

*Lake Ashton
Community Development District*

Meeting Agenda

June 15, 2026

AGENDA

Lake Ashton

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

June 8, 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, June 15, 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. 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 May 18, 2026 Board of Supervisors Meeting
5. Staff Reports
 - A. Engineer
 - I. Presentation of Geotechnical Report
 - B. Attorney
 - C. Field Manager
 - I. Landscape Maintenance
 - a) Presentation of Monthly Landscaping Site Visit Review
 - II. Aquatics Maintenance
 - a) Presentation of Monthly Aquatics Site Visit Review
 - D. Lake Ashton Community Director
 - I. Discussion Regarding Memorial Program Plan
 - E. District Manager

6. 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
7. Old Business
 - A. Discussion Regarding Restaurant RFP
8. New Business
 - A. Discussion Regarding Alternate Revenue Streams (*requested by Supervisor VanSickle*)
 - B. Discussion Regarding 3-Foot Utility Easement Along Lake Ashton Roadways (*requested by Supervisor VanSickle*)
 - C. **CLOSED SECURITY SESSION** (*Documentation from this section has been provided to Supervisors separately due to confidentiality purposes*)
 - I. Consideration of Preventative Maintenance Agreement with All Systems Go
 - II. Consideration of Agreement with TekWave
9. Public Comments (*Time Permitting*)
10. Supervisor Requests/Supervisor Open Discussion
11. 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, May 18, 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
Garrett Posten	District Engineer, Rayl Engineering
Christine Wells	Community Director
Denis Plavetzky	Community Director

The following is a summary of the discussions and actions taken at the May 18, 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. All five Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Approval of Meeting Agenda

Ms. VanSickle requested approval of the meeting agenda. Mr. Realmuto suggested moving the closed session to the end of the meeting or as late as possible.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, Approval of the Meeting Agenda - Moving Closed Session to the end, 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.

Paul Sullivan (4081 Dunmore Dr.) stated he is against the increase in any annual CDD payments that is on the budget.

Marianne Zak (4031 Birkdale Dr.) spoke about budget, restaurant and pending automatic door opener.

Daniel Davis (4445 Turnberry Ln.) spoke about the yearly assessment going up and golf carts driving too fast. Security sitting on the cart path on their phones during the day and riding around the community texting and talking on phones, not paying attention to what they are doing. He suggested raising assessment \$50 per year for 5 years.

FOURTH ORDER OF BUSINESS

Consideration of Minutes from the April 20, 2026 Board of Supervisors Meeting

Ms. VanSickle presented the meeting minutes from the April 20, 2026 Board meeting. Ms. VanSickle sent in a correction on a vote.

On MOTION by Mr. Costello, seconded by Ms. Landgrebe, with all in favor, the Minutes from the April 20, 2026 Board of Supervisors Meeting, were approved as amended 5-0

FIFTH ORDER OF BUSINESS

Staff Reports

A. Engineer

Mr. Posten provided an update on pond 20 bank erosion, the Berwick pavement void and Waterford investigation, and encroachments. Ms. VanSickle noted regarding the encroachments, the first step should be with staff. Mr. Realmuto expressed concern with the expenditures they are making. He pointed out considerable erosion still after the work was completed at pond 20. Mr. Posten noted he will look at it but doesn't think it's an issue.

B. Attorney

Mr. Lazarovich provided an update on the encroachment letters and responses with direction to staff, potential restaurant license agreement and feels a formal lease agreement is the appropriate route here. Mr. Realmuto pointed out to Jay that the intent is to lease only the contiguous areas of the restaurant, dining room and kitchen, and not any separate noncontiguous areas.

C. Field Manager

I. Landscape Maintenance

a) Presentation of Monthly Landscaping Checklist and Report

The Yellowstone representative reviewed the monthly landscape report.

II. Aquatics Maintenance

a) Presentation of Monthly Aquatics Report

Ms. Wells provided an update on the ponds being low due to the drought. The summer months is when algae gets more aggressive so they are keeping an eye on the ponds. Mr. Costello spoke about using grass carp in the past which helped and saved money.

III. Planting Options and Summary/Staff Recommendations

a) Landscape Enhancement Photo Renderings

b) Proposals & Pricing for Plant Replacement

i. Yellowstone Landscape

ii. American Heritage Nursery

c) Landscape Enhancement Cost Comparison

The Yellowstone representative and the Board discussed the plantings and labor for the boulevard, around the fountain and on the end caps.

