

*Lake Ashton
Community Development District*

Meeting Agenda

September 15, 2025

AGENDA

Lake Ashton

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

September 8, 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, September 15, 2025 at 9:00 AM** at the **Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL 33859**.

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

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

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

Meeting ID: 969 5923 1158

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call and Pledge of Allegiance
2. Approval of Meeting Agenda
3. Public Comments on Specific Items on the Agenda (*All public comments are limited to three (3) minutes each*)
4. Consideration of Minutes from the August 18, 2025 Board of Supervisors Meeting
5. Engineering Report
6. Old Business
7. New Business
 - A. Discussion Regarding Letter Received from CDD II Regarding Golf Course Lease Revisions (*requested by Supervisor Costello*)
 - B. Consideration of Joint Amenity Facilities Policies (*requested by Supervisor Ulrich*)
 - C. Review of Proposals Received for Aquatic Maintenance Services (*due Friday, September 12, 2025 @ 12:00 PM EST*) (*to be provided under separate cover*)
8. Monthly Reports
 - A. Attorney
 - B. Lake Ashton Community Director

- C. Operations Manager
 - I. Landscaping Update
 - a) Presentation of Monthly Landscaping Checklist and Report
 - II. Aquatics Update
 - a) Presentation of Monthly Aquatic Maintenance Checklist and Report
 - D. District Manager's Report
9. Financial Reports
- A. Combined Balance Sheet
 - B. Capital Projects Reserve Fund
 - C. Statement of Revenues, Expenditures, and Changes in Fund Balance
 - D. Approval of Check Run Summary
10. Public Comments
11. Supervisor Requests/Supervisor Open Discussion
12. **CLOSED SECURITY DISCUSSION**
- A. Review of Security Services Request for Proposals Documentation & Published Notice of Request for Proposals (*RFP provided to Supervisors under separate cover*)
13. Approval of Security Services Request for Proposals Documentation & Published Notice of Request for Proposals
14. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on **Monday, August 18, 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
Mike Costello
Steve Realmuto
Debby Landgrebe
Greg Ulrich

Chairperson
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Jay Lazarovich
Garrett Posten
Matt Fisher
Christine Wells *via Zoom*

District Manager, GMS
District Counsel, Latham Luna
District Engineer, Rayl Engineering
Operations Manager
Community Director

The following is a summary of the discussions and actions taken at the August 18, 2025 Lake Ashton Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

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

SECOND ORDER OF BUSINESS

Approval of Meeting Agenda

Ms. VanSickle suggested moving 7C – consideration of the proposals for ADA inspection of the clubhouse parking lot be moved up under the engineer. Since it's a joint meeting today, she suggested moving landscape update after the engineers report. Mr. Realmuto added thinking about when to have the closed security discussion. Ms.

VanSickle stated that will be moved to the very end. Mr. Costello spoke about the letter on the golf course. Ms. Burns noted that will be under the attorneys report.

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

THIRD ORDER OF BUSINESS

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

Ms. VanSickle opened the public comment period.

Marianne Zak (4031 Birkdale Dr.) asked if the Board has fiduciary duty to provide at least three proposals from separate providers for the ADA consulting and if not, why?

FOURTH ORDER OF BUSINESS

Consideration of Minutes from the July 21, 2025 Audit Committee Meeting and the July 21, 2025 Board of Supervisors Meeting

Ms. VanSickle presented the minutes from the July 21, 2025 Audit Committee meeting and Board of Supervisors meeting. Ms. Burns received a couple of corrections that will be incorporated in the signed version. She asked for a motion to approve both sets of meeting minutes.

On MOTION by Ms. Landgrebe, seconded by Mr. Realmuto, with all in favor, the Minutes from the July 21, 2025 Audit Committee Meeting and Board of Supervisors Meeting, were approved 5-0.

FIFTH ORDER OF BUSINESS

Engineering Report

Mr. Posten reviewed the Engineering Report on page 27 of the agenda package. He spoke about working in coordination with the City of Lake Wales. The main concern is a large cavity that opened up on Turnberry Lane. Density reports are needed which was not part of the original scope but is being added now. He has completed marking the

wetlands around the community. There is some erosion on the Northwest corner of the entrance bridge and three quotes were received.

A. Proposal to Repair Entrance Bridge Erosion from Toole’s Tractor Services & H2O Weed Control, LLC

Mr. Posten reviewed a quote from Toole’s Tractor Service for \$4,356 to restore the erosion area on the NW corner of the entrance bridge.

On MOTION by Mr. Ulrich, seconded by Ms. Landgrebe, with all in favor, the Proposal to Repair Entrance Bridge Erosion from Toole’s Tractor Service & H2O Weed Control, LLC for \$4,356, was approved 5-0.

Mr. Posten noted they are looking at the first of October for the start date of the Turnberry Lane repaving project. Ms. Landgrebe suggested reviewing the ponds that could impact residents. Mr. Posten noted hole #1, #2, and #4 ponds are priority. He noted a fairly substantial landscape encroachment on CDD property at Blackmoor Lane. Mr. Realmuto spoke about selective enforcement not being the right thing to do. Ms. VanSickle talked about consistency. The attorney will look into property line encroachments.

SIXTH ORDER OF BUSINESS

Old Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

New Business

A. Consideration of Agreement Renewals for District Services (Fiscal Year 2026)(Maintenance Contract Analysis Provided as backup)

I. Agreement with Yellowstone Landscape – Southeast

Mr. Fisher provided the Yellowstone Landscape Report. Ms. Van Sickle noted Yellowstone is staying flat and there has been a lot of improvement which she is pleased with.

On MOTION by Ms. Landgrebe, seconded by Mr. Costello, with all in favor, the Agreement with Yellowstone Landscape - Southeast, was approved.

- 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**

Mr. Ulrich asked to remove Pine Island from the scope. The Board agreed to bid out the aquatics contract.

- III. **Agreement for Security Services with Securitas *(provided to Board Members separately due to confidentiality guidelines)***

The Board discussed Securitas and decided to bid out the security contract. Mr. Realmuto noted Securitas is in violation of their contract by providing a late notice. Counsel will review the contract and confirm.

On MOTION by Mr. Realmuto, seconded by Mr. Ulrich, with all in favor, to Renew Security Contract with Securitas with 30 Day Termination without Cause, and Renew with Existing Rates, or at Least Defer Them to 90 Days from when this notice was received, was approved.

B. Consideration of Renewal of Bingo Rental Agreement

Mr. Realmuto made a motion to renew the bingo rental agreement.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, the Renewal of Bingo Rental Agreement, was approved.

C. Consideration of Proposals for ADA Inspection of Clubhouse Parking Lots

- I. **ADA Compliance Specialists**
- II. **RGA Design Forensics, LLC**

Ms. Burns noted she reached out to three parties regarding quotes for ADA. The District’s insurance provider doesn’t have an ADA specialist. She presented the ADA Compliance Specialists quote for \$3,000 for the inspection and written report of the parking lots to identify all ADA compliance issues.

The second quote was from RGA Design Forensics for \$1,750 for the same scope. No action was taken and the Board directed staff to notify vendors.

Mr. Ulrich made a motion that the side door be open during restaurant hours or during public events when people are using the ADA access parking spots.

On MOTION by Mr. Ulrich seconded by Ms. Landgrebe, with all in favor, the Side Door Stay Open During Restaurant Hours or During Public Events when People are using the ADA Access Parking Spots, was approved.

D. Discussion Regarding Updated Joint Amenity Policies (*requested by Supervisor Ulrich*)

Mr. Lazarovich noted a letter received from Lake Ashton II with an estimate of \$500K. He stated this is not a proper request as there is not enough information. Mr. Realmuto noted the attorney says the cost of \$500K is to replace the existing irrigation system for the East course which is not true. The exact number was \$480K. It was to replace the sprinkler heads and control system for the sprinkler heads only.

CLOSED SECURITY SESSION

Ms. VanSickle stated the Board is entering the closed security session.

EIGHTH ORDER OF BUSINESS

Monthly Reports

A. Attorney

Mr. Lazarovich stated there were no major updates this month, but there was a request from Steve last month regarding the FIA Risk Services report. He stated he thought it was a good report overall, fairly simple. The recommendations are at a minimal cost, so we don't see any reason to not make those changes. Specifically, the treadmills, if there is adequate room to make that change, it should be complied with.

B. Lake Ashton Community Director

Ms. Burns stated Christine's report starts on page 97 of the agenda package.

Ms. Burns noted one thing Christine is looking for some direction on is the attendance for the 11:00 a.m. Tuesday through Friday movies is essentially zero attendees. I think she's looking for direction on if we would like to remove those. The Board had no issue with that. Staff direction to do away with that showing.

Ms. VanSickle stated Christine had another item that she wants to have direction for and that was who should be billed for the engineer's time for the project for the Blackmoor issue. The Board agreed that would be resident responsibility.

Mr. Realmuto spoke about using the reserve study as a planning tool. The changes that have been made need to be incorporated. Mr. Costello stated Christine has to gather the information and bring it back to the Board. Mr. Realmuto noted she is looking for feedback from us on what we want to see it updated with. Ms. Burns stated I think you're looking for an updated reserve study for all District owned property and it is other than the roadways because we have the engineers report on that. Mr. Realmuto suggested incorporating the engineer's report into the reserve study so that they are tracking the individual roads as they're repaved rather than a set amount and not allocating it to particular roads. It would help us understand where years of expenditures might be necessary.

C. Operations Manager

Mr. Fisher presented the Operations Manager's Report which starts on page 111 of the agenda package. Items included bridge maintenance.

I. Landscaping Update

a) Presentation of Monthly Landscaping Checklist and Report

There being no comments, the next item followed.

II. Aquatics Update

a) Presentation of Monthly Aquatic Maintenance Checklist and Report

Mr. Fisher stated he addressed the Applied Aquatic ordeal and will start soliciting some bids to bring back to the Board.

III. Consideration of Proposals for Pressure Washing and Sealing Bridges

- a) **C&C Outdoors, Inc.**
- b) **Clean Right, LLC**
- c) **GMS-CF**

Mr. Fisher reviewed proposals from C&C Outdoors for \$13,500, GMS for \$14,646.25 and Clean Right for \$15,000 for pressure washing and sealing bridges.

On MOTION by Mr. Costello, seconded by Mr. Ulrich, with all in favor, the C&C Outdoors Proposal for \$13,500, was approved.

IV. Consideration of Proposals for Bridge Boards Replacement (*Additional proposals to be provided under separate cover*)

- a) **EMC Docks**

No Action. Mr. Fisher and Mr. Ulrich will meet with a bridge expert regarding board replacement.

D. District Manager’s Report

Ms. Burns had nothing specific to report but offered to answer questions.

NINTH ORDER OF BUSINESS

Financial Reports

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

Ms. VanSickle stated the financial reports are included in the agenda package and asked for any comments.

D. Approval of Check Run Summary

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

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

TENTH ORDER OF BUSINESS

Public Comments

Ms. VanSickle opened the public comment period. There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

**Supervisor Requests/Supervisor
Open Discussion**

Ms. Landgrebe would like to start talking about the streetlights and some of the contracts coming up at the next Board meeting. She would like to take a look at maybe two of the contracts to see if there is a cost savings with that section. Mr. Realmuto noted they can have Christine update the quotes because they don't know how prices have changed or anything else. What's available to us now for our next meeting, we can discuss that there.

TWELFTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V

line striping * line removal * disabled parking * roadways * regulatory signs * asphalt maintenance

J and M Pavement Inc.



