

*Lake Ashton  
Community Development District*

*Meeting Agenda*

*April 20, 2026  
(REVISED April 16, 2026)*

# AGENDA

# Lake Ashton

## Community Development District

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219 E. Livingston St., Orlando, Florida 32801

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

April 13, 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, April 20, 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 February 23, 2026 Board of Supervisors Meeting, March 16, 2026 Board of Supervisors Meeting & March 16, 2026 Budget Workshop Summary
5. Staff Reports
  - A. Engineer
  - B. Landscape Maintenance
    - I. Presentation of Monthly Landscaping Checklist and Report
  - C. Aquatics Maintenance
    - I. Presentation of Monthly Aquatics Reports
6. Discussion Regarding Proposals Received for Restaurant and Catering Services
  - A. Presentation of Proposals Received (*5 Minutes Each*)
    - I. Dundee Downtown Pizza
    - II. Plates on Deck

- III. Three Roots
- IV. Tropical Fusion Grill
- 7. Staff Reports **(Continued)**
  - A. Security Services
  - B. Attorney
  - C. Field Manager
    - I. Consideration of Proposal for Pool Maintenance Services from Heartland Pools
    - II. Consideration of Proposal for Planting in the Littoral Area of Pond 5 from Solitude Lake Management
    - III. Consideration of Landscape and Irrigation Maintenance Proposals
      - a) Proposals to Replace Foliage Affected by Recent Freeze
        - i. Yellowstone Proposals
        - ii. Nursery Proposal
      - b) Proposal to Install a Drip Line System Along Lake Ashton Boulevard Median
  - D. Lake Ashton Community Director
  - E. District Manager
    - I. Announcing General Election Qualifying Period (Starting 12:00 PM Monday, June 8, 2026 and Ending 12:00 PM Friday, June 12, 2026)
    - II. Direction Regarding Proposed Budget for May 18, 2026 Board Meeting
    - III. Presentation of Number of Registered Voters—1,335—**ADDED**
- 8. 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
- 9. Old Business
- 10. New Business
  - A. Discussion Regarding Securitas Contract & Ongoing Issues with Service
- 11. Public Comments
- 12. Supervisor Requests/Supervisor Open Discussion
- 13. 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, February 23, 2026** at 9:00 a.m. at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL.

Present and constituting a quorum were:

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

Also present were:

Jill Burns	District Manager, GMS
Jan Carpenter	District Counsel, Latham Luna
Garrett Posten	District Engineer
Matt Fisher	Operations Manager
Christine Wells	Community Director
Pete Wittman	Yellowstone Landscaping

*The following is a summary of the discussions and actions taken at the February 23, 2026 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 Solitude and Yellowstone after the engineer.

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

Michael Lee (6217 Pinehurst Loop) – spoke about the one community meetings and what a merger would involve. Encouraged residents to ask questions.

John Tice (3616 Blackmoore Ln) – talked about Lake Ashton living and some of the comments and actions by Board members about this topic. Iris is not a threat.

Iris Realmuto (3624 Blackmoore Ln) – President of Lake Ashton Living, Inc. stated rather than spending money on legal fees, it would have been simpler and more cost effective to approach her to discuss concerns. She has worked to alleviate any issues with LakeAshtonLiving.com being mistaken for the CDD website. Spoke about unacceptable demands resulting in unnecessary expenses.

Diane Kaldor (3755 Litchfield Loop) – stated she has received a lot of unbiased opinions from Iris and feels what she contributes to the community isn't appreciated and residents won't know it until they lose it. She is in support of Lake Ashton Living.

Bill Martin (5509 Hogan Ln) – listened to the discussion the Board had about streetlights at the last meeting and requested working with the Winter Haven side to get a full picture. Encouraged an effort to fully explore the merits of ownership of on-grid and off-grid streetlights.

Deborah Murray (4163 Murfield Loop) – concerned about continued use of the CDD lawyer against Lake Ashton Living website and Iris Realmuto. The second demand letter states remove completely the CDD/HOA drop down menu and all contents therein. The Lake Ashton website and Iris are protected by the first amendment of the US Constitution. How much money has the CDD Board spent and willing to spend on lawyer fees pursuing Lake Ashton Living?

Frank Kennedy (3065 Dunmore Dr) – stated Iris never had a motive other than to help the community. He has donated towards Lake Ashton Living and uses the website often. We talk about this place being a paradise and seems like your treating Iris like a pariah. Getting disgusted with the community and has considered moving.

Bev Hines (1423 Colonial Court) – stated the Lake Ashton Living website is a godsend. Iris has been so hopeful and easy to work with. Doesn't understand the confusion.

Marianne Zak (4031 Birkdale) – stated Lake Ashton Living is the most accurate and up to date way to give and receive communication for the community. Lake Ashton Living in a jewel and nothing in the community compares to its content. Thanked Iris for all she does to make the community simply the best.

Margie Dersham (3621 Blackmoor Ln) – stated Lake Ashton Living website is easy to use and Iris is always helpful. Used for Ladies 18 golf. Feels this needs to be taken off the agenda.

Kristy McKibben (5581 Hogan Ln) – stated they were in support of Iris. The tagline "another day in paradise" is used in a thousand places and cannot be trademarked or copyrighted because it's a commonly used phrase so is not legally defensible.

Joan DiBattista (4548 Back Nine) – stated Lake Ashtons Veterans Association Auxiliary, nonprofit. They put on a craft fair once a year and are charged \$100 fee to use the ballroom. Requested to review the procedures and waive the \$100 fee.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes from the January 26, 2026 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the January 26, 2026 Board of Supervisors meeting and asked for any comments, corrections, or change. Minor updates from Ms. Landgrebe – pg 6 striping (not striking) of parking lot and she was listed as a second motion – pg 11 wanted it verified it was Brenda and not her. Mr. Realmuto referred to Marianne Zak's comments referencing a letter Steve read and there was no mention of that letter in the minutes.

On MOTION by Mr. Costello, seconded by Ms. Landgrebe, with all in favor, the Minutes from the January 26, 2026 Board of Supervisors Meeting, were approved as amended 5-0.

**FIFTH ORDER OF BUSINESS**

**Engineering Report**

Mr. Poston discussed three options for pond 20 bank erosion repairs and Board members asked questions.

On MOTION by Mr. Ulrich, seconded by Ms. Landgrebe, with all in favor, the Toole's Tractor Service quote, were approved as amended 5-0.

Mr. Poston discussed parking lot striping. There wasn't a good option to gain more spaces on the East side. The West exhibit was provided for Board review. Garrett will bring back an additional quote.

Mr. Poston discussed the Berwick pavement void. The city has ruled their systems out but he noted a coincidence the void is on top of multiple of their utilities. He suggested digging down to find where the infiltration is occurring. Ask the city if they find it's their utility are they open to reimbursing the District. He will bring the cost back to the Board.

The encroachments will be handled as they come up but prioritize the ones that affect the wetlands. Garrett recommended quarterly follow ups of the wetlands. He will review the encroachment off Ashton Blvd on the North side towards the cul-de-sac and bring it back to the Board.

**A. Operations Manager**

Mr. Fisher presented the Operations Manager's Report, which is included on page 127 of the agenda package for review. Ms. Landgrebe asked what it would cost to change from the sprinkler system to a drip system. A lot of plants are dying. Mr. Realmuto asked what they would be looking at should they need to replace all those plants.

**I. Landscaping Update**

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

Mr. Wittman noted irrigation inspection was done last week and everything was fine. No major repairs and only a couple of emitters needed to be replaced. The dog park was treated for pest issues.

**III. Aquatics Update**

**a) Presentation of Monthly Aquatics Checklist and Report**

Mr. Wilson reviewed the Solitude pond checklist. Canal 1 is pretty clean with a little bit of native vegetation left. The water level is very low. Canal 2 has some pennywort on the backside closer to the golf course. He noted they will get that sprayed. Pond 35 has some growth so they will get the boat in and treat that. Pond four at the front has a band of eelgrass around the perimeter. There was a fish kill, mostly tilapia due to cold weather. Pond 5 has had fish kill problems. He suggested aeration or a native planting in that area. Aeration would be in the \$8K range for pond 5 plus to add a breaker to run power to the system. Mr. Fisher noted a littoral shelf would help. Mr. Ulrich suggested finding out how much it would cost to put some plants in.

**SIXTH ORDER OF BUSINESS**

**Old Business**

**A. Discussion of Lake Ashton Living, Inc. Club’s Treatment (requested by Supervisor Realmuto)**

The Board members, Ms. Burns, Ms. Carpenter, and Iris Realmuto discussed the Lake Ashton Living website confusion. Ms. Carpenter will summarize a letter and send it and will copy Ms. Burns on everything so it will be public record.

**B. Consideration of Options for Streetlights**

Mr. Ulrich presented some streetlight options including solar and proceeded with Board discussion on what would be best for the District both costs saving wise and aesthetically.

On MOTION by Mr. Ulrich, seconded by Mr. Costello, with all in favor, to let the contract for the first 81 pole contract expire and go for another year, was approved 5-0.

**SEVENTH ORDER OF BUSINESS**

**New Business**

**A. Consideration of Request from LAVA Auxiliary Regarding Rules Chapter III Rates Being Charged (requested by Supervisor Costello)**

Supervisor Costello stated they were approached by LAVA Auxiliary to suspend the \$100 fee for their craft fair. Ms. Wells stated the charge is for the extensive set up and clean-up process when involving people from the public. The rule is if more than 50 people

from outside of Lake Ashton are there, the fee is to be paid. Any clubs raising monies for non-profit organization are charged \$100 fee.

On MOTION by Mr. Costello, seconded by Ms. VanSickle, with Mr. Costello and Ms. VanSickle in favor and Mr. Realmuto, Mr. Ulrich and Ms. Landgrebe opposed, to waive the \$100 fee, the motion failed 2-3.

**B. Discussion Following “One Community” Meeting (“One Community” is a Lake Ashton Registered Club That is Not Affiliated or Endorsed by Lake Ashton CDD)(requested by Supervisor Costello) and Discussion Regarding Merging of Districts (requested by Supervisor Landgrebe)**

The Board discussed the merging of Districts. Ms. Carpenter will come back to the next meeting with what it would cost to do and make sure of all the procedural steps to actually file.

**C. Consideration of Work Authorization for Revised Amenity Management Services**

Ms. Burns noted the Supervisors have a revised version. She spoke to all Supervisors prior to the meeting to answer questions. There is an open position with the GMS field team that Matt is interested in taking and they would like to offer to him. Board members are looking to find a way for Matt to take this opportunity but not remove him from Lake Ashton entirely.

Ms. Burns presented a proposal to the existing staffing agreement for on site staff, none of the other positions outside of Matts would change. Matt would be moved from operations manager to field management services. It would not be full time on site at Lake Ashton. It contemplates the hiring of a third maintenance person. For the same price of the current staffing contract, they are proposing Lake Ashton hire a third maintenance team member and Matt would still be there doing field operations management, overseeing all of the site contracts that are in place. Twice a month option.

On MOTION by Ms. VanSickle, seconded by Ms. Landgrebe, with all in favor, the Work Authorization for Revised Amenity Management Services, was approved 5-0.

Ms. Landgrebe recommended adding discussion of pool services to the next meeting agenda. Staff will bring back proposals for the next meeting.

**EIGHTH ORDER OF BUSINESS**

**Monthly Reports**

**A. Attorney**

Ms. Carpenter reminded the Board that next month is the rate hearing on the gate strike. Mr. Realmuto questioned the invoice from the attorney dated November 12<sup>th</sup>, charges for research and drafting memorandums and October 22<sup>nd</sup> regarding continued research regarding rule making procedures. Ms. Carpenter noted it was drafted because a question came up in other Districts about firearms at government meetings. There is a conflict in the law. It was decided not to bring this up at the meeting. She noted she will provide a credit for this on the next bill. The October 22<sup>nd</sup> was the FEMA response and how to address the issues.

**B. Lake Ashton Community Director**

Ms. Wells reviewed the Lake Ashton Community director report on page 118 of the agenda package. Securitas update, a repair was made to the gate and it should be open by 2:00 PM. A draft email is ready to go to residents. The Board discussed gate strikes and restaurant updates (RFPs have been sent out with date to be returned April 3<sup>rd</sup>) as well as TVs for the restaurant and bingo equipment quotes.

On MOTION by Ms. VanSickle, seconded by Ms. Landgrebe, with Ms. VanSickle, Ms. Landgrebe and Mr. Costello in favor and Mr. Realmuto and Mr. Ulrich opposed, to fund the TVs for bingo and the restaurant, was approved 3-2.

Ms. Wells spoke about moving the two-door refrigerator from the kitchen inventory to the clubhouse inventory and bring it into the clubhouse ballroom. She asked the Board to consider replacing the media center computer with something else. She recommended to surplus the community director laptop, the activities office computer and the media

center computer as well as a rolling gas grill that is in restaurant inventory. She recommended replacing the community director laptop and getting a new computer for the media center. Mr. Realmuto is okay with surplussing everything but the media center computer.

*\*Mr. Realmuto left the meeting room at this time.*

On MOTION by Mr. Ulrich, seconded by Ms. Landgrebe, with all 4 remaining Supervisors in favor, surplus everything but the media center computer, was approved 4-0.

**C. Operations Manager**

**1. Landscaping Update**

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

Mr. Fisher stated he will come to the next meeting with quotes for Aberdeen mulching along the fence line and the revised parking lot striping proposal.

**2. Aquatics Update**

**(a) Presentation of Monthly Aquatics Checklist and Report**

Mr. Fisher stated he will bring quotes for pond 5 plantings in the littoral shelf from Solitude by the next meeting. He will get with Ms. Wells to formulate a plan for interval visits for the wetland encroachment.

*\*Mr. Realmuto returned to the meeting room at this time.*

**D. District Manager's Report**

**I. Next Lake Ashton CDD Board of Supervisors Meeting scheduled for Monday, March 16, 2026 @ 9:00 AM (Budget Workshop Scheduled for 10:00 AM @ March Meeting)**

**II. Next Joint Board 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*)**

Ms. Burns stated the next scheduled Board meeting is March 16, 2026 at 9:00 AM with the budget workshop scheduled at 10:00 AM. The joint meeting is scheduled for March 19, 2026 at 11:30 AM. Ms. VanSickle reminded Board members to have their strategic plan submitted prior to the agenda for the joint meeting.

**NINTH ORDER OF BUSINESS**

**Financial Reports**

**A. Combined Balance Sheets**

**B. Capital Projects Reserve Fund**

Mr. Realmuto noted on the second page under capital reserve fund – revenues interest earned seems very low as if only a small portion had been invested. He wanted to make sure they are fully invested in the interest earning account with the state.

**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 5-0.
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**TENTH ORDER OF BUSINESS**

**Public Comments**

Jean Miller (5437 Hogan Ln, Winter Haven) – spoke about gate strikes at the Thompson Nursery Rd entry. Her and her husband are being assessed \$975 gate strike fee because the gate came down on them. The gate was functional again within minutes of reporting to the guard.

Iris Realmuto (3624 Blackmoore Ln) – stated she is representing Focus 20/30. The committee is requesting that they be put on the agenda a snapshot of just the restaurant questions.

Jim Helmer (6140 Pebble Beach Blvd) – asked to address the inadequacies of the official Lake Ashton CDD.com website and why so many residents have come to rely on Iris’s website as opposed to the official website. Per the attorney, the problem is the confusion between the official website and Iris’s website. Nobody has talked about the Lake Ashton.com and the clubhouse calendar has not been updated since July 2021. Ms. Burns stated Florida law requires certain items to be posted on a CDD website. The website is compliant with those items and has more items than what is required by Florida statute. All the info that Iris gets related to the CDD is public record and submitted from their office.

Marianne Zak (4031 Birkdale Dr.) – stated its very dark at the Lake Ashton entrance on Thompson Nursery Rd and hard for seniors to see. She asked for solar lights on both sides of the entrance. Agrees with getting televisions. The nearest entrance to

disabled parking should be open to the disabled under the American with Disability Act. Spoke about Iris’s website which is state of the art unlike the Lake Ashton website.

Angie – spoke about Iris’s website and suggested putting up a disclaimer stating this is not an official government website and shouldn’t be confused with the official CDD and HOA website. Ms. VanSickle stated she didn’t go straight to litigation but went to Ms. Carpenter to avoid Sunshine violations.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests/Supervisor  
Open Discussion**

Ms. Landgrebe asked about the card reader for the backdoor pricing. Ms. Wells met with Securitas after the last meeting and still doesn’t have a quote. She asked Nation for a quote as well. Asked if a letter went out regarding encroachment from the maintenance facility/storage units. Jan will check on it. A letter will go out that says to a condition that is reasonable and inspected by our engineer.

Ms. VanSickle stated everyone should come to meetings prepared. Questions could be asked of staff ahead of time to help shorten meetings.

Mr. Realmuto spoke on Jill’s example about confusion out front was not really a case of confusion. A lot of what is being presented by staff is raising a whole lot of issues, very few of which are related to cases that the websites themselves are being confused or that Lake Ashton website is being confused with the official CDD website.

**TWLEFTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned.

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

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

**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, March 16, 2026** 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
Matt Fisher	Operations Manager
Christine Wells	Community Director

*The following is a summary of the discussions and actions taken at the March 16, 2026 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 permanently move Yellowstone, Solitude and security after the engineer. Mr. Realmuto suggested moving the public rate hearing on the adoption of rates for gate strike fees after the engineering report and the discussion regarding strategic planning moved to the end of the meeting. Ms. Van Sickle noted she would like to get Yellowstone, Solitude and security out before the budget hearing.

On MOTION by Mr. Realmuto, seconded by Mr. Ulrich, with all in favor, to modify the meeting agenda to hold the public hearing on adoption of rates for gate strike fees to immediately after the engineering report and move the monthly reports from staff and financial reports also before new business., was approved 5-0.

**THIRD ORDER OF BUSINESS**

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

Ms. VanSickle opened the public comment period.

Jean Miller (3547 Hogan Ln) would like to speak at the public hearing on gate strike fees.

Michael Hays (4160 Limerick Dr) spoke about CDD encroachment. Lacks definition of where the CDD is and how it is measured.

Daniel Davis (4445 Turnberry Ln) stated the community should own and operate the restaurant without any outsiders. Spoke about money spent on the east golf course.

John Thompson (4253 Berwick Dr) informed of encroachment on protected wetland. Asked to put native greenery in there to attract butterflies and bees that would enhance the native habitat. Suggested beauty berry, fire brush and honeysuckle.

Frank Kennedy (3065 Dunmore Dr) stated they received the upgraded bingo equipment and thanked the Board and management team.

David Henegar (4180 Dunmore) suggested getting a separate address for the restaurant and ball room so alcohol can be served.

Kathryn Davailus (5308 Snead Dr) stated her husband 100% can make the restaurant work. Has worked in the restaurant business for 37 years.

Laura Navamek (84 San Kitts Circle) stated her and Mr. Salvatore are putting in a proposal to reopen the restaurant to serve the community.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes from the February 23, 2026 Board of Supervisors Meeting**

Ms. Van Sickle stated the minutes are not completed and they will be presented at the next Board meeting.

**FIFTH ORDER OF BUSINESS**

**Engineering Report**

Mr. Posten discussed the engineering report including pond 20 bank erosion adjacent to the cart path. The two options were 1) a retaining wall – quote from Toole’s Tractor was \$57,780 and 2) turf reinforcement mat – quote from Southern Landscape was \$42,750. Ms. Burns noted the Chair has spending authority so if it goes \$1,500 over, Brenda can approve that.

On MOTION by Ms. Landgrebe, seconded by Mr. Ulrich, with all in favor, the Toole’s Tractor quote NTE \$58K, was approved 5-0.

Mr. Posten reviewed an adjusted quote from 1-800 Striper - \$2,250.11 to restripe both parking lots and adjust the parking spaces on the west side to accommodate that additional entrance item. One parking space will be lost. Garrett will clarify that it includes three stop bars.

On MOTION by Ms. Landgrebe, seconded by Ms. VanSickle, with all in favor, the 1-800 Striper quote for \$2,250.11, was approved 5-0.

Mr. Posten pursued a quote to do the Berwick pavement void that came in very high. He will look into another option to inspect that line and see if it can be determined that it is the cities’ fault prior to doing that repair. The quote came in at \$30K.

Mr. Posten reviewed the encroachments that came up in the last month or two which can be found on page 8 of the agenda package. Mr. Lazarovich suggested getting the wetland encroachments out right away. The non-wetlands are up to the Board.

The Board discussed the encroachments. Mr. Ulrich suggested 3612 Blackmoor Lane, 3616 Blackmoor Lane, 4135 Aberdeen and 4160 Limerick need to have a closer look by the engineer.

On MOTION by Mr. Ulrich, seconded by Mr. Realmuto, with all in favor, for the engineer to review/identify lines at 3612 Blackmoor Ln, 3616 Blackmoor Ln and 4160 Limerick, was approved 5-0.

Mr. Posten noted the other ones have already been measured or are clear. The Board provided direction to the engineer regarding the wetland encroachments.

**A. Operations Manager**

**I. Landscaping Update**

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

Ms. Mr. Fisher reviewed the field operations report on page 76 of the agenda package. A Yellowstone representative reviewed the site visit report on page 83. There will be planting and drip line proposals for the next meeting.

**II. Aquatics Update**

**a) Presentation of Monthly Aquatics Checklist and Report**

Mr. Fisher and Ms. Tabor reviewed the Solitude aquatics report on page 87 of the agenda package.

**III. Consideration of Quotes for Mulch Along Aberdeen Fence Line**

Mr. Fisher reviewed quotes for mulch on Aberdeen. Yellowstone came in at \$3,900 for labor only. Pete got a proposal from their contractor that blows in the mulch using a semi-truck that came in at \$3,623 and that included the mulch.

On MOTION by Ms. VanSickle, seconded by Mr. Costello, with Ms. VanSickle, Mr. Costello, and Ms. Landgrebe in favor and Mr. Realmuto and Mr. Ulrich opposed, the subcontractor that includes mulch at \$3,623, was approved 3-2.

**SIXTH ORDER OF BUSINESS**

**Old Business**

Ms. Burns stated that there was no old business to discuss.

**SEVENTH ORDER OF BUSINESS**

**New Business**

**A. Discussion Regarding Length of Meetings and Best Use of District Funds  
(requested by Supervisor VanSickle)**

Ms. Van Sickle suggested they cut their meetings to two and a half hours. It would save them money. Mr. Realmuto recommended pushing up the staff reports and financial reports. Ms. Burns suggested maybe not having vendors attend every meeting. A consent agenda and action items only were discussed.

On MOTION by Ms. VanSickle, seconded by Mr. Costello, with all in favor, to limit meetings to two and a half hours then adjourn, carrying unfinished part of agenda over to old business, was approved 5-0.

**B. Public Hearing**

**I. Public Hearing on the Adoption of Rates for Gate Strike Fees**

Ms. Van Sickle asked for a motion to open the public hearing.

Jean Miller (5437 Hogan) noted gate reading distance has been shortened.

On MOTION by Mr. Costello, seconded by Ms. VanSickle, with all in favor, Opening the Public Hearing, was approved 5-0.

**a) Consideration of Resolution 2026-02 Adopting Rates for Gate Strike Fees for the District**

Ms. Burns stated there were comments from the Board at the last meeting that were incorporated regarding those fees. The range see is listed as exhibit A. They updated your rules, chapter three, which includes those rates, to actually include what was discussed.

Mr. Lazarovich noted section 1.6, subsection K, the reason for this language is it's setting the lower limit of 975, which was discussed in December, and it allows up to an increase of \$2,500 without coming back for a secondary rate hearing based on inflationary costs or whatever the reason may be that the vendor increases their rates

On MOTION by Ms. Landgrebe, seconded by Mr. Ulrich, with all in favor, Resolution 2026-02 Adopting Rates for Gate Strike Fees for the District, was approved 5-0.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Ms. Landgrebe, seconded by Mr. Costello, with all in favor, Closing the Public Hearing, was approved 5-0.

**EIGHTH ORDER OF BUSINESS**

**Monthly Reports**

**B. Attorney**

**I. Update on Lake Ashton Living Website Issues**

**II. Discussion of Statute Regarding Merger of CDD**

Mr. Lazarovich provided an update on the Blackmoore encroachment, the recorded agreement on Dunmore and the merger statute and agreement. He noted they are still reviewing all the links on the Lake Ashton Living website issues.

**C. Lake Ashton Community Director**

Ms. Wells reviewed the Lake Ashton Community director report on page 68 of the agenda package.

**D. District Manager’s Report**

Ms. Burns stated your tax-exempt application for all the CDD properties was filed by the March 1<sup>st</sup> deadline.

**I. Next Joint Meeting Scheduled for Thursday, March 19, 2026 @ 11:30 AM @ the Lake Ashton II Health and Fitness Center**

**NINTH ORDER OF BUSINESS**

**Financial Reports**

**A. Combined Balance Sheets**

**B. Capital Projects Reserve Fund**

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

**D. Approval of Check Run Summary**

Ms. Van Sickle asked for any questions on any of the financial reports.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, the Check Run Summary, was approved 5-0.

**C. Discussion Regarding Strategic Planning (*back-up provided by Supervisor VanSickle, Supervisor Landgrebe, Supervisor Costello & Supervisor Ulrich*)**

Ms. Landgrebe stated they have a joint meeting coming up and that's really where they will have a discussion. Four of the five supervisors provided an outline or something. Mr. Realmuto noted he handed his in at the November meeting but will provide it to Christine. She will print all of them for the other Board members.

**D. Focus 2030 Restaurant Response Preview Presentation by the Focus 2030 Group (*requested by Supervisor Realmuto*)**

The leader of the Focus 2030 Group announced the survey responses to the Board members.

**TENTH ORDER OF BUSINESS**

**Public Comments**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests/Supervisor Open Discussion**

Ms. Landgrebe asked if they really need two times for public comments. Ms. Burns stated it is not required. You need to provide an option for public comment before agenda items are listed but not at the end.

Ms. Van Sickle spoke about limiting meetings to two and a half hours.

Mr. Costello stated people should have the right to comment on what goes on in the meetings and its publicly known as to what people feel. He doesn't want to cut that off. Ms. Burns suggested to do what they did today and take all the public comments at the beginning whether it's an agenda item or not. Take all the public comments and people don't have to stay if they don't want and then they will code that last one as an optional public comment portion at the end. Should they have time under the two and a half hours.

Mr. Realmuto stated he thinks at the very end of the meeting they owe it to anyone who has lasted through the almost three-hour meeting the opportunity to comment. Ms. Van Sickle stated after the meeting they will stick around and make themselves available to talk to people.

**TWLEFTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned.

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

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

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

The budget workshop meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on **Monday, March 16, 2026** at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL, and began following the adjournment of the Lake Ashton Community Development District Board of Supervisors Meeting.

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
Matt Fisher	Operations Manager
Christine Wells	Community Director

*The following is a summary of the March 16, 2026 Lake Ashton Community Development District budget workshop meeting.*

**FIRST ORDER OF BUSINESS**

**Review of Documents Relating to Fiscal Year 2027 Budget**

- A. Review of Preliminary Proposed Fiscal Year 2027 Budget**
- B. Fiscal Year 2026 Adopted Budget**
- C. District Financials through February 2026**
  - i. Combined Balance Sheet**
  - ii. Capital Projects Reserve Fund**
  - iii. Statement of Revenues, Expenditures, and Changes in Fund Balance**

The Lake Ashton Board and staff discussed the current year budget and potential capital projects the Board may want to consider for the upcoming year. No action was taken at the workshop meeting. Staff will make all changes discussed and present and updated budget for discussion at the May meeting.

# SECTION V

# SECTION A



04/20/2026

Lake Ashton CDD Meeting  
Engineering Report

- **Pond 20 Bank Erosion**
  - Work to begin week of 04/13.
  
- **Berwick Pavement Void**
  - Insight Underground Solutions– \$1,518.07
  
- **Waterford Investigation Prior to Paving**
  - Geotechnical
    - Nissi Geotechnical - \$3,800.00
  - Storm Sewer
    - JNS Environmental – \$8,350.00
    - Insight underground Solutions – \$4,824.00
    - Orange Industrial - \$4,779.00 + \$245.00 Disposal
  
- **Encroachments for Board Action**
  - 3612 Blackmoor Ln – Landscape island encroaches 3'±. Photo attached. Recommend removal and restoration.
  - 3616 Blackmoor Ln – Landscape island encroaches 1'±. Photo attached. Recommend removal and restoration.
  - 4160 Limerick Dr – Landscaping encroaching 15'±. Photo attached. Recommend removal and restoration.
  - 3608 Blackmoor Ln – Roof Drain on CDD property causing erosion. Photo attached. Recommend removal and restoration of any damage related to removal efforts.
  - 3604 Blackmoor Ln – Landscaping and removable encroachments. Photo attached. Recommend removal of relocatable objects and restoration of landscaped area to grass.
  - 4135 Aberdeen Ln – (2) small trees planted in beds on CDD property. Photo attached.



## QUOTE LETTER

March 26, 2026

Quote #2609

Customer: Rayl Engineering  
Attn: Garrett Posten  
Email: Garrett@raylengineering.com

### Project Location:

Lake Ashton Berwick Dr.

### Scope:

Clean and video sanitary line

### Quote Description:

Provide line cleaning and video pipe inspection of sanitary line as directed onsite.

Quote is estimate to be completed within 3 hours onsite, this is our job minimum. Additional hours onsite will be billed at hourly rate listed below.

### Quote:

1. <u>Push camera unit w/ operator</u>	\$660.00
2. <u>Hydro-Jetter and accessories</u>	\$510.00
3. <u>Service Truck</u>	\$74.00
4. <u>Mobilization Round Trip</u>	\$230.00
5. <u>Credit card processing fee 2.99%</u>	\$44.07

**Total** **\$1,518.07**

### Rates

1. <u>Push camera unit w/ operator per hour:</u>	\$220.00
2. <u>Hydro-Jetter and accessories per hour:</u>	\$170.00
3. <u>Service Truck per shift</u>	\$74.00
2. <u>Mobilization Round Trip</u>	\$230.00

### Note

- 3 hour onsite minimum
- Quote is valid for 90 days from written.

### Price quoted does not include:

- Additional insurance coverage (if required)
- Cost of specific jobsite training, drug testing or other requirements over and above industry standards training requirements.

Customer to provide the following:

- Access to garden hose connection
- Access to on-site sanitary facilities for crew
- Clear and safe access to manholes or entry points
- Notification of any known site hazards
- Pond water level under the storm water outfalls
- Covering storm grates after cleaning is complete
- Delays caused by others or site conditions that require equipment and crew(s) to remain idle on site will be billed at hourly rate.
- Shoring, maintenance and barricading open areas unless otherwise agreed in writing. Customer retains ownership of all material and its content removed and disposed of by Insight Underground.
- Repairing work area if necessary if crew is directed to drive over curbline.
- Towing or pulling Insight Underground equipment out of area past curblines while on jobsite.

