

*Lake Ashton  
Community Development District*

*Meeting Agenda*

*January 26, 2026*

# AGENDA



# *Lake Ashton*

## *Community Development District*

---

219 E. Livingston St., Orlando, Florida 32801

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

January 19, 2026

### **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, January 26, 2026 at 9:00 AM** at the **Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL 33859**.

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

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

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

**Meeting ID:** 969 5923 1158

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call and Pledge of Allegiance
2. Approval of Meeting Agenda
3. Public Comments on Specific Items on the Agenda (*All public comments are limited to three (3) minutes each*)
4. Consideration of Minutes from the December 15, 2025 Board of Supervisors Meeting
5. Engineering Report
  - A. Presentation of Pond Bank Assessment Report
6. Old Business
7. New Business
  - A. Discussion Regarding Restaurant (*requested by Supervisor Costello*)
  - B. Consideration of Resolution 2026-01 Setting a Public Hearing on the Adoption of Rates for Gate Strike Fees
  - C. Discussion Regarding Encroachment on CDD Property Near Storage Unit
  - D. Ratification of Agreement for Security Services with Nation Security (*agreement will be sent to Board of Supervisors separately due to Florida Statute requirements*)

- E. Progress Report Regarding Solar Street Lighting (*requested by Supervisor Ulrich*)
- F. Consideration of 2026 Contract Agreement with Polk County Property Appraiser
- 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 Aquatics Checklist and Report
    - III. Consideration of Quotes to Pressure Wash Area on Dunmore Drive
    - IV. Consideration of Quotes to Re-Stripe the Clubhouse Parking Lots
  - D. District Manager's Report
    - I. Next Joint Meeting Scheduled for **Thursday, March 19, 2026 @ 11:30 AM @ the Lake Ashton II Health and Fitness Center** (*following the Lake Ashton II CDD March Board Meeting*)
- 9. Financial Reports
  - A. Combined Balance Sheet
  - B. Capital Projects Reserve Fund
  - C. Statement of Revenues, Expenditures, and Changes in Fund Balance
  - D. Approval of Check Run Summary
- 10. Public Comments
- 11. Supervisor Requests/Supervisor Open Discussion
- 12. Adjournment

# MINUTES

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

The regular meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on **Monday, December 15, 2025** at 9:00 a.m. at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL.

Present and constituting a quorum were:

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

Also present were:

Jill Burns	District Manager, GMS
Jay Lazarovich	District Counsel, Latham Luna
Garrett Posten	District Engineer
Matt Fisher	Operations Manager
Christine Wells <i>by Zoom</i>	Community Director
Pete Wittman	Yellowstone Landscaping

*The following is a summary of the discussions and actions taken at the December 15, 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 requested to move Mr. Posten's District Engineering report up after the public comment item.

On MOTION by Mr. Costello, seconded by Ms. VanSickle, with all in favor, the Meeting Agenda, was approved 5-0 as amended.
---

**THIRD ORDER OF BUSINESS**

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

Ms. VanSickle opened the public comment period.

Resident (Marianne Zak, 4031 Birkdale Drive) commented on ADA compliance. She explained that at the last meeting on November 17, 2025, the Board was asked to get pricing for an automatic door opener for the side entrance and exit to the ballroom. She noted it was pointed out to the Board that their disabled residents are entitled to the closest entrance from the disabled parking spaces. She stated they merit an automated door opener system while navigating with crutches, walkers and canes, etc. She pointed out that their disabled residents may be being discriminated against for being disabled. She added at the least, their handicapped needs are being ignored, whether intentionally or from ignorance. She also reminded the CDD Board that every Lake Ashton resident is of value. She noted they all pay CDD and HOA fees and they should be entitled to the very best Lake Ashton can provide. She suggested that for the well-being of their neighbors with disabilities, the Board should continue to advance the progress that has been made as presented at other meetings over the last several months. She thanked the Board for their consideration.

Resident (Iris Realmuto, Lot 1031) commented on Item 8D, confusion over CDD website. She noted she requested information and was denied, so she cannot speak to it at this time. She requested to be allowed to speak to it after the Board has their discussion and she has the information, then the Board can take action.

**SIXTH ORDER OF BUSINESS**

**Engineering Report**

Mr. Posten presented the engineering report, which included pond bank assessment and Pond #18 flume. He explained that the pond bank assessment field work was completed last week, so the assessments have been made. Now, he stated, they are putting together all the data, compiling the report, and any recommendations for the Board moving forward that will be presented to the Board at the January meeting.

Supervisor Realmuto requested the report before the January meeting, if it is available, rather than wait for the agenda packet. Mr. Posten responded that if it is done before the meeting, he will send it to the Board. Supervisor Landgrebe requested that the report be done, not if, because it doesn't help them to get it last minute. Mr. Posten responded

that all he can guarantee is the report will be done before the Board meeting. He added that is how their current schedule is set up.

Mr. Posten continued his presentation of his report stating Pond #18's flume work started today. He noted one additional item regarding an oil spill at 3065 Dunmore Drive, which is significant. He explained that the spill takes up almost the entire road for a solid 100 feet with a trail that runs down the road. He further explained that as far as what the Board can do about it is replace the asphalt in the main area where the larger portion of the spill is. He pointed out that there has been so much oil spill that it's probably already seeped in enough that it's not coming back out. He also explained that once the oil is in there, it can deteriorate the binder in the asphalt, which over time, is going to lead to raveling where the aggregate becomes loose and eventually it will need to be replaced. He added that there may be some benefit to trying to clean the line that goes down the road. He recommended the Board wait until they are doing another road and then do that repair as well. Discussion ensued on who possibly caused the spill. Ms. Wells stated she was provided pictures of a trailer and a phone number. She reached out to this person, but they denied this accusation and stated they blew a bearing on the trailer, which is why the trailer was left in the sales office. Mr. Lazarovich requested all evidence Ms. Wells has so he can put together a demand letter to send out on this matter. Supervisor Realmuto asked their legal department to do whatever they can to recover the potential costs or set the groundwork for recovering those costs and defer any discussion about the repairs until that's further along. Mr. Lazarovich responded that they will work with the engineer to get a cost estimate. Supervisor Ulrich asked if there was anything to clean the spill up a little bit other than leaving it that way. Mr. Posten responded that they could use a degreasing agent to keep it isolated, but for the most part, it's such a large area that replacement is going to be needed. He recommended doing this project in-house, if possible.

Mr. Fisher noted as far as staff taking a detergent out and addressing the minor areas, his only concern is the water source for rinsing because they don't have tanks. Supervisor Ulrich offered his house water as a water source for rinsing. It was also noted that there are companies to address matters like this and it may be better to have a vendor come out to address this issue. Supervisor Realmuto noted that repaving concerns him because previously time proved not to be an issue and washing was sufficient to address the issue. Mr. Posten responded that is an option, if that is the way the Board wants to go. He noted it will just be an aesthetic problem for now, and then they can address it if it becomes a

pavement issue in the future. Mr. Fisher is going to work with Mr. Posten and is going to solicit a couple bids for washing the spill. Ms. VanSickle stated they will wait to do this in January. Mr. Posten concluded his report.

**FOURTH ORDER OF BUSINESS****Discussion & Consideration of  
Proposals Received for District  
Security Services****A. Freeman Security Services****B. Nation Security****C. Vital Security and Investigations**

Ms. VanSickle opened Board discussion and consideration of proposals received for District security services. Supervisor Ulrich stated he doesn't think they can make a bad decision here, but he leans toward Nation Security. He noted that the difference in cost isn't significant between the three vendors. Supervisor Realmuto pointed out that Nation Security's quoted price is the lowest by at least a dollar an hour, which adds up. He stated he is leaning slightly toward Nation Security because of their response time guarantees and their staff feeling most comfortable working with Nation Security management. Supervisor VanSickle stated her concern with Nation Security is when she questioned their response time, she received a vague response. She noted she would tend to go with Vital Security and Investigations. Supervisor Landgrebe stated Nation Security was her number one pick because she thought their response time, their expertise and connections with law enforcement were important as well as their qualifications and training. Supervisor Costello stated according to what they are reading, there's not a bad choice. After discussion, the Board agreed to with Nation Security for District Security Services.

On MOTION by Mr. Ulrich, seconded by Mr. Costello, with all in favor, Accepting Proposal from Nation Security for District Security Services, was approved 5-0.

Supervisor Realmuto stated it is important to be clear that the contract locks in the bill rates, not the total amount. He added this will give the CDD the ability to control it, if needed. He explained that he wants to be sure the CDD is not being committed to a specific number of hours. Supervisor VanSickle stated they also need to direct staff to notify Securitas and take any steps they need. Mr. Lazarovich stated he would look for the Board direction to direct staff to handle any potential issues that might come up with Securitas. He explained that they

may try to terminate the two other contracts because they have held the position that they're all intertwined. He noted they have gone back and forth with Securitas saying they are three separate contracts. He stated once they alert Securitas of Nation Security's agreement, they may try to terminate the other two, which could lead to a demand letter or further potential litigation, which staff would then look for Board direction to handle those issues. The Board stated they would want counsel to take the steps necessary.

- **Item 8A, Discussion Regarding Performance of Securitas (requested by Supervisor Landgrebe), was moved up to this agenda item.**

Ms. Landgrebe stated Securitas needs to replace the whole system of the gate arm. Concerns of Securitas claiming the repairs to the gate arm aren't covered due to gate strikes were noted. Supervisor Realmuto stated the contract for the gate arm system included a maintenance agreement, which he maintains the gate strikes are part of a gate system. He stated the gate system should continue to work through the five-year contract. He also stated Securitas claiming it is not covered under the contract is ridiculous. He added that they need to be adamant that this gate arm is included in the maintenance agreement and ensure that this is covered. He also pointed out that if there's a better system next time, they should reevaluate that when it comes time to replace it. He also stated Securitas needs to live up to and perform what they're obligated to under the contract. Ms. Wells informed Mr. Lazarovich that they have not received the signed extension from Securitas.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Minutes from the November 17, 2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the November 17, 2025 Board of Supervisors meeting and asked for any comments, corrections, or change. Minor changes were noted and will be sent to be incorporated in the final version.

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

#### **SEVENTH ORDER OF BUSINESS**

#### **Old Business**

#### **A. Discussion Regarding Joint Amenity Facilities Policies (requested by Supervisor Ulrich)**



Supervisor Ulrich reviewed the three items that changed on page three. One item is the renters policy. Ms. Wells stated currently their adopted policy is 90 days for renters and there is no closing loophole in the current policy. Supervisor Realmuto stated no change means 90 days and all they are trying to do is close the loophole. It was noted that if they leave the policy at 90 days and the HOA allows a 30 day lease, that person cannot use the amenities. After discussion, Supervisor Ulrich recommended this policy on page three remains as it was written. The Board discussed that they should not have to change their policy.

Supervisor Ulrich presented the next policy change, which was under guest. He stated guest passes will not be available to people leasing houses. Ms. Wells noted they added it and then removed it when they changed it back. The Board requested to add this back in. Ms. Wells explained that change will have to go back to Lake Ashton II because they voted on it.

Supervisor Ulrich presented the last proposed policy change. He noted the golf club verbiage would be changed back to what it was originally. Supervisor Realmuto explained that the last revision was somewhat of a compromise. He noted, given the fact that the golf club is a separate business and not a CDD amenity that's included in the rest of the CDD fees, this shouldn't be there at all. He added that he made the argument that they should simply eliminate that, which he didn't think would fly. So, he presented what he thought was a reasonable compromise to simply state and reiterate that the golf club along with the restaurants are separate independent businesses. He pointed out that he doesn't think this is the place to detail the rules and regulations of the golf club. He noted that at the last joint meeting, everyone seemed to agree, but since then things seemed to have changed. He stated he isn't willing to compromise to not make any changes. Mr. Lazarovich explained that if it's not one of the joint amenity policies between the two CDDs, it wouldn't need to fall under this agreement. Supervisor Ulrich stated this is about changing the verbiage in the policy and both CDDs have to agree to change that verbiage. With that, he added, Lake Ashton II is not agreeing to change the verbiage, so it needs to remain the same. Supervisor VanSickle and Supervisor Realmuto asked for a statement be reiterated clearly that the golf course is not an amenity. After discussion, the Board agreed to sliding section nine golf club to under section XI.

**B. Consideration of Quotes for Installation of Automatic Door Opener on the West Entrance to the Ballroom**

Ms. VanSickle presented this item to the Board. Mr. Fisher stated staff solicited a few more quotes. He presented the quotes for installation of automatic door opener on the west entrance to the ballroom. After discussion regarding the presented quotes, the Board noted this item has become more complicated than they may be able to deal with. The Board also discussed finding other solutions to helping their residents. Mr. Lazarovich commented that the Board has gone through the process of working with the engineer and staff to review what is actually required. He added that under the professional opinion of the engineer, they have been complying. He noted they took care of some issues in the parking lot, and there is access through the main door. He made it clear that they have taken the appropriate steps to make sure there's ADA compliance in the District, and anything to the opposite is an opinion of the interpretation of the statute. Supervisor Ulrich stated he would like to see this happen. He also stated even though it's not ADA compliant, it may help half a dozen people get into the place. Supervisor Costello responded that if it isn't going to be ADA compliant, he can't see why they would go with it because eventually someone is going to make a complaint about it. He suggested if they are going to do it, they should do it properly and do it along the lines that ADA requires. Supervisor VanSickle agreed with Supervisor Ulrich that if they can help half a dozen people, it makes it worthwhile. Supervisor Ulrich stated he would at least like to find out what it's going to cost to move the sensor to the post. It was noted that Mr. Fisher asked Securitas, and they have not responded. After discussion, the Board agreed to table this item until they receive a quote from Securitas.

**EIGHTH ORDER OF BUSINESS****New Business****A. Discussion Regarding Performance of Securitas (*requested by Supervisor Landgrebe*)**

*\*This item was discussed in the Fourth Order of Business.*

**B. Consideration of Proposals for Updated Reserve Study (*requested by Supervisor Landgrebe*)****I. Capital Reserve Advisors****II. Reserve Advisors**

Ms. VanSickle presented proposals for updated reserve study. Capital Reserve Advisors proposal total is \$2,950 and Reserve Advisors proposal total is \$8,600. Ms. Wells stated she provided both companies with a copy of their current reserve study so they could

see the level of detail that the Board and staff want. She also had phone calls with each of them and spoke to them about their desire to put everything that the engineer is giving them from their reports for pavement management, pond erosion, and incorporate those numbers into the reserve study that they do. She explained that both companies are aware of the level of detail they want and some of the other things that they discussed as far as planning tools.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, the Proposal from Capital Reserve Advisors for Updated Reserve Study Totaling \$2,950, was approved 5-0.

**C. Discussion Regarding February Meeting Date (*requested by Supervisor Landgrebe*)**

Ms. Landgrebe requested to move the February meeting date. After discussion, the Board decided to move the February meeting to February 23, 2026, and delegating authority to the Chair to have discussions with Lake Ashton II about moving the joint meeting to either February 23, 2026 or March 19, 2026.

On MOTION by Mr. Realmuto, seconded by Ms. VanSickle, with all in favor, Moving the Lake Ashton Board Meeting from February 16, 2026 to February 23, 2026 and Delegating Authority to the Chair to have Discussions with Lake Ashton II about Moving the Joint Meeting to either February 23, 2026 or March 19, 2026, was approved 5-0.

Ms. Burns noted if they decide to go with March 19, 2026 for the joint meeting date, she will not be able to be there.

**D. Discussion Regarding Confusion Over CDD Website (*requested by Supervisor VanSickle*)**

Ms. VanSickle presented this item to the Board for discussion. It was noted that there was confusion between the official CDD website and a private resident website. Also noted was that the promotion of a private website on CDD media has raised the following concerns: it misleads residents into believing that the private website is an official website or endorsed by the CDD, there is a possibility of misrepresentation of authority, a private website may appear or look like or speak on behalf of the CDD without the legal authority, it exposes the CDD to potential liability related to public records compliance as the private website does not

subject to Florida public records laws (Specifically, the private website has a “*Contact Us*” feature, which creates the appearance that the website is an official channel for CDD communications.), it raises ADA accessibility concerns as private website is not required to meet government accessible standards, it creates inequity by directing residents to a fee based platform to access information related to publicly funded CDD activities, it risks inconsistent or inaccurate dissemination of information outside of official CDD control, and the CDD cannot control or audit how information is handled, modified or archived on a private site. The recommendation is to avoid confusion and be consistent with CDD to direct staff to send a demand letter to remove the “*Contact Us*” button and remove private website advertising from CDD media. Mr. Lazarovich pointed out that if any vote or action were to come before the Board, there appears to be a conflict of interest that would require abstention from the vote and noting the conflict on the record and then filling out a form.

It was explained that the reason for the conflict of interest is Supervisor Realmuto’s spouse as well as his position as an officer of the corporation being discussed. Supervisor Realmuto explained that the conflict of interest is not due to any potential financial or personal gain since it is a nonprofit. By law, he further explained, any funds accrued to a nonprofit need to be spent to the nonprofit’s benefit and cannot accrue to an individual. He stated in this particular nonprofit, all the work performed is done entirely by volunteers. He pointed out that any fees being charged, which is a recent change, are being charged only because the IRS required it to maintain that status as a club and it does file tax returns that show where the funds come from and where they go to.

Mr. Lazarovich stated all of this stemmed from confusion. He explained that they were getting emails that some people thought the CDD was now charging for access to certain information. He noted they did confer with a trademark attorney at their firm. This attorney ran through the site, and she said that it does rise to actual confusion. The trademark attorney stated she could see how there are claims that rose to the issue of trademark infringement. The trademark attorney noted there are issues that should be addressed for the CDD’s liability. Mr. Lazarovich stated people are confused and they have a responsibility to correct that confusion.

The Board invited the resident Iris Realmuto up to speak on this matter. Iris Realmuto made a couple of distinctions as far as being in the media, the L.A. Times and using the “*Contact Us*” on the website. She noted it is not the website, it is Lake Ashton Living, Inc., which is a social club, 501(c)(7). She explained that the Lake Ashton Living website has been

around for 10 years. She pointed out that the disclaimers have been on the website, and they can be made more official.

Mr. Lazarovich also pointed out that the trademark attorney found it is registered as a Florida not for profit corporation and the principal address, mailing address and registered agent address are all the clubhouse's address. He explained that this was another issue because the CDD clubhouse can't be serving as a registered address for a club or a corporation because it's government property. He added that it would need to be an office or a home address. He stated the best course of action would be to send a demand letter to Lake Ashton Living, Inc. listing out the issues with the website, at least as it's accessible to the public, to remove any association or appearance of endorsement by the CDD itself. He also noted the disclaimer on the website is insufficient, according to their trademark attorney. Another issue he noted is the "Contact Us" because it gives the appearance that someone is communicating directly to the CDD. He questioned if this was being monitored and kept in compliance with public records. He clarified that the intent of the demand letter is not to remove the website, but it is to remove any possible confusion or conflation between the Lake Ashton Living, Inc. itself and the Lake Ashton CDD.

*\*Supervisor Realmuto abstained from voting.*

On MOTION by Ms. VanSickle, seconded by Mr. Costello, with Ms. VanSickle, Mr. Costello, Mr. Ulrich, and Ms. Landgrebe in favor and Mr. Realmuto abstaining, Directing Staff to Send a Demand Letter to Lake Ashton Living, Inc. to Remove Any Confusion or Conflation Between Lake Ashton Living, Inc. and Lake Ashton CDD, Specifically the "Contact Us" Button, was approved 4-0.
---

Supervisor Realmuto noted concern about removing advertising from CDD media because it treats this club, group or organization that has been duly recognized under their joint amenity policy differently than they are treating similarly situated clubs. He noted the motion does not address the confusion issue. He noted if they are going to do it for this organization, he will look for them to do it equally for other organizations. He noted there is a disclaimer in each of the forms of media, so that's not an issue.

There was discussion on a second motion for removing website advertising from CDD media. Supervisor Landgrebe requested to table this until they get a clearer understanding from legal due to the threats from Supervisor Realmuto that all groups or clubs should be

impacted equally. After discussion, Mr. Lazarovich recommended they start with the demand letter, put them on notice, have them remove those items from the website, and that should remove the confusion.

Supervisor Realmuto stated Lake Ashton Living, Inc. has been in existence for 10 years. His opinion was that people don't like having to pay for what was previously provided free, which he noted is the real complaint and it's not really about confusion. He added that he thinks the confusion argument, while there are valid aspects of it, and it can be worked out, is that people are concerned about not being able to access it after the 31<sup>st</sup>. He noted with regard to removing the website from District media, he doesn't understand why this would be treated differently. He pointed out that if the Board makes the decision to remove it from District media, it will be passing those costs on to residents. He explained that sending out emails to large groups is not an inexpensive proposition and basically can't be done privately. He noted that it will block if too many emails are sent. He stated there is a cost that might amount to several thousand dollars a year that the organization would have to spend and perhaps drive up fees even further. He noted he wants the Board to be aware that if they don't allow sending out email blasts on behalf of this club group and organization as they do for other clubs and organizations, he suspects they'll have to sign up for a similar type of constant contact account, which will cost the nonprofit several thousand dollars a year and eventually cause fees to have to go up even further because the CDD will not send out the email blast with a disclaimer. He stated the club has been very fortunate through the years with generous donations to keep it going, but unfortunately everything costs money and it has to be supported somehow. Supervisor VanSickle stated the website is excellent, but it's inundating the media requiring money, which is causing confusion. She pointed out other groups there are not sending out constant reminders to pay their dues, but rather it's more about club activities, which she noted is the big difference. Supervisor Ulrich stated he thinks it is a very worthwhile website. He added that as long as it meets the requirements of a club and it has a disclaimer in there that it's not sponsored by the CDD, he doesn't see an issue why they can't keep it in the media.

After discussion, the Board decided to direct staff and the Chair to handle the media issue.

**E. Consideration of 2026 Data Sharing and Usage Agreement with Polk County Property Appraiser (*requested by Supervisor VanSickle*)**

Ms. Landgrebe presented this item to the Board for consideration. She noted this is done every year.

On MOTION by Mr. Costello, seconded by Mr. Ulrich, with all in favor, the 2026 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved 5-0.

**NINTH ORDER OF BUSINESS**

**Monthly Reports**

**A. Attorney**

Mr. Lazarovich provided an update on the encroachments. First he discussed the Blackmoor encroachment stating the fees incurred to date and the future estimates from engineer and legal have been sent to the homeowner with the draft agreement for their review. He pointed out that there was language in there saying this is subject to change, this is subject to receipt of payment. He noted they haven't heard back yet. He explained that they are working through a few open issues and getting a revised proposal for the amount of the repair. He stated on the other encroachment, there was a variance for Dunmore and those fees have also been sent out. He stated he wants to get Board direction. He explained that there was discussion that a neighboring property had previously had a similar encroachment. He believes that best practice will be to use that longer form of agreement for all future consents to encroach that way everyone is being treated equally no matter what the encroachment style is. He added they have that agreement that says it runs with the land that they're responsible to remove if they are ever put on notice from a Water Management District or other governmental entity. It also noted that it basically puts a lot of protections in place for the CDD. Should there ever be removal, they remove it at their cost, or the CDD removes it at their cost. He clarified that it's just approval to use that form when the Board tells them. He explained that for Dunmore, there wasn't clear direction on the form of that, but because they had already moved forward on Blackmoor, he wanted to get more direction if and when they pay that fee. He stated they want to make sure they have the protections in place, and they are treating all homeowners equally.

Mr. Lazarovich provided an update on the notice letter that went to the HOA. He stated they did hear back from their attorney, and they are doing some additional review. He noted he reiterated that they definitely want to work together with it with the CDD and the HOA. Mr. Lazarovich stated there was some shock in receiving that letter. He noted they have conferred

with another real property partner at their firm and are working on a response to it. He will keep the Board and staff posted on this matter.

Mr. Lazarovich's last item on his attorney report is a reminder on the ethics training. He stated they are required to have that done by December 31<sup>st</sup>.

Supervisor Realmuto discussed a couple of issues. He stated as Supervisors, some of them received messages from other Supervisors requesting donations to staff lunch and other events. In particular, a potluck dinner where CDD Supervisors would attend with their spouses and provide lunch for staff. He noted his regrets that he wasn't able to participate or attend. He stated he did ask, and they've asked in the past, the attorney's opinion on these communications. He added that he understands the attorney has told them that Supervisors giving gifts from their private funds and gifts is perfectly acceptable, which he understands. But, he stated, he has a potential issue with the communications among Supervisors falling outside of the Sunshine Law and records requirement. He pointed out that he made contact with the attorney to get an opinion about that. He noted he knows the gifts themselves are not an issue, but all five of the Supervisors getting together to give the gift, could certainly start gossip even if no CDD business is discussed. It was suggested for Ms. Burns to handle the email communications, if there are to be any more. He also stated, more recently, he raised the concern about the contributions being requested for another holiday dinner of \$40 per Supervisor on top of \$30 earlier in the year, noting that this was in addition to doing a luncheon for staff and their spouses with all Supervisors in attendance. He explained that he asked the attorneys to review the entire email thread because he noted that they had not only not been asked to send it out or coordinate it, but they had been omitted from the distribution list. He further explained that as far as he knows, neither the attorney nor their District manager were even aware of these email communications. He added that if they review that entire thread, they'll see that there are some communications that clearly border on violations of the Sunshine Law. He suggested they establish policies around gifts or at least reporting requirements so that all of this is happening transparently. He added even if in compliance with the Sunshine Law, it would be so there's no appearance of impropriety. He welcomed feedback or any comments from the attorney. He clarified that he was talking about Supervisor reporting requirements for making reporting gifts to contractors. Mr. Lazarovich reiterated that their position for best practices, when it comes to the luncheon events, is to say advertise it as a workshop or a meeting to remove any appearance of Sunshine. Supervisor Landgrebe stated there is a fine line being put out there indicating that some of



the Board members may be threading a fine line or committing improprieties, which is not true. She stated their Board, as far as she is aware, don't talk about Lake Ashton business outside of these meetings. It was clarified that no business was discussed.

**B. Lake Ashton Community Director**

Ms. Wells reviewed the Community Director Report which was included in the agenda package for Board review. She discussed a few items under safety and security. One of the items is the gate at the entrance. She noted they were quoted approximately \$875 to trade the operator on the resident entrance with the one on the exit side and also \$8,880.18 to replace the gate operator. She explained that Securitas is taking the stance that it's been hit by a car, which effectively voids the warranty. She further explained that they did get the pulley system and belt replaced, which was around \$675, so the gate operator is currently working. But, she added, they're recommending moving it over to the exit side to extend the life of it. She requested Supervisor direction on if they want to move forward with \$875 move or fight for the warranty exchange or replace the operator. The Board of Supervisors responded to fight for the warranty exchange and have their lawyer review what's necessary to back that up with legal action for the amount they've already paid that should have been covered. Ms. Wells responded that she would send Mr. Lazarovich the communication she's had regarding that. She also noted that she is in communication with them as well about ensuring that they're getting their preventative maintenance visits that were supposed to be included with their maintenance plan, which she does not have record of them coming at all so far. She has reached out asking for that information as well.

Ms. Wells stated they are still working with Florida Public Utility to get the pricing squared away. She noted they got 90% of it done and they are just missing two months that they need to get credits on. She explained that once that's done, they should be able to pay that bill and get caught back up. She noted she has processed some invoices for October and November because that pricing seems to be correct. She also stated they received the rebates, and they are waiting for the check to actually come through. It has been approved for the conversion to the natural gas. She pointed out the kitchen equipment was originally \$18,943, which was the not to exceed amount. She also pointed out that their rebates were supposed to be \$4,000, which would have brought that to \$14,943, but they received \$7,410 in rebates.

Ms. Wells reviewed the next item on her report, which is the flooring in the ballroom is set to be installed the week of January 5, 2026. She noted they reached out to Bingo to let them know that they would not be able to meet that day. They are also reaching out to all the groups to get them moved for that week. She pointed out that it should take about a week to install. She stated she updated the project list. She concluded her review of the community director report.

Supervisor Realmuto noted his appreciation for Ms. Wells on applying for and getting the rebates for the gas conversions, which saved the CDD a lot of money.

Supervisor Ulrich asked in regard to the restaurant if they know or have record of them being in compliance with all the safety and health stuff that they need to do in compliance with their lease. Ms. Wells responded that they did pay their rent for November and December. She noted she has reached out about getting the grease traps pumped because she believes they need to be pumped again. She is still waiting on that item. To her knowledge, they have gotten the fire extinguishers done and the hood system cleaned. She pointed out that the last grease trap pumping was in July, so they are about ready to get that done again. She stated any other maintenance concerns, she brought up to Supervisors individually. Supervisor VanSickle pointed out that, according to the contract, if they are going to renew, they are supposed to give some notification. Ms. Wells responded that they have not received a notification yet, but she did send an email to Nick two weeks ago reminding they have the stipulation in the lease that if he does want to renew, he has to provide the Board with 180 day notice. She has not received anything yet. Supervisor VanSickle noted the cleanliness issues. Mr. Lazarovich responded that he needs to refresh his recollection on the lease terms, but he doesn't believe they can get into certain operational issues. He recommended a demand letter to be more appropriate. He will take another look at this matter. Supervisor Realmuto suggested that they should be including a reminder of the 180 days' notice of an intent to renew with each invoice for the monthly lease amount to keep them aware and to have it in writing. Ms. Wells responded that she would have Sheila add a statement to the email with the invoice each month, just to reiterate that until they receive it.