Mulberry / Tampa area (813) 938-8296

Lake Worth (561) 839-3321

email jnmpavement@yahoo.com

website jandmpavementinc.com

**TO: LAKE ASHTON CDD
C/O GOVERNMENT MANAGEMENT SERVICES
- CENTRAL FLORIDA LLC**

ATTN: JILLIAN BURNS DISTRICT MGR - 407-841-5524

FROM: GLADYS SPROUT - 561-502-4943

RE: LAKE ASHTON CDD CLUBHOUSE PARKING

PROPOSAL #250904-2

DATE: 09/04/2025

ON-SITE

1	LS	PAVEMENT MARKINGS	\$1,750.00	\$1,750.00
		1 ea ADA parking paint with sign installed (CORE DRILLING AND BOLLARDS NOT INCLUDED)		
		110 lin ft 6" white paint		
		48 lin ft piano crosswalk		
		1 ea ADA walkway paint		
		1 ea remove and reinstall wheel stop		
		1 ea paint customer wheel stop		
		Remove approximately 123 sq ft existing striping by black out		

Note: It is the customer's responsibility to provide the most current revisions of project plans at the time of installation.

Our assumption is that all pavement markings are paint. If thermoplastic is required there will be an additional charge.

Includes one paint application

It is the customers' responsibility to make sure site is free of dirt, debris, equipment and other subcontractors prior to commencement of our scope of work.

Curbs must be in place before striping for us to guarantee correct placement of lines

When bidding from construction plans only items in bold with call out text description are included. Items in gray are not included.

All quantities taken from sheets 1of 2 and 2 of 2 dated 04/2025

All removal is priced for black out. Waterblasting removal will incur an additional charge.

Any crew required for weekend or night work will carry an additional mobilization fee of \$800.00 per day.

TOTAL \$1,750.00

We propose to furnish material and labor complete in accordance with above specifications if accepted within 30 days. Payment to be made as follows regardless of agreements between customer and any 3rd party: net 30. All material is guaranteed to be as specified above. All work to be completed according to standard practices. Any alterations from above specifications, involving extra costs, will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Payments made after the agreed payment schedule will be considered late and subject to maximum interest allowed by law.

Authorized By: Gladys Sprout 09/04/2025

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

Customer signature _____ / /



2832 Mine and Mill Road, Bay 5
 Lakeland, FL 33801
 (863) 278-3038
 Lakelandoperations@1800STRIPER.com

Estimate

ESTIMATE#	1275
DATE	05/12/2025
PO#	

CUSTOMER
Lake Ashton CDD C/O Governmental Management Services – Central Florida, LLC Jillian Burns 4141 Ashton Club Dr Lake Wales Florida 33859-5703 (407) 841-5524

SERVICE LOCATION
Lake Ashton CDD 4141 Ashton Club Dr Lake Wales Florida 33859-5703

DESCRIPTION	Addition of one accessible space to existing parking lot and marking an accessible route to the clubhouse door
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Estimate			
Description	Qty	Rate	Total
Blackout/Grayout (per foot)	70.00	0.00	0.00
ADA Sign - Materials and Install	1.00	0.00	0.00
Remove Existing Wheel Stop and Seal	2.00	0.00	0.00
Blue Wheel Stop - Install and Paint	1.00	0.00	0.00
Hashed Spaces	3.00	0.00	0.00
Crosswalk (per foot)	48.00	0.00	0.00
Blue Parking Space for Handicap	1.00	0.00	0.00
Handicap Logo with Blue Background	1.00	0.00	0.00
Job Total	1.00	862.98	862.98

CUSTOMER MESSAGE
Please review and accept the estimate provided electronically. Thank you for giving us the opportunity to take care of your striping needs!

Estimate Total: \$862.98

PRE-WORK SIGNATURE

Signed By:

ESTIMATE CONTRACT

By accepting and signing you are agreeing to the scope of work detailed in this estimate.

Estimate is valid for 30 days after the date of issuance. After 30 days, please contact us to confirm pricing.

The estimate price is contingent upon the work area being free of any obstructions (vehicles, dumpsters, etc) at the scheduled project start date and time and throughout the scheduled project time. 1-800-STRIPER of Lakeland reserves the right to adjust the agreed upon estimate price to include all additional expenses incurred, including but not limited to additional trip charges and excessive cleaning charges.

All work is guaranteed for one full year.

All work will be completed in a timely and professional manner, using state-of-the-art equipment and high-end materials.

AAA Top Quality Asphalt
 P. O. Box 1564
 Winter Haven, FL 33882 US
 +18635215454
 aaatopqualityasphalt@gmail.com
 www.aaatopqualityasphalt.com

Proposal



ADDRESS
 Lake Ashton CDD
 C/O Governmental Management
 Services – Central Florida, LLC
 219 E Livingston Street Orlando, FL
 32801
 Attn: Jillian Burns, District Manager
 407-841-5524

SHIP TO
 Lake Ashton CDD
 C/O Governmental Management
 Services – Central Florida, LLC
 219 E Livingston Street Orlando, FL
 32801
 Attn: Jillian Burns, District Manager
 407-841-5524

PROPOSAL #	DATE
13141	09/02/2025

SALES REP
 BRETT

ITEM	DESCRIPTION	QUANTITY	COST	TOTAL
SALESMAN 2	THANK YOU FOR ALLOWING US TO BID ON YOUR PROJECT. PLEASE CONTACT BRETT KILGORE FOR ANY QUESTIONS REGARDING THIS COST ESTIMATE AS WELL AS ANY SCHEDULING NEEDS. YOU CAN REACH HIM ON HIS CELL PHONE AT (863)-440-9695, OR AT THE OFFICE AT (863) 521-5454.			
SCOPE OF WORK	-BLACK OUT APPROX 70 LF EXISTING LINES. -PAINT APPROX 230 LF OF WHITE LINE. -PAINT APPROX 42 LF OF 12" WHITE LINE. -PAINT 1 HC STALL W HATCH LINE. -INSTALL 1 HC SIGN AND POST. -REMOVE CAR STOPS AND SEAL PIN HOLES. (USE CAR STOP FOR NEW HC LOCATION) -INSTALL AND PAINT 1 CAR STOP.			
PAINTING	PER PROVIDED PLANS. RE-PAINT ALL LINE STRIPES AND SYMBOLS IN THE DESIGNATED PROJECT AREA. USING A F.D.O.T. CERTIFIED TRAFFIC PAINT. (NOT RAISED THERMOPLASTIC)			
TOTAL PROJECT PRICE	TOTAL PROJECT COST FOR THE ABOVE LISTED SCOPE OF WORK.			1,850.00
EXCLUSIONS	PLEASE NOTE DUE TO THE VOLATILITY OF THE CURRENT			

ITEM	DESCRIPTION	QUANTITY	COST	TOTAL
	<p>MARKET FOR OIL-BASED PRODUCTS, WE RESERVE THE RIGHT TO REVIEW PRICING AT THE TIME OF ASPHALT INSTALLATION.</p> <p>EXCLUSIONS THE FOLLOWING ARE NOT INCLUDED IN THE SCOPE OF WORK:</p> <ul style="list-style-type: none"> · ASPHALT OVERAGES DUE TO AN INCORRECT BASE · TACK, PRIME, SAND, SILT FENCE, SURVEY, AS-BUILTS, SOIL TESTING, DENSITY TESTING, PAINT, BOND, PERMIT, PERMIT FEES, SOD, NIGHT WORK, LIGHT PLANT, HERBICIDE, OR ANY WORK NOT EXPLICITLY LISTED OR IMPLIED IN THE SCOPE OF WORK · RESPONSIBILITY FOR REFLECTIVE CRACKING RESULTING FROM PAVING OVER OLD ASPHALT OR CONCRETE · GUARANTEE OF POSITIVE DRAINAGE IN ALL AREAS, AS PONDING MAY OCCUR DUE TO EXISTING ELEVATIONS · RESPONSIBILITY FOR TEAR MARKS THAT MAY APPEAR DUE TO SUMMER HEAT (THESE SHOULD SUBSIDE IN COOLER WEATHER; WE SAND THE ASPHALT AFTER INSTALLATION TO MITIGATE THIS ISSUE) · RESPONSIBILITY FOR VEGETATION GROWTH THROUGH NEW ASPHALT PAVEMENT OR DAMAGE TO THE ASPHALT AFTER WE HAVE LEFT THE PROJECT SITE <p>ALL WORK QUOTED IS SPECIFIED ABOVE. ANY WORK NOT EXPLICITLY LISTED IS EXCLUDED.</p> <p>WARRANTY EXCLUSIONS</p> <ul style="list-style-type: none"> · ASPHALT PAVEMENT OR BASE INSTALLATION WARRANTIES DO NOT COVER FAILURES CAUSED BY EXISTING SUBGRADE SOILS, INCLUDING CLAYEY SOILS, ORGANIC MATERIALS, OR OTHER UNSUITABLE MATERIALS. · ASPHALT PAVEMENT WARRANTIES DO NOT COVER FAILURES CAUSED BY BASE OR SUBGRADE INSTALLED AND COMPACTED BY OTHERS. <p>SPORTS COURT INSTALLATION WHEN INSTALLING A SPORTS COURT ON TOP OF NEW ASPHALT, TQA IS NOT RESPONSIBLE FOR SURFACE PATCHING OR LEVELING DUE TO THE ASPHALT BEING "ROUGH" OR "UNEVEN." ASPHALT IS NATURALLY ROUGH AND POROUS, AND THIS SHOULD BE ACCOUNTED FOR IN THE SPORTS COURT</p>			

ITEM	DESCRIPTION	QUANTITY	COST	TOTAL
	<p>CONTRACTOR'S BID. NO BACK CHARGES WILL BE ACCEPTED.</p> <p>NOTICE TO OWNER (NTO) TQA SENDS OUT NTOS FOR EVERY PROJECT. EXPECT TO RECEIVE ONE FROM TQA, AS WELL AS FROM ANY SUPPLIERS OR SUBCONTRACTORS. THIS IS STANDARD PRACTICE.</p> <p>PAYMENT TERMS PAYMENT IS DUE WITHIN 30 DAYS FROM THE ORIGINAL INVOICE DATE. IF PAYMENT IS NOT RECEIVED WITHIN 60 DAYS, A NOTICE OF NON-PAYMENT WILL BE FILED/SENT WITH INTENT TO LIEN WITHIN 10 DAYS. IF AN ATTORNEY IS RETAINED TO COLLECT PAYMENT, ASSOCIATED FEES WILL BE INCLUDED.</p> <p>BASE INSPECTION PRIOR TO PAVING, THE BASE MUST BE INSPECTED. THE BASE MUST BE FIRM, ON GRADE, AND UNYIELDING. A STRING LINE TEST IS REQUIRED TO ENSURE THE CORRECT THICKNESS OF THE ASPHALT BEING INSTALLED.</p> <p>OVERAGES AND MOBILIZATION ANY OVERAGES WILL BE CHARGED BACK TO THE CONTRACTOR. ADDITIONAL MOBILIZATIONS WILL BE AT THE CONTRACTOR'S EXPENSE, AT A COST OF \$4,500.00 PER MOBILIZATION. WE AIM TO HOLD PRICES FOR AT LEAST 30 DAYS, BUT PRICES ARE SUBJECT TO CHANGE THEREAFTER DUE TO INCREASES IN MATERIAL COSTS, HAULING, OR OTHER FACTORS.</p>			
ACCEPTANCE OF PROPOSAL	TOTAL			\$1,850.00

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

Accepted By

Accepted Date

RE: 3620 Blackmoor Lane Erosion

On May 20, 2025, I investigated a reported erosion issue behind 3620 Blackmoor Lane, adjacent to a landscape island partially situated on CDD property. The erosion appears to originate from a pop-up drainage emitter, which discharges stormwater runoff from the residence (*Figure 1*). After locating the property corners, I was able to confirm that both the emitter and the landscape island are located on CDD property (*Figure 2*).

