in the Fitness Center and Ballroom. We will be using a Type B LED florescent bulb which requires less energy and is more efficient.

# SECTION 1

## SECTION (a)

# Yellowstone Site Visit Report: 8/11/25

Task	Remarks (Including Specific Areas for improvement)
<b>Mowing</b>	<div> <div>Good</div> <div>Fair</div> <div>Poor</div> </div> <p>Mow with the chute pointed away from the ponds. Blow off clippings after mowing each area at a time.</p> <ul style="list-style-type: none"> <li>When approaching sandy areas around pond disengage blades.</li> </ul>
<b>Edging (Roadside and plant beds)</b>	<div> <div>Good</div> <div>Fair</div> <div>Poor</div> </div> <p>Edging along the road and sidewalks are maintained well.</p> <p>Make sure to edge the plant beds completely.</p> <p>No Round Up to edge beds.</p>
<b>String Trimming Common Areas</b>	<div> <div>Good</div> <div>Fair</div> <div>Poor</div> </div> <p>Nothing to report.</p>
<b>Weed Control Turf/Beds</b>	<div> <div>Good</div> <div>Fair</div> <div>Poor</div> </div> <p>Weeds treatments continue in beds around the Clubhouse and along the Blvd.</p> <ul style="list-style-type: none"> <li>Weeds between new Oyster plants need attention.</li> </ul> <p>Touch up mulch is needed to help control weeds along the exit side of Blvd and around the Clubhouse.</p> <p>Vines grown on several Arboicola hedges in the west parking lot and Lake Ashton Blvd.</p> <p>Torpedo Grass coming up through various hedges around the Clubhouse.</p>
<b>Shrubs/Ground Cover Care</b>	<div> <div>Good</div> <div>Fair</div> <div>Poor</div> </div> <p>Fire Bush at the entrance needs to be kept trimmed lower. Around 2 ft high.</p> <p>Aberdeen- dead shrubs need to be removed along fence line.</p> <p>Bahia sod has been installed between the pond and fence line adjacent to Aberdeen. Monitoring to ensure sod roots. Potential 3-4 pallets more needed to cover sandy areas. Install date the week of August 11<sup>th</sup>.</p>

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

## **NOTES**

The purple perennial plants on the exit side are not growing as much as the entrance side. Check irrigation and fertilize.

Purple Oyster plants installed northeast side of the Clubhouse under the Ligustrum trees.

Additional Bahia sod needed to complete Aberdeen job.

Touch up river rock needed in several beds.

## SECTION 2

## SECTION (a)

# Applied Aquatic Site Visit Pond Checklist: 8/11/25

POND	APPERANCE	ALGAE	COMMENTS
E1	Fair	Yes	Minor Algae along buffer
E2	Fair	Yes	Minor algae
E3	Good		Nothing to report
E4	Fair	Yes	Minor algae
E5	Fair		Grasses continue to be treated
E6	Fair	Yes	Minor Algae
E7	Fair		Pond grasses continue to be treated
E8	Fair	Yes	Grass and algae present
E9	Fair		Grass continues to be treated
E10	Fair		Rain is filling pond. Water is too low to get a boat in to treat lily pads
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 require another treatment
GC4	Good		Nothing to report
GC5	Fair		Eelgrass noted
GC6	Good	Yes	Algae under control
GC7	Bad	Yes	Algae bloom continue to be treated
GC8	Fair	Yes	Eelgrass and minor algae along edge of pond
GC9	Fair		Nothing to report
GC10	Good		Nothing to report
GC11	Fair		Nothing to report
GC12	Good	Yes	Minor algae
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

GC20	Fair		Nothing to report
GC21	Good		Nothing to report

## LACDD GOLF COURSE PONDS



## LACDD PONDS



## SECTION 3

## SECTION (a)



# Estimate

#0003169

**From: C&C Outdoors INC**

1815 Thornhill Rd.  
Suite 305T  
Auburndale, FL 33823

**Amount:**

\$13,500.00

**Date of Issue:**

6/27/2025

**Bill To: Matt Fisher**

4141 Ashton Club Drive, Lake  
Wales, FL, USA

**Expiration Date:**

7/27/2025

Item	Rate (excl. tax)	Quantity	Tax	Total
Sealing Estimate				
- PRESSURE WASH 11 BRIDGES IN NEIGHBORHOOD				
- SEAL BRIDGES	\$13,500.00	1		\$13,500.00
CUSTOMER WILL PROVIDE SEALER				
Subtotal				\$13,500.00
<b>Total</b>				<b>\$13,500.00</b>

SECTION (b)

## Clean Right LLC

1530 Ave C NE

Winter Haven, FL 33881

Phone: (863) 206-5760

Email: CleanRight863@Gmail.com

# WORK ESTIMATE

ESTIMATE #	DATE
1	8/24/2024

### TO

Lake Ashton - Bridge Refresh

4140 Ashton Club Dr,

Lake Wales FL, 33859

863.956.6207



### DESCRIPTION OF WORK

The 11 Wooden transport bridges will be chemically treated for mold and mildew, followed by a combination of high and low pressure to remove all organic growth. Includes: Top guard rail and top surface boards of the bridge.

Remote areas will be accessed with a lightweight mobile softwash vehicle. We will do our best to mitigate any rutting of turf but saturated areas make the surface sod very soft and unpredictable. As stated above we will do our best using preventative measure to minimize any damage to the sod.

All plants and grass near work areas will be monitored and rinsed to prevent chemical burns.  
A dedicated Supervisor will be on site for the duration of the project.

All surface stains will get a minimum of 2 coats of the chemical wash to ensure we have the best chance at removing the entire stain.

ITEMIZED COSTS	QTY	UNIT PRICE	Package Deal AMOUNT
Bridge Soft Wash Refresh	11		15,500.00
<i>Thank you for your business!</i>		<b>TOTAL ESTIMATE</b>	<b>\$ 15,500.00</b>

Note: It is our best guess at the total price to complete the work stated above, based on our initial inspection. If prices change or additional parts and labor are required, we will inform you prior to proceeding with the work. Terms and conditions on page 2

To schedule a time for us to complete the work, or if you have any questions, please contact

Nick W - 863.206.5760 - CleanRight863@Gmail.com - [www.CleanRight863.com](http://www.CleanRight863.com)

## SECTION (c)

Proposal #: 455

Proposal Date: 6/25/2025



## Governmental Management Services - CF

## Maintenance Services

Phone: 407-201-1514

Email:

Csmith@gmscfl.com

Bill To/District: Lake Ashton CDD	Prepared By: Governmental Management Services- CF, . LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
Job Name: Bridge Maintenance - Pressure Wash and Seal Bridges Description: -Pressure wash and seal 13 wooden bridges at approximately 18,000 sq ft. Bridge deck will be pressure washed and sprayed with treatment to remove any algae or dirt. Bridge will then be sealed with Olympic Waterguard Wood Sealer provided by Lake Ashton CDD.	