Terms of payment:

Payment terms: First time customer, Credit Card on file prior to mobilization.

Existing customer with established credit; Payment terms Net 25

We accept check, ACH or wire transfer. Credit cards are accepted with additional 2.99% processing fees.

We understand you have choices, and we're committed to earning your trust by providing exceptional service, accurate diagnostics, and proven expertise.

By signing below, the undersigned certifies that you are authorized to approve this service agreement on behalf of Customer agrees to our Terms & Conditions attached or referenced herein.

**Customer**

InSight Underground Solutions, LLC

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name / Title

\_\_\_\_\_  
Printed Name / Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

## TERMS AND CONDITIONS

The Terms and Conditions (this "Agreement") are effective as of the date of the original Quote Letter ("Effective Date") and are by and between InSight Underground Solutions, LLC, a Florida limited liability company ("IUS"), and the customer identified in the Quote Letter and/or receiving the Services ("Customer"). In consideration of the mutual covenants and agreements hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, IUS and Customer (together referred to as the "Parties", and each individually as a "Party") agree as follows:

1. **Additional Terms.** Any terms and conditions proposed by Customer regarding the goods and/or Services offered or provided by IUS which are different from or in addition to the terms set forth in this Agreement and/or any attempt to modify, supersede, supplement or otherwise alter this Agreement, will not change this Agreement, will not bind the parties, and shall be void and of no effect. This Agreement and its Quotes and Service Receipts are the sole source of terms between the Parties and supersede any previous agreements oral or written.

2. **Services.** IUS shall provide to Customer the goods and services (the "Services") set out in one or more Quote Letters accepted by Customer and IUS (each, a "Quote"). Quotes may be accepted by signature or by Customer accepting the Services and/or IUS providing the Services. All additional and future Quotes and/or services provided by IUS to Customer are controlled by this Agreement whether included in a Quote or not. The details, method, and manner for the performance of the Services by IUS shall be under its own control.

3. **Service Information.** In order for us to properly quote, prepare for, plan, and complete the Services, it is necessary that we have sufficient information regarding the site, site conditions, and the services needed ("Service Information"). Customer must provide all Service Information within a reasonable time before the Start Date. IUS may request and Customer must provide Service Information at any time, including from one or more Service Information Sheets. On-site changes in Service Information or the discovery of inaccurate Service Information may result in a change of scope and additional Quotes.

4. **Site Preparation.** Customer has the responsibility to sufficiently clear and/or prepare the site where the Services will be provided, including but not limited to, providing access to the site, providing a potable water supply (i.e. metered hydrant), providing an on-site disposal area for material removed or purchasing off-site material removal from IUS for an additional fee, providing information about other crews working in the same area; providing sufficient electrical sources; providing Customer authorized personnel for site preparation and management, and to provide direction; providing space to work; providing lighting (if dark); providing a safe work site in compliance with all local safety laws, insurance requirements, and other safety needs as directed by IUS; provide sanitary facilities, and such other site preparation as directed by IUS.

5. **Unforeseen Conditions.** IUS is only obligated to provide the scope of work outlined in the Quote. Open-ended, vague, and ambiguous phrases in the Quote shall be exclusively defined by IUS. No punch list shall be used outside the Quote and final Service Receipt. IUS is not responsible for unforeseen conditions, meaning conditions beyond those stated in the Quote or otherwise not anticipated by IUS ("Unforeseen Conditions"). If IUS's equipment should fail, for any reason, the Customer shall give IUS reasonable time to replace the equipment and complete the Services.

6. **Services Start Date.** IUS strives for a quick and convenient start date to provide the Services, especially in emergency conditions. Services will begin within a reasonable time after Customer obtains all necessary permitting and/or permissions, taking into account weather conditions, the availability of supplies and labor, and related factors ("Start Date"). Customer's verbal or written, (a) acceptance of the Quote, (b) request for Services, (c) acceptance of IUS on the work

site, and/or (d) other similar acknowledgments is unequivocal permission for IUS to enter the work site and provide the Services.

7. **Completion Date.** Completion occurs when the scope of work outlined in the Quote is completed and IUS has notified the Customer ("Completion Date"). The Parties recognize that some delays are beyond the control of IUS, including, but not limited to, weather conditions, delivery of materials, Customer directed delays, licensing, and unforeseen conditions. IUS shall not be liable to Customer for any losses, costs, or damages resulting from or arising out of a delay or inability to start or finish the Services by the targeted dates. IUS shall charge Customer an additional fee, above the amount charged in the Quote, at IUS's hourly rates outlined in the Quote, for all delays caused by Customer or delays caused by personnel or conditions within Customer's control ("Customer Delays").

8. **IUS Obligations.** IUS strives to be reasonably available during regular business hours or make reasonable efforts to respond to communications within 24 hours during weekday business hours. IUS is committed to exceptional services; notwithstanding, please allow additional response time during periods of inclement weather, increased volume of customer communications, and times when IUS personnel are out providing services. IUS does not guarantee communication using methods and platforms which are not recommended by IUS. IUS will work, as needed, directly with vendors, contractors, subcontractors, engineers, architects, suppliers, and other third parties ("Vendors"), but shall take direction only from the Customer and not Vendors. IUS's services offered herein are nonexclusive and may be rendered on behalf of others who may be desirous of obtaining similar services from IUS. Failure by you to provide Service Information and approval in a timely manner hereby gives us written consent to use our best judgment in any and all non-specified parts of the Services. IUS shall designate, in its sole discretion, a primary contact person to act as its authorized representative with respect to all matters pertaining to the Services (the "IUS Representative"); and a number of personnel that it deems sufficient to perform the Services set out in each Quote. IUS may replace or remove the IUS Representative and any other personnel providing the services at its discretion.

9. **Customer Obligations.** The Customer must designate and maintain one of its employees or agents to serve as its primary contact with respect to the Services and to act as its authorized representative with respect to matters pertaining to the Services (the "Customer Representative"). The Customer Representative shall have the authority to direct IUS and make final decisions regarding the Services, and IUS has the full right to rely on the decisions made by the Customer Representative and will not be liable for the result of those decisions. The Customer Representative will attend all meetings where material decisions are being made. Customer must also, (a) be available for communications, and respond promptly to any reasonable requests from IUS for instructions, information, or approvals required to provide the Services; (b) cooperate with IUS in the scheduling and performance of the Services; (c) contract with Vendors as needed; (d) pay IUS all amounts owed when due; (e) timely provide IUS with accurate and complete Service Information as outlined herein; (f) prepare the site as outlined herein; (g) obtain all required permissions and permits for the Services to be conducted; (h) provide safety at the work site; (i) provide IUS with the name and address of the owner of the property where the Services are being rendered; and (j) take such further actions necessary to support the implementation and completion of the Services and fulfill Customer's obligations under this Agreement.

10. Payment of Fees and Expenses. Unless waived by IUS in writing, Customer shall pay the nonrefundable 20% deposit ("Deposit") on all goods and supplies provided by IUS for the performance of any Service. The Deposit must be paid in full prior to any goods and supplies are ordered. At IUS's discretion, the first project for all new customers shall be paid by cash or with a credit card, and Customer shall pay the 3% interest amount on the card. All remaining amounts listed for payment in the applicable Quote shall be paid as outlined in the applicable Quote, but not less than within 30 days from the date the Service Receipt (executed or not) is provided to the Customer. IUS may invoice the Customer within this time period. Any other fees or expenses invoiced to Customer shall be paid within 30 days of the invoice date. In the event Customer payment made by check comes back due to insufficient funds a service charge of \$75 shall be due from the Customer within seven (7) days from the date the bank rejected the check. If Customer is late in making payment hereunder, Customer shall pay IUS a one-time \$450 late administrative fee to cover administrative costs associated with late payments. All late payments shall bear interest at the lesser of the rate of 18% per annum or the highest rate permissible under applicable law. Failure to pay IUS any amount owed is a material breach of this Agreement, and IUS is entitled to suspend the delivery of any Services if the Customer fails to pay any amounts when due. All payments herein shall be made in United States dollars and in methods approved by IUS. In no event will IUS be required to provide a bond. Customer may not hold or fail to remit payment to IUS for any reason. Additional fees will apply for overtime rates, expedited services, emergency call-outs (including nights weekends holidays), Services rendered over an eight-hour period, and Customer Delays.

11. Term, Termination, and Survival. This Agreement shall commence as of the Effective Date and shall continue until terminated by either Party. Either Party may terminate this Agreement at any time for any reason. If Customer terminates this Agreement after 24 hours following the Effective Date but before the Services are completed, while Services are being rendered, or before IUS is paid in full after completing the Services, it shall pay IUS (i) a one-time termination fee equal to 5% of the total amounts owed under the current outstanding Quotes, and (ii) the cost and expenses of all Services already provided. The rights and obligations of the parties set forth in this section and any right or obligation of the parties in this Agreement which, by its nature, should survive termination or expiration of this Agreement, will survive any such termination or expiration of this Agreement.

12. Information. Except as directed by law, Customer shall not use for its personal purposes nor divulge, furnish, or make accessible to anyone or use in any way any confidential, secret, or proprietary information or knowledge belonging to IUS. All intellectual property used or developed by IUS on the Project belongs to IUS, except such intellectual property belonging to Customer before the start of the Project. IUS shall take best efforts to ensure the privacy of Project Information but does not guarantee same. Customer understands that the use of electronic technology is not guaranteed to be secure and accepts the confidentiality risks in the use of communication methods. IUS is not responsible for storing or maintaining a copy of Project Information or any other information regarding the Services. Customer is responsible for maintaining its own information.

13. Use of Likeness and Recordings. Some Services require IUS to record aspects of the services and/or property and IUS may also record the completed Services and/or the process of completing such Services for marketing and training purposes (together "Recording"). IUS owns all Recordings. Customer has received permission from the property owner for all Recordings and consents and authorizes all Recordings and the subsequent uses and displays of the Recordings by IUS ("Permitted Uses"). Storage for the Recordings can be burdensome so IUS regularly deletes Recordings within 45 days; but, IUS may delete and destroy the Recordings at any time and for any

reason, or may keep the Recordings indefinitely at its own discretion. Customer forever releases IUS from any and all claims and liability of any kind, arising under any legal or equitable theory whatsoever in connection with any Recording or Permitted Use.

14. Personnel. IUS is responsible for its own employees. IUS is not responsible for the acts or omissions of any of the other Vendors or their agents and employees who work on the site where the Services are rendered. IUS is not responsible for any damages caused to the property, personal property, or any bodily injury to any persons at or related to the Services, except those caused by IUS's own employees. Customer and Customer's affiliated entities, members, or agents shall not independently contract with IUS's employees, agents, or Vendors without the prior written approval of IUS, which approval may be withheld in IUS's unrestricted discretion.

15. Right to Cure. If Customer believes that IUS has breached this Agreement, it must provide IUS notice in writing of such alleged breach, and 60 days for IUS to cure such alleged breach before Customer may take any legal action against IUS. Customer will cooperate with IUS in allowing it to cure the alleged breach within the 60-day cure period.

16. Truthful Communications. Customer will not say or write anything about the Services that are unrelated to the Services, or that are slanderous, libelous, harassing, abusive, obscene, vulgar, sexually explicit, or are inappropriate regarding race, gender, sexuality, ethnicity, or other intrinsic characteristics, or clearly false or misleading. Customer shall take all corrective action that IUS may direct to take regarding any violation of this section. Any corrective action directed that is not strictly followed in a timely manner will cause continuing harm for which there is no adequate remedy at law, and IUS may obtain a court ordered injunction without posting a bond and without using the arbitration process. This provision is not a "gag clause" and does not restrict Customer from providing a truthful review of IUS, or otherwise truthfully communicating Customer's experience with the Services.

17. Force Majeure. IUS shall not be liable or responsible to Customer, nor be deemed to have defaulted or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement when and to the extent such failure or delay is out of IUS's control or caused by or results from acts or circumstances beyond the reasonable control of IUS, including but not limited to, inspection date changes, or Acts of God (car wreck, severe weather, fire, earthquakes, death in the family, sudden injury or illness, civil unrest, war, pandemic, failure of Vendors, restraints of government, etc.).

18. Warranties. IUS MAKES NO WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, AND ALL WARRANTIES ARE EXPRESSLY DISCLAIMED, INCLUDING BUT NOT LIMITED TO IMPLIED WARRANTIES OF MERCHANTABILITY, AND FITNESS FOR A PARTICULAR PURPOSE.

19. Disclaimers. By signing this Agreement Customer, (a) acknowledges that completion of the Services is not an exact science; (b) understands that, while IUS has recommended the Services no guarantee can be made and no warranties to the result of the Services and the timing of completion are given since the results and timing may vary; and (c) acknowledges that it has not asked for nor received any guarantees or promises as to the results to be obtained or the timing of completion.

20. Release, Waiver, and Risk Allocation. To the maximum extent permitted by applicable law, Customer waives and releases any claims against IUS, its officers, members, affiliated entities, agents, and employees, for any losses, damages, costs, or expenses arising out of or related to this Agreement, any Quote, any Service Receipt, the work site, or the Services, whether in contract, tort (including

negligence), strict liability, or otherwise, including claims for (a) damage to or failure of concrete, asphalt, pavement, base, subgrade, or surface materials (breaking, cracking, spalling, caving, settlement, or collapse), (b) damage to or failure of underground or subsurface utilities, piping, lines, conduits, wiring, fiber, ducts, structures, or appurtenances, (c) resulting water intrusion, flooding, contamination, remediation, drying, restoration, or replacement costs, and (d) delay, disruption, acceleration, standby, loss of use, lost revenue, or lost profits. This section does not waive or release claims to the extent caused by IUS's gross negligence or willful misconduct. Customer acknowledges that the pricing for the Services reflects this allocation of risk and that Customer is responsible for identifying, marking, locating, protecting, and managing site conditions and existing improvements, including utilities and subsurface conditions.

21. Limitation of Liability. IUS is not liable to Customer or to any third party for any loss of use, revenue, or profit, or for any consequential, incidental, indirect, exemplary, special, or punitive damages whether arising out of breach of contract, tort (including negligence), or otherwise, regardless of whether such damage was foreseeable and whether or not IUS has been advised of the possibility of such damages, and notwithstanding the failure of any agreed or other remedy of its essential purpose. In no event shall IUS's aggregate liability arising out of or related to this Agreement or the Services, whether arising out of or related to breach of contract, tort (including negligence), or otherwise, exceed the total amount paid or payable by Customer for the Services under the applicable Quote.

22. Indemnification. Customer shall indemnify, defend, and hold harmless IUS, its officers, members, affiliated entities, agents, and employees from and against any and all claims, losses, damages, liabilities, awards, fees, and costs, including attorneys' fees ("Claims"), brought by Vendors or any third party arising out of or related to this Agreement or the Services, except to the extent such Claims are caused by the negligent acts, errors, omissions, or willful misconduct of IUS. Notwithstanding the foregoing, if the Services are performed in connection with a public agency project or other project subject to Section 725.06, Florida Statutes, then Customer's duty to indemnify, defend, and hold harmless IUS is limited solely to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of Customer and persons employed or utilized by Customer in the performance of the Agreement, and this Section shall be construed and enforced only to the maximum extent permitted by applicable law.

23. Entire Agreement. This Agreement, including and together with any related Service Receipts, Change Orders, exhibits, other schedules, attachments, and appendices, constitutes the sole and entire agreement of the Parties with respect to the subject matter contained herein, and supersedes all prior and contemporaneous understandings, agreements, representations and warranties, both written and oral, regarding such subject matter. Customer warrants and guarantees that this Agreement does not breach any other right, agreement, contract, or document entered into by Customer.

24. Notices. All notices and other communications under this Agreement must be in writing and addressed to the other Party at its address set forth in the Service Receipt or to such other address that the receiving Party may designate from time to time in accordance with this Section. Unless otherwise agreed herein, all Notices must be delivered by personal delivery, nationally recognized overnight courier, or certified or registered mail. All Notices to the Customer may also be sent via email, to the email in the Service Receipt, provided that such email has been previously used successfully by the Parties.

25. Severability and Assignment. If any term or provision of this Agreement is found by a court of competent jurisdiction to be invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality,

or unenforceability shall not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction. Customer waives any rule of contract construction, law, or legal theory that might cause a provision to be construed against IUS as the drafting party. Neither Party may assign this Agreement within the express written consent of the other Party.

26. Amendments and Waivers. There will be no oral modification of this Agreement. No amendment to or modification of this Agreement is effective unless it is in writing, identified as an amendment to this Agreement and signed by an authorized representative of each Party. No waiver by any Party of any of the provisions of this Agreement shall be effective unless explicitly set forth in a signed written agreement expressly stating the waiver. A decision by IUS to not exercise its rights related to any part of this Agreement is not a waiver of such rights.

27. Third-Party Beneficiaries. This Agreement benefits solely the Parties to this Agreement and their respective permitted successors and permitted assigns and no third party. No third party affected by this Agreement or the Services thereto may sue or make claims as a third party beneficiary, except as expressly provided for herein.

28. Choice of Law. This Agreement and all related documents, including the Quotes and Service Receipts, and all matters arising out of or relating to this Agreement are governed by and construed in accordance with the laws of the State of Florida, irrespective of any conflict of laws statutes, rules, and principles to the contrary.

29. Attorney's Fees. To the extent permitted by applicable law, the prevailing Party in any dispute arising under or related to this Agreement or the Services will recover, from the non-prevailing Party, its attorney's fees and costs including attorneys' fees and costs that are incurred in proving not only entitlement to, but the appropriate amount of, such an award.

30. Choice of Forum. Each Party agrees to be subject solely to the Jurisdiction and venue of the US District Court for the Middle District of Florida located in Orange County, Florida, or the courts of the State of Florida sitting in Polk County, Florida, and any appellate court from any thereof. Each Party agrees that a final judgment in any such action, litigation, or proceeding is conclusive and may be enforced in other jurisdictions by suit on the judgment or in any other manner provided by law. If the Parties litigate any matter arising out of or relating to this Agreement or the Services, the Parties must make good faith efforts to mediate before trial. CUSTOMER AGREES TO WAIVE ALL RIGHTS TO A JURY TRIAL.

31. Execution. This Agreement may be executed by electronic means and in counterparts, each of which is deemed an original, but all of which together are deemed to be one and the same agreement. An electronically signed copy of this Agreement delivered by facsimile, email, or other means of electronic transmission is deemed to have the same legal effect as delivery of an original signed copy of this Agreement, and an electronic signature shall have the same effect as an original signature. By signing the Service Receipt, the Customer acknowledge that they have authority to sign this agreement and legally bind the Customer, agrees and acknowledges that it has read this agreement and agrees to be bound by the terms and conditions set forth herein.

Customer initials: \_\_\_\_\_

April 2, 2026

Lake Ashton CDD  
C/O Governmental Management Services – Central Florida, LLC  
219 E Livingston Street Orlando, FL 32801

Attn: Jillian Burns, District Manager

RE: Geotechnical Engineering Services Proposal  
Waterford Drive Pavement Cores  
Polk County, Florida  
Nissi Proposal No.: NGP-26-173

Ms. Burns:

Nissi Geotechnical Engineering, LLC (Nissi) appreciates the opportunity to submit this proposal to provide geotechnical engineering services for the above-mentioned project.

## Project Information

The project consists of proposed pavement improvements at the intersection of Waterford Drive within the Lake Ashton CDD in Lake Wales, Florida. This proposal consists of evaluating the existing pavement section and subsurface soil conditions with regards to the proposed roadway improvements.

## Geotechnical Scope of Services

The objective of our study will be to obtain information concerning existing pavement conditions along the roadways to support design of the proposed pavement improvements.

In order to meet the preceding objectives, we propose to provide the following services:

1. Perform site reconnaissance and coordinate utility clearance with Sunshine 811.
2. Perform maintenance of traffic as needed to perform pavement coring operations.
3. Perform seven (7) 4-inch diameter pavement cores along the project roadways at locations coordinated with Rayl Engineering. At each pavement core location, pavement type and thickness, and any crack size will be recorded. Base material will be sampled and classified. After completion of each pavement core, the pavement core holes will be backfilled and patched with appropriate material.
4. Perform seven (7) hand auger borings to a depth of approximately 4 feet below existing grades within the pavement cores performed.
5. Measure groundwater table levels within the testing locations at the time of our services. Estimate the Seasonal High Groundwater Table level within select boring locations.
6. Visually examine all recovered soil samples in accordance with the AASHTO soil classification system. Identify soil conditions at the hand auger locations.
7. Prepare an engineering report in accordance with the scope of services herein that summarizes the course of study pursued, the field data generated, and subsurface conditions encountered.



### Service Fee

The lump sum fee for performance of the geotechnical services is **\$3,800.00**. We will immediately notify you should conditions impacting our scope, schedule, or cost of services occur. This proposal is based on the assumption that no hazardous materials exist on-site that would impact our scope of services provided. Nissi proposes that the work will be completed pursuant to the attached Nissi General Conditions.

We appreciate the opportunity to offer our services to you. If this proposal is acceptable, please sign below as notice to proceed and return a copy to our office. Should you have any questions regarding this proposal, please contact this office.

Respectfully Submitted,

### NISSI GEOTECHNICAL ENGINEERING, LLC

Juan M. Navarrete II, P.E., CBC  
Geotechnical Engineer/Manager

Attachments: Nissi General Conditions

Authorized By:	Name & Title	
	Signature	
	Date	
Invoice To:	Company	
	Address	
	Email	

# NISSI GEOTECHNICAL ENGINEERING (NISSI) GENERAL CONDITIONS

**1. SCOPE OF WORK** - Work means the specific geotechnical, analytical, testing or other service to be performed by Nissi as set forth in Nissi's proposal, Client's acceptance of the scope of work and these General Conditions. Additional work ordered by Client shall also be subject to these General Conditions. "Client" refers to the person or business entity ordering the work to be done by Nissi. Client shall communicate these General Conditions to each and every third party to whom Client transmits any part of Nissi's work. Nissi shall have no duty or obligation to any third party greater than that set forth in Nissi's proposal, Client's acceptance of Nissi's proposal and these General Conditions. The ordering of work from Nissi, or the reliance on any of Nissi's work, shall represent acceptance of the terms of Nissi's proposal and these General Conditions, regardless of the terms of any subsequently issued document.

**2. RIGHT OF ENTRY** - The client will provide right-of-entry for Nissi and all necessary equipment to complete the work. Nissi will take all reasonable precautions to minimize any damage to the property. The Client understands that in the normal course of work some damage may occur and corrections of which is not part of this agreement.

**3. DAMAGE TO EXISTING MAN-MADE OBJECTS** - The Client will provide the location of all underground utilities or obstructions to Nissi who, in the performance of their work, will take all reasonable precautions to avoid damage or injury to any such subterranean structure or utility. The Owner agrees to hold Nissi harmless for any damages to subterranean structures or utilities which are not called to Nissi's attention and correctly shown on the plans furnished and will reimburse Nissi for any expenses in connection with any claims or suits including reasonable attorney fees.

**4. IN-PLACE MATERIALS TESTING** - Nissi will not be responsible for repair or damage to portions of structures designated for in-place materials testing. Reasonable aesthetic repairs may be made if requested in advance of the work to be performed. The cost for labor and materials would be charged.

**5. SAMPLE RETENTION** - Nissi will retain all soil and rock samples obtained for geotechnical explorations for 30 days. Samples subjected to Construction Materials and Laboratory testing are disposed of subsequent to testing. Further storage or transfer of samples can be made at Client's expense upon written authorization.

**6. DEFINITION OF RESPONSIBILITY (OBSERVATION SERVICES)** - The presence of our field representative will be for the purpose of providing observation and field testing. Our work does not include supervision or direction of the actual work of the contractor, his employees or agents. The contractor for this project should be so advised.

**6.1** The Contractor should also be informed that neither the presence of our field representative or the observation and testing by our firm shall excuse the contractor in any way for defects discovered in the contractor's work. It is understood that Nissi will not be responsible for the Contractor's job or site safety on their project. That will be the sole responsibility of the contractor.

**7. STANDARD OF CARE** - Service performed by Nissi under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranty, expressed or implied, is made.

**7.1** Client recognizes that subsurface conditions may vary from those encountered at the location where borings, surveys or explorations are made by Nissi and that the data, interpretations and recommendations of Nissi are based solely on the information available to Nissi. Nissi shall not be responsible for the interpretation by others of information developed.

**8. ORAL AGREEMENTS** - No oral agreement, guarantee, promise, representation or warranty shall be binding.

**9. OWNERSHIP OF DOCUMENTS** - All reports, boring logs, field data and notes, laboratory test data, calculations, estimates and other documents prepared by Nissi, as instruments of service, shall remain the property of Nissi until final payment is received.

# NISSI GEOTECHNICAL ENGINEERING (NISSI) GENERAL CONDITIONS

**10. BASIS OF PAYMENT** - Payment is due within 15 days of date of invoice. Payments not made when due shall bear interest at fifteen (15) percent annum or at the maximum rate allowed by law from the date of the invoice until same is paid.

**10.1** If the Client fails to make any payment due to Nissi for service and/or expenses within 60 days of date of invoice, Nissi may, after giving seven days' written notice to Client, suspend services until all outstanding amounts have been paid to Nissi in full. Further, Nissi may, in addition to withholding services, or singularly, withhold reports, plans and other documents not paid in full by the Client. In the event that final payment for completed work is not made, Nissi shall request that all copyrighted documents which were submitted to client be returned and all information used in project plans be removed from project documents.

**10.2** In the event it is necessary to take legal action to effect collection, whether or not litigation is commenced, the Client agrees to reimburse Nissi for expenses in connection with any claims or suits, including reasonable attorney's fees.

**10.3** This contract shall be governed by the laws of the State of Florida.

**11.0 CONSTRUCTION REVIEW** - Nissi cannot accept responsibility for any design work unless the work includes services for construction review to determine whether or not the work performed is in substantial compliance with Nissi's conclusions and recommendations.

**12.0 INDEMNIFICATION** - Nissi agrees to hold harmless and indemnify Client from and against liability arising out of Nissi's negligent performance of the work. Client agrees to indemnify and hold Nissi harmless from all liability including all costs, attorney's fees and expenses of defense for any claims by any other person or corporation which may arise out of the performance or breach of this contract for which Nissi was not solely negligent.

**13.0 LIMITATION OF LIABILITY** - The Client/Owner agrees to limit Nissi's liability for negligent professional acts, errors, or omissions, such that the total aggregate liability of Nissi shall not exceed \$25,000 or the total fee for the services rendered on this project; whichever is greater. The Owner further agrees to require the contractor and his subcontractors a similar limitation of liability suffered by the contractor or the subcontractors arising from Nissi' negligent professional acts, errors, or omissions.

**13.1** If Client prefers to have higher limits on professional liability, Nissi agrees to increase the limits up to a maximum of \$1,000,000 upon Client's written request at the time of accepting our proposal provided that Client agrees to pay an additional consideration of 8 percent of our total fee. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional professional liability insurance.

**14.0 INSURANCE** - Nissi represents and warrants that it and its agents, staff and consultants employed by it are protected by Worker's Compensation Insurance and Employer's Liability Insurance in conformance with applicable state laws. Nissi has such coverage under public liability and property damage insurance policies that Nissi deems to be adequate. A Certificate of Insurance can be supplied evidencing such coverage upon request.

**14.1** Within the limits and conditions of such insurance, Nissi agrees to indemnify and save client harmless from and against any loss, damage or liability arising from any negligent acts by Nissi, its agents, staff and consultants employed by it. Nissi shall not be responsible for any loss, damage or liability beyond the amounts, limits and considerations of such insurance. Nissi shall not be responsible for any loss, damage or liability arising from any acts by clients, its agents, staff and other consultants employed by it.

**14.2** Cost of the above coverage is included in our quoted fees. If additional coverage or increased limits of liability are required, Nissi will endeavor to obtain the requested insurance and charge separately for costs associated with additional coverage or increased limits.

**15.0 TERMINATION** - This agreement may be terminated by either party upon seven days written notice in the event of substantial failure by the other party to perform in accordance with the terms thereof. Such termination shall not be effective if the substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, Nissi shall be paid for services performed to the termination notice date plus reasonable termination expenses.

**15.1** In the event of termination or suspension for more than three months, prior to completion of all reports contemplated by this Agreement, Nissi may complete a report on the services performed to the date of notice of termination or suspension. The expenses of termination or suspension shall include all direct costs for Nissi in completing such analyses, records and reports.

## NISSI GEOTECHNICAL ENGINEERING (NISSI) GENERAL CONDITIONS

**16.0 CLIENT'S OBLIGATION TO NOTIFY NISSI** - Client represents and warrants that it has advised Nissi of any known or suspected hazardous materials or conditions, utility lines and pollutants at any site at which Nissi is to do work hereunder, and unless Nissi has assumed in writing the responsibility of locating subsurface objects, structures, lines or conduits, Client agrees to defend, indemnify and save Nissi harmless from all claims, suits, losses, costs and expenses, including reasonable attorney's fees as a result of personal injury, death or property damage occurring with respect to Nissi's performance of its work and resulting to or caused by contact with subsurface or latent objects, structures, lines or conduits where the actual or potential presence and location thereof were not revealed to Nissi by Client.

**17.0 HAZARDOUS MATERIALS** - This agreement shall not be interpreted as requiring Nissi to assume the status of an owner, operator, generator, store, transporter, treatment or disposal facility as those terms appear within the Resource Conservation and Recovery Act (RCRA) or within any Federal or State statute or regulation governing the generation, transportation, treatment, storage and disposal of pollutants.

**18.0 DESIGN PROFESSIONALS' LIMITATION OF LIABILITY** – IN ACCORDANCE WITH FLORIDA STATUTE 558.0035, A DESIGN PROFESSIONAL EMPLOYED BY NISSI GEOTECHNICAL ENGINEERING, LLC OR AGENT IS NOT INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE OCCURING DURING THE COURSE AND SCOPE OF A PROFESSIONAL SERVICES CONTRACT.

April 10, 2026

Quote # 5621

Jillian Burns – District Manager  
 Lake Ashton CDD - C/O Governmental Mgmt. Svcs. – Central FI, LLC  
 219 E. Livingston St.  
 Orlando, FL 32801

P | 863-537-7901  
 E|[Garrett@raylengineering.com](mailto:Garrett@raylengineering.com)

RE: Clean & Video Misc. Storm Lines – Lake Ashton, Waterford Rd., Lake Wales, FL

Dear Mr. Posten

In response to the above-referenced proposal, Groome Industrial Service Group, LLC (Groome) appreciates the opportunity to present our information. Our proposal is based on the scope of work detailed in the information provided by Lake Ashton CDD.