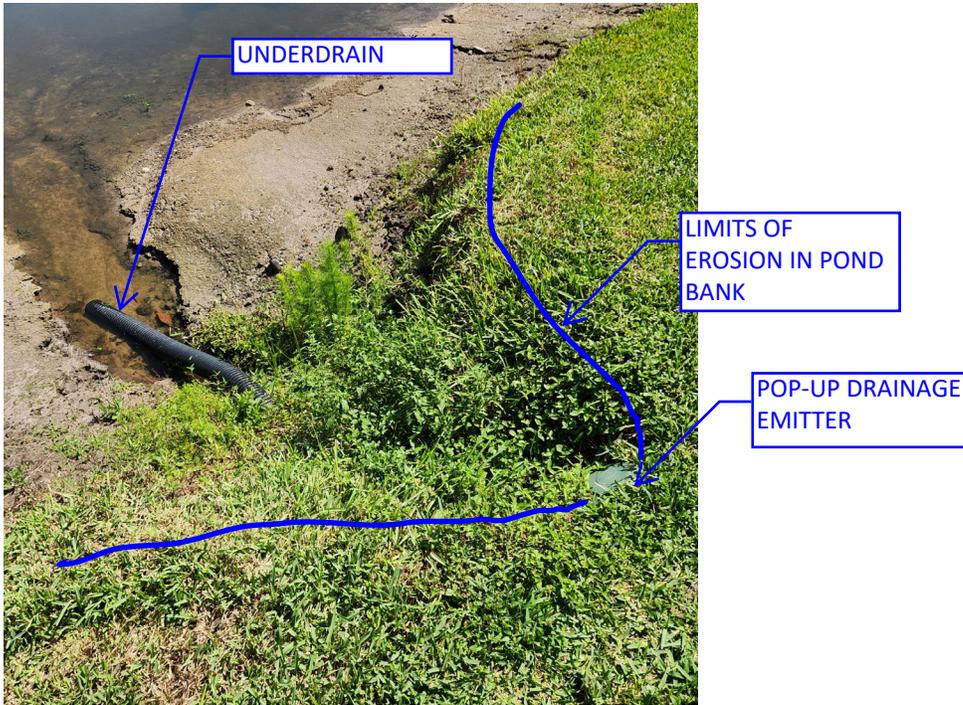


Figure 1

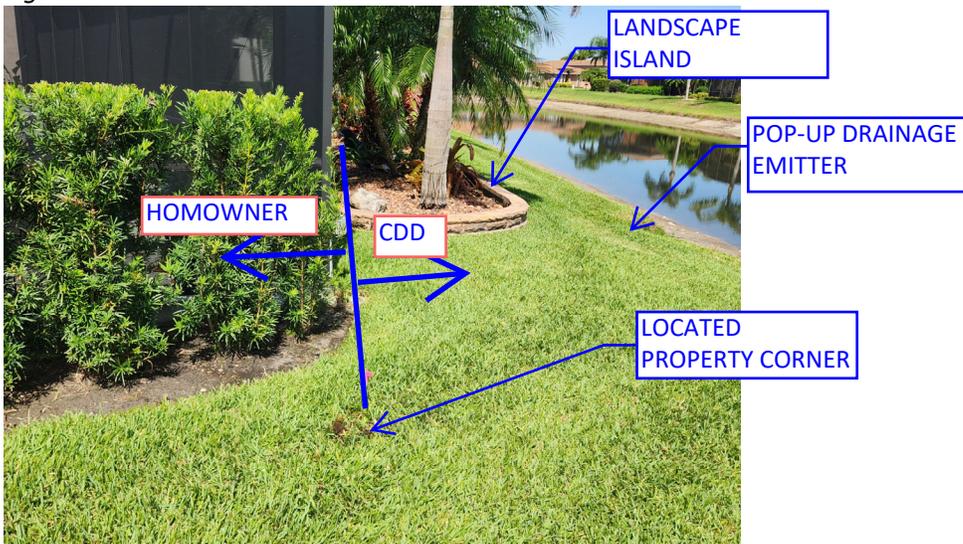


Figure 2



At the time, I recommended to staff that the erosion be repaired and that the CDD board decide between having the resident relocate the pop-up drain or allowing a direct connection into the stormwater pond. I deferred any landscaping decisions to the Board's discretion and noted that the existing pool structure could complicate rerouting drainage infrastructure back onto the resident's property.

Resident Response

The resident, Ms. Kathy Fields, submitted a written statement (see full text in Attachment 1) Summarizing her position:

- The pop-up drain was installed in 2007 by the builder, and they did this on other homes as well.
- She acknowledges the drain's role in worsening erosion, but states erosion is visible around other parts of the pond as well.
- She requests permission to remove the pop-up and extend the pipe directly into the pond, mirroring what she believes are similar existing systems.

Additional Observations & Comments

- There are no other residential pop-up drains, or direct roof drain discharges visible in this pond area. The drain may have been installed by the home builder, but not to the CDD's knowledge.
- The pipes that are currently visible in the pond are part of the original underdrain system. They are not roof drains.
- The landscape island is situated mostly on CDD property and could lead to complications when relocating the pop-up drain.
- Aerial imagery indicates that erosion significantly increased following the installation of the patio enclosure on the rear of the home. (Attachment 2)

Engineer's Recommendation

At this time, we recommend the Board require the resident relocate the pop-up drainage emitter off CDD property. This may require the resident to alter the landscape island, if the board does not already request its removal.

Alternatively, we do not object to installing a drainage pipe directly into the stormwater pond. However, the board should consider precedent and procedures for any future requests stemming from this action.

Either option must be approved and supervised by the District Engineer.

Sincerely,

A handwritten signature in blue ink that reads "Garrett R. Posten".

Garrett R. Posten, P.E.

Rayl Engineering & Surveying, LLC

Attachment 1: Resident Email and Photos

*"From: Kathy Fields <mkf2910@aol.com>
Date: Wed, Jul 2, 2025, 7:40 AM
Subject: 3620 Blackmoor Lane - Erosion Concern
To: Christine Wells <cwells@lakeashtoncdd.com>
Cc: Kathy <mkf2910@aol.com>*

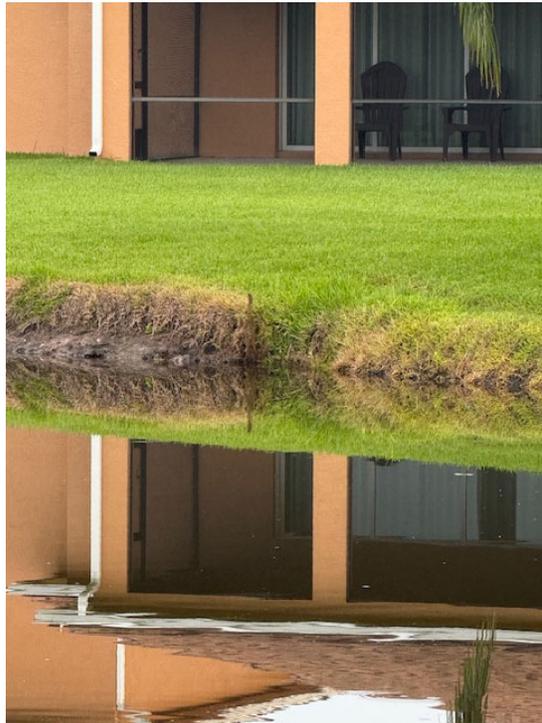
Christine,

As requested, I am providing you with additional information and pictures with regards to the erosion concern at my property. The erosion issue has been a concern for some time and is not the only erosion issue around the two retention ponds in this area (see attached pictures). Mr. Garrett Posten's report indicates that the erosion concern is due to the pop-up drain located on the property. This pop-up drain was installed by the builder in 2007. The builder was installing similar drainage for the houses around the retention ponds prior to the 2008-2009 housing decline. Overtime and after many lawn movers running over the pop-up drain, the pop-up drain started tilting towards the pond which probably added to the already existing erosion issue as Mr. Posten indicated in his report. However, I don't believe it was the sole cause of the issue as there are other areas around the ponds showing similar erosion concerns. Mr. Posten is the expert and I respect his evaluation. I am in agreement with Mr. Posten that the pop-up drain needs to be addressed accordingly. I would respectfully request permission of the CDD board to allow me to remove the pop-up drain and extend the drain pipe into the pond similar to other drains around the pond.

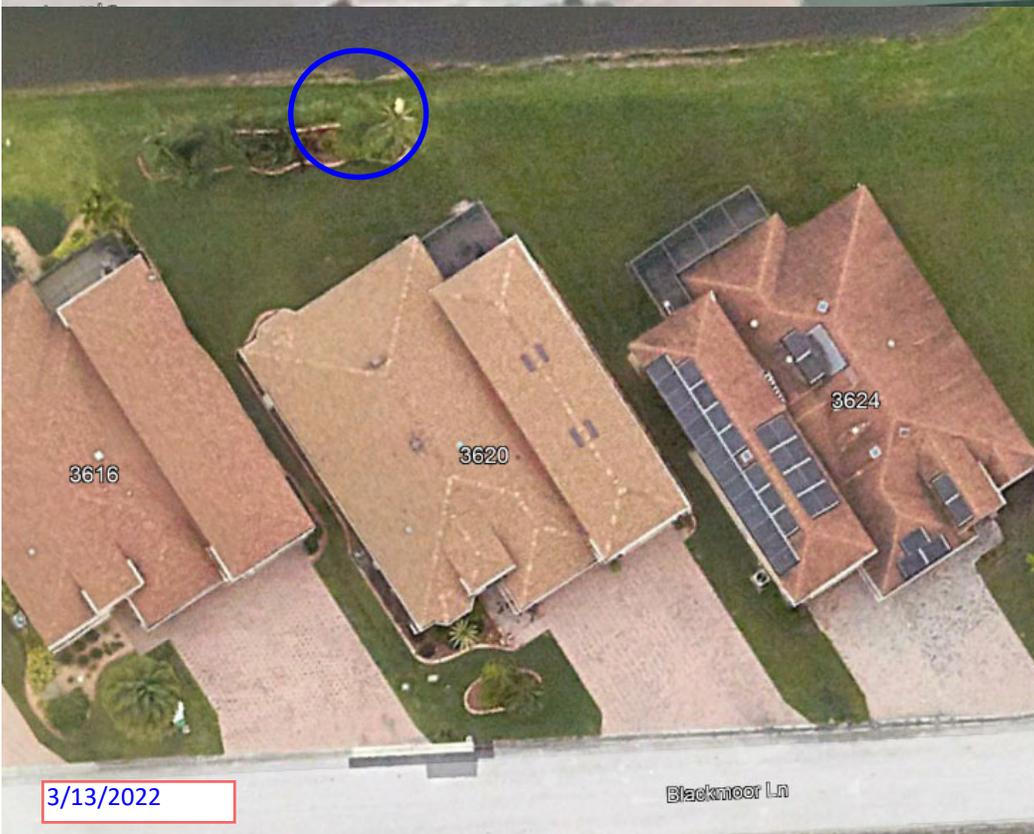
Please let me know if this is acceptable to Mr. Posten and the Board.