<b>Qty</b>	<b>Description</b>	<b>Unit Price</b>	<b>Line Total</b>
216	Labor	\$50.00	\$10800.00
16	Mobilization	\$65.00	\$1040.00
	Equipment		\$2398.00
	Materials		\$408.25
		Total Due:	\$14646.25

**This Proposal is Valid for 30 days.**

Client Signature: \_\_\_\_\_

## SECTION 4

## SECTION (a)



# EMC DOCKS



545 Avenue I SE • Winter Haven, FL 33880 • 863-298-8442 • Fax 863-298-8470

Lake Ashton  
Garrett Posten and Matt Fisher  
4141 Ashton Club Blvd  
Lake Wales, FL 33859  
[garrett@raylengineering.com](mailto:garrett@raylengineering.com) and [mfisher@lakeashtoncdd.com](mailto:mfisher@lakeashtoncdd.com)

August 11, 2025  
Revised

RE: Replace Bridge # 1 and #11 Deck Boards

Bridge #11 Decking Boards:

To remove and replace 3" x 8" that are 10 feet long.

(75) bridge decking boards all located at the specific locations that have been marked by Matt.

(25) locations we have to disassemble the bumper curb on both sides and re bolt it back.

Very time consuming.

All decking boards will be screwed in.

Bridge # 1 Decking Boards:

To remove and replace 3" x 8" that are 10 feet long.

(25) bridge decking boards all located at specific locations that have been marked by Matt.

(7) Locations we have to disassemble the bumper curb on both sides and re bolt it back. Very time consuming.

All decking boards will be screwed in.

Additional Manpower:

(32) difficult boards to install (on both projects)

Remove and haul away the deck boards

Bridge #11

Material & labor (75) \$ 26,250.00

Bridge # 1

Material and labor (25) \$ 8,750.00

Additional Manpower

Additional Labor (32) \$ 3,840.00 (25) for the bridge #11 and (7) for bridge #1

Remove and haul away deck boards \$ 350.00

**Total Cost:** \$ 39,190.00

**Payment Breakdown:**

Deposit	\$ 19,595.00
Balance Upon Completion	<u>\$ 19,595.00</u>
<b>Total Payments:</b>	<b>\$ 39,190.00</b>

This type of job requires a Marine Specialty Contractor license. Eric McCoy/EMC Construction INC. is a Marine Specialty Contractor license # SCC131152729.

If you have any questions after reviewing this estimate, please feel free to give me a call directly. My cell phone number is (863)287-4108.

I look forward to hearing from you!

Sincerely,



Eric McCoy, Owner  
Marine Specialty Contractor, SCC131152729  
Certified Residential Contractor, CRC1333485

*Additional  
proposals to  
be provided  
under separate  
cover.*

## SECTION IX

# SECTION A

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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 68,313	\$ -	\$ -	\$ 68,313
Capital Reserve Account	\$ -	\$ -	\$ 47,927	\$ 47,927
Lease Receivable	\$ 60,171	\$ -	\$ -	\$ 60,171
Due from Capital Projects	\$ 3,950			\$ 3,950
Due from General Fund	\$ -	\$ 21,680	\$ -	\$ 21,680
Prepaid Expenses	\$ 480	\$ -	\$ -	\$ 480
<u>Investments:</u>				
Investment Pool - State Board of Administration	\$ 497,639	\$ -	\$ 855,207	\$ 1,352,846
<u>Series 2015</u>				
Reserve	\$ -	\$ 183,875	\$ -	\$ 183,875
Revenue	\$ -	\$ 85,342	\$ -	\$ 85,342
Prepayment 2015-1	\$ -	\$ 53,680	\$ -	\$ 53,680
Prepayment 2015-2	\$ -	\$ 8,797	\$ -	\$ 8,797
<b>Total Assets</b>	<b>\$ 630,552</b>	<b>\$ 353,374</b>	<b>\$ 903,134</b>	<b>\$ 1,887,060</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 134,736	\$ 4,295	\$ 10,146	\$ 149,177
Due to Debt Service	\$ 21,680	\$ -	\$ -	\$ 21,680
Due to General Fund	\$ -	\$ -	\$ 3,950	\$ 3,950
Deposits Ballroom Rentals	\$ 6,425	\$ -	\$ -	\$ 6,425
Deposits-Restaurant	\$ 5,000	\$ -	\$ -	\$ 5,000
Deferred Revenue-Leases	\$ 51,023	\$ -	\$ -	\$ 51,023
<b>Total Liabilities</b>	<b>\$ 218,864</b>	<b>\$ 4,295</b>	<b>\$ 14,096</b>	<b>\$ 237,255</b>
<b>Fund Balance:</b>				
Restricted for:				
Debt Service - Series 2015	\$ -	\$ 349,079	\$ -	\$ 349,079
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 889,038	\$ 889,038
Unassigned	\$ 411,209	\$ -	\$ -	\$ 411,209
<b>Total Fund Balances</b>	<b>\$ 411,688</b>	<b>\$ 349,079</b>	<b>\$ 889,038</b>	<b>\$ 1,649,805</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 630,552</b>	<b>\$ 353,374</b>	<b>\$ 903,134</b>	<b>\$ 1,887,060</b>