**Pricing**

Vacuum unit w/ Operator and one (1) technician			
Regular Time	per crew		\$293.00/Hr.
Over 8 Hours, Weekends & Emergency Calls	per crew		\$346.00/Hr.
Camera Unit w/ Operator And one (1) technician			
Regular Time	per crew		\$260.00/Hr.
Over 8 Hours, Weekends & Emergency Calls	per crew		\$313.00/Hr.
Mobilization – All Units	per shift		\$355.00/Shift

**Est. Cost for 1-(8) hour shift and dumping on site \$4,779.00**

- **Customer will provide access to potable water (metered hydrant).**

**Disposal (If Needed)**

Up to 1.99 tons	\$245.00
2 tons - 4.99 tons	\$445.00
5 tons and over	\$110.00

**Clarifications**

- The prices quoted are based on the following criteria:
- Overtime Rate refers to: time exceeding eight (8) hours in a given shift and/or work performed between the hours of 19:00 Friday through 07:00 Monday.
- Should the above criteria not be able to be complied with, the pricing submitted will be subject to revision.
- For purposes of the proposal evaluation period, this proposal and rates are valid until June 10th 2026. If this project's award or start date is after this date, rates could be subject to change.
- Crew & truck stay on the clock till truck is scaled and cleaned out at disposal facility.
- Any delays caused by no fault of Groome Industrial will be billed at the above hourly rate.

Thank you for considering Groome Industrial and your interest in our services. If you have any questions about this or other projects, please do not hesitate to call me.

Sincerely,

Carrie Hardig – Operations Manager  
 M: (352)348-2562 | E:[chardig@groomeindustrial.com](mailto:chardig@groomeindustrial.com)

## **TERMS & CONDITIONS**

### Pricing:

Purchase orders are subject to review and acceptance by Groome Industrial Service Group, LLC (GISG).

### Terms of Payment:

Our proposal and pricing do not include applicable federal, state, or local taxes currently in effect for states where the work will be performed. All applicable taxes will be noted as a separate line item on our invoice. Upon award, as the client representative, I understand and agree that applicable taxes will be added to our invoice. If this project is to be tax-exempt, a sales tax exemption certificate or a direct pay permit must be provided at the time of award.

Invoices shall be paid net 30 via commercial check, ACH or wire transfer, unless otherwise identified in the proposal. Credit card / purchase card transactions must be arranged prior to award of any work and may result in additional fees. Approved credit card payments must be made net 15. All overdue accounts will be subject to a late charge of 1.5% per month from due date until paid in full.

Questions or disputes with any portion of our invoicing shall be clearly communicated in writing (email acceptable) within 15 days of invoice date. Extensions to due date will be considered on a case-by-case basis and will be based on the nature of the dispute, timeliness of the inquiry, and response time.

### Limitation of Liability:

GISG shall not be responsible for the acts, omissions or workmanship of the employees, contractors, subcontractors, suppliers or agents of the Customer. GISG shall not be liable to the Customer for any loss, injury, or illness to persons or property caused by the negligence of the Customer, its employees, contractor, suppliers or their employees, agents or sub-contractors. In no event shall GISG be liable, whether arising under contracts, tort (including strict liability and negligence) or otherwise, for loss of anticipated profits, loss by reason of plant shutdown, non-operation or increased expense of operation, service and erection, cost of purchase of replacement power, or for any specific, indirect, incidental or consequential loss or damage of any nature arising at time or from any cause whatsoever.

### Indemnification / Hold Harmless Clauses:

GISG will defend, indemnify and hold harmless the Customer from and against all damages, claims, liability, losses and expenses, including attorney's fees, for injury or death to persons or damage to property of others arising out of or resulting from any negligent act or omission of Contractor, its agents, employees, suppliers or subcontractors.

\*\*\* PROPRIETARY OR PRIVILEGED INFORMATION \*\*\*

Please indicate your acceptance of the above proposal, clarifications, and terms by signing and returning by email to [chardig@groomeindustrial.com](mailto:chardig@groomeindustrial.com).

Proposal terms and rates are hereby accepted:

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Print Name and Title

\_\_\_\_\_  
Date



\*\*\* PROPRIETARY OR PRIVILEGED INFORMATION \*\*\*

The information contained in this document, including technical data and pricing values, is the property of Groome Industrial Service Group, LLC. It is disclosed in confidence and may be subject to Attorney-Client privilege. This information is to be used only to secure services from Groome Industrial Service Group, LLC and any unauthorized use, distribution, disclosure, or review is prohibited.



## QUOTE LETTER

April 12, 2026

Quote #2618

**Customer:**

Lake Ashton CDD C/O Governmental Management Services – Central Florida, LLC  
219 E. Livingston Street Orlando, FL 32801

**Attn:** Jillian Burns, District Manager

**Phone:** 407-841-5524

**Project Location:**

Lake Ashton Berwick Dr.

**Scope:**

Flush and video inspect storm drains.

**Quote Description:**

Provide hydro-jet crew and CCTV video pipeline inspection crew to flush as needed and video inspect seven (7) storm sewer pipes as identified in the Storm Sewer Layout Exhibit prepared by Rayl Engineering & Surveying, LLC (Project No. 19-165). Pipe sizes range from 18" to 36" diameter. CCTV inspection will include verification of pipe length, diameter, and material for each segment as directed onsite.

Quote is estimated to be completed within 8 hours onsite. Additional hours onsite will be billed at hourly rate listed below.

**Quote:**

1. <u>Hydro-Jetter Trailer w/ Crew</u>	<u>\$2,040.00</u>
2. <u>CCTV Unit w/ operator</u>	<u>\$2,280.00</u>
3. <u>Service Truck</u>	<u>\$74.00</u>
4. <u>Mobilization Round Trip per unit (2)</u>	<u>\$430.00</u>

**Total** **\$4,824.00**

**Rates**

1. <u>Hydro-Jetter Trailer w/ operator per hour</u>	<u>\$255.00</u>
2. <u>CCTV Unit w/ operator per hour</u>	<u>\$285.00</u>
3. <u>Service Truck per shift</u>	<u>\$74.00</u>
4. <u>Mobilization Round Trip per unit</u>	<u>\$215.00</u>
5. <u>Credit card processing fee</u>	<u>2.99%</u>

**Note**

- 3 hour onsite minimum
- Quote is valid for 90 days from written.
- Fuel surcharge of 8% if/when fuel prices exceed \$4.30

Price quoted does not include:

- Additional insurance coverage (if required)
- Cost of specific jobsite training, drug testing or other requirements over and above industry standards training requirements.
- Pipe plugs rented or installed.
- Dewatering of storm system

Customer to provide the following:

- Access to metered fire hydrant
- Clear and safe access to manholes or entry points
- Notification of any known site hazards
- Pond water level under the storm water outfalls
- Covering storm grates after cleaning is complete
- Delays caused by others or site conditions that require equipment and crew(s) to remain idle on site will be billed at hourly rate.
- Shoring, maintenance and barricading open areas unless otherwise agreed in writing. Customer retains ownership of all material and its content removed and disposed of by Insight Underground.
- Repairing work area if necessary if crew is directed to drive over curbline.
- Towing or pulling Insight Underground equipment out of area past curblines while on jobsite.

Terms of payment:

Payment terms: First time customer, Credit Card on file prior to mobilization.

Existing customer with established credit; Payment terms Net 25

We accept check, ACH or wire transfer. Credit cards are accepted with additional 2.99% processing fees.

We understand you have choices, and we're committed to earning your trust by providing exceptional service, accurate diagnostics, and proven expertise.

By signing below, the undersigned certifies that you are authorized to approve this service agreement on behalf of Customer agrees to our Terms & Conditions attached or referenced herein.

**Customer**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

InSight Underground Solutions, LLC



\_\_\_\_\_  
Signature

Eric Knaak

\_\_\_\_\_  
Printed Name

04/12/2026

\_\_\_\_\_  
Date

## TERMS AND CONDITIONS

The Terms and Conditions (this "Agreement") are effective as of the date of the original Quote Letter ("Effective Date") and are by and between InSight Underground Solutions, LLC, a Florida limited liability company ("IUS"), and the customer identified in the Quote Letter and/or receiving the Services ("Customer"). In consideration of the mutual covenants and agreements hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, IUS and Customer (together referred to as the "Parties", and each individually as a "Party") agree as follows:

1. **Additional Terms.** Any terms and conditions proposed by Customer regarding the goods and/or Services offered or provided by IUS which are different from or in addition to the terms set forth in this Agreement and/or any attempt to modify, supersede, supplement or otherwise alter this Agreement, will not change this Agreement, will not bind the parties, and shall be void and of no effect. This Agreement and its Quotes and Service Receipts are the sole source of terms between the Parties and supersede any previous agreements oral or written.

2. **Services.** IUS shall provide to Customer the goods and services (the "Services") set out in one or more Quote Letters accepted by Customer and IUS (each, a "Quote"). Quotes may be accepted by signature or by Customer accepting the Services and/or IUS providing the Services. All additional and future Quotes and/or services provided by IUS to Customer are controlled by this Agreement whether included in a Quote or not. The details, method, and manner for the performance of the Services by IUS shall be under its own control.

3. **Service Information.** In order for us to properly quote, prepare for, plan, and complete the Services, it is necessary that we have sufficient information regarding the site, site conditions, and the services needed ("Service Information"). Customer must provide all Service Information within a reasonable time before the Start Date. IUS may request and Customer must provide Service Information at any time, including from one or more Service Information Sheets. On-site changes in Service Information or the discovery of inaccurate Service Information may result in a change of scope and additional Quotes.

4. **Site Preparation.** Customer has the responsibility to sufficiently clear and/or prepare the site where the Services will be provided, including but not limited to, providing access to the site, providing a potable water supply (i.e. metered hydrant), providing an on-site disposal area for material removed or purchasing off-site material removal from IUS for an additional fee, providing information about other crews working in the same area; providing sufficient electrical sources; providing Customer authorized personnel for site preparation and management, and to provide direction; providing space to work; providing lighting (if dark); providing a safe work site in compliance with all local safety laws, insurance requirements, and other safety needs as directed by IUS; provide sanitary facilities, and such other site preparation as directed by IUS.

5. **Unforeseen Conditions.** IUS is only obligated to provide the scope of work outlined in the Quote. Open-ended, vague, and ambiguous phrases in the Quote shall be exclusively defined by IUS. No punch list shall be used outside the Quote and final Service Receipt. IUS is not responsible for unforeseen conditions, meaning conditions beyond those stated in the Quote or otherwise not anticipated by IUS ("Unforeseen Conditions"). If IUS's equipment should fail, for any reason, the Customer shall give IUS reasonable time to replace the equipment and complete the Services.

6. **Services Start Date.** IUS strives for a quick and convenient start date to provide the Services, especially in emergency conditions. Services will begin within a reasonable time after Customer obtains all necessary permitting and/or permissions, taking into account weather conditions, the availability of supplies and labor, and related factors ("Start Date"). Customer's verbal or written, (a) acceptance of the Quote, (b) request for Services, (c) acceptance of IUS on the work

site, and/or (d) other similar acknowledgments is unequivocal permission for IUS to enter the work site and provide the Services.

7. **Completion Date.** Completion occurs when the scope of work outlined in the Quote is completed and IUS has notified the Customer ("Completion Date"). The Parties recognize that some delays are beyond the control of IUS, including, but not limited to, weather conditions, delivery of materials, Customer directed delays, licensing, and unforeseen conditions. IUS shall not be liable to Customer for any losses, costs, or damages resulting from or arising out of a delay or inability to start or finish the Services by the targeted dates. IUS shall charge Customer an additional fee, above the amount charged in the Quote, at IUS's hourly rates outlined in the Quote, for all delays caused by Customer or delays caused by personnel or conditions within Customer's control ("Customer Delays").

8. **IUS Obligations.** IUS strives to be reasonably available during regular business hours or make reasonable efforts to respond to communications within 24 hours during weekday business hours. IUS is committed to exceptional services; notwithstanding, please allow additional response time during periods of inclement weather, increased volume of customer communications, and times when IUS personnel are out providing services. IUS does not guarantee communication using methods and platforms which are not recommended by IUS. IUS will work, as needed, directly with vendors, contractors, subcontractors, engineers, architects, suppliers, and other third parties ("Vendors"), but shall take direction only from the Customer and not Vendors. IUS's services offered herein are nonexclusive and may be rendered on behalf of others who may be desirous of obtaining similar services from IUS. Failure by you to provide Service Information and approval in a timely manner hereby gives us written consent to use our best judgment in any and all non-specified parts of the Services. IUS shall designate, in its sole discretion, a primary contact person to act as its authorized representative with respect to all matters pertaining to the Services (the "IUS Representative"); and a number of personnel that it deems sufficient to perform the Services set out in each Quote. IUS may replace or remove the IUS Representative and any other personnel providing the services at its discretion.

9. **Customer Obligations.** The Customer must designate and maintain one of its employees or agents to serve as its primary contact with respect to the Services and to act as its authorized representative with respect to matters pertaining to the Services (the "Customer Representative"). The Customer Representative shall have the authority to direct IUS and make final decisions regarding the Services, and IUS has the full right to rely on the decisions made by the Customer Representative and will not be liable for the result of those decisions. The Customer Representative will attend all meetings where material decisions are being made. Customer must also, (a) be available for communications, and respond promptly to any reasonable requests from IUS for instructions, information, or approvals required to provide the Services; (b) cooperate with IUS in the scheduling and performance of the Services; (c) contract with Vendors as needed; (d) pay IUS all amounts owed when due; (e) timely provide IUS with accurate and complete Service Information as outlined herein; (f) prepare the site as outlined herein; (g) obtain all required permissions and permits for the Services to be conducted; (h) provide safety at the work site; (i) provide IUS with the name and address of the owner of the property where the Services are being rendered; and (j) take such further actions necessary to support the implementation and completion of the Services and fulfill Customer's obligations under this Agreement.

10. Payment of Fees and Expenses. Unless waived by IUS in writing, Customer shall pay the nonrefundable 20% deposit ("Deposit") on all goods and supplies provided by IUS for the performance of any Service. The Deposit must be paid in full prior to any goods and supplies are ordered. At IUS's discretion, the first project for all new customers shall be paid by cash or with a credit card, and Customer shall pay the 3% interest amount on the card. All remaining amounts listed for payment in the applicable Quote shall be paid as outlined in the applicable Quote, but not less than within 30 days from the date the Service Receipt (executed or not) is provided to the Customer. IUS may invoice the Customer within this time period. Any other fees or expenses invoiced to Customer shall be paid within 30 days of the invoice date. In the event Customer payment made by check comes back due to insufficient funds a service charge of \$75 shall be due from the Customer within seven (7) days from the date the bank rejected the check. If Customer is late in making payment hereunder, Customer shall pay IUS a one-time \$450 late administrative fee to cover administrative costs associated with late payments. All late payments shall bear interest at the lesser of the rate of 18% per annum or the highest rate permissible under applicable law. Failure to pay IUS any amount owed is a material breach of this Agreement, and IUS is entitled to suspend the delivery of any Services if the Customer fails to pay any amounts when due. All payments herein shall be made in United States dollars and in methods approved by IUS. In no event will IUS be required to provide a bond. Customer may not hold or fail to remit payment to IUS for any reason. Additional fees will apply for overtime rates, expedited services, emergency call-outs (including nights weekends holidays), Services rendered over an eight-hour period, and Customer Delays.

11. Term, Termination, and Survival. This Agreement shall commence as of the Effective Date and shall continue until terminated by either Party. Either Party may terminate this Agreement at any time for any reason. If Customer terminates this Agreement after 24 hours following the Effective Date but before the Services are completed, while Services are being rendered, or before IUS is paid in full after completing the Services, it shall pay IUS (i) a one-time termination fee equal to 5% of the total amounts owed under the current outstanding Quotes, and (ii) the cost and expenses of all Services already provided. The rights and obligations of the parties set forth in this section and any right or obligation of the parties in this Agreement which, by its nature, should survive termination or expiration of this Agreement, will survive any such termination or expiration of this Agreement.

12. Information. Except as directed by law, Customer shall not use for its personal purposes nor divulge, furnish, or make accessible to anyone or use in any way any confidential, secret, or proprietary information or knowledge belonging to IUS. All intellectual property used or developed by IUS on the Project belongs to IUS, except such intellectual property belonging to Customer before the start of the Project. IUS shall take best efforts to ensure the privacy of Project Information but does not guarantee same. Customer understands that the use of electronic technology is not guaranteed to be secure and accepts the confidentiality risks in the use of communication methods. IUS is not responsible for storing or maintaining a copy of Project Information or any other information regarding the Services. Customer is responsible for maintaining its own information.

13. Use of Likeness and Recordings. Some Services require IUS to record aspects of the services and/or property and IUS may also record the completed Services and/or the process of completing such Services for marketing and training purposes (together "Recording"). IUS owns all Recordings. Customer has received permission from the property owner for all Recordings and consents and authorizes all Recordings and the subsequent uses and displays of the Recordings by IUS ("Permitted Uses"). Storage for the Recordings can be burdensome so IUS regularly deletes Recordings within 45 days; but, IUS may delete and destroy the Recordings at any time and for any

reason, or may keep the Recordings indefinitely at its own discretion. Customer forever releases IUS from any and all claims and liability of any kind, arising under any legal or equitable theory whatsoever in connection with any Recording or Permitted Use.

14. Personnel. IUS is responsible for its own employees. IUS is not responsible for the acts or omissions of any of the other Vendors or their agents and employees who work on the site where the Services are rendered. IUS is not responsible for any damages caused to the property, personal property, or any bodily injury to any persons at or related to the Services, except those caused by IUS's own employees. Customer and Customer's affiliated entities, members, or agents shall not independently contract with IUS's employees, agents, or Vendors without the prior written approval of IUS, which approval may be withheld in IUS's unrestricted discretion.

15. Right to Cure. If Customer believes that IUS has breached this Agreement, it must provide IUS notice in writing of such alleged breach, and 60 days for IUS to cure such alleged breach before Customer may take any legal action against IUS. Customer will cooperate with IUS in allowing it to cure the alleged breach within the 60-day cure period.

16. Truthful Communications. Customer will not say or write anything about the Services that are unrelated to the Services, or that are slanderous, libelous, harassing, abusive, obscene, vulgar, sexually explicit, or are inappropriate regarding race, gender, sexuality, ethnicity, or other intrinsic characteristics, or clearly false or misleading. Customer shall take all corrective action that IUS may direct to take regarding any violation of this section. Any corrective action directed that is not strictly followed in a timely manner will cause continuing harm for which there is no adequate remedy at law, and IUS may obtain a court ordered injunction without posting a bond and without using the arbitration process. This provision is not a "gag clause" and does not restrict Customer from providing a truthful review of IUS, or otherwise truthfully communicating Customer's experience with the Services.

17. Force Majeure. IUS shall not be liable or responsible to Customer, nor be deemed to have defaulted or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement when and to the extent such failure or delay is out of IUS's control or caused by or results from acts or circumstances beyond the reasonable control of IUS, including but not limited to, inspection date changes, or Acts of God (car wreck, severe weather, fire, earthquakes, death in the family, sudden injury or illness, civil unrest, war, pandemic, failure of Vendors, restraints of government, etc.).

18. Warranties. IUS MAKES NO WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, AND ALL WARRANTIES ARE EXPRESSLY DISCLAIMED, INCLUDING BUT NOT LIMITED TO IMPLIED WARRANTIES OF MERCHANTABILITY, AND FITNESS FOR A PARTICULAR PURPOSE.

19. Disclaimers. By signing this Agreement Customer, (a) acknowledges that completion of the Services is not an exact science; (b) understands that, while IUS has recommended the Services no guarantee can be made and no warranties to the result of the Services and the timing of completion are given since the results and timing may vary; and (c) acknowledges that it has not asked for nor received any guarantees or promises as to the results to be obtained or the timing of completion.

20. Release, Waiver, and Risk Allocation. To the maximum extent permitted by applicable law, Customer waives and releases any claims against IUS, its officers, members, affiliated entities, agents, and employees, for any losses, damages, costs, or expenses arising out of or related to this Agreement, any Quote, any Service Receipt, the work site, or the Services, whether in contract, tort (including

negligence), strict liability, or otherwise, including claims for (a) damage to or failure of concrete, asphalt, pavement, base, subgrade, or surface materials (breaking, cracking, spalling, caving, settlement, or collapse), (b) damage to or failure of underground or subsurface utilities, piping, lines, conduits, wiring, fiber, ducts, structures, or appurtenances, (c) resulting water intrusion, flooding, contamination, remediation, drying, restoration, or replacement costs, and (d) delay, disruption, acceleration, standby, loss of use, lost revenue, or lost profits. This section does not waive or release claims to the extent caused by IUS's gross negligence or willful misconduct. Customer acknowledges that the pricing for the Services reflects this allocation of risk and that Customer is responsible for identifying, marking, locating, protecting, and managing site conditions and existing improvements, including utilities and subsurface conditions.

21. Limitation of Liability. IUS is not liable to Customer or to any third party for any loss of use, revenue, or profit, or for any consequential, incidental, indirect, exemplary, special, or punitive damages whether arising out of breach of contract, tort (including negligence), or otherwise, regardless of whether such damage was foreseeable and whether or not IUS has been advised of the possibility of such damages, and notwithstanding the failure of any agreed or other remedy of its essential purpose. In no event shall IUS's aggregate liability arising out of or related to this Agreement or the Services, whether arising out of or related to breach of contract, tort (including negligence), or otherwise, exceed the total amount paid or payable by Customer for the Services under the applicable Quote.

22. Indemnification. Customer shall indemnify, defend, and hold harmless IUS, its officers, members, affiliated entities, agents, and employees from and against any and all claims, losses, damages, liabilities, awards, fees, and costs, including attorneys' fees ("Claims"), brought by Vendors or any third party arising out of or related to this Agreement or the Services, except to the extent such Claims are caused by the negligent acts, errors, omissions, or willful misconduct of IUS. Notwithstanding the foregoing, if the Services are performed in connection with a public agency project or other project subject to Section 725.06, Florida Statutes, then Customer's duty to indemnify, defend, and hold harmless IUS is limited solely to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of Customer and persons employed or utilized by Customer in the performance of the Agreement, and this Section shall be construed and enforced only to the maximum extent permitted by applicable law.

23. Entire Agreement. This Agreement, including and together with any related Service Receipts, Change Orders, exhibits, other schedules, attachments, and appendices, constitutes the sole and entire agreement of the Parties with respect to the subject matter contained herein, and supersedes all prior and contemporaneous understandings, agreements, representations and warranties, both written and oral, regarding such subject matter. Customer warrants and guarantees that this Agreement does not breach any other right, agreement, contract, or document entered into by Customer.

24. Notices. All notices and other communications under this Agreement must be in writing and addressed to the other Party at its address set forth in the Service Receipt or to such other address that the receiving Party may designate from time to time in accordance with this Section. Unless otherwise agreed herein, all Notices must be delivered by personal delivery, nationally recognized overnight courier, or certified or registered mail. All Notices to the Customer may also be sent via email, to the email in the Service Receipt, provided that such email has been previously used successfully by the Parties.

25. Severability and Assignment. If any term or provision of this Agreement is found by a court of competent jurisdiction to be invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality,

or unenforceability shall not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction. Customer waives any rule of contract construction, law, or legal theory that might cause a provision to be construed against IUS as the drafting party. Neither Party may assign this Agreement within the express written consent of the other Party.

26. Amendments and Waivers. There will be no oral modification of this Agreement. No amendment to or modification of this Agreement is effective unless it is in writing, identified as an amendment to this Agreement and signed by an authorized representative of each Party. No waiver by any Party of any of the provisions of this Agreement shall be effective unless explicitly set forth in a signed written agreement expressly stating the waiver. A decision by IUS to not exercise its rights related to any part of this Agreement is not a waiver of such rights.

27. Third-Party Beneficiaries. This Agreement benefits solely the Parties to this Agreement and their respective permitted successors and permitted assigns and no third party. No third party affected by this Agreement or the Services thereto may sue or make claims as a third party beneficiary, except as expressly provided for herein.

28. Choice of Law. This Agreement and all related documents, including the Quotes and Service Receipts, and all matters arising out of or relating to this Agreement are governed by and construed in accordance with the laws of the State of Florida, irrespective of any conflict of laws statutes, rules, and principles to the contrary.

29. Attorney's Fees. To the extent permitted by applicable law, the prevailing Party in any dispute arising under or related to this Agreement or the Services will recover, from the non-prevailing Party, its attorney's fees and costs including attorneys' fees and costs that are incurred in proving not only entitlement to, but the appropriate amount of, such an award.

30. Choice of Forum. Each Party agrees to be subject solely to the Jurisdiction and venue of the US District Court for the Middle District of Florida located in Orange County, Florida, or the courts of the State of Florida sitting in Polk County, Florida, and any appellate court from any thereof. Each Party agrees that a final judgment in any such action, litigation, or proceeding is conclusive and may be enforced in other jurisdictions by suit on the judgment or in any other manner provided by law. If the Parties litigate any matter arising out of or relating to this Agreement or the Services, the Parties must make good faith efforts to mediate before trial. CUSTOMER AGREES TO WAIVE ALL RIGHTS TO A JURY TRIAL.

31. Execution. This Agreement may be executed by electronic means and in counterparts, each of which is deemed an original, but all of which together are deemed to be one and the same agreement. An electronically signed copy of this Agreement delivered by facsimile, email, or other means of electronic transmission is deemed to have the same legal effect as delivery of an original signed copy of this Agreement, and an electronic signature shall have the same effect as an original signature. By signing the Service Receipt, the Customer acknowledge that they have authority to sign this agreement and legally bind the Customer, agrees and acknowledges that it has read this agreement and agrees to be bound by the terms and conditions set forth herein.

Customer initials: \_\_\_\_\_



Date 4-10-26

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

Customer-219 E Livingston Street Orlando, FL 32801  
Attn: Jillian Burns, District Manager  
407-841-5524

Scope of Work & Job Site Location

Lake Ashton CDD (7) pipes in the attached exhibit flushed as needed and inspected. Inspections will include verification of length, size and material of the existing pipes.

The project is located along Waterford Road in Lake Wales.

Job Title: Lake Ashton

*JNS Environmental* is pleased to quote:

- |                         |         |
|-------------------------|---------|
| • <u>Jet Vac Truck:</u> | \$3,875 |
| • <u>Camera Truck:</u>  | \$3,500 |
| • <u>Disposal:</u>      | \$975   |

**Bid Total: \$8,350.00**

Hours and disposal are subject to change due to unforeseen circumstances.

Pricing is valid for 30 days.

\*Acceptance of proposal: The above materials, prices, and payment terms of net 30 days are satisfactory and hereby accepted by signature below.