Respectfully,

*Kathy Fields
(516) 840-3939"*



Attachment 2: Historical Imagery



SECTION VII

SECTION A

August 14, 2025

VIA ELECTRONIC MAIL

Jan Carpenter
Latham, Luna, Eden & Beaudine, LLP
201 S Orange Ave Ste 1400
Orlando, FL 32801-3483
jcarpenter@lathamluna.com

RE: Lease Agreement between Lake Ashton Community Development District (“Ashton I”), as Landlord and Lake Ashton II Community Development District (“Ashton II”), as Tenant dated January 15, 2020 (“Lease Agreement”) for the golf course described therein (“East Course”)

Dear Jan:

We are writing on behalf of our client, Ashton II, regarding the Lease Agreement. As you probably know, the manufacturer of the irrigation system for the East Course has announced that the irrigation system will soon be out of production. Based on preliminary estimates, the cost to replace the existing irrigation system for the East Course is approximately \$500,000. We have requested detailed information regarding this estimated cost from the East Course operator, Troon, and will provide it upon receipt.

Under the Lease Agreement, Ashton II is responsible for Capital Repairs (as this term is defined in the Lease Agreement) for the East Course. However, the budget for the East Course allocates approximately \$12,000 to maintain the current irrigation system. This is obviously significantly less than what will be required to replace the irrigation system, and there are no additional funds in the budget.

As a result, Ashton II hereby requests that Ashton I pay its portion of the irrigation system replacement cost for the East Course, and further that the Lease Agreement be renegotiated to

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reflect this payment by Ashton I. We propose that the attorneys for Ashton I and Ashton II have a call in the near future to discuss this further. We look forward to working with you towards an amicable resolution, to the benefit of both Ashton I and Ashton II.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sandy', with a stylized flourish at the end.

Sarah R. Sandy
KUTAK ROCK LLP

Cc: Mr. James Mecsics

SECTION B

JOINT AMENITY FACILITIES POLICIES

OF THE

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

AND

LAKE ASHTON II
COMMUNITY DEVELOPMENT DISTRICT

EFFECTIVE DATE
(FILL IN ONCE ADOPTED)

Style Definition: TOC 1

Style Definition: TOC 2

DRAFT-NOT APPROVED - 9/8/25

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DRAFT-NOT APPROVED - 9/8/25

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

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

EFFECTIVE DATE: JANUARY 19, 2024

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

I. DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

“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 department 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 (~~45~~30) 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. Renters/Leaseholders are not guests and may not be issued guest passes.

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 department 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 department 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 pets at the Pet Play Park are covered under Section XI. – Amenity Policies – Specific Usage, number xvi. Pet Parks.

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

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

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

VII. RESERVING FACILITIES

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

With the exception of designated Open Play (as defined in Section X – Amenity Policies – General Usage), reservations may be available for up to two (2) hour increments for all facilities listed in this policy, with the exception of the Clubhouse Ballroom and HFC Community Center. These can be reserved

for periods up to four (4) hours. Longer time increments may be approved by the Amenity Manager. Amenities that have not been reserved are available for use on a “first come, first served” basis.

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

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

If a standing reservation made by a registered Club, Group, or Organization is cancelled or unused more than three (3) times in a six (6)-month period then the reservation may be revoked by the Amenity Manager. This does not apply to a Club, Group, or Organization going on a planned hiatus previously arranged with Staff.

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

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

VIII. RENTAL FACILITIES TERMS

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

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

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

IX. CLUBS, GROUPS, AND ORGANIZATIONS

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

1. Clubs must be comprised of a minimum of at least five (5) Patrons.
2. No Club may be formed, and no activities held within the Amenities Facilities, for commercial or profit-making purposes.
3. The purpose of each Club must be to provide lifestyle-enhancing opportunities to Patrons and not to effectuate sales of products or services. Clubs may generate funds through dues and proceeds from Club organized events. If a Club chooses to generate funds, a check-and-balance system must be in place.
4. ~~Club membership and~~ Club activities must be available to all Patrons. Patrons will be given priority to attend any club activity or event.
5. Registered guests may be invited to attend if space permits. The Amenity Manager has the right to ask registered Guests and other Non-Residents to leave if necessary to accommodate Patrons.
6. Club facilitators are responsible for ensuring all participants of any club, group, or organization events are residents of Lake Ashton or in possession of a valid Facilities Guest Pass. If unauthorized participants try and gain access to District amenities, it is the responsibility of the facilitator to contact Staff and have the unauthorized participants removed from District amenities.
7. Criteria for Club membership should be governed by the individual club's Bylaws and must comply with the adopted Joint Amenity Facilities Policies.

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

X. AMENITY POLICIES – GENERAL USAGE

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

Individuals using the Amenity Facilities are expected to conduct themselves in a responsible, 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 may not take place on CDD roads. Block parties are permitted as long as streets are not blocked, and emergency vehicles have free access.

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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 to the CDD must receive prior approval from the Amenity Manager. Additionally, donated items should not require maintenance or replacement by either District.

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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 Pet 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 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:

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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. **Do not attempt to retrieve bowling balls.**
- ~~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.

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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/or 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.

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viii. FITNESS CENTERS

1. Fitness centers are open daily during normal operating hours.
2. Patrons are encouraged to receive training on the apparatus before utilizing equipment.
3. Each facility provides televisions for Patrons. Each TV is equipped with closed captions. Volume should not be used. Please be considerate when setting volume levels.
4. Individuals must be fourteen (14) years of age and older to use District Fitness Centers. Guests under eighteen (18) years of age must be supervised and accompanied by an adult Patron, parent, or guardian over twenty-one (21)
5. Food, including chewing gum, is not permitted within the District Fitness Centers. Beverages, however, are permitted in the Fitness Centers if contained in non-breakable containers with screw-top or sealed lids.
6. Appropriate attire and footwear (covering the entire foot) must be worn at all times in the District Fitness Centers. Appropriate attire includes tee-shirts, tank tops, shorts, and/or athletic wear (no swimsuits).
7. Each Individual is responsible for wiping off fitness equipment after use with the antiseptic wipes provided by the Districts.
8. Use of personal trainers is permitted in the District Fitness Centers with approval from the Amenity Manager.
9. Hand chalk is not permitted to be used in the District Fitness Centers.
10. Personal audio devices are not permitted unless they are utilized with headphones.
11. No bags, gear, or jackets are permitted on the floor of the District Fitness Centers or on the fitness equipment.
12. Weights or other fitness equipment may not be removed from the District Fitness Centers.
13. Limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.

14. Be respectful of others. Allow other Patrons and Guests to also use equipment, especially the cardiovascular equipment.
15. Replace weights to their proper location after use.
16. Free-weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
17. Any fitness program operated, established and run by the Amenity Manager may have priority over other users of the District Fitness Centers.

ix. GOLF CLUB

The Golf Club is an independently operated business. Golf may be played at the Golf Course for a fee. Patrons can contact the Pro Shop for ~~more~~ information regarding fees **and complete Golf Course rules.** ~~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.~~

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~~*~~ 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.

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~~*+x.~~ 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.

~~*ii-xi.~~ 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~~-xii. 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~~-xiii. 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~~-xiv. 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-xv. 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-xvi. 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 individual 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-xvii. 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~~.xviii. 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~~.xix. 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~~.xx. 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.

xxiii-xxi. 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-xxii. SWIMMING POOLS

1. The Swimming pool is open for free swim unless restricted due to the scheduling of swim lessons and aquatic/recreational programs approved by the Amenity Manager.
2. There is no lifeguard on duty. Individuals swim at their own risk and must adhere to swimming pool rules at all times.
3. All Individuals must present proper identification or Guest Passes when requested by Staff. As a rule, a Resident may allow up to four (4) Guests to the swimming pool areas.
4. Use of the swimming pools is permitted only during designated hours.
5. Pool and spa availability may be limited or rotated in order to facilitate maintenance of the facility and to maintain health code regulations.
6. Any person swimming during non-posted swimming hours will be subject to suspension and termination policy.
7. Proper swim attire (no cutoffs) must be worn in the pool.
8. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber-lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
9. Adults with bladder control issues or incontinence must wear appropriate waterproof attire.
10. The changing of diapers or clothes is not allowed poolside.
11. Showers are required before entering the pool.
12. No one shall pollute the pool. Anyone who pollutes the pool is liable for any costs incurred in treating and reopening the pool.

13. Loud, profane, or abusive language is absolutely prohibited; no physical or verbal abuse will be tolerated.
14. Diving is prohibited; no diving, jumping, pushing, running, throwing any item or other horseplay is allowed in the pool or on the pool deck area.
15. No pets (except service animals), bicycles, skateboards, roller blades, scooters and golf carts are permitted on the pool deck area.
16. Personal audio devices and televisions are not permitted unless they are equipped with headphones and utilized or for scheduled activities.
17. Play equipment, such as floats, rafts, snorkels, flotation devices and other recreational items must meet with Staff approval. Radio controlled water craft are not allowed at any time in the pool area. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern.
18. Pool entrances must be kept clear at all times.
19. No swinging on ladders, fences, or railings is allowed.
20. Pool furniture is not to be removed from the pool area.
21. No food or drink are allowed within the area of the wet pool deck (which is defined as the area within four (4) feet of the pool).
22. Food and drinks are permitted outside the wet pool deck area. Glass containers are prohibited. Food and non-alcoholic beverages may be brought to the pool area for personal use.
23. No chewing gum is permitted in the pool or spa or on the surrounding deck areas.
24. The Districts are not responsible for lost or stolen items.
25. Chemicals used in the pool/spa may affect certain hair or fabric colors. The Districts are not responsible for these effects.
26. Individuals with open sores should not use the pool.
27. If the lightning alarm sounds, all Individuals must evacuate the pool immediately.
28. Individuals must comply with posted signage in addition to the rules listed above.

xxiv-xxiii. 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~~-xxiv. 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-serve/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>

DRAFT-NOT APPROVED-9/16/2023

SECTION C

*Item will be
provided under
separate cover.*

SECTION VIII

SECTION B



Lake Ashton Community Development District

Community Director Report

Meeting Date: September 15, 2025

Submitted by:

Christine Wells, Community Director



Events and Activities

Staff has solicited 8 sponsorships for the Fall Festival to ensure all activities are free for residents. There will be several opportunities to donate to Alzheimer's Awareness – Team Sam throughout the event. Volunteers have been secured and we are excited to be working with the Clubhouse and Golf Course this year!

The 2026 Entertainment Series was announced in the September issue of the LA Times. The shows are listed below. This year the tickets for 5 and 8 pm will be the same price. There will be a price difference between the regular and premium seats. 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: Nathan James

February 24: Crystal Stark and Grady Harrell

March 5: The Doo Wop Project

March 21: Jayne Curry

April 15: Decades in Duet and Troy Thirdgill

Staff made the change to the Cinema schedule starting September 1. Movies are now held Tuesday – Friday at 3 pm and 7 pm. On Tuesday, all showings are closed captioned and all 3 pm movies are closed captioned every other day.