On MOTION by Mr. Realmuto, seconded by Mr. Ulrich, with all in favor, planting on the Boulevard at 25% of the combined recommended cost, was approved 5-0.

On MOTION by Mr. Ulrich, seconded by Mr. Costello, with all in favor, Direction to leave the entry planting specs the same, buy the plants from the nursery, and have Yellowstone do the labor around the fountain, was approved 5-0.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, the plantings on the end caps at \$834, was approved 5-0.

D. Lake Ashton Community Director

Ms. Wells reviewed the Community Directors report on page 54 of the agenda package. Mr. Realmuto questioned FEMA and the total amount. Ms. Wells noted off the top of her head it is probably around \$80k, maybe a little bit more. She already expended attorney funds on the first appeal to have them draft a memo to give direction on how to plead our case, as far as being a public entity. She stated the fact that we have a non-resident membership fee and we do not have a way to offer a waiver, she has nothing else to provide to them other than what has already been provided. Mr. Lazarovich will confirm with Jen as she prepared the previous memo. Board direction was for Jay to spend two hours looking into this matter.

The Board agreed to let the \$71.39 owed from the last restaurant tenant go if they agree not to come back later trying to recover the \$5,000. Mr. Lazarovich will send a notice. Ms. Wells introduced Denise the new Community Director. Mr. Realmuto asked for an estimated cost of the gallery lights including installation by the next meeting.

E. District Manager

I. Reminder to Board Members to File Form 1's by the July 1, 2026 Deadline

Ms. Burns reminded Board members to file their annual Form-1 by July 1, 2026.

SIXTH 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 comments on the financial reports.

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

SEVENTH ORDER OF BUSINESS

Old Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

New Business

B. Items Relating to the Fiscal Year 2027 Budget Adoption

I. Consideration of Resolution 2026-03 Approving the Proposed Fiscal Year 2026/2027 Budget (Suggested Date: July 20, 2026), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2026/2027 Budget and Imposition of Operations and Maintenance Assessments (*Proposed budget provided shows line items for Option 1 - \$100 Increase Per Lot & Option 2 - \$200 Increase Per Lot*)

Ms. Burns provided an overview the budget. The Board has to adopt a preliminary budget by June 15th each year. There are two options that are included for the Board per direction from the last meeting. Once a preliminary budget is approved, this will go to the city at least 60 days prior to the public hearing date. Residents will have a chance to provide input during that public hearing. If there is a proposed increase which is contemplated in both of those versions, then a mailed notice will be sent to residents regarding the increase. This has not changed other than the direction for the \$100 and \$200 amounts that was directed from the last meeting. This is the basis of the discussion today. Mr. Realmuto spoke about the restaurant income and opportunities for cost savings. He pointed out several increases including engineering, attorney, pool maintenance, electric, and natural gas.

On MOTION by Mr. Realmuto, seconded by Mr. Ulrich, with Mr. Costello, Ms. VanSickle, and Ms. Landgrebe opposed and Mr. Realmuto and Mr. Ulrich in favor, the motion to approve Budget Option 1 with a \$100 Assessment Increase per lot, failed 2-3.

On MOTION by Ms. Landgrebe, seconded by Ms. VanSickle, with Mr. Costello, Mr. Realmuto, Ms. VanSickle, and Mr. Ulrich opposed and Ms. Landgrebe in favor, the motion to approve Budget Option 2 with a \$200 Assessment Increase per lot, failed 1-4.

On MOTION by Mr. Costello, seconded by Ms. VanSickle, with Ms. Landgrebe, Mr. Realmuto, and Mr. Ulrich opposed and Mr. Costello and Ms. VanSickle in favor, the motion to approve a Budget with a \$150 Assessment Increase per lot, failed 2-3.

On MOTION by Mr. Costello, seconded by Ms. VanSickle, with Mr. Realmuto and Mr. Ulrich opposed and Mr. Costello, Ms. Vansickle, and Ms. Landgrebe in favor, the motion to approve a Budget with a \$175 Assessment Increase per lot, was approved 3-2.

Ms. Burns asked for a motion to approve Resolution 2026-03 Setting a Public Hearing for July 20, 2026.

On MOTION by Ms. Landgrebe, seconded by Mr. Costello, with Ms. VanSickle and Mr. Ulrich in favor and Mr. Realmuto opposed, Resolution 2026-03 Setting the Public Hearing to Adopt the Fiscal Year 2027 Budget for July 20, 2026, was approved 4-1.