### **C. Operations Manager**

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

**I. Landscaping Update****a) Presentation of Monthly Landscaping Checklist and Report**

The checklist/report is in the agenda package for review. Mr. Wittman provided an update on landscaping. He stated the new plants and sod have been installed along the exit side of Lake Ashton Boulevard up to Gullane Drive. He also stated sod has been replaced on the north side of the tennis court. Also included in his update was all the mulch was installed. He pointed out that a car ran through the flowers at the front entrance, and some needed to be replaced. They will be working on this. He discussed trimming and weed control prior to the mulch going down. He noted they have done the irrigation inspection for the month, but just need to get that proposal to map for any repairs they found. He concluded his landscape update.

**II. Aquatics Update**

Mr. Fisher stated on aquatic management, everything is in, and all the paperwork is done. He noted they restarted treatments December 11, 2025, and they will have their report in the next agenda. He noted he looks forward to working with SOLitude on their ponds and wetlands.

**III. Presentation of RFP for Bridge Board Maintenance & Quote from Bevis Construction, Inc.**

Mr. Fisher noted the bridge board replacement project is completed. He presented quotes to the Board for consideration. After discussion, the Board agreed on Bevis Construction, Inc.'s presented quote.

On MOTION by Mr. Ulrich, seconded by Mr. Costello, with all in favor, the Quote from Bevis Construction, Inc., was approved 5-0.

Ms. Landgrebe asked about the front door not closing. Mr. Fisher responded that he would work on that this week. He explained that he was informed that it was a structural issue, which leads into looking into replacing the front entry doors on the south and north side. Mr. Ulrich asked about fiberglass doors rather than wood doors. Mr. Fisher explained that he reached out to Window World and it kind of fizzled out, but he will make more traction on that. Mr. Fisher concluded his operations manager report.

**D. District Manager's Report**

Ms. Burns had nothing specific to report but offered to take any questions.

**TENTH ORDER OF BUSINESS**

**Financial Reports**

**A. Combined Balance Sheets**

**B. Capital Projects Reserve Fund**

**C. Statement of Revenues, Expenditures, and Changes in Fund Balance**

**D. Approval of Check Run Summary**

Ms. VanSickle presented the financial reports.

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

**ELEVENTH ORDER OF BUSINESS**

**Public Comments**

Resident (Iris Realmuto, Lot 1031) asked for clarification on what can be published in the L.A. Times.

Resident (Marianne Zak, 4031 Birkdale Drive) commented that Supervisor Realmuto wants to be above reproach as a Board member. She stated she wants to remind Supervisor Realmuto that his wife was installed as the head of the focus group which was appointed by the Board, and it was mentioned by Ms. Zak at the second focus group that this is a conflict of interest. She also thanked the Board for working on the important issue regarding the door. She commented on an automatic door system stating the price of this door opener and moving of the scanner will turn out cheaper than a lawsuit by a disabled resident who is injured and discriminated against. She stated that the Board has a fiduciary duty to consider all of the residents. She thanked everyone and wished them a Merry Christmas.

Ms. VanSickle clarified that the Board did not appoint anyone to the Focus 2030. She explained that it is not a CDD, sponsored or endorsed.

Resident (Frank Kennedy, 3065 Dunmore Drive) commented on the oil spill in front of his home. He stated he is available if anyone needs to discuss anything regarding that matter. He noted in his opinion, if an outside vendor caused this damage, then they should be banned from coming back there in the future. He wished everyone a Merry Christmas.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests/Supervisor Open Discussion**

Supervisor VanSickle commented that Supervisor Realmuto brought up a good idea to do “In memory” trees, benches, swings, or other ideas previously. She stated she would like to see the Board and staff work on coming up with a plan where if a resident wants to do an “In memory” of someone, they will have a plan of how they can implement that nicely for the good of all residents. Supervisor Realmuto noted they should also consider making a plan that will scale, or, in other words, it should be something that remains equal for future residents.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned.

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

---

Secretary / Assistant Secretary

---

Chairman / Vice Chairman

## SECTION V



**01/26/2026**

**Lake Ashton CDD Meeting  
Engineering Report**

- **Pond Bank Assessment**
  - Pond 20-Hole #1
  - Point Source Erosion Repairs

# SECTION A



# Lake Ashton Community Development District

## Pond Bank Assessment Report

January 13, 2026



Prepared by:



810 East Main Street  
Bartow, FL 33830  
863-537-7901  
garrett@raylengineering.com  
www.raylengineering.com

## Table of Contents

- 1 Executive Summary**
- 2 Methodology**
- 3 Findings**
- 4 Recommendations**
  - a. Repairs Within 5-years
  - b. Repairs Within 10-years
  - c. Repairs Within 20-years
- 5 Summary Table and Conclusions**
- 6 Appendix**
  - a. Pond Bank Assessment Scoring and Photo Key
  - b. Pond Bank Assessment Photos
  - c. Pond Bank Assessment Exhibit



This item has been digitally signed and sealed by Garrett R. Posten on the date adjacent to the seal.

Signature must be verified on any electronic copies.

---

Garrett R. Posten, PE      Date

FL Reg #98652



## **1. Executive Summary**

Per direction from the Lake Ashton CDD Board of Supervisors, a pond bank assessment was performed by Rayl Engineering and Surveying to evaluate the condition of selected pond banks and shoreline areas throughout the community. The purpose of this assessment was to document existing conditions, identify areas exhibiting erosion or instability, assess relative risk, and provide prioritized, planning-level recommendations and cost considerations to support future maintenance planning and the CDD's reserve study.

The assessment included on-site visual inspections of pond bank segments identified in the project exhibits. Field observations focused on bank slope, uniform erosion, localized (point source) erosion, vegetation conditions, and proximity to adjacent infrastructure. Each segment was rated based on the preceding criteria and repair priorities were assigned based on safety and adjacent infrastructure. Findings were documented through field notes and photographs provided in the appendix of this report.

A total of 102 pond bank segments were evaluated, encompassing residential ponds, golf course ponds, and the Lake Ashton shoreline. Overall, most pond banks were found to be generally stable at the time of inspection and did not exhibit conditions requiring immediate repair. However, several localized areas were identified where active erosion or bank instability is present and warrants planned corrective action to reduce future risk.

### **Immediate Repair**

Based on observed conditions and relative risk, the following locations were identified as critical or near-term priority:

Pond 20 – West Bank

Point source erosion throughout various pond banks.

These locations exhibit severe erosion near CDD and/or resident owned infrastructure and have the potential to worsen if not addressed, resulting in increased financial burden to the CDD and future safety concerns. Repair in fiscal year 2026 is recommended.

### **Future Repair**

Based on the condition assessment and prioritization analysis:

7 segments are recommended for repair within the next 5 years

8 segments are recommended for repair within the next 10 years

11 segments are recommended for repair within the next 20 years

The remaining pond bank segments did not show signs of active erosion or instability requiring near-term intervention and are recommended for continued monitoring and routine maintenance only.

This assessment provides a structured, risk-based framework for prioritizing pond bank repairs and supporting future budget and reserve planning. While several localized areas warrant near-term attention, the overall condition of the pond banks is generally stable. Implementation of the recommended phased repair program, combined with continued monitoring, will help reduce the risk of future bank failures and support long-term asset management objectives.



## 2. Methodology

### Field Investigation Methodology

A visual field investigation was conducted of pond bank and shoreline segments identified in the project exhibits on 12/10/25-12/11/25. The area had experienced less than average rainfall with no precipitation in the previous 24 hours. Pond levels were generally low except for ponds hydraulically connected to Lake Ashton. Inspections were performed from accessible shoreline locations and focused on observable surface conditions at the time of assessment. No subsurface exploration or geotechnical testing was performed as part of this study.

Each pond bank segment was evaluated for indicators of erosion, instability, and risk, including bank geometry, surface condition, vegetation coverage, and proximity to adjacent infrastructure. Field observations were documented through written notes and photographic records for use in subsequent analysis and reporting.

### Evaluation Criteria

Each pond bank segment was assessed using a 1 through 5 scale for each of the following criteria:

Slope: Steepness and apparent stability of the bank face. Score of 1 indicates a stable slope of 1 foot vertical to 4 feet horizontal or flatter and a score of 5 indicates a near vertical slope with little to no structural support and risk of immediate failure.

Uniform Erosion: Presence of widespread surface erosion along the bank. Score of 1 indicates little to no uniform erosion and score of 5 indicates widespread, advanced uniform erosion.

Point Source Erosion: Prevalence of localized erosion features such as rills<sup>1</sup>, undercutting, or concentrated flow paths. Score of 1 indicates no significant instances of point source erosion and a score of 5 indicates frequent and/or significant instances of point source erosion with substantial risk of further erosion

Vegetation: Type, density, and effectiveness of vegetation in stabilizing the bank. Score of 1 indicates dense, healthy vegetation and a score of 5 indicates no vegetation.

Proximity to Infrastructure: Distance to and potential impact on nearby paths, roads, structures, utilities, or golf course features. Score of 1 indicates no immediate proximity or risk to adjacent infrastructure and a score of 5 indicates immediate risk to adjacent infrastructure.

To establish relative repair priorities, the individual criterion ratings for each segment were combined using a weighted scoring approach. Weighting was applied to emphasize factors most closely associated with risk to safety, infrastructure, and likelihood of progressive failure. A composite score was calculated for each segment using the weighted sum of the individual ratings. Higher scores indicate a greater relative need for repair or stabilization.

---

<sup>1</sup> Rills are small, shallow channels formed in soil when surface runoff becomes concentrated and erodes the soil along narrow flow paths (U.S. Department of Agriculture, Natural Resources Conservation Service, Introduction to Water Erosion, Technical Note 566)

The following weights were applied:

<u>Criteria</u>	<u>Weight</u>
Proximity to Infrastructure	30%
Point Source Erosion	25%
Slope	20%
Uniform Erosion	15%
Vegetation	10%

Following calculation of the composite scores all pond bank segments were ranked from highest to lowest priority and assigned the following expected repair time frames:

Within 5-years: Segments exhibiting the highest relative risk and requiring near-term stabilization or restoration. These segments require immediate attention or are likely to require significant maintenance in the next 5 years. Also included in this section are spot repairs that require immediate maintenance.

Within 10-years: Segments with active erosion or conditions likely to progress.

Within 20-years: Segments with early-stage erosion suitable for preventative measures.

These category limits are based on site specific thresholds and relative conditions. While numerical scoring and ranking were used to establish relative priorities, final category assignments also incorporated professional engineering judgment based on observed site conditions, documented erosion mechanisms, proximity to infrastructure, and potential impacts. This approach ensures that prioritization reflects both quantitative analysis and real-world risk considerations.

This assessment was based on visual observations at the time of inspection. Pond bank conditions may change over time due to weather events, water level fluctuations, maintenance activities, or other factors. Segments identified for repair in future planning horizons as well as segments not identified for repair should be re-evaluated prior to implementation to confirm condition and priority.

### **3. Findings**

A table has been provided in the report Appendix summarizing the results of the field investigation. The table provides the photo series associated with the pond, the pond name, the bank segment, the characterization of the adjacent infrastructure, a more specific description of adjacent infrastructure, the individual and composite scoring, and field observation notes.



Example pond bank segment:

Photo	Pond	Bank	Golf/Residential/CDD	Description of Adjacent Infrastructure	Slope	Uniform Erosion	Point Source Erosion	Vegetation	Infrastructure	Composite	Notes
O220	20	West	Golf	Cart Path	4	4	4	3	5	4.2	Multiple undermining locations, previous repairs, steep embankment

The west bank of Pond 20, located next to the cart path on the golf course, received a composite score of 4.2 (scale of 1-5 with 1 being best). The photos associated with this pond are orange markers in the 220 series (220 and 221).

#### 4. Repair Recommendations

Repair recommendations were developed based on observed field conditions, priority ranking, proximity to infrastructure, and anticipated progression of erosion. Recommendations are presented at a planning and conceptual level and are intended to support capital planning, budgeting, and reserve study development. Final repair methods should be confirmed through detailed design and site-specific evaluation prior to construction.

##### a. Within 5-years

##### Pond 20 West, Bank Restoration (2026)



Pond Bank 20 West, located along the Hole #1 fairway, exhibits severe erosion and was identified as a critical priority due to its proximity to the adjacent cart path. The cart path is constructed immediately along the top of bank, increasing the potential risk to golf course operations and infrastructure with continued erosion.



### **Pond 20 West, Bank Restoration (2026) cont.**

A localized repair was completed at the most severe erosion location in 2022. Since that time, additional point source erosion has developed along the bank and is beginning to undermine the cart path. In addition to these localized failures, the bank has experienced widespread uniform erosion, resulting in a reduced and unstable slope. Under current conditions, a golf cart leaving the cart path would likely be unable to safely recover due to the degraded bank geometry.

Given the extent and progression of erosion along this segment, restoration of the entire west bank is recommended rather than continued spot repairs.

#### **Recommended Repair Approach:**

- Placement of additional fill material to re-establish a stable bank profile consistent with original design intent
- Installation of a soil reinforcement or turf reinforcement mat to stabilize the reconstructed bank
- Placement of sod or equivalent stabilized vegetation to provide long-term surface protection
- Installation of curb and drainage features along the cart path to improve safety and reduce concentrated runoff contributing to erosion

#### **Planning-Level Cost Estimate:**

The estimated cost to complete the recommended repairs for this segment is approximately \$50,000, based on similar shoreline stabilization projects and current planning-level unit costs. This estimate is intended for budgeting purposes and should be refined during detailed design.

### **Point Source Erosion Ponds P5-2, 3E, 20N, P5-3 (2026)**



**Point Source Erosion Ponds P5-2, 3E, 20N, P5-3 (2026) cont.**

Localized areas of significant point source erosion were identified at the referenced pond segments. These erosion features are generally associated with concentrated surface runoff and, if left unaddressed, are expected to worsen during future rainfall events. Due to their localized nature, these areas are well-suited for targeted spot repairs rather than full bank reconstruction.

Two repair options are presented below for consideration:

**Option 1 - Localized Fill with Turf Reinforcement Mat (Recommended)**

This option includes placement of fill material to restore the pond bank, installation of a turf reinforcement mat, and placement of sod.

**Advantages:**

- Provides an additional layer of erosion protection
- Improves resistance to minor rainfall events during vegetation establishment
- Reduces the likelihood of future repair needs at the same location

**Considerations:**

- Higher initial cost compared to Option 2
- Most effective when implemented during drier seasonal conditions

Planning-Level Cost Estimate: \$15,000

**Option 2 - Localized Fill and Vegetative Restoration**

This option consists of placing fill material to restore the eroded portions of the pond bank, followed by installation of sod.

**Advantages:**

- Can be completed quickly
- Lowest initial construction cost

**Considerations:**

- Relies primarily on vegetation establishment for long-term stability
- Provides limited protection during early establishment
- Susceptible to washout if significant rainfall occurs before root systems are established

Planning-Level Cost Estimate: \$8,000





### **Pond 7S North and South, point source erosion only (2027)**



Pond 7S is bordered by residential housing. The north and south pond banks exhibit signs of both uniform erosion and localized point source erosion. While full bank restoration may be warranted in the future, the multiple occurrences of point source erosion represent the more immediate concern due to the potential for continued progression.

It is recommended that localized point source erosion repairs be completed within the next five (5) years, with restoration of the broader south pond bank deferred to a later phase within the 10-year planning horizon, subject to future condition reassessment.

Due to the proximity of residential structures and the desire to minimize the risk of repeat erosion or washout, repairs should utilize a turf reinforcement mat (TRM) system. This approach provides enhanced erosion protection during vegetation establishment and improves long-term stability at localized erosion locations.

#### **Recommended Repair Approach:**

- Placement of fill material to restore eroded areas of the pond bank
- Installation of turf reinforcement mat at point source erosion locations
- Placement of sod

Planning-Level Cost Estimate: \$15,000

### Canal 2 East A, Bridge Undermining (2028)



Pond “Canal 2” bank “East A”, located west of MacArthur Palms and north of Ashton Palms, exhibits signs of both uniform erosion and localized point source erosion along the canal banks. While the broader areas of uniform erosion may warrant future stabilization, erosion beneath the east golf cart bridge approach represents a higher-priority concern due to its potential impact on structural support and user safety.

It is recommended that stabilization of the undermined area at the bridge approach be completed within the next five (5) years to reduce the risk of continued erosion and potential compromise of the bridge approach.

#### Recommended Repair Approach:

- Installation of a yard drain or equivalent drainage feature to intercept and convey surface runoff
- Backfilling and compaction of the undermined area beneath the bridge approach
- Placement of sod

Planning-Level Cost Estimate: \$7,000

## 6W South, uniform erosion and bridge undermining (2029)



Pond Bank 6W South, located just east of the clubhouse along Hole No. 5, exhibits signs of uniform bank erosion and localized undermining at the golf cart bridge. Due to elevated water levels at the time of the assessment, the full extent of erosion beneath the bridge and along the adjacent bank could not be fully observed.

While the precise scope of repair cannot be confirmed under current conditions, stabilization of the bridge-adjacent bank is recommended within the near-term planning horizon to reduce the risk of further undermining.

### Recommended Repair Approach (Conceptual):

- Localized stabilization of the bank near the bridge, consistent with repairs implemented at similar locations
- Backfilling and compaction of undermined areas as needed
- Installation of erosion control measures and stabilized vegetation

Planning-Level Cost Estimate: Assuming a repair approach comparable to other bridge-adjacent bank segments, the estimated cost for this restoration is approximately \$19,000. This estimate should be refined following additional evaluation under lower water conditions or during detailed design.

### 3W East, point source erosion locations (2030)



Pond Bank 3W East, located west of Lake Ashton Boulevard, exhibits multiple locations of point source erosion along the pond bank. One of the erosion areas is located adjacent to the south wing of the existing retaining wall, increasing the importance of timely stabilization to prevent further progression and potential impacts to the adjacent structure.

It is recommended that the identified point source erosion locations be repaired using localized stabilization methods consistent with the repair approaches described for similar erosion conditions elsewhere in this report.

#### Recommended Repair Approach:

- Placement of fill material to restore eroded portions of the pond bank
- Installation of turf reinforcement mat where appropriate
- Placement of sod

Planning-Level Cost Estimate: \$5,000

#### **b. Within 10-years**

Several pond bank segments have been identified as likely to require repair within the next ten (10) years, but do not currently exhibit conditions that warrant immediate stabilization. While these segments show observable erosion, the future rate and extent of progression are uncertain and will be influenced by rainfall patterns, water levels, and ongoing maintenance activities.



For these segments, specific repair methods have not been assigned at this time due to the uncertainty in how erosion conditions may develop over the planning horizon. To support long-term budgeting and reserve planning, planning-level cost estimates have been developed based on anticipated units of repair and typical stabilization measures. These estimates represent approximate future restoration needs rather than a particular repair approach or scope.

Pond Bank Segment	Infrastructure Type	Composite Score	Estimated Cost	Estimated Repair Year
20N East	Golf	2.75	\$40,000	2031
20S North	CDD	2.6	\$15,000	2032
7S South	Residential	3.9	\$60,000	2033
3E South	Residential	2.5	\$20,000	2034
3W West	Golf	2.5	\$10,000	2034
11 North and South	Golf	2.55	\$28,000	2035
8 East	Golf	2.5	\$10,000	2035

Table 4.1 Within 10-years Pond Bank Repair Summary

#### c. Within 20-years

Pond bank segments exhibiting minor erosion or early-stage degradation have been included within the 20-year planning horizon. At the time of assessment, the conditions observed at these locations do not indicate the need for immediate or mid-term restoration. Due to the variable and progressive nature of erosion, it is not appropriate to assign specific repair dates or segment-level cost estimates for these segments at this time.

In lieu of segment-specific projections, it is recommended that a generic annual allowance of \$15,000 be incorporated into the long-term maintenance and capital planning budget to address future pond bank repairs as conditions evolve. While this annual allowance is lower than the average anticipated expenditure within the 5-year and 10-year planning periods, it is expected that a more deliberate and proactive maintenance program will help reduce the likelihood of large-scale restoration needs and associated costs in the future.

This approach provides flexibility to respond to localized erosion issues as they arise without prematurely committing funds to specific segments or repair methods. Future updates to the pond bank assessment should be used to refine these estimates, adjust anticipated repair timing, and identify specific locations requiring targeted intervention.

## 5. Summary Table and Conclusions

Final recommended repair years and associated planning-level cost estimates are summarized in the table below for use in the CDD's reserve study and long-term budget planning. Based on the findings of this assessment, a total allocation of \$444,000 over the next 20 years is recommended to address planned pond bank repairs.

In addition to the planned repair costs, it is recommended that the CDD include an annual emergency repair allowance of \$10,000 to address unforeseen pond bank issues that may arise due to severe weather events, changing site conditions, or erosion not apparent at the time of this assessment. This allowance is intended for reactive, unplanned repairs and should be budgeted on an annual basis and not accumulated across multiple years. The inclusion of an annual emergency repair allowance provides flexibility to respond promptly to emerging issues while reducing the likelihood that minor erosion develops into more extensive and costly failures.

The recommended repair costs, phasing, and allowances presented in this report are based on observed conditions at the time of inspection and represent planning-level estimates. Future updates to the pond bank assessment should be used to refine repair timing, costs, and priorities as conditions evolve and additional data become available. All costs are presented in today's dollars and are not adjusted for future inflation.

Pond Bank Segment	Cost	Repair Year
20 West and Point Source Repairs	\$65,000	2026
7S North and South	\$15,000	2027
Canal 2 East A Bridge	\$7,000	2028
6W South	\$19,000	2029
3W East	\$5,000	2030
20N East	\$40,000	2031
20S North	\$15,000	2032
7S South	\$60,000	2033
3E South	\$20,000	2034
3W West	\$10,000	2034
11 North and South	\$28,000	2035
8 East	\$10,000	2035
20-year repairs	\$15,000	2036-Reserve Study End

Table 5.1 Cost and Repair Year Summary



Photo	Pond	Bank	Golf/Residential/CDD	Description of Adjacent Infrastructure	Slope	Uniform Erosion	Point Source Erosion	Vegetation	Infrastructure	Composite	Notes	
O220	20	West	Golf	Cart Path	4	4	4	3	5	4.2	Multple undermining locations, previous repairs, steep embankment	Within Next 5 Years
B350	7S	South	Residential	Housing	4	4	4	3	4	3.9	Multple point source, steep uniform erosion along bank	
B160	Canal 2	East A	CDD	Bridge and MacArthur Palms	4	3	3	1	4	3.3	Bridge underming	
B40-50	6W	South	Golf	Cart Path	2	3	2	2	5	3.05	High water, Bridge approach undermined	
O90	P5-2	South	Residential	Housing	4	3	4	2	2	3.05	Severe point source erosion	
B270	3W	East	CDD	Lake Ashton Boulevard	3	3	3	3	3	3	Erosion at wall, additional point source erosion	
O230	20 N	West	Gold	Cart Path	3	3	2	2	4	2.95	Point source erosion near cart path	
O250	20 N	East	Golf	Cart Path	3	4	1	1	4	2.75		Within Next 10 Years
B330	7S	North	Residential	Housing	3	3	3	2	2	2.6	Point source erosion	
O200	20S	North	CDD	Cart Path	3	3	1	1	4	2.6		
O430	11	North	CDD	Ashton Club Drive	3	4	1	2	3	2.55		
B230	3E	South	Residential	Housing	4	3	3	2	1	2.5	Severe point source erosion	
B280	3W	West	Golf	Cart Path	3	3	1	3	3	2.5		
O450	11	South	Golf	Cart Path	3	2	2	2	3	2.5		
B300	8	East	Golf	Cart Path	2	3	3	3	2	2.5		Within Next 20 Years
B410	9	North	Golf	Golf Course Bunkers	3	2	3	2	2	2.45	Bunker failure	
B70	6W	North	Golf	Bridge	3	3	1	2	3	2.4		
B81-82	6E	North	Golf	Cart Path	3	3	1	2	3	2.4		
B140	Canal 2	West	Residential	Housing	3	3	1	2	3	2.4		
O400	Canal 4	West	Golf	Cart Path and Bridge	3	3	1	2	3	2.4		
O440	11	East	CDD	Canal 5	5	3	1	4	1	2.4		
O260	Canal 3	South A	Residential	Housing	3	3	1	2	3	2.4		
B290	3W	South	Golf	Tee Box	4	3	2	3	1	2.35		
B100	Canal 1	North	CDD	Ashton Palms Drive	3	4	1	2	2	2.25		
O390	18B	East	Golf	Cart Path	3	2	1	2	3	2.25		
B670	13N	West	Residential	Housing	2	2	3	2	2	2.25		
B90	Canal 1	East	Residential	Housing/Bridge	3	3	1	3	2	2.2	Grass dead or dormant, slight undermining at bridge	
B110	Canal 1	West	Residential	Housing	3	3	1	3	2	2.2		

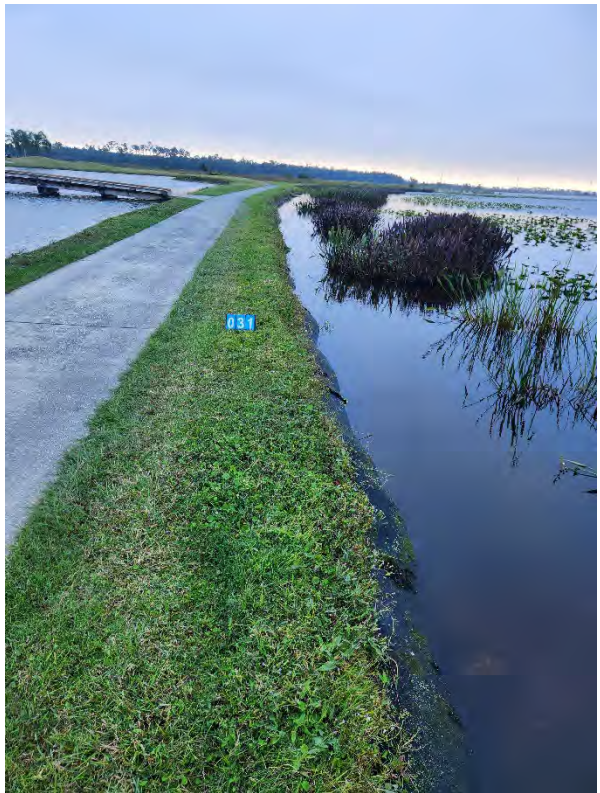
O460	11	West	CDD	Canal 4	3	3	1	3	2	2.2
B80	6E	West	Golf	Cart Path	2	3	1	2	3	2.2
B120	Canal 2	East B	Residential	Housing	3	3	2	3	1	2.15
B260	3W	North	Golf	Cart Path	3	2	3	2	1	2.15
O180	20S	East	Golf	Cart Path	3	2	1	1	3	2.15
B60	6W	East	Residential	Housing	3	3	1	2	2	2.1
B220	3E	East	Residential	Housing	2	3	3	2	1	2.1 One large point source erosion location
B190	5	South	Residential	Housing	3	2	1	3	2	2.05
B200	2N	North	Golf	Bridge	2	2	1	2	3	2.05
B210	2N	South	Golf	Bridge	2	2	1	2	3	2.05
O100	P5-3	North	Residential	Housing	3	3	2	2	1	2.05
O280	Canal 3	South B	Golf	Bridge	2	2	1	2	3	2.05
B10	10	West	CDD	Parking Lot	3	4	1	2	1	1.95
B340	7S	West	Residential	Housing	3	2	1	2	2	1.95
O560	10A	West	Golf	Cart Path	3	2	1	2	2	1.95
B470	16	West	CDD	Olsen Road	3	3	1	3	1	1.9
O530	10A	North	CDD	Courts	3	2	2	2	1	1.9
B660	13N	South	Residential	Housing	2	2	2	1	2	1.9 Pond across property boundary
O570	Lake Ashton	E	Golf	Cart Path	2	3	1	2	2	1.9
O170	20S	South	CDD	Marina Access Road	4	2	1	2	1	1.85
O190	20S	West	Residential	Housing	3	2	1	1	2	1.85
O330	18	North	Residential	Housing	3	2	1	1	2	1.85
O340	18	South	Golf	Cart Path	3	2	1	1	2	1.85
O420	Canal 4	East	CDD	Pond #11 and Bridge	3	2	1	1	2	1.85
O510	Canal 5	West	Golf	Bridge	3	2	1	1	2	1.85
O550	10A	South	Golf	Cart Path	3	2	1	1	2	1.85
O290-300	Lake Ashton	C	Golf	Cart Path	1	1	2	1	3	1.85
O270	Canal 3	East	Golf	Cart Path	2	1	1	1	3	1.8
B130	Canal 2	South	CDD	Ashton Palms Drive	2	2	1	2	2	1.75
B390	9	West	Golf	Cart Path	2	2	1	2	2	1.75
O380	18B	South	Golf	Cart Path	2	2	1	2	2	1.75
O370	18B	West	Residential	Housing	2	2	1	2	2	1.75
B250	3E	West	CDD	Lake Ashton Boulevard	3	2	1	2	1	1.65
B420	9	East	CDD	Ashton Club Drive	3	2	1	2	1	1.65
O80	P5-2	East	CDD	Litchfeild Loop	3	2	1	2	1	1.65
O360	18B	North	CDD	Ashton Club Drive	3	2	1	2	1	1.65
B460	16	South	Golf	Cart Path	2	2	1	1	2	1.65
O20	17	South	Residential	Housing	2	2	1	1	2	1.65