## SECTION B

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

	<b>Adopted Budget</b>	<b>Prorated Budget Thru 07/31/25</b>	<b>Actual Thru 07/31/25</b>	<b>Variance</b>
<b><u>Revenues</u></b>				
Interest	\$ 500	\$ 417	\$ 27,484	\$ 27,067
<b>Total Revenues</b>	<b>\$ 500</b>	<b>\$ 417</b>	<b>\$ 27,484</b>	<b>\$ 27,067</b>
<b><u>Expenditures:</u></b>				
Capital Projects	\$ 312,319	\$ -	\$ -	\$ -
Pavement/Curb Repairs	\$ -	\$ -	\$ 6,400	\$ (6,400)
Restaurant Equipment	\$ -	\$ -	\$ 20,960	\$ (20,960)
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)
Tennis Court Resurface	\$ -	\$ -	\$ 16,685	\$ (16,685)
Shoreline Restoration	\$ -	\$ -	\$ 34,157	\$ (34,157)
Ballroom Refurbishment	\$ -	\$ -	\$ 36,287	\$ (36,287)
Street Sign Replacement	\$ -	\$ -	\$ 5,545	\$ (5,545)
Stormwater Repairs	\$ -	\$ -	\$ 40,299	\$ (40,299)
Guardhouse Roof Replacement	\$ -	\$ -	\$ 5,330	\$ (5,330)
Projector Screen Replacement	\$ -	\$ -	\$ 5,500	\$ (5,500)
Shuffleboard Court Roof Replacement	\$ -	\$ -	\$ 9,000	\$ (9,000)
Contingencies	\$ 223,150	\$ 185,958	\$ 30,934	\$ 155,024
Other Current Charges	\$ 650	\$ 542	\$ 164	\$ 378
<b>Total Expenditures</b>	<b>\$ 536,119</b>	<b>\$ 186,500</b>	<b>\$ 295,979</b>	<b>\$ (109,479)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (535,619)</b>		<b>\$ (268,495)</b>	
<b><u>Other Financing Sources/(Uses)</u></b>				
Transfer In/(Out)	\$ 496,380	\$ 496,380	\$ 496,380	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 496,380</b>	<b>\$ 496,380</b>	<b>\$ 496,380</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (39,239)</b>		<b>\$ 227,885</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 401,082</b>		<b>\$ 661,153</b>	
<b>Fund Balance - Ending</b>	<b>\$ 361,843</b>		<b>\$ 889,038</b>	

# SECTION C

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

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Levy	\$ 2,336,611	\$ 2,336,611	\$ 2,349,231	\$ 12,621
Rental Income	\$ 40,000	\$ 33,333	\$ 30,500	\$ (2,833)
Entertainment Fees	\$ 165,000	\$ 137,500	\$ 149,954	\$ 12,454
Newsletter Ad Revenue	\$ 95,000	\$ 79,167	\$ 91,613	\$ 12,446
Interest Income	\$ 8,000	\$ 6,667	\$ 22,639	\$ 15,972
Restaurant Lease Income	\$ 19,600	\$ 16,333	\$ 9,414	\$ (6,920)
Sponsorship - Advent Health	\$ 8,000	\$ 8,000	\$ 8,000	\$ -
Miscellaneous Income	\$ 9,000	\$ 7,500	\$ 13,320	\$ 5,820
Security Credentials	\$ -	\$ -	\$ 5,860	\$ 5,860
Miscellaneous Income-Reimbursed Repairs	\$ -	\$ -	\$ 9,220	\$ 9,220
Miscellaneous Income-Insurance Proceeds	\$ -	\$ -	\$ 4,769	\$ 4,769
<b>Total Revenues</b>	<b>\$ 2,681,211</b>	<b>\$ 2,625,111</b>	<b>\$ 2,694,519</b>	<b>\$ 69,408</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 5,400	\$ 4,600
FICA Expense	\$ 918	\$ 765	\$ 413	\$ 352
Engineering	\$ 50,000	\$ 41,667	\$ 67,039	\$ (25,373)
Arbitrage	\$ 600	\$ 600	\$ 600	\$ -
Dissemination	\$ 1,575	\$ 1,313	\$ 2,162	\$ (850)
Attorney	\$ 45,000	\$ 37,500	\$ 35,226	\$ 2,274
Annual Audit	\$ 4,000	\$ 4,000	\$ 3,930	\$ 70
Trustee Fees	\$ 4,310	\$ 4,310	\$ 4,310	\$ -
Management Fees	\$ 69,731	\$ 58,109	\$ 58,109	\$ (0)
Management Fees-Beyond Contract	\$ 525	\$ 438	\$ 500	\$ (63)
Accounting System Software	\$ 1,000	\$ 833	\$ 833	\$ 0
Postage	\$ 3,500	\$ 2,917	\$ 2,614	\$ 303
Printing & Binding	\$ 500	\$ 417	\$ 120	\$ 297
Newsletter Printing	\$ 55,000	\$ 45,833	\$ 47,000	\$ (1,167)
Marketing	\$ 3,000	\$ 2,500	\$ 160	\$ 2,340
Rentals & Leases	\$ 4,000	\$ 3,333	\$ 1,423	\$ 1,910
Insurance	\$ 90,034	\$ 90,034	\$ 83,239	\$ 6,795
Legal Advertising	\$ 1,500	\$ 1,250	\$ 429	\$ 821
Other Current Charges	\$ 750	\$ 625	\$ 300	\$ 325
Property Taxes	\$ 13,500	\$ 11,250	\$ -	\$ 11,250
Office Supplies	\$ 300	\$ 250	\$ 23	\$ 227
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 361,918</b>	<b>\$ 318,118</b>	<b>\$ 314,005</b>	<b>\$ 4,113</b>

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

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

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Field Management Services	\$ 521,549	\$ 434,624	\$ 434,624	\$ (0)
Gate/Patrol/Pool Officers	\$ 372,436	\$ 310,363	\$ 302,931	\$ 7,432
Security/Fire Alarm/Gate Repairs	\$ 9,500	\$ 7,917	\$ 3,560	\$ 4,356
Access Control System	\$ 60,362	\$ 50,302	\$ 55,969	\$ (5,667)
Security Credentials	\$ -	\$ -	\$ 140	\$ (140)
Pest Control	\$ 4,690	\$ 3,908	\$ 3,080	\$ 828
Telephone/Internet	\$ 8,000	\$ 6,667	\$ 6,016	\$ 650
Electric	\$ 240,000	\$ 200,000	\$ 204,510	\$ (4,510)
Water	\$ 16,000	\$ 13,333	\$ 11,402	\$ 1,932
Gas-Pool	\$ 25,000	\$ 20,833	\$ 2,426	\$ 18,407
Refuse	\$ 8,000	\$ 6,667	\$ 6,530	\$ 137
Repairs and Maintenance-Clubhouse	\$ 85,600	\$ 71,333	\$ 63,285	\$ 8,048
Repairs and Maintenance-Fitness Center	\$ 3,000	\$ 2,500	\$ 1,053	\$ 1,447
Repairs and Maintenance-Bowling Lanes	\$ 17,000	\$ 14,167	\$ 13,895	\$ 272
Repairs and Maintenance-Restaurant	\$ 6,000	\$ 5,000	\$ 6,780	\$ (1,780)
Furniture, Fixtures, Equipment	\$ 10,000	\$ 8,333	\$ 4,948	\$ 3,385
Repairs and Maintenance-Pool	\$ 15,000	\$ 12,500	\$ 28,440	\$ (15,940)
Repairs and Maintenance-Golf Cart	\$ 5,400	\$ 4,500	\$ 5,642	\$ (1,142)
Repairs and Maintenance-Reimbursed	\$ -	\$ -	\$ 375	\$ (375)
Landscape Maintenance-Contract	\$ 194,520	\$ 162,100	\$ 162,243	\$ (143)
Landscape Maintenance-Improvements	\$ 15,000	\$ 12,500	\$ 9,077	\$ 3,423
Irrigation Repairs	\$ 8,500	\$ 7,083	\$ 2,566	\$ 4,517
Lake Maintenance-Contract	\$ 55,237	\$ 46,031	\$ 41,427	\$ 4,604
Lake Maintenance-Other	\$ 2,000	\$ 1,667	\$ 1,360	\$ 307
Wetland/Mitigation Maintenance	\$ 46,698	\$ 38,915	\$ 36,691	\$ 2,224
Permits/Inspections	\$ 3,000	\$ 2,500	\$ 420	\$ 2,080
Office Supplies/Printing/Binding	\$ 5,000	\$ 4,167	\$ 2,746	\$ 1,421
Credit Card Processing Fees	\$ 7,500	\$ 6,250	\$ 2,249	\$ 4,001
Dues & Subscriptions	\$ 9,500	\$ 7,917	\$ 12,494	\$ (4,577)
Decorations	\$ 2,000	\$ 1,667	\$ 89	\$ 1,578
Special Events	\$ 165,000	\$ 119,040	\$ 119,040	\$ -
Storm Damage	\$ -	\$ -	\$ 12,136	\$ (12,136)
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,921,492</b>	<b>\$ 1,582,783</b>	<b>\$ 1,558,145</b>	<b>\$ 24,638</b>
<b>Total Expenditures</b>	<b>\$ 2,283,409</b>	<b>\$ 1,900,901</b>	<b>\$ 1,872,150</b>	<b>\$ 28,751</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 397,801</b>		<b>\$ 822,369</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ (496,380)	\$ (496,380)	\$ (496,380)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (496,380)</b>	<b>\$ (496,380)</b>	<b>\$ (496,380)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (98,579)</b>		<b>\$ 325,989</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 98,579</b>		<b>\$ 85,700</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 411,688</b>	