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
- 10/17: Cypress Gardens Ski Show & Meet n Greet
- 10/27: Bloodmobile
- 10/28: The Great Pumpkin
- 11/1: Fall Festival
- 11/4: Medicare Dinner Seminar w/ Justin Kindy
- 11/14: Friendsgiving
- 11/15: Wine and Vegan Cheese Demo
- 11/18: Pumpkin Modge Podge Class
- 11/18: Woman's Wellness w/ Dr. Hoyt
- 11/19: Suncoast Skin Solutions Skin Screenings

The following bus trips are scheduled for 2025:

- 10/15: Ringling Museum Bus Trip
- 11/15: Silver Springs Bus Trip

CYPRESS GARDENS WATER SKI TEAM



SHOW BEGINS ON LAKE ASHTON AT 6:30 PM

Seats: \$10/person

**PURCHASE AT THE CLUBHOUSE ACTIVITIES
DESK OR ONLINE**

Newsletter:

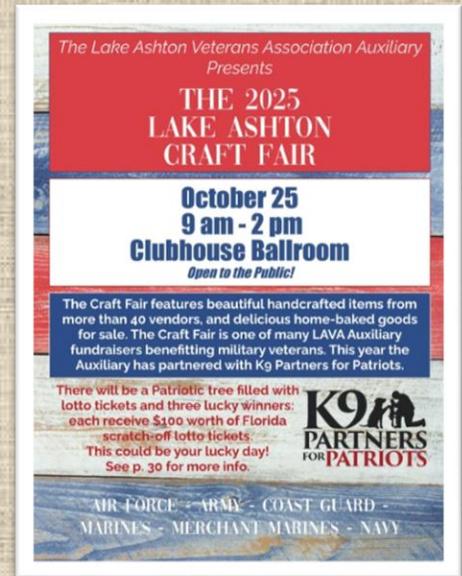


September LA Times Community Magazine was distributed via email blast along with the monthly calendar on September 18.

The cover featured a photo of two deer shot by Resident, Mark Akovec.

The back cover promoted the 2025 Lake Ashton Craft Fair on October 25.

The October LA Times magazine will be distributed on Wednesday, October 1. The deadline to submit articles for the October newsletter is September 15, 2025.



Monday Coffee:

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

- 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:

- A RFP and scope of services for the security contract are included in the agenda packet for Supervisors to approve prior to sending out the RFP.
- Currently there aren't any open items for repair.
- The Thompson Nursery Road entrance gate was repaired on Friday, August 29. This was a temporary repair until we find out the root cause of the issue. Securitas said they would send a tech to evaluate the gate operator and recommend a course of action to repair.
- Staff is waiting on Securitas to provide the cost associated with reinstalling the Shuffleboard camera that was installed incorrectly by the roofers after the roofing

structure was replaced. This will be billed back to the contractor. I have withheld \$1,800 from the final invoice as a precautionary.

- There were some issues with the amenity access controls the week of September 1. Everything was corrected with TekWave and working as of September 5. I have spoken to the Account Manager and requested he add something to the security procedures on how to deal with failures in the amenity access control system. During the time when the pool gates were not working, Securitas provided an officer at no cost to the District, to monitor the pool and control access.

Follow-Up from Previous Board Meeting

- Staff is continuing to work on a grant with FEMA due to damage incurred. Lake Ashton, as a facility, was deemed ineligible. I am working through the appeals process at this time.
- 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 (FPU). 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. This is with FPU for execution.
- Roller shades, drapes, and mock Roman shades will be installed on September 25 and 26. Plantation shutters will not be received by this time so they will be installed afterwards. A date was not given for the receiving of the shutters at this time.
- 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. The installation agreement has been executed. The agreement with Shaw for the materials is with their attorney for a second review at this time.
- A risk services site visit with FIA, the District's insurance provider, occurred on July 1. "No Lifeguard on Duty" signs have been installed. The treadmills have been moved to allow for the recommended spacing changes. 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 Amenity 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 on August 11 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. I have not received anything back from the homeowner as of September 8. Does the Board want to give a deadline to complete repairs? I followed up on August 20 and September 8.
- The Bingo board has been reinstalled, and staff is working with the facilitator to come up with a means to cover the Board. The contract for Bingo room rental is waiting to be executed.
- The contract for the renewal of the landscaping services is waiting to be executed.
- 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 but this agreement is no longer being offered by TECO due to the current tariffs in place, according to our TECO rep. Currently TECO is saying the best option available at this time would be to renew our current agreement. I asked him to provide whatever options are currently available to save money when compared to what we are currently paying. Staff met with TECO on Friday, August 22 and followed up again on September 5. Staff also inquired about solar options that TECO now offers. When the information is received, staff will send it to Supervisors for review.
- Staff is working with AdventHealth to renew the agreement that expires in December 2026.

Lake Ashton Community Development District Project Tracking List - FY 2025

Project Name	Budget	Final Cost	Board Approval	Current Status	Status Updated	Paid from General Fund	Paid from Capital Projects Fund
Clubhouse and Other Grounds Projects							
Conversion of Propane to Natural Gas	\$37,693.00		4/15/2024	Staff is working on scheduling the conversion of the hot water heaters. <u>Paid as of 1/13/25</u> \$885 - Hooking Restaurant line to meter and new quick connect hoses. \$18,235 - Restaurant Kitchen Equipment \$1,200 - Changing Ansul System for New Equipment in Restaurant Kitchen \$1,640 - Convert Spa Heater \$5,500 - New Pool Heater DOES NOT INCLUDE REBATES IN PROCESS	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	Install of drapes, motorized shades, and mock roman shades will occur on September 25 and 26.	9/8/2025		\$25,811.50
Pavement Management, Stormwater Management, Bridges, and Concrete Pathways							
TNR Entrance Bridge Erosion	\$4,356.00		8/18/2025	Contract was executed. Project scheduled for September timeframe	9/8/2025		
East Course Bridges Pressure Washing and Sealing	\$13,500.00		8/18/2025	The proposal was signed and deposit was issued.	9/8/2025		\$6,000.00
Turnberry Lane Repave	\$150,178.15		4/14/2025	Contract was executed. Project scheduled to start on October 3.	5/5/2025		
Completed Projects - FY 2025							
Replace 48 Street Signs Throughout the Community	\$6,300.00	\$5,545.35	12/16/2024	This project is complete	9/8/2025		\$5,545.35
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

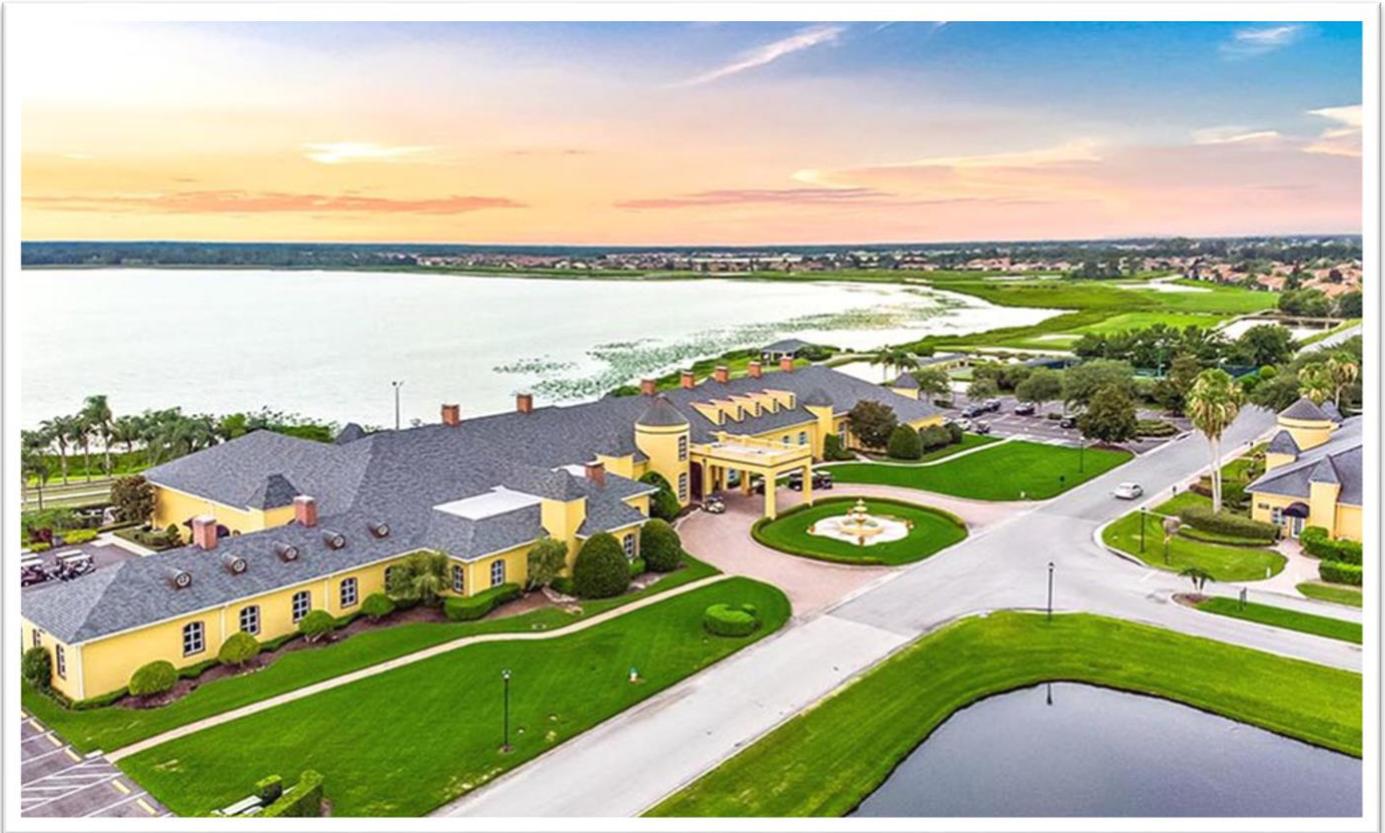
Lake Ashton Community Development District Project Tracking List - FY 2025

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
Totals	\$539,803.35	\$222,924.07				\$2,042.90	\$274,152.67

SECTION C

Lake Ashton

Community Development District



September 15, 2025
Matthew Fisher – Operations Manager

Contracted Services

Landscaping

- ✚ The most recent site visit report is included.
- ✚ Staff has found a vendor that offers wood chip drops for no cost. These wood chips would be installed under the shrubs along the Aberdeen fence line. Staff is working with Yellowstone to schedule this work.
- ✚ Full mulch application on CDD property will be done in November. Dates still being determined.

Contracted Services

Aquatic Management



- ✚ CDD ponds were reviewed with Applied Aquatics.
- ✚ Staff included an article in the LA Times of FAQs about retention ponds in the summer months.
- ✚ Wetland quarterly maintenance is scheduled this month.
- ✚ Biweekly treatments of the storm water ponds are being completed.
- ✚ In pond GC3 Applied Aquatic treated the American Lotus lily pads.
- ✚ Staff has solicited bids for aquatic vegetation management. The deadline to receive bids is Friday the 12th. I will be sending to Supervisors once received.

Facility Maintenance

Completed/Pending



- ✚ Staff installed the bingo board.
- ✚ Street and logo signs replacement has been completed.
- ✚ Clubhouse fire extinguisher inspection is due in September.
- ✚ No violations were found during the Health Inspectors' visit to the Pool and Spa.
- ✚ Spies replaced the circulating motor to the Spa.
- ✚ Kincaid is trouble shooting an electrical issue to the exit side landscaping lights near the Gate House.
- ✚ Staff replaced handicap parking signs for better visibility.
- ✚ Staff picked up trash around the CDD ponds.

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.
- ✦ Pressure wash portions of the Pool deck that need it.