No Immediate Action Required (Reevaluate at future date)

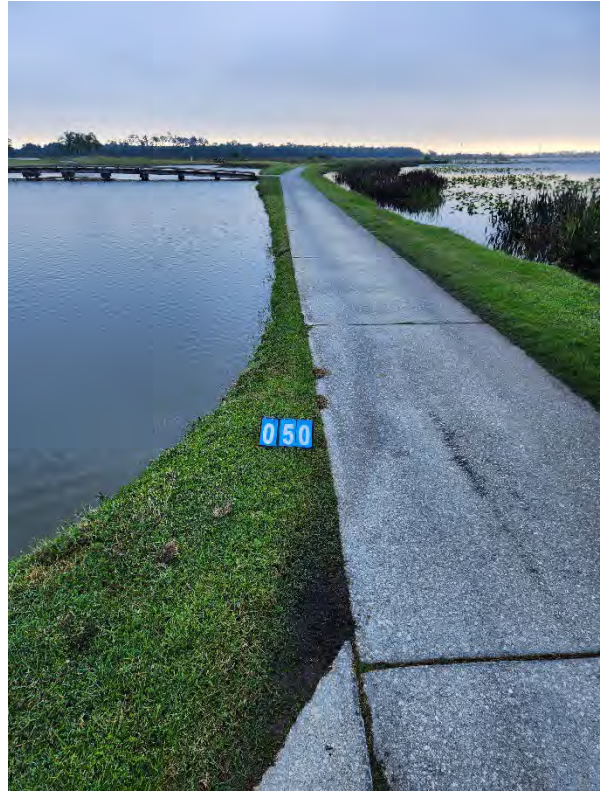


O320	18	West	Residential	Housing	2	2	1	1	2	1.65
O500	Canal 5	East	Golf	Bridge and Cart Path	2	2	1	1	2	1.65
B20	10	North	CDD	Ashton Club Drive	2	3	1	2	1	1.6
B310	7N	North	Residential	Housing	2	2	2	1	1	1.6
B480	16	North	Residential	Housing	2	2	2	1	1	1.6
O30	21	West	Residential	Housing	2	2	2	1	1	1.6
B30	Lake Ashton	F	Golf	Cart Path	1	1	1	1	3	1.6 Geotube
O210	Lake Ashton	A	Golf	Cart Path	1	1	1	1	3	1.6
O240	Lake Ashton	B	Golf	Cart Path	1	1	1	1	3	1.6
O50	21	East	Residential	Housing	3	2	1	1	1	1.55
O540	10A	East	CDD	Memorial	3	2	1	1	1	1.55
B180	5	West	Residential	Housing	2	2	1	2	1	1.45
B680	13N	North	CDD	Thompson Nursery Wall	2	2	1	2	1	1.45
O40	21	South	Residential	Housing	2	2	1	2	1	1.45
O110	P5-3	East	CDD	Litchfield Loop	2	2	1	2	1	1.45
O120	P5-3	South	Residential	Housing	2	2	1	2	1	1.45
O130	P5-3	West	CDD	Dunmore Drive	2	2	1	2	1	1.45
O170	P5-2	North	Residential	Housing	2	2	1	2	1	1.45
O60	P5-2	West	CDD	Dunmore Drive	2	2	1	2	1	1.45
B150	1	West	Golf	Cart Path and Tee Boxes	2	2	1	1	1	1.35
B320	7N	South	Residential	Housing	2	2	1	1	1	1.35
B370	6N	North	Residential	Housing	2	2	1	1	1	1.35
B380	6N	West	CDD	Lake Ashton Boulevard	2	2	1	1	1	1.35
B360	6N	South	CDD	Ashton Club Drive	2	2	1	1	1	1.35
B430	9	South	CDD	Sales Office and Parking	2	2	1	1	1	1.35
B440	13S	South	Residential	Housing	2	2	1	1	1	1.35
B450	13S	North	Residential	Housing	2	2	1	1	1	1.35
O1	17	North	Residential	Housing	2	2	1	1	1	1.35
O10	17	West	Residential	Housing	2	2	1	1	1	1.35
O160	P5-1	South	CDD	Storage Facility	2	2	1	1	1	1.35
O140	P5-1	West	Residential	Housing	2	2	1	1	1	1.35
O310	19	West	Residential	Housing	2	2	1	1	1	1.35
B170	5	North	Golf	Cart Path	1	1	1	1	2	1.3
O150	P5-1	North	Residential	Housing	1	1	1	1	1	1
O350	Lake Ashton	D	Golf	Cart Path	1	1	1	1	1	1
O410	Canal 4	North	CDD	Ashton Club Drive	1	1	1	1	1	1

No Immediate Action Required (Reevaluate at future date)



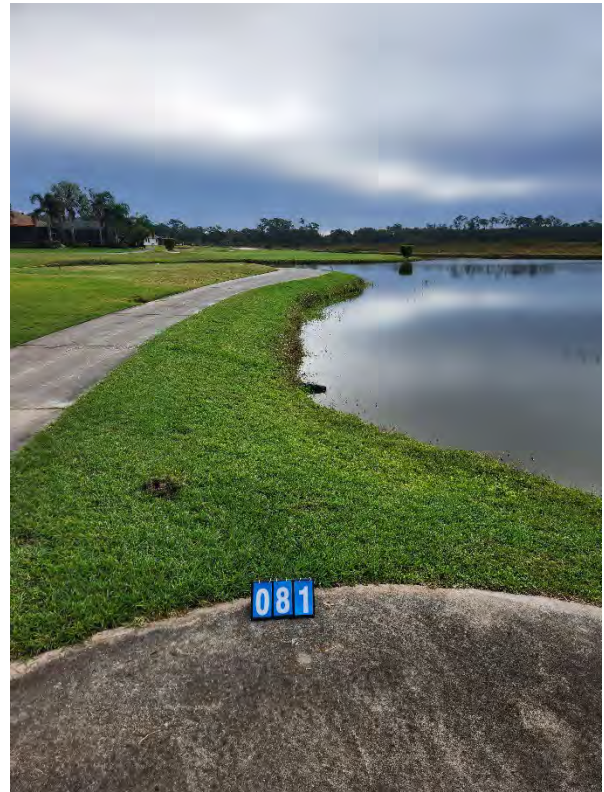








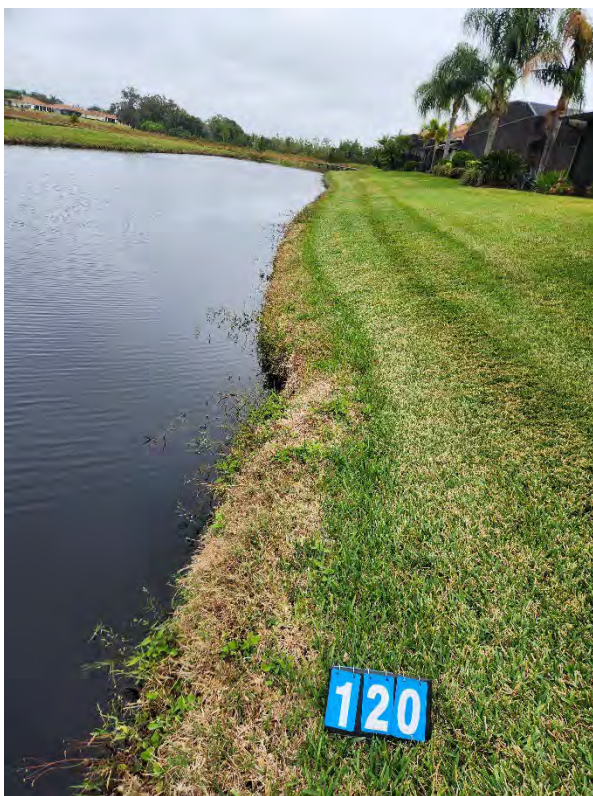




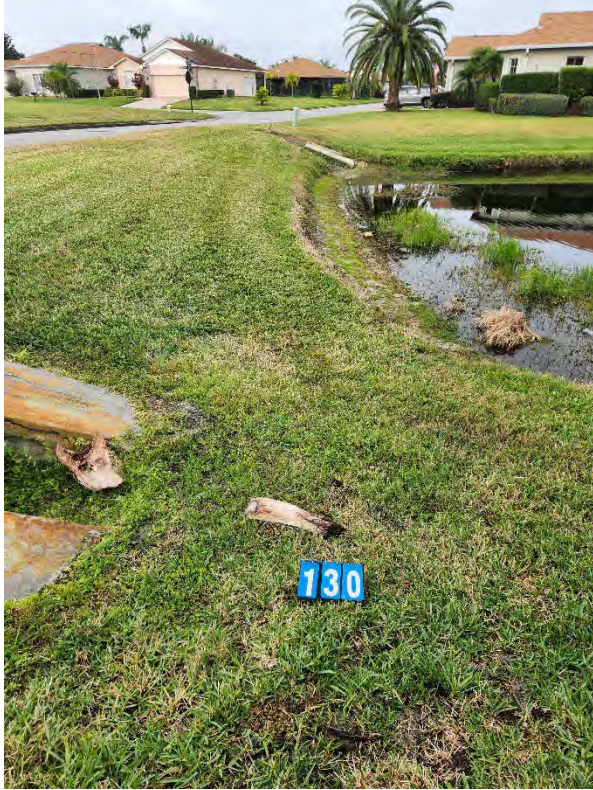




























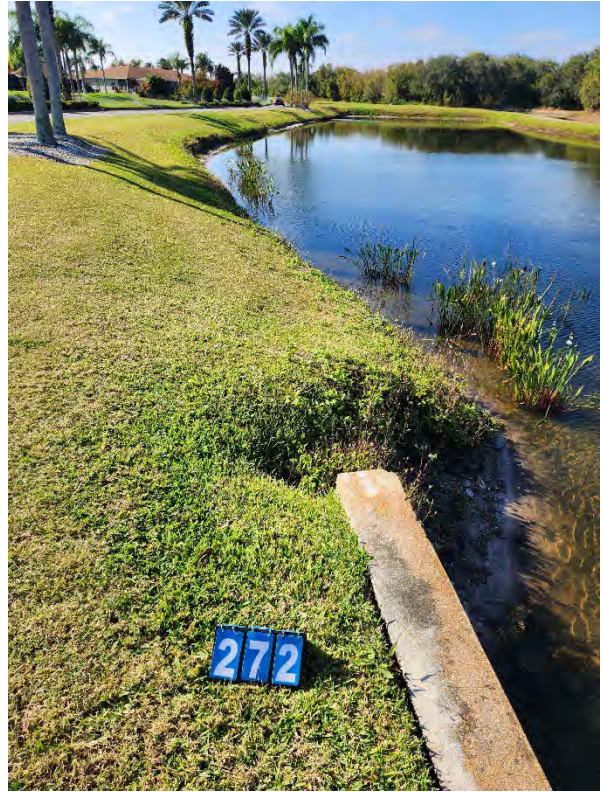








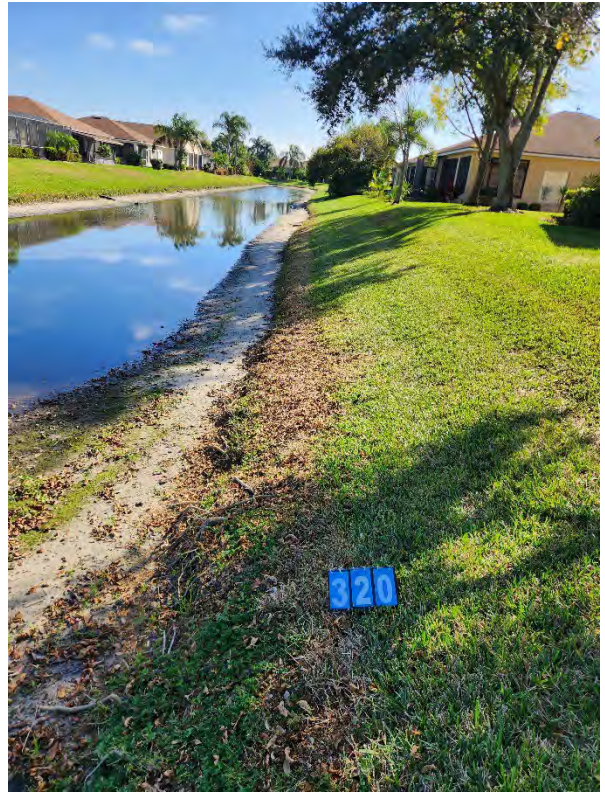








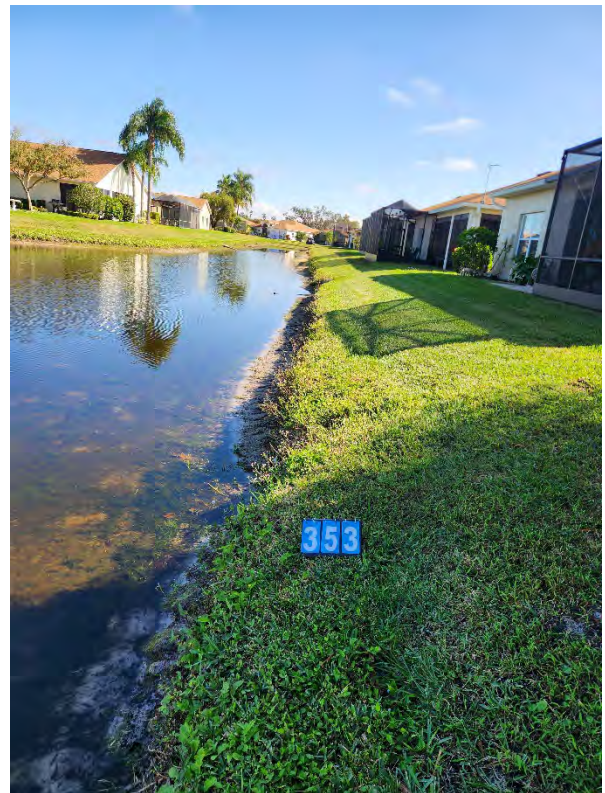




























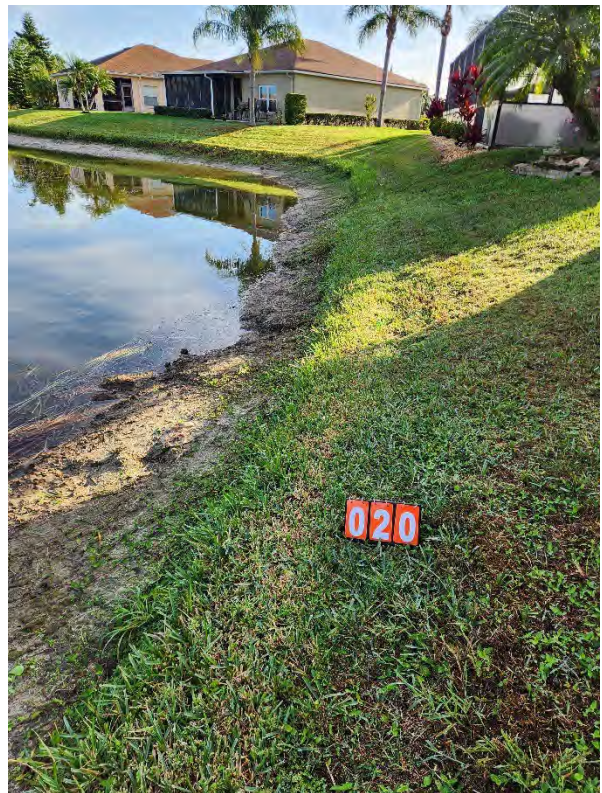
























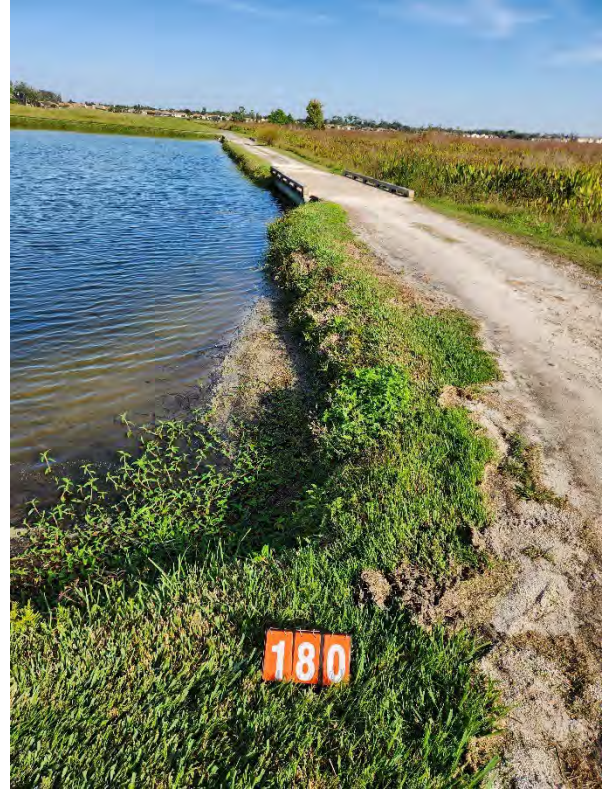




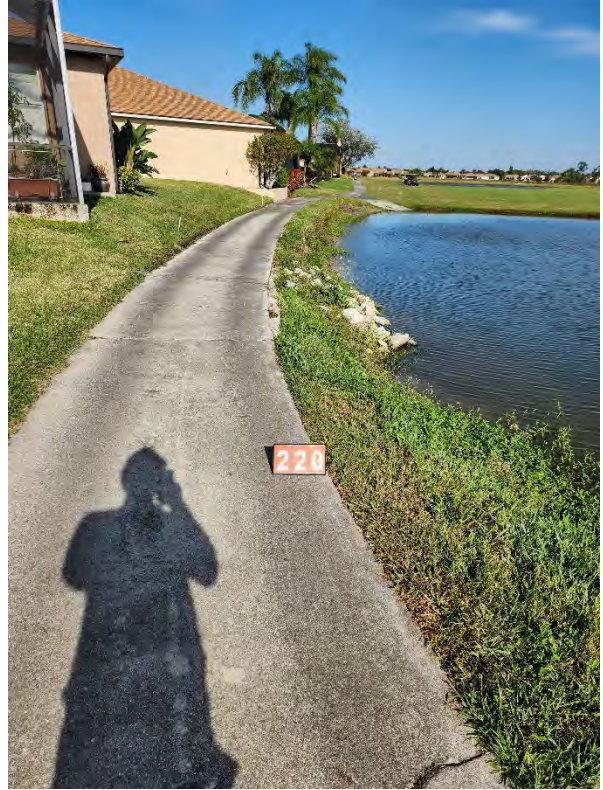








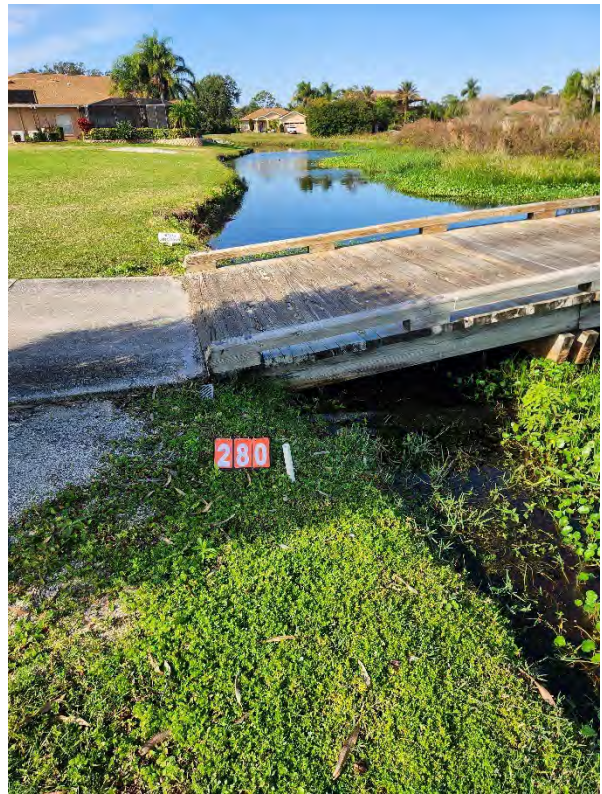
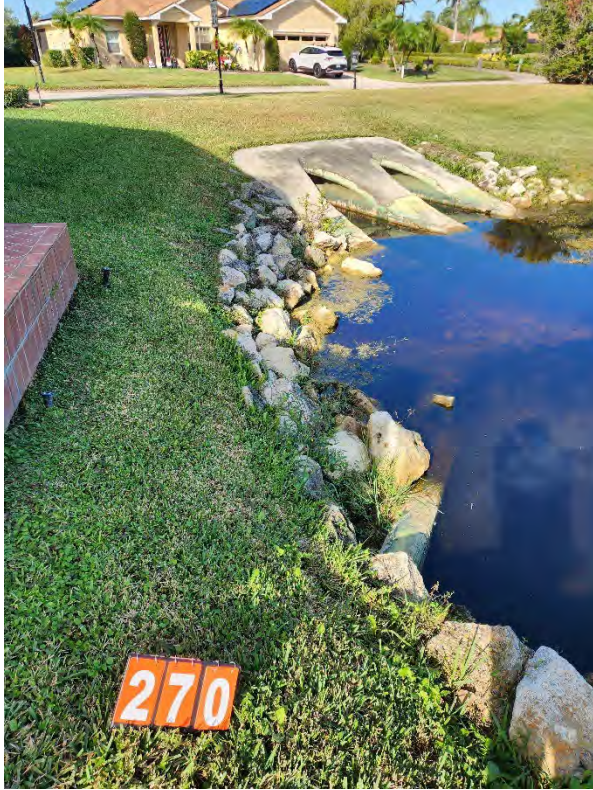
























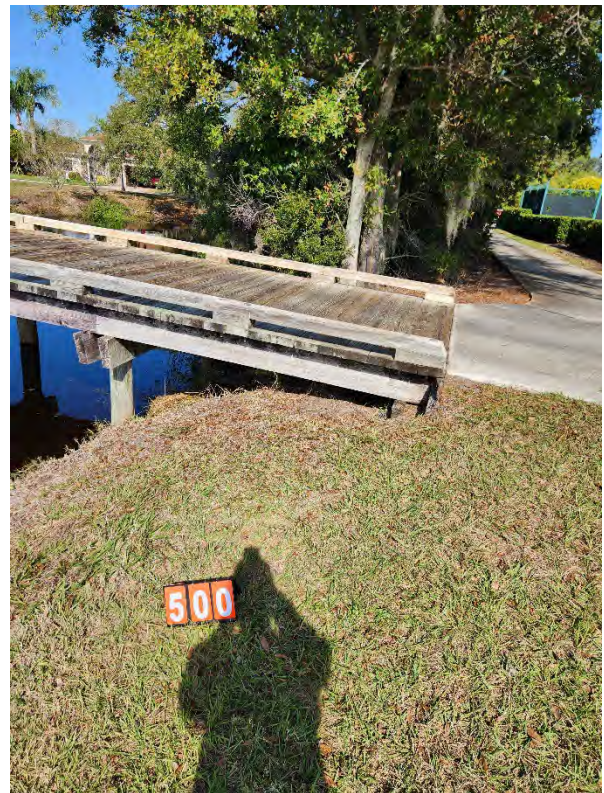












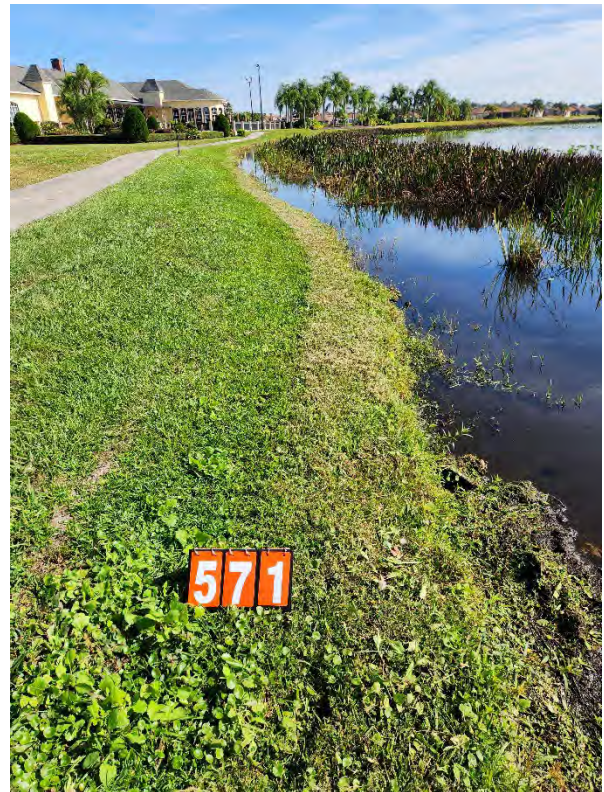




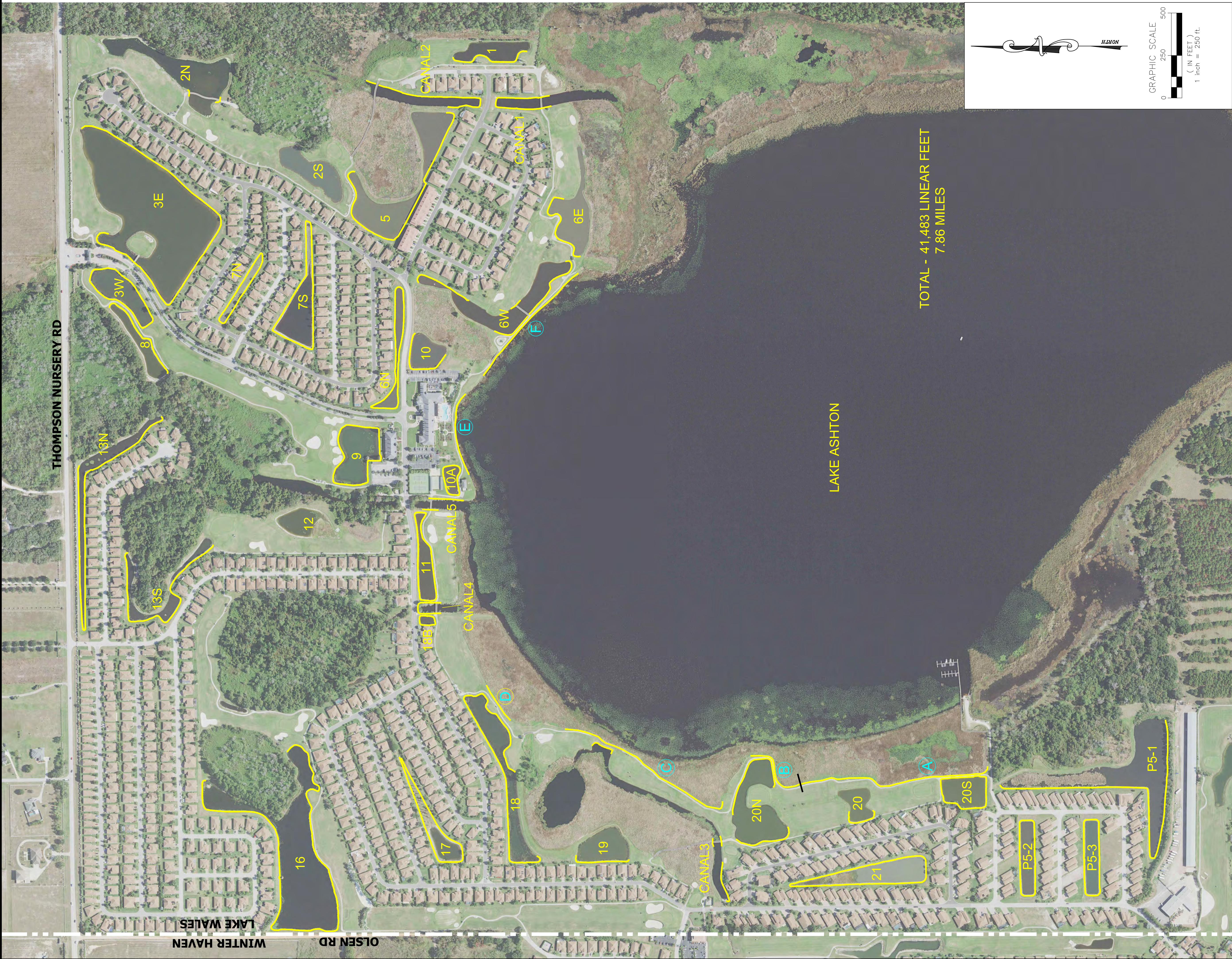












SHEET TITLE		POND BANK ASSESSMENT EXHIBIT		JOB NO.		19-165	
PROJECT NAME:		LAKE ASHTON CDD		DATE:		SEPT, 2025	
LAKE ASHTON CDD		LAKE ASHTON CDD 4141 ASHTON CLUB DRIVE LAKE WALES, FLORIDA 33859		DRAWN BY:		JPT	
				CHECKED BY:		AR	
				NO.		DATE:	
						REVISION	



## SECTION VII



## SECTION B



## RESOLUTION NO. 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON [\_\_\_\_], 2026 AT 9:00 A.M. AT 4141 ASHTON CLUB DRIVE, LAKE WALES, FLORIDA, 33859 FOR THE PURPOSE OF ADOPTING REPAIR AND REPLACEMENT FEES FOR THE STRIKING OF GATE ARMS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Lake Ashton Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Polk County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”), is authorized by 190.011, *Florida Statutes* to adopt rules and orders pursuant to Chapter 120, *Florida Statutes* prescribing the powers, duties and functions of the officers of the District, the conduct of the business of the District, the maintenance of records and the form of certificates evidencing tax liens and all other documents and records of the District;

**WHEREAS**, the Board of the District, pursuant to Board action, has determined to establish rules related to adopting repair and replacement fees for the striking of gate arms on District Property (the “Gate Strike Fee”), the Board now desires to hold a public hearing to consider the advisability and propriety of said rule and policy, and also desires to provide notice of said public hearing; and

**WHEREAS**, the District is authorized to establish, adopt, and amend, from time to time, just and equitable and uniform fees.