# Lake Ashton

## Community Development District

### Debt Service Fund Series 2015

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 416,871	\$ 416,871	\$ 395,021	\$ (21,849)
Assessments - PPMT 2015-1	\$ -	\$ -	\$ 63,507	\$ 63,507
Assessments - PPMT 2015-2	\$ -	\$ -	\$ 12,208	\$ 12,208
Interest Income	\$ 500	\$ 417	\$ 14,624	\$ 14,207
<b>Total Revenues</b>	<b>\$ 417,371</b>	<b>\$ 417,287</b>	<b>\$ 485,360</b>	<b>\$ 68,073</b>
<b>Expenditures:</b>				
<b>Series 2015-1</b>				
Interest - 11/01	\$ 55,625	\$ 55,625	\$ 55,625	\$ -
Interest - 05/01	\$ 55,625	\$ 55,625	\$ 53,125	\$ 2,500
Principal - 05/01	\$ 230,000	\$ 230,000	\$ 220,000	\$ 10,000
Special Call - 11/01	\$ 50,000	\$ 50,000	\$ 100,000	\$ (50,000)
Special Call - 05/01	\$ -	\$ -	\$ 70,000	\$ (70,000)
<b>Series 2015-2</b>				
Interest - 11/01	\$ 10,000	\$ 10,000	\$ 9,875	\$ 125
Interest - 05/01	\$ 10,000	\$ 10,000	\$ 9,875	\$ 125
Principal - 05/01	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
Special Call - 11/01	\$ -	\$ -	\$ 15,000	\$ (15,000)
<b>Total Expenditures</b>	<b>\$ 431,250</b>	<b>\$ 431,250</b>	<b>\$ 553,500</b>	<b>\$ (122,250)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (13,879)</b>		<b>\$ (68,140)</b>	
<b>Net Change in Fund Balance</b>	<b>\$ (13,879)</b>		<b>\$ (68,140)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 128,342</b>		<b>\$ 417,219</b>	
<b>Fund Balance - Ending</b>	<b>\$ 114,463</b>		<b>\$ 349,079</b>	