C. Presentation of Fiscal Year 2025 Audit Report & Auditor Findings Letter

Ms. VanSickle stated this was a clean audit with no findings. Ms. Burns noted this gets sent to the state by the June 30th deadline. She asked for a motion to accept the report.

On MOTION by Ms. Landgrebe, seconded by Mr. Realmuto, with all in favor, the Acceptance of the Fiscal Year 2025 Audit Report & Auditor Findings Letter, was approved 5-0.

D. Discussion Regarding Restaurant RFP – ADDED

Ms. VanSickle noted they started with four restaurants and narrowed it down to three. The Board discussed the restaurant RFP, leases and bringing in management people. A Board member noted maybe doing something different or nontraditional other than a lease or perhaps open it up for proposals again possibly looking to expand to smaller management companies. Lake Ashton residents will choose to support or not support by patronizing the restaurant. The vast majority of residents want the convenience of a restaurant.

Mr. Lazarovich stated they are required if government is entering into a lease agreement, they want it to be a properly recognized entity. Under Florida law, they have to register with Sunbiz and have all the proper authority and the legitimacy to enter into an agreement. The Board discussed doing credit checks and criminal background checks.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with Mr. Ulrich, Ms. Landgrebe and Ms. VanSickle opposed, the motion to move forward with Dundee Pizza failed 2-3.

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

On MOTION by Mr. Ulrich, seconded by Ms. Landgrebe, with Ms. VanSickle and Mr. Costello opposed, the motion to move forward with Tropical Fusion failed 2-2.

**Mr. Realmuto rejoined the meeting at this time.*

Ms. VanSickle noted she would like to see background checks and financials before making a decision. Mr. Realmuto suggested they do that for both Dundee Pizza and Tropical Fusion. Financials to include credit check and criminal background check.

On MOTION by Ms. VanSickle, seconded by Mr. Realmuto, with all in favor, requesting Background Checks & Financials from Dundee Pizza & Tropical Fusion, was approved 5-0.

Mr. Lazarovich suggested the Board direct him to look into (the credit & criminal checks) this and then a motion can be made subject to his review or the Board can delegate authority to the chair to then authorize going forward with the credit check and background check subject to Jay confirming.

NINTH ORDER OF BUSINESS

Public Comments – Taken out of order

Ms. Realmuto asked if anyone is in favor of allowing public comments.

On MOTION by Mr. Costello, seconded by Ms. Landgrebe, with all in favor, Directing Staff to Seek Proposals NTE \$15k for Preventative Maintenance & Tech and Delegating Authority to Chair to Execute, passed 5-0.

ELEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V

SECTION A



06/15/2026

**Lake Ashton CDD Meeting
Engineering Report**

- **Berwick Pavement Void**

- **Waterford Paving**
 - Storm Sewer Repairs

SECTION 1

May 20, 2026

Lake Ashton Community Development District
C/O Governmental Management Services - Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801

Attn: Jillian Burns, District Manager

RE: Pavement Coring and Soil Boring Letter
Waterford Drive Pavement Cores
Polk County, Florida
Nissi Project No.: NGE-26-336

Ms. Burns:

Nissi Geotechnical Engineering, LLC (Nissi) has completed the asphalt coring and soil borings for the above-mentioned project.

Project Information

The project consists of proposed improvements at the intersection of Waterford Drive and Lake Ashton CDD in Lake Wales, Florida. Nissi performed asphalt coring and hand auger borings to evaluate the existing pavement section and subsurface soil conditions with regards to the proposed roadway improvements. The summary of the course of study pursued, the field data generated, and subsurface conditions encountered is provided below.

Core and Boring Locations

The asphalt core and hand auger boring locations were located in the field by a representative of Nissi using our hand-held Global Positioning System (GPS) devices with a reported accuracy of ± 10 feet. The approximate core and boring locations are presented on the attached **Pavement Core Location Plan** sheet. If a more accurate determination of the core locations and elevations is required, then Nissi recommends the core locations be surveyed by the project surveyor.

Pavement Cores

Seven (7) four-inch diameter pavement cores were obtained at the locations within the project area coordinated with Rayl Engineering and Surveying. The locations of the pavement cores are presented on the attached **Pavement Core Location Plan** sheet. The pavement layer thicknesses, pavement type, and any observed cracks were recorded. Base material was sampled and classified. The pavement core data is presented on the **Pavement Data Table** and the **Pavement Core Photographs** in the **Attachments**.