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

1. That there is hereby declared a public hearing to be held at 9 a.m., Monday, [\_\_\_\_], 2026, at 4141 Ashton Club Drive, Lake Wales, Florida, 33859, for the purpose of hearing comment and objection to Gate Strike Fee. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of the District Manager, 219 East Livingston Street, Orlando, FL 32801 or at [JBurns@gmscfl.com](mailto:JBurns@gmscfl.com).

2. That the Board also hereby accepts for the purposes of this Resolution, the preliminary, proposed Gate Strike Fee, attached hereto as Exhibit “A”.

3. That notice of said hearing shall be advertised in accordance with Chapters 120 and 190 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within Polk County.

4. That this Resolution shall become effective upon its passage.



**SIGNATURE PAGE TO RESOLUTION 2026-01  
LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT**

**PASSED AND ADOPTED** this 26th day of January, 2026.

**BOARD OF SUPERVISORS OF THE  
LAKE ASHTON COMMUNITY  
DEVELOPMENT DISTRICT**, a Florida  
community development district

---

Jillian Burns  
Secretary / Assistant Secretary

---

Chairman



**Exhibit “A”**

**PRELIMINARY CHAPTER \_\_\_\_  
RATIFICATION OF GATE STRIKE FEE**



Exhibit A

Gate Arm Replacement	\$975.00 - \$1,500.00
Service Visit	\$100.00 - \$500.00



# SECTION E



Thompson Nursery Rd

Thompson Nursery Rd

Thompson Nursery Rd

Lake Ashton Blvd

Lake Ashton Blvd

Muirfield Loop

Muirfield Loop

Muirfield Loop

Muirfield Loop

Ashton Club Dr

Gullane Dr

Dornoch Dr

Ashton Club Dr

Muirfield Loop

Muirfield Loop

Lake Ashton Ballroom

Lake Ashton  
Recently viewed

4236 Roebelenii Dr  
Recently viewed

Sable Loop Dr

Sable Loop Dr

Sable Loop Dr

MacArthur Palms Dr



# PRODUCT CATALOG 2025

RELIABLE LIGHT.  
RENEWABLE POWER.



streetleaf® 



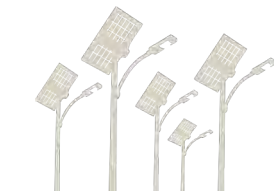


EPPERSON RANCH | 2019

## OUR STORY

Born from a large master-planned community, Streetleaf was created by land developers seeking a smarter alternative to traditional grid-tied streetlights.

Headquartered in Tampa Bay and backed by Florida's largest land developer, Streetleaf is on a mission to transform outdoor lighting with reliable, solar-powered solutions that prioritize quality, service, and environmental responsibility.



**OVER 12k LIGHTS INSTALLED**





# STREET LIGHTS

## FOR THE MODERN ERA

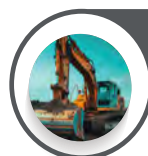
Streetleaf provides commercial-grade, solar-powered streetlights for new communities and developments across the U.S. Our lights are fully off-grid, so they stay on during outages and require no trenching, wiring, or utility coordination—saving time and costs.

We deliver turnkey service from installation to monitoring. With 12,000+ lights installed since 2019, Streetleaf helps builders, utilities, and municipalities bring reliable, sustainable lighting to every project while avoiding millions of pounds of CO<sub>2</sub> emissions — and growing.



**8x**

FASTER TO INSTALL



**\$0**

DEVELOPMENT COST



**100%**

CLEAN ENERGY



# SERVICE AGREEMENT TURNKEY OPTION



With this option, the Streetleaf team handles all aspects of operation and maintenance, ensuring consistent performance and uninterrupted lighting.

## INCLUDED IN SERVICE AGREEMENT



### PROJECT PLANNING

- Photometric Design
- Permitting Support



### EASY INSTALLATION

- Quick, No Trenching
- At Any Project Stage



### 24/7 MONITORING

- IoT Connected Devices
- Proactive Responses



### ROUTINE MAINTENANCE

- 365 Performance
- Parts Replacements

STARTING AT **\$50**/MONTH



## NO UPFRONT COST

Get utility-grade streetlights installed at any stage—planning or build-out—without any upfront investment.



## ALL INCLUSIVE PRICING

Our price covers installation, routine and ongoing maintenance, plus 24/7 performance monitoring.



## OPTIMAL PERFORMANCE

Backed by millions of hours of real world data, our systems are engineered for optimal, reliable performance.



# DIRECT PURCHASE OPTION



With this option, you purchase our high-quality, reliable solar streetlights outright—no ongoing costs, and they can be installed anywhere, anytime.

## BI-FACIAL SOLAR PANEL

- Captures reflected light
- 25 year lifespan

## LONG-LASTING LITHIUM BATTERIES

- Safe LiFePO4 chemistry
- Upwards of 2000 full cycles
- 10 year lifespan

## ALUMINUM POLE

- Direct burial
- Heights from 15-26 feet
- High-grade powder coating

## METAL BIRD DETERRENT

- Prevents birds from perching/nesting
- Protects panel from droppings and debris to maintain maximum solar energy absorption

## INFRARED MOTION SENSOR

- Dimming capability

## BEST IN CLASS LED LIGHTHEAD

- 3000K color temperature
- Consistent light color
- Lasts over 100,000 hours

STARTING AT **\$5,175**



## OPTIONAL ADD ON SERVICES

project planning, easy installation, 24/7 monitoring, and routine maintenance



# CHOOSING THE RIGHT SMART LIGHT



Streetleaf specializes in bringing reliable and renewable technology to communities. Founded in 2019, we partner with land developers, builders, municipalities, utilities, and HOAs to create safer, greener communities.



Model	streetleaf AVE	streetleaf BLVD	streetleaf PATH
Applications	<ul style="list-style-type: none"><li>• Local roads</li><li>• Single-lane roads</li><li>• Amenity lighting</li><li>• Parks</li></ul>	<ul style="list-style-type: none"><li>• Collector roads</li><li>• Double-lane roads</li><li>• Parks</li><li>• Parking lots</li></ul>	<ul style="list-style-type: none"><li>• Sidewalks</li><li>• Walkways</li><li>• Kiosks</li><li>• Parking lots</li></ul>
Lumens	5400 Lumens	7200 Lumens	588 Lumens
Battery Capacity	820 Wh	1230 Wh	102 Wh
Power of PV Module	150 W	220 W	27 W
Color Temp.	3000K	3000K	3000K
Storm Resilient	winds up to 160 mph	winds up to 160 mph	n/a
Wildlife Friendly	Turtle safe	Turtle safe	n/a
DarkSky	Approved	Approved	n/a
Finish Options	Aluminum black	Aluminum black	Aluminum black
Installation Type	Direct burial	Direct burial	Direct pour or surface mount
Warranty	5 year	5 year	1 year

All of our lighting systems are designed to meet IES Standards and local codes.



# ENGINEERED FOR EXCELLENCE

## REMOTE MONITORING

- IoT-connected for smart street lighting.
- Enables proactive monitoring and adjustments, even during inclement weather events.
- Delivers valuable performance intel.

## SOLAR PANEL

- Bi-facial solar panel captures sunlight from above and reflected light from the road.
- Built to IK08 strength standard for impact resistance.
- Rated IP66 for water and dust protection.
- Lifespan of up to 25 years with minimal performance degradation.
- Available in sizes from 80W to 250W per light.
- All wiring is internal, maintaining the IP66 rating.
- Solar panels are sized for optimal energy generation.

## LITHIUM BATTERIES

- LiFePO4 (Lithium Iron Phosphate) batteries.
- Long Lifespan: Over 2,000 full charge cycles.
  - ◊ Example: An 820Wh pack can last over 10 years.
- High depth of discharge coupled with quick recharge rate means less downtime.
- Maintains high performance of long lifespan.
- Batteries are sized for reliable energy availability.
- We use multiple battery packs in our systems to suit project needs.
- Our weather resilient lights can operate for 5+ days without charging, even in inclement weather.

## MOTION SENSOR

- DISS and Panasonic Passive Infrared Sensors (PIR) boost power to 100% output during off-peak hours when less light is needed.
- Sensors are triggered by movement of people or vehicles in the area.

## ALUMINUM POLES

- Our poles use a direct burial design for quick, easy installation.
- Available in heights from 15 to 26 ft.
- Constructed from durable 6063 T6 aluminum.
- Finished with high-grade powder coating for long-lasting performance.

## LED LIGHTHEAD

- We use best-in-class LED chips with 3-step binning.
- Accurate and consistent CCT (Correlated Color Temperature) along the black body curve.
- Delivers a true 3000K light without mixing different CCTs.
- Provides consistent and appealing light color.
- High CRI (Color Rendering Index) over 70 for clear nighttime visibility.
- Most products are DarkSky compliant for reduced glare and shielded light output.
- LED chips are tested to last over 100,000 hours.
- Turtle-safe lights are available by request.



# DESIGN OPTIONS

MODERN DESIGN | CLASSIC DESIGN

We offer two innovative solar streetlight models—Modern and Classic—to suit your aesthetic preference. Each model comes in two sizes, ideal for a range of applications from streets and amenities to parks and pathways.

## Modern Lights

MODERN DESIGN,  
ENDURING DEPENDABILITY

Engineered for both style and strength, our Modern lights are precision-crafted to ensure high performance and long-term durability. DarkSky approved.



**Streetleaf AVE**  
modern  
for local  
single-lane roads



**Streetleaf BLVD**  
modern  
for collector  
double-lane roads



## Classic Lights

CLASSIC FORM,  
NEXT-GEN FUNCTION

With a bell-shaped fixture and crozier-arched arm, our Classic lights offer timeless charm, soft candle-like glow, and glare-blocking louvers.



**Streetleaf AVE**  
classic  
for local  
single-lane roads



**Streetleaf BLVD**  
classic  
for collector  
double-lane roads





# Solar Bollard

LIGHTING THE WAY.  
POWERED BY THE SUN.

## streetleaf® PATH

Designed with sustainable technology to deliver pathway and perimeter lighting that performs.

- **Fully Solar Powered**  
Operates independently of the grid.
- **Durable & Weather-Resistant**  
Engineered for year-round outdoor use.
- **Easy Installation**  
No trenching, cabling, or utility connection required.

### FEATURES

- 5 Day Battery Autonomy
- Rigid Mono-Crystalline Solar Panels on Top Mount and Body
- Premium LEDs
- 1 Year Warranty

### SPECIFICATIONS

- 588 Lumens
- 102 Wh
- 27 W
- 3000K color temp.

### BOLLARD OPERATING TEMPS

Charge (daytime):

32°F (0°C) to 131°F (55°C)

Discharge (nighttime):

-4°F (-20°C) to 140°F (60°C)

*Choose Streetleaf PATH for walkways, parks, trails, campuses, parking areas, building perimeters, and commercial landscaping.*



HIGH  
EFFICIENCY  
CONTROLLER



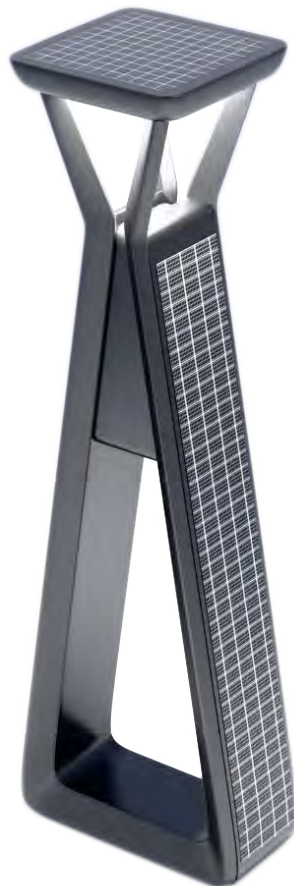
LiFePO4  
BATTERY



HIGH  
QUALITY  
LED



IP65



**Installation takes minutes**



# streetleaf®

## AVE modern

CE IP66 | IK08

Streetleaf AVE is the next generation of solar technology with an extended battery for reliable performance, even during storms. It is programmable to conserve power during low-traffic hours and motion-activated to restore full brightness when needed.



HIGH  
EFFICIENCY  
CONTROLLER



LiFePO4  
BATTERY



HIGH QUALITY  
LED



INFRARED  
MOTION  
SENSOR



IP66



WIRELESS



Certified by DarkSky.org

### PV Module Physical Parameters

Power of PV Module (watts)	150 W
Battery Capacity (watt/hours)	820 Wh
Net Weight of Product	58.42 lbs
Dimensions of Product Panel (inches)	45.16 in L 28.39 in W 13.27 in H
Light Photosensitivity (lx)	60-90

### Environmental Requirements

Charge Temperature	32 to 124° F
Discharge Temperature	68 to 140° F
Storage Temperature (<3 months)	68 to 113° F

### Mounting

EPA (Effective Projected Area)	4.52 ft²
APA (Actual Projected Area)	3.77 ft²
Wind Load Range	150 mph

### LED Module Parameters

Light Output (watts)	30 W
Qty. of LED Chips and Type	40 Lumileds Luxeon 5050s
Typical Luminous Flux (lumens)	5400 lm
Color Temperature (kelvin)	3000 K
Motion Sensor	PIR as part of a Dynamic Intelligent Sensing System
Dimension of Product Light	25.6 in L 7.1 in W 3.8 in H
Input Voltage (volts)	22 VDC
Net Weight of Product	8.8 lbs

### Wind Load & Mounting Recommendations

EPA (Effective Projected Area)	0.57 ft²
APA (Actual Projected Area)	0.47 ft²
Recommended Installation Height	16-26 ft
Recommended Installation Distance	100-180 ft

### APPLICATIONS

- Local Roads
- Single-Lane Roads
- Amenity Lighting
- Parks



Optional shielding accessory available by request.

\*The light source contained in this luminaire shall only be replaced by the manufacturer or his service agent or a similar qualified person.

\*The torque setting for any bolts or screws used to secure the luminaire to the bracket is 14 N/m.

\*For outdoor use only!

REV09302025



# streetleaf®

## AVE classic

CE IP66 | IK08

The classic style Streetleaf AVE is the next generation of solar technology with an extended battery for reliable performance, even during storms. It is programmable to conserve power during low-traffic hours and motion-activated to restore full brightness when needed.

Featuring a bell-shaped fixture, these lights combine elegance and resilience with a traditional candle glow, crosier arched arm, and glare blocking louvers.



HIGH  
EFFICIENCY  
CONTROLLER



LiFePO4  
BATTERY



HIGH QUALITY  
LED



IP66



WIRELESS

### PV Module Physical Parameters

Power of PV Module (watts)	150 W
Battery Capacity (watt/hours)	820 Wh
Net Weight of Product	58.42 lbs
Dimensions of Product Panel (inches)	45.16 in L 28.39 in W 13.27 in H
Light Photosensitivity (lux)	60-90 lx

### Environmental Requirements

Charge Temperature	32 to 124° F
Discharge Temperature	68 to 140° F
Storage Temperature (<3 months)	68 to 113° F

### Mounting

EPA (Effective Projected Area)	4.52 ft²
APA (Actual Projected Area)	3.77 ft²
Wind Load Range	150 mph

### LED Module Parameters

Light Output (watts)	30 W
Qty. of LED Chips and Type	40 Lumileds Luxeon 5050s
Typical Luminous Flux (lumens)	5400 lm
Optional Light Distribution	TSH/ T2L
Color Temperature (kelvin)	3000 K
Motion Sensor	PIR as part of a Dynamic Sensing System
Dimension of Product Light	25.6 in L 7.1 in W 3.8 in H
Input Voltage (volts)	22 VDC
Net Weight of Product	8.8 lbs

### Wind Load & Mounting Recommendations

EPA (Effective Projected Area)	0.57 ft²
APA (Actual Projected Area)	0.47 ft²
Recommended Installation Height	16-26 ft
Recommended Installation Distance	100-180 ft

### APPLICATIONS



- Local Roads
- Single-Lane Roads
- Amenity Lighting
- Parks



REV09302025

\*The light source contained in this luminaire shall only be replaced by the manufacturer or his service agent or a similar qualified person.

\*The torque setting for any bolts or screws used to secure the luminaire to the bracket is 14 N/m.

\*For outdoor use only!



# streetleaf®

## BLVD modern

CE IP66 | IK08

Streetleaf BLVD is a larger and brighter light designed for collector roads, and areas where you want more light. It is programmable to conserve power during low-traffic hours and motion-activated to restore full brightness when needed.



HIGH  
EFFICIENCY  
CONTROLLER



LiFePO4  
BATTERY



HIGH QUALITY  
LED



INFRARED  
MOTION  
SENSOR



IP66



WIRELESS



Certified by DarkSky.org

### PV Module Physical Parameters

Power of PV Module (watts)	220 W
Battery Capacity (watt/hours)	1230 Wh
Net Weight of Product	70.54 lbs
Dimensions of Product Panel (inches)	42 in L 45 in W 13 in H
Light Photosensitivity (lux)	30 lx

### Environmental Requirements

Charge Temperature	32 to 123° F
Discharge Temperature	-4 to 140° F
Storage Temperature (<3 months)	-4 to 113° F
Storage Temperature (<3 months)	-4 to 77° F

### Mounting

EPA (Effective Projected Area)	6.76 ft²
APA (Actual Projected Area)	5.64 ft²
Wind Load Rate	150 mph

### LED Module Parameters

Light Output (watts)	40 W
Qty. of LED Chips and Type	2x 40 (80 total)
Typical Luminous Flux (lumens)	7200 lm
Color Temperature (kelvin)	3000 K
Motion Sensor	PIR as part of a Dynamic Intelligent Sensing System
Dimension of Product Light	25.6 in L 7.1 in W 3.8 in H
Net Weight of Product	11.02 lbs

### Wind Load & Mounting Recommendations

EPA (Effective Projected Area)	0.70 ft²
APA (Actual Projected Area)	0.58 ft²
Recommended Installation Height	23-32 ft
Recommended Installation Distance	150-230 ft

### APPLICATIONS



- Collector Roads
- Two-Lane Roads
- Parks
- Parking Lots



Optional shielding accessory available by request.

\*The light source contained in this luminaire shall only be replaced by the manufacturer or his service agent or a similar qualified person.

\*The torque setting for any bolts or screws used to secure the luminaire to the bracket is 14 N/m.

\*For outdoor use only!

REV09302025



# streetleaf®

## BLVD classic

CE IP66 | IK08

The classic style Streetleaf BLVD is a larger and brighter light designed for collector roads, and areas where you want more light. It is programmable to conserve power during low-traffic hours and motion-activated to restore full brightness when needed.

Featuring a bell-shaped fixture, these lights combine elegance and resilience with a traditional candle glow, crosier arched arm, and glare blocking louvers.

### PV Module Physical Parameters

Power of PV Module (watts)	220 W
Battery Capacity (watt/hours)	1230 Wh
Net Weight of Product	70.54 lbs
Dimensions of Product Panel (inches)	42 in L 45 in W 13 in H
Light Photosensitivity (lux)	30 lx

### Environmental Requirements

Charge Temperature	32 to 123° F
Discharge Temperature	-4 to 140° F
Storage Temperature (<3 months)	-4 to 113° F
Storage Temperature (<3 months)	-4 to 77° F

### Mounting

EPA (Effective Projected Area)	6.76 ft²
APA (Actual Projected Area)	5.64 ft²
Wind Load Rate	150 mph

### LED Module Parameters

Light Output (watts)	40 W
Qty. of LED Chips and Type	2x 40 (80 total)
Typical Luminous Flux (lumens)	7200 lm
Optional Light Distribution	TSH/ T2L
Color Temperature (kelvin)	3000 K
Motion Sensor	PIR as part of a Dynamic Sensing System
Dimension of Product Light	25.6 in L 7.1 in W 3.8 in H
Net Weight of Product	11.02 lbs

### Wind Load & Mounting Recommendations

EPA (Effective Projected Area)	0.70 ft²
APA (Actual Projected Area)	0.58 ft²
Recommended Installation Height	23-32 ft
Recommended Installation Distance	150-230 ft

### APPLICATIONS



- Collector Roads
- Two-Lane Roads
- Parks
- Parking Lots



REV09302025

\*The light source contained in this luminaire shall only be replaced by the manufacturer or his service agent or a similar qualified person.

\*The torque setting for any bolts or screws used to secure the luminaire to the bracket is 14 N/m.

\*For outdoor use only!



HIGH  
EFFICIENCY  
CONTROLLER



LiFePO4  
BATTERY



HIGH QUALITY  
LED



IP66



WIRELESS



# OUR LIGHTS STAY ON WHEN THE GRID GOES OFF



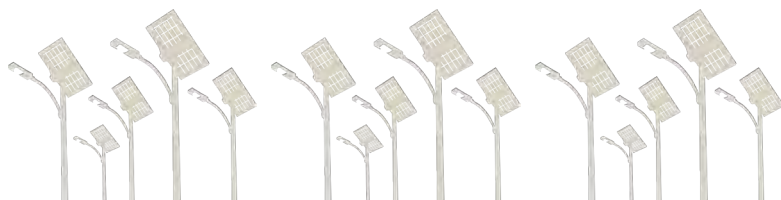
Since 2019, **Streetleaf** has been lighting the way to a **more resilient Florida** with solar-powered, utility-grade streetlights engineered to endure Category 5 hurricane winds.



RELIABLE LIGHTS.  
RENEWABLE POWER.

## POWERING PIECE OF MIND

Tested for extreme conditions and trusted across Florida, Streetleaf delivers uninterrupted performance when it matters most.



2502 N. Rocky Point Drive, Suite 1070, Tampa, FL 33607 | [www.streetleaf.com](http://www.streetleaf.com) | 813-800-LEAF(5323)



# SUSTAINABLE FOR A GREENER FUTURE



## INCREASED ENERGY EFFICIENCY

Operating **50 Streetleaf lights** saves as much electricity as **two average households** per year.



## OFFSETTING EMISSIONS WITH EVERY INSTALLATION

Planting **one tree** for every Streetleaf light installed **offsets nearly 150,000 pounds** of coal each year.



## REDUCED CARBON FOOTPRINT

Streetleaf streetlights have helped offset **more than 5 million pounds of CO<sub>2</sub>**—and counting.



RELIABLE LIGHTS.  
RENEWABLE POWER.



Certified by DarkSky.org

## EVERY LIGHT MAKES A DIFFERENCE

By choosing Streetleaf, you're helping protect the environment, increase the economic value of your project, and promote a safer, more sustainable community."



# OUR STREETLIGHTS ARE WILDLIFE FRIENDLY



## A SMART, SAFE SOLUTION FOR COASTAL AREAS

With a peak wavelength of 600 nanometers, this light is safe for sea turtles while providing enough visibility for people.

Our advanced streetlights are eco-friendly, storm-resistant, and reliable—delivering quality lighting without disrupting your schedule or surroundings.



Certified by DarkSky.org



### AMBER LED LIGHTHEAD

- Shielded for DarkSky compliance
- NRTL verified rating on all chips
- Nanometer range nearly invisible to turtles

### BI-FACIAL SOLAR PANEL

- High impact resistance
- Self-washing with rain

### LITHIUM BATTERY

- LiFePO4
- 10 year lifespan
- 3-5 day autonomy

### INFRARED MOTION SENSOR

- Dimming capability

### ALUMINUM POLE

- Direct burial
- Heights from 15-26 feet
- High-grade powder coating

### SMART CONTROL NODE

- 24/7 remote monitoring
- Performance data





RELIABLE LIGHTS.  
RENEWABLE POWER.

# As Easy as 1, 2, 3

LET'S **LIGHT UP** YOUR PROJECT

1

Photometrics  
& Proposal



2

Estimate &  
Contract

(NO UP FRONT COSTS)



3

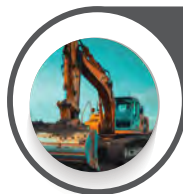
Quick  
Installation

**LIGHTS ON!**



**\$0**

DEVELOPMENT COST



**\$50 MIL**

SAVED





2502 N. Rocky Point Drive, Ste 1070  
Tampa, FL 33607

813-800-LEAF (5323)

[www.streetleaf.com](http://www.streetleaf.com)



RELIABLE LIGHTS.  
RENEWABLE POWER.



## ILLUMINATE THE FUTURE

Book a demo  
or request a  
quote—see just  
how simple it is  
to power your  
next project with  
Streetleaf.



# SERVICE AGREEMENT TURNKEY OPTION



With this option, the Streetleaf team handles all aspects of operation and maintenance, ensuring consistent performance and uninterrupted lighting.

## INCLUDED IN SERVICE AGREEMENT



### PROJECT PLANNING

- Photometric Design
- Permitting Support



### EASY INSTALLATION

- Quick, No Trenching
- At Any Project Stage



### 24/7 MONITORING

- IoT Connected Devices
- Proactive Responses



### ROUTINE MAINTENANCE

- 365 Performance
- Parts Replacements

STARTING AT **\$50**/MONTH



## NO UPFRONT COST

Get utility-grade streetlights installed at any stage—planning or build-out—without any upfront investment.



## ALL INCLUSIVE PRICING

Our price covers installation, routine and ongoing maintenance, plus 24/7 performance monitoring.



## OPTIMAL PERFORMANCE

Backed by millions of hours of real world data, our systems are engineered for optimal, reliable performance.



SOLAR STREET LIGHTING

# 365 NIGHTS OF GUARANTEED LIGHTING



**FONROCHE**  
lighting AMERICA

SOLAR IS THE NEW STANDARD



An aerial photograph of a modern roundabout in a desert environment. The roundabout is illuminated by several tall, slender solar streetlights. A red car is visible on the road. The surrounding landscape is arid with sparse vegetation and a large saguaro cactus in the foreground. The sky is clear and blue.

# SOLAR IS THE NEW STANDARD

## SOLAR LIGHTING, THE NEW STANDARD

At Fonroche Lighting, we are motivated by our desire to revolutionize street lighting around the world. With over 20 years of experience, and as the most experienced actor in solar street lighting in the US, we are convinced that solar energy is the best alternative to conventional grid street lighting. Together, we will overcome challenges and break the mold to accelerate the transition to a world of sustainable, efficient, economical and responsible lighting.

**SOLAR** IS THE NEW STANDARD



# WHY CHOOSE SOLAR LIGHTING?

## FOR 365 NIGHTS OF...



### Savings

Quick and easy installation,  
no more electricity bills and  
no maintenance for ten years



### Safety

Anti-blackout security system  
and vandalism protection



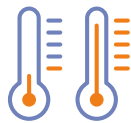
### Autonomy

100% powered by solar energy,  
our solutions do not require  
connection to the grid



### Intelligence

Optimized energy storage  
and remote lighting control



### Reliability

Resistant to even the most extreme  
weather conditions, including high  
winds and temperatures ranging  
from -40 °F to +158 °F

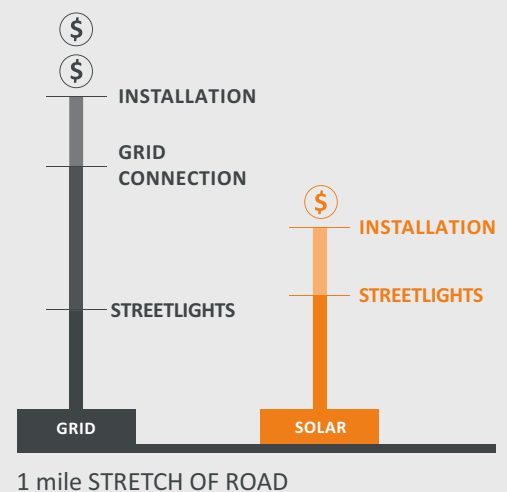


### Environmental Responsibility

With a carbon footprint 2 to 6 times  
lower than grid lighting

## Solar lighting, It's lower cost right from the initial investment!

Solar lighting eliminates the need for electrical grid repairs or construction costs thanks to its **cable-free, hook up free, and switchgear free operation**, representing significant savings. With solar lighting, savings are immediate: say goodbye to electricity bills for your outdoor lighting!