**Lake Ashton**  
**Community Development District**  
**Month to Month**  
**FY 2025**

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
<b>Revenues:</b>													
Special Assessments - Levy	\$ -	\$ 583,990	\$ 1,550,227	\$ 66,257	\$ 61,390	\$ 21,947	\$ 35,608	\$ 10,146	\$ 19,628	\$ 38	\$ -	\$ -	\$ 2,349,231
Rental Income	\$ 6,000	\$ 1,400	\$ 4,650	\$ 4,250	\$ 1,250	\$ 3,800	\$ 3,150	\$ 4,250	\$ 1,750	\$ -	\$ -	\$ -	\$ 30,500
Entertainment Fees	\$ 10,819	\$ 15,765	\$ 3,559	\$ 12,264	\$ 12,633	\$ 5,139	\$ 85,973	\$ 2,534	\$ 20	\$ 1,249	\$ -	\$ -	\$ 149,954
Newsletter Ad Revenue	\$ 12,812	\$ 9,416	\$ 11,042	\$ 20,448	\$ 11,431	\$ 6,721	\$ 8,682	\$ -	\$ 4,809	\$ 6,254	\$ -	\$ -	\$ 91,613
Interest Income	\$ 84	\$ 0	\$ 194	\$ 3,568	\$ 3,703	\$ 3,776	\$ 3,359	\$ 3,101	\$ 2,682	\$ 2,170	\$ -	\$ -	\$ 22,639
Restaurant Lease Income	\$ 1,221	\$ 1,221	\$ 1,221	\$ 1,221	\$ 1,000	\$ 1,293	\$ 146	\$ 646	\$ -	\$ 1,443	\$ -	\$ -	\$ 9,414
Sponsorship	\$ -	\$ -	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000
Miscellaneous Income	\$ 1,621	\$ 223	\$ 910	\$ 1,675	\$ 2,063	\$ 1,131	\$ 1,361	\$ 1,472	\$ 492	\$ 2,373	\$ -	\$ -	\$ 13,320
Security Credentials	\$ 90	\$ 510	\$ 390	\$ 1,360	\$ 920	\$ 470	\$ 600	\$ 570	\$ 380	\$ 570	\$ -	\$ -	\$ 5,860
Miscellaneous Income-Reimbursed Repairs	\$ 350	\$ 2,310	\$ -	\$ -	\$ 2,310	\$ 770	\$ 1,640	\$ 870	\$ 100	\$ 870	\$ -	\$ -	\$ 9,220
Miscellaneous Income-Insurance Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,769	\$ -	\$ -	\$ -	\$ -	\$ 4,769
<b>Total Revenues</b>	<b>\$ 32,997</b>	<b>\$ 614,836</b>	<b>\$ 1,572,193</b>	<b>\$ 119,043</b>	<b>\$ 96,700</b>	<b>\$ 45,046</b>	<b>\$ 140,519</b>	<b>\$ 28,359</b>	<b>\$ 29,860</b>	<b>\$ 14,966</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,694,519</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ -	\$ 450	\$ 450	\$ 450	\$ 900	\$ 900	\$ 450	\$ 900	\$ 450	\$ 450	\$ -	\$ -	\$ 5,400
FICA Expense	\$ -	\$ 34	\$ 34	\$ 34	\$ 69	\$ 69	\$ 34	\$ 69	\$ 34	\$ 34	\$ -	\$ -	\$ 413
Engineering	\$ 4,069	\$ 5,993	\$ 7,008	\$ 3,084	\$ 8,713	\$ 11,457	\$ 4,320	\$ 7,315	\$ 5,483	\$ 9,599	\$ -	\$ -	\$ 67,039
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ 600
Dissemination	\$ 131	\$ 631	\$ 131	\$ 131	\$ 131	\$ 131	\$ 481	\$ 131	\$ 131	\$ 131	\$ -	\$ -	\$ 2,162
Attorney	\$ 175	\$ 3,166	\$ 3,923	\$ 3,327	\$ 3,916	\$ 3,505	\$ 4,640	\$ 4,522	\$ 4,053	\$ 4,000	\$ -	\$ -	\$ 35,226
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,930	\$ -	\$ -	\$ 3,930
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,310	\$ -	\$ -	\$ 4,310
Management Fees	\$ 5,811	\$ 5,811	\$ 5,811	\$ 5,811	\$ 5,811	\$ 5,811	\$ 5,811	\$ 5,811	\$ 5,811	\$ 5,811	\$ -	\$ -	\$ 58,109
Management Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Accounting System Software	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ 833
Postage	\$ 80	\$ 274	\$ 146	\$ 1,050	\$ 32	\$ 141	\$ 6	\$ 196	\$ 322	\$ 368	\$ -	\$ -	\$ 2,614
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17	\$ -	\$ -	\$ -	\$ 103	\$ -	\$ -	\$ 120
Newsletter Printing	\$ 4,405	\$ 4,945	\$ 4,545	\$ 5,100	\$ 5,100	\$ 5,100	\$ 5,100	\$ 4,631	\$ 4,257	\$ 3,817	\$ -	\$ -	\$ 47,000
Marketing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160	\$ -	\$ -	\$ -	\$ 160
Rentals & Leases	\$ 290	\$ -	\$ 145	\$ 145	\$ 264	\$ 145	\$ 145	\$ -	\$ 145	\$ 145	\$ -	\$ -	\$ 1,423
Insurance	\$ 83,239	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,239
Legal Advertising	\$ -	\$ -	\$ 93	\$ 45	\$ -	\$ -	\$ 111	\$ 93	\$ 87	\$ -	\$ -	\$ -	\$ 429
Other Current Charges	\$ -	\$ 130	\$ 72	\$ (72)	\$ -	\$ 19	\$ 45	\$ -	\$ -	\$ 106	\$ -	\$ -	\$ 300
Office Supplies	\$ 3	\$ -	\$ 3	\$ 3	\$ 3	\$ 4	\$ -	\$ 3	\$ 4	\$ 3	\$ -	\$ -	\$ 23
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 98,460</b>	<b>\$ 21,517</b>	<b>\$ 22,443</b>	<b>\$ 19,191</b>	<b>\$ 25,023</b>	<b>\$ 27,381</b>	<b>\$ 21,727</b>	<b>\$ 23,752</b>	<b>\$ 21,020</b>	<b>\$ 33,490</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 314,005</b>

