

**Approved Budget  
Fiscal Year 2027**



*May 18, 2026*



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# Lake Ashton

## Community Development District

### Approved Budget

#### General Fund

Description		Actual Thru 9/30/25	Adopted Budget FY 2026	Actual Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Approved Budget FY 2027
<b>Revenues</b>							
Special Assessments - Levy	001.300.36300.10100	\$2,355,621	\$2,336,605	\$2,325,902	\$10,703	\$2,336,605	\$2,495,773
Rental Income	001.300.36200.10100	\$31,900	\$40,000	\$29,225	\$2,675	\$31,900	\$30,000
Entertainment Fees	001.300.36200.10000	\$154,842	\$165,000	\$120,308	\$44,692	\$165,000	\$165,000
Newsletter Ad Revenue	001.300.36200.10200	\$97,634	\$95,000	\$87,228	\$10,407	\$97,634	\$95,000
Interest Income	001.300.36100.10000	\$24,895	\$15,000	\$13,672	\$11,223	\$24,895	\$15,000
Restaurant Lease Income	001.300.34900.10000	\$10,792	\$9,000	\$3,164	\$5,836	\$9,000	\$0
Sponsorship - Advent Health	001.300.36200.10700	\$8,000	\$8,000	\$8,000	\$0	\$8,000	\$8,000
Contributions	001.300.36600.10000	\$0	\$0	\$0	\$0	\$0	\$0
Special Events - Security	001.300.36200.10500	\$0	\$0	\$0	\$0	\$0	\$0
Security Credentials	001.300.36200.10600	\$6,630	\$0	\$3,030	\$2,164	\$5,194	\$4,000
Revenue-Reimbursed Repairs	001.300.36200.10900	\$11,470	\$0	\$3,700	\$0	\$3,700	\$0
Insurance Proceeds	001.300.36900.10200	\$4,769	\$0	\$0	\$0	\$0	\$0
Miscellaneous Income	001.300.36900.10000	\$15,500	\$9,000	\$12,300	\$8,786	\$21,086	\$9,000
Carryforward	001.300.27100.10000	\$84,659	\$138,183	\$57,780	\$0	\$57,780	\$0
<b>TOTAL REVENUES</b>		<b>\$2,806,712</b>	<b>\$2,815,788</b>	<b>\$2,664,309</b>	<b>\$96,485</b>	<b>\$2,760,794</b>	<b>\$2,821,773</b>
<b>Expenditures</b>							
<b>Administrative</b>							
Supervisor Fees	001.310.51300.11000	\$6,750	\$12,000	\$4,050	\$2,250	\$6,300	\$12,000
FICA Expense	001.310.51300.21000	\$516	\$918	\$310	\$172	\$482	\$918
Engineering	001.310.51300.31100	\$77,355	\$65,000	\$42,857	\$30,612	\$73,468	\$75,000
Arbitrage	001.310.51300.31200	\$600	\$600	\$600	\$0	\$600	\$600
Dissemination	001.310.51300.31300	\$1,575	\$1,545	\$901	\$644	\$1,545	\$1,545
Dissemination-Amortization Schedules	001.310.51300.31300	\$850	\$0	\$950	\$0	\$950	\$0
Attorney	001.310.51300.31500	\$43,449	\$45,000	\$52,560	\$37,543	\$90,103	\$60,000
Annual Audit	001.310.51300.32200	\$3,930	\$4,000	\$3,250	\$0	\$3,250	\$4,000
Trustee Fees	001.310.51300.32300	\$4,310	\$4,434	\$4,445	\$0	\$4,445	\$4,435
Management Fees	001.310.51300.34000	\$69,731	\$71,823	\$41,897	\$29,926	\$71,823	\$75,414
Management Fees-Beyond Contract	001.310.51300.34001	\$500	\$525	\$250	\$0	\$250	\$0
Accounting System Software	001.310.51300.35100	\$1,000	\$1,030	\$601	\$429	\$1,030	\$1,030
Postage	001.310.51300.42000	\$2,724	\$3,500	\$1,382	\$987	\$2,369	\$3,500
Printing & Binding	001.310.51300.42500	\$327	\$500	\$183	\$130	\$313	\$500
Newsletter Printing	001.310.51300.42501	\$55,074	\$55,000	\$32,138	\$22,956	\$55,094	\$55,000
Marketing	001.310.51300.48001	\$885	\$3,000	\$0	\$0	\$0	\$3,000
Rentals & Leases	001.310.51300.42502	\$1,858	\$4,000	\$1,562	\$1,116	\$2,678	\$4,000
Insurance	001.310.51300.45000	\$83,239	\$90,034	\$84,008	\$0	\$84,008	\$82,000
Legal Advertising	001.310.51300.48000	\$1,073	\$1,500	\$402	\$821	\$1,224	\$1,500
Other Current Charges	001.310.51300.49000	\$484	\$750	\$615	\$439	\$1,054	\$750
Property Taxes	001.310.51300.31400	\$0	\$13,500	\$0	\$0	\$0	\$13,500
Office Supplies	001.310.51300.51000	\$29	\$300	\$20	\$14	\$34	\$300
Dues, Licenses & Subscriptions	001.310.51300.54000	\$175	\$175	\$175	\$0	\$175	\$175
<b>TOTAL ADMINISTRATIVE</b>		<b>\$356,433</b>	<b>\$379,134</b>	<b>\$273,154</b>	<b>\$128,040</b>	<b>\$401,194</b>	<b>\$399,167</b>
<b>Maintenance</b>							
Field Management Services	001.320.57200.34000	\$521,549	\$552,842	\$322,492	\$230,352	\$552,844	\$580,484
Gate/Patrol/Pool Officers	001.320.57200.34501	\$364,518	\$384,846	\$191,533	\$136,809	\$328,343	\$360,000
Security Credentials	001.320.57200.34505	\$140	\$0	\$0	\$0	\$0	\$0
Gate/Patrol/Pool Officers-Special Events	001.320.57200.34511	\$825	\$0	\$3,636	\$2,597	\$6,234	\$0
Security/Fire Alarm/Gate Repairs	001.320.57200.34500	\$3,718	\$9,500	\$1,561	\$1,115	\$2,675	\$5,000
Access Control System	001.320.57200.34504	\$67,184	\$67,118	\$39,152	\$27,966	\$67,118	\$67,118
Pest Control	001.320.57200.54501	\$4,330	\$4,690	\$5,349	\$1,250	\$6,599	\$4,690