Consisting of a highly efficient photovoltaic panel, a smart storage system and the latest LED lighting, the Smartlight is the most powerful solar streetlight available on the market. The **Power 365 solar technology** developed by Fonroche Lighting guarantees a level of reliability and competitiveness that is unrivalled on the market thanks to our high-performance components and a project approach specific to each environment and approved by major transportation departments.



## Photovoltaic Module

- Excellent efficiency in all climates
- Self-cleaning hydrophobic coating
- Lifespan of 30 years

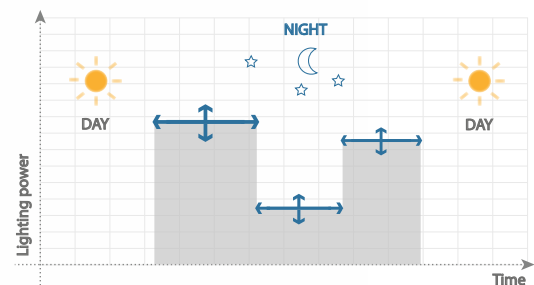


## LED Light

- Lighting performance exceeding 190 Lm/W
- From 40 to 80 nominal Watts
- Lifespan of 20 years

## Smart Storage and Management System

- Long lifespan (12 years, or 4000 cycles)
- Easy to recycle
- Durability in extreme temperatures (From -40°F to +158 °F)
- Programmable lighting profiles:



## Pole and Mounting Arm

- Sized to official AASHTO Standards or as specified





CALIFORNIA - Road



UTAH - Trail



FLORIDA - Parking lot

# SUCCESSFULLY ACHIEVE YOUR SOLAR LIGHTING PROJECT GOALS

## THANKS TO OUR UNIQUE APPROACH

Each project is different. By taking into account the irradiance and weather conditions of each project, we can determine the right streetlight size and components to guarantee 365 nights of lighting.



**1**  
**Identification  
of Project**  
requirements



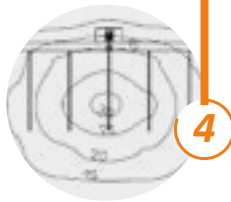
**2**  
**Solar and  
Environmental Study**

**COLLECTION**  
of weather data from the site  
**SIZING**  
and simulation of a typical year



**3**  
**Custom  
Photometric Study**

**RESULTS**  
365 nights of guaranteed  
lighting per year  
**ADJUSTMENT**  
to create a project tailored to its  
location



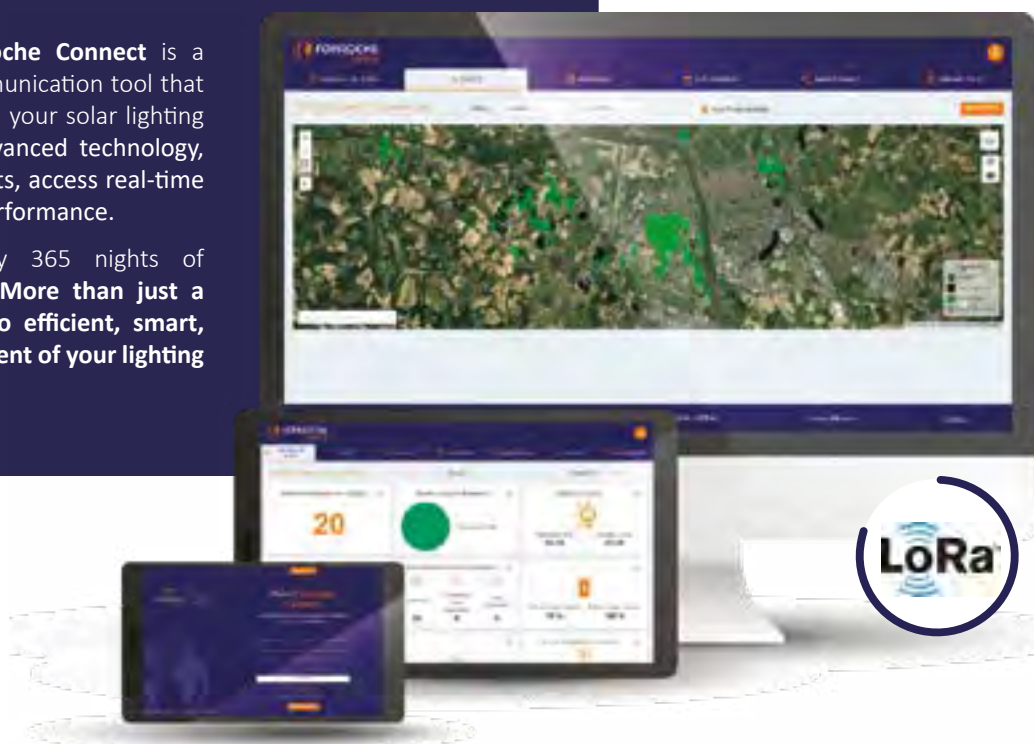
**4**  
**Precise Installation**  
for an optimized budget



### Keep control of your installations

Developed by our teams, **Fonroche Connect** is a simple and intuitive remote communication tool that allows you to monitor and control your solar lighting network remotely. Thanks to advanced technology, you can geolocate your streetlights, access real-time diagnostics, and optimize their performance.

With Fonroche Connect, enjoy 365 nights of uninterrupted lighting per year. **More than just a monitoring tool, it's your key to efficient, smart, and stress-free remote management of your lighting network.**



### High-performance features to meet all daily needs and scenarios

#### Optimize

Extend the lifespan of installations with continuous remote management, available 24/7.

#### Eliminate

Reduce physical interventions and minimize the use of lifting platforms.

#### Update

Automatically upgrade software to ensure performance and longevity.

#### Monitor

Control and manage equipment remotely, without the need for on-site visits.

#### Control

Simultaneously manage one or multiple solar streetlights in real time.

#### Anticipate

Meet needs with effective predictive maintenance.



# YOUR AREA, YOUR STYLE, OUR AMBIENCES



## NEW ART

Brilliant  
Contemporary  
Mineral

With lines that blend functionality and elegance, the lights in our SMARTLIGHT range are designed as a complete package and come in a variety of distinctive styles. In addition to providing solar-powered lighting, Fonroche Lighting can also help you choose the ambience that best suits your environment, reflecting your desire to take an innovative approach to street lighting.



## BELLE EPOQUE

Refined  
Authentic  
Urban



## ESSENTIAL

Sleek  
Timeless  
Design



## OPERA

Customizable  
Chic  
Modern

**nowatt**  
architectural solar lighting

NOWATT redefines outdoor lighting with its innovative solar-powered architectural lighting solutions. Combining elegance, durability, and advanced technology, NOWATT solar lights deliver reliable, grid-free illumination while enhancing the visual appeal of pathways, landscapes, and architectural spaces.



## CRYSTAL STUD

Simple, elegant,  
and built to last.



## BRUT BOLLARD

Elegant and  
Robust concrete  
Bollard



## FOLLOW BOLLARD

Contemporary and  
high-performance  
aluminum bollard




## OKO BOLLARD

A refined wooden  
design inspired  
by nature



# NEW ART

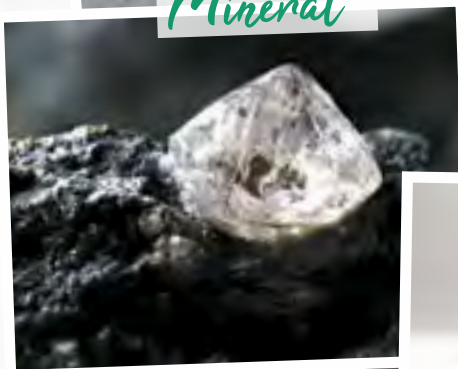
 **Stand Out**  
With a Contemporary Style



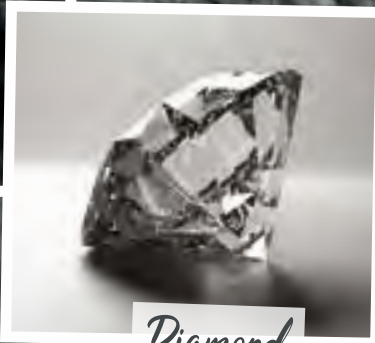
*Innovative*



*Mineral*



*Diamond*





# NEW ART

## BRILLIANT & MINERAL

Heavily influenced by nature and minerals, the design of the NEW ART lantern for solar-powered streetlights is inspired by diamonds, with their solidity and special relationship with light. The facets on top of the lantern give it a raw, carved-out appearance, but also a technological edge.



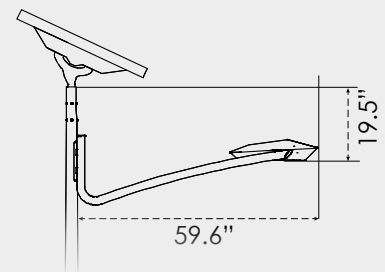
This light, with its fluid, lightweight design, will add a high tech feel to your roads, whether in rural or urban environments. NEW ART is ideal for those who want to stand out from the crowd and make an impact.




**Applications:**  
roads, streets, walkways, roundabouts, highways, etc.

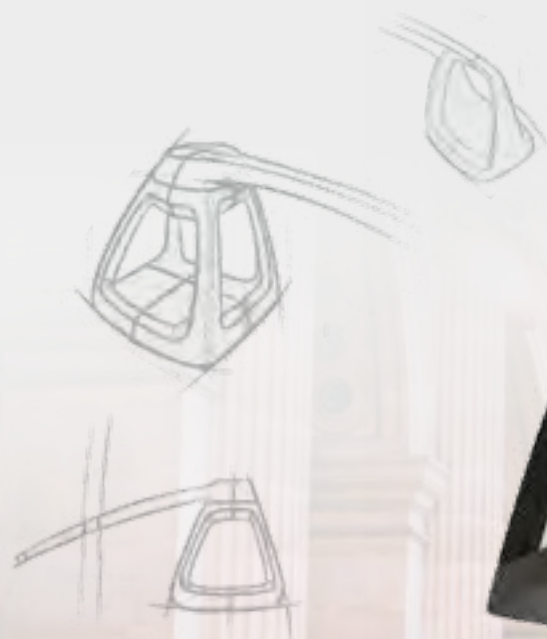
## SPECIFICATIONS

Materials	Aluminium casting
LED modules	Interchangable Modules - IP67 and IK09
Mounting Arm	Bolt-on mounting arm: Available in a single or twin version
Lighting efficiency	> 190 lm/W
Color temperature	3000K- 4000K
Uplight	0%
Optics	Type II



# BELLE EPOQUE

 **Traditional**  
With a Modern Twist



*Elegance*



*Suspended*



*Tradition*





# BELLE EPOQUE

## TRADITION & MODERNITY

Inspired by 'traditional' lighting, the BELLE EPOQUE lantern is a nod to days gone by. By turning this lantern upside down, we have brought it up to date, giving it a robust and solid appearance while retaining its refined, distinctive shape.



BELLE EPOQUE is a stylish street light that fits in perfectly with traditional urban and architectural spaces, such as town squares, plazas and roads. The shape of the mounting arm and the way in which the lantern is attached gives the impression that the light is suspended in mid-air, which lightens the overall structure.

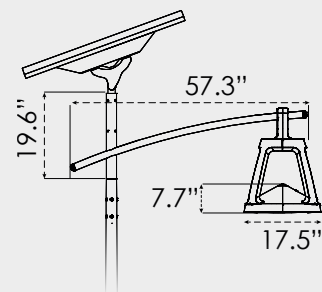
/// **A collection of 4 color combinations**  
specially designed by urban color designers. Ask for our exclusive color chart.



/// **Applications:**  
roads, town squares, parks and trails, etc.

## SPECIFICATIONS

Materials	Aluminium casting
LED modules	Interchangeable Modules - IP67 and IK09
Type of mounting arm	Oblong slip fit mounting arm: Available in a single or twin version
Lighting efficiency	> 190 lm/W
Color temperature	2700K- 3000K- 4000K
Uplight	0%
Customization	Colors (see color chart)
Equipment	Bird guard included
Optics	Type II - Type III - Type IV - Type CW

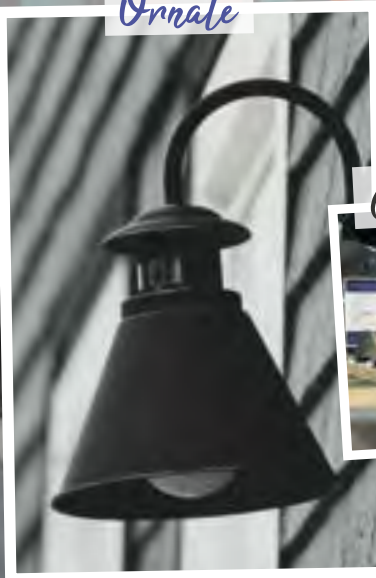


# OPERA

Enhance Your Lighting  
With Decorative Features

FONROCHE  
lighting

*Ornate*



*Customized*





# OPERA

## ORNAMENTATION & CUSTOMIZATION

OPERA brings a modern twist to traditional lighting features such as decorative ornamentation and arches.



Ornate and customizable, OPERA can be easily adapted to suit the specific character of each location. The low position of the LED modules ensures optimized, high-performance lighting. Ideal for urban environments, the OPERA lantern will:

- give residential areas more personality
- add a touch of modernity to urban streets
- enhance parking lots

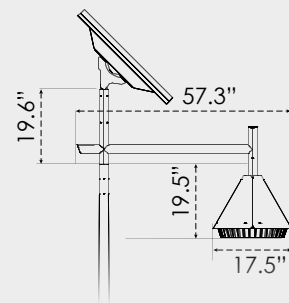
/// **A collection of 6 color combinations**  
specially designed by urban designers. Ask for our exclusive color chart.




/// Applications:  
trails, roads, parking lots, parks and walkways, etc.

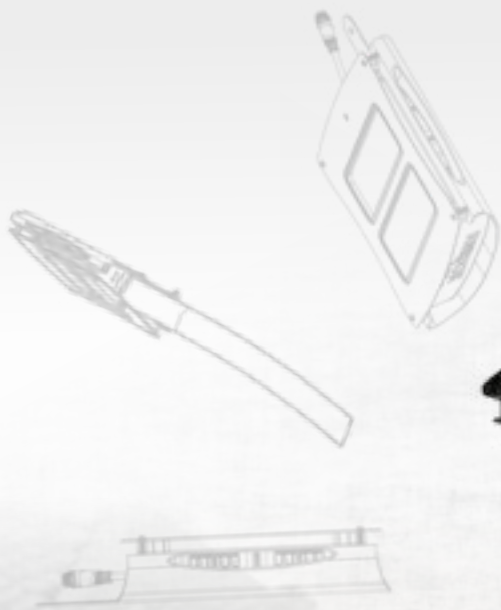
## SPECIFICATIONS

Materials	Aluminium casting with decorative sheet metal
LED modules	Interchangeable Modules - IP67 and IK09
Type of mounting arm	Suspension-effect slip fit mounting arm: Available in a single or twin version
Lighting efficiency	> 190 lm/W
Color temperature	2700K- 3000K- 4000K
Uplight	0%
Customization	Colors (see color chart)
Optics	Type II - Type III - Type IV - Type CW



# ESSENTIAL

 **A Streamlined  
and Timeless Aesthetic**



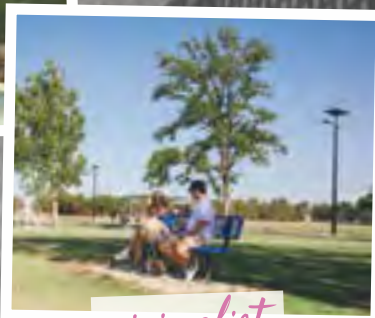
*adaptive*



*neutral*



*minimalist*





# ESSENTIAL

## MULTI-FUNCTIONAL

With its timeless design, the ESSENTIAL luminaire can be adapted to suit any project and any setting. This highly functional luminaire with its sleek, slender lines is designed to blend in with any environment.



Applications:  
roads, parking lots, housing developments, etc.

## SPECIFICATIONS

Materials	Galvanized steel- aluminium casting
LED modules	Interchangable Modules - IP67 and IK09
Type of mounting arm	Galvanized steel slip fit mounting arm- Available in a single or twin version and with backlights
Lighting efficiency	> 190 lm/W
Color temperature	2000K- 2200K- 2700K- 3000K- 4000K
Uplight	0%
Customization	Colors
Optics	Type II - Type III - Type IV - Type CW



# nowatt

architectural **solar** lighting

ENTIRELY DEDICATED TO **MARKING, DECORATIVE LIGHTING, AND ARCHITECTURAL ENHANCEMENT.**

Founded in 2014, Nowatt operates at the crossroads of solar innovation and architectural design, crafting 100% solar-powered products that meet the aesthetic and environmental demands of our era.

Acquired in 2023 by Fonroche Lighting—the global leader in solar lighting—Nowatt now benefits from extensive technical expertise and industrial know-how, enabling it to broaden its range and ambitions.

## OKO BOLLARD

### Refined wooden design inspired by nature

OKO bollards embody the perfect balance between sleek aesthetics, high-performance, and environmental responsibility. Designed for soft, long-lasting lighting, they feature a solid IROKO wood body sourced from sustainably managed forests, naturally rot-resistant and highly durable in outdoor conditions. With discreet solar panels and efficient LED optics, they allow inter-distances of up to 15 meters. Perfectly suited to parks, pathways, and recreational areas, OKO bollards blends into the landscape while meeting public lighting and accessibility standards.





# BRUT BOLLARD

## Elemental and robust

With its decarbonized concrete body, the BRUT bollard blends naturally into urban environments. Its dual function of lighting and beaconing makes it ideal for soft mobility areas and public spaces. Available in a range of sizes, textures and finishes, it combines performance, durability and aesthetic versatility.



# FOLLOW BOLLARD

## Elegance and performance

Designed as a true lighting feature, the Follow bollard showcases a style that is both understated and contemporary. Its vertical silhouette and geometric lines allow it to integrate seamlessly into a wide range of environments with elegance. Available in a selection of subtle, architecture-inspired tones, it combines visual finesse with technical performance for autonomous, long-lasting lighting.



# CRYSTAL STUD

||| **simple, elegant and durable**

Thanks to its autonomous operation, the Crystal solar stud is the ideal solution for luminous marking and guidance across various applications, such as path marking and enhancing heritage or architectural sites. The glass body elegantly diffuses light while ensuring excellent solar energy capture. With up to 480 hours of autonomy, the Crystal stud delivers reliable lighting throughout the year, even during winter. The Nowatt app provides extensive customization options, allowing users to create 100% tailor-made scenarios with dynamic light animations and a palette of up to one million colors.





# WHY CHOOSE FONROCHE LIGHTING AMERICA ?

The Most Experienced Solar Lighting Partner in the USA



**1**  
**For the reliability  
and robustness  
of our products,**  
iconic projects worldwide  
and across the US

**2**  
**For our unique  
expertise**  
design, innovation,  
manufacturing, logistics,  
training, and more

**3**  
**Because we are  
the only ones,**  
to guarantee you  
**365 nights  
of lighting per year**

## WORLD LEADER

Almost  
20 years of  
experience

**FONROCHE  
illuminates  
+ 8000 cities  
worldwide**

## Our Projects Across the USA



## Who Are We?

Fonroche Lighting America is headquartered in Fort Worth, TX and operates regional service centers in Los Angeles, Boise, Boston, Orlando, Atlanta, Dallas and Phoenix. The manufacturing and distribution facility in Fort Worth is a 50,000 square foot facility with high bays, loading docks and outdoor storage. The capacity of this facility is 1000 solar lighting systems per week.



Our global HQ is based in Southwest France and there we design and develop the technology behind our autonomous solar-powered streetlights to illuminate all types of infrastructure.

**300**  
EMPLOYEES

**\$100 M**  
SALES  
IN 2024

# SOLAR LIGHTING EVERYWHERE AND FOR EVERYONE



DALLAS - TX - Basketball Court



STOCKTON - CA - Highway



BAKERSFIELD - CA - W.R.D. Landscape

MORE INFORMATION AT  
[www.FonrocheSolarLighting.com](http://www.FonrocheSolarLighting.com)

Phone: 339-225-4530

[Sales@Fonroche.us](mailto:Sales@Fonroche.us)

FONROCHE LIGHTING AMERICA

2224 SE Loop, Bldg C | Fort Worth, TX 76140







## Autonomous Solar Street Light

**Project #**

**Customer Legal Name :** Lake Ashton CDD DBA

**Service Address:** 4141 Ashton Club Blvd.Lake Wales, FL 33859 County Polk county

**Mailing Address:** 4141 Ashton Club Blvd.Lake Wales, FL 33859

**Email** gulrich@lakeashtoncdd.com **Tel #** 863-969-7595

**Tax ID #** **Business description** Community Development Di

**Existing customer** Yes ☐ No ☒

**Product Code**

Number of Units	Total monthly payment (\$)	Fixed Price Term
232	\$12,756	10 years

**Extended Maintenance Agreement**

**Offer Valid** Through 1/18/2026

**Project Notes:**

<b>Customer Authorization</b>	<b>Fonroche Authorization</b>
<b>Signature:</b>	<b>Signature:</b>
<b>Name:</b>	<b>Name:</b> Hocine Benaoum
<b>Title:</b>	<b>Title:</b> CEO
<b>Date</b>	<b>Date:</b>

**From:** Christine Wells cwells@lakeashtoncdd.com  

**Subject:** Fwd: Lake Ashton

**Date:** January 16, 2026 at 3:24 PM

**To:** Samantha Ham sham@gmscfl.com, Jillian Burns jburns@gmscfl.com, LA Matt mfisher@lakeashtoncdd.com, Greg Ulrich gulrich@lakeashtoncdd.com

---

Can you add under the solar talk for Greg?

*Christine Wells*

Community Director

Lake Ashton Community Development District

4141 Ashton Club Drive

Lake Wales, FL 33859

P: (863) 324-5457

F: (863) 324-5829

Email: [cwells@lakeashtoncdd.com](mailto:cwells@lakeashtoncdd.com)

----- Forwarded message -----

From: **Melendez, C. John** <[CMelendez@tecoenergy.com](mailto:CMelendez@tecoenergy.com)>

Date: Fri, Jan 16, 2026 at 3:18 PM

Subject: Re: Lake Ashton

To: Christine Wells <[cwells@lakeashtoncdd.com](mailto:cwells@lakeashtoncdd.com)>

Christina,

Below is a summary of costs per light in your current contract, and one two options that would offer a lower monthly rate. For contracts out of term, we can remove existing equipment (either pole and fixture, or just pole) and replace them with the options below (in the current existing locations, with no additional locations).

Existing Equipment

Salem Fixture and Franklin Pole, \$50.82/mo before taxes/fees per unit

Potential Replacement Equipment

Option 1 - New Fixture, New Pole

Lexington Fixture and Winston Pole, \$32.40 per unit (see fixture and pole images attached)

Notes: Changing the fixture will change the photometric, and it will need to be approved by the community.

Option 2 - Same Fixture, New Pole

Salem Fixture Winston Pole, \$38.59 per unit (see pole image attached)

Notes: Changing only the pole offers savings due only to a pole change, and maintaining the same fixture will maintain the existing photometric design.

Regarding solar options, we've onboarded and developed some new options, including more decorative offerings, however from a price standpoint, right now at a 10-year lease, the monthly unit price is closer to \$70 or more before taxes and



fees. I can include some images and photographs if that price point sounds feasible.

As far as contract term, currently our standard offering is 10-year for all agreements and equipment (since June of last year). The only way we can deviate from that is through Governance approval, and that is a process (we haven't been through it yet as there hasn't been an ask yet), but based upon the finances I've reviewed, I don't expect anything close to 20 years to be approved.

That's what I have so far. Please call me if you have any questions.

John Melendez | Senior Business Development Manager  
Lighting Growth & Operations  
[cjmelendez@tecoenergy.com](mailto:cjmelendez@tecoenergy.com)  
(813) 842-7959

---

**From:** Christine Wells <[cwells@lakeashtoncdd.com](mailto:cwells@lakeashtoncdd.com)>

**Sent:** Friday, January 16, 2026 8:56 AM

**To:** Melendez, C. John <[CMelendez@tecoenergy.com](mailto:CMelendez@tecoenergy.com)>

**Subject:** Fwd: Lake Ashton

**\*\*\* CAUTION! EXTERNAL SENDER \*\*\* STOP. EXAMINE. VERIFY!!**  
**Were you expecting this email? Are grammar and spelling correct? Does the content make sense? Can you verify the sender? To report a suspicious email, use the Forward to Phishing button or forward the email to [phishing@tecoenergy.com](mailto:phishing@tecoenergy.com). Do not click links, open attachments, or enter your ID or password.**

Checking to see if you have anything. Our deadline is today for the agenda packet.

*Christine Wells*

Community Director

Lake Ashton Community Development District

[4141 Ashton Club Drive](#)

[Lake Wales, FL 33859](#)

P: (863) 324-5457

F: (863) 324-5829

Email: [cwells@lakeashtoncdd.com](mailto:cwells@lakeashtoncdd.com)

----- Forwarded message -----

**From:** **Christine Wells** <[cwells@lakeashtoncdd.com](mailto:cwells@lakeashtoncdd.com)>

**Date:** Wed, Sep 24, 2025 at 12:06 PM

**Subject:** Lake Ashton

**To:** Melendez, John J. <[CJMelendez@tecoenergy.com](mailto:CJMelendez@tecoenergy.com)>

Just checking to see if you were able to find out any information on solar street lights, cheaper options for a 10-year contract, and if there were any options of a 20-year contract. Thank you for your help.

*Christine Wells*

## Chris Wells

Community Director

Lake Ashton Community Development District

[4141 Ashton Club Drive](#)

[Lake Wales, FL 33859](#)

P: (863) 324-5457

F: (863) 324-5829

Email: [cwells@lakeashtoncdd.com](mailto:cwells@lakeashtoncdd.com)



Sent with Mailsuite · [Unsubscribe](#)

NOTICE: This email is intended only for the individual(s) to whom it is addressed and may contain confidential information. If you have received this email by mistake, please notify the sender immediately, delete this email from your system and do not copy or disclose it to anyone else. Although we take precautions to protect against viruses, we advise you to take your own precautions to protect against viruses as we accept no liability for any which remain.



1

### Winston

- Aluminum
- Round
- Color: Black

### Lexington

#### Pole Options:



**Wattage:** 30

**Voltage:** Multi-tap

#### Lighting Temp:

- 3000 K (soft white)
- 4000 K (bright white)

**Fixture Color:** Black

#### Features:

Area lighting - ask about additional decorative post-top options

*Underground service only.*

Mounting  
Height 12'



*(Height, color  
may vary)*





# SECTION F

# CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 14, 2026 by and between the Lake Ashton Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2026 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Lake Ashton Community Development District.
3. The term of this Agreement shall commence on January 1, 2026 or the date signed below, whichever is later, and shall run until December 31, 2026, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2026 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 10, 2026**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Tuesday, September 15, 2026**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2026 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2026 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Tuesday, September 15, 2026** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

\_\_\_\_\_  
Special District Representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Neil Combee  
Polk County Property Appraiser  
By:



\_\_\_\_\_  
Neil Combee, Property Appraiser



## SECTION VIII

## SECTION B





# Lake Ashton Community Development District

Community Director Report

Meeting Date: January 26, 2025

Submitted by:  
Christine Wells, Community Director



## Events and Activities

The Lake Ashton Club Expo is on January 29. This is a great time for residents to learn about the Clubs at Lake Ashton. Clubs will have items for sale, tickets to buy, and events to sign up for. Twenty clubs have signed up and we have room for more!

The 2026 Entertainment Series begins on February 6 with Nathan James. Crystal Stark and Grady Harrell will be in the Clubhouse Ballroom on February 24. There will be a Valentine's Dinner Dance at the Clubhouse on February 13. The plated meal will be served by Charm City.

The Home Improvement Expo will be on February 20. We have a total of 27 vendors signed up, to date. Staff has also secured \$1,000 in sponsorship for this event.

Staff at the Clubhouse and HFC are working together on a program of events to celebrate 250 years of the United States of America throughout the community.

The LAAAG group is working on 2027 events and activities. The group is looking to add a few members and staff has advertised this in the LA Times. Anyone that is interested should contact Christine at [cwells@lakeashtoncdd.com](mailto:cwells@lakeashtoncdd.com).

There will be a new "Volunteers Needed" section in the LA Times to advertise any open volunteer jobs for residents at Lake Ashton.