*Jared Garcia*  
407-927-4061  
JNS Environnemental

---

Authorized Signature/Date

---

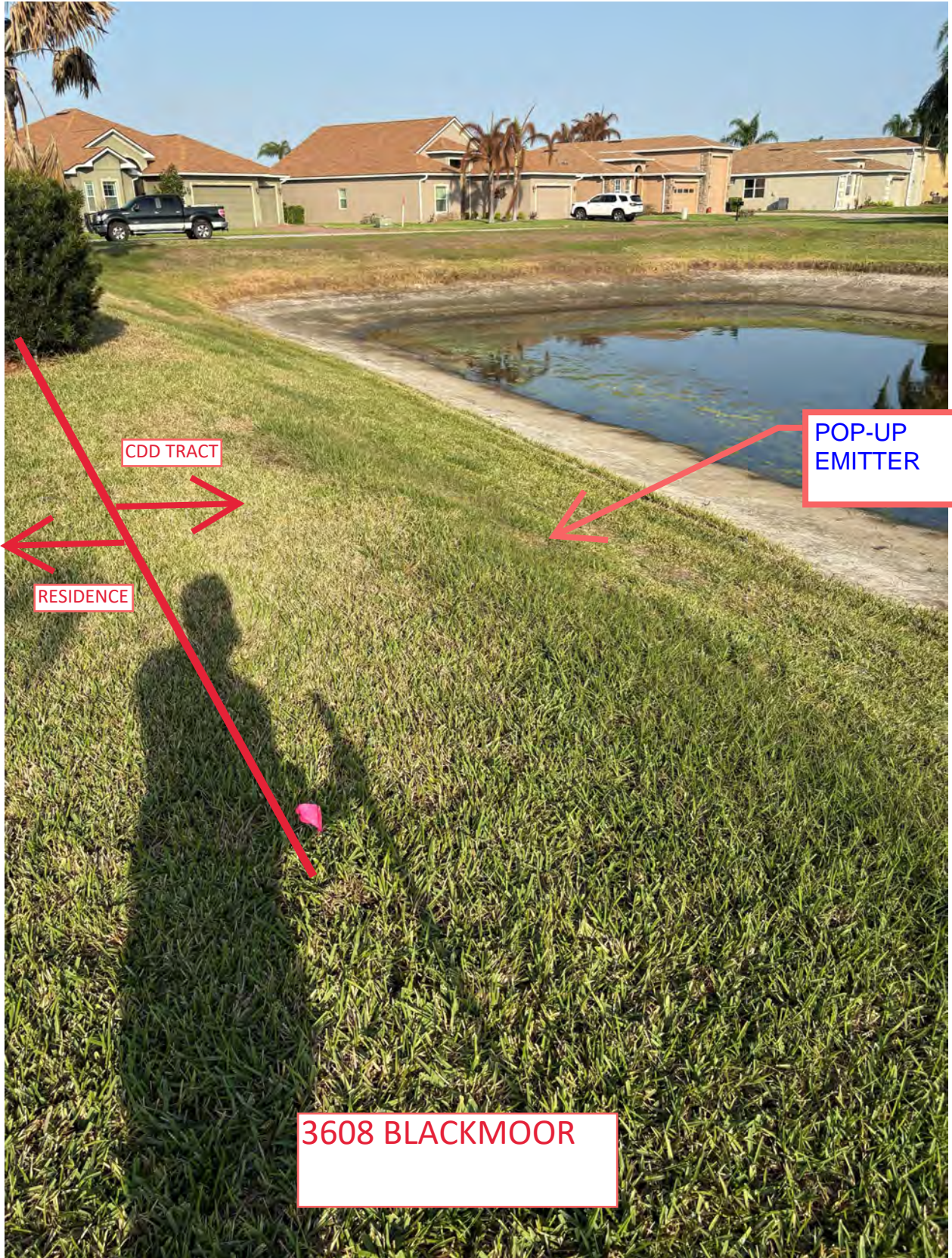
Print Name



RESIDENCE

CDD TRACT

3604 BLACKMOOR



CDD TRACT

RESIDENCE

POP-UP  
EMITTER

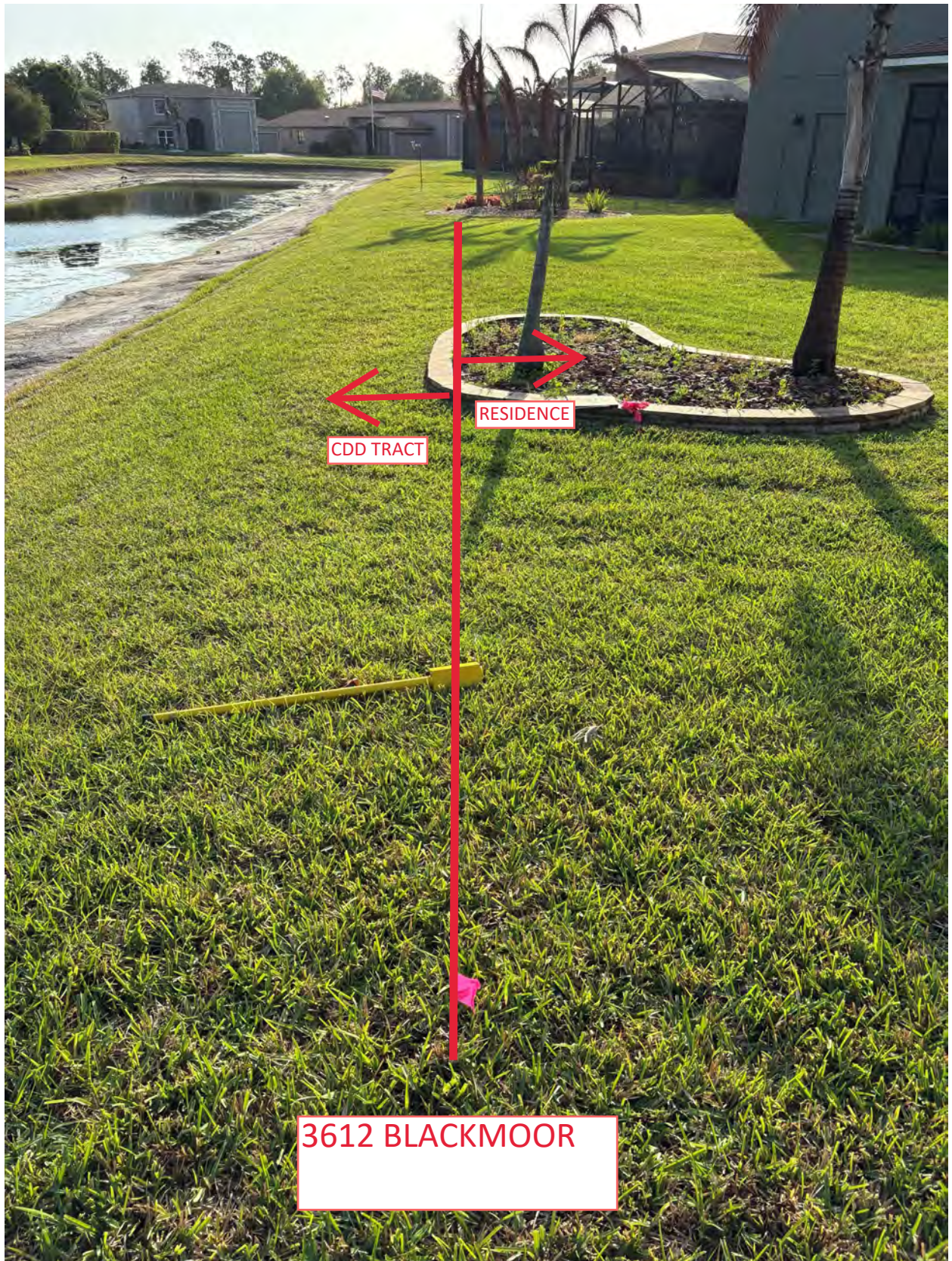
3608 BLACKMOOR



POP-UP EMITTER

EROSION  
BEGINNING TO  
UNDERMINE  
BANK

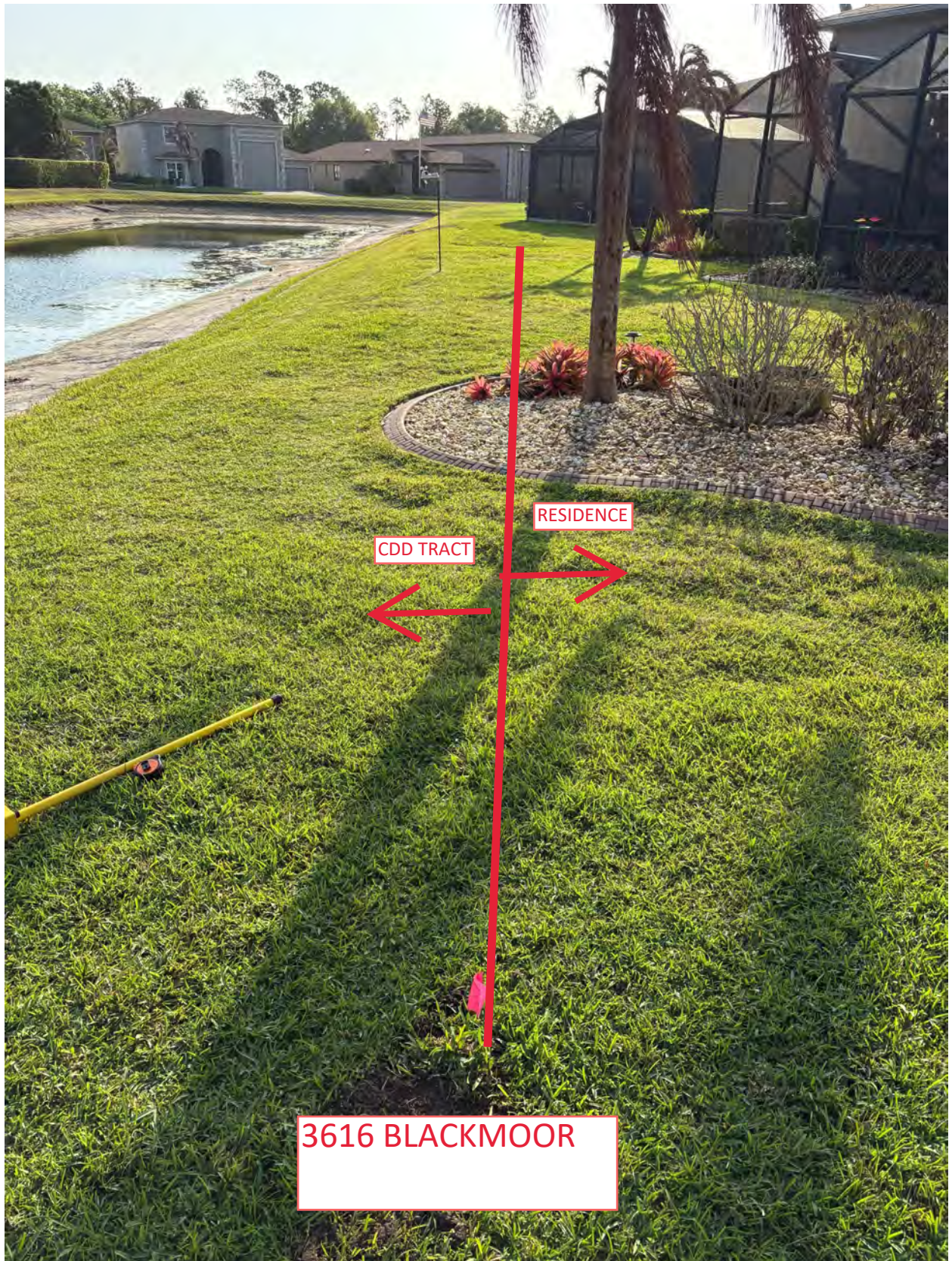
3608 BLACKMOOR



CDD TRACT

RESIDENCE

3612 BLACKMOOR



CDD TRACT

RESIDENCE

3616 BLACKMOOR



RESIDENCE

CDD TRACT

4160 LIMERICK



RESIDENCE

CDD TRACT

4135 ABERDEEN

# SECTION B

# SECTION 1

# Yellowstone Site Visit Review (April 2026)

Task	Remarks (Including Specific Areas for improvement)	
<p><b>Mowing</b></p>	<p><b>Good</b></p> <p><b>Fair</b></p> <p><b>Poor</b></p>	<p>Yellowstone is mowing weekly as of April 1st.</p>
<p><b>Edging (Roadside and plant beds)</b></p>	<p><b>Good</b></p> <p><b>Fair</b></p> <p><b>Poor</b></p>	<p>Edging along the road and sidewalks are maintained well. Edging along the plant beds is satisfactory.</p>
<p><b>String Trimming Common Areas</b></p>	<p><b>Good</b></p> <p><b>Fair</b></p> <p><b>Poor</b></p>	<p>String trimming is being done.</p>
<p><b>Weed Control Turf/Beds</b></p>	<p><b>Good</b></p> <p><b>Fair</b></p> <p><b>Poor</b></p>	<p>Minor weed control needed along the exit side of the Ashton Club Blvd and the Reflection Garden area.</p>
<p><b>Plants/Ornamentals</b></p>	<p><b>Good</b></p> <p><b>Fair</b></p> <p><b>Poor</b></p>	<p>Demolition and replacement quotes being provided for plants affected by freeze. Plants that are showing signs of coming back to life have been trimmed back and being monitored.</p>

<p><b>Tree Care</b></p>	<p><b>Good</b></p> <p><b>Fair</b></p> <p><b>Poor</b></p>	<p>Remove two invasive palms along Aberdeen fence line</p> <p>Remove dead Queen Palm in the west parking lot and Ashton Club Blvd.</p> <p>Waiting on quotes.</p>
<p><b>Lawn Care</b></p>	<p><b>Good</b></p> <p><b>Fair</b></p> <p><b>Poor</b></p>	<p>Declined St. Augustine sod will be replaced on the exit side of Lake Ashton Blvd.</p> <p>Pet play park sod being monitored for Bhaia touch up.</p>
<p><b>Fertilizer/Pest Control</b></p>	<p><b>Good</b></p> <p><b>Fair</b></p> <p><b>Poor</b></p>	<p>Preemergent and pest control application completed.</p>

# SECTION C

# SECTION 1

# 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



Google Earth

Image © 2025 Airbus

2000 ft

Service Report



Work Order 00942419

Work Order 00942419  
Number

Created Date 3/30/2026

Account Lake Ashton CDD  
Contact Matthew Fisher  
Address 4141 Ashton Club Drive  
Lake Wales, FL 33859  
United States

Work Details

Specialist Comments to Customer  
Treated ponds 7, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27 for algae, submerged weeds and emergent grasses. Thank you for letting us service your community.

Prepared By Steven Smith

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	00952527	Account	Lake Ashton CDD
Work Order	00952527	Contact	Matthew Fisher
Number		Address	4141 Ashton Club Drive Lake Wales, FL 33859 United States
Created Date	4/7/2026		

Work Details

Specialist Comments to Customer	Partial treatment of ponds 5, 13, 14, 15, 17, 22, 27 and 29 for emergent grasses. Could not complete treatment due to wind and rain. Will revisit soon. Thank you for letting us service your community.	Prepared By	Steven Smith
---------------------------------	--	-------------	--------------

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		

# SECTION VI

# SECTION A

# SECTION 1

Dear Lake Ashton Community Development District Board,

Thank you for the opportunity to submit a proposal to operate the restaurant and sports bar at the Lake Ashton Clubhouse. We are very interested in this opportunity and believe our experience, community involvement, and hands-on restaurant ownership make us strong candidates for this role.

My husband and I are the owners and operators of Dundee Downtown Pizza & Burgers, a full-service restaurant in Dundee, Florida, which we have owned and operated for over eight years. As owner-operators, we are involved in the daily operations, staffing, customer service, menu development, marketing, and financial management of the business. Our experience has taught us the importance of consistency, quality, cleanliness, and creating a welcoming environment that keeps customers coming back.

We understand that Lake Ashton is a premier 55+ community, and that the restaurant is not just a place to eat, but a central part of the community's social life and overall experience. If selected, our goal would be to create a casual restaurant and sports bar environment that feels like a community gathering place — somewhere residents are proud to bring their friends and family, and somewhere the surrounding public also wants to visit.

We are particularly excited about the opportunities for themed dinner nights, live music, trivia and game nights, holiday and special event dining, and catering for weddings, events, and community functions. We are confident that with our experience in restaurant operations, marketing, and community engagement, we can operate a successful restaurant that serves the residents of Lake Ashton well and becomes a positive part of the community.

Please find attached our formal RFP response, which includes our experience, sample menu ideas, marketing plan, event ideas, references, and operational plan.

Thank you for your time and consideration. We would welcome the opportunity to meet with you and discuss our proposal in more detail.

## **Proposal to Operate Lake Ashton Clubhouse Restaurant & Bar**

### **Submitted by:**

Janay Figueroa Rodriguez & Kevin Rodriguez  
Dundee Downtown Pizza & Burgers

### **1. Professional Food & Beverage Experience**

Janay and Kevin Rodriguez are the owners and operators of Dundee Downtown Pizza & Burgers, a full-service restaurant located in Dundee, Florida. We have owned and operated our restaurant for over eight years and are actively involved in the daily operations of the business. Our responsibilities include staff management, scheduling, inventory control, food ordering, menu development, customer service, marketing, catering orders, and financial management.

Over the years, we have built a strong base of repeat customers and have developed a reputation for consistent food quality, friendly service, and community involvement. Our experience as owner-operators has given us a strong understanding of both front-of-house and back-of-house operations, including cost control, staffing, customer satisfaction, and marketing.

### **2. Specific Challenges in Operating a Restaurant in a 55+ Community**

Operating a restaurant within a 55+ community presents unique opportunities as well as specific challenges that require thoughtful planning and consistent service. Residents expect consistency, reasonable pricing, and a welcoming environment. We plan to offer lunch specials, early bird dinners, smaller portion options, and community-focused events. Communication with residents and community groups will be a priority, along with maintaining a comfortable atmosphere that balances residents and public guests.

### **3. Sample Menu Ideas & Price Points**

**Starters:** Chicken Wings – \$11, Fried Green Tomatoes – \$9, Shrimp Cocktail – \$12, Spinach Artichoke Dip – \$10, Mozzarella Sticks – \$9, Soup of the Day – \$5/\$7, Side Salad – \$5

**Lunch:** Cheeseburger & Fries – \$12, Patty Melt – \$12, Grilled Chicken Sandwich – \$11, Turkey Club – \$11, Chicken Wrap – \$11, Caesar Salad – \$9, Chicken Caesar – \$13, Fish Sandwich – \$12, Soup & Half Sandwich – \$10

**Dinner:** Grilled Salmon – \$18, Chicken Parmesan – \$16, Roast Turkey Dinner – \$15, Meatloaf Dinner – \$15, Ribeye – \$21, Prime Rib – \$22, Fish & Chips – \$15, Shrimp Basket – \$15, Pasta Primavera – \$13

**Pizza & Flatbreads:** Flatbreads – \$10–12, Personal Pizza – \$9, 12" Pizza – \$14, 16" Pizza – \$18, Specialty Pizza – \$18–22

**Desserts:** Cheesecake – \$6, Chocolate Cake – \$6, Apple Pie – \$5, Ice Cream Sundae – \$5, Key Lime Pie – \$6

### **4. After-Hours Activities & Events**

Trivia Night, Bingo Night, Live Music, Karaoke, Wine Tastings, Holiday Parties, Golf League Nights, Prime Rib Night, Taco Night, Pasta Night, Sunday Brunch, Ballroom Event Catering, Wedding & Banquet Catering, Comedy Night, Sports Viewing Events.

## **5. Proof of Funds / Startup Costs**

Estimated startup costs include food and alcohol inventory, staffing, licensing, insurance, and operating capital. Estimated startup range: 5,000-10,000. Proof of funds available upon request.

## **6. Estimated Opening Timeline**

Estimated opening timeline is 30-60 days after lease execution to allow for licensing, hiring, training, and inventory setup.

## **7. Marketing Plan**

Marketing will include social media, community newsletters, resident events, weekly and daily specials, partnerships with golf leagues and clubs, event catering promotion, holiday events, and local advertising to surrounding communities. Here are a few concepts of daily specials that we would like to introduce:

### **BOGO Bingo Mondays, Taco Tuesday, Wing Wednesday, Trivia Thursday, Karaoke Friday, Prime Rib Saturdays & Sunday Brunch Menu**

Please keep in mind that these are only examples of ideas that we have recently brainstormed and they are not set in stone. Our intention is to have engagement with customers and come up with specials that benefit both the restaurant and the community.

## **8. Proposed Lease Structure**

We are open to negotiating a lease agreement structure that is mutually beneficial and sustainable. We propose to begin with a lease amount of \$1000.00 for the first year and a willingness to renegotiate yearly based on the performance and sustainability of the restaurant.

### **Equipment and Maintenance:**

The operator agrees to be responsible for routine maintenance and repair of all kitchen and restaurant equipment, furniture, fixtures, and small wares used in the daily operation of the restaurant. This includes regular servicing and upkeep to keep all equipment in proper working condition.

However, the operator shall not be responsible for the replacement of major equipment or fixtures that are deemed non-repairable due to age, normal wear and tear, or mechanical failure.

Replacement of major equipment such as walk-in coolers, cooking equipment, dish machines, ice machines, HVAC systems, and built-in bar equipment shall remain the responsibility of the Lake Ashton Community Development District unless damage is caused by negligence or misuse by the operator or staff.

### **Alcohol License:**

We currently hold a valid Beer and Wine license and have experience operating under this license in our existing restaurant. If selected as the operator for the Lake Ashton Clubhouse Restaurant, we will immediately begin the process of obtaining a full liquor license and will work diligently to secure all necessary permits and approvals as quickly as possible.

Our goal is to obtain the full liquor license by the restaurant opening date; however, if the licensing process extends beyond the opening date, we are fully prepared to open and operate with beer and wine service in the interim to ensure there is no delay in restaurant operations and service to the community. We understand that alcohol service is an important part of the restaurant and event operations, and we are committed to ensuring full bar service is available as soon as legally permitted.

**Community Statement**

We understand that the Lake Ashton Clubhouse restaurant is more than just a restaurant; it is an important part of the community and a place where residents gather with friends, family, and neighbors. Our goal would be to create a welcoming, friendly, and comfortable environment where residents feel at home and are proud to bring guests.

As owner-operators, we are very hands-on and believe that being present, listening to residents, and building relationships within the community is key to a successful operation. We would work closely with Lake Ashton management, community clubs, golf leagues, and event coordinators to support community events, themed dinners, holiday gatherings, and special functions held at the clubhouse.

We believe the restaurant should be a place where residents can regularly gather for lunch, dinner, social events, and celebrations, and where visitors from surrounding communities also feel welcome. Our commitment would be to operate the restaurant with consistency, professionalism, and a strong focus on hospitality and customer service.

Our long-term goal would be to build a restaurant that enhances the Lake Ashton community experience and becomes a place that residents truly enjoy and are proud to have within their community.

**References****Greg Wynn**

Owner – Clippers Hair Salon  
863-585-3497

Relationship: Current Landlord – Dundee Downtown Pizza & Burgers (8+ years)

**Waymon Meadows**

Meadows Realty and Construction  
863-287-5981

BigW1937@aol.com

Relationship: Previous Landlord – Original Dundee Downtown Pizza Location (since 2018)

**Michael Nell**

Former Chef – Dundee Downtown Pizza & Burgers  
609-432-6526

Relationship: Former Chef and Kitchen Manager

**Closing Statement**

We sincerely appreciate the opportunity to submit this proposal and be considered for the operation of the Lake Ashton Clubhouse Restaurant and Sports Bar. We understand that this restaurant is an important part of the Lake Ashton community and plays a significant role in the social life and overall experience of the residents. If selected, we are committed to operating the restaurant with professionalism, consistency, and a strong focus on quality food, excellent service, and community involvement.

As hands-on owner-operators, we take pride in our work and understand the responsibility that comes with operating a community-based restaurant. Our goal would be to create a welcoming and reliable dining environment that residents can enjoy on a regular basis and that the surrounding community will also support.

We are excited about the opportunity to bring our experience, dedication, and community-focused approach to Lake Ashton, and we would welcome the opportunity to meet with the Board to discuss our proposal in more detail.

Thank you for your time, consideration, and the opportunity to be part of the Lake Ashton community.

Sincerely,  
Janay Figueroa Rodriguez  
Kevin Rodriguez

863-242-0918

# SECTION 2



# PLATES ON DECK

## RESTAURANT SERVICES

### PROPOSAL



LAKE ASHTON





# PLATES ON DECK

HOME OF ECLECTIC SOUL FOOD

## ABOUT US

### Business Concept

Plates On Deck is a catering and private chef company offering customized catering, in-home dining, and curated culinary events centered on food, family, and culture. In addition to private and corporate services, the company is expanding into restaurant service, bringing its experience to concepts such as the University of Central Florida's Local Restaurant Row, where it can operate in a fast-paced, high-volume environment while maintaining quality, consistency, and a distinct culinary identity.



### Our Mission

The Plates On Deck mission is to provide unique and memorable experiences to each of our guests through carefully curated events and products centered around our love for food, family and culture.



**PLATES ON DECK**

# MEET THE OWNERS

## Chef Ken James

Co-Founder & CEO

Chef Ken is a multi award-winning chef and Co-Founder & CEO of Plates On Deck.

Recognized nationally, he has been featured on the Food Network and highlighted in news and magazine publications for his culinary innovation and community impact.

His background combines culinary expertise, nutrition, and youth development, having served as a Chef & Dietitian at YAI (2018–2020) and previously as Youth Program Specialist and Culinary Program Director at the Boys Club of New York (2011–2018).

## Ziomara Taveras

Co-Founder & COO

Ziomara Taveras is the Co-Owner & COO of Plates On Deck. With a strong background in business and marketing, she leads all brand and growth initiatives, including website development, SEO strategy, social media management and digital advertising across platforms such as Google Ads and Instagram/Facebook.

Ziomara holds a Bachelor of Science degree from Florida Southern College and furthered her business education through MBA studies at the University of La Verne, bringing a strategic and data-driven approach to scaling the Plates On Deck brand.



**PLATES ON DECK**

HOME OF ECLECTIC SOUL FOOD

# AWARDS & ACCOLADES



**Achievement Academy's  
Top Chef of Polk County 2026  
Community Choice Award**



**Aramark's Best of Local  
Restaurant Row 2025  
Most Unique Award**



**Featured on Food Network  
The Great Food Truck Race  
Season 17 (2024)**



**Fusion Fest's  
Culinary Arts Contest 2023  
Pro 1<sup>st</sup> Place Winner**



**Florida Restaurant & Lodging Show  
Rapid Fire Competition 2023  
1<sup>st</sup> Place Winner**



## PLATES ON DECK

HOME OF ECLECTIC SOUL FOOD

# FOOD MENU

## SOUTHERN SOUL PLATE

Choice of (1) Protein, (1) Side & (1) Veggie

### PROTEINS

Honey Bourbon Chicken - \$18

Honey Bourbon Salmon - \$20

Honey Bourbon Shrimp - \$20

### SIDES

5-Cheese Mac Attack

Double Baked Candy Yams

Yellow Rice & Peas

### VEGGIES

Garlic Green Beans

Southern Style Collard Greens

Signature Salad

## ECLECTIC SOUL BITES

Honey Vanilla Cornbread - \$4

Spinach & Feta Empanadas - 3 for \$11

Plates On Deck offers a diverse take on eclectic soul food, expanding beyond traditional Southern cuisine to include global comfort foods.

The menu features concepts such as Latin Soul, Island Soul, Italian Soul and Seafood Soul - each blending bold flavors and cultural influences.



## PLATES ON DECK

HOME OF ECLECTIC SOUL FOOD

# AFTER-HOURS ACTIVITIES & EVENTS



### **Plates & Palettes:**

An interactive food and art experience combining guided painting with curated dining for a social, immersive event.

### **Wine Tasting:**

Guided tastings paired with small bites to enhance guest engagement and education.

### **“Cooking w/ Chef Ken” Classes:**

Hands-on culinary lessons that provide guests with practical skills and an engaging experience.



### **Chef's Tasting:**

Curated multi-course dining experiences showcasing seasonal menus and signature dishes.

### **Corporate Events:**

Private bookings for meetings, team-building experiences and special celebrations.





## PLATES ON DECK

HOME OF ECLECTIC SOUL FOOD

# SPECIFIC CHALLENGES

## Dietary Restrictions:

Accommodating a range of dietary needs including low/no sodium, sugar-free and gluten-free options while maintaining flavor and menu variety.



## Limited Public Accessibility:

Operating within a gated 55+ community may restrict access for non-residents, impacting overall customer volume and requiring targeted outreach strategies.





**PLATES ON DECK**

HOME OF ECLECTIC SOUL FOOD

# MARKETING

## **Website Optimization:**

Maintain and optimize the website to capture and convert leads.

## **Digital Marketing Focus:**

Leverage digital channels to drive both paid and organic traffic.

## **Proven Strategy:**

Utilize the existing Plates On Deck marketing approach as a foundation for growth.

## **Targeted Advertising:**

Implement Google Ads and Instagram/ Facebook campaigns to reach surrounding communities and increase brand awareness.

## **Plates on Deck reps Central Florida on ‘The Great Food Truck Race’**

Lakeland caterer comes out swinging the Season 17 premiere of The Food Network hit.



Plates on Deck team members Samuel Jenkins, Ken James and Ziomara Taveras as seen on “The Great Food Truck Race,” Season 17. (Courtesy Food Network)

## **Social Media Engagement:**

Use social platforms to connect with new and returning customers.

## **Local Advertising Platforms:**

Utilize local publications to reach residents and surrounding areas.



**PLATES ON DECK**

HOME OF ECLECTIC SOUL FOOD

# ESTIMATED LEAD TIME

The estimated lead time to open the restaurant is approximately 30 to 90 days, depending on licensing and regulatory approvals. This timeframe accounts for securing permits, completing setup, and ensuring all operational requirements are met prior to launch.

# PROOF OF FINANCIAL CAPACITY

Funding for the restaurant operation is supported through a combination of current business funds, owner investment and business financing. Proof of sufficient funds demonstrating the ability to cover initial startup costs can be provided upon mutual agreement to proceed.



# PLATES ON DECK

HOME OF ECLECTIC SOUL FOOD

## REFERENCES



**Dr. Sherrita A. Denson, DSL, MBA**

*Program Manager*

-----  
Catapult Lakeland  
502 E Main Street, Lakeland, FL 33801  
863-940-9660



**Ariel Fleming**

*Marketing Manager*

-----  
University of Central Florida  
4115 Pyxis Lane, Orlando, FL 32816  
407-823-2651



**Merissa Green**

*Communications & Marketing Manager*

-----  
City of Haines City  
620 E. Main Street, Haines City, FL 33844  
863-421-3600 ext. 5149



# PLATES ON DECK

HOME OF ECLECTIC SOUL FOOD

**love,**  
**passion**  
**& skill**  
**on a plate.**



**Chef Ken James**  
**Ziomara Taveras**

[www.myplatesondeck.com](http://www.myplatesondeck.com)  
[info@myplatesondeck.com](mailto:info@myplatesondeck.com)  
321-245-9277

# SECTION 3



*Italian • Mexican • American*

## **THREE ROOTS**

Italian • Mexican • Fresh Roots  
Lake Ashton, Florida

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## **ANTIPASTI**

### **Tricolor Bruschetta – 10**

Toasted Italian bread, vine-ripe tomatoes, fresh basil, mozzarella, balsamic glaze.

### **Calamari Fritti – 14**

Lightly breaded calamari, marinara, chipotle-lime aioli.

### **Italian Queso Fundido – 13**

Melted mozzarella and provolone, Italian sausage, roasted peppers, focaccia.

### **Caprese – 12**

Heirloom tomatoes, fresh mozzarella, basil, olive oil, balsamic reduction.

### **Spicy Pomodoro Meatballs – 12**

Beef and pork meatballs, garlic, parmesan, spicy marinara.

### **Chicken Wings (6 / 12) – 11 / 18**

Buffalo, garlic parmesan, or chipotle glaze.

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## **PIZZAS (12")**

### **Margherita Traditional – 15**

San Marzano tomato sauce, fresh mozzarella, basil.

### **Pepperoni – 17**

Tomato sauce, mozzarella, premium pepperoni.

### **Tapatio – 18**

Chorizo, red onion, cilantro, mozzarella, crema drizzle.

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## **PASTA**

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**Fettuccine Alfredo – 17**

Parmesan cream sauce, butter, garlic.  
Add Chicken 5 | Shrimp 7

**Spaghetti Bolognese – 18**

Slow-simmered beef ragu, tomato, herbs.

**Penne alla Vodka – 17**

Vodka tomato cream sauce, parmesan.

**Traditional Lasagna – 20**

Beef ragu, ricotta, mozzarella, marinara.

**Penne Arrabbiata – 16**

Spicy garlic tomato sauce, chili flakes.

**Stuffed Shells – 19**

Ricotta, mozzarella, parmesan, baked marinara.

**Baked Ziti – 18**

Ziti, marinara, ricotta, mozzarella.

**Linguini with Clams or Mussels – 23**

White wine garlic sauce, parsley.

**Frutti di Mare – 26**

Shrimp, clams, mussels, calamari, white wine tomato broth.

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## **THREE ROOTS SIGNATURES**

**Eggplant Parmigiana – 19**

Breaded eggplant, marinara, mozzarella.

**Chicken Parmigiana – 22**

Breaded chicken, marinara, mozzarella.

**Veal Parmigiana – 27**

**Chicken Marsala – 23**

Mushroom marsala wine sauce.

**Veal Marsala – 29**

## **THREE ROOTS – LUNCH**

11:00 AM – 3:00 PM

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## **LUNCH SPECIALS**

### **Lunch Pasta – 15**

Choice of Alfredo, Bolognese, or Vodka.

Add Chicken 5 | Shrimp 7

### **Lasagna – 17**

### **Tacos (3) – 15 Chicken/Beef | 18 Shrimp**

Served with rice or salad.

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## **LUNCH PIZZAS**

Margherita – 14

Pepperoni – 16

Tapatío – 17

---

## **SALADS**

Caesar – 11

Mexican Chopped – 14

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## **HANDHELDS**

Chicken Parm – 15

Philly Cheesesteak – 16

Cheeseburger – 15

Caprese Panini – 14

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### **Shrimp Scampi with Lime – 25**

Garlic butter shrimp, white wine, fresh lime, linguini.