SECTION 1

SECTION (a)

Yellowstone Site Visit Report: 9/8/25

Task	Remarks (Including Specific Areas for improvement)	
Mowing	Good	Mow with the chute pointed away from the ponds. Blow off clippings after mowing each area at a time.
	Fair	<ul style="list-style-type: none"> When approaching sandy areas around pond disengage blades.
	Poor	
Edging (Roadside and plant beds)	Good	Edging along the road and sidewalks are maintained well.
	Fair	Make sure to edge the plant beds completely.
	Poor	No Round Up to edge beds.
String Trimming Common Areas	Good	Nothing to report.
	Fair	
	Poor	
Weed Control Turf/Beds	Good	Weeds present in the Turf north of the Tennis Ct. Pending replacement. Vines continue to grow on the Arbicola shrubs. Yellowstone has been removing them.
	Fair	Torpedo grass popping through the some of the hedges in the reflection Garden.
	Poor	
Shrubs/Ground Cover Care	Good	Fire Bush at the entrance needs to be kept trimmed lower. Around 2 ft high.
	Fair	Aberdeen- dead shrubs need to be removed along fence line.
	Poor	

Tree Care	Good	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.
	Fair	Podocarpus hedge along the Blvd needs to be trimmed.
	Poor	Ligustrum's north of the Tennis Ct. need to be trimmed.
Litter and Debris	Good	Please pick up all trash when blowing off the property in the AM.
	Fair	
	Poor	
Pond Bank String Trimming	Good	String trim the correct direction around ponds. This will help keep grass clippings out of the ponds.
	Fair	
	Poor	

NOTES

Touch up river rock needed in several beds. Staff will order and have delivered.

Wood chip (mulch) under shrubs along Aberdeen fence. This will keep the sandy soil from blowing into residents' patios.

Ivy on the columns needs to be pruned again.

Podocarpus hedge down the Blvd needs to be trimmed.

Trim the browning leaves to the Green Ginger around the Clubhouse.

SECTION 2

SECTION (a)

Applied Aquatic Site Visit Pond Checklist: 9/8/25

POND	APPERANCE	ALGAE	COMMENTS
E1	Fair	Yes	Minor Algae along buffer sprayed
E2	Fair	Yes	Minor algae sprayed
E3	Fair	Yes	Minor algae
E4	Fair	Yes	Minor algae south side sprayed
E5	Fair	Yes	Grasses continue to be treated
E6	Fair	No	Hydrilla is being treated
E7	Fair		Eelgrass being treated
E8	Fair	Yes	Grasses being treated
E9	Fair		Grass continues to be treated
E10	Fair		Vegetation being treated east side of pond
E11	Good		Nothing to report
E12	Good		Nothing to report
E13	Fair	Yes	Planktonic algae being treated
E14	Good		No algae present
GC1	Good		Pond looks great
GC2	Good		Pond looks great
GC3	Fair		Lotus lilies treated
GC4	Good		Nothing to report. Pond looks great
GC5	Fair		Eelgrass being treated
GC6	Good	Yes	Algae being treated
GC7	Fair	Yes	Algae present near bridge (southern end)
GC8	Fair	Yes	Eelgrass and minor algae along edge of pond
GC9	Fair		Minor algae being treated
GC10	Good		Torpedo grass being treated
GC11	Fair		Minor algae present. Being treated
GC12	Good	Yes	Minor algae present. Being treated
GC13	Good		Pond is looking great
GC14	Good		Pond is in good shape
GC15	Good		Torpedo grass and Eelgrass being treated
GC16	Good		Eelgrass present. Being treated
GC17	Good		Pond is in good shape
GC18	Good		Minor Eelgrass around the edges. Being treated
GC19	Fair		Eelgrass treatments continue

GC20	Fair		Pond is in good shape
GC21	Good		Torpedo grass is being treated

LACDD GOLF COURSE PONDS



LACDD PONDS



SECTION IX

SECTION A

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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 19,964	\$ -	\$ -	\$ 19,964
Capital Reserve Account	\$ -	\$ -	\$ 37,776	\$ 37,776
Lease Receivable	\$ 60,171	\$ -	\$ -	\$ 60,171
Due from Capital Projects	\$ 3,950	\$ -	\$ -	\$ 3,950
Due from Debt Service Fund	\$ 8,931	\$ -	\$ -	\$ 8,931
<u>Investments:</u>				
Investment Pool - State Board of Administration Series 2015	\$ 299,176	\$ -	\$ 858,434	\$ 1,157,610
Reserve	\$ -	\$ 183,875	\$ -	\$ 183,875
Revenue	\$ -	\$ 112,798	\$ -	\$ 112,798
Prepayment 2015-1	\$ -	\$ 66,252	\$ -	\$ 66,252
Prepayment 2015-2	\$ -	\$ 8,801	\$ -	\$ 8,801
Total Assets	\$ 392,191	\$ 371,726	\$ 896,210	\$ 1,660,127
Liabilities:				
Accounts Payable	\$ 74,152	\$ -	\$ -	\$ 74,152
Due to Debt Service	\$ -	\$ -	\$ -	\$ -
Due to General Fund	\$ -	\$ 8,931	\$ 3,950	\$ 12,881
Deposits Ballroom Rentals	\$ 7,625	\$ -	\$ -	\$ 7,625
Deposits-Restaurant	\$ 5,000	\$ -	\$ -	\$ 5,000
Deferred Revenue-Leases	\$ 51,023	\$ -	\$ -	\$ 51,023
Total Liabilities	\$ 137,800	\$ 8,931	\$ 3,950	\$ 150,681
Fund Balance:				
Restricted for:				
Debt Service - Series 2015	\$ -	\$ 362,795	\$ -	\$ 362,795
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 892,260	\$ 892,260
Unassigned	\$ 254,391	\$ -	\$ -	\$ 254,391
Total Fund Balances	\$ 254,391	\$ 362,795	\$ 892,260	\$ 1,509,446
Total Liabilities & Fund Balance	\$ 392,191	\$ 371,726	\$ 896,210	\$ 1,660,127

SECTION B

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

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
Revenues				
Interest	\$ 500	\$ 458	\$ 30,711	\$ 30,253
Total Revenues	\$ 500	\$ 458	\$ 30,711	\$ 30,253
Expenditures:				
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	\$ 204,554	\$ 30,934	\$ 173,620
Other Current Charges	\$ 650	\$ 596	\$ 169	\$ 427
Total Expenditures	\$ 536,119	\$ 205,150	\$ 295,984	\$ (90,834)
Excess (Deficiency) of Revenues over Expenditures	\$ (535,619)		\$ (265,273)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 496,380	\$ 496,380	\$ 496,380	\$ -
Total Other Financing Sources (Uses)	\$ 496,380	\$ 496,380	\$ 496,380	\$ -
Net Change in Fund Balance	\$ (39,239)		\$ 231,107	
Fund Balance - Beginning	\$ 401,082		\$ 661,153	
Fund Balance - Ending	\$ 361,843		\$ 892,260	

SECTION C

Lake Ashton

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Special Assessments - Levy	\$ 2,336,611	\$ 2,336,611	\$ 2,349,231	\$ 12,620
Rental Income	\$ 40,000	\$ 36,667	\$ 30,500	\$ (6,167)
Entertainment Fees	\$ 165,000	\$ 151,250	\$ 150,002	\$ (1,248)
Newsletter Ad Revenue	\$ 95,000	\$ 87,083	\$ 97,234	\$ 10,151
Interest Income	\$ 8,000	\$ 7,333	\$ 24,176	\$ 16,842
Restaurant Lease Income	\$ 19,600	\$ 17,967	\$ 9,414	\$ (8,553)
Sponsorship - Advent Health	\$ 8,000	\$ 8,000	\$ 8,000	\$ -
Miscellaneous Income	\$ 9,000	\$ 8,250	\$ 14,468	\$ 6,218
Security Credentials	\$ -	\$ -	\$ 6,180	\$ 6,180
Miscellaneous Income-Reimbursed Repairs	\$ -	\$ -	\$ 9,320	\$ 9,320
Miscellaneous Income-Insurance Proceeds	\$ -	\$ -	\$ 4,769	\$ 4,769
Total Revenues	\$ 2,681,211	\$ 2,653,161	\$ 2,703,293	\$ 50,132
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 6,300	\$ 4,700
FICA Expense	\$ 918	\$ 842	\$ 482	\$ 359
Engineering	\$ 50,000	\$ 45,833	\$ 72,127	\$ (26,294)
Arbitrage	\$ 600	\$ 600	\$ 600	\$ -
Dissemination	\$ 1,575	\$ 1,444	\$ 2,294	\$ (850)
Attorney	\$ 45,000	\$ 41,250	\$ 36,897	\$ 4,353
Annual Audit	\$ 4,000	\$ 4,000	\$ 3,930	\$ 70
Trustee Fees	\$ 4,310	\$ 4,310	\$ 4,310	\$ -
Management Fees	\$ 69,731	\$ 63,920	\$ 63,920	\$ (0)
Management Fees-Beyond Contract	\$ 525	\$ 481	\$ 500	\$ (19)
Accounting System Software	\$ 1,000	\$ 917	\$ 917	\$ 0
Postage	\$ 3,500	\$ 3,208	\$ 2,621	\$ 588
Printing & Binding	\$ 500	\$ 458	\$ 121	\$ 338
Newsletter Printing	\$ 55,000	\$ 50,417	\$ 50,817	\$ (400)
Marketing	\$ 3,000	\$ 2,750	\$ 160	\$ 2,590
Rentals & Leases	\$ 4,000	\$ 3,667	\$ 1,568	\$ 2,099
Insurance	\$ 90,034	\$ 90,034	\$ 83,239	\$ 6,795
Legal Advertising	\$ 1,500	\$ 1,375	\$ 626	\$ 749
Other Current Charges	\$ 750	\$ 688	\$ 388	\$ 299
Property Taxes	\$ 13,500	\$ 12,375	\$ -	\$ 12,375
Office Supplies	\$ 300	\$ 275	\$ 25	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 361,918	\$ 340,018	\$ 332,016	\$ 8,002

Lake Ashton

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Field Management Services	\$ 521,549	\$ 478,086	\$ 478,087	\$ (0)
Gate/Patrol/Pool Officers	\$ 372,436	\$ 341,400	\$ 334,806	\$ 6,594
Security/Fire Alarm/Gate Repairs	\$ 9,500	\$ 8,708	\$ 5,329	\$ 3,379
Access Control System	\$ 60,362	\$ 55,332	\$ 61,562	\$ (6,230)
Security Credentials	\$ -	\$ -	\$ 140	\$ (140)
Pest Control	\$ 4,690	\$ 4,299	\$ 3,330	\$ 969
Telephone/Internet	\$ 8,000	\$ 7,333	\$ 6,635	\$ 698
Electric	\$ 240,000	\$ 220,000	\$ 226,926	\$ (6,926)
Water	\$ 16,000	\$ 14,667	\$ 11,402	\$ 3,265
Gas-Pool	\$ 25,000	\$ 22,917	\$ 2,426	\$ 20,490
Refuse	\$ 8,000	\$ 7,333	\$ 7,143	\$ 190
Repairs and Maintenance-Clubhouse	\$ 85,600	\$ 78,467	\$ 70,994	\$ 7,472
Repairs and Maintenance-Fitness Center	\$ 3,000	\$ 2,750	\$ 2,053	\$ 697
Repairs and Maintenance-Bowling Lanes	\$ 17,000	\$ 15,583	\$ 15,042	\$ 541
Repairs and Maintenance-Restaurant	\$ 6,000	\$ 5,500	\$ 6,780	\$ (1,280)
Furniture, Fixtures, Equipment	\$ 10,000	\$ 9,167	\$ 4,948	\$ 4,219
Repairs and Maintenance-Pool	\$ 15,000	\$ 13,750	\$ 31,916	\$ (18,166)
Repairs and Maintenance-Golf Cart	\$ 5,400	\$ 4,950	\$ 5,987	\$ (1,037)
Repairs and Maintenance-Reimbursed	\$ -	\$ -	\$ 1,280	\$ (1,280)
Landscape Maintenance-Contract	\$ 194,520	\$ 178,310	\$ 178,453	\$ (143)
Landscape Maintenance-Improvements	\$ 15,000	\$ 13,750	\$ 9,727	\$ 4,023
Irrigation Repairs	\$ 8,500	\$ 7,792	\$ 2,566	\$ 5,225
Lake Maintenance-Contract	\$ 55,237	\$ 50,634	\$ 50,633	\$ 1
Lake Maintenance-Other	\$ 2,000	\$ 1,833	\$ 1,360	\$ 473
Wetland/Mitigation Maintenance	\$ 46,698	\$ 42,807	\$ 36,691	\$ 6,116
Permits/Inspections	\$ 3,000	\$ 2,750	\$ 420	\$ 2,330
Office Supplies/Printing/Binding	\$ 5,000	\$ 4,583	\$ 2,746	\$ 1,837
Credit Card Processing Fees	\$ 7,500	\$ 6,875	\$ 2,425	\$ 4,450
Dues & Subscriptions	\$ 9,500	\$ 8,708	\$ 12,494	\$ (3,785)
Decorations	\$ 2,000	\$ 1,833	\$ 89	\$ 1,744
Special Events	\$ 165,000	\$ 119,680	\$ 119,680	\$ -
Storm Damage	\$ -	\$ -	\$ 12,136	\$ (12,136)
Total Operations & Maintenance	\$ 1,921,492	\$ 1,729,797	\$ 1,706,206	\$ 23,591
Total Expenditures	\$ 2,283,409	\$ 2,069,815	\$ 2,038,222	\$ 31,593
Excess (Deficiency) of Revenues over Expenditures	\$ 397,801		\$ 665,071	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (496,380)	\$ (496,380)	\$ (496,380)	\$ -
Total Other Financing Sources/(Uses)	\$ (496,380)	\$ (496,380)	\$ (496,380)	\$ -
Net Change in Fund Balance	\$ (98,579)		\$ 168,691	
Fund Balance - Beginning	\$ 98,579		\$ 85,700	
Fund Balance - Ending	\$ 0		\$ 254,391	