### Activities and Events booked through January at the Clubhouse:

1/27: Window Tinting Lunch & Learn  
1/29: Club Expo  
1/30: Crafting with Carmen – Watercolor Class  
2/10: Dignity Memorial Lunch & Learn  
2/13: Valentine's Dinner Dance  
2/17: AED/CCC Training w/ PCFR  
2/20: Home Improvement Expo  
2/20: Presentation w/ LA Black Heritage Club  
3/11: Medicare Dinner Seminar w/ Justin Kindy  
3/22: LA Car Show

**Sign up for the  
LAKE ASHTON CLUB FAIR  
JANUARY 29, 2026  
10 AM TO 12 PM  
CLUBHOUSE BALLROOM**

**Club, Group, & Organization  
Leaders MUST sign up to  
exhibit as space is  
limited. Sign up at  
the Clubhouse  
Activities Office or  
scan QR code.**



Residents will be able to meet  
representatives of Lake Ashton's clubs,  
groups, and organizations, ask  
questions, sign up for membership or  
purchase tickets to club events.

Light refreshments will be available  
for all attendees.



## 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

## Newsletter:

The January LA Times Community Magazine was sent out via email blast along with the monthly calendar on December 30

The front cover promoted the Resident Spotlight and Black Heritage Club Martin Luther King Day of Service

The back cover promoted the Simply Healthy

programming that is available and the instructors.

The February LA Times magazine will be distributed on January 30.



## Monday Coffee:

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

- February 9: Secrets to Healthy Skin and Cancer Awareness
- February 16: AdventHealth
- February 23: Homeless Graduating Seniors

Staff has also reached out to the Supervisor of Elections to speak at an upcoming Monday Coffee meeting to advise residents of how they can qualify for an open seat on either Board.

## Safety and Security:

- Staff is working with counsel and the District Manager on executing the security services contract.

- Staff has received several reports of dangerous driving in the neighborhood. Staff will include an article in the February LA Times advising residents to drive safely throughout the neighborhood.

## Follow-Up from Previous Board Meeting

- Staff submitted 5 appeal letters with backup to FEMA. They have 60 days to review and answer. All information has been submitted to FEMA for processing. Staff is waiting on a response from FEMA.
- Florida Public Utilities invoices have been submitted for payment for FY 25. The final amount paid was \$24,128.44 for fiscal year 2025, \$1,749.09 for fiscal year 2026 for a total of \$25,877.53.
- A check for \$7,410 was received from Florida Public Utilities in rebates for the kitchen equipment that was purchased.
- The Ballroom flooring project is near completion. There are a couple of minor repairs needed before final payment is made.
- The dedication plaque for Pat Neaves was installed on January 12 in the Craft Room.
- Securitas gave a not to exceed amount of \$1,200 to move the amenity access card reader at the north entrance of the Ballroom to accommodate a possible automatic door opener. The lowest quote, previously presented, to install the automatic door opener was from Precision for \$3,988.60.
- Staff met with Capital Reserve Advisors on December 22 for a site visit. The deposit has been processed, and they have advised they are near completion of the first draft.
- Staff advertised the change in office hours via email and in the LA Times.
- The Operations Manager included quotes for re-stripping the Clubhouse parking lots.
- The Operations Manager included quotes to clean the fluid spill on Dunmore Drive.
- 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, 2024. Staff has received a signed agreement, but it is not fully executed. We are waiting on the final sign and location to move forward to a fully executed agreement.
- The sign recommended by Insurance to install at the Bowling Lanes will be ordered once the Joint Amenities Facilities Policies have been adopted. All other suggestions have been implemented.
- Staff are continuing to solicit quotes for the following:



- Installation of a commercial refrigerator in the Ballroom Kitchen – Received one quote so far. Will present at the February BOS Meeting
  - Moving audio equipment from the Activities Office to the Activities closet.
- The Bingo board has been reinstalled, and staff is working with the facilitator to come up with a means to cover the Board.

## Lake Ashton Community Development District Project Tracking List

Project Name	Budget	Final Cost	Board Approval	Current Status	Status Updated	Paid from General Fund	Paid from Capital Projects Fund
<b>Clubhouse and Other Grounds Projects</b>							
Conversion of Propane to Natural Gas	\$37,693.00		4/15/2024	Staff is working on scheduling the conversion of the hot water heaters.  <u>Paid as of 1/13/25</u> \$885 - Hooking Restaurant line to meter and new quick connect hoses. \$18,235 - Restaurant Kitchen Equipment \$1,200 - Changing Ansul System for New Equipment in Restaurant Kitchen \$1,640 - Convert Spa Heater \$5,500 - New Pool Heater <b>DOES NOT INCLUDE REBATES IN PROCESS</b>	4/7/2025		\$27,460.00
Reserve Study Update	\$2,950.00		12/15/2025	The deposit was paid and a site visit was held on 12.22.26	1/16/2026		\$1,475.00
Ballroom Refurbishment - Carpet Replacement	\$35,000.00		5/12/2025	The agreement has been executed and staff is working with the installer on a date to begin installation. Materials are set to arrive on 12/8/25. Installation will occur after the first of the year. This project is near completion. There are a couple of minor repairs needed before final payment is made.	12/8/2025		
Ballroom Refurbishment - Dance Floor Replacement	\$23,000.00		5/12/2025	The agreement has been executed and staff is working with the installer on a date to begin installation. Materials are set to arrive on 12/8/25. Installation will occur after the first of the year. This project is near completion. There are a couple of minor repairs needed before final payment is made.	12/8/2025		
<b>Pavement Management, Stormwater Management, Bridges, and Concrete Pathways</b>							
Pond Erosion Study	\$10,000.00		11/15/2025	The report was sent to Supervisors on 1/15/26 and is included in the agenda packet.	1/16/2026		
Repair to flume on pond 18	\$7,830.00		11/15/2025	The proposal has been signed and work is being scheduled. The Engineer is the project manager for this project. This project is near completion. The Engineer is working with the vendor on a correction needed.	1/16/2026		
<b>Completed Projects</b>							



### Lake Ashton Community Development District Project Tracking List

Project Name	Budget	Final Cost	Board Approval	Current Status	Status Updated	Paid from General Fund	Paid from Capital Projects Fund
Turnberry Lane Repave	\$150,178.15		4/14/2025	Contract was executed. Project scheduled to start on October 3. The project was completed on October 22. The Engineer approved a 90% payment. There are a couple of repairs needed. Repairs have been completed and the contractor has been paid in full. There was also a change order of \$7,650 that will be reimbursed by the City of Lake Wales. Staff has made contact with the City to process the reimbursement and is waiting for payment to be issued. The check from City of Lake Wales was received and processed. This project is completed.	1/16/2026		\$150,178.15
Well Pump Replacement (Clubhouse Well)	\$4,648.49		10/20/2025	This was completed on 10/21/25	11/10/2025	\$4,648.49	
Replacement of Bridge Boards on the East Golf Course	\$16,000.00		10/20/2025	This work was completed on 11/26/25. The work was inspected and final payment has been issued.	11/10/2025		\$16,000.00
Ballroom Refurbishment - Drape Replacement and Roller Shades	\$51,623.00		5/12/2025	Project completed on October 24	11/10/2025		\$51,623.00
Re-Stripe the East Parking Lot (add a handicap spot)	\$862.98		9/15/2025	Project completed on October 13	11/10/2025		\$862.98
TNR Entrance Bridge Erosion	\$4,356.00		8/18/2025	Project completed on September 22	10/13/2025		\$4,356.00
East Course Bridges Pressure Washing and Sealing	\$13,500.00		8/18/2025	Project completed on September 26	10/13/2025		\$13,500.00
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
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

### Lake Ashton Community Development District Project Tracking List

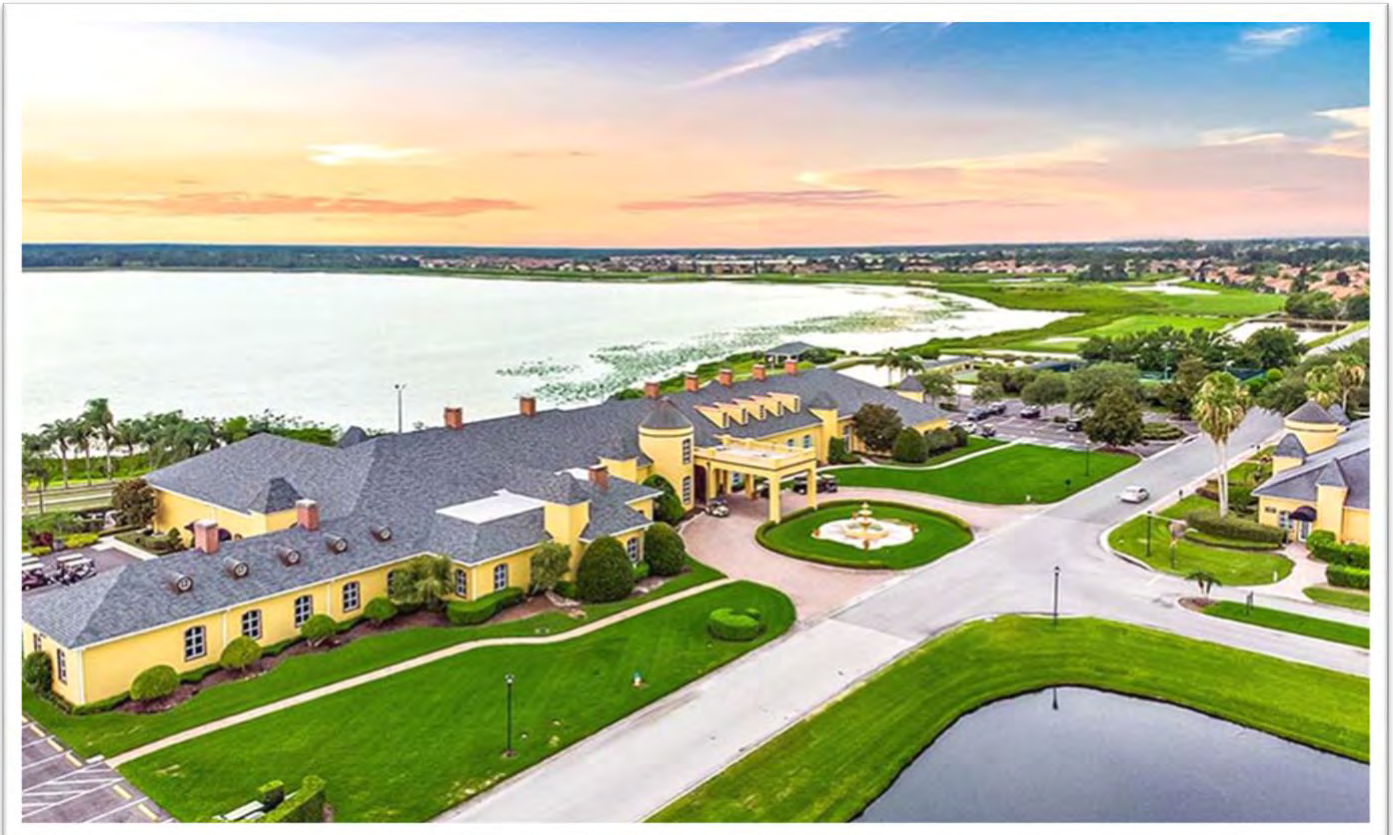
Project Name	Budget	Final Cost	Board Approval	Current Status	Status Updated	Paid from General Fund	Paid from Capital Projects Fund
Repair 3 asphalt sections on Dunmore Drive	\$4,000.00	\$4,000.00	8/26/2024	4045 Dunmore Drive 4049 Dunmore Drive 4081 Dunmore Drive Completed on 2/17/25	3/10/2025		\$4,000.00
Replace Media Center AC Unit	\$7,500.00	\$7,442.00	12/16/2024	This project was completed on 1/7/25	1/13/2025		\$7,442.00
Installation of permanent roofline lighting at the Clubhouse and Guard House	\$28,902.00	\$28,902.00	9/16/2024	This project is complete.	1/13/2025		\$28,902.00
Clubhouse and Amenity Painting (On FY 24 Project List)	\$35,185.00	\$35,185.00	7/15/2024	This project is completed.	1/13/2025		\$35,185.00
Seal pipe and fill near 4081 Dunmore Drive	\$8,845.00	\$8,845.00	8/26/2024	4081 Dunmore Drive This is completed.	1/13/2025		\$8,845.00
Turnberry Lane Geotechnical Investigation	\$3,650.00	\$2,900.00	11/18/2024	This is complete. Report sent to Supervisors and included in the January agenda packet	1/13/2025		\$2,900.00
Purchase 2 additional AED Units	\$4,231.80	\$4,231.80	11/18/2024	These were installed on 12/12/24	1/13/2025		\$4,231.80
Gutter Installation at the Clubhouse (On FY 24 Project List)	\$16,400.00	\$16,400.00	8/19/2024	This project was completed on 11/4/24	11/11/2024		\$16,400.00
<b>Totals</b>	<b>\$539,803.35</b>	<b>\$222,924.07</b>				<b>\$2,042.90</b>	<b>\$299,964.17</b>



# SECTION C

# Lake Ashton

## Community Development District



January 26, 2026  
Matthew Fisher – Operations Manager



# Contracted Services

## Landscaping



- + The most recent site visit report is included.
- + Mulch installation around the Clubhouse, Condo entrance, and Lake Ashton Blvd has been completed. Mulch application around the Tennis Ct. and Pavilion will be completed the week of January 19<sup>th</sup>.
- + Yellowstone was able to mow the "Eyesore" area.
- + Yellowstone will be planting new Gold Mound Duranta plants that were damaged from a vehicle exiting the property. Quote has been approved.

# Contracted Services

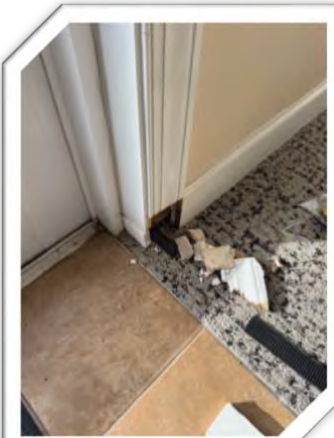
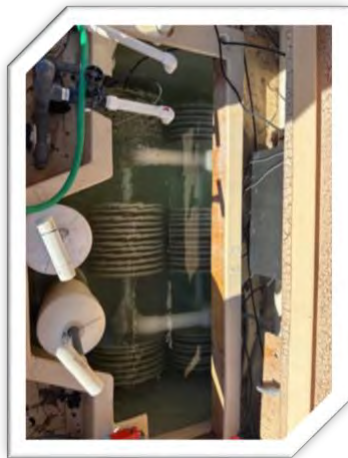
## Aquatic Management

- ✚ CDD ponds were reviewed by Staff.
- ✚ Pond conditions are satisfactory. Cooler weather will help control algae blooms.
- ✚ SOLitude has begun pond and wetland maintenance treatments. Their service reports are included in the agenda.
- ✚ Staff is working with SOLitude on getting the canals cleaned up of invasive aquatic vegetation.
- ✚ Preventative steps are being taken to minimize algae blooms during the upcoming Spring and summer months. Shallow ponds are being introduced to dye treatments to kill the algae resting on the pond floor.



# Facility Maintenance

## Completed



- ✚ Staff has detailed the windows in the Ballroom inside and out. Removing hard water stains.
- ✚ Spies replaced the pool filter grids.
- ✚ Spies replaced a submersed light in the pool that came loose.
- ✚ Staff replaced both spa filter cartridges.
- ✚ Staff uninstalled the Christmas lights from the shrubbery.
- ✚ Staff has begun removing water damaged trim around the Ballroom doors on the south side and replacing with new trim.
- ✚ Miller's Central Air completed the Clubhouse and Gate House AC preventative maintenance.

# Project/Repair Forecaster

- ✚ Staff is getting quotes to replace leaking upper window at the Gate House.
- ✚ Staff is meeting with vendors to identify the reason for a section of rotting baseboard in the Fitness Center.
- ✚ Pavilion needs to be pressure washed (concrete floor and screen)
- ✚ Mud daubers need to be removed from the Gate House.
- ✚ Reflection Garden Pavers need to be pressure washed. Clean the debris off the drains near the west entrance to Pool.
- ✚ Bocce Ball Ct needs 4 replacement composite side boards.



# SECTION 1

## SECTION (a)



# Yellowstone Site Visit Report: 1/12/26

Task	Remarks (Including Specific Areas for improvement)	
<b>Mowing</b>	<b>Good</b>	Mow with the chute pointed away from the ponds.
	<b>Fair</b>	Blow off clippings after mowing each area at a time.
	<b>Poor</b>	<ul style="list-style-type: none"> <li>When approaching sandy areas around pond disengage blades.</li> </ul>
<b>Edging (Roadside and plant beds)</b>	<b>Good</b>	Edging along the road and sidewalks are maintained well.
	<b>Fair</b>	Make sure to edge the plant beds completely.
	<b>Poor</b>	No Round Up to edge beds.
<b>String Trimming Common Areas</b>	<b>Good</b>	Nothing to report.
	<b>Fair</b>	
	<b>Poor</b>	
<b>Weed Control Turf/Beds</b>	<b>Good</b>	Weeds along the Blvd need to be pulled.
	<b>Fair</b>	
	<b>Poor</b>	
<b>Shrubs/Ground Cover Care</b>	<b>Good</b>	Fire Bush at the entrance needs to be kept trimmed lower. Around 2 ft high.
	<b>Fair</b>	
	<b>Poor</b>	

<b>Tree Care</b>	<b>Good</b>	Remove two invasive palms along Aberdeen fence line. Need a price to remove dead Queen Palm in the west parking lot
	<b>Fair</b>	
	<b>Poor</b>	
<b>Litter and Debris</b>	<b>Good</b>	Please pick up all trash when blowing off the property in the AM.
	<b>Fair</b>	
	<b>Poor</b>	
<b>Pond Bank String Trimming</b>	<b>Good</b>	String trim the correct direction around ponds. This will help keep grass clippings out of the ponds.
	<b>Fair</b>	
	<b>Poor</b>	

## NOTES

Replacement sod needed around the east side of the Bocce Ball Ct.

Replacement sod needed outside the north Foyer doors.

Oyster plants in the Reflection Garden have flattened. Location is southeast corner of the Garden. Possible replacement if they do not bounce back.

Need to inspect Oak Trees to ensure they are at proper heights to avoid scratching RVs.

Palms irrigation bill is higher than normal. Check timer.

Finish mulch application around the Tennis Ct and the Pavilion.



## SECTION 2

## SECTION (a)



# SOLitude Pond Checklist: 1/12/26

POND	APPERANCE	ALGAE	COMMENTS
1	Fair	Yes	Algae treated
2	Fair	Yes	Algae treated
3	Good		Nothing to report
4	Fair		Eelgrass off the shore being treated
5	Fair	Yes	Dye added to treat submersed algae
6	Fair		Nothing to report
7	Fair		Eelgrass being treated
8	Fair	Yes	Grasses being treated
9	Fair		Grass continues to be treated
10	Good		Nothing to report
11	Good		Nothing to report
12	Good		Nothing to report
13	Good		Nothing to report
14	Good		Nothing to report
15	Good		Pond is in good condition
16	Good		Pond is in good condition
17	Fair	Yes	Minor algae west side
18	Good		Nothing to report
19	Fair		Eelgrass being treated
20	Fair	Yes	Algae being treated
21	Fair	Yes	Algae being treated
22	Fair	Yes	Eelgrass and minor algae along edge of pond
23	Fair	Yes	Minor algae being treated
24	Fair	Yes	Minor algae being treated
25	Fair	Yes	Minor algae being treated
26	Fair	Yes	Minor algae being treated. Dollar weed needs to be treated
27	Fair	Yes	Alage being treated
28	Good		Pond is in good condition
29	Good		Pond is in good condition
30	Good		Torpedo grass being treated
31	Good		Torpedo grass being treated
32	Good		Pond is dried up. Weeds being treated
33	Fair		East end of pond is dried up. Weeds being treated

34	Fair		Dollar weed being treated along the edges
35	Fair		Torpedo grass and dollar weed being treated



**Lake Ashton CDD**

4141 Ashton Club Drive,  
Lake Wales, FL 33859  
SOLitude Lake Management

**Legend**

- 4141 Ashton Club Dr
- canal
- Conservation Area
- littoral shelf 1
- pond
- wetland





Work Order	00913825	Account	Lake Ashton CDD
Work Order	00913825	Contact	Matthew Fisher
Number		Address	4141 Ashton Club Drive Lake Wales, FL 33859 United States
Created Date	12/17/2025		

## Work Details

Specialist Comments to Customer	<p>This was an initial visit in order to find our staging area and potential water sources. All sites were seen today, ponds 24,3,2,35 and canals 17 and 29 were all treated for submersed aquatic plants, specifically (Val Grass/Eel Grass) this is a native aquatic and adds to the quality of the water and the ecosystem of the pond. The treatments today will knock the Val off the surface of the water, there was some surface algae growth on the areas where the Val was at the surface. Water levels are low by several feet on multiple ponds, this is expected this time of year but we will monitor those areas moving forward. There will be another treatment tomorrow 12/18. We will schedule January's first visit on the first week of the month. Overall ponds are healthy and are supporting lots of wildlife.</p>	Prepared By	Taylor Kidney
		Specialist State	
		License Number	

## Work Order Assets

Asset	Status	Product Work Type
Lake - ALL	Inspected	

## Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Lake - ALL	LITTORAL SHELF	
Lake - ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake - ALL	SHORELINE WEED CONTROL	
Lake - ALL	MONITORING	
Lake - ALL	LAKE WEED CONTROL	
Lake - ALL	DYE APPLICATION	
Lake - ALL	ALGAE CONTROL	
Lake - ALL		



## Service Report



Work Order 00913826

Work Order 00913826  
Number

Created Date 12/22/2025

Account Lake Ashton CDD

Contact Matthew Fisher

Address 4141 Ashton Club Drive  
Lake Wales, FL 33859  
United States

## Work Details

Specialist  
Comments to  
Customer

Good afternoon, the sites on the south side of the property were inspected and treated as needed. Sites 1-11 and also 32-34 were treated. Overall the sites looked good with minimal growth. All sites had low water levels. Thank you

Prepared By DON (ALAN) WILSON

Specialist State  
License Number

## Work Order Assets

Asset	Status	Product Work Type
Lake - ALL	Inspected	

## Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Lake - ALL	LITTORAL SHELF	
Lake - ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake - ALL	SHORELINE WEED CONTROL	
Lake - ALL	MONITORING	
Lake - ALL	LAKE WEED CONTROL	
Lake - ALL	DYE APPLICATION	
Lake - ALL	ALGAE CONTROL	
Lake - ALL		



Work Order	00913839	Account	Lake Ashton CDD
Work Order	00913839	Contact	Matthew Fisher
Number		Address	4141 Ashton Club Drive Lake Wales, FL 33859 United States
Created Date	12/29/2025		

Work Details			
Specialist	Our mitigation team as completed the first	Prepared By	Taylor Kidney
Comments to	service of the conservation areas, removing		
Customer	invasive species and spraying the areas that		
	have been cut.	Specialist State	
		License Number	

Work Order Assets		
Asset	Status	Product Work Type
Wetland - ALL	Inspected	

Service Parameters		
Asset	Product Work Type	Specialist Comments to Customer
Wetland - ALL	BUFFER MANAGEMENT	
Wetland - ALL		



## SECTION 3

[www.gator-industries.com](http://www.gator-industries.com)





Action Plus Pressure Cleaning Inc

2963 Fayson Cir  
Deltona , Fl 32738

Estimate

Phone # 3867560630      action\_plus\_pc@yahoo.com  
www.actionpluspressurecleaninginc.com

Customer Information	Date	1/14/2026
Ashton Club HOA 4141 Ashron Club Dr Lake wales fl 33859	Due Date	1/14/2026

Item	Description	Cost	Qty	Total
Hot Water Cleaning	<p>Hydraulic Fluid Stain Treatment – Asphalt Surface</p> <p>A hydraulic fluid leak has been identified on the asphalt roadway located between 3032 Dunmore Dr and 3073 Dunmore Dr.</p> <p>The scope of work includes treating the affected asphalt surface using appropriate commercial-grade degreasers and cleaning methods designed to break down petroleum-based contaminants and reduce visible staining.</p> <p>Due to the porous composition of asphalt and the potential depth of hydraulic fluid penetration into the asphalt binder, complete (100%) stain removal cannot be guaranteed. Residual discoloration, shadowing, or highlighted areas may remain following treatment, particularly where fluid saturation is extensive or the stain has aged.</p> <p>Services are performed on a best-effort basis with the intent to significantly improve the appearance of the affected area.</p> <p>Results may vary depending on stain age, volume of fluid, environmental exposure, and existing asphalt condition.</p> <p>The client acknowledges and accepts that this service is intended to improve appearance only and does not constitute asphalt repair or resurfacing.</p> <p>The contractor shall not be held liable for remaining discoloration or cosmetic variations following treatment.</p>	1,800.00		1,800.00

Total \$1,800.00



# Estimate

#0003369

**From: C&C Outdoors INC**

PO Box 894

Auburndale, FL 33823

(863) 838-1837

**Amount:**

\$2,175.00

**Date of Issue:**

1/6/2026

**Bill To: Matt Fisher**

4141 Ashton Club Drive, Lake Wales, FL, USA

**Expiration Date:**

2/6/2026

Item	Rate (excl. tax)	Quantity	Tax	Total
Pavers Estimate				
Pressure wash: -Spray, brush and pressure wash pavement/asphalt	\$2,175.00	1		\$2,175.00
Subtotal				\$2,175.00
Total				\$2,175.00



**Notes:**

All material is guaranteed to be as specified, and the above work is to be performed in accordance with the drawings and specifications submitted.

Payments are to be made as follows:

Deposit required for the project in the amount of \$  
and final payment required upon completion of the job in the amount of \$

THE TOTAL FOR THIS PROJECT IS \$

The above prices, specifications, and conditions are satisfactory and are hereby accepted. The customer has authorized C&C Outdoors, INC to do the above work as specified.

Terms & conditions:

Agreement becomes binding upon clicking "APPROVE" on the estimate sent and authorizes C&C Outdoors, INC to commence work as per the Customer Agreement.

This proposal may be withdrawn by us if not accepted within 72 hours.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate.

Customer:

- Agrees that if any changes or alterations are made and not specified on this contract/proposal price will be subject to change.

Rescheduling of Jobs must be done within 48 hours' notice or the client will be penalized with a \$250.00 fee.

The client or someone representing the client must be present at the job site prior to job commencement and upon job completion.

Deposits are non-refundable including any permit processing fees, THIS INCLUDES CANCELLATIONS OF PROJECT.

If permitting is required for the project and the client prefers for C&C Outdoors to process the permit, there will be an additional \$250.00 Permit Fee.

C&C Outdoors, INC:

Please understand that any representation by C&C Outdoors, INC. regarding a start job date. is for the customer's convenience and is an approximation only. The service date may be subject to change on a daily basis due to circumstances out of our control, such as weather, permits, easement agreements, progress on prior scheduled jobs, etc.

C&C Outdoors, INC. is insured for liability resulting from injury to person(s) or property. Certificates of coverage are available upon request.

NO ORAL AGREEMENTS:

It is expressly understood that all terms, agreements, and conditions relating to this contract are only those expressed in writing herein and that there are no oral representations, undertakings, terms,

agreements, or conditions of any kind.

Paver Agreement:

TREE ROOTS:

The contractor shall not be responsible for any damage to trees occasioned by the removal of tree(s) or tree roots in preparing the site.

UNDERGROUND STRUCTURES:

It is the Customer's responsibility to advise the contractor of the existence and location of all underground structures such as sewers, water lines, gas lines, etc., which might be entered by C&C Outdoors, INC in the performance of its work. C&C Outdoors, INC, shall be deemed to have notice of the existence of only those structures specifically referred to in this proposal and of the location thereof as indicated in this proposal. If a condition develops in the performance of C&C Outdoors, LLC work where the identification or location of the underground structures varies from those specified herein, any extra cost incurred thereby is moving, protection, or covering same, otherwise, shall be borne by the Customer.

PROPERTY LINES:

The Customer shall establish and designate property lines and shall be obligated to pay for work performed as ordered in the event the property lines established and designated by the Customer trespass on other property. Also, the customer shall be responsible for any damages caused hereby to the owner of any property encroached on by work specified in this proposal.

Tree Agreement:

The authorizing party warrants that all trees listed are located on the Customer's property, and, if not, that the authorizing party has received full permission from the owner to allow C&C Outdoors, INC. to perform the specified work stated in the Agreement. Should any tree be mistakenly identified as to ownership, the Customer agrees to indemnify C&C Outdoors, INC for any damages or costs incurred from the result thereof.

Damage:

C&C Outdoors, INC. asks that our client make us aware of the location of any septic tank, underground irrigation, gas, water lines, or anything that can be damaged that they are aware of. Please understand that our trucks are heavy and we cannot guarantee that ruts won't be made.

Stump Removal:

- Grinding and shavings from stump removal are not hauled away unless specified in this proposal. Surface and surface roots beyond the stump are not removed unless specified in this proposal.