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## **SALADS**

### **Soup of the Day – 6 / 9**

#### **Caesar Salad – 12**

Romaine, parmesan, croutons.

Add Chicken 5 | Shrimp 7

#### **Chef Salad – 16**

Turkey, ham, cheddar, egg, vegetables.

#### **Antipasto Salad – 17**

Salami, ham, mozzarella, olives, roasted peppers.

#### **Mexican Chopped Salad – 15**

Avocado, black beans, corn, queso fresco, lime vinaigrette.

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## **HANDHELDS**

Served with fries or side salad

#### **Chicken Parm Sandwich – 17**

**Panini Three Roots – 16**

**Philly Cheesesteak – 18**

**Sausage & Peppers – 16**

**Caprese Panini – 15**

**Pesto & Prosciutto – 17**

**Cheeseburger – 16**

---

## **BEER**

Domestic – 6

Imported – 7

## **COFFEE**

Espresso – 3

Cappuccino – 4

## **HAPPY HOUR**

4PM – 6PM | Bar Only

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## **DRINKS**

Classic Margarita – 7  
Flavored Margarita – 8  
Red or White Sangria – 7  
House Wine – 6  
Domestic Beer – 5

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## **SMALL BITES**

Bruschetta – 7  
Meatballs – 8  
Queso Fundido – 9  
Wings (6) – 7  
Personal Margherita – 11

## **BAR & BEVERAGE MENU**

### **COCKTAILS**

Classic Margarita – 11  
Flavored Margarita – 12  
Premium Margarita – 14  
Espresso Martini – 13

### **SANGRIA**

Red or White – 10

### **WINE**

House Wines – 8  
Premium Selection – 10–14

---

# LAURA NAVARRETE ABARCA

■ 863-229-6157 | ■ Laura.4598@icloud.com | ■ Florida, United States

## PROFESSIONAL SUMMARY

Results-driven Chef with over 14 years of experience in high-volume restaurant and healthcare kitchens. Proven expertise in food preparation, kitchen operations, quality control, and team collaboration. Recognized for maintaining high food safety standards, improving kitchen efficiency, and delivering consistent, high-quality dishes in fast-paced environments. Bilingual Spanish/English with strong work ethic and reliability.

## PROFESSIONAL EXPERIENCE

### Chef / Cook

Charm City — Florida | 2023 – Present

- Prepare and execute high-quality menu items in a fast-paced kitchen
- Maintain strict food safety and sanitation standards
- Assist with inventory control and kitchen organization
- Support team during peak service hours to ensure timely ticket completion

### Cook (Kitchen)

BayCare — Florida | 2024 – 2024

- Prepared meals following healthcare dietary and safety guidelines
- Ensured proper food handling and temperature control
- Maintained clean and organized workstations
- Collaborated with kitchen staff to meet daily production goals

### Line Cook

Chili's — Florida | 2017 – 2024

- Managed multiple stations in a high-volume casual dining environment
- Consistently met ticket time goals during rush periods
- Trained new kitchen staff on food prep and safety procedures
- Helped reduce food waste through proper portion control
- Maintained compliance with company food safety standards

### Line Cook

Red Lobster — Florida | 2010 – 2017

- Prepared seafood and menu items according to brand standards
- Maintained high quality and presentation consistency
- Assisted with kitchen prep and daily opening/closing duties
- Worked efficiently in a team-oriented, high-pressure environment

## CORE SKILLS

- High-volume food production
- Food safety & sanitation (ServSafe Certified)
- Kitchen operations
- Inventory & prep management
- Team collaboration
- Quality control & plating
- Time management under pressure
- Bilingual: Spanish / English

## **EDUCATION**

High School Diploma

# **SALVATORE COGLIANO**

**Restaurant Owner | Italian Cuisine Specialist | Operations Manager**

5308 Sneav Ave • Winter Haven, FL 33884

302-981-3284

## **PROFESSIONAL SUMMARY**

Seasoned restaurant owner and culinary professional with over 40 years of experience in Italian cuisine and full-service restaurant operations. Proven record of launching, managing, and expanding multiple successful restaurant locations across New York, New Jersey, and Delaware. Recognized for strong leadership, operational excellence, cost control, and dedication to quality and customer satisfaction.

## **CORE COMPETENCIES**

- Restaurant Ownership & Multi-Unit Operations
- Staff Recruitment, Training & Leadership
- Kitchen & Front-of-House Management
- Cost Control & Inventory Management
- Vendor & Supplier Negotiations
- Menu Development & Italian Cuisine Expertise
- Business Growth & Expansion Strategy
- Customer Service Excellence

## **PROFESSIONAL EXPERIENCE**

### **Owner / Operator**

#### **Vitto Spaghetti House – New Castle, Delaware**

1982 – 1997

- Founded and operated a full-service Italian restaurant
- Managed all daily operations including staffing, scheduling, budgeting, and purchasing
- Built a strong local reputation and loyal customer base

### **Owner / Operator – Second & Third Locations**

New Castle, Delaware

1990 – 2005

- Expanded business by opening and managing two additional restaurant locations
- Oversaw multi-unit operations, financial performance, and quality standards
- Ensured consistency in service, food quality, and brand reputation

### **Owner / Operator**

Portofino Restaurant – New Jersey

2000 – 2006

- Directed complete restaurant operations including kitchen and dining room
- Managed vendor relations, inventory control, and cost management
- Maintained high standards of food preparation and customer satisfaction

### **Pizza & Pasta Chef**

New Jersey

1979 – 1989

- Specialized in preparation of traditional Italian cuisine
- Maintained kitchen efficiency and quality standards

### **Kitchen Staff**

Frankie's Pizza – Brooklyn, New York

1979 – 1985

- Prepared pizza and sandwiches
- Supported daily kitchen operations in a high-volume environment

## **COMMERCIAL LEASE PROPOSAL**

**Prospective Tenant:** Laura Navarrete and Salvatore Cogliano

**Business Concept:** Italian–Mexican -American Restaurant

**Phone:** 863-229-6157

**Email:** [Laura.4598@icloud.com](mailto:Laura.4598@icloud.com)

**Property Location:** Lake Ashton Area, Winter Haven, Florida

**Date:** 2/17/26

### **1. Introduction**

Dear Lake Ashton

I am writing to formally express my strong interest in leasing the restaurant space located at the above-referenced property. My intention is to establish a well-managed Italian–Mexican casual dining concept designed to serve the Lake Ashton community with high-quality food and a welcoming atmosphere.

### **2. Business Strength**

I bring extensive kitchen and restaurant experience, including prior roles with established brands, and hold a valid ServSafe certification. My operational plan focuses on:

- Consistent food quality
- Strong cost controls
- Community-focused service
- Responsible alcohol service (beer and wine only)

The concept is designed to be stable and long-term.

### **3. Requested Lease Structure**

To ensure a successful launch and allow proper investment into the space, I respectfully request the following initial lease consideration:

#### **Requested concession:**

- Six (6) months base rent abatement (free base rent)
- Tenant will remain responsible for utilities, insurance, and CAM (if applicable) during the abatement period
- Standard rent to commence in Month 7



**SAFESTAFF®**

**ServSafe**  
National Restaurant Association



**FLORIDA  
RESTAURANT &  
LODGING  
ASSOCIATION**

**DBPR CONTRACTED FOOD SAFETY PROVIDER**

DBPR Approved Program Provider No. 1752486

SALVATORE - CONIGLIARO - 03-20-58

FOOD HANDLER NAME

DATE OF BIRTH

has successfully completed the SafeStaff®  
Food Handler Training Program

3-ROOTS

BUSINESS NAME

03-04-26

DATE OF TRAINING

LAURA-NAVARRETE

TRAINER'S NAME

03-04-29

EXPIRES (ADD 3 YEARS TO DATE OF TRAINING)

27556661

TRAINER'S CFPM CERTIFICATE NUMBER

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SERVSAFE AND THE SERVSAFE LOGO ARE TRADEMARKS OF THE  
NATIONAL RESTAURANT ASSOCIATION EDUCATIONAL FOUNDATION.

# ServSafe® CERTIFICATION

## LAURA NAVARRETE

for successfully completing the standards set forth for the ServSafe® Food Protection Manager Certification Examination, which is accredited by the ANSI (American National Standards Institute) National Accreditation Board (ANAB)- Conference for Food Protection (CFP).

27556661  
CERTIFICATE NUMBER

10916  
EXAM FORM NUMBER

6/13/2025  
DATE OF EXAMINATION

6/13/2030  
DATE OF EXPIRATION

Local laws apply. Check with your local regulatory agency for recertification requirements.



#0655

A handwritten signature in black ink that reads "Sherman L. Brown".

Sherman Brown  
Executive Vice President, Business Services



In accordance with Maritime Labour Convention 2006, Resolution ADM N 068-2013 (Regulation 3.2, Standard A3.2).

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This document cannot be reproduced or altered.

Contact us with questions at 233 S. Wacker Drive, Suite 3600, Chicago, IL 60606-6383 or ServSafe@restaurant.org.



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## Proposal for Operational Transition and Revitalization of Restaurant Services at Lake Ashton

2 messages

---

**laura.4598@icloud.com** <laura.4598@icloud.com>  
To: cwells@lakeashtoncdd.com

Sat, Mar 28, 2026 at 12:18 AM

Dear Members of the Lake Ashton Board,

I hope this message finds you well.

Attached to this email, you will find an executive summary of our proposal for your consideration. Below, we are pleased to share the full details of our proposal.

We are writing to formally present a comprehensive proposal for the operational transition and revitalization of the restaurant services within Lake Ashton. This proposal is based directly on the financial information that was kindly provided by your administration, reflecting previous restaurant operations. After carefully reviewing this data, it is clear that prior models have not been sustainable under their current structure.

In this regard, our proposal is not simply to operate a restaurant, but to correct a model that has previously proven unsustainable by implementing an operational, financial, and strategic structure specifically designed to achieve long-term stability and growth.

Our intention is to assume operations and introduce a new concept: Three Roots, a dining experience that blends American, Mexican, and Italian cuisine, with a strong focus on serving the senior community through quality, comfort, and consistency.

### Our Vision

Three Roots will be more than a restaurant; it will serve as a central gathering place for the Lake Ashton community. Our concept is built on:

- Fresh, flavorful, and accessible cuisine made with high-quality ingredients
- A flexible menu tailored to residents' preferences and dietary needs
- A warm, welcoming, and community-oriented environment
- Consistent quality and operational efficiency
- Daily specials offered every day to provide variety and encourage repeat visits

### Community Experience and Activities

A key part of our concept is to create an engaging and dynamic social environment for residents:

- Karaoke nights
- Trivia events
- Sunday entertainment with live music
- Regular themed and social activities

Our goal is to establish the restaurant as an active hub of interaction, reinforcing the strong sense of community that defines Lake Ashton.

### Operational Strategy

Our operation will be driven by discipline, efficiency, and cost control:

- Streamlined menu design to maximize margins and reduce waste
- Efficient staffing structure aligned with industry standards
- Weekly financial monitoring and real-time decision-making
- Focus on repeat clientele within the community

### Implementation Plan

To ensure a smooth and organized transition:

- Weeks 1–2: operational setup and preparation of the space
- Week 3: hiring and staff training
- Week 4: soft opening
- Following: full opening and operations

#### Financial Approach

Based on conservative projections and historical data provided:

- Estimated monthly revenue: \$50,000 – \$65,000
- Food cost: approximately 30%
- Labor cost: between 30% and 35%
- Positive cash flow projected within the first months

#### Investment and Commitment

We will make an initial investment to support operations, supplies, and concept development. This project is led by two partners with a deep passion for cooking and a lifetime of culinary experience, fully committed to the success and stability of the restaurant.

#### Licenses and Suppliers

We hold all required Florida state licenses for food handling and service, allowing us to operate in full compliance from day one.

Additionally, we have an established U.S.-based food supplier, ensuring product quality, cost control, and supply consistency.

#### Success Metrics

We are committed to maintaining:

- Food cost near 30%
- Labor cost between 30%–35%
- Break-even within the first 3 to 6 months
- Steady growth in resident participation

#### Transparency and Reporting

We will provide monthly performance reports including sales, costs, and operational updates, ensuring full transparency to the Board.

Additionally, we propose a joint evaluation at the end of the first 6 months to review results, ensure alignment, and implement any necessary adjustments.

#### Performance Commitment

We understand the importance of delivering results. We commit to meeting clear operational and financial standards. If performance does not meet expectations during the initial period, we are open to reviewing the operation collaboratively and making the necessary adjustments to ensure success.

#### Lease Structure Proposal

Considering the historical financial results provided and the need for a full operational reset:

- First 6 months: no rent (stabilization period)
- Months 7–12: \$300 per month
- Year 2: \$500 per month

This structure allows reinvestment into the business, operational stabilization, and the development of a strong foundation for long-term sustainability.

We are confident that this proposal represents a responsible, strategic, and low-risk solution aligned with the interests of Lake Ashton. We are fully prepared to take on this challenge with discipline, commitment, and a long-term vision, transforming this space into a positive and sustainable asset for the community.

We would greatly appreciate the opportunity to earn your approval and begin this new phase.

Thank you for your time and consideration. We remain available for any questions or further discussion.

Sincerely,

Laura Navarrete and Salvador Cogliano

laura.4598@icloud.com <laura.4598@icloud.com>  
To: cwells@lakeashtoncdd.com

Sat, Mar 28, 2026 at 12:35 AM

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We would greatly appreciate the opportunity to earn your approval and begin this new phase.

Thank you for your time and consideration. We remain available for any questions or further discussion.

Sincerely,

Laura Navarrete and Salvador Cogliano

Enviado desde mi iPhone

# SECTION 4



## **RESTAURANT PROPOSAL – LAKE ASHTON CLUBHOUSE**

### **Executive Summary**

Tropical Fusion Grill is proud to submit this proposal to operate the restaurant and sports bar located within the Lake Ashton Clubhouse, which we intend to operate under the name LAKE ASHTON BAR & GRILL. Our vision is to create a vibrant, welcoming dining and social destination that enhances the lifestyle of Lake Ashton residents while attracting guests from surrounding communities.

Our management team brings **over 30 years of combined food and beverage experience** across restaurants, cruise hospitality, hotels, and retirement community dining. This diverse background uniquely positions us to create a dining experience that balances quality food, professional service, and engaging social programming tailored to the active 55+ lifestyle.

Lake Ashton Bar & Grill will operate as a **casual/semi-formal restaurant and sports bar hybrid**, offering affordable, mid-tier dining with an approachable menu featuring American comfort favorites and bar classics complemented by a tropical-inspired flavors.

Beyond dining, we intend to have the restaurant function as a **community gathering space**, offering live entertainment, themed events, social activities, and catering services for weddings, social gatherings, and community events.

Our goal is to establish Lake Ashton Bar & Grill as we intend to name it as **the social heartbeat of the community**.

### **Management & Professional Experience**

Our leadership team brings **over 30 years of combined hospitality and food & beverage management experience** across restaurants, cruise industry dining, hotel operations, and retirement community environments.

Our management team currently operates and manages **Tropical Pub & Grille**, located within **Swiss Golf & Tennis Club**, a residential golf community property owned by \*\*CRF. In this role, our team is responsible for the full-service restaurant and bar operation including kitchen



management, staffing, menu development, inventory control, event programming, and customer service standards.

In addition, our team is actively involved with the food and beverage operations of **Four Lakes Grill** located at **Four Lakes Golf Club**, another golf community property owned and managed by **CRF**. Our involvement includes operational support, service oversight, and coordination of restaurant activities within the golf club environment.

This hands-on experience operating restaurants within **CRF-managed residential communities and golf course environments** provides our team with a clear understanding of the operational structure, community expectations, and service standards required for clubhouse dining facilities.

Additionally, our background includes experience in:

### **Restaurant Operations**

Management of high-volume restaurants including kitchen operations, staff training, cost control, menu design, and guest service programs.

### **Cruise Industry Hospitality**

Experience delivering premium food and beverage service in cruise line environments where operational efficiency, consistency, and guest satisfaction are essential.

### **Hotel & Resort Food and Beverage**

Management of restaurant and bar programs within hotel settings including banquet service, event catering, and large group dining.

### **Retirement Community Dining**

Experience working within retirement community environments where the dining program serves not only as a restaurant but as a **central social hub for residents**.

Our combined experience allows for our team to bring **professional restaurant management, strong operational structure, and a community-focused hospitality approach** to the Lake Ashton Clubhouse restaurant.



## Understanding the 55+ Community Dining Environment

Operating within a 55+ active adult community presents unique opportunities and responsibilities. Successful dining operations must consider:

### Consistency & Value

Residents often dine frequently within the community and expect consistent quality, friendly service, and reasonable pricing.

### Social Engagement

Dining spaces function as social hubs where residents gather not only to eat but to socialize, attend events, and participate in community activities.

### Balanced Menu Options

Menus should offer both traditional favorites and lighter, healthier selections that appeal to a range of dietary preferences.

### Comfortable Atmosphere

Residents appreciate relaxed environments where they can enjoy conversation, entertainment, and social gatherings without excessive noise or congestion.

Our team will focus on creating an environment that encourages **community connection, entertainment, and exceptional hospitality.**

## Restaurant Concept

Tropical Fusion will operate as a **casual/semi-formal restaurant and sports bar hybrid** designed to serve both Lake Ashton residents and guests from surrounding communities. The concept combines a relaxed dining atmosphere with an engaging social environment that supports the active lifestyle of the Lake Ashton community.

The restaurant will feature **comfortable indoor dining overlooking Lake Ashton**, along with **covered outdoor patio seating and poolside service**, creating a welcoming environment for casual meals, social gatherings, and community events.



Our menu will focus on **affordable mid-tier casual dining**, blending American comfort food and sports-bar favorites with a distinctive tropical-inspired twist. This approach provides familiar dishes residents enjoy while introducing fresh and vibrant flavors that reflect the relaxed Florida lifestyle.

Lake Ashton Bar & Grill will also serve as a **community gathering place**, hosting regular entertainment and social activities such as live music, trivia nights, themed events, and sports viewing experiences.

### **Operating Hours**

To provide consistent service while aligning with resident dining patterns, the restaurant will operate during the following hours:

#### **Monday – Saturday:**

11:00 AM – 9:00 PM

#### **Sunday:**

Closed

These hours allow for full lunch and dinner service while supporting evening entertainment programming several nights per week.

### **Key Elements of the Concept**

- Casual restaurant and sports bar atmosphere
- Indoor dining with lake views
- Covered outdoor patio and poolside service
- Full-service bar featuring cocktails, beer, and wine
- Live music and entertainment 2–3 nights per week
- Sports viewing for major events
- Community-focused social activities and themed nights

By combining quality food, engaging entertainment, and a welcoming atmosphere, Lake Ashton Bar & Grill will become a **central social hub within the Lake Ashton community**, encouraging residents and visitors to gather, dine, and enjoy the vibrant clubhouse environment.



## **Sample Menu Concept & Price Points**

Our menu will emphasize **affordable mid-tier casual dining** with a broad appeal.

### **Lunch Offerings (\$10 – \$16)**

- Salads Daily and Specialty Soups
- Classic Club Sandwich
- Fish Sandwich, Pulled Pork Sandwich
- Beef, Fish, Chicken Tacos
- Cheeseburger
- Club Sandwich
- Caesar Salad with grilled chicken or shrimp

### **Dinner Entrées (\$16 – \$26)**

- Grilled Fish Fillet
- Caribbean Jerk Chicken
- Prime Rib (special feature)
- Grilled Ribeye Steak
- Shrimp Scampi, Shrimp Stir Fry
- Seafood Pasta
- BBQ Ribs

### **Bar Favorites**

- Wings (variety of sauces)
- Coconut Shrimp, Jumbo Shrimp
- Quesadillas, Loaded Nachos
- Flat Bread Pizza
- Loaded Fries, Crab Cakes, Fried Calamari

### **Signature Tropical Items**

- Mango / Pineapple Glazed Salmon
- Chicken Parmesan
- Pineapple Chicken Wrap

## **Entertainment & Community Activities**



To enhance the social atmosphere of the clubhouse restaurant, Lake Ashton Bar & Grill will offer a rotating schedule of entertainment and activities.

### **Weekly Events**

- Live Music (2–3 nights weekly)
- Trivia Nights
- Karaoke
- Sports Viewing Events
- Wine Tastings

### **Interactive Games & Activities**

- Darts tournaments
- “Race Horse” game nights
- “Show Me the Money” game events
- Golf league gatherings
- Community club meetups

These activities will help create a **vibrant social calendar that encourages frequent visits by residents**

## **Catering & Special Event Services**

The Lake Ashton Clubhouse ballroom provides significant opportunities for catered events, including:

- Weddings
- Anniversary celebrations
- Corporate meetings
- Community banquets
- Holiday events
- Club meetings and social gatherings

Our catering services will include customizable menus ranging from casual buffets to plated upscale dining experiences.



The management team has prior experience coordinating catering events for large gatherings, ensuring professional service and efficient execution

## **Marketing Strategy**

To ensure strong restaurant performance, we will actively market to both residents and surrounding communities.

### **Resident Engagement**

- Participation in Lake Ashton newsletters and communications
- Event promotions within the community
- Resident loyalty programs

### **Digital Marketing**

- Active social media presence
- Event promotion campaigns
- Restaurant specials announcements

### **Community Outreach**

- Partnerships with golf leagues and social clubs
- Engagement with nearby communities such as Traditions
- Promotion through local publications and regional media

These efforts will ensure consistent awareness and steady customer traffic.

## **Financial Readiness & Startup Funding**

Our management has secured sufficient financial resources to support the startup and operation of the restaurant.

Estimated startup investment includes:



Category	Estimated Cost
Point of Sale system	\$1,000
Licensing & permits	\$1,000
Initial inventory	\$15,000
Staff recruitment & training	\$5,000
Marketing launch	\$1,000
Operating capital reserve	\$5,000
Miscellaneous startup expenses	\$5,000

**Estimated total startup capital:**

**\$30,000 – \$35,000**

These funds ensure a stable and successful launch of the restaurant operation.

**Opening Timeline**

Following selection and lease agreement finalization, Lake Ashton Bar & Grill anticipates opening within **60–75 days**.

Estimated timeline:

Week 1–2

Lease finalization, licensing, vendor setup

Week 3–4

Staff recruitment and hiring

Week 5–6

Training, menu testing, operational setup

Week 7–8

Soft opening and grand opening



## **References**

Professional references with direct knowledge of restaurant management experience will be provided upon request and will include former employers, industry partners, and hospitality professionals.

## **Closing Statement**

We are excited about the opportunity to partner with the Lake Ashton Community Development District to create a restaurant that reflects the vibrant lifestyle of the community.

Our experienced management team, engaging concept, and commitment to quality service will ensure that the clubhouse restaurant becomes a destination for dining, entertainment, and social connection for years to come.

We appreciate your consideration and look forward to discussing this proposal further.

# SECTION VII

# SECTION C

# Lake Ashton CDD

## Field Management Report

### Completed Items

- LA staff installed new Restaurant patio speakers.
- LA staff removed stop sign at Thompson Nursery Rd. The County advised it is no longer needed with the stop light.
- LA staff replaced stop sign base and anchored to sidewalk at Dunmore Dr./Mulligan Ln.
- Damaged threshold at the north lobby entry has been replaced. Sagging door has been repaired. Weather stripping is being ordered to seal the middle vertical gap.



### Contracted Services

- GMS staff performed thorough reviews of contracted services.
- Yellowstone has provided quotes for removal of dead plants and installation of new plants that were unable to survive the freeze. The locations are the entry area to the community, the Blvd center median, and the circle drive in front of the Clubhouse.
- Solitude has provided a quote for plantings in the littoral shelf area in pond 5.
- Mulch along Aberdeen fence line is being scheduled that was approved in the March meeting.



### In Progress

- Replace torn wind screen at the Tennis Ct.
- Soliciting quotes to pressure wash the column caps.
- Parking lot restriping project dates are being determined.
- Quotes for replacement pool loungers are being solicited. It is recommended to replace the ones in the worst shape. There are 10 currently.
- Remaining street signs are being identified and will be ordered. Staff will install upon arrival.
- Pavers are being reviewed around the amenities that may need leveling or concrete collar repairs.

# SECTION 1



**Heartland Pools**  
**Your Commercial Cleaning, Repair and Resurfacing Company**

6000 S Florida Avenue #5708  
Lakeland, FL 33807  
863-648-9400  
info@heartlandpoolsfl.com

**Contract for Pool Cleaning Service for:**  
**Lake Ashton**  
**2026 Contract**

Services will include: 1 pool and 1 spa

- 5 x per week service (Monday to Friday)
- Property to provide chemicals (Chlorine/Acid/DE Powder)
- Testing and adjusting of chemicals per State and County guidelines.
- Inspection of pumps, filters, chemical feeders, automation systems and operating equipment.
- Reporting of any broken safety and/or operating equipment with proposed estimate to fix equipment.
- Tile Cleaning, Brushing and Vacuuming as needed.
- Cleaning of filter systems to keep them in optimal operating condition.
- Additional cleanup for hurricane or storm debris (beyond normal service) will be billed out at \$100/hr.
- Pool shocking, cleaning, and closing for fecal incidents on weekends or after hours will be billed out at \$150/hr. from office to office.

Monthly Investment:

- \$1,600.00/Monthly

Pricing and agreement are from January through December of the existing year (unless otherwise expressed above). Consecutive contracts will be signed each year at the beginning of the physical calendar year and be good for 12 months. The contract can be canceled with written 30-day notice by either party.

**Initials Required:** \_\_\_\_\_

**Maintenance Log - Water chemistry must be checked every day and reported in the logbook. Heartland Pools will do this on our service days ONLY, Property management and owners must be sure this is done any other day.**

**CODE REFERENCE: Maintenance Log. 64E-9.004(10). Daily records must be kept for pH and disinfectant residual tested each day the pool is open for use.**

Acceptance of services: \_\_\_\_\_  
Signature

\_\_\_\_\_ Title

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

\_\_\_\_\_ Date

# SECTION 2

**SERVICES AGREEMENT**

PROPERTY NAME: **Lake Ashton CDD**

CUSTOMER NAME: **Lake Ashton CDD**

SERVICE DESCRIPTION: One Time Planting on site 5(see map)

EFFECTIVE DATE: **4/2/26**

SUBMITTED TO: Matt Fisher

SUBMITTED BY: Taber Anderson

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.
4. **PAYMENT.** SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.



5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.
6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.
7. RESERVED.
8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.
9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.
10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the



Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at [www.adr.org](http://www.adr.org), or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.



18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[SIGNATURES FOLLOW ON THE NEXT PAGE]



By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

[Lake Ashton CDD]

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

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

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

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

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

**Please Remit All Payments to:**

**SOLitude Lake Management, LLC  
1320 Brookwood Drive Suite H  
Little Rock AR 72202**

**Customer's Address for Notice Purposes:**

\_\_\_\_\_

**Please Mail All Notices and Agreements to:**

**SOLitude Lake Management, LLC  
1253 Jensen Drive, Suite 103  
Virginia Beach, VA 23451**



**SCHEDULE A – SCOPE OF SERVICES**

1. **Site 5 - Plant 600 bareroot pickerelweed, 600 bareroot gulf spikerush, and 600 bareroot duck potato in the area of the pond that is outlined in the above map.**



General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



**SCHEDULE B – PRICING SCHEDULE**

Total Price: **\$2,700.00** Price is valid for 60 days from the Effective Date

**Due upon execution of this Agreement: 50% of the Total Price**

**Due upon completion of the services: remaining 50% of the Total Price**

# SECTION 3

# SECTION (a)

# SECTION 1



Proposal #: 686130

Date: 4/6/2026

From: Jose Romero

Landscape Enhancement Proposal for Lake Ashton CDD

Christine Wells
Lake Ashton CDD

cwells@lakeashtoncdd.com

LOCATION OF PROPERTY
4141 Ashton Club Dr
Lake Wales, FL 33859

Remove Freeze Damaged Shrubs Throughout Property

Table with 4 columns: DESCRIPTION, QTY, UNIT PRICE, AMOUNT. Row 1: General Labor, 75, \$71.43, \$5,357.06

This Proposal Includes Removal of all Freeze Damaged Shrubs. Main Entrance, Club House Areas and Blvd.

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control...

AUTHORIZATION TO PERFORM WORK:

By \_\_\_\_\_
Print Name/Title \_\_\_\_\_
Date \_\_\_\_\_
Lake Ashton CDD

Summary table: Subtotal \$5,357.06, Sales Tax \$0.00, Proposal Total \$5,357.06

THIS IS NOT AN INVOICE



**Proposal #: 689255**

Date: 4/15/2026

From: Jose Romero

**Landscape Enhancement Proposal for  
Lake Ashton CDD**

Christine Wells  
Lake Ashton CDD

cwells@lakeashtoncdd.com

LOCATION OF PROPERTY

4141 Ashton Club Dr  
Lake Wales, FL 33859

**Front Entrance Entering Property Replace Dead  
Freeze Damaged Shrubs**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	65	\$71.43	\$4,642.79
Liriope, 1 GAL	36	\$8.57	\$308.57
Loropetalum, 3 GAL	100	\$24.29	\$2,428.54
Sunshine Ligustrum, 3 GAL	78	\$42.86	\$3,342.81
Podocarpus Pringles, 3 GAL	30	\$18.57	\$557.13
Juniper Personii, 3 GAL	60	\$21.43	\$1,285.70

This Proposal Includes Labor and Material.

Replace Freeze Damaged Shrubs :

- 100 Loropetalum 3 Gals
- 78 Sunshine Ligustrum 3 Gals
- 30 Podocarpus Pringles 3 Gals
- 60 Juniper Parsoni 3 Gals
- 36 Liriope 1 Gal

**Terms and Conditions:** Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

**Limited Warranty:** Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

\_\_\_\_\_  
Print Name/Title

Date \_\_\_\_\_

Lake Ashton CDD

Subtotal	\$12,565.54
Sales Tax	\$0.00
Proposal Total	\$12,565.54

**THIS IS NOT AN INVOICE**



**Proposal #: 690003**

Date: 4/15/2026

From: Jose Romero

**Landscape Enhancement Proposal for  
Lake Ashton CDD**

Christine Wells  
Lake Ashton CDD

cwells@lakeashtoncdd.com

LOCATION OF PROPERTY

4141 Ashton Club Dr  
Lake Wales, FL 33859

**Front Entrance Exiting Property Replace Dead  
Freeze Damaged Shrubs**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	65	\$71.43	\$4,642.79
Liriope, 1 GAL	36	\$8.57	\$308.57
Loropetalum, 3 GAL	100	\$24.29	\$2,428.54
Sunshine Ligustrum, 3 GAL	78	\$42.86	\$3,342.81
Podocarpus Pringles, 3 GAL	30	\$18.57	\$557.13
Juniper Personii, 3 GAL	60	\$21.43	\$1,285.70

This Proposal Includes Labor and Material.