Lake Ashton

Community Development District

Debt Service Fund Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 416,871	\$ 416,871	\$ 395,191	\$ (21,679)
Assessments - PPMT 2015-1	\$ -	\$ -	\$ 75,945	\$ 75,945
Assessments - PPMT 2015-2	\$ -	\$ -	\$ 12,208	\$ 12,208
Interest Income	\$ 500	\$ 458	\$ 15,733	\$ 15,275
Total Revenues	\$ 417,371	\$ 417,329	\$ 499,076	\$ 81,747
Expenditures:				
Series 2015-1				
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)
Series 2015-2				
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)
Total Expenditures	\$ 431,250	\$ 431,250	\$ 553,500	\$ (122,250)
Excess (Deficiency) of Revenues over Expenditures	\$ (13,879)		\$ (54,424)	
Net Change in Fund Balance	\$ (13,879)		\$ (54,424)	
Fund Balance - Beginning	\$ 128,342		\$ 417,219	
Fund Balance - Ending	\$ 114,463		\$ 362,795	

Lake Ashton
Community Development District
Month to Month
FY 2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
Revenues:													
Special Assessments - Levy	\$ -	\$ 583,990	\$ 1,550,227	\$ 66,257	\$ 61,390	\$ 21,947	\$ 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	\$ 48	\$ -	\$ 150,002
Newsletter Ad Revenue	\$ 12,812	\$ 9,416	\$ 11,042	\$ 20,448	\$ 11,431	\$ 6,721	\$ 8,682	\$ -	\$ 4,809	\$ 6,254	\$ 5,622	\$ -	\$ 97,234
Interest Income	\$ 84	\$ 0	\$ 194	\$ 3,568	\$ 3,703	\$ 3,776	\$ 3,359	\$ 3,101	\$ 2,682	\$ 2,170	\$ 1,537	\$ -	\$ 24,176
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	\$ 1,148	\$ -	\$ 14,468
Security Credentials	\$ 90	\$ 510	\$ 390	\$ 1,360	\$ 920	\$ 470	\$ 600	\$ 570	\$ 380	\$ 570	\$ 320	\$ -	\$ 6,180
Miscellaneous Income-Reimbursed Repairs	\$ 350	\$ 2,310	\$ -	\$ -	\$ 2,310	\$ 770	\$ 1,640	\$ 870	\$ 100	\$ 870	\$ 100	\$ -	\$ 9,320
Miscellaneous Income-Insurance Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,769	\$ -	\$ -	\$ -	\$ -	\$ 4,769
Total Revenues	\$ 32,997	\$ 614,836	\$ 1,572,193	\$ 119,043	\$ 96,700	\$ 45,046	\$ 140,519	\$ 28,359	\$ 29,860	\$ 14,966	\$ 8,774	\$ -	\$ 2,703,293
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 450	\$ 450	\$ 450	\$ 900	\$ 900	\$ 450	\$ 900	\$ 450	\$ 450	\$ 900	\$ -	\$ 6,300
FICA Expense	\$ -	\$ 34	\$ 34	\$ 34	\$ 69	\$ 69	\$ 34	\$ 69	\$ 34	\$ 34	\$ 69	\$ -	\$ 482
Engineering	\$ 4,069	\$ 5,993	\$ 7,008	\$ 3,084	\$ 8,713	\$ 11,457	\$ 4,320	\$ 7,315	\$ 5,483	\$ 9,599	\$ 5,088	\$ -	\$ 72,127
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ 600
Dissemination	\$ 131	\$ 631	\$ 131	\$ 131	\$ 131	\$ 131	\$ 481	\$ 131	\$ 131	\$ 131	\$ 131	\$ -	\$ 2,294
Attorney	\$ 175	\$ 3,166	\$ 3,923	\$ 3,327	\$ 3,916	\$ 3,505	\$ 4,640	\$ 4,522	\$ 4,053	\$ 2,670	\$ 3,000	\$ -	\$ 36,897
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	\$ 5,811	\$ -	\$ 63,920
Management Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Accounting System Software	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ 917
Postage	\$ 80	\$ 274	\$ 146	\$ 1,050	\$ 32	\$ 141	\$ 6	\$ 196	\$ 322	\$ 368	\$ 7	\$ -	\$ 2,621
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17	\$ -	\$ -	\$ -	\$ 103	\$ 1	\$ -	\$ 121
Newsletter Printing	\$ 4,405	\$ 4,945	\$ 4,545	\$ 5,100	\$ 5,100	\$ 5,100	\$ 5,100	\$ 4,631	\$ 4,257	\$ 3,817	\$ 3,817	\$ -	\$ 50,817
Marketing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160	\$ -	\$ -	\$ -	\$ 160
Rentals & Leases	\$ 290	\$ -	\$ 145	\$ 145	\$ 264	\$ 145	\$ 145	\$ -	\$ 145	\$ 145	\$ 145	\$ -	\$ 1,568
Insurance	\$ 83,239	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,239
Legal Advertising	\$ -	\$ -	\$ 93	\$ 45	\$ -	\$ -	\$ 111	\$ 93	\$ 87	\$ -	\$ 197	\$ -	\$ 626
Other Current Charges	\$ -	\$ 130	\$ 72	\$ (72)	\$ -	\$ 19	\$ 45	\$ -	\$ -	\$ 106	\$ 89	\$ -	\$ 388
Office Supplies	\$ 3	\$ -	\$ 3	\$ 3	\$ 3	\$ 4	\$ -	\$ 3	\$ 4	\$ 3	\$ 3	\$ -	\$ 25
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 98,460	\$ 21,517	\$ 22,443	\$ 19,191	\$ 25,023	\$ 27,381	\$ 21,727	\$ 23,752	\$ 21,020	\$ 32,160	\$ 19,340	\$ -	\$ 332,016

Lake Ashton
Community Development District
Month to Month
FY 2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total	
Operations & Maintenance														
Field Expenditures														
Field Management Services	\$ 43,462	\$ 43,462	\$ 43,462	\$ 43,462	\$ 43,462	\$ 43,462	\$ 43,462	\$ 43,462	\$ 43,462	\$ 43,462	\$ 43,462	\$ 43,462	\$ -	\$ 478,087
Gate/Patrol/Pool Officers	\$ 29,430	\$ 28,632	\$ 30,538	\$ 31,087	\$ 27,833	\$ 30,987	\$ 30,963	\$ 30,963	\$ 30,860	\$ 31,638	\$ 31,874	\$ -	\$ 334,806	
Gate/Patrol/Pool Officers-Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Security/Fire Alarm/Gate Repairs	\$ -	\$ 195	\$ 823	\$ -	\$ 213	\$ -	\$ 600	\$ 612	\$ 213	\$ 905	\$ 1,769	\$ -	\$ 5,329	
Access Control System	\$ 5,593	\$ 5,593	\$ 5,593	\$ 5,630	\$ 5,593	\$ 5,593	\$ 5,593	\$ 5,593	\$ 5,593	\$ 5,593	\$ 5,593	\$ -	\$ 61,562	
Security Credentials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 113	\$ -	\$ -	\$ 27	\$ -	\$ -	\$ 140	
Pest Control	\$ 395	\$ 250	\$ 250	\$ 395	\$ 250	\$ 250	\$ 250	\$ 395	\$ 250	\$ 395	\$ 250	\$ -	\$ 3,330	
Telephone/Internet	\$ 665	\$ 515	\$ 650	\$ 580	\$ 539	\$ 539	\$ 549	\$ 1,029	\$ 69	\$ 880	\$ 618	\$ -	\$ 6,635	
Electric	\$ 21,115	\$ 19,529	\$ 19,205	\$ 19,271	\$ 20,602	\$ 19,701	\$ 20,320	\$ 21,082	\$ 21,686	\$ 22,416	\$ 22,000	\$ -	\$ 226,926	
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	\$ 614	\$ -	\$ 7,143	
Repairs and Maintenance-Clubhouse	\$ 4,374	\$ 5,062	\$ 2,409	\$ 10,414	\$ 8,175	\$ 5,329	\$ 1,126	\$ 4,821	\$ 7,377	\$ 14,198	\$ 7,709	\$ -	\$ 70,994	
Repairs and Maintenance-Fitness Center	\$ 438	\$ 220	\$ -	\$ -	\$ 220	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ 999	\$ -	\$ 2,053	
Repairs and Maintenance-Bowling Lanes	\$ 600	\$ 850	\$ 500	\$ 1,716	\$ 1,429	\$ 784	\$ 3,439	\$ 1,025	\$ 3,552	\$ -	\$ 1,147	\$ -	\$ 15,042	
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	\$ 3,476	\$ -	\$ 31,916	
Repairs and Maintenance-Golf Cart	\$ 1,061	\$ 173	\$ 1,403	\$ 665	\$ 345	\$ 345	\$ 345	\$ 615	\$ 345	\$ 345	\$ 345	\$ -	\$ 5,987	
Repairs and Maintenance-Reimbursed	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ 905	\$ -	\$ 1,280	
Landscape Maintenance-Contract	\$ 16,210	\$ 16,210	\$ 16,210	\$ 16,210	\$ 16,210	\$ 16,210	\$ 16,210	\$ 16,210	\$ 16,353	\$ 16,210	\$ 16,210	\$ -	\$ 178,453	
Landscape Maintenance-Improvements	\$ 1,827	\$ 1,950	\$ 1,999	\$ 745	\$ -	\$ -	\$ -	\$ -	\$ 624	\$ 1,931	\$ 650	\$ -	\$ 9,727	
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	\$ 4,603	\$ 4,603	\$ -	\$ 50,633	
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	\$ 176	\$ -	\$ 2,425	
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	\$ 639	\$ -	\$ 119,680	
Storm Damage	\$ 3,138	\$ 5,697	\$ 510	\$ 2,300	\$ -	\$ -	\$ -	\$ 490	\$ -	\$ -	\$ -	\$ -	\$ 12,136	
Total Operations & Maintenance	\$ 167,701	\$ 144,635	\$ 155,546	\$ 177,013	\$ 196,454	\$ 133,002	\$ 135,887	\$ 142,266	\$ 165,688	\$ 144,974	\$ 143,041	\$ -	\$ 1,706,206	
Total Expenditures	\$ 266,161	\$ 166,152	\$ 177,989	\$ 196,204	\$ 221,476	\$ 160,384	\$ 157,614	\$ 166,019	\$ 186,708	\$ 177,134	\$ 162,382	\$ -	\$ 2,038,222	
Excess (Deficiency) of Revenues over Expenditures	\$ (233,163)	\$ 448,684	\$ 1,394,204	\$ (77,161)	\$ (124,777)	\$ (115,338)	\$ (17,095)	\$ (137,660)	\$ (156,847)	\$ (162,168)	\$ (153,608)	\$ -	\$ 665,071	
Other Financing Sources/Uses:														
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ (496,380)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (496,380)	
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ (496,380)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (496,380)	
Net Change in Fund Balance	\$ (233,163)	\$ 448,684	\$ 1,394,204	\$ (573,541)	\$ (124,777)	\$ (115,338)	\$ (17,095)	\$ (137,660)	\$ (156,847)	\$ (162,168)	\$ (153,608)	\$ -	\$ 168,691	