Hand Auger Borings

The hand auger borings were performed by manually twisting a bucket auger into the ground in 6-inch increments. The subsurface conditions encountered are presented on the attached **Soil Profiles** sheet.

The soil types encountered during the subsurface exploration have been assigned a stratum number. The stratum number and soil types encountered are listed below:

Stratum Number	Typical Soil Description	AASHTO Symbol
1	Light Gray to Orange-Brown Sand to Sand with Silt Occasionally with Clay Nodules	A-3/A-2-4
2	Light Brown to Orange-Brown Clayey Sand	A-2-6

The subsurface soil stratification is of a generalized nature to highlight the major subsurface stratification features and material characteristics. The soil profiles included in the **Attachments** should be reviewed for specific information at individual boring locations. These profiles include soil descriptions, stratifications, and penetration resistances when applicable. The stratifications shown on the boring profiles represent the conditions only at the actual boring location. Variations did occur and should be expected between boring locations. The stratifications represent the approximate boundary between subsurface materials and the actual transition may be gradual.

Groundwater Information

During our field exploration, the groundwater table was not encountered to the boring termination depths of 4 feet below the pavement surface. Therefore, GNE is presented adjacent to the soil boring profiles in the **Attachments**.

It should be noted that groundwater conditions will vary with environmental variations and seasonal conditions, such as the frequency and magnitude of rainfall patterns, as well as man-made influences (i.e. existing swales, drainage ponds, underdrains, and areas of covered soils, such as paved parking lots).



Pavement Considerations

Generally, the encountered asphalt pavement core thicknesses ranged from approximately 1.3 to 2.0 inches underlain by approximately 7.0 to 9.0 inches of limerock or sand with shell base material.

Within each pavement core, a hand auger boring was advanced to a depth of approximately 4 feet below the pavement surface to evaluate the underlying subgrade. The subgrade material encountered beneath the roadway consisted of A-3/A-2-4 sandy soils.

Within locations C-2 and C-6, A-2-6 clayey sand soils were encountered below the pavement section. These materials are not suitable as subgrade materials and, if feasible, should be removed and replaced with clean A-3/A-2-4 sandy soils.

Based on our visual observations, the condition of the pavement noted along the roadway alignment is generally "Poor". The **Pavement Data and Condition Sheet** should be reviewed for specific information regarding the existing asphalt pavement and base materials encountered at each core location. Photographs of the asphalt pavement cores taken in the field are included in the attached **Pavement Core Photographs**.

The pavement design engineer should review the current FDOT Flexible Pavement Design Manual, County, and City requirements to ensure an adequate Structural Number (SN) value is obtained based on the corresponding ESAL value over the design life of the roadway improvements. In addition, due to full depth cracking of the structural asphalt layer throughout the project alignment, layer reduction coefficients for the existing pavement section should be reviewed and applied as necessary.

FDOT Flexible Pavement Design Manual, County, and City requirements should be reviewed to determine minimum structural course thickness for the pavement section.

Report Limitations

Our services have been performed and our findings obtained in accordance with generally accepted principles and practices at the time of this letter. This company is not responsible for the conclusions, opinions or recommendations made by others based on this data. The scope of the geotechnical exploration was intended to evaluate the existing pavement system along the subject roadways.

The analyses, conclusions and recommendations contained in this report are opinions based on the site conditions and project layout described herein and further assume that the conditions observed in the exploratory borings are representative of the subsurface conditions throughout the site, i.e., the subsurface conditions elsewhere on the site are the same as those disclosed by the borings. If, during construction, subsurface conditions different from those encountered in the exploratory borings are observed or appear to be present beneath excavations, we should be advised at once so that we can review these conditions and reconsider our recommendations where necessary.

The scope of services did not include any environmental assessment for the presence or absence of hazardous or toxic materials in the soil, surface water, groundwater, air, on the site, below, and around the site. The scope of services did not include determination of potential sinkhole activity. Any



statements in this report or on the boring logs regarding odors, colors, unusual or suspicious items and conditions are strictly for the information of our client.

Should there be any questions regarding this letter, please do not hesitate to contact our office. We look forward to working with your organization on this and future projects.

Respectfully Submitted,

NISSI GEOTECHNICAL ENGINEERING, LLC

Handwritten signature of Alban S. Hung in black ink.

Alban S. Hung, E.I.
Geotechnical Engineer Intern

Handwritten signature of Sarah E. Strackbein in black ink.

Sarah E. Strackbein, E.I.
Geotechnical Engineer Intern

Handwritten signature of Juan M. Navarrete II in blue ink.