Replace Freeze Damaged Shrubs :

- 100 Loropetalum 3 Gals
- 78 Sunshine Ligustrum 3 Gals
- 30 Podocarpus Pringles 3 Gals
- 60 Juniper Parsoni 3 Gals
- 36 Liriope 1 Gal

**Terms and Conditions:** Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

**Limited Warranty:** Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

\_\_\_\_\_  
Print Name/Title

Date \_\_\_\_\_

**Lake Ashton CDD**

<b>Subtotal</b>	<b>\$12,565.54</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$12,565.54</b>

**THIS IS NOT AN INVOICE**



**Proposal #: 686106**

Date: 4/6/2026

From: Jose Romero

**Landscape Enhancement Proposal for  
Lake Ashton CDD**

Christine Wells  
Lake Ashton CDD

cwells@lakeashtoncdd.com

LOCATION OF PROPERTY

4141 Ashton Club Dr  
Lake Wales, FL 33859

**Fountain Full Semi Circle at Front by Fountain**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	24	\$71.43	\$1,714.26
Little John Bottle Brush, 3 GAL	68	\$42.86	\$2,914.24

This Proposal Includes Labor and Material.

**Replaced Freeze Damaged Shrubs.**

- **3 Gals Little John Bottle Brush 68**

**Terms and Conditions:** Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

**Limited Warranty:** Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

Print Name/Title \_\_\_\_\_

Date \_\_\_\_\_

Lake Ashton CDD

<b>Subtotal</b>	<b>\$4,628.50</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$4,628.50</b>

**THIS IS NOT AN INVOICE**



**Proposal #: 686096**

Date: 4/6/2026

From: Jose Romero

**Landscape Enhancement Proposal for  
Lake Ashton CDD**

Christine Wells  
Lake Ashton CDD

cwells@lakeashtoncdd.com

LOCATION OF PROPERTY

4141 Ashton Club Dr  
Lake Wales, FL 33859

**End Caps along Blvd Islands**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	4	\$71.43	\$285.71
Juniper, 3 GAL	12	\$18.57	\$222.85
Sunshine Ligustrum, 3 GAL	16	\$42.86	\$685.70

This Proposal Includes Labor and Material.

**Replace Freeze Damaged Shrubs**

- 3 Gals Sunshine Ligustrum **16**
- 3 Gals Juniper **12**

**Terms and Conditions:** Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

**Limited Warranty:** Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

Print Name/Title \_\_\_\_\_

Date \_\_\_\_\_

Lake Ashton CDD

Subtotal	\$1,194.26
Sales Tax	\$0.00
<b>Proposal Total</b>	<b>\$1,194.26</b>

**THIS IS NOT AN INVOICE**



Proposal #: 690593

Date: 4/15/2026

From: Jose Romero

Landscape Enhancement Proposal for Lake Ashton CDD

Christine Wells
Lake Ashton CDD

cwells@lakeashtoncdd.com

LOCATION OF PROPERTY
4141 Ashton Club Dr
Lake Wales, FL 33859

Replace Freeze Damaged Ixoras to Loropetalum on Blvd

Table with 4 columns: DESCRIPTION, QTY, UNIT PRICE, AMOUNT. Rows include General Labor and Loropetalum, 3 GAL.

This Proposal Includes Labor and Material.

Replace Freeze Damaged Ixoras with (1086) Loropetalum 3 Gals on Blvd

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control...

AUTHORIZATION TO PERFORM WORK:

By \_\_\_\_\_

Print Name/Title \_\_\_\_\_

Date \_\_\_\_\_

Lake Ashton CDD

Summary table with Subtotal (\$30,591.60), Sales Tax (\$0.00), and Proposal Total (\$30,591.60).

THIS IS NOT AN INVOICE

# LAKE ASHTON

WINTER HAVEN, F.L.

ENTRANCE  
APRIL 2026



*Indian Hawthorn  
Majestic Beauty*



*Juniper Parsonii*



*Sunshine Ligustrum*



*Loropetalum*

**\*SIMILAR BEDS TO MIRROR THIS RENDERING.**

Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.



# LAKE ASHTON

WINTER HAVEN, F.L.

ENTRANCE  
APRIL 2026



*Liriope*



*Indian Hawthorn  
Majestic Beauty*



*Juniper Parsonii*



*Podocarpus 'Pringles'*



*Sunshine Ligustrum*



*Loropetalum*

**\*SIMILAR BEDS TO MIRROR THIS RENDERING.**

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WINTER HAVEN, F.L.

ENTRANCE  
APRIL 2026



*Indian Hawthorn  
Majestic Beauty*



*Liriope*



*Sunshine Ligustrum*



*Loropetalum*

**\*SIMILAR BEDS TO MIRROR THIS RENDERING.**

Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

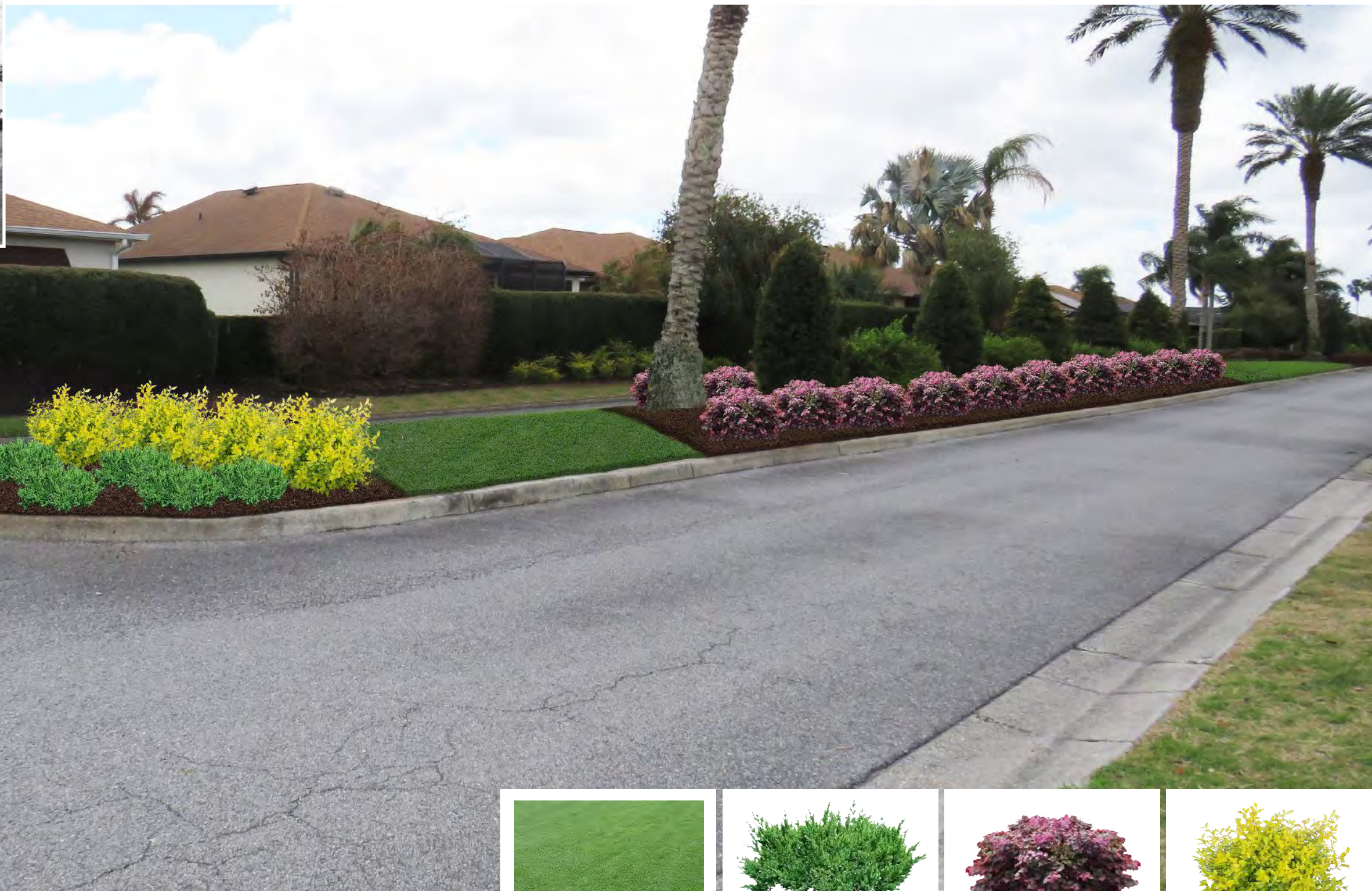
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# LAKE ASHTON

WINTER HAVEN, F.L.

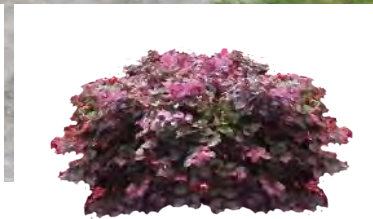
BLVD MEDIAN  
APRIL 2026



Sod



Juniper Parsonii



Loropetalum



Sunshine Ligustrum

## OPTION #2

\*SIMILAR BEDS TO MIRROR THIS RENDERING.  
\*KEEP/INFILL OYSTER PLANT AS NECESSARY.

Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

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# LAKE ASHTON

WINTER HAVEN, F.L.

CLUBHOUSE  
APRIL 2026



*Bottle Brush 'Little John'*

## OPTION #2

Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

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# SECTION 2

## American Heritage Nursery Plant Pricing

### Front Entrance Entering

Liriope 1-gal \$7.00 x 36 plants= \$252

Loropetalum 3-gal \$12.00 x 100 plants = \$ 1,200

Sunshine Ligustrum 3-gal \$20.00 x 78 plants= \$1,560

Podocarpus Pringles 3-gal \$10.00 x 30 plants= \$300

Juniper Personii 3-gal \$19.00 x 60 plants= \$1,140

**Total Plant Cost= \$4,452**

### Front Entrance Exiting

Liriope 1-gal \$7.00 x 36 plants= \$252

Loropetalum 3-gal \$12.00 x 100 plants = \$ 1,200

Sunshine Ligustrum 3-gal \$20.00 x 78 plants= \$1,560

Podocarpus Pringles 3-gal \$10.00 x 30 plants= \$300

Juniper Personii 3-gal \$19.00 x 60 plants= \$1,140

**Total Plant Cost= \$4,452**

### Semi-Circle Drive Adjacent to Portico

Little John Bottle Brush 3-gal \$20.00 x 68 plants= \$1,360

**Total Plant Cost= \$1,360**

### End Caps along Blvd Islands

Juniper Personii 3-gal \$19.00 x 12 plants = \$228

Sunshine Ligustrum 3-gal \$20.00 x 16 plants = \$320

**Total Plant Cost= \$548**

### Blvd Median Replacing the Red Ixora

Loropetalum 3-gal \$12.00 x 1086 plants = \$ 13,032

**Total Plant Cost= \$ 13,032**

**SECTION (b)**



**Proposal #: 681523**

Date: 3/27/2026

From: Paul Newman

**Landscape Enhancement Proposal for  
Lake Ashton CDD**

Christine Wells  
Lake Ashton CDD

cwells@lakeashtoncdd.com

**LOCATION OF PROPERTY**

4141 Ashton Club Dr  
Lake Wales, FL 33859

**Irrigation Spray Zone conversion to Drip**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	76	\$77.14	\$5,862.77
Pro-Trade 17mm Dripline CV 0.9 GPH 12 in. 500 ft. Roll	13	\$397.14	\$5,162.78
Hunter PLD Coupling 17 mm Barb	220	\$1.09	\$238.85
Rain Bird XF Tee 17 mm	200	\$1.57	\$314.28
Rain Bird Low Profile XF Tee Female Adapter - 17mm x 17 mm x 1/2 in. FPT	54	\$2.06	\$111.08
Sch 40 PVC Cap 1/2 in. FIPT	120	\$2.23	\$267.42
Pro-Trade 6 in. Sod Staple Flat Top 1,000/Box	2	\$393.48	\$786.96
NDS Jumbo Valve Box Standard Purple ICV 13 in. 20 in. 12 in. Rectangle 13 in. x	4	\$237.08	\$948.33
Hunter Accusync Pressure Regulator Adjustable 20 to 100 PSI	4	\$194.28	\$777.13
Rain Bird Large Capacity Filter 1.5 in.	4	\$163.20	\$652.79
miscellaneous irrigation parts	1	\$1,365.69	\$1,365.69

Furnish all labor and materials required to convert the existing overhead spray irrigation zone(s) on the Ashton Blvd Median to a high-efficiency drip irrigation system. The goal is to eliminate water runoff and improve delivery to the plant root zones.

**Detailed Tasks**

**System Retrofit:** Install a pressure-regulating filter (30–40 PSI) at the zone valve to accommodate the lower pressure requirements of a drip system.

**Demolition & Capping:**

Remove all existing spray heads within the designated median zone.

Cap all unused lateral lines and risers at least 2–4 inches below grade using threaded PVC caps or "funny pipe"

plugs to prevent leaks and protect against future landscaping damage (mowing, aeration, etc.).

Drip Installation: Install commercial-grade 17mm emitter tubing (e.g., Netafim or Rain Bird XFD) throughout the median.

Ensure emitters are spaced appropriately for the plant material and soil type.

Secure all tubing with heavy-duty landscape staples every 3 feet (and at every change of direction).

**Testing & Restoration:**

- Pressure-test the system for a minimum of 15 minutes to ensure all caps and fittings are watertight.
- Verify that the "flush valve" at the end of the run is operational.
- Backfill all holes and restore mulch or soil to a finished grade.
- 

**Materials to be Provided**

- Pressure-regulating valve kits/filters.
- 17mm Netafim/Rain Bird emitter tubing.
- PVC caps, plugs, and heavy-duty landscape staples.

**Terms and Conditions:** Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

**Limited Warranty:** Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

Print Name/Title \_\_\_\_\_

Date \_\_\_\_\_

Lake Ashton CDD

<b>Subtotal</b>	<b>\$16,488.08</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$16,488.08</b>

**THIS IS NOT AN INVOICE**

# SECTION D



# Lake Ashton Community Development District



Community Director Report

Meeting Date: April 20, 2026

Submitted by: Christine Wells, Community Director

## Events and Activities



The Senior Expo was on April 1. An opportunity for businesses to sign up as a premier sponsor was added this year. We had two sponsors at \$500 each for this event. Staff brought in a little over \$2,100 in revenue to the District. Staff passed out advertising rate sheets to all businesses that were in attendance. A few have reached out to advertise and book Monday Coffee vendor spots. Overall, this was a very successful event for residents and vendors, alike.

April is Volunteer Appreciation Month. Clubhouse and HFC staff will work on the Volunteer Appreciation Block Party event together and it will be hosted at the Clubhouse, this year. An email blast went out to let volunteers know an invite was sent directly to

them, via email. Spankin' Sadie will be playing in the West parking lot and Spontaneous Consumption will provide a free meal to all volunteers, thanks to our amazing sponsors.

In May, there will be a Ladies Luncheon, Pizza Party, and the start of our 2026 Summer Music Series. Stay tuned to media for more information on these events.

Staff is continuing to book food trucks through the end of June. Karaoke is being held in the Restaurant every Thursday. Trivia is being held in the Restaurant on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday, through the end of May.

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. Event details will be outlined in the May edition of the LA Times. There will be an All American Pool Party at the Clubhouse on July 3, that will be free for all residents, in addition to an array of other fun activities leading up to the 4<sup>th</sup> of July events.

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).



## Other Activities and Events booked through May at the Clubhouse:

4/15: Troy Thirdgill and Decades in Duets Entertainment Series Show

4/25: Volunteer Appreciation Block Party

4/29: Senior Benefits Seminar and Dinner

5/1: Summer Music Series - Hwy 41 Band

5/4: Bloodmobile

5/8: Health Screenings w/ AdventHealth

5/13: Palms & Pearls Ladies Luncheon

5/15: Pizza Party

5/29: Think & Drink w/ Cypress Chiropractic & Wellness

## Newsletter:



The April LA Times Community Magazine was sent out via email blast along with the monthly calendar on April 1

The front cover promoted The Garden Club's annual plant sale fundraiser. The back cover promoted the annual Ladies Luncheon on May 13.

The May LA Times magazine will be distributed on May 1.



**Staff has implemented a new way for residents to submit LA Times articles. They will now be submitted via a form on [Lakeashtoncdd.com](http://Lakeashtoncdd.com). Media, advertising this change, has been sent out to residents.**

## Safety and Security:

- Staff is continuing to work with Securitas to correct a few billing invoices and finalize payment to them for guarding services, through
- Staff received a REVISED quote from Securitas for moving the amenity access card reader to a pedestal to install the automatic door opener on the west entrance. Supervisors approved a not to exceed amount of \$1,200. The REVISED quote was \$2,799.99. This includes a reduction in price by having staff install the concrete pad instead of Securitas. The least expensive door opener was \$3,988.60 (Precision) for a total of \$6,788.59, not including the cost for materials to build the concrete pad.

This project is on hold until the revised amount is approved. The Board previously approved a not to exceed amount of \$6,500.

- The motherboard for the amenity access controls on the west end of the building, was replaced on Thursday, April 9. The west entrance and cinema doors are now working. The ticket was sent to Securitas on March 2.

## 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. Per the Florida Division of Emergency Management, due to the lapse in federal funding, FEMA cannot issue appeal responses until after appropriations are enacted.
- Staff is working on designing the Bowling Lanes rules sign that was recommended to be installed, by insurance.
- Signs advertising the changes to the service dog policy, have been received and will be installed at the entrances to the Clubhouse, as a reminder to residents and guests.
- Staff has turned all TVs to closed captions only, in the Clubhouse Fitness Center.
- Staff and Security received a copy of the new Joint Amenity Facilities Policies. Staff have been informed of the major changes. Email blasts have gone out to residents advising them of the new policies, along with highlights of the major policy changes.
- The two Community Directors are working on scheduling a meeting to start working on combining the Joint Strategic Plans and advertising the fireside chats, as mentioned at the Joint BOS Meeting.

## Restaurant Update:

- Inventory was completed and all items are accounted for.
- Grease traps have been pumped, and the lines will be jetted the week of April 20.
- Co2 equipment was removed on 3/18/26.
- Yoga and Hybrid Stretch have been moved into the Dining Room space. Hip Hop Tone and Weight Training Wednesdays are two new classes that have been booked in this space, as well.
- Three panic bars have been replaced.
- Four outlets that were not working were replaced.

- There are some minor wall and baseboard repairs/painting that need to be completed. Facility staff will facilitate these minor repairs.
- Staff is reaching out to vendors to quote a small tile repair project in the bar area.
- The 2-door refrigerator in the Kitchen was moved to the Ballroom Kitchen.
- A lock was replaced on the door leading to the kitchen.
- Carpet cleaning is scheduled to occur the week of April 27, in the dining room.
- Hood cleaning has been completed.
- A total of nine Restaurant tours were conducted.
- Four Restaurant proposals have been received and are included in the agenda packet for Supervisors' consideration.
- Staff will be conducting reference checks the week of April 13, for everyone that submitted a proposal.

### 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><i>Clubhouse and Other Grounds Projects</i></b>							
Conversion of Propane to Natural Gas	\$37,693.00		4/15/2024	Staff is working on scheduling the conversion of the hot water heaters.  <u>Paid as of 1/13/25</u> \$885 - Hooking Restaurant line to meter and new quick connect hoses. \$18,235 - Restaurant Kitchen Equipment \$1,200 - Changing Ansul System for New Equipment in Restaurant Kitchen \$1,640 - Convert Spa Heater \$5,500 - New Pool Heater <del>DOES NOT INCLUDE REBATES IN PROCESS</del>	4/7/2025		\$27,460.00
Installation of an Automatic Door Opener on the western entrance to the Ballroom	\$6,500.00		1/26/2026	Received a revised quote for 2799.99 to move the amenity access card reader to install the automatic door opener.	4/13/2026		
Install Mulch Along Aberdeen Fence Line (Bordering TNR)	\$3,623.58		3/16/2026	The quote has been approved and is pending scheduling	4/13/2026		
Reserve Study Update	\$2,950.00		12/15/2025	Updates have been sent to the Reserve Study company and staff is waiting on a revised draft. An updated draft version was sent to Supervisors on 4/13/26	4/13/2026		\$1,475.00
<b><i>Pavement Management, Stormwater Management, Bridges, and Concrete Pathways</i></b>							
Restriping the East and West Parking Lot	\$2,250.11		3/16/2026	The agreement has been signed and staff is working with the vendor to schedule the work to be completed.	4/13/2026		
Install a retaining wall along the pond bank on hole number 1 on the East Golf Course	\$57,780.00		3/16/2026	The agreement has been signed and work is scheduled to begin the week of 4/13/26.	4/13/2026		
Repair to flume on pond 18	\$7,830.00		11/15/2025	The Engineer is working with the vendor on a correction needed.	1/16/2026		
<b><i>Completed Projects</i></b>							
Installation of TVs in the Ballroom and Restaurant			2/23/2026	This project is completed.	4/13/2026	\$2,832.83	
Pond Erosion Study	\$10,000.00		11/15/2025	This project is complete	2/16/2026	\$10,000.00	
Ballroom Refurbishment - Carpet Replacement	\$35,000.00		5/12/2025	This project is complete.	2/16/2026		\$35,000.00
Ballroom Refurbishment - Dance Floor Replacement	\$23,000.00		5/12/2025	This project is complete.	2/16/2026		\$23,000.00

### 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
Turnberry Lane Repave	\$149,678.15		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		\$157,328.15
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 - Drapery 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

# SECTION E

# SECTION 2

**Proposed Budget  
Fiscal Year 2027**



**LAKE ASHTON**  
*Community Development District*

*April 20, 2026*



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# Lake Ashton

## Community Development District

### Proposed Budget

#### General Fund

Description		Actual Thru 9/30/25	Adopted Budget FY 2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	OPT#1	OPT#2
							Proposed Budget FY 2027	Proposed Budget FY 2027
<b>Revenues</b>								
Special Assessments - Levy	001.300.36300.10100	\$2,355,621	\$2,336,605	\$2,279,760	\$56,845	\$2,336,605	\$2,488,325	\$2,336,611
Rental Income	001.300.36200.10100	\$31,900	\$40,000	\$25,775	\$6,125	\$31,900	\$30,000	\$30,000
Entertainment Fees	001.300.36200.10000	\$154,842	\$165,000	\$116,529	\$48,471	\$165,000	\$165,000	\$165,000
Newsletter Ad Revenue	001.300.36200.10200	\$97,634	\$95,000	\$78,724	\$18,910	\$97,634	\$95,000	\$95,000
Interest Income	001.300.36100.10000	\$24,895	\$15,000	\$10,937	\$13,958	\$24,895	\$15,000	\$15,000
Restaurant Lease Income	001.300.34900.10000	\$10,792	\$9,000	\$3,164	\$5,836	\$9,000	\$0	\$0
Sponsorship - Advent Health	001.300.36200.10700	\$8,000	\$8,000	\$8,000	\$0	\$8,000	\$8,000	\$8,000
Contributions	001.300.36600.10000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Events - Security	001.300.36200.10500	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security Credentials	001.300.36200.10600	\$6,630	\$0	\$3,030	\$3,030	\$6,060	\$4,000	\$4,000
Revenue-Reimbursed Repairs	001.300.36200.10900	\$11,470	\$0	\$3,625	\$0	\$3,625	\$0	\$0
Insurance Proceeds	001.300.36900.10200	\$4,769	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Income	001.300.36900.10000	\$15,500	\$9,000	\$10,201	\$10,201	\$20,403	\$9,000	\$9,000
Carryforward	001.300.27100.10000	\$84,659	\$138,183	\$57,780	\$0	\$57,780	\$0	\$0
<b>TOTAL REVENUES</b>		<b>\$2,806,712</b>	<b>\$2,815,788</b>	<b>\$2,597,525</b>	<b>\$163,376</b>	<b>\$2,760,902</b>	<b>\$2,814,325</b>	<b>\$2,662,611</b>
<b>Expenditures</b>								
<b>Administrative</b>								
Supervisor Fees	001.310.51300.11000	\$6,750	\$12,000	\$3,600	\$3,600	\$7,200	\$12,000	\$12,000
FICA Expense	001.310.51300.21000	\$516	\$918	\$275	\$275	\$551	\$918	\$918
Engineering	001.310.51300.31100	\$77,355	\$65,000	\$37,331	\$37,331	\$74,663	\$75,000	\$75,000
Arbitrage	001.310.51300.31200	\$600	\$600	\$0	\$600	\$600	\$600	\$600
Dissemination	001.310.51300.31300	\$1,575	\$1,545	\$773	\$773	\$1,545	\$1,545	\$1,545
Dissemination-Amortization Schedules	001.310.51300.31300	\$850	\$0	\$350	\$0	\$350	\$0	\$0
Attorney	001.310.51300.31500	\$43,449	\$45,000	\$46,197	\$46,197	\$92,395	\$60,000	\$60,000
Annual Audit	001.310.51300.32200	\$3,930	\$4,000	\$0	\$4,000	\$4,000	\$4,000	\$4,000
Trustee Fees	001.310.51300.32300	\$4,310	\$4,434	\$0	\$4,434	\$4,434	\$4,435	\$4,435
Management Fees	001.310.51300.34000	\$69,731	\$71,823	\$35,912	\$35,912	\$71,823	\$75,414	\$75,414
Management Fees-Beyond Contract	001.310.51300.34001	\$500	\$525	\$250	\$0	\$250	\$263	\$0
Accounting System Software	001.310.51300.35100	\$1,000	\$1,030	\$515	\$515	\$1,030	\$1,030	\$1,030
Postage	001.310.51300.42000	\$2,724	\$3,500	\$1,333	\$1,333	\$2,666	\$3,500	\$3,500
Printing & Binding	001.310.51300.42500	\$327	\$500	\$183	\$183	\$365	\$500	\$500
Newsletter Printing	001.310.51300.42501	\$55,074	\$55,000	\$27,522	\$27,264	\$54,786	\$55,000	\$55,000
Marketing	001.310.51300.48001	\$885	\$3,000	\$0	\$500	\$500	\$3,000	\$3,000
Rentals & Leases	001.310.51300.42502	\$1,858	\$4,000	\$964	\$964	\$1,929	\$4,000	\$4,000
Insurance	001.310.51300.45000	\$83,239	\$90,034	\$84,008	\$0	\$84,008	\$82,000	\$82,000
Legal Advertising	001.310.51300.48000	\$1,073	\$1,500	\$402	\$936	\$1,338	\$1,500	\$1,500
Other Current Charges	001.310.51300.49000	\$484	\$750	\$434	\$434	\$868	\$750	\$750
Property Taxes	001.310.51300.31400	\$0	\$13,500	\$0	\$0	\$0	\$13,500	\$13,500
Office Supplies	001.310.51300.51000	\$29	\$300	\$16	\$16	\$33	\$300	\$300
Dues, Licenses & Subscriptions	001.310.51300.54000	\$175	\$175	\$175	\$0	\$175	\$175	\$175
<b>TOTAL ADMINISTRATIVE</b>		<b>\$356,433</b>	<b>\$379,134</b>	<b>\$240,241</b>	<b>\$165,267</b>	<b>\$405,508</b>	<b>\$399,430</b>	<b>\$399,167</b>
<b>Maintenance</b>								
Field Management Services	001.320.57200.34000	\$521,549	\$552,842	\$276,422	\$276,422	\$552,844	\$580,484	\$580,484
Gate/Patrol/Pool Officers	001.320.57200.34501	\$364,518	\$384,846	\$145,162	\$174,356	\$319,518	\$360,000	\$360,000
Security Credentials	001.320.57200.34505	\$140	\$0	\$0	\$0	\$0	\$0	\$0
Gate/Patrol/Pool Officers-Special Events	001.320.57200.34511	\$825	\$0	\$3,066	\$0	\$3,066	\$0	\$0
Security/Fire Alarm/Gate Repairs	001.320.57200.34500	\$3,718	\$9,500	\$1,518	\$1,518	\$3,036	\$5,000	\$5,000
Access Control System	001.320.57200.34504	\$67,184	\$67,118	\$33,559	\$33,559	\$67,118	\$67,118	\$67,118
Pest Control	001.320.57200.54501	\$4,330	\$4,690	\$3,339	\$2,232	\$5,571	\$4,690	\$4,690