**Lake Ashton**  
Community Development District  
Month to Month  
FY 2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
<b><u>Operations &amp; Maintenance</u></b>													
<b>Field Expenditures</b>													
Field Management Services	\$ 43,462	\$ 43,462	\$ 43,462	\$ 43,462	\$ 43,462	\$ 43,462	\$ 43,462	\$ 43,462	\$ 43,462	\$ 43,462	\$ -	\$ -	\$ 434,624
Gate/Patrol/Pool Officers	\$ 29,430	\$ 28,632	\$ 30,538	\$ 31,087	\$ 27,833	\$ 30,987	\$ 30,963	\$ 30,963	\$ 30,860	\$ 31,638	\$ -	\$ -	\$ 302,931
Gate/Patrol/Pool Officers-Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security/Fire Alarm/Gate Repairs	\$ -	\$ 195	\$ 823	\$ -	\$ 213	\$ -	\$ 600	\$ 612	\$ 213	\$ 905	\$ -	\$ -	\$ 3,560
Access Control System	\$ 5,593	\$ 5,593	\$ 5,593	\$ 5,630	\$ 5,593	\$ 5,593	\$ 5,593	\$ 5,593	\$ 5,593	\$ 5,593	\$ -	\$ -	\$ 55,969
Security Credentials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 113	\$ -	\$ -	\$ 27	\$ -	\$ -	\$ 140
Pest Control	\$ 395	\$ 250	\$ 250	\$ 395	\$ 250	\$ 250	\$ 250	\$ 395	\$ 250	\$ 395	\$ -	\$ -	\$ 3,080
Telephone/Internet	\$ 665	\$ 515	\$ 650	\$ 580	\$ 539	\$ 539	\$ 549	\$ 1,029	\$ 69	\$ 880	\$ -	\$ -	\$ 6,016
Electric	\$ 21,115	\$ 19,529	\$ 19,205	\$ 19,271	\$ 20,602	\$ 19,701	\$ 20,320	\$ 21,082	\$ 21,686	\$ 22,000	\$ -	\$ -	\$ 204,510
Water	\$ 2,452	\$ 1,380	\$ 965	\$ 965	\$ 883	\$ -	\$ -	\$ 1,789	\$ 2,967	\$ -	\$ -	\$ -	\$ 11,402
Gas-Pool	\$ 1,839	\$ 419	\$ 168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,426
Refuse	\$ 518	\$ 559	\$ 628	\$ 465	\$ 748	\$ 629	\$ 1,043	\$ 814	\$ 563	\$ 563	\$ -	\$ -	\$ 6,530
Repairs and Maintenance-Clubhouse	\$ 4,374	\$ 5,062	\$ 2,409	\$ 10,414	\$ 8,175	\$ 5,329	\$ 1,126	\$ 4,821	\$ 7,377	\$ 14,198	\$ -	\$ -	\$ 63,285
Repairs and Maintenance-Fitness Center	\$ 438	\$ 220	\$ -	\$ -	\$ 220	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,053
Repairs and Maintenance-Bowling Lanes	\$ 600	\$ 850	\$ 500	\$ 1,716	\$ 1,429	\$ 784	\$ 3,439	\$ 1,025	\$ 3,552	\$ -	\$ -	\$ -	\$ 13,895
Repairs and Maintenance-Restaurant	\$ -	\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ 1,770	\$ 3,810	\$ -	\$ -	\$ -	\$ -	\$ 6,780
Furniture, Fixtures, Equipment	\$ 60	\$ -	\$ 1,689	\$ 830	\$ 466	\$ -	\$ 874	\$ 602	\$ 428	\$ -	\$ -	\$ -	\$ 4,948
Repairs and Maintenance-Pool	\$ 5,633	\$ 626	\$ 702	\$ 9,239	\$ 2,211	\$ 2,421	\$ 3,093	\$ 919	\$ 2,357	\$ 1,239	\$ -	\$ -	\$ 28,440
Repairs and Maintenance-Golf Cart	\$ 1,061	\$ 173	\$ 1,403	\$ 665	\$ 345	\$ 345	\$ 345	\$ 615	\$ 345	\$ 345	\$ -	\$ -	\$ 5,642
Repairs and Maintenance-Reimbursed	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375
Landscape Maintenance-Contract	\$ 16,210	\$ 16,210	\$ 16,210	\$ 16,210	\$ 16,210	\$ 16,210	\$ 16,210	\$ 16,210	\$ 16,353	\$ 16,210	\$ -	\$ -	\$ 162,243
Landscape Maintenance-Improvements	\$ 1,827	\$ 1,950	\$ 1,999	\$ 745	\$ -	\$ -	\$ -	\$ -	\$ 624	\$ 1,931	\$ -	\$ -	\$ 9,077
Irrigation Repairs	\$ 748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,819	\$ -	\$ -	\$ -	\$ 2,566
Lake Maintenance-Contract	\$ 4,603	\$ 4,603	\$ 4,603	\$ 4,603	\$ 4,603	\$ 4,603	\$ 4,603	\$ 4,603	\$ 4,603	\$ -	\$ -	\$ -	\$ 41,427
Lake Maintenance-Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,030	\$ 330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,360
Wetland/Mitigation Maintenance	\$ -	\$ -	\$ -	\$ 13,341	\$ 10,009	\$ -	\$ -	\$ -	\$ 13,341	\$ -	\$ -	\$ -	\$ 36,691
Permits/Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420	\$ -	\$ -	\$ -	\$ -	\$ 420
Office Supplies/Printing/Binding	\$ 119	\$ 214	\$ 451	\$ 320	\$ 144	\$ 644	\$ 66	\$ 23	\$ 691	\$ 76	\$ -	\$ -	\$ 2,746
Credit Card Processing Fees	\$ 283	\$ 34	\$ 260	\$ 162	\$ 438	\$ 299	\$ 333	\$ 154	\$ 175	\$ 112	\$ -	\$ -	\$ 2,249
Dues & Subscriptions	\$ 52	\$ 4,377	\$ 246	\$ 1,659	\$ 392	\$ 1,086	\$ -	\$ 45	\$ 4,589	\$ 48	\$ -	\$ -	\$ 12,494
Decorations	\$ -	\$ -	\$ 146	\$ (57)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89
Special Events	\$ 22,960	\$ 4,085	\$ 22,136	\$ 11,811	\$ 51,689	\$ (1,084)	\$ 554	\$ 2,789	\$ 3,771	\$ 329	\$ -	\$ -	\$ 119,040
Storm Damage	\$ 3,138	\$ 5,697	\$ 510	\$ 2,300	\$ -	\$ -	\$ -	\$ 490	\$ -	\$ -	\$ -	\$ -	\$ 12,136
<b>Total Operations &amp; Maintenance</b>	<b>\$ 167,701</b>	<b>\$ 144,635</b>	<b>\$ 155,546</b>	<b>\$ 177,013</b>	<b>\$ 196,454</b>	<b>\$ 133,002</b>	<b>\$ 135,887</b>	<b>\$ 142,266</b>	<b>\$ 165,688</b>	<b>\$ 139,954</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,558,145</b>
<b>Total Expenditures</b>	<b>\$ 266,161</b>	<b>\$ 166,152</b>	<b>\$ 177,989</b>	<b>\$ 196,204</b>	<b>\$ 221,476</b>	<b>\$ 160,384</b>	<b>\$ 157,614</b>	<b>\$ 166,019</b>	<b>\$ 186,708</b>	<b>\$ 173,444</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,872,150</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (233,163)</b>	<b>\$ 448,684</b>	<b>\$ 1,394,204</b>	<b>\$ (77,161)</b>	<b>\$ (124,777)</b>	<b>\$ (115,338)</b>	<b>\$ (17,095)</b>	<b>\$ (137,660)</b>	<b>\$ (156,847)</b>	<b>\$ (158,479)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 822,369</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ (496,380)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (496,380)
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (496,380)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (496,380)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (233,163)</b>	<b>\$ 448,684</b>	<b>\$ 1,394,204</b>	<b>\$ (573,541)</b>	<b>\$ (124,777)</b>	<b>\$ (115,338)</b>	<b>\$ (17,095)</b>	<b>\$ (137,660)</b>	<b>\$ (156,847)</b>	<b>\$ (158,479)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 325,989</b>

# **LAKE ASHTON**

## **COMMUNITY DEVELOPMENT DISTRICT**

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

Series 2015-1, Special Assessment Bonds		
Interest Rate:	5.000%	
Maturity Date:	5/1/32	\$2,225,000.00
Reserve Fund Definition Requirement	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$198,375.00	
Reserve Fund Balance	\$198,375.00	
Bonds outstanding - 9/30/2024		\$2,225,000.00
	November 1, 2024 (Special Call)	(\$100,000.00)
	May 1, 2025 (Mandatory)	(\$220,000.00)
	May 1, 2025 (Special Call)	(\$70,000.00)
<b>Current Bonds Outstanding</b>		<b>\$1,835,000.00</b>

Series 2015-2, Special Assessment Bonds		
Interest Rate:	5.000%	
Maturity Date:	5/1/25	\$15,000.00
Interest Rate:	5.000%	
Maturity Date:	5/1/37	\$380,000.00
Bonds outstanding - 9/30/2024		\$395,000.00
	November 1, 2024 (Special Call)	(\$15,000.00)
	May 1, 2025 (Mandatory)	(\$20,000.00)
<b>Current Bonds Outstanding</b>		<b>\$360,000.00</b>

<b>Total Current Bonds Outstanding</b>		<b>\$2,195,000.00</b>
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# SECTION D