# Lake Ashton

## Community Development District

### Approved Budget

#### General Fund

Description	Actual Thru 9/30/25	Adopted Budget FY 2026	Actual Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Approved Budget FY 2027	
<i>Maintenance-continued</i>							
Telephone/Internet	\$7,184	\$7,000	\$4,345	\$4,345	\$8,689	\$7,000	
Electric	\$251,360	\$240,000	\$142,521	\$114,865	\$257,386	\$255,000	
Water	\$11,419	\$16,000	\$5,703	\$4,074	\$9,777	\$15,000	
Gas/Natural Gas-Pool	\$26,555	\$25,000	\$23,331	\$4,431	\$27,762	\$28,000	
Refuse	\$8,096	\$8,000	\$5,003	\$3,574	\$8,577	\$8,000	
Clubhouse Repairs and Maintenance	\$82,958	\$85,600	\$53,224	\$38,017	\$91,241	\$85,600	
Fitness Center Repairs and Maintenance	\$2,073	\$3,000	\$1,259	\$900	\$2,159	\$3,000	
Bowling Lanes Repairs and Maintenance	\$22,219	\$17,000	\$8,950	\$6,393	\$15,342	\$17,000	
Restaurant Repairs and Maintenance	\$7,409	\$6,000	\$19,966	\$14,261	\$34,227	\$6,000	
Furniture, Fixtures, Equipment	\$7,277	\$10,000	\$9,209	\$6,578	\$15,787	\$10,000	
Pool Maintenance	\$34,707	\$15,000	\$20,479	\$6,125	\$26,604	\$30,000	
Pool Repairs	\$0	\$0	\$0	\$0	\$0	\$10,000	
Golf Cart Repairs and Maintenance	\$6,502	\$8,000	\$2,919	\$2,085	\$5,004	\$6,500	
Reimbursed Repairs and Maintenance	\$1,943	\$0	\$1,344	\$0	\$1,344	\$0	
Maintenance Contingency	\$0	\$0	\$0	\$0	\$0	\$2,000	
Landscape Maintenance-Contract	\$194,663	\$194,520	\$113,470	\$81,050	\$194,520	\$194,520	
Landscape Maintenance-Improvements	\$11,222	\$15,000	\$13,033	\$1,500	\$14,533	\$20,000	
Irrigation Repairs	\$5,266	\$8,500	\$4,470	\$3,500	\$7,970	\$8,500	
Lake Maintenance-Contract	\$55,236	\$56,894	\$28,350	\$23,350	\$51,700	\$57,721	
Lake Maintenance-Other	\$1,360	\$2,000	\$1,350	\$0	\$1,350	\$0	
Wetland/Mitigation Maintenance	\$47,000	\$48,099	\$7,450	\$18,750	\$26,200	\$27,000	
Permits/Inspections	\$495	\$3,000	\$976	\$697	\$1,672	\$3,000	
Office Supplies/Printing/Binding	\$3,341	\$5,000	\$1,194	\$853	\$2,047	\$4,000	
Credit Card Processing Fees	\$2,559	\$5,500	\$2,474	\$1,767	\$4,241	\$5,500	
Dues & Subscriptions	\$12,861	\$9,500	\$3,587	\$5,913	\$9,500	\$9,500	
Decorations	\$565	\$2,500	\$567	\$0	\$567	\$2,500	
Special Events	\$117,452	\$165,000	\$115,196	\$49,804	\$165,000	\$165,000	
Storm Damage/Traffic Accident Repairs	\$12,136	\$0	\$345	\$0	\$345	\$0	
<b>TOTAL MAINTENANCE</b>	<b>\$1,896,119</b>	<b>\$1,975,109</b>	<b>\$1,154,437</b>	<b>\$792,919</b>	<b>\$1,947,357</b>	<b>\$1,997,633</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$2,252,552</b>	<b>\$2,354,243</b>	<b>\$1,427,591</b>	<b>\$920,959</b>	<b>\$2,348,550</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)	\$49,301	(\$412,244)	(\$424,973)	
<b>TOTAL OTHER SOURCES AND USES</b>	<b>(\$496,380)</b>	<b>(\$461,545)</b>	<b>(\$461,545)</b>	<b>\$49,301</b>	<b>(\$412,244)</b>	<b>(\$424,973)</b>	
<b>EXCESS REVENUES</b>	<b>\$57,780</b>	<b>\$0</b>	<b>\$775,173</b>	<b>(\$775,173)</b>	<b>\$0</b>	<b>\$0</b>	
	<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	\$2,495,773
Plus Collection Fees (7%)	\$128,231	\$134,660	\$154,700	\$161,518	\$175,874	\$175,873	\$187,854
Gross Assessment	\$1,831,875	\$1,923,713	\$2,210,006	\$2,307,404	\$2,512,484	\$2,512,478	\$2,683,627
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	\$2,744.00