Juan M. Navarrete II, P.E., CBC
Geotechnical Engineer
Florida License No. 94755

Attachments: Pavement Core Location Plan
Soil Profiles
Pavement Data Table
Pavement Core Photographs



PAVEMENT CORE LOCATION PLAN



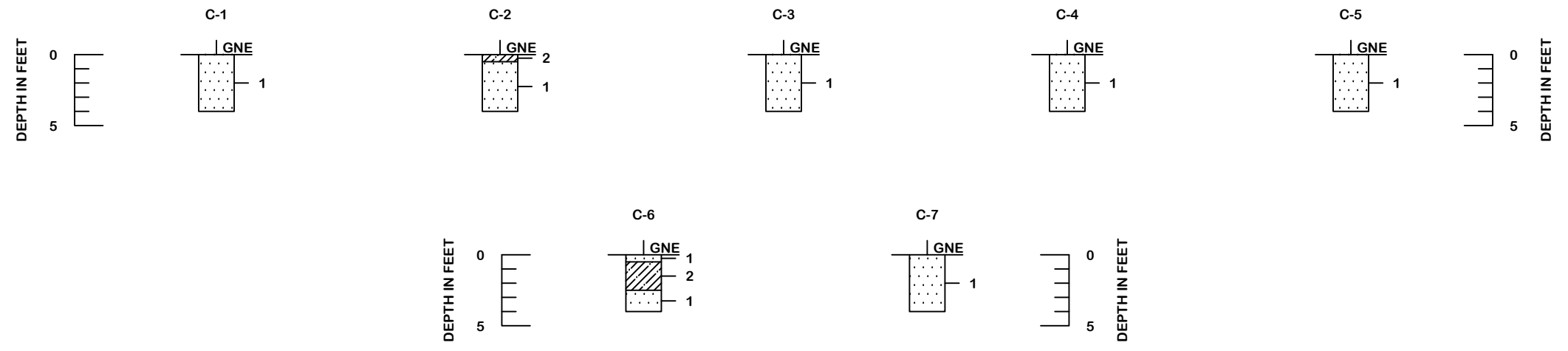
LEGEND

● APPROXIMATE LOCATION OF PAVEMENT CORE

DRAWN BY: ASH	APPROVED BY: JMN DATE: MAY 2026	ENGINEER OF RECORD: JUAN M. NAVARRETE II, P.E. FLORIDA LICENSE NO.: 94755	 NISSI GEOTECHNICAL ENGINEERING, LLC	SCALE: NOTED	PROJECT NUMBER: NGE-26-336	GEOTECHNICAL ENGINEERING SERVICES WATERFORD DR PAVEMENT CORING POLK COUNTY, FLORIDA	SHEET 1
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SOIL PROFILES

LEGEND



- 1 LIGHT GRAY TO ORANGE-BROWN SAND TO SAND WITH SILT OCCASIONALLY WITH CLAY NODULES (A-3/A-2-4)
- 2 ORANGE-BROWN TO LIGHT BROWN CLAYEY SAND (A-2-6)

- SP UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2488) GROUP SYMBOL AS DETERMINED BY VISUAL REVIEW
- GNE GROUNDWATER TABLE NOT ENCOUNTERED

Pavement Data Table
Waterford Dr
Polk County, Florida
Nissi Project No.: NGE-26-336

Core No.	Pavement Layer		Base for Paved Roadway		Crack Depth (inches)	Groundwater Depth ⁽³⁾ (feet)
	Asphalt Type ⁽¹⁾	Total Asphalt Core Length (inches)	Type	Thickness (inches)		
C-1	S-3	1.4	Sand with shell	7.0	--- ⁽²⁾	GNE
C-2	S-3	1.5	Sand with shell	8.5	--- ⁽²⁾	GNE
C-3	S-3	1.5	Sand with shell	8.5	1.5	GNE
C-4	S-3	1.8	Sand with shell	9.0	1.8	GNE
C-5	S-1	1.5	Sand with shell	8.5	--- ⁽²⁾	GNE
C-6	S-1	2.0	Limerock	8.0	--- ⁽²⁾	GNE
C-7	S-1	1.3	Limerock	8.0	--- ⁽²⁾	GNE

Notes:

⁽¹⁾ Pavement layer identification based on visual review using FDOT nomenclature. Actual pavement layer may be a local mix.

⁽²⁾ No cracks were observed within the pavement cores at these locations.

⁽³⁾ Depth measured from pavement surface.

GNE: Groundwater