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)
Current Bonds Outstanding		\$1,835,000.00

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

Total Current Bonds Outstanding		\$2,195,000.00
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SECTION D

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

September 15, 2025

Date	Check Numbers	Amount
<u>General Fund</u>		
08/18/25	9830-9847	\$167,957.60
08/21/25	9848-9861	\$84,535.96
08/28/25	9862-9866	\$2,739.30
General Fund Total		\$255,232.86

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/18/25	00741	8/01/25	30	202508	320	57200	34000			*	43,462.42		
			AMENITY MGMT 08/25										
		8/01/25	30	202508	320	57200	49400			*	184.76		
			WALMART FOOD 08/25										
		8/01/25	30	202508	320	57200	49400			*	13.11		
			DOLLAR TREE PANS 08/25										
COMMUNITY ASSOCIATIONS AND												43,660.29	009830
8/18/25	00466	7/31/25	51085	202508	310	51300	42501			*	3,817.00		
			AUGUST 2025 LA TIMES										
CUSTOMTRADEPRINTING.COM												3,817.00	009831
8/18/25	00003	8/12/25	89528022	202508	310	51300	42000			*	78.23		
			DELIVERY THRU 08/01/25										
FEDEX												78.23	009832
8/18/25	00781	8/18/25	00072497	202507	310	51300	48000			*	197.12		
			LEGAL AD #11413278										
GANNETT FLORIDA LOCALIQ												197.12	009833
8/18/25	00215	8/01/25	479	202508	310	51300	34000			*	5,810.92		
			MGMT FEE 08/25										
		8/01/25	479	202508	310	51300	35100			*	83.33		
			INFO TECH 08/25										
		8/01/25	479	202508	310	51300	31300			*	131.25		
			DISSEMINATION AGENT SVCS										
		8/01/25	479	202508	310	51300	51000			*	2.50		
			OFFICE SUPPLIES 08/25										
		8/01/25	479	202508	310	51300	42500			*	.75		
			COPIES 08/25										
		8/01/25	479	202508	310	51300	42000			*	53.23		
			CREDIT FOR FEDEX CHARGES										
GMS-CENTRAL FLORIDA, LLC												5,975.52	009834
8/18/25	00750	8/01/25	40065	202508	320	57200	54500			*	83.00		
			SUPPLIES 08/25										
JANITORIAL SUPERSTORE INC												83.00	009835
8/18/25	00504	7/29/25	106848	202508	320	57200	54500			*	250.00		
			SVCS 08/25										
KINCAID ELECTRICAL SERVICES												250.00	009836
8/18/25	00164	8/12/25	142999	202507	310	51300	31500			*	2,670.31		
			SVCS 07/25										
LATHAM, LUNA, EDEN & BEAUDINE, LLP												2,670.31	009837
LAKA LAKE ASHTON SHENNING													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/18/25	00538	8/01/25	10177	202508		320-57200-54506				*	345.00		
			SVCS 08/25						PERFORMANCE GOLF CARTS			345.00	009838
8/18/25	00753	7/03/25	10224478	202507		320-57200-45300				*	29.00		
			SUPPLIES 07/25										
		7/09/25	10108080	202507		320-57200-45300				*	439.92		
			SUPPLIES 07/25										
		7/10/25	10108081	202507		320-57200-45300				*	91.46		
			SUPPLIES 07/25										
		7/23/25	10224522	202507		320-57200-45300				*	43.50		
			SUPPLIES 07/25						POOL & PATIO CENTER			603.88	009839
8/18/25	00631	8/07/25	RES19-16	202507		310-51300-31100				*	9,599.11		
			SVCS 07/25						RAYL ENGINEERING & SURVEYING, LLC			9,599.11	009840
8/18/25	00696	6/30/25	12211190	202506		320-57200-34501				*	30,282.13		
			SVCS 06/01-06/30/25										
		6/30/25	12211190	202506		320-57200-34504				*	5,593.18		
			SVCS 06/01-06/30/25										
		7/31/25	12242924	202507		320-57200-34501				*	31,638.13		
			SVCS 07/01-07/31/25										
		7/31/25	12242924	202507		320-57200-34504				*	5,593.18		
			SVCS 07/01-07/31/25										
		7/31/25	12242924	202507		320-57200-54540				*	905.49		
			SVCS 07/01-07/31/25						SECURITAS SECURITY SERVICES USA, INC			74,012.11	009841
8/18/25	00470	8/01/25	080125	202508		320-57200-49400				*	41.59		
			REG COFFEE 08/25						SHUFFLIN'S SQUARES			41.59	009842
8/18/25	00681	7/28/25	07282025	202507		320-57200-54500				*	173.85		
			USA FLAGS 07/25						NEIL SMITH			173.85	009843
8/18/25	00238	7/30/25	319839	202507		320-57200-45300				*	1,290.80		
			SUPPLIES 07/25						SPIES POOL, LLC			1,290.80	009844
8/18/25	00061	7/15/25	072025	202507		320-57200-43000				*	22,416.10		
			SVCS 07/25						TECO-ACH			22,416.10	009845

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/18/25	00664	8/03/25	1928-072	202507	320-57200	52000		PURCHASES 07/25 WELLS FARGO-ACH	*	1,596.42	1,596.42	009846
8/18/25	00587	7/07/25	25034	202506	320-57200	54530		MAINT 06/25 XS BOWLING SERVICE LLC	*	1,147.27	1,147.27	009847
8/21/25	00057	7/31/25	230027	202507	320-53800	46800		MGMT SVCS 07/25 APPLIED AQUATIC MANAGEMENT, INC.	*	4,603.00	4,603.00	009848
8/21/25	00621	8/07/25	1050022	202508	320-57200	54501		PEST CONTROL 08/25 COUNTRY BOY PEST CONTROL	*	250.00	250.00	009849
8/21/25	00768	8/15/25	39317-1	202508	320-57200	54510		SVCS 08/25 8/15/25 39443-1 202508 320-57200-54510 SVCS/PARTS 08/25 FITNESS MACHINE TECHNICIANS	*	220.00	779.23	009850
8/21/25	00098	8/05/25	1285-072	202507	320-57200	54500		SUPPLIES 07/25 HOME DEPOT CREDIT SERVICES	*	3,538.77	3,538.77	009851
8/21/25	00512	7/01/25	3080222	202507	320-57200	41000		SVCS 07/25 8/01/25 3109694 202508 320-57200-41000 SVCS 08/25 KINGS III OF AMERICA, INC.	*	69.25	138.50	009852
8/21/25	00429	8/21/25	08212025	202508	300-20700	10200		TRANSFER TAX RECEIPTS LAKE ASHTON CDD	*	26,485.05	26,485.05	009853
8/21/25	00361	4/01/25	280634	202504	320-57200	54500		SVCS 04/25 8/15/25 294769 202508 320-57200-54500 SVCS 08/25 MILLER'S CENTRAL AIR, INC.	*	384.00	483.00	009854
8/21/25	00814	8/11/25	4652247	202508	300-20700	10200		LA CDD DEBT 1% ADMIN FEE 8/11/25 4652247 202508 700-36300-10000 LA CDD DEBT 1% ADMIN FEE	*	4,125.43	4,125.43	

LAKA LAKE ASHTON SHENNING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		8/11/25	4652247	202508	700-13100-10000			LA CDD DEBT 1% ADMIN FEE	*	4,125.43-		
		8/11/25	4652248	202508	300-36300-10100			LA CDD MAINT 1% ADMIN FEE	*	25,124.82		
POLK COUNTY PROP											29,250.25	009855
8/21/25	00345	8/06/25	28176	202508	320-57200-54500			SVCS 08/25	*	1,140.00		
PRECISION SAFE & LOCK, LLC											1,140.00	009856
8/21/25	00813	8/19/25	08192025	202508	320-57200-49400			SUMMER MUSIC SERIES 08/25	*	400.00		
HALARIA REESE											400.00	009857
8/21/25	00801	5/10/25	7905-0	202505	320-57200-54500			SUPPLIES 05/25	*	157.25		
		7/10/25	2927-3	202507	320-57200-54500			SUPPLIES 07/25	*	26.77		
		7/10/25	2928-1	202507	320-57200-54500			SUPPLIES 07/25	*	191.64		
THE SHERWIN-WILLIAMS COMPANY											375.66	009858
8/21/25	00780	8/11/25	56307196	202508	320-57200-54500			SUPPLIES 08/25	*	43.80		
		8/18/25	56307241	202508	320-57200-54500			SUPPLIES 08/25	*	43.80		
VESTIS											87.60	009859
8/21/25	00430	8/28/25	50351068	202507	310-51300-42502			COPIER LEASE 07/25	*	144.90		
WELLS FARGO VENDOR FINANCIAL SVCS											144.90	009860
8/21/25	00445	8/01/25	959055	202508	320-57200-46200			LANDSCAPE MAINT 08/25	*	16,210.00		
		8/12/25	974097	202508	320-57200-46201			LANDSCAPE ENHANCEMENT	*	650.00		
YELLOWSTONE LANDSCAPE											16,860.00	009861
8/28/25	00768	6/03/25	36330-1	202506	320-57200-54510			SVCS 06/25	*	220.00		
FITNESS MACHINE TECHNICIANS											220.00	009862
8/28/25	00815	8/25/25	IV006969	202508	320-57200-34500			SVCS 08/25 REPLACE MODULE	*	681.02		
PYE BARKER FIRE & SAFTEY											681.02	009863
LAKA LAKE ASHTON SHENNING												

AP300R
*** CHECK NOS. 009830-050000

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

RUN 9/08/25

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
8/28/25	00238	8/20/25 320564	202508 320-57200-45300		*	739.00	
		SVCS 08/25	INSTALL MOTER				
		8/20/25 320565	202508 320-57200-45300		*	842.00	
		REPAIRS 08/25					
							1,581.00 009864

8/28/25	00234	8/25/25 60406424	202508 320-57200-54500		*	213.48	
		SUPPLIES 08/25					
							213.48 009865

8/28/25	00780	8/25/25 56307283	202508 320-57200-54500		*	43.80	
		SUPPLIES 08/25					
							43.80 009866

						TOTAL FOR BANK A	255,232.86
						TOTAL FOR REGISTER	255,232.86

LAKA LAKE ASHTON SHENNING

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

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

SECTION XII

*CLOSED
SECURITY
DISCUSSION*