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

**Check Run Summary**

**August 18, 2025**

<b>Date</b>	<b>Check Numbers</b>	<b>Amount</b>
<b><u>General Fund</u></b>		
07/24/25	9806-9817	\$69,115.50
07/31/25	9818-9829	\$13,170.09
<b>General Fund Total</b>		<b>\$82,285.59</b>
<b><u>Capital Projects Fund</u></b>		
07/18/25	433	\$15,811.50
07/24/25	434	\$10,475.00
07/31/25	435	\$9,000.00
08/07/25	436	\$10,146.00
<b>Capital Projects Fund Total</b>		<b>\$45,432.50</b>

AP300R  
\*\*\* CHECK NOS. 009806-050000

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

RUN 8/11/25

PAGE 10

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/24/25	00557	7/16/25 P8403541	202507 320-57200-54500	SUPPLIES 07/25	*	133.45	
				BATTERIES PLUS LLC			133.45 009806
7/24/25	00676	7/02/25 372716	202506 310-51300-32200	SVCS 06/25	*	3,930.00	
				BERGER, TOOMBS, ELAM, GAINES & FRANK			3,930.00 009807
7/24/25	00741	7/09/25 29	202507 320-57200-34000	AMENITY MGMT 07/25	*	43,462.42	
				COMMUNITY ASSOCIATIONS AND			43,462.42 009808
7/24/25	00003	7/15/25 89249293	202507 310-51300-42000	DELIVERY THRU 07/10/25	*	53.23	
				FEDEX			53.23 009809
7/24/25	00215	7/01/25 478	202507 310-51300-34000	MGMT FEES 07/25	*	5,810.92	
		7/01/25 478	202507 310-51300-35100	INFO TECH 07/25	*	83.33	
		7/01/25 478	202507 310-51300-31300	DISSEMINATION AGENT SVCS	*	131.25	
		7/01/25 478	202507 310-51300-51000	OFFICE SUPPLIES 07/25	*	2.50	
				GMS-CENTRAL FLORIDA, LLC			6,028.00 009810
7/24/25	00750	7/10/25 39263	202507 320-57200-54500	SUPPLIES 07/25	*	308.20	
		7/14/25 39345	202507 320-57200-54500	SUPPLIES 07/25	*	124.90	
				JANITORIAL SUPERSTORE INC			433.10 009811
7/24/25	00164	6/09/25 140839	202505 310-51300-31500	LEGAL FEES THRU 5/31/25	*	4,521.50	
		7/14/25 142546	202506 310-51300-31500	SVCS 06/25	*	4,052.62	
				LATHAM, LUNA, EDEN & BEAUDINE, LLP			8,574.12 009812
7/24/25	00361	7/03/25 290058	202507 320-57200-54500	SVCS 07/25	*	1,151.00	
		7/15/25 291214	202507 320-57200-54500	SVCS 07/25	*	96.90	
		7/16/25 291410	202507 320-57200-54500	SVCS 07/25	*	311.10	
				MILLER'S CENTRAL AIR, INC.			1,559.00 009813
				LAKA LAKE ASHTON SHENNING			

AP300R  
\*\*\* CHECK NOS. 009806-050000

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

RUN 8/11/25

PAGE 11

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/24/25	00538	7/10/25 373033	202507 320-57200-54500		*	624.13	
		SVCS 07/25		PERFORMANCE GOLF CARTS			624.13 009814
7/24/25	00238	5/07/25 317212	202507 320-57200-45300		*	1,394.95	
		SUPPLIES 07/25		SPIES POOL,LLC			1,394.95 009815
7/24/25	00780	7/14/25 56307022	202507 320-57200-54500		*	43.80	
		SUPPLIES 07/25					
		7/21/25 56307066	202507 320-57200-54500		*	43.80	
		SUPPLIES 07/25		VESTIS			87.60 009816
7/24/25	00664	7/15/25 1928-062	202506 320-57200-54000		*	48.35	
		SVCS 06/25					
		7/15/25 1928-062	202506 320-57200-54500		*	577.94	
		SVCS 06/25					
		7/15/25 1928-062	202506 320-57200-49400		*	167.28	
		SVCS 06/25					
		7/15/25 1928-062	202506 300-13100-10000		*	2,042.90	
		SVCS 06/25					
		7/15/25 1928-062	202506 600-53800-68003		*	2,042.90	
		SVCS 06/25					
		7/15/25 1928-062	202506 600-20700-10000		*	2,042.90-	
		SVCS 06/25					
		7/15/25 1928-062	202506 320-57200-34505		*	26.90	
		SVCS 06/25					
		7/15/25 1928-062	202506 320-57200-45300		*	155.70-	
		SVCS 06/25					
		7/15/25 1928-062	202506 320-57200-51000		*	24.83	
		SVCS 06/25					
		7/15/25 1928-062	202506 310-51300-42500		*	103.00	
		SVCS 06/25		WELLS FARGO-ACH			2,835.50 009817
7/31/25	00786	7/25/25 000334	202507 320-57200-41000		*	400.00	
		SVCS 07/25		ACG BUSINESS SERVICES			400.00 009818
7/31/25	00695	7/21/25 16744750	202508 320-57200-41000		*	479.89	
		SVCS 08/25		CHARTER COMMUNICATIONS			479.89 009819
7/31/25	00621	7/09/25 1046877	202507 320-57200-54501		*	145.00	
		SVCS 07/25					

LAKA LAKE ASHTON SHENNING

AP300R  
\*\*\* CHECK NOS. 009806-050000

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

RUN 8/11/25

PAGE 12

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/09/25 1046879	202507 320-57200-54501		*	250.00	
		SVCS 07/25		COUNTRY BOY PEST CONTROL			395.00 009820
7/31/25 00003		7/22/25 89310090	202507 310-51300-42000		*	118.86	
		DELIVERY THRU 07/14/25		FEDEX			118.86 009821
7/31/25 00812		7/29/25 072925	202507 320-57200-49400		*	50.00	
		CAMP LAKE ASHTON 07/25		LAURIE HEVERLY			50.00 009822
7/31/25 00098		7/04/25 1285-062	202506 320-57200-54500		*	534.87	
		SVCS 06/25			*	25.68	
		7/04/25 1285-062	202506 320-57200-49400				560.55 009823
		SVCS 06/25		HOME DEPOT CREDIT SERVICES			
7/31/25 00504		7/22/25 106824	202507 320-57200-54500		*	3,151.47	
		SVCS 07/25		KINCAID ELECTRICAL SERVICES			3,151.47 009824
7/31/25 00361		7/25/25 291575	202507 320-57200-54500		*	3,008.00	
		SVCS 07/25		MILLER'S CENTRAL AIR, INC.			3,008.00 009825
7/31/25 00773		7/24/25 27057	202507 320-57200-54500		*	3,787.75	
		SVCS 07/25		PRECISION SERVICE&INSTALLATION LLC			3,787.75 009826
7/31/25 00234		7/25/25 60378568	202507 320-57200-51000		*	51.29	
		SUPPLIES 07/25			*	213.48	
		7/25/25 60378568	202507 320-57200-54500				264.77 009827
		SUPPLIES 07/25		STAPLES BUSINESS CREDIT			
7/31/25 00108		7/17/25 33556	202507 320-57200-46201		*	250.00	
		SOD DELIVERY 07/25			*	660.00	
		7/17/25 33557	202507 320-57200-46201				910.00 009828
		SOD DELIVERY 07/25		TRAVIS RESMONDO SOD, INC.			
7/31/25 00780		7/28/25 56307109	202507 320-57200-54500		*	43.80	
		SUPPLIES 07/25		VESTIS			43.80 009829
				TOTAL FOR BANK A		82,285.59	
				LAKA LAKE ASHTON			
				SHENNING			