# Lake Ashton

## Community Development District

### Proposed Budget

#### General Fund

Description		Actual	Adopted	Actual	Projected	Total	OPT#1	OPT#2
		Thru 9/30/25	Budget FY 2026	Thru 3/31/26	Next 6 Months	Projected 9/30/26	Proposed Budget FY 2027	Proposed Budget FY 2027
<i>Maintenance-continued</i>								
Telephone/Internet	001.320.57200.41000	\$7,184	\$7,000	\$3,311	\$3,311	\$6,622	\$7,000	\$7,000
Electric	001.320.57200.43000	\$251,360	\$240,000	\$122,898	\$114,865	\$237,763	\$255,000	\$255,000
Water	001.320.57200.43100	\$11,419	\$16,000	\$4,970	\$4,970	\$9,940	\$15,000	\$15,000
Gas/Natural Gas-Pool	001.320.57200.43200	\$26,555	\$25,000	\$21,941	\$21,941	\$43,882	\$28,000	\$28,000
Refuse	001.320.57200.43300	\$8,096	\$8,000	\$4,217	\$4,217	\$8,434	\$8,000	\$8,000
Clubhouse Repairs and Maintenance	001.320.57200.54500	\$82,958	\$85,600	\$42,611	\$42,611	\$85,222	\$85,600	\$85,600
Fitness Center Repairs and Maintenance	001.320.57200.54510	\$2,073	\$3,000	\$867	\$867	\$1,734	\$3,000	\$3,000
Bowling Lanes Repairs and Maintenance	001.320.57200.54530	\$22,219	\$17,000	\$7,760	\$7,760	\$15,519	\$17,000	\$17,000
Restaurant Repairs and Maintenance	001.320.57200.54520	\$7,409	\$6,000	\$15,871	\$15,871	\$31,743	\$6,000	\$6,000
Furniture, Fixtures, Equipment	001.320.57200.52010	\$7,277	\$10,000	\$8,822	\$8,822	\$17,644	\$10,000	\$10,000
Pool Maintenance	001.320.57200.45300	\$34,707	\$15,000	\$17,537	\$7,350	\$24,887	\$30,000	\$30,000
Pool Repairs	001.320.57200.45301	\$0	\$0	\$0	\$0	\$0	\$10,000	\$10,000
Golf Cart Repairs and Maintenance	001.320.57200.54506	\$6,502	\$8,000	\$1,725	\$1,725	\$3,450	\$6,500	\$6,500
Reimbursed Repairs and Maintenance	001.320.57200.54540	\$1,943	\$0	\$1,175	\$0	\$1,175	\$0	\$0
Maintenance Contingency	001.320.57200.49100	\$0	\$0	\$0	\$0	\$0	\$2,000	\$2,000
Landscape Maintenance-Contract	001.320.57200.46200	\$194,663	\$194,520	\$97,260	\$97,260	\$194,520	\$194,520	\$194,520
Landscape Maintenance-Improvements	001.320.57200.46201	\$11,222	\$15,000	\$13,033	\$1,500	\$14,533	\$20,000	\$20,000
Irrigation Repairs	001.320.57200.46202	\$5,266	\$8,500	\$4,470	\$3,500	\$7,970	\$8,500	\$8,500
Lake Maintenance-Contract	001.320.53800.46800	\$55,236	\$56,894	\$23,680	\$32,690	\$56,370	\$57,721	\$57,721
Lake Maintenance-Other	001.320.53800.46803	\$1,360	\$2,000	\$0	\$0	\$0	\$0	\$0
Wetland/Mitigation Maintenance	001.320.53800.46801	\$47,000	\$48,099	\$7,450	\$18,750	\$26,200	\$27,000	\$27,000
Permits/Inspections	001.320.57200.54100	\$495	\$3,000	\$976	\$976	\$1,951	\$3,000	\$3,000
Office Supplies/Printing/Binding	001.320.57200.51000	\$3,341	\$5,000	\$1,194	\$1,194	\$2,388	\$4,000	\$4,000
Credit Card Processing Fees	001.320.57200.34600	\$2,559	\$5,500	\$2,048	\$2,048	\$4,096	\$5,500	\$5,500
Dues & Subscriptions	001.320.57200.54000	\$12,861	\$9,500	\$2,459	\$7,041	\$9,500	\$9,500	\$9,500
Decorations	001.320.57200.52005	\$565	\$2,500	\$567	\$0	\$567	\$2,500	\$2,500
Special Events	001.320.57200.49400	\$117,452	\$165,000	\$99,258	\$65,742	\$165,000	\$165,000	\$165,000
Storm Damage	001.320.57200.54502	\$12,136	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL MAINTENANCE</b>		<b>\$1,896,119</b>	<b>\$1,975,109</b>	<b>\$969,165</b>	<b>\$953,096</b>	<b>\$1,922,261</b>	<b>\$1,997,633</b>	<b>\$1,997,633</b>
<b>TOTAL EXPENDITURES</b>		<b>\$2,252,552</b>	<b>\$2,354,243</b>	<b>\$1,209,406</b>	<b>\$1,118,364</b>	<b>\$2,327,770</b>	<b>\$2,397,062</b>	<b>\$2,396,800</b>
<b>Other Sources and Uses</b>								
Capital Reserve-Transfer Out (From General Fund to Capital Reserve)		(\$496,380)	(\$461,545)	(\$461,545)	\$28,413	(\$433,132)	(\$417,263)	(\$265,811)
<b>TOTAL OTHER SOURCES AND USES</b>		<b>(\$496,380)</b>	<b>(\$461,545)</b>	<b>(\$461,545)</b>	<b>\$28,413</b>	<b>(\$433,132)</b>	<b>(\$417,263)</b>	<b>(\$265,811)</b>
<b>EXCESS REVENUES</b>		<b>\$57,780</b>	<b>\$0</b>	<b>\$926,575</b>	<b>(\$926,574)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
							OPT#1	OPT#2
		<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>
Net Assessment		\$1,703,644	\$1,789,053	\$2,055,306	\$2,145,886	\$2,336,610	\$2,336,605	\$2,488,325
Plus Collection Fees (7%)		\$128,231	\$134,660	\$154,700	\$161,518	\$175,874	\$175,873	\$187,293
Gross Assessment		\$1,831,875	\$1,923,713	\$2,210,006	\$2,307,404	\$2,512,484	\$2,512,478	\$2,675,618
No. of Units		977	977	974	974	978	978	978
Gross Per Unit Assessment		\$1,875.00	\$1,969.00	\$2,269.00	\$2,369.00	\$2,569.00	\$2,569.00	\$2,735.81

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
GENERAL FUND BUDGET  
FISCAL YEAR 2027

**REVENUES:**

**Special Assessments 001.300.36300.10100**

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

**Rental Income 001.300.36200.10100**

Rental fees charged for rental of facilities for events.

**Entertainment Fees 001.300.36200.10000**

Fees charged for the Entertainment Series tickets and Special Event tickets. The entertainment fees include a charge for those paying with credit cards to offset the credit card processing fees.

**Newsletter Income 001.300.36200.10200**

The District will earn advertising income from local businesses who would like to advertise in the CDD newsletter that is published on a monthly basis.

**Interest Income 001.300.36100.10000**

The District will have all excess funds invested with the State Board of Administration. The amount is based upon the estimated average balance of funds available during the fiscal year.

**Restaurant Lease Income 001.300.34900.10000**

Monthly lease payment for lease of the Restaurant.

**Sponsorship – AdventHealth 001.300.36300.10000**

Contributions received from AdventHealth in support of programs, events, or initiatives.

**Contributions 001.300.36600.10000**

Funds received from individuals, organizations, or other entities to support the organization's programs, operations, or initiatives.

**Special Event – Security 001.300.36200.10500**

Funds received from event organizers, sponsors, or participants to cover the costs of security services provided during specific events. This may include fees for on-site security personnel, access control, crowd management, and related safety measures. The revenue offsets the expenses associated with planning, staffing, and implementing security protocols to ensure a safe environment for attendees and staff.

**Security Credentials 001.300.36200.10600**

Funds collected from the issuance, replacement, or renewal of identification and access credentials for authorized personnel.

**Revenue-Reimbursed Repairs 001.300.36200.10900**

Funds received or anticipated from third parties to offset costs incurred for repair activities.

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND BUDGET**  
**FISCAL YEAR 2027**

**Miscellaneous Income 001.300.36900.10000**

Miscellaneous income sources including Monday Morning Coffee Revenue and Postage Revenue as well as any other business center revenue earned during the fiscal year.

**Carryforward Surplus 001.300.27100.10000**

The unexpended balance at the end of the prior fiscal year that has been rolled forward to the next fiscal year.

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**EXPENDITURES:**

**Supervisor Fees 001.310.51300.11000**

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon the five paid supervisors attending the estimated 12 monthly meetings and 6 joint meetings at their agreed upon compensation.

**FICA Expense 001.310.51300.21000**

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

**Engineering Fees 001.310.51300.31100**

The District's engineer will be providing general engineering services to the District including attendance and preparation for board meetings, etc.

**Arbitrage 001.310.51300.31200**

The District is required to annually have an arbitrage rebate calculation on the District's Series 2015 Capital Improvement Revenue Refunding Bonds. An independent certified public accounting firm will calculate the rebate liability and submit a report to the District.

**Dissemination Agent 001.310.51300.31300**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Governmental Management Services, to provide this service.

**Dissemination-Amortization Schedules 001.310.51300.31301**

The cost associated with the preparation and maintenance of amortization schedules after principal special calls on the Series 2015 bonds.

**Attorney 001.310.51300.31500**

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, etc.

**Annual Audit 001.310.51300.32200**

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND BUDGET**  
**FISCAL YEAR 2027**

**Trustee Fees 001.310.51300.32300**

The District issued Series 2015A-1 and A-2 Capital Improvement Revenue Refunding Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

**Management Fees 001.310.51300.34000**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services. These services are further outlined in Exhibit "A" of the Management Agreement.

**Management Fees-Beyond Contract 001.310.51300.34001**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services. Additional management, administrative, or accounting services that exceed the scope or limits of existing contractual agreements.

**Accounting System Software 001.310.51300.35100**

The District processes all of its financial activities, i.e., accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services.

**Postage 001.310.51300.42000**

Mailing of checks, overnight deliveries, correspondence, etc.

**Printing & Binding 001.310.51300.42500**

Printing copies, printing of computerized checks, stationary, envelopes etc.

**Newsletter Printing 001.310.51300.42501**

Cost of preparing and printing monthly newsletter for CDD residents.

**Marketing 001.310.51300.48001**

Activities designed to promote awareness, engagement, and participation in the organization's programs, services, or initiatives. This includes costs for advertising (digital and print), social media campaigns, website development and maintenance, branding and graphic design, promotional materials, and public relations efforts.

**Rentals & Leases 001.310.51300.42502**

The District currently has a lease for the copier at the clubhouse. Copy overage and toner shipping charges are also included.

**Insurance 001.310.51300.45000**

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

**Legal Advertising 001.310.51300.48000**

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

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND BUDGET**  
**FISCAL YEAR 2027**

**Other Current Charges 001.310.51300.49000**

Bank charges and any other miscellaneous expenses that are incurred during the year.

**Property Taxes 001.310.51300.31400**

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

**Office Supplies 001.310.51300.51000**

Miscellaneous office supplies.

**Dues, Licenses & Subscriptions 001.310.51300.54000**

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

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**MAINTENANCE:**

**Field Management Fees 001.320.57200.34000**

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

**Gate/Patrol/Pool Officers 001.320.57200.34501**

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

**Security Credentials 001.320.57200.34505**

Support the procurement, issuance, and management of identification and access credentials for authorized personnel. This includes items such as ID badges, key cards, fobs, biometric enrollment materials, and associated printing or encoding supplies.

**Gate/Patrol/Pool Officers – Special Events 001.320.57200.34511**

The costs of security personnel and lifeguards assigned to ensure safety and order during special events. This includes compensation for officers responsible for access control at gates, patrolling event areas, and monitoring pool facilities to prevent accidents and respond to emergencies.

**Security/Fire Alarm/Gate Repairs 001.320.57200.34500**

Annual fire alarm and security alarm monitoring as well as gate repairs.

**Access Control System 001.320.57200.34504**

The District currently maintains a five-year agreement with Securitas to amortize the costs of the access control systems and gate operators.

**Pest Control 001.320.57200.54501**

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

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND BUDGET**  
**FISCAL YEAR 2027**

**Telephone/Internet 001.320.572100.41000**

The District is contracted with Spectrum for Internet services, telephone services, and guest wi-fi services. The District is also contracted with Kings III for emergency telephone service at the pool.

**Electric 001.320.57200.43000**

The District has various accounts with TECO for electric services.

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

**Water 001.320.57200.43100**

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

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

**Gas/Natural Gas-Pool 001.320.57200.43200**

The District currently uses Florida Public Utilities and Gas South for gas to heat the pool.

**Refuse Service 001.320.57200.43300**

The District is currently contracted with Florida Refuse for garbage pickup and recycling services.

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND BUDGET**  
**FISCAL YEAR 2027**

**Bridge Repairs and Maintenance 001.320.57200.54508**

The costs associated with inspecting, repairing, and maintaining bridge structures to ensure safety, functionality, and longevity. This includes expenses for labor, materials, equipment, and contractor services required to address structural wear, corrosion, deck and railing repairs, joint replacement, and other routine or corrective maintenance activities.

**Clubhouse Repairs and Maintenance 001.320.57200.54500**

The costs associated with the upkeep, repair, and improvement of clubhouse facilities to ensure safety, functionality, and aesthetic appeal. This includes expenses for labor, materials, and contractor services needed for routine maintenance, structural repairs, plumbing, electrical work, HVAC servicing, painting, and other facility improvements.

**Fitness Center Repairs and Maintenance 001.320.57200.54510**

The costs associated with the upkeep, repair, and replacement of equipment and facilities within the fitness center to ensure safety, functionality, and accessibility. This includes expenses for labor, materials, contractor services, and equipment parts needed for routine maintenance, mechanical or electronic repairs, cleaning, and preventive upkeep of exercise machines.

**Bowling Lanes Repairs and Maintenance 001.320.57200.54530**

The costs associated with maintaining, repairing, and servicing bowling lanes and related equipment to ensure safety, functionality, and a high-quality user experience. This includes expenses for labor, materials, and contractor services required for lane resurfacing, pinsetter and ball return maintenance, scoring system repairs, lighting, and other mechanical or structural components.

**Restaurant Repairs and Maintenance 001.320.57200.54520**

The costs associated with maintaining, repairing, and improving restaurant facilities and equipment to ensure safety, operational efficiency, and a high-quality dining experience. This includes expenses for labor, materials, and contractor services needed for routine maintenance, plumbing, electrical, HVAC servicing, kitchen appliance repairs, structural repairs, and general facility upkeep.

**Furniture, Fixtures, Equipment 001 320.57200.52010**

Replacement of furniture, fixtures, and equipment in the Clubhouse.

**Pool Maintenance-Pool 001.320.57200.45300**

The costs associated with contracted services for the routine operation, maintenance, and care of swimming pool facilities. This includes fees for professional pool service providers responsible for water treatment, chemical balancing, filtration system monitoring, equipment inspection, cleaning, and other preventive maintenance tasks.

**Pool Repairs 001.320.57200.45301**

The costs associated with the repair and upkeep of swimming pool facilities to ensure safety, functionality, and compliance with health standards. This includes expenses for labor, materials, and contractor services needed to address mechanical, structural, or equipment issues such as pumps, heaters, filtration systems, pool surfaces, and safety features.

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND BUDGET**  
**FISCAL YEAR 2027**

**Golf Cart Repairs and Maintenance 001.320.57200.54506**

The District has contracted with Performance Plus Carts for the preventive & regular maintenance to the security golf carts.

**Reimbursed Repairs and Maintenance 001.320.57200.54540**

Represent expenditures incurred for repair activities that are expected to be offset, in whole or in part, through reimbursement from third parties such as insurance providers, warranties, or other funding sources.

**Maintenance Contingency 001.320.57200.49100**

Funds reserved to address unforeseen or unplanned maintenance needs that may arise during the project or operational period.

**Landscape Maintenance Contract 001.320.57200.46200**

The District has contracted with Yellowstone Landscape to provide landscape maintenance services for the Lake Ashton Community Development District. These services will include, mowing, edging, trimming, debris removal, fertilizer, insect, disease and weed control, shrubs, tree maintenance, irrigation, mulching, palm pruning, and maintenance on Fig.

**Landscape Maintenance Improvements 001.320.57200.46201**

Replacement of plants needed throughout the District.

**Irrigation Repairs 001.320.57200.46202**

Unscheduled repairs and maintenance to the irrigation system throughout the District.

**Lake Maintenance Contract 001.320.53800.46800**

The District has obtained a contract with Solitude Lake Management for the maintenance of 13 ponds, canals, & E-1 pond Littoral Shelf.

<b><u>Description</u></b>	<b><u>Monthly</u></b>	<b><u>Annually</u></b>
Solitude Lake Mgmt	\$4,603	\$55,237

**Wetland/Mitigation Maintenance 001.320.53800.46801**

The District has obtained a contract with Solitude Lake Management for Wetlands/Mitigation maintenance. The management program will include the control of vegetation, algae, and grass/brush control.

<b><u>Description</u></b>	<b><u>Quarterly</u></b>	<b><u>Annually</u></b>	<b><u>Area</u></b>
Applied Aquatics	\$4,450.00	\$17,800.00	Mitigation Areas: 1B, 7A Wetlands Areas: 2, 3, 4, 5, 6, 8, Utility Easement Wetland, and East Conservation Area
Applied Aquatics	<b><u>Semi-Annually</u></b> \$4,200.00	<b><u>Annually</u></b> \$8,400.00	<b><u>Area</u></b> Conservation Area from Clubhouse West to ramp

**LAKE ASHTON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND BUDGET**  
**FISCAL YEAR 2027**

**Permits/Inspections 001.320.57200.54100**

The District is required to renew permits and other inspections on an annual basis with the City of Lake Wales, Polk County, FWC, and The State of Florida to comply with regulations.

**Office Supplies/Printing & Binding 001.320.57200.51000**

Office supplies for the clubhouse that will include items such as paper, toner, etc.

**Credit Card Processing Fee 001.320.57200.34699**

The costs associated with processing payments made via credit or debit cards. This includes transaction fees, service charges, and merchant processing costs incurred when customers, clients, or participants use card payments for services or program fees.

**Dues & Licenses 001.320.57200.54000**

The District is required to pay an annual subscription for Motion Picture Licensing and Music Licensing.

**Decorations 001.320.57200.52005**

The District funds seasonal decorations for the Clubhouse.

**Special Events 001.320.57200.49400**

The costs associated with planning, organizing, and executing events intended to engage participants, promote programs, or support organizational objectives. This includes expenses for venue rental, catering, staffing, security, equipment rental, decorations, marketing, and other event-related services and materials.

**Storm Damage 001.320.57200.54502**

The costs associated with repairing and restoring property and operations following damage caused by severe weather events.

**Lake Ashton**  
Community Development District  
Proposed Budget  
Capital Reserve Fund

Description	Actual Thru 9/30/25	Adopted Budget FY 2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY 2027
<b>Revenues</b>						
Capital Reserve-Transfer In (From General Fund to Capital Reserve)	\$496,380	\$461,545	\$461,545	(\$77,285)	\$384,260	\$417,263
Interest Income	\$33,812	\$30,000	\$14,963	\$14,963	\$29,925	\$25,000
Carryforward Surplus	\$661,153	\$955,705	\$852,083	\$0	\$852,083	\$1,026,195
<b>TOTAL REVENUES</b>	<b>\$1,191,345</b>	<b>\$1,447,250</b>	<b>\$1,328,591</b>	<b>(\$62,323)</b>	<b>\$1,266,268</b>	<b>\$1,468,458</b>
<b>Expenditures</b>						
<b>Capital Projects-FY 25</b>						
Pavement/Curb Repairs	\$6,400	\$0	\$0	\$0	\$0	\$0
Restaurant Equipment	\$20,960	\$0	\$0	\$0	\$0	\$0
Permanent Roofline Lighting	\$28,902	\$0	\$0	\$0	\$0	\$0
Clubhouse Painting	\$35,185	\$0	\$0	\$0	\$0	\$0
Seamless Gutters	\$16,400	\$0	\$0	\$0	\$0	\$0
AED Kits	\$4,232	\$0	\$0	\$0	\$0	\$0
Tennis Court Resurface	\$16,685	\$0	\$0	\$0	\$0	\$0
Shoreline Restoration	\$38,513	\$0	\$0	\$0	\$0	\$0
Ballroom Refurbishment	\$62,098	\$0	\$0	\$0	\$0	\$0
Street Sign Replacement	\$5,545	\$0	\$0	\$0	\$0	\$0
Stormwater Repairs	\$40,299	\$0	\$0	\$0	\$0	\$0
Guardhouse Roof Replacement	\$5,330	\$0	\$0	\$0	\$0	\$0
Projector Screen Replacement	\$5,500	\$0	\$0	\$0	\$0	\$0
Shuffleboard Court Roof Replacement	\$10,630	\$0	\$0	\$0	\$0	\$0
Golf Course Bridge	\$13,500	\$0	\$0	\$0	\$0	\$0
Contingencies	\$28,891	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$192	\$0	\$0	\$0	\$0	\$0
<b>Capital Projects-FY 26</b>	\$0	\$0	\$0	\$0	\$0	\$0
Capital Projects	\$0	\$0	\$863	\$0	\$863	\$0
Turnberry Paving	\$0	\$0	\$157,328	\$0	\$157,328	\$0
Bridge Board Replacement	\$0	\$0	\$16,000	\$0	\$16,000	\$0
Ballroom Flooring	\$0	\$0	\$55,992	\$0	\$55,992	\$0
Reserve Study Update	\$0	\$0	\$1,475	\$0	\$1,475	\$0
Stormwater Management	\$0	\$0	\$7,830	\$0	\$7,830	\$0
Capital Projects	\$0	\$312,319	\$0	\$0	\$0	\$0
Contingencies	\$0	\$223,150	\$0	\$0	\$0	\$0
Other Current Charges	\$0	\$650	\$292	\$292	\$585	\$0
<b>Capital Projects-FY 27</b>	\$0	\$0	\$0	\$0	\$0	\$0
Golf Course Reserves	\$0	\$0	\$0	\$0	\$0	\$0
Capital Projects	\$0	\$0	\$0	\$0	\$0	\$451,358
Contingencies	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$650
<b>TOTAL EXPENDITURES</b>	<b>\$339,262</b>	<b>\$536,119</b>	<b>\$239,781</b>	<b>\$292</b>	<b>\$240,073</b>	<b>\$452,008</b>
<b>EXCESS REVENUES</b>	<b>\$852,083</b>	<b>\$911,131</b>	<b>\$1,088,810</b>	<b>(\$62,615)</b>	<b>\$1,026,195</b>	<b>\$1,016,450</b>

RESERVE STUDY	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Beginning Balance	\$1,082,226	\$1,091,420	\$821,970	\$901,058	\$949,910
Reserves	\$417,263	\$417,263	\$431,867	\$446,983	\$462,627
Interest	\$43,289	\$43,657	\$32,879	\$36,042	\$37,996
Expenditures	(\$451,358)	(\$730,370)	(\$385,658)	(\$434,173)	(\$493,770)
Ending Balance	\$1,091,420	\$821,970	\$901,058	\$949,910	\$956,763

RESERVES	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Beginning Balance	\$1,026,195	\$1,017,100	\$747,650	\$826,738	\$875,590
Reserves	\$417,263	\$417,263	\$431,867	\$446,983	\$462,627
Interest	\$25,000	\$43,657	\$32,879	\$36,042	\$37,996
Expenditures	(\$451,358)	(\$730,370)	(\$385,658)	(\$434,173)	(\$493,770)
Ending Balance	\$1,017,100	\$747,650	\$826,738	\$875,590	\$882,443

# Lake Ashton

## Debt Service Fund

### Community Development District

### Series 2015 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY 2027
<b>Revenues</b>					
Special Assessments - Levy <sup>(1)</sup>	\$362,500	\$363,496	\$19,386	\$382,881	\$361,750
Special Assessments - PPMT A-1	\$0	\$23,924	\$0	\$23,924	\$0
Special Assessments - PPMT A-2	\$0	\$0	\$0	\$0	\$0
Interest Income	\$500	\$4,463	\$6,248	\$10,711	\$5,000
Carry Forward Surplus <sup>(2)</sup>	\$117,841	\$107,205	\$0	\$107,205	\$54,971
<b>TOTAL REVENUES</b>	<b>\$480,841</b>	<b>\$499,087</b>	<b>\$25,634</b>	<b>\$524,721</b>	<b>\$421,721</b>
<b>Expenditures</b>					
<u>Series 2015A-1</u>					
Interest - 11/01	\$45,875	\$45,875	\$0	\$45,875	\$40,250
Interest - 05/01	\$45,875	\$0	\$45,875	\$45,875	\$40,250
Principal - 05/01	\$225,000	\$0	\$225,000	\$225,000	\$235,000
Special Call - 11/01	\$0	\$75,000	\$0	\$75,000	\$0
Special Call - 5/01	\$0	\$0	\$25,000	\$25,000	\$0
<u>Series 2015A-2</u>					
Interest - 11/01	\$9,000	\$9,000	\$0	\$9,000	\$8,375
Interest - 05/01	\$9,000	\$0	\$9,000	\$9,000	\$8,375
Principal - 05/01	\$25,000	\$0	\$25,000	\$25,000	\$25,000
Special Call - 05/01	\$0	\$10,000	\$0	\$10,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$359,750</b>	<b>\$139,875</b>	<b>\$329,875</b>	<b>\$469,750</b>	<b>\$357,250</b>
<b>EXCESS REVENUES</b>	<b>\$121,091</b>	<b>\$359,212</b>	<b>(\$304,241)</b>	<b>\$54,971</b>	<b>\$64,471</b>

<sup>(1)</sup> This is based on maximum annual debt assessment. Will update FY27 lot count when received.

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

2015A-1	\$34,375.00
2015A-2	\$ 7,750.00
<b>11/27 Interest</b>	<b>\$42,125.00</b>

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

# Lake Ashton

## Community Development District

Series 2015A-1 Capital Improvement Revenue Refunding Bonds

### AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/26	\$1,835,000.00	\$ 225,000.00	\$ 45,875.00	\$ 316,750.00
11/01/26	\$1,610,000.00	\$ -	\$ 40,250.00	\$ -
05/01/27	\$1,610,000.00	\$ 235,000.00	\$ 40,250.00	\$ 315,500.00
11/01/27	\$1,375,000.00	\$ -	\$ 34,375.00	\$ -
05/01/28	\$1,375,000.00	\$ 250,000.00	\$ 34,375.00	\$ 318,750.00
11/01/28	\$1,125,000.00	\$ -	\$ 28,125.00	\$ -
05/01/29	\$1,125,000.00	\$ 260,000.00	\$ 28,125.00	\$ 316,250.00
11/01/29	\$ 865,000.00	\$ -	\$ 21,625.00	\$ -
05/01/30	\$ 865,000.00	\$ 275,000.00	\$ 21,625.00	\$ 318,250.00
11/01/30	\$ 590,000.00	\$ -	\$ 14,750.00	\$ -
05/01/31	\$ 590,000.00	\$ 290,000.00	\$ 14,750.00	\$ 319,500.00
11/01/31	\$ 300,000.00	\$ -	\$ 7,500.00	\$ -
05/01/32	\$ 300,000.00	\$ 300,000.00	\$ 7,500.00	\$ 315,000.00
		<b>\$1,835,000.00</b>	<b>\$339,125.00</b>	<b>\$2,220,000.00</b>

# Lake Ashton

## Community Development District

Series 2015A-2 Capital Improvement Revenue Refunding Bonds

### AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/26	\$360,000.00	\$ 25,000.00	\$ 9,000.00	\$ 43,000.00
11/01/26	\$335,000.00	\$ -	\$ 8,375.00	\$ -
05/01/27	\$335,000.00	\$ 25,000.00	\$ 8,375.00	\$ 41,750.00
11/01/27	\$310,000.00	\$ -	\$ 7,750.00	\$ -
05/01/28	\$310,000.00	\$ 25,000.00	\$ 7,750.00	\$ 40,500.00
11/01/28	\$285,000.00	\$ -	\$ 7,125.00	\$ -
05/01/29	\$285,000.00	\$ 25,000.00	\$ 7,125.00	\$ 39,250.00
11/01/29	\$260,000.00	\$ -	\$ 6,500.00	\$ -
05/01/30	\$260,000.00	\$ 25,000.00	\$ 6,500.00	\$ 38,000.00
11/01/30	\$235,000.00	\$ -	\$ 5,875.00	\$ -
05/01/31	\$235,000.00	\$ 30,000.00	\$ 5,875.00	\$ 41,750.00
11/01/31	\$205,000.00	\$ -	\$ 5,125.00	\$ -
05/01/32	\$205,000.00	\$ 30,000.00	\$ 5,125.00	\$ 40,250.00
11/01/32	\$175,000.00	\$ -	\$ 4,375.00	\$ -
05/01/33	\$175,000.00	\$ 30,000.00	\$ 4,375.00	\$ 38,750.00
11/01/33	\$145,000.00	\$ -	\$ 3,625.00	\$ -
05/01/34	\$145,000.00	\$ 35,000.00	\$ 3,625.00	\$ 42,250.00
11/01/34	\$110,000.00	\$ -	\$ 2,750.00	\$ -
05/01/35	\$110,000.00	\$ 35,000.00	\$ 2,750.00	\$ 40,500.00
11/01/35	\$ 75,000.00	\$ -	\$ 1,875.00	\$ -
05/01/36	\$ 75,000.00	\$ 35,000.00	\$ 1,875.00	\$ 38,750.00
11/01/36	\$ 40,000.00	\$ -	\$ 1,000.00	\$ -
05/01/37	\$ 40,000.00	\$ 40,000.00	\$ 1,000.00	\$ 42,000.00
		<b>\$360,000.00</b>	<b>\$117,750.00</b>	<b>\$486,750.00</b>

# SECTION 3



April 15, 2026

Samantha Ham – Recording Secretary  
Lake Ashton CDD  
219 E. Livingston St.  
Orlando, FL 32801

**RE: Lake Ashton Community Development District Registered Voters**

Dear Ms. Ham,

In response to your request, there are currently **1,335** voters within the Lake Ashton Community Development District as of **April 15, 2026**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Melony M. Bell". The signature is written in a cursive style.