Fence Agreement:

- In order to place the fence exactly where the customer desires it is imperative that the customer provides C&C Outdoors, INC. with a land survey and exposed property pins. Therefore, if any of the above conditions are not met, we are not responsible for its location and the customer understands we will not be responsible for any claims arising from its location.
- The customer understands that sometimes the proposed fence line may be subject to change. Sometimes underground obstructions such as cable lines, sprinkler lines, utility lines, and roots may alter its final location. In the event should this situation occurs, the customer will be consulted first, but the proposed fence line and the anticipated result are ultimately subject to change.
- The customer agrees to present a fence line that is free and clear of obstructions. Additionally, the



customer understands that in order for the installation crew to install the fence correctly it will require a two-foot clearance on each side of the proposed fence line. Obstructions, such as trees, bushes, debris, etc. may result in a clearing cost.

- C&C Outdoors, INC. offers a one-year craftsmanship warranty.
- Material warranties are as specified by the manufacture of such material.
- Contractor may at its discretion engage subcontractors to perform work hereunder, provided Contractor shall fully pay said subcontractor and in all instances remain responsible for the proper completion of this Contract

Payment:

Unless otherwise stated in the Agreement, the Customer agrees to pay the amount owed in full upon completion of work, where a receipt will be submitted to the Customer for the amount paid, via mail or e-mail if requested. A Credit/Debit card payment convenience fee of 3% will be assessed to the total transaction amount. The convenience fee is not a C&C Outdoors, INC fee, and therefore cannot be refunded.

Checks should be made payable to C&C Outdoors, INC.

Failure to remit full payment upon completion of the project will result in a \$100.00 dollars late fee as well as a \$10.00 a day fee thereafter. There will be an additional \$45.00 fee charged for all checks returned for non-sufficient funds. The customer agrees to pay all collections costs, including, without limitation, any legal fees and expenses incurred in connection with the collection of a past-due account. In the event of any nonpayment by the customer hereunder, C&C Outdoors, INC. may suspend further performance immediately under this Agreement.

ACCEPTANCE OF PROPOSAL

-----  
CLIENT SIGNATURE

-----  
DATE

**Terms & Conditions:**

Agreement becomes binding upon clicking "APPROVE" on estimate sent, and authorizes C&C Outdoors, INC to commence work as per Customer Agreement.

This proposal may be withdrawn by us if not accepted within 72 hours.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate.

Customer:

- Agrees that if any changes or alterations are made and not specified on this contract/proposal price will be subject to change.

Rescheduling of Jobs must be done within 48 hours notice or client will be penalized with a \$250.00 fee.

Client, or someone representing client must be present at job site prior to job commencement and upon job completion.

Deposits are non-refundable including any permit processing fees, THIS INCLUDES CANCELLATIONS OF PROJECT.

If permitting is required for the project and client prefers for C&C Outdoors to process permit, there will be an additional \$250.00 Permit Fee.

C&C Outdoors, INC:

Please understand that any representation by C&C Outdoors, INC. regarding a start job date. is for the customer's convenience and is an approximation only. The service date may subject to change on a daily basis due to circumstances out of our control, such as weather, permits, easement agreements, progress on prior scheduled jobs, etc.

C&C Outdoors, INC. is insured for liability resulting from injury to person(s) or property. Certificates of coverage are available upon request.

NO ORAL AGREEMENTS:

It is expressly understood that all terms, agreements, and conditions relating to this contract are only those expressed in writing herein, and that there are no oral representations, undertakings, terms, agreements or conditions of any kind.

Paver Agreement:

TREE ROOTS:

Contractor shall not be responsible for any damage to trees occasioned by the removal of tree(s) or tree roots in preparing the site.

UNDERGROUND STRUCTURES:

It is the Customer's responsibility to advise contractor of the existence and location of all underground structures such as sewers, water lines, gas lines, etc., which might be entered by C&C Outdoors, INC in the performance of its work. C&C Outdoors, INC, shall be deemed to have notice of existence of only those structures specifically referred to in this proposal and of the location thereof as indicated in this proposal. If a condition develops in the performance of C&C Outdoors, LLC work where the identify or location of the underground structures varies from those specified herein, any extra cost incurred thereby is moving, protection or covering same, otherwise, shall be borne by the



Customer.

PROPERTY LINES:

The Customer shall establish and designate property lines, and shall be obligated to pay for work performed as ordered in the event the property lines established and designated by customer trespass on other property. Also, the customer shall be responsible for any damages caused hereby to the owner of any property encroached on by work specified in this proposal.

Tree Agreement:

The authorizing party warrants that all trees listed are located on the Customer's property, and, if not, that the authorizing party has received full permission from the owner to allow C&C Outdoors, INC. to perform the specified work stated in the Agreement. Should any tree be mistakenly identified as to ownership, the Customer agrees to indemnify C&C Outdoors, INC for any damages or costs incurred from the result thereof.

Damage:

C&C Outdoors, INC. asks that our client makes us aware of the location of any septic tank, underground irrigation, gas ,water lines or anything that can be damaged that they are aware of Please understand that our trucks are heavy and we cannot guarantee that ruts wont be made.

Stump Removal:

- Grinding and shavings from stump removal are not hauled away unless specified in this proposal.

Surface and surface roots beyond the stump are not removed unless specified in this proposal.

Fence Agreement:

- In order to place the fence exactly where the customer desires it is imperative that the customer provides C&C Outdoors, INC. with a land survey and exposed property pins. Therefore, if any of the above conditions are not met, we are not responsible for its location and the customer understands we will not be responsible for any claims arising from its location.
- The customer understands that sometime the proposed fence line may be subject to change. Sometimes underground obstructions such as cable lines, sprinkler lines, utility lines, and roots may alter its final location. In the event should this situation occur, the customer will be consulted first, but the proposed fence line and the anticipated result is ultimately subject to change.
- Customer agrees to present a fence line that is free and clear of obstructions. Additionally, the customer understands that in order for the installation crew to install the fence correctly it will require a two foot clearance on each side of the proposed fence line. Obstructions, such as trees, bushes, debris, etc. may result in a clearing cost.
- C&C Outdoors, INC. offers a one year craftsmanship warranty.
- Material warranties are as specified by the manufacture of such material.
- Contractor may at its discretion engage subcontractors to perform work hereunder, provided Contractor shall fully pay said subcontractor and in all instances remain responsible for the proper completion of this Contract

Payment:

Unless otherwise stated in the Agreement, the Customer agrees to pay the amount owed in full upon completion of work, where a receipt will be submitted to the customer for the amount paid, via mail or e-mail if requested. A Credit/Debit card payment convenience fee of a 3% will be assessed to the total transaction amount. The convenience fee is not a C&C Outdoors, INC fee, and therefore cannot be refunded.

Failure to remit full payment upon completion of project will result in a \$100.00 dollars late fee as well as a \$10.00 a day fee there after. There will be an additional \$45.00 fee charged for all checks returned for non-sufficient funds. The costumer agrees to pay all collections costs, including, without limitation, any legal fees and expenses incurred in connection with the collection of a past due account. In the event of any nonpayment by the customer hereunder, C&C Outdoors, INC. may suspend further performance immediately under this Agreement.

-----  
CLIENT SIGNATURE

---

**Signature:** \_\_\_\_\_



## SECTION 4



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

## Estimate

ESTIMATE#	1623
DATE	01/07/2026
PO#	

CUSTOMER
Lake Ashton Matt Fisher 4141 Ashton Club Dr Lake Wales Florida 33859 (863) 956-6207

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

DESCRIPTION	White Center Line (per foot) Handicap Logo with Blue Background White Hashed Space Blue Parking Spaces White Parking Spaces Stop Bar (per foot)
-------------	--

## Estimate

Description	Qty	Rate	Total
White Center Line (per foot)	137.00	0.00	0.00
Handicap Logo with Blue Background	5.00	0.00	0.00
White Hashed Space	7.00	0.00	0.00
Blue Parking Spaces	5.00	0.00	0.00
White Parking Spaces	140.00	0.00	0.00
Stop Bar (per foot)	3.00	0.00	0.00
Job Total	1.00	1,781.92	1,781.92

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:** **\$1,781.92**



**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 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.

All work will be completed in a timely and professional manner, using state-of-the-art equipment and high-end materials. 1-800-STRIPER will perform all striping services during day(s) and times that are least disruptive to the client's business operations and end customers. 1-800-STRIPER will provide appropriate traffic control, including the placement of safety cones and signage, to ensure a safe work area throughout the duration of the project.

Dion Spires - Owner  
Polkstriping@gmail.com  
(863) 944-3924



Licensed and Insured

Date: 1/7/26  
NAIC# 15563

4141 Ashton club Dr.  
Lake Wales Fl. 33859

**QUOTE**

Matt Fisher  
Contact

	<i>*Striping jobs - minimum \$300</i>	
TASK	Quantity	Price
<b>Parking lot Striping</b>		
Left and Right parking lot	101 Auto parking spots /White	\$1,800
Both sides of the club house	18 Golf cart spots /White	
	5 ADA spots/White/Blue	
	4 Cross hatch area/White	
Exit from left parking lot	1 Stop Bar /White	\$50
Exit from right parking lot	2 Stop Bars/ White	\$100
Striping Prep	Clean and blow existing lines	<u>\$300</u>
<b>Total:</b>		<b>\$2,250</b>
Notes;		





**Asphalt Maintenance by Dalco Inc**

**PO Box 5426**

**Lakeland, FL, 33807**

# **Project Proposal**

**Club House Striping | Lake Ashton HOA**

**January 9th, 2026**

---

## **Client**

**Matthew Fisher**

**Lake Ashton HOA**

**mfisher@lakeashtoncdd.com**

## **Project**

**Club House Striping**

**4141 Ashton Club Drive**

**Lake Wales, FL, 33859**

---

# Executive Summary

## About Us

At Dalco Paving, we take pride in our over 40 years of experience as a leading asphalt and concrete paving company in Polk County, Florida. Our team is fully licensed and insured, ensuring that all of our services are professional and done with the utmost care. We are dedicated to providing top-notch services to our clients, which is reflected in our A+ BBB® rating and 5-star ratings on various platforms such as Angi®, Google®, Yelp®, and Home Advisor®.

# Proposal Details

## Club House Striping

Equipment Mobilization	Total: \$900.00
------------------------	-----------------

Mobilization of equipment to site

- Import striping equipment and paint to site

Line Striping Stalls	Total: \$2,225.00
----------------------	-------------------

Striping of main parking stalls on the west side and east side of the clubhouse

- Clean the asphalt of all loose debris and dirt to prepare for striping paint application
- Stripe all 55 parking lines on the west side and all 63 lines on the east side of the club house with FDOT traffic paint (water based)
- General cleanup of work site area

Striping - Golf Cart Parking	Total: \$400.00
------------------------------	-----------------

Striping of all golf cart parking on east side of clubhouse

- Clean the existing asphalt free from all loose debris and dirt to prepare for striping paint application
- Stripe all 17 golf cart parking lines with FDOT traffic paint (water based)
- General cleanup of work site area



---

**Handicap Striping West Side****Total: \$425.00**

---

- Clean the existing asphalt free from all loose debris and dirt to prepare for striping paint application
- Stripe 3 handicap stalls with FDOT traffic paint (water based) - White and blue paint including the stencil
- General cleanup of work site area

---

**Striping - Stop Bars****Total: \$650.00**

---

- Clean the existing asphalt free from all loose debris and dirt to prepare for striping paint application
- Stripe (3 qty) stop bars back to the original footprint on the west and east sides of the clubhouse with FDOT traffic paint (water based)
- General cleanup of work site area

---

**Striping - Walkway****Total: \$325.00**

---

Striping walkway on east side by golf cart parking

- Clean the existing asphalt free from all loose debris and dirt to prepare for striping paint application
- Stripe all of the walkway area with FDOT traffic paint (water based)
- General cleanup of work site area

---

**Striping Wheel Stops****Total: \$850.00**

---

- Clean all wheel stops (26 total) free from all loose debris and dirt to prepare for painting application
- Paint all 26 wheel stops between the west and east side parking with FDOT traffic paint (water based)

# Price Breakdown

## Club House Striping

Services	Qty	Rate	Amount
Equipment Mobilization	1	\$900.00	\$900.00
Line Striping Stalls	1	\$2,225.00	\$2,225.00
Striping - Golf Cart Parking	1	\$400.00	\$400.00
Handicap Striping West Side	1	\$425.00	\$425.00
Striping - Stop Bars	1	\$650.00	\$650.00
Striping - Walkway	1	\$325.00	\$325.00
Striping Wheel Stops	1	\$850.00	\$850.00
Project Total:			\$5,775.00



# Contract

## Club House Striping

## Terms of Payment

By signing below, we agree to pay the balance owed on the project in full within 30 days of completing the project.

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

---

**For Lake Ashton HOA**

Matthew Fisher  
4141 Ashton Club Drive  
Lake Wales, FL, 33859

---

**For Asphalt Maintenance by Dalco Inc**

Dallas Harrison  
PO Box 5426  
Lakeland, FL, 33807



# Proposal Terms

## Club House Striping

Any alteration or deviation from the above specifications involving extra costs will be executed only upon written order and will become an extra change order and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control including weather. Asphalt Maintenance by Dalco shall not be held responsible for ponding or pooling of any water.

**Note:** This proposal may be withdrawn by us if not accepted within 30 days. Commencement of work on this project without signature or an executed contract agreement shall constitute acceptance of the prices, terms, and conditions set forth herein. All material is guaranteed to be as specified. The above work is to be performed in accordance with the specifications submitted and completed in a substantial workmanlike manner.

**Payment to be made as follows:** ½ upon signing ½ upon completion. Please make all checks payable to Asphalt Maintenance. If an invoice is not paid in full within 14 days, then a finance charge will be imposed from the invoice date on the balance of purchases at a periodic rate of 3% per month until paid. Project cancellations: If a deposit has been made on a project; to be eligible for a complete refund Asphalt Maintenance must be notified within 72 hours of the project start date. If the project is cancelled within less than 72 hours of the project start date a refund of 90% will be granted. If the project is cancelled upon arrival of equipment a refund of 75% will be given. If the project is cancelled during work operations Asphalt Maintenance by Dalco refuses the right to grant any refund whatsoever. The project cancellations do not include rescheduling or postponing.

Thank you for your understanding. Our Commercial Auto, worker's comp, and general liability insurance certificates available upon request.

**Warranty:** Asphalt paving installed by Asphalt Maintenance shall constitute a 1-year warranty against defects in materials and workmanship 1-year from the date of installation. Asphalt Maintenance reserves the right to deny warranty claims on services and materials contingent from abuse, weather, acts of nature out of our control, and accidents causing damage to the asphalt. There will be no warranties given or implied on asphalt millings, chippings, or crushed concrete installation services.



## SECTION IX

# SECTION A



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 1,395,082	\$ -	\$ -	\$ 1,395,082
Capital Reserve Account	\$ -	\$ -	\$ 30,118	\$ 30,118
Lease Receivable	\$ 39,095	\$ -	\$ -	\$ 39,095
Due from Capital Projects	\$ 1,907			\$ 1,907
Due from General Fund	\$ -	\$ 175,999	\$ 200,000	\$ 375,999
<u>Investments:</u>				
Investment Pool - State Board of Administration	\$ 900,141	\$ -	\$ 417,741	\$ 1,317,883
<u>Series 2015</u>				
Reserve	\$ -	\$ 177,438	\$ -	\$ 177,438
Revenue	\$ -	\$ 222,292	\$ -	\$ 222,292
Prepayment 2015-1	\$ -	\$ 7,369	\$ -	\$ 7,369
Prepayment 2015-2	\$ -	\$ 62	\$ -	\$ 62
<b>Total Assets</b>	<b>\$ 2,336,226</b>	<b>\$ 583,159</b>	<b>\$ 647,860</b>	<b>\$ 3,567,245</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 167,220	\$ -	\$ 2,775	\$ 169,995
Due to Capital Projects	\$ 200,000	\$ -	\$ -	\$ 200,000
Due to Debt Service	\$ 175,999	\$ -	\$ -	\$ 175,999
Due to General Fund	\$ -	\$ -	\$ 1,907	\$ 1,907
Deposits Ballroom Rentals	\$ 7,625	\$ -	\$ -	\$ 7,625
Deposits-Restaurant	\$ 5,000	\$ -	\$ -	\$ 5,000
Deferred Revenue-Leases	\$ 30,988	\$ -	\$ -	\$ 30,988
<b>Total Liabilities</b>	<b>\$ 586,833</b>	<b>\$ -</b>	<b>\$ 4,682</b>	<b>\$ 591,515</b>
<b>Fund Balance:</b>				
Restricted for:				
Debt Service - Series 2015	\$ -	\$ 583,159	\$ -	\$ 583,159
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 643,177	\$ 643,177
Unassigned	\$ 1,749,393	\$ -	\$ -	\$ 1,749,393
<b>Total Fund Balances</b>	<b>\$ 1,749,393</b>	<b>\$ 583,159</b>	<b>\$ 643,177</b>	<b>\$ 2,975,730</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 2,336,226</b>	<b>\$ 583,159</b>	<b>\$ 647,860</b>	<b>\$ 3,567,245</b>

## SECTION B



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

	<b>Adopted Budget</b>	<b>Prorated Budget Thru 12/31/25</b>	<b>Actual Thru 12/31/25</b>	<b>Variance</b>
<b>Revenues</b>				
Interest	\$ 30,000	\$ 7,500	\$ 6,206	\$ (1,294)
<b>Total Revenues</b>	<b>\$ 30,000</b>	<b>\$ 7,500</b>	<b>\$ 6,206</b>	<b>\$ (1,294)</b>
<b>Expenditures:</b>				
Capital Projects	\$ 312,319	\$ 78,080	\$ 863	\$ 77,217
Turnberry Paving	\$ -	\$ -	\$ 157,328	\$ (157,328)
Bridge Board Replacement	\$ -	\$ -	\$ 16,000	\$ (16,000)
Ballroom Flooring	\$ -	\$ -	\$ 39,322	\$ (39,322)
Reserve Study Update	\$ -	\$ -	\$ 1,475	\$ (1,475)
Contingencies	\$ 223,150	\$ 55,788	\$ -	\$ 55,788
Other Current Charges	\$ 650	\$ 163	\$ 123	\$ 39
<b>Total Expenditures</b>	<b>\$ 536,119</b>	<b>\$ 134,030</b>	<b>\$ 215,112</b>	<b>\$ (81,082)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (506,119)</b>		<b>\$ (208,906)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 461,545	\$ 115,386	\$ -	\$ (115,386)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 461,545</b>	<b>\$ 115,386</b>	<b>\$ -</b>	<b>\$ (115,386)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (44,574)</b>		<b>\$ (208,906)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 955,705</b>		<b>\$ 852,083</b>	
<b>Fund Balance - Ending</b>	<b>\$ 911,131</b>		<b>\$ 643,177</b>	

# SECTION C



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

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Levy	\$ 2,336,605	\$ 2,135,705	\$ 2,135,705	\$ -
Rental Income	\$ 40,000	\$ 10,000	\$ 13,000	\$ 3,000
Entertainment Fees	\$ 165,000	\$ 41,250	\$ 97,117	\$ 55,867
Newsletter Ad Revenue	\$ 95,000	\$ 23,750	\$ 29,883	\$ 6,133
Interest Income	\$ 15,000	\$ 3,750	\$ 308	\$ (3,442)
Restaurant Lease Income	\$ 9,000	\$ 2,250	\$ 3,164	\$ 914
Sponsorship - Advent Health	\$ 8,000	\$ 2,000	\$ -	\$ (2,000)
Miscellaneous Income	\$ 9,000	\$ 2,250	\$ 4,368	\$ 2,118
Security Credentials	\$ -	\$ -	\$ 1,460	\$ 1,460
Miscellaneous Income-Reimbursed Repairs	\$ -	\$ -	\$ 3,100	\$ 3,100
<b>Total Revenues</b>	<b>\$ 2,677,605</b>	<b>\$ 2,220,955</b>	<b>\$ 2,288,105</b>	<b>\$ 67,150</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 1,800	\$ 1,200
FICA Expense	\$ 918	\$ 230	\$ 138	\$ 92
Engineering	\$ 65,000	\$ 16,250	\$ 16,179	\$ 71
Arbitrage	\$ 600	\$ 150	\$ -	\$ 150
Dissemination	\$ 1,545	\$ 386	\$ 386	\$ -
Dissemination-Amortization Schedules	\$ -	\$ -	\$ 350	\$ (350)
Attorney	\$ 45,000	\$ 11,250	\$ 18,852	\$ (7,602)
Annual Audit	\$ 4,000	\$ 1,000	\$ -	\$ 1,000
Trustee Fees	\$ 4,434	\$ 1,109	\$ -	\$ 1,109
Management Fees	\$ 71,823	\$ 17,956	\$ 17,956	\$ (0)
Management Fees-Beyond Contract	\$ 525	\$ 131	\$ -	\$ 131
Accounting System Software	\$ 1,030	\$ 258	\$ 257	\$ 0
Postage	\$ 3,500	\$ 875	\$ 582	\$ 293
Printing & Binding	\$ 500	\$ 125	\$ 170	\$ (45)
Newsletter Printing	\$ 55,000	\$ 13,750	\$ 13,890	\$ (140)
Marketing	\$ 3,000	\$ 750	\$ -	\$ 750
Rentals & Leases	\$ 4,000	\$ 1,000	\$ 675	\$ 325
Insurance	\$ 90,034	\$ 90,034	\$ 84,008	\$ 6,026
Legal Advertising	\$ 1,500	\$ 375	\$ 119	\$ 256
Other Current Charges	\$ 750	\$ 188	\$ 348	\$ (161)
Property Taxes	\$ 13,500	\$ 3,375	\$ -	\$ 3,375
Office Supplies	\$ 300	\$ 75	\$ 9	\$ 66
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 379,134</b>	<b>\$ 162,440</b>	<b>\$ 155,894</b>	<b>\$ 6,546</b>

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

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Field Management Services	\$ 552,842	\$ 138,210	\$ 138,212	\$ (1)
Gate/Patrol/Pool Officers	\$ 384,846	\$ 96,212	\$ 94,049	\$ 2,162
Security/Fire Alarm/Gate Repairs	\$ 9,500	\$ 2,375	\$ 162	\$ 2,214
Access Control System	\$ 67,118	\$ 16,780	\$ 16,780	\$ -
Pest Control	\$ 4,690	\$ 1,173	\$ 949	\$ 224
Telephone/Internet	\$ 7,000	\$ 1,750	\$ 1,648	\$ 102
Electric	\$ 240,000	\$ 60,000	\$ 40,829	\$ 19,171
Water	\$ 16,000	\$ 4,000	\$ 2,119	\$ 1,881
Gas-Pool	\$ 25,000	\$ 6,250	\$ 2,158	\$ 4,092
Refuse	\$ 8,000	\$ 2,000	\$ 1,886	\$ 114
Repairs and Maintenance-Clubhouse	\$ 85,600	\$ 21,400	\$ 28,858	\$ (7,458)
Repairs and Maintenance-Fitness Center	\$ 3,000	\$ 750	\$ 220	\$ 530
Repairs and Maintenance-Bowling Lanes	\$ 17,000	\$ 4,250	\$ 3,500	\$ 750
Repairs and Maintenance-Restaurant	\$ 6,000	\$ 1,500	\$ 1,692	\$ (192)
Furniture, Fixtures, Equipment	\$ 10,000	\$ 2,500	\$ 2,672	\$ (172)
Repairs and Maintenance-Pool	\$ 15,000	\$ 3,750	\$ 8,435	\$ (4,685)
Repairs and Maintenance-Golf Cart	\$ 8,000	\$ 2,000	\$ 1,035	\$ 965
Landscape Maintenance-Contract	\$ 194,520	\$ 48,630	\$ 48,630	\$ -
Landscape Maintenance-Improvements	\$ 15,000	\$ 3,750	\$ 9,197	\$ (5,447)
Irrigation Repairs	\$ 8,500	\$ 2,125	\$ 4,470	\$ (2,345)
Lake Maintenance-Contract	\$ 56,894	\$ 14,223	\$ 5,000	\$ 9,223
Lake Maintenance-Other	\$ 2,000	\$ 500	\$ -	\$ 500
Wetland/Mitigation Maintenance	\$ 48,099	\$ 12,025	\$ 3,000	\$ 9,025
Permits/Inspections	\$ 3,000	\$ 750	\$ 976	\$ (226)
Office Supplies/Printing/Binding	\$ 5,000	\$ 1,250	\$ 796	\$ 454
Credit Card Processing Fees	\$ 5,500	\$ 1,375	\$ 548	\$ 827
Dues & Subscriptions	\$ 9,500	\$ 2,375	\$ 1,491	\$ 884
Decorations	\$ 2,500	\$ 625	\$ 300	\$ 325
Special Events	\$ 165,000	\$ 41,250	\$ 21,201	\$ 20,049
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,975,109</b>	<b>\$ 493,777</b>	<b>\$ 440,811</b>	<b>\$ 52,966</b>
<b>Total Expenditures</b>	<b>\$ 2,354,243</b>	<b>\$ 656,218</b>	<b>\$ 596,705</b>	<b>\$ 59,512</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 323,362</b>		<b>\$ 1,691,400</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ (461,545)	\$ (115,386)	\$ -	\$ 115,386
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (461,545)</b>	<b>\$ (115,386)</b>	<b>\$ -</b>	<b>\$ 115,386</b>
<b>Net Change in Fund Balance</b>	<b>\$ (138,183)</b>		<b>\$ 1,691,400</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 138,183</b>		<b>\$ 57,993</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,749,393</b>	



# Lake Ashton

## Community Development District

### Debt Service Fund Series 2015

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

For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 362,500	\$ 347,716	\$ 347,716	\$ -
Assessments - PPMT 2015-1	\$ -	\$ -	\$ 6,886	\$ 6,886
Interest Income	\$ 500	\$ 125	\$ 2,036	\$ 1,911
<b>Total Revenues</b>	<b>\$ 363,000</b>	<b>\$ 347,841</b>	<b>\$ 356,639</b>	<b>\$ 8,797</b>
<b>Expenditures:</b>				
<b>Series 2015-1</b>				
Interest - 11/01	\$ 45,875	\$ 45,875	\$ 45,875	\$ -
Interest - 05/01	\$ 45,875	\$ -	\$ -	\$ -
Principal - 05/01	\$ 225,000	\$ -	\$ -	\$ -
Special Call - 11/01	\$ -	\$ -	\$ 75,000	\$ (75,000)
<b>Series 2015-2</b>				
Interest - 11/01	\$ 9,000	\$ 9,000	\$ 9,000	\$ -
Interest - 05/01	\$ 9,000	\$ -	\$ -	\$ -
Principal - 05/01	\$ 25,000	\$ -	\$ -	\$ -
Special Call - 11/01	\$ -	\$ -	\$ 10,000	\$ (10,000)
<b>Total Expenditures</b>	<b>\$ 359,750</b>	<b>\$ 54,875</b>	<b>\$ 139,875</b>	<b>\$ (85,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 3,250</b>		<b>\$ 216,764</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 3,250</b>		<b>\$ 216,764</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 117,841</b>		<b>\$ 366,396</b>	
<b>Fund Balance - Ending</b>	<b>\$ 121,091</b>		<b>\$ 583,159</b>	

**Lake Ashton**  
**Community Development District**  
**Month to Month**  
**FY 2026**

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Total
<b>Revenues:</b>													
Special Assessments - Levy	\$ -	\$ 568,998	\$ 1,566,707	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,135,705
Rental Income	\$ 3,700	\$ 5,150	\$ 4,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,000
Entertainment Fees	\$ 6,434	\$ 1,752	\$ 88,931	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97,117
Newsletter Ad Revenue	\$ 14,983	\$ 4,838	\$ 10,062	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,883
Interest Income	\$ 167	\$ 43	\$ 98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 308
Restaurant Lease Income	\$ -	\$ 721	\$ 2,443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,164
Sponsorship	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ 1,582	\$ 1,461	\$ 1,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,368
Security Credentials	\$ 600	\$ 430	\$ 430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,460
Miscellaneous Income-Reimbursed Repairs	\$ 1,925	\$ 1,075	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,100
Miscellaneous Income-Insurance Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 29,391</b>	<b>\$ 584,468</b>	<b>\$ 1,674,246</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,288,105</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ 450	\$ 900	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
FICA Expense	\$ 34	\$ 69	\$ 34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138
Engineering	\$ 3,645	\$ 3,251	\$ 9,283	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,179
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 129	\$ 129	\$ 129	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 386
Dissemination	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350
Attorney	\$ 5,293	\$ 4,846	\$ 8,714	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,852
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 5,985	\$ 5,985	\$ 5,985	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,956
Management Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounting System Software	\$ 86	\$ 86	\$ 86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 257
Postage	\$ 201	\$ 46	\$ 335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 582
Printing & Binding	\$ 170	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 170
Newsletter Printing	\$ 4,631	\$ 4,787	\$ 4,472	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,890
Marketing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rentals & Leases	\$ 145	\$ 145	\$ 385	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 675
Insurance	\$ 84,008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,008
Legal Advertising	\$ -	\$ -	\$ 119	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 119
Other Current Charges	\$ 122	\$ 140	\$ 87	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 348
Office Supplies	\$ 3	\$ 3	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 105,426</b>	<b>\$ 20,386</b>	<b>\$ 30,082</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 155,894</b>