**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	\$1,500.00
211003674275	LAKE ASHTON-OUTDOOR LIGHTING	\$65,000.00
211003674721	1101 ASHTON PALMS DRIVE	\$1,400.00
211003674952	ASHTON PALMS DR A/L - OUTDOOR LIGHTING	\$1,500.00
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	\$49,000.00
211003673988	4141 ASHTON CLUB DRIVE	\$65,500.00
221000397002	LAKE ASHTON PH5 LTS	\$13,150.00
211003675660	LAKE ASHTON PH6	\$15,750.00
211003675918	THE PALMS/MACARTHUR PALMS	\$6,400.00
<b>TOTAL</b>		<b><u><u>\$255,000.00</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	\$10,500.00
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>\$15,000.00</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**  
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**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**  
**Approved Budget**  
**Capital Reserve Fund**

Description	Actual Thru 9/30/25	Adopted Budget FY 2026	Actual Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Approved Budget FY 2027
<b>Revenues</b>						
Capital Reserve-Transfer In (From General Fund to Capital Reserve)	\$496,380	\$461,545	\$461,545	(\$49,301)	\$412,244	\$424,973
Interest Income	\$33,812	\$30,000	\$18,331	\$13,094	\$31,424	\$25,000
Carryforward Surplus	\$661,153	\$955,705	\$852,083	\$0	\$852,083	\$1,021,548
<b>TOTAL REVENUES</b>	<b>\$1,191,345</b>	<b>\$1,447,250</b>	<b>\$1,331,959</b>	<b>(\$36,208)</b>	<b>\$1,295,751</b>	<b>\$1,471,521</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	\$41,940	\$0	\$41,940	\$0
Capital Projects	\$0	\$312,319	\$0	\$0	\$0	\$0
Contingencies	\$0	\$223,150	\$0	\$0	\$0	\$0
Other Current Charges	\$0	\$650	\$353	\$252	\$605	\$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>\$273,951</b>	<b>\$252</b>	<b>\$274,203</b>	<b>\$452,008</b>
<b>EXCESS REVENUES</b>	<b>\$852,083</b>	<b>\$911,131</b>	<b>\$1,058,008</b>	<b>(\$36,460)</b>	<b>\$1,021,548</b>	<b>\$1,019,513</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	\$1,021,548	\$1,020,163	\$750,713	\$829,801	\$878,653
Reserves	\$424,973	\$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	\$1,020,163	\$750,713	\$829,801	\$878,653	\$885,506