Melony M. Bell  
Supervisor of Elections  
Polk County, Florida

# SECTION VIII

# SECTION A

**Lake Ashton**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2026**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 136,834	\$ -	\$ -	\$ 136,834
Capital Reserve Account	\$ -	\$ -	\$ 3,674	\$ 3,674
Lease Receivable	\$ 39,095	\$ -	\$ -	\$ 39,095
Due from General Fund	\$ -	\$ 11,734	\$ -	\$ 11,734
<b>Investments:</b>				
Investment Pool - State Board of Administration <u>Series 2015</u>	\$ 951,132	\$ -	\$ 1,086,135	\$ 2,037,267
Reserve	\$ -	\$ 177,438	\$ -	\$ 177,438
Revenue	\$ -	\$ 411,643	\$ -	\$ 411,643
Prepayment 2015-1	\$ -	\$ 30,713	\$ -	\$ 30,713
Prepayment 2015-2	\$ -	\$ 62	\$ -	\$ 62
<b>Total Assets</b>	<b>\$ 1,127,061</b>	<b>\$ 631,590</b>	<b>\$ 1,089,810</b>	<b>\$ 2,848,461</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 146,455	\$ -	\$ -	\$ 146,455
Due to Debt Service	\$ 11,734	\$ -	\$ -	\$ 11,734
Deposits Ballroom Rentals	\$ 6,310	\$ -	\$ -	\$ 6,310
Deposits-Restaurant	\$ 5,000	\$ -	\$ -	\$ 5,000
Deferred Revenue-Leases	\$ 30,988	\$ -	\$ -	\$ 30,988
<b>Total Liabilities</b>	<b>\$ 200,487</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 200,487</b>
<b>Fund Balance:</b>				
Restricted for:				
Debt Service - Series 2015	\$ -	\$ 631,590	\$ -	\$ 631,590
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 1,088,810	\$ 1,088,810
Unassigned	\$ 926,575	\$ -	\$ -	\$ 926,575
<b>Total Fund Balances</b>	<b>\$ 926,575</b>	<b>\$ 631,590</b>	<b>\$ 1,088,810</b>	<b>\$ 2,646,975</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,127,061</b>	<b>\$ 631,590</b>	<b>\$ 1,088,810</b>	<b>\$ 2,847,461</b>

# SECTION B

**Lake Ashton**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues</b>				
Interest	\$ 30,000	\$ 15,000	\$ 14,963	\$ (38)
<b>Total Revenues</b>	<b>\$ 30,000</b>	<b>\$ 15,000</b>	<b>\$ 14,963</b>	<b>\$ (38)</b>
<b>Expenditures:</b>				
Capital Projects	\$ 312,319	\$ 156,160	\$ 863	\$ 155,297
Turnberry Paving	\$ -	\$ -	\$ 157,328	\$ (157,328)
Bridge Board Replacement	\$ -	\$ -	\$ 16,000	\$ (16,000)
Ballroom Flooring	\$ -	\$ -	\$ 55,992	\$ (55,992)
Reserve Study Update	\$ -	\$ -	\$ 1,475	\$ (1,475)
Stormwater Management	\$ -	\$ -	\$ 7,830	\$ (7,830)
Contingencies	\$ 223,150	\$ 111,575	\$ -	\$ 111,575
Other Current Charges	\$ 650	\$ 325	\$ 292	\$ 33
<b>Total Expenditures</b>	<b>\$ 536,119</b>	<b>\$ 268,060</b>	<b>\$ 239,781</b>	<b>\$ 28,279</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (506,119)</b>		<b>\$ (224,818)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 461,545	\$ 461,545	\$ 461,545	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 461,545</b>	<b>\$ 461,545</b>	<b>\$ 461,545</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (44,574)</b>		<b>\$ 236,727</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 955,705</b>		<b>\$ 852,083</b>	
<b>Fund Balance - Ending</b>	<b>\$ 911,131</b>		<b>\$ 1,088,810</b>	

# SECTION C

# Lake Ashton

## Community Development District

### General Fund

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

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
<b>Revenues:</b>				
Special Assessments - Levy	\$ 2,336,605	\$ 2,336,605	\$ 2,279,760	\$ (56,845)
Rental Income	\$ 40,000	\$ 20,000	\$ 25,775	\$ 5,775
Entertainment Fees	\$ 165,000	\$ 82,500	\$ 116,529	\$ 34,029
Newsletter Ad Revenue	\$ 95,000	\$ 47,500	\$ 78,724	\$ 31,224
Interest Income	\$ 15,000	\$ 7,500	\$ 10,937	\$ 3,437
Restaurant Lease Income	\$ 9,000	\$ 4,500	\$ 3,164	\$ (1,336)
Sponsorship - Advent Health	\$ 8,000	\$ 8,000	\$ 8,000	\$ -
Miscellaneous Income	\$ 9,000	\$ 4,500	\$ 10,201	\$ 5,701
Security Credentials	\$ -	\$ -	\$ 3,030	\$ 3,030
Miscellaneous Income-Reimbursed Repairs	\$ -	\$ -	\$ 3,625	\$ 3,625
<b>Total Revenues</b>	<b>\$ 2,677,605</b>	<b>\$ 2,511,105</b>	<b>\$ 2,539,745</b>	<b>\$ 28,641</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 3,600	\$ 2,400
FICA Expense	\$ 918	\$ 459	\$ 275	\$ 184
Engineering	\$ 65,000	\$ 32,500	\$ 37,331	\$ (4,831)
Arbitrage	\$ 600	\$ 300	\$ -	\$ 300
Dissemination	\$ 1,545	\$ 773	\$ 773	\$ -
Dissemination-Amortization Schedules	\$ -	\$ -	\$ 350	\$ (350)
Attorney	\$ 45,000	\$ 22,500	\$ 46,197	\$ (23,697)
Annual Audit	\$ 4,000	\$ 2,000	\$ -	\$ 2,000
Trustee Fees	\$ 4,434	\$ 2,217	\$ -	\$ 2,217
Management Fees	\$ 71,823	\$ 35,911	\$ 35,912	\$ (0)
Management Fees-Beyond Contract	\$ 525	\$ 263	\$ 250	\$ 13
Accounting System Software	\$ 1,030	\$ 515	\$ 515	\$ 0
Postage	\$ 3,500	\$ 1,750	\$ 1,333	\$ 417
Printing & Binding	\$ 500	\$ 250	\$ 183	\$ 67
Newsletter Printing	\$ 55,000	\$ 27,500	\$ 27,522	\$ (22)
Marketing	\$ 3,000	\$ 1,500	\$ -	\$ 1,500
Rentals & Leases	\$ 4,000	\$ 2,000	\$ 964	\$ 1,036
Insurance	\$ 90,034	\$ 90,034	\$ 84,008	\$ 6,026
Legal Advertising	\$ 1,500	\$ 750	\$ 402	\$ 348
Other Current Charges	\$ 750	\$ 375	\$ 434	\$ (59)
Property Taxes	\$ 13,500	\$ 6,750	\$ -	\$ 6,750
Office Supplies	\$ 300	\$ 150	\$ 16	\$ 134
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 379,134</b>	<b>\$ 234,672</b>	<b>\$ 240,241</b>	<b>\$ (5,569)</b>

# Lake Ashton

## Community Development District

### General Fund

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

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Field Management Services	\$ 552,842	\$ 276,421	\$ 276,422	\$ (1)
Gate/Patrol/Pool Officers	\$ 384,846	\$ 192,423	\$ 145,162	\$ 47,261
Gate/Patrol/Pool Officers-Special Events	\$ -	\$ -	\$ 3,066	\$ (3,066)
Security/Fire Alarm/Gate Repairs	\$ 9,500	\$ 4,750	\$ 1,518	\$ 3,232
Access Control System	\$ 67,118	\$ 33,559	\$ 33,559	\$ -
Pest Control	\$ 4,690	\$ 2,345	\$ 3,339	\$ (994)
Telephone/Internet	\$ 7,000	\$ 3,500	\$ 3,311	\$ 189
Electric	\$ 240,000	\$ 120,000	\$ 122,898	\$ (2,898)
Water	\$ 16,000	\$ 8,000	\$ 4,970	\$ 3,030
Gas-Pool	\$ 25,000	\$ 12,500	\$ 21,941	\$ (9,441)
Refuse	\$ 8,000	\$ 4,000	\$ 4,217	\$ (217)
Repairs and Maintenance-Clubhouse	\$ 85,600	\$ 42,800	\$ 42,611	\$ 189
Repairs and Maintenance-Fitness Center	\$ 3,000	\$ 1,500	\$ 867	\$ 633
Repairs and Maintenance-Bowling Lanes	\$ 17,000	\$ 8,500	\$ 7,760	\$ 741
Repairs and Maintenance-Restaurant	\$ 6,000	\$ 3,000	\$ 15,871	\$ (12,871)
Furniture, Fixtures, Equipment	\$ 10,000	\$ 5,000	\$ 8,822	\$ (3,822)
Repairs and Maintenance-Pool	\$ 15,000	\$ 7,500	\$ 17,537	\$ (10,037)
Repairs and Maintenance-Golf Cart	\$ 8,000	\$ 4,000	\$ 1,725	\$ 2,275
Repairs and Maintenance-Reimbursed	\$ -	\$ -	\$ 1,175	\$ (1,175)
Landscape Maintenance-Contract	\$ 194,520	\$ 97,260	\$ 97,260	\$ -
Landscape Maintenance-Improvements	\$ 15,000	\$ 13,033	\$ 13,033	\$ -
Irrigation Repairs	\$ 8,500	\$ 4,250	\$ 4,470	\$ (220)
Lake Maintenance-Contract	\$ 56,894	\$ 28,447	\$ 23,680	\$ 4,767
Lake Maintenance-Other	\$ 2,000	\$ 1,000	\$ -	\$ 1,000
Wetland/Mitigation Maintenance	\$ 48,099	\$ 24,050	\$ 7,450	\$ 16,600
Permits/Inspections	\$ 3,000	\$ 1,500	\$ 976	\$ 524
Office Supplies/Printing/Binding	\$ 5,000	\$ 2,500	\$ 1,194	\$ 1,306
Credit Card Processing Fees	\$ 5,500	\$ 2,750	\$ 2,048	\$ 702
Dues & Subscriptions	\$ 9,500	\$ 4,750	\$ 2,459	\$ 2,291
Decorations	\$ 2,500	\$ 1,250	\$ 567	\$ 683
Special Events	\$ 165,000	\$ 99,258	\$ 99,258	\$ -
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,975,109</b>	<b>\$ 1,009,845</b>	<b>\$ 969,165</b>	<b>\$ 40,680</b>
<b>Total Expenditures</b>	<b>\$ 2,354,243</b>	<b>\$ 1,244,517</b>	<b>\$ 1,209,406</b>	<b>\$ 35,111</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 323,362</b>		<b>\$ 1,330,340</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)	\$ (461,545)	\$ (461,545)	\$ (461,545)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (461,545)</b>	<b>\$ (461,545)</b>	<b>\$ (461,545)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (138,183)</b>		<b>\$ 868,795</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 138,183</b>		<b>\$ 57,780</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 926,575</b>	

# Lake Ashton

## Community Development District

### Debt Service Fund Series 2015

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

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 362,500	\$ 362,500	\$ 368,860	\$ 6,360
Assessments - PPMT 2015-1	\$ -	\$ -	\$ 30,122	\$ 30,122
Interest Income	\$ 500	\$ 250	\$ 6,087	\$ 5,837
<b>Total Revenues</b>	<b>\$ 363,000</b>	<b>\$ 362,750</b>	<b>\$ 405,069</b>	<b>\$ 42,319</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>\$ 265,194</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 3,250</b>		<b>\$ 265,194</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 117,841</b>		<b>\$ 366,396</b>	
<b>Fund Balance - Ending</b>	<b>\$ 121,091</b>		<b>\$ 631,590</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	\$ 65,254	\$ 46,377	\$ 32,423	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,279,760
Rental Income	\$ 3,700	\$ 5,150	\$ 4,150	\$ 7,725	\$ 2,350	\$ 2,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,775
Entertainment Fees	\$ 6,434	\$ 1,752	\$ 88,931	\$ 2,112	\$ 8,902	\$ 8,398	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116,529
Newsletter Ad Revenue	\$ 14,983	\$ 4,838	\$ 10,062	\$ 33,533	\$ 4,099	\$ 11,210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,724
Interest Income	\$ 167	\$ 43	\$ 98	\$ 3,816	\$ 3,367	\$ 3,446	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,937
Restaurant Lease Income	\$ -	\$ 721	\$ 2,443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,164
Sponsorship	\$ -	\$ -	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000
Miscellaneous Income	\$ 1,582	\$ 1,461	\$ 1,325	\$ 921	\$ 3,755	\$ 1,159	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,201
Security Credentials	\$ 600	\$ 430	\$ 430	\$ 430	\$ 910	\$ 230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,030
Miscellaneous Income-Reimbursed Repairs	\$ 1,925	\$ 1,075	\$ 100	\$ 100	\$ 100	\$ 325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,625
Miscellaneous Income-Insurance Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 29,391</b>	<b>\$ 584,468</b>	<b>\$ 1,674,246</b>	<b>\$ 121,891</b>	<b>\$ -</b>	<b>\$ 59,890</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,539,745</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 450	\$ 900	\$ 450	\$ 450	\$ 450	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
FICA Expense	\$ 34	\$ 69	\$ 34	\$ 34	\$ 34	\$ 69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275
Engineering	\$ 3,645	\$ 3,251	\$ 9,283	\$ 5,122	\$ 9,104	\$ 6,926	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,331
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 129	\$ 129	\$ 129	\$ 129	\$ 129	\$ 129	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 773
Dissemination	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350
Attorney	\$ 5,293	\$ 4,846	\$ 8,714	\$ 12,741	\$ 9,604	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,197
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 5,985	\$ 5,985	\$ 5,985	\$ 5,985	\$ 5,985	\$ 5,985	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,912
Management Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250
Accounting System Software	\$ 86	\$ 86	\$ 86	\$ 86	\$ 86	\$ 86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 515
Postage	\$ 201	\$ 46	\$ 335	\$ 271	\$ 45	\$ 435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,333
Printing & Binding	\$ 170	\$ -	\$ -	\$ -	\$ -	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 183
Newsletter Printing	\$ 4,631	\$ 4,787	\$ 4,472	\$ 4,544	\$ 4,544	\$ 4,544	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,522
Marketing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rentals & Leases	\$ 145	\$ 145	\$ 385	\$ 145	\$ 145	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 964
Insurance	\$ 84,008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,008
Legal Advertising	\$ -	\$ -	\$ 119	\$ -	\$ 283	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 402
Other Current Charges	\$ 122	\$ 140	\$ 87	\$ -	\$ -	\$ 86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 434
Office Supplies	\$ 3	\$ 3	\$ 4	\$ 3	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 105,426</b>	<b>\$ 20,386</b>	<b>\$ 30,082</b>	<b>\$ 29,510</b>	<b>\$ 30,413</b>	<b>\$ 24,424</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 240,241</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>Operations &amp; Maintenance</b>													
<b>Field Expenditures</b>													
Field Management Services	\$ 46,071	\$ 46,070	\$ 46,070	\$ 46,070	\$ 46,070	\$ 46,070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 276,422
Gate/Patrol/Pool Officers	\$ 30,537	\$ 31,503	\$ 32,009	\$ 31,841	\$ 19,272	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145,162
Gate/Patrol/Pool Officers-Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,066	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,066
Security/Fire Alarm/Gate Repairs	\$ 162	\$ -	\$ -	\$ 1,144	\$ 213	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,518
Access Control System	\$ 5,593	\$ 5,593	\$ 5,593	\$ 5,593	\$ 5,593	\$ 5,593	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,559
Security Credentials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 449	\$ 250	\$ 250	\$ 395	\$ 250	\$ 1,745	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,339
Telephone/Internet	\$ 549	\$ 550	\$ 550	\$ 554	\$ 961	\$ 147	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,311
Electric	\$ 23,450	\$ 17,379	\$ 20,619	\$ 20,226	\$ 22,080	\$ 19,144	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122,898
Water	\$ 703	\$ 813	\$ 603	\$ 1,483	\$ 352	\$ 1,015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,970
Gas-Pool	\$ 565	\$ 870	\$ 724	\$ 1,447	\$ 7,923	\$ 10,412	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,941
Refuse	\$ 716	\$ 786	\$ 384	\$ 1,088	\$ 278	\$ 965	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,217
Repairs and Maintenance-Clubhouse	\$ 4,030	\$ 11,344	\$ 13,485	\$ 3,656	\$ 3,741	\$ 6,355	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,611
Repairs and Maintenance-Fitness Center	\$ -	\$ 220	\$ -	\$ -	\$ 260	\$ 387	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 867
Repairs and Maintenance-Bowling Lanes	\$ 3,500	\$ -	\$ -	\$ 3,105	\$ -	\$ 1,155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,760
Repairs and Maintenance-Restaurant	\$ 1,316	\$ 152	\$ 224	\$ -	\$ 2,187	\$ 11,993	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,871
Furniture, Fixtures, Equipment	\$ 1,588	\$ 1,084	\$ -	\$ -	\$ 1,000	\$ 5,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,822
Repairs and Maintenance-Pool	\$ 2,012	\$ 2,655	\$ 3,767	\$ 2,282	\$ 2,796	\$ 4,024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,537
Repairs and Maintenance-Golf Cart	\$ 345	\$ 345	\$ 345	\$ 345	\$ 345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,725
Repairs and Maintenance-Reimbursed	\$ -	\$ -	\$ -	\$ -	\$ 1,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,175
Landscape Maintenance-Contract	\$ 16,210	\$ 16,210	\$ 16,210	\$ 16,210	\$ 16,210	\$ 16,210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97,260
Landscape Maintenance-Improvements	\$ 417	\$ 4,990	\$ 3,790	\$ -	\$ 3,836	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,033
Irrigation Repairs	\$ 4,470	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,470
Lake Maintenance-Contract	\$ 5,000	\$ -	\$ 4,670	\$ 4,670	\$ 4,670	\$ 4,670	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,680
Lake Maintenance-Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wetland/Mitigation Maintenance	\$ 3,000	\$ -	\$ -	\$ -	\$ 4,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,450
Permits/Inspections	\$ -	\$ 213	\$ 763	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 976
Office Supplies/Printing/Binding	\$ 52	\$ 333	\$ 411	\$ 52	\$ 59	\$ 287	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,194
Credit Card Processing Fees	\$ 273	\$ 155	\$ 120	\$ 118	\$ 379	\$ 1,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,048
Dues & Subscriptions	\$ 31	\$ 239	\$ 1,220	\$ 499	\$ 49	\$ 420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,459
Decorations	\$ -	\$ 300	\$ -	\$ -	\$ 267	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 567
Special Events	\$ 20,823	\$ 378	\$ 1,303	\$ 27,075	\$ 41,504	\$ 8,176	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99,258
Storm Damage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 105,426</b>	<b>\$ 162,816</b>	<b>\$ 183,192</b>	<b>\$ 197,363</b>	<b>\$ 216,334</b>	<b>\$ 172,412</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,209,406</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (76,035)</b>	<b>\$ 421,652</b>	<b>\$ 1,491,054</b>	<b>\$ (75,473)</b>	<b>\$ (216,334)</b>	<b>\$ (112,521)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,330,340</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ (461,545)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (461,545)
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (461,545)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (461,545)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (76,035)</b>	<b>\$ 421,652</b>	<b>\$ 1,491,054</b>	<b>\$ (537,018)</b>	<b>\$ (216,334)</b>	<b>\$ (112,521)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 868,795</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>
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# SECTION D

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

**Check Run Summary**

**April 20, 2026**

<b>Date</b>	<b>Check Numbers</b>	<b>Amount</b>
<b><u>General Fund</u></b>		
03/16/26	10103	\$600.00
03/20/26	10104-10113	\$30,382.20
03/26/26	10114-10129	\$40,028.10
04/02/26	10130-10139	\$9,030.38
<b><u>Auto Pay</u></b>	8025-8032	\$48,567.28
<b>General Fund Total</b>		<b>\$128,607.96</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/16/26	00799	3/20/26	032026	202603 320-57200-49400	JAMES RICH	*	600.00	600.00	010103
3/20/26	00831	3/16/26	42627123	202603 320-57200-54500	CINTAS CORP	*	47.92	47.92	010104
3/20/26	00003	3/03/26	91989541	202602 310-51300-42000	FEDEX	*	45.29	45.29	010105
3/20/26	00835	3/17/26	12305	202603 320-57200-54520	FLORIDA DEGREASERS INC	*	850.00	850.00	010106
3/20/26	00215	3/01/26	487	202603 310-51300-34000	GMS-CENTRAL FLORIDA, LLC	*	5,985.25	6,506.45	010107
		3/01/26	487	202603 310-51300-35100		*	85.83		
		3/01/26	487	202603 310-51300-31300		*	128.75		
		3/01/26	487	202603 310-51300-51000		*	2.50		
		3/01/26	487	202603 310-51300-42500		*	12.60		
		3/01/26	487	202603 320-57200-51000		*	41.52		
		3/01/26	487	202603 310-51300-34001		*	250.00		
3/20/26	00504	3/11/26	107648	202603 320-57200-54500	KINCAID ELECTRICAL SERVICES	*	474.05	474.05	010108
3/20/26	00164	3/10/26	150708	202602 310-51300-31500	LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	9,604.40	9,604.40	010109
3/20/26	00361	3/05/26	310844	202603 320-57200-54500	MILLER'S CENTRAL AIR, INC.	*	1,351.00	1,351.00	010110
3/20/26	00720	3/12/26	21-03202	202603 320-57200-49400	WAYNE A. MORSE	*	450.00	450.00	010111

LAKA LAKE ASHTON SHENNING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/20/26	00631	3/09/26	RES19165	202602	310-51300	31100	ENGINEERING FEES-FEB 26 RAYL ENGINEERING & SURVEYING, LLC	*	9,103.84	9,103.84	010112
3/20/26	00238	3/05/26	325564	202603	320-57200	45300	SVCS 03/26 SPIES POOL,LLC	*	1,949.25	1,949.25	010113
3/26/26	00828	3/06/26	0306	202603	320-57200	52010	SANDBLASTING/ PAINT 03/26 BIG DADDY RESTORATION LLC	*	1,600.00	1,600.00	010114
3/26/26	00831	3/23/26	42835153	202603	320-57200	54500	SUPPLIES 03/26 CINTAS CORP	*	47.92	47.92	010115
3/26/26	00055	3/16/26	20735-03	202603	320-57200	43100	SVCS 03/26 CITY OF LAKE WALES-UTILITIES DEPT	*	1,015.36	1,015.36	010116
3/26/26	00621	3/05/26	1072761	202603	320-57200	54500	POISON CONTROL 03/26	*	250.00		
		3/05/26	1072762	202603	320-57200	54501	POSITION CONTROL 03/26 COUNTRY BOY PEST CONTROL	*	150.00	400.00	010117
3/26/26	00466	3/01/26	51847	202603	310-51300	42501	MARCH 2026 LA TIMES CUSTOMTRADEPRINTING.COM	*	4,544.00	4,544.00	010118
3/26/26	00003	3/17/26	92163296	202603	310-51300	42000	DELIVERY THRU 03/06/26 FEDEX	*	76.41	76.41	010119
3/26/26	00833	3/05/26	358801	202603	320-57200	49400	LIGHTING TECH 03/26	*	250.00		
		3/21/26	358802	202603	320-57200	49400	LIGHTING TECH 03/26 BOBBY JOE FRY	*	250.00	500.00	010120
3/26/26	00821	3/03/26	06266218	202603	320-57200	43200	SVCS 03/26 GAS SOUTH	*	5,535.67	5,535.67	010121
3/26/26	00504	3/16/26	107672	202603	320-57200	54500	SVCS 03/26	*	947.30		

LAKA LAKE ASHTON SHENNING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/16/26		107674	202603	320-57200-54500					KINCAID ELECTRICAL SERVICES	*	359.34	1,306.64	010122
3/26/26	00512	2/01/26	3297911	202602	320-57200-41000				POOL PHONES 02/26	*	73.50		
		4/01/26	3361872	202604	320-57200-41000				POOL PHONES 04/26	*	73.50		
									KINGS III OF AMERICA, INC.			147.00	010123
3/26/26	00361	3/13/26	309563	202603	320-57200-54500				REPLACED FILLTERS 03/26	*	545.00	545.00	010124
									MILLER'S CENTRAL AIR, INC.				
3/26/26	00837	2/23/26	101054	202602	320-57200-34511				SVCS 02/26	*	3,065.60	3,065.60	010125
									NATION SECURITY SERVICE				
3/26/26	00817	4/01/26	10129567	202604	320-57200-45300				WATER MGMT 04/26	*	1,225.00	1,225.00	010126
									POOLSURE				
3/26/26	00345	3/12/26	32914	202603	320-57200-54520				SVCS 03/26	*	2,655.00	2,655.00	010127
									PRECISION SAFE & LOCK, LLC				
3/26/26	00587	3/15/26	26020	202601	320-57200-54530				MAINT 01/26	*	1,154.50	1,154.50	010128
									XS BOWLING SERVICE LLC				
3/26/26	00445	3/15/26	1128053	202603	320-57200-46200				MAINT 03/26	*	16,210.00	16,210.00	010129
									YELLOWSTONE LANDSCAPE				
4/02/26	00695	3/21/26	16744750	202604	320-57200-41000				SVCS 04/26	*	479.77	479.77	010130
									CHARTER COMMUNICATIONS				
4/02/26	00831	3/30/26	42642798	202603	320-57200-54500				SUPPLIES 03/26	*	47.92	47.92	010131
									CINTAS CORP				
4/02/26	00003	3/24/26	92268294	202603	310-51300-42000				DELIVERY THRU 03/13/26	*	45.95	45.95	010132
									FEDEX				

LAKA LAKE ASHTON SHENNING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/02/26	00821	3/19/26	06298089	202603		320-57200-43200				*	1,379.20		
			SVCS 03/26										
								GAS SOUTH				1,379.20	010133
4/02/26	00098	2/10/26	5520865	202602		320-57200-54500				*	153.66		
			SUPPLIES 02/26										
		2/13/26	2614078	202602		320-57200-54500				*	64.90		
			SUPPLIES 02/26										
		2/17/26	8521645	202602		320-57200-54500				*	136.14		
			SUPPLIES 02/26										
		2/20/26	5522000	202602		320-57200-54500				*	29.98		
			SUPPLIES 02/26										
		2/27/26	861588	202602		320-57200-54500				*	96.84		
			SUPPLIES 02/26										
		3/03/26	4514090	202603		320-57200-54500				*	129.60		
			SUPPLIES 03/26										
		3/04/26	3622503	202603		320-57200-54500				*	117.42		
			SUPPLIES 03/26										
								HOME DEPOT CREDIT SERVICES				728.54	010134
4/02/26	00836	3/23/26	032326-1	202603		320-57200-54501				*	1,595.00		
			WILD BOAR TRAPPING 3/26										
								HUMANE ANIMAL REMOVAL TEAM, INC.				1,595.00	010135
4/02/26	00345	3/26/26	33190	202603		320-57200-54500				*	89.10		
			SVCS 03/26										
								PRECISION SAFE & LOCK, LLC				89.10	010136
4/02/26	00234	3/25/26	60592673	202603		320-57200-51000				*	53.86		
			SUPPLIES 03/26										
		3/25/26	60592673	202603		320-57200-51000				*	89.14		
			SUPPLIES 03/26										
		3/25/26	60592673	202603		320-57200-54500				*	111.90		
			SUPPLIES 03/26										
								STAPLES BUSINESS CREDIT				254.90	010137
4/02/26	00063	3/28/26	03282026	202603		320-57200-49400				*	1,400.00		
			DECADES IN DUET & TROY										
								WILLIAM CLARE ENTERTAINMENT				1,400.00	010138
4/02/26	00838	2/10/26	97	202602		320-57200-54520				*	885.00		
			REPLACE LAVATORY FAUCET										
		3/04/26	96	202603		320-57200-54520				*	450.00		
			REPLACE WATER SHUTOFF										
		3/11/26	107	202603		320-57200-54520				*	1,675.00		
			REPAIRS 03/26										
								1 TIME PLUMBING				3,010.00	010139
								TOTAL FOR BANK A			80,040.68		
								LAKA LAKE ASHTON					
								SHENNING					

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/09/26	00831	2/09/26	42589497	202602	320-57200-54500		SUPPLIES	*	56.22		
		2/16/26	42597821	202602	320-57200-54500		SUPPLIES	*	47.92		
		2/23/26	42604616	202602	320-57200-54500		SUPPLIES	*	47.92		
CINTAS CORP										152.06	008025
3/09/26	00061	2/13/26	FEB26	202602	320-57200-43000		FEB 2026 ELETRIC	*	22,080.00		
TECO-ACH										22,080.00	008026
3/27/26	00825	3/19/26	3465-032	202603	320-57200-43200		SVCS 03/26	*	2,118.23		
CENTRAL FLORIDA GAS										2,118.23	008027
3/27/26	00826	2/08/26	10289327	202602	310-51300-42000		SENDPRO MAILSTAION	*	61.29		
PITNEY BOWES INC.										61.29	008028
3/27/26	00217	2/28/26	0654-001	202602	320-57200-43300		02/26 REFUSE SVCS	*	370.21		
REPUBLIC SERVICES #654										370.21	008029
3/27/26	00217	2/14/26	0654-001	202603	320-57200-43300		03/26 REFUSE SVCS	*	594.57		
REPUBLIC SERVICES #654										594.57	008030
3/31/26	00664	3/03/26	1928-030	202602	320-57200-54000		CC PURCHASES THRU 3/3/26	*	419.61		
		3/03/26	1928-030	202602	320-57200-54500		CC PURCHASES THRU 3/3/26	*	1,018.63		
		3/03/26	1928-030	202602	320-57200-49400		CC PURCHASES THRU 3/3/26	*	5,142.16		
		3/03/26	1928-030	202602	310-51300-42000		CC PURCHASES THRU 3/3/26	*	206.00		
		3/03/26	1928-030	202602	320-57200-52010		CC PURCHASES THRU 3/3/26	*	3,550.12		
		3/03/26	1928-030	202602	320-57200-54510		CC PURCHASES THRU 3/3/26	*	387.23		
		3/03/26	1928-030	202602	320-57200-51000		CC PURCHASES THRU 3/3/26	*	102.00		
		3/03/26	1928-030	202602	320-57200-54520		CC PURCHASES THRU 3/3/26	*	5,477.55		
		3/03/26	1928-030	202602	300-36900-10300		CC PURCHASES THRU 3/3/26	*	342.52		

LAKA LAKE ASHTON SHENNING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		3/03/26 1928-030	202602 300-15500-10000		CC PURCHASES THRU 3/3/26	*	11,914.00-	
					WELLS FARGO-ACH			4,046.78 008031
4/06/26	00061	3/16/26 MAR26	202603 320-57200-43000		SERVICE THRU 03/10/2026	*	19,144.14	
					TECO-ACH			19,144.14 008032
TOTAL FOR BANK Z							48,567.28	
TOTAL FOR REGISTER							128,607.96	

LAKA LAKE ASHTON SHENNING

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

Date Received	Collection Period	O&M Receipts	Debt Svc Receipts	O&M Discounts/ Penalties	Debt Discounts/ Penalties	Commissions Paid	Net Amount Received	\$2,512,482.00	\$406,104.15	\$2,918,586.15
								.36300.10100 General Fund 86%	025.36300.10000 21A Debt Svc Fund 14%	Total 100%
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
01/13/26	12/16/25-12/31/25	\$ 64,543.41	\$ 9,909.76	\$ 2,035.96	\$ 307.54	\$ 1,442.19	\$ 70,667.48	\$ 61,257.30	\$ 9,410.18	\$ 70,667.48
01/29/26	INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,642.73	\$ 3,996.72	\$ 646.01	\$ 4,642.73
02/12/26	01/01/26-01/31/26	\$ 48,363.65	\$ 5,962.37	\$ 1,039.83	\$ 122.39	\$ 1,063.28	\$ 52,100.52	\$ 46,377.34	\$ 5,723.18	\$ 52,100.52
03/13/26	02/01/26-02/28/26	\$ 33,418.89	\$ 5,529.39	\$ 334.19	\$ 55.29	\$ 771.17	\$ 37,787.63	\$ 32,423.01	\$ 5,364.62	\$ 37,787.62
		\$ 2,420,990.97	\$ 391,010.45	\$ 109,422.97	\$ 69,240.39	\$ 53,958.71	\$ 2,648,619.74	\$ 2,279,759.52	\$ 368,860.21	\$ 2,648,619.74

<b>Gross Percent Collected</b>	<b>96.35%</b>
<b>Balance Due</b>	<b>\$106,584.73</b>