**Lake Ashton**  
**Community Development District**  
**Month to Month**  
**FY 2026**

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Total
<b><u>Operations &amp; Maintenance</u></b>													
<b>Field Expenditures</b>													
Field Management Services	\$ 46,071	\$ 46,070	\$ 46,070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	138,212
Gate/Patrol/Pool Officers	\$ 30,537	\$ 31,503	\$ 32,009	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	94,049
Gate/Patrol/Pool Officers-Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security/Fire Alarm/Gate Repairs	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	162
Access Control System	\$ 5,593	\$ 5,593	\$ 5,593	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,780
Security Credentials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ 449	\$ 250	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	949
Telephone/Internet	\$ 549	\$ 550	\$ 550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,648
Electric	\$ 23,450	\$ 17,379	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40,829
Water	\$ 703	\$ 813	\$ 603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,119
Gas-Pool	\$ 565	\$ 870	\$ 724	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,158
Refuse	\$ 716	\$ 786	\$ 384	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,886
Repairs and Maintenance-Clubhouse	\$ 4,030	\$ 11,344	\$ 13,485	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28,858
Repairs and Maintenance-Fitness Center	\$ -	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	220
Repairs and Maintenance-Bowling Lanes	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,500
Repairs and Maintenance-Restaurant	\$ 1,316	\$ 152	\$ 224	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,692
Furniture, Fixtures, Equipment	\$ 1,588	\$ 1,084	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,672
Repairs and Maintenance-Pool	\$ 2,012	\$ 2,655	\$ 3,767	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,435
Repairs and Maintenance-Golf Cart	\$ 345	\$ 345	\$ 345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,035
Repairs and Maintenance-Reimbursed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance-Contract	\$ 16,210	\$ 16,210	\$ 16,210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	48,630
Landscape Maintenance-Improvements	\$ 417	\$ 4,990	\$ 3,790	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,197
Irrigation Repairs	\$ 4,470	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,470
Lake Maintenance-Contract	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Lake Maintenance-Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Wetland/Mitigation Maintenance	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,000
Permits/Inspections	\$ -	\$ 213	\$ 763	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	976
Office Supplies/Printing/Binding	\$ 52	\$ 333	\$ 411	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	796
Credit Card Processing Fees	\$ 273	\$ 155	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	548
Dues & Subscriptions	\$ 31	\$ 239	\$ 1,220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,491
Decorations	\$ -	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	300
Special Events	\$ 20,823	\$ 378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21,201
Storm Damage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Expenditures</b>	<b>\$ 105,426</b>	<b>\$ 162,816</b>	<b>\$ 156,600</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 596,705</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (76,035)</b>	<b>\$ 421,652</b>	<b>\$ 1,517,646</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (202,144)</b>	<b>\$ 1,691,400</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$ (76,035)</b>	<b>\$ 421,652</b>	<b>\$ 1,517,646</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (202,144)</b>	<b>\$ 1,691,400</b>

# **LAKE ASHTON**

## **COMMUNITY DEVELOPMENT DISTRICT**

### **Long Term Debt Report FY 2026**

Series 2015-1, Special Assessment Bonds		
Interest Rate:	5.000%	
Maturity Date:	5/1/32	\$1,835,000.00
Reserve Fund Definition Requirement	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$198,375.00	
Reserve Fund Balance		
Bonds outstanding - 9/30/2025		\$1,835,000.00
	November 1, 2025 (Special Call)	(\$75,000.00)
<b>Current Bonds Outstanding</b>		<b>\$1,760,000.00</b>

Series 2015-2, Special Assessment Bonds		
Interest Rate:	5.000%	
Maturity Date:	5/1/37	\$360,000.00
Bonds outstanding - 9/30/2025		\$360,000.00
	November 1, 2025 (Special Call)	(\$10,000.00)
<b>Current Bonds Outstanding</b>		<b>\$350,000.00</b>

<b>Total Current Bonds Outstanding</b>		<b>\$2,110,000.00</b>
--	--	-----------------------



# SECTION D

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

**Check Run Summary**

**January 26, 2026**

<b>Date</b>	<b>Check Numbers</b>	<b>Amount</b>
<b><u>General Fund</u></b>		
12/12/25	9972-9992	\$164,567.97
12/22/25	9993-10003	\$1,002,979.90
01/09/26	10004-10010	\$1,077,879.85
01/12/26	10011-10022	\$157,708.60
01/14/26	10023-10035	\$44,382.81
<b><u>Auto Pay</u></b>	8010-8012	\$3,370.40
<b>General Fund Total</b>		<b>\$2,450,889.53</b>
<b><u>Capital Projects Fund</u></b>		
12/11/25	444-445	\$32,772.81
12/12/25	446-447	\$39,322.49
01/12/26	448	\$1,300.00
01/14/26	449	\$1,475.00
<b>Capital Projects Fund Total</b>		<b>\$74,870.30</b>



AP300R  
\*\*\* CHECK NOS. 009972-010035

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

RUN 1/14/26

PAGE 10

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/12/25	00695	11/21/25 16744750	202512 320-57200-41000		*	480.37	
		SVCS 12/25		CHARTER COMMUNICATIONS			480.37 009972
12/12/25	00055	11/17/25 20735-11	202511 320-57200-43100		*	773.47	
		SVCS 11/25					
		11/17/25 37767-11	202511 320-57200-43100		*	39.96	
		SVCS 11/25		CITY OF LAKE WALES-UTILITIES DEPT			813.43 009973
12/12/25	00741	12/01/25 34	202512 320-57200-34000		*	46,070.17	
		AMENITY MGMT 12/25		COMMUNITY ASSOCIATIONS AND			46,070.17 009974
12/12/25	00466	12/01/25 51539	202512 310-51300-42501		*	4,472.00	
		LA TIME 12/25		CUSTOMTRADEPRINTING.COM			4,472.00 009975
12/12/25	00768	12/03/25 1407461	202511 320-57200-54510		*	220.00	
		12 MACHINES 11/25		FITNESS MACHINE TECHNICIANS			220.00 009976
12/12/25	00781	11/30/25 00074557	202511 310-51300-48000		*	118.72	
		LEGAL AD #11770355		GANNETT FLORIDA LOCALIQ			118.72 009977
12/12/25	00821	11/20/25 06225635	202511 320-57200-43200		*	170.04	
		SVCS 11/25		GAS SOUTH			170.04 009978
12/12/25	00504	12/02/25 107260	202512 320-57200-54500		*	2,265.47	
		REPLACE FOUNTAIN PUMP		KINCAID ELECTRICAL SERVICES			2,265.47 009979
12/12/25	00429	12/12/25 12122025	202512 300-20700-10200		*	7,838.09-	
		TRANSFER OF TAX RECEIPTS					
		12/12/25 121225	202512 300-20700-10200		*	79,105.10	
		TRANSFER OF TAX RECEIPTS		LAKE ASHTON CDD			71,267.01 009980
12/12/25	00164	12/10/25 148473	202511 310-51300-31500		*	4,845.60	
		SVCS 11/25		LATHAM, LUNA, EDEN & BEAUDINE, LLP			4,845.60 009981
12/12/25	00361	11/21/25 301014	202511 320-57200-54500		*	4,234.00	
		RETURN SUPPLY GRILLES					

LAKA LAKE ASHTON SHENNING

AP300R  
\*\*\* CHECK NOS. 009972-010035

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

RUN 1/14/26

PAGE 11

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/21/25 303485	202511 320-57200-54520		*	152.00	
			WATER DRIP BY KITCHEN				
				MILLER'S CENTRAL AIR, INC.			4,386.00 009982
12/12/25	00538	12/01/25 10186	202511 320-57200-54506		*	345.00	
			SVCS/MAINT AGREE 11/25				
				PERFORMANCE GOLF CARTS			345.00 009983
12/12/25	00817	12/01/25 10129567	202512 320-57200-45300		*	735.00	
			WATER MGMT 12/25				
				POOLSURE			735.00 009984
12/12/25	00753	12/01/25 10224770	202511 320-57200-45300		*	60.00	
			SUPPLIES 11/25				
		12/05/25 10108118	202511 320-57200-45300		*	271.56	
			SUPPLIES 11/25				
				POOL & PATIO CENTER			331.56 009985
12/12/25	00345	12/09/25 30826	202512 320-57200-54500		*	257.00	
			SVCS 12/25 #13170				
				PRECISION SAFE & LOCK, LLC			257.00 009986
12/12/25	00773	12/01/25 27212	202512 320-57200-54500		*	3,467.30	
			SVCS 12/25				
				PRECISION SERVICE&INSTALLATION LLC			3,467.30 009987
12/12/25	00815	12/04/25 IV008569	202512 320-57200-54100		*	763.00	
			FIRE INSP/AMP BATTERY				
				PYE BARKER FIRE & SAFTEY			763.00 009988
12/12/25	00631	12/10/25 RES 19-1	202511 310-51300-31100		*	3,251.39	
			SVCS 11/25				
				RAYL ENGINEERING & SURVEYING, LLC			3,251.39 009989
12/12/25	00780	11/24/25 56307837	202511 320-57200-54500		*	54.67	
			SUPPLIES 11/25				
		12/01/25 56307879	202512 320-57200-54500		*	54.67	
			SUPPLIES 12/25				
		12/08/25 56307920	202512 320-57200-54500		*	54.67	
			SUPPLIES 12/25				
				VESTIS			164.01 009990
12/12/25	00430	11/12/25 50365716	202512 310-51300-42502		*	144.90	
			COPIER LEASE 12/25				
				WELLS FARGO VENDOR FINANCIAL SVCS			144.90 009991

LAKA LAKE ASHTON SHENNING



AP300R  
\*\*\* CHECK NOS. 009972-010035

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

RUN 1/14/26

PAGE 12

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/12/25	00445	12/01/25 1041201	202512 320-57200-46200	LANDSCAPE MAINT 12/25	*	16,210.00	
		12/04/25 1050828	202512 320-57200-46201	REPLACE SOD 12/25	*	1,840.00	
		12/04/25 1050829	202512 320-57200-46201	PLANTING 12/25	*	1,950.00	
				YELLOWSTONE LANDSCAPE			20,000.00 009992
12/22/25	00621	12/10/25 1064012	202512 320-57200-54501	SVCS 12/25	*	250.00	
				COUNTRY BOY PEST CONTROL			250.00 009993
12/22/25	00003	12/02/25 90889573	202511 310-51300-42000	DELIVERY THRU 12/21/25	*	46.26	
				FEDEX			46.26 009994
12/22/25	00215	12/01/25 483	202512 310-51300-34000	MGMT FEE 12/25	*	5,985.25	
		12/01/25 483	202512 310-51300-35100	INFO TECH 12/25	*	85.83	
		12/01/25 483	202512 310-51300-31300	DISSEMINATION AGENT SVCS	*	128.75	
		12/01/25 483	202512 310-51300-51000	OFFICE SUPPLIES 12/25	*	3.75	
				GMS-CENTRAL FLORIDA, LLC			6,203.58 009995
12/22/25	00098	12/05/25 40961285	202512 320-57200-54500	SUPPLIES 12/25	*	1,676.07	
				HOME DEPOT CREDIT SERVICES			1,676.07 009996
12/22/25	00750	12/12/25 44732	202512 320-57200-54500	SUPPLIES 12/25	*	101.10	
				JANITORIAL SUPERSTORE INC			101.10 009997
12/22/25	00504	12/12/25 107308	202512 320-57200-54500	SUPPLIES/SVCS 12/25	*	974.68	
				KINCAID ELECTRICAL SERVICES			974.68 009998
12/22/25	00429	12/22/25 12222025	202512 300-20700-10200	TRANSFER OF TAX RECEIPTS	*	92,611.62	
				LAKE ASHTON CDD			92,611.62 009999
12/22/25	00817	1/01/25 10129567	202601 320-57200-45300	WATER MGMT 01/26	*	735.00	
				POOLSURE			735.00 010000
				LAKA LAKE ASHTON SHENNING			

AP300R  
\*\*\* CHECK NOS. 009972-010035

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

RUN 1/14/26

PAGE 13

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/22/25	00234	11/25/25 60489103	202511 320-57200-51000	SUPPLIES 11/25	*	51.29	
		11/25/25 60489103	202511 320-57200-54500	SUPPLIES 11/25	*	224.34	
		11/25/25 60489103	202511 320-57200-51000	SUPPLIES 12/25	*	51.29	
				STAPLES BUSINESS CREDIT			326.92 010001
12/22/25	00038	12/18/25 12182025	202512 300-15100-10000	TRANSFER FUNDS STATEBOARD	*	900,000.00	
				STATE BOARD OF ADMINISTRATION			900,000.00 010002
12/22/25	00780	12/15/25 56307963	202512 320-57200-54500	SUPPLIES 12/25	*	54.67	
				VESTIS			54.67 010003
1/09/26	00695	12/21/25 16744750	202601 320-57200-41000	SVCS 01/26	*	480.70	
				CHARTER COMMUNICATIONS			480.70 010004
1/09/26	00055	12/15/25 20735-12	202512 320-57200-43100	SVCS 12/25	*	443.72	
		12/15/25 377767-1	202512 320-57200-43100	SVCS 12/25	*	158.93	
				CITY OF LAKE WALES-UTILITIES DEPT			602.65 010005
1/09/26	00003	12/16/25 91045111	202512 310-51300-42000	DELIVERY THRU 12/11/25	*	62.25	
		12/23/25 91149265	202512 310-51300-42000	DELIVERY THRU 12/12/25	*	74.61	
		12/30/25 91227080	202512 310-51300-42000	DELIVERY THRU 12/23/25	*	74.46	
				FEDEX			211.32 010006
1/09/26	00821	12/19/25 06230647	202512 320-57200-43200	SVCS 12/25	*	160.85	
				GAS SOUTH			160.85 010007
1/09/26	00031	1/06/26 01062026	202601 320-57200-49400	REIMB FALL FESTIVAL 01/26	*	424.82	
				LAKE ASHTON II CDD			424.82 010008
1/09/26	00429	1/09/26 01092026	202601 300-20700-10200	TRANSFER OF TAX RECEIPTS	*	175,999.51	
				LAKE ASHTON CDD			175,999.51 010009
				LAKA LAKE ASHTON SHENNING			



AP300R  
\*\*\* CHECK NOS. 009972-010035

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

RUN 1/14/26

PAGE 14

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/09/26	00038	1/08/26 01082026	202601 300-15100-10000	TRANSFER EXCESS FUNDS SBA	*	900,000.00	
				STATE BOARD OF ADMINISTRATION			900,000.00 010010
1/12/26	00741	1/05/26 35	202601 320-57200-34000	AMENITY MGMT 01/26	*	46,070.17	
				COMMUNITY ASSOCIATIONS AND			46,070.17 010011
1/12/26	00466	1/02/26 51629	202601 310-51300-42501	01/26 LA TIMES	*	4,544.00	
				CUSTOMTRADEPRINTING.COM			4,544.00 010012
1/12/26	00214	12/24/25 AR145347	202512 320-57200-51000	COPIER LEASE 12/25	*	410.60	
				DEX IMAGING			410.60 010013
1/12/26	00504	11/05/25 107172	202511 320-57200-54500	SVCS/SUPPLIES 11/25	*	1,092.72	
				KINCAID ELECTRICAL SERVICES			1,092.72 010014
1/12/26	00512	1/01/26 3267007	202601 320-57200-41000	POOL PHONES 01/26	*	73.50	
				KINGS III OF AMERICA, INC.			73.50 010015
1/12/26	00824	1/02/26 010226	202601 320-57200-54530	MAKE/PAINT CABINET 01/26	*	800.00	
				LAKE ASHTON WOODWORKERS			800.00 010016
1/12/26	00361	12/19/25 302823	202512 320-57200-54500	MAINT 12/25	*	3,679.00	
				MILLER'S CENTRAL AIR, INC.			3,679.00 010017
1/12/26	00817	1/01/26 10129682	202601 320-57200-45300	WATER MGMT 01/26	*	735.00	
				POOLSURE			735.00 010018
1/12/26	00696	10/31/25 12350042	202510 320-57200-34501	OCT 205 GUARD SVCS.	*	31,427.11	
		10/31/25 12350042	202510 320-57200-34504	CCTV ACS VMS	*	5,593.18	
		11/30/25 12383163	202511 320-57200-34501	NOV 25 GUARD SERVICES	*	30,612.78	
		11/30/25 12383163	202511 320-57200-34504	CCTV ACS VMS	*	5,593.18	
				SECURITAS SECURITY SERVICES USA, INC			73,226.25 010019
				LAKA LAKE ASHTON SHENNING			

AP300R  
\*\*\* CHECK NOS. 009972-010035

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

RUN 1/14/26

PAGE 15

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/12/26	00108	11/24/25 34551	202511 320-57200-46201	SOD DELIVERY 11/25	*	960.00	
TRAVIS RESMONDO SOD, INC.							960.00 010020
1/12/26	00430	12/13/25 50369508	202512 310-51300-42502	COPIER LEASE 12/25	*	239.83	
WELLS FARGO VENDOR FINANCIAL SVCS							239.83 010021
1/12/26	00825	6/30/25 13465-04	202504 320-57200-43200	SERVICE THRU 04/15/2025	*	5,763.33	
		6/30/25 13465-04	202504 320-57200-43200	SERVICE PRIOR TO 4/15/25	*	17,026.08	
		6/30/25 3465-051	202505 320-57200-43200	SERVICE THRU 05/15/2025	*	1,590.75	
		6/30/25 3465-061	202506 320-57200-43200	SERVICE THRU 06/16/2025	*	1,207.43	
		7/21/25 3465-071	202507 320-57200-43200	SERVICE THRU 07/16/2025	*	550.73	
		8/20/25 3465-081	202508 320-57200-43200	SERVICE THRU 08/15/2025	*	545.23	
		9/18/25 3465-091	202509 320-57200-43200	SERVICE THRU 09/16/2025	*	517.47	
		9/18/25 3465-091	202509 320-57200-43200	SALES TAX CREDIT	*	746.77-	
		9/18/25 3465-091	202509 320-57200-43200	SALES TAX CREDIT	*	124.46-	
		9/18/25 3465-091	202509 320-57200-43200	SALES TAX CREDIT	*	2,220.50-	
		9/18/25 3465-091	202509 320-57200-43200	SALES TAX CREDIT	*	2.74	
		9/18/25 3465-091	202509 320-57200-43200	SALES TAX CREDIT	*	16.41	
		10/20/25 3465-101	202510 320-57200-43200	SERVICE THRU 10/14/2025	*	292.73	
		10/20/25 3465-101	202510 320-57200-43200	SERVICE THRU 10/14/2025	*	2.74-	
		10/20/25 3465-101	202510 320-57200-43200	SERVICE THRU 10/14/2025	*	16.41-	
		10/20/25 3465-101	202510 320-57200-43200	SERVICE THRU 10/14/2025	*	212.65	
		12/06/25 3465-111	202511 320-57200-43200	SERVICE THRU 11/17/2025	*	699.46	
		12/18/25 3465-121	202512 320-57200-43200	SERVICE THRU 12/15/2025	*	563.40	
CENTRAL FLORIDA GAS							25,877.53 010022
-----							
LAKA LAKE ASHTON				SHENNING			



AP300R  
\*\*\* CHECK NOS. 009972-010035

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

RUN 1/14/26

PAGE 16

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/14/26	00633	1/12/26 01122026	202601 320-57200-49400	ENTERTAINMENT SERIES	*	10,300.00	
				BLACK BOX BOOKING LLC			10,300.00 010023
1/14/26	00621	1/07/26 1066492	202601 320-57200-54501	PEST CONTROL 01/26	*	250.00	
		1/07/26 1066493	202601 320-57200-54501	PEST CONTROL 01/26	*	145.00	
				COUNTRY BOY PEST CONTROL			395.00 010024
1/14/26	00003	1/06/26 91298724	202512 310-51300-42000	DELIVERY THRU 12/23/25	*	62.43	
				FEDEX			62.43 010025
1/14/26	00504	12/10/25 107288	202512 320-57200-54500	SVCS 12/25	*	577.95	
				KINCAID ELECTRICAL SERVICES			577.95 010026
1/14/26	00429	1/14/26 01142026	202601 300-20700-10200	TRANSFER OF TAX RECEIPTS	*	9,410.18	
				LAKE ASHTON CDD			9,410.18 010027
1/14/26	00164	1/13/26 149197	202512 310-51300-31500	SVCS 12/25	*	8,713.86	
				LATHAM, LUNA, EDEN & BEAUDINE, LLP			8,713.86 010028
1/14/26	00361	10/17/25 300710	202510 320-57200-54520	SVCS 10/25	*	194.00	
		10/24/25 301047	202510 320-57200-54520	REMOVE BLOWER BELT 10/25	*	193.00	
				MILLER'S CENTRAL AIR, INC.			387.00 010029
1/14/26	00538	1/01/26 10188	202601 320-57200-54506	SVCS/MAINT AGREE 01/26	*	345.00	
				PERFORMANCE GOLF CARTS			345.00 010030
1/14/26	00631	1/12/26 RES-19-1	202512 310-51300-31100	SVCS 12/25	*	9,283.39	
				RAYL ENGINEERING & SURVEYING, LLC			9,283.39 010031
1/14/26	00417	12/31/25 10884987	202512 320-57200-54000	MUSIC PERFORMANCE LICENSE	*	1,220.00	
				SESAC			1,220.00 010032
1/14/26	00238	12/29/25 34021	202512 320-57200-45300	SUPPLIES 12/25	*	253.95	

LAKA LAKE ASHTON SHENNING

AP300R  
\*\*\* CHECK NOS. 009972-010035

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

RUN 1/14/26

PAGE 17

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		12/31/25	324056 202512 320-57200-45300		*	2,185.00	
			SVCS/SUPPLEIS 12/25				
		12/31/25	324078 202512 320-57200-45300		*	297.00	
			SUPPLIES/SVCS 12/25				
		12/31/25	324141 202512 320-57200-45300		*	296.45	
			SUPPLIES 12/25				
				SPIES POOL,LLC			3,032.40 010033
1/14/26	00234	12/25/25	60513381 202512 320-57200-54520		*	223.80	
			SUPPLIES 12/25				
		12/25/25	60513381 202512 320-57200-54500		*	213.12	
			SUPPLIES 12/25				
				STAPLES BUSINESS CREDIT			436.92 010034
1/14/26	00780	12/22/25	56308007 202512 320-57200-54500		*	54.67	
			SUPPLIES 12/25				
		12/29/25	56308049 202512 320-57200-54500		*	54.67	
			SUPPLIES 12/25				
		1/05/26	56308095 202601 320-57200-54500		*	54.67	
			SUPPLIES 01/26				
		1/12/26	56308135 202601 320-57200-54500		*	54.67	
			SUPPLIES 01/26				
				VESTIS			218.68 010035
				TOTAL FOR BANK A		2,447,519.13	
				TOTAL FOR REGISTER		2,447,519.13	

LAKA LAKE ASHTON SHENNING



AP300R  
\*\*\* CHECK NOS. 008010-008012

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

RUN 1/14/26

PAGE 18

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/18/25	00664	12/03/25	1928-120 202511 320-57200-54000 CC PURCHASES THRU 12/3/25		*	239.38	
		12/03/25	1928-120 202511 320-57200-54500 CC PURCHASES THRU 12/3/25		*	873.11	
		12/03/25	1928-120 202511 320-57200-49400 CC PURCHASES THRU 12/3/25		*	331.73	
		12/03/25	1928-120 202511 320-57200-45300 CC PURCHASES THRU 12/3/25		*	539.96	
		12/03/25	1928-120 202511 320-57200-46201 CC PURCHASES THRU 12/3/25		*	375.00	
		12/03/25	1928-120 202511 320-57200-52010 CC PURCHASES THRU 12/3/25		*	1,083.90	
		12/03/25	1928-120 202511 320-57200-51000 CC PURCHASES THRU 12/3/25		*	34.97	
		12/03/25	1928-120 202511 300-36900-10300 CC PURCHASES THRU 12/3/25		*	168.94-	
			WELLS FARGO-ACH				3,309.11 008010
12/31/25	00217	11/30/25	03540013 202511 320-57200-43300 NOV 25 REFUSE SVCS.		*	508.39	
		11/30/25	03540013 202511 320-57200-43300 NOV 25 REFUSE SVCS.		V	508.39-	
			REPUBLIC SERVICES #654				.00 008011
12/31/25	00826	11/08/25	10284385 202512 310-51300-42000 SENDPRO MAILSTATION		*	61.29	
			PITNEY BOWES INC.				61.29 008012
				TOTAL FOR BANK Z		3,370.40	
				TOTAL FOR REGISTER		3,370.40	

LAKA LAKE ASHTON SHENNING

AP300R  
\*\*\* CHECK NOS. 000444-050000

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

RUN 1/14/26

PAGE 19

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/11/25	00107	10/17/25 20903	202512 600-20600-10000	AAA TOP QUALITY ASPHALT, LLC	*	15,472.81	15,472.81 000444
-----							
12/11/25	00137	11/26/25 25-46	202511 600-53800-68023	BEVIS CONSTRUCTION INC	*	16,000.00	16,000.00 000445
-----							
12/12/25	00126	11/11/25 5451	202511 600-53800-68022	CARTER GEOTECHNICAL, LLC	*	1,300.00	1,300.00 000446
-----							
12/22/25	00138	12/16/25 99919301	202512 600-53800-68024	SHAW INTEGRATED & TURF SOLUTIONS IN	*	39,322.49	39,322.49 000447
-----							
1/12/26	00126	10/13/25 5371	202510 600-53800-68022	CARTER GEOTECHNICAL, LLC	*	1,300.00	1,300.00 000448
-----							
1/14/26	00139	12/18/25 LACDD202	202512 600-53800-69001	CAPITAL RESERVE ADVISORS	*	1,475.00	1,475.00 000449
-----							
TOTAL FOR BANK B						74,870.30	
TOTAL FOR REGISTER						74,870.30	

LAKA LAKE ASHTON SHENNING



**Lake Ashton CDD**  
**Special Assessment Receipts**  
**Fiscal Year Ending September 30, 2026**

<i>Date Received</i>	<i>Collection Period</i>	<i>O&amp;M Receipts</i>	<i>Debt Svc Receipts</i>	<i>O&amp;M Discounts/ Penalties</i>	<i>Debt Discounts/ Penalties</i>	<i>Commissions Paid</i>	<i>Net Amount Received</i>	<i>\$2,512,482.00 .36300.10100 General Fund 86%</i>	<i>\$406,104.15 025.36300.10000 21A Debt Svc Fund 14%</i>	<i>\$2,918,586.15 Total 100%</i>
11/10/25	10/20/25-10/21/25	\$ 26,463.11	\$ 4,427.12	\$ 1,404.81	\$ 236.79	\$ 584.97	\$ 28,663.66	\$ 24,557.13	\$ 4,106.52	\$ 28,663.66
11/17/25	10/01/25-10/31/25	\$ 12,845.00	\$ 2,071.38	\$ 513.78	\$ 82.85	\$ 286.41	\$ 14,033.35	\$ 12,084.60	\$ 1,948.76	\$ 14,033.36
11/24/25	11/01/25-11/07/25	\$ 290,297.00	\$ 41,635.79	\$ 11,611.99	\$ 1,665.38	\$ 6,373.11	\$ 312,282.31	\$ 273,111.31	\$ 39,171.00	\$ 312,282.31
11/28/25	11/08/25-11/15/25	\$ 275,551.01	\$ 36,010.59	\$ 11,015.31	\$ 1,440.37	\$ 5,982.12	\$ 293,123.80	\$ 259,244.99	\$ 33,878.82	\$ 293,123.80
12/09/25	11/16/25-11/25/25	\$ 645,502.32	\$ 98,436.06	\$ 25,813.24	\$ 3,934.41	\$ 14,283.81	\$ 699,906.92	\$ 607,295.30	\$ 92,611.62	\$ 699,906.92
12/23/25	11/26/25-11/30/25	\$ 796,390.00	\$ 144,827.02	\$ 31,855.90	\$ 5,792.89	\$ 18,071.36	\$ 885,496.87	\$ 749,243.42	\$ 136,253.45	\$ 885,496.87
12/31/25	12/01/25-12/15/25	\$ 222,973.85	\$ 42,200.97	\$ 8,516.29	\$ 1,643.76	\$ 5,100.30	\$ 249,914.47	\$ 210,168.41	\$ 39,746.07	\$ 249,914.47
		\$ 2,270,022.29	\$ 369,608.93	\$ 105,527.77	\$ 65,478.53	\$ 50,682.08	\$ 2,483,421.37	\$ 2,135,705.15	\$ 347,716.23	\$ 2,483,421.38

<b>Gross Percent Collected</b>	<b>90.44%</b>
<b>Balance Due</b>	<b>\$278,954.93</b>