# Lake Ashton

## Debt Service Fund

### Community Development District

### Series 2015 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2026	Actual Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Approved Budget FY 2027
<b>Revenues</b>					
Special Assessments - Levy <sup>(1)</sup>	\$362,500	\$375,605	\$2,072	\$377,677	\$348,500
Special Assessments - PPMT A-1	\$0	\$44,598	\$0	\$44,598	\$0
Special Assessments - PPMT A-2	\$0	\$0	\$0	\$0	\$0
Interest Income	\$500	\$7,919	\$5,657	\$13,576	\$5,000
Carry Forward Surplus <sup>(2)</sup>	\$117,841	\$107,205	\$0	\$107,205	\$90,431
<b>TOTAL REVENUES</b>	<b>\$480,841</b>	<b>\$535,327</b>	<b>\$7,729</b>	<b>\$543,056</b>	<b>\$443,931</b>
<b>Expenditures</b>					
<b>Series 2015A-1</b>					
Interest - 11/01	\$45,875	\$45,875	\$0	\$45,875	\$38,625
Interest - 05/01	\$45,875	\$0	\$44,000	\$44,000	\$38,625
Principal - 05/01	\$225,000	\$0	\$215,000	\$215,000	\$225,000
Special Call - 11/01	\$0	\$75,000	\$0	\$75,000	\$0
Special Call - 5/01	\$0	\$0	\$25,000	\$25,000	\$0
<b>Series 2015A-2</b>					
Interest - 11/01	\$9,000	\$9,000	\$0	\$9,000	\$8,250
Interest - 05/01	\$9,000	\$0	\$8,750	\$8,750	\$8,250
Principal - 05/01	\$25,000	\$0	\$20,000	\$20,000	\$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>\$312,750</b>	<b>\$452,625</b>	<b>\$343,750</b>
<b>EXCESS REVENUES</b>	<b>\$121,091</b>	<b>\$395,452</b>	<b>(\$305,021)</b>	<b>\$90,431</b>	<b>\$100,181</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	\$33,000.00
2015A-2	\$ 7,625.00
<b>11/27 Interest</b>	<b>\$40,625.00</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	\$1,760,000.00	\$ 215,000.00	\$ 44,000.00	\$ 379,875.00
11/01/26	\$1,545,000.00	\$ -	\$ 38,625.00	\$ -
05/01/27	\$1,545,000.00	\$ 225,000.00	\$ 38,625.00	\$ 302,250.00
11/01/27	\$1,320,000.00	\$ -	\$ 33,000.00	\$ -
05/01/28	\$1,320,000.00	\$ 240,000.00	\$ 33,000.00	\$ 306,000.00
11/01/28	\$1,080,000.00	\$ -	\$ 27,000.00	\$ -
05/01/29	\$1,080,000.00	\$ 250,000.00	\$ 27,000.00	\$ 304,000.00
11/01/29	\$ 830,000.00	\$ -	\$ 20,750.00	\$ -
05/01/30	\$ 830,000.00	\$ 265,000.00	\$ 20,750.00	\$ 306,500.00
11/01/30	\$ 565,000.00	\$ -	\$ 14,125.00	\$ -
05/01/31	\$ 565,000.00	\$ 275,000.00	\$ 14,125.00	\$ 303,250.00
11/01/31	\$ 290,000.00	\$ -	\$ 7,250.00	\$ -
05/01/32	\$ 290,000.00	\$ 290,000.00	\$ 7,250.00	\$ 304,500.00
		<b>\$1,760,000.00</b>	<b>\$325,500.00</b>	<b>\$2,206,375.00</b>

# Lake Ashton

## Community Development District

Series 2015A-2 Capital Improvement Revenue Refunding Bonds

### AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/26	\$350,000.00	\$ 20,000.00	\$ 8,750.00	\$ 47,750.00
11/01/26	\$330,000.00	\$ -	\$ 8,250.00	\$ -
05/01/27	\$330,000.00	\$ 25,000.00	\$ 8,250.00	\$ 41,500.00
11/01/27	\$305,000.00	\$ -	\$ 7,625.00	\$ -
05/01/28	\$305,000.00	\$ 25,000.00	\$ 7,625.00	\$ 40,250.00
11/01/28	\$280,000.00	\$ -	\$ 7,000.00	\$ -
05/01/29	\$280,000.00	\$ 25,000.00	\$ 7,000.00	\$ 39,000.00
11/01/29	\$255,000.00	\$ -	\$ 6,375.00	\$ -
05/01/30	\$255,000.00	\$ 25,000.00	\$ 6,375.00	\$ 37,750.00
11/01/30	\$230,000.00	\$ -	\$ 5,750.00	\$ -
05/01/31	\$230,000.00	\$ 30,000.00	\$ 5,750.00	\$ 41,500.00
11/01/31	\$200,000.00	\$ -	\$ 5,000.00	\$ -
05/01/32	\$200,000.00	\$ 30,000.00	\$ 5,000.00	\$ 40,000.00
11/01/32	\$170,000.00	\$ -	\$ 4,250.00	\$ -
05/01/33	\$170,000.00	\$ 30,000.00	\$ 4,250.00	\$ 38,500.00
11/01/33	\$140,000.00	\$ -	\$ 3,500.00	\$ -
05/01/34	\$140,000.00	\$ 30,000.00	\$ 3,500.00	\$ 37,000.00
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>\$350,000.00</b>	<b>\$115,500.00</b>	<b>\$484,500.00</b>