AP300R  
\*\*\* CHECK NOS. 000433-050000

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

RUN 8/11/25

PAGE 13

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/18/25	00130	7/06/25 3714	202507 600-53800-68007		*	13,987.50	
		DEPOSIT-BALLROOM WINDOWS					
		7/08/25 3714	202507 600-53800-68007		*	1,824.00	
		DEPOSIT-BALLROOM ARCH TOP					
				WINDOW CONCEPTS BY ANNALISA			15,811.50 000433
7/24/25	00134	7/06/25 389-0725	202507 600-53800-68007		*	10,475.00	
		SVCS 07/25					
				OPERATION PAINT OF CENTRAL FLORIDA			10,475.00 000434
7/31/25	00135	5/05/25 052025	202505 600-53800-68020		*	9,000.00	
		ROOF REPLACEMENT 05/25					
				WCM CONSTRUCTION & ROOFING LLC			9,000.00 000435
8/07/25	00129	7/03/25 4565	202507 600-53800-60003		*	10,146.00	
		BALANCE POND EROSION CTRL					
				TOOLES TRACTOR SERVICES & H2O			10,146.00 000436
				TOTAL FOR BANK B		45,432.50	
				TOTAL FOR REGISTER		45,432.50	

LAKA LAKE ASHTON SHENNING

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

									\$2,512,482.00 .36300.10100		\$429,537.06 025.36300.10000	\$2,942,019.06
Date Received	Collection Period	O&M Receipts	Debt Svc Receipts	Discounts/ Penalties	Debt Discounts/ Penalties	Commissions Paid	Property Appraiser	Net Amount Received	General Fund 85%		21A Debt Svc Fund 15%	Total 100%
11/13/24	10/21/24-10/21/24	\$ 25,061.35	\$ 3,914.43	\$ 1,320.38	\$ 205.51	\$ 549.00	\$ -	\$ 26,900.89	\$ 23,266.15		\$ 3,634.74	\$ 26,900.89
11/15/24	10/01/24-10/31/24	\$ 5,138.00	\$ 1,028.98	\$ 205.52	\$ 41.16	\$ 118.41	\$ -	\$ 5,801.89	\$ 4,833.83		\$ 968.06	\$ 5,801.89
11/19/24	11/01/24-11/07/24	\$ 241,486.00	\$ 31,442.87	\$ 9,659.37	\$ 1,257.70	\$ 5,240.24	\$ -	\$ 256,771.56	\$ 227,190.10		\$ 29,581.47	\$ 256,771.56
11/26/24	11/08/24-11/15/24	\$ 349,384.00	\$ 44,237.40	\$ 13,975.57	\$ 1,769.41	\$ 7,557.53	\$ -	\$ 370,318.89	\$ 328,700.26		\$ 41,618.63	\$ 370,318.89
12/09/24	11/16/24-11/26/24	\$ 745,010.00	\$ 122,664.61	\$ 29,800.37	\$ 4,906.45	\$ 16,659.36	\$ -	\$ 816,308.43	\$ 700,905.44		\$ 115,403.00	\$ 816,308.43
12/20/24	11/27/24-11/30/24	\$ 709,709.71	\$ 132,629.85	\$ 28,381.99	\$ 5,302.16	\$ 16,173.11	\$ -	\$ 792,482.30	\$ 667,701.17		\$ 124,781.14	\$ 792,482.30
12/28/24	12/01/24-12/15/24	\$ 192,667.69	\$ 43,150.37	\$ 7,340.50	\$ 1,633.52	\$ 4,536.88	\$ -	\$ 222,307.16	\$ 181,620.65		\$ 40,686.51	\$ 222,307.16
01/13/25	12/16/24-12/31/24	\$ 69,726.17	\$ 12,665.70	\$ 2,117.49	\$ 387.59	\$ 1,597.74	\$ -	\$ 78,289.05	\$ 66,256.51		\$ 12,032.55	\$ 78,289.05
02/03/25	INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,970.31	\$ 3,390.64		\$ 579.67	\$ 3,970.31
02/10/25	01/01/25-01/31/25	\$ 60,462.62	\$ 9,308.78	\$ 1,279.16	\$ 195.95	\$ 1,365.93	\$ -	\$ 66,930.36	\$ 57,999.79		\$ 8,930.57	\$ 66,930.36
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
05/09/25	04/01/25-04/30/25	\$ 10,353.07	\$ 1,305.56	\$ -	\$ -	\$ 233.17	\$ -	\$ 11,425.46	\$ 10,146.01		\$ 1,279.45	\$ 11,425.46
06/13/25	05/01/25-05/31/25	\$ 11,974.72	\$ 2,133.51	\$ -	\$ -	\$ 282.16	\$ -	\$ 13,826.07	\$ 11,735.23		\$ 2,090.84	\$ 13,826.07
06/24/25	06/02/25-06/02/25	\$ 8,053.84	\$ 1,639.31	\$ -	\$ -	\$ 193.86	\$ -	\$ 9,499.29	\$ 7,892.76		\$ 1,606.52	\$ 9,499.29
07/11/25	06/01/25-06/30/25	\$ 38.52	\$ 11.49	\$ -	\$ -	\$ 1.00	\$ -	\$ 49.01	\$ 37.75		\$ 11.26	\$ 49.01
		\$ 2,513,395.96	\$ 422,570.60	\$ 94,285.85	\$ 15,737.61	\$ 56,518.86	\$ 29,420.19	\$ 2,744,252.34	\$ 2,349,231.12		\$ 395,021.21	\$ 2,744,252.34

Gross Percent Collected	99.79%
Balance Due	\$6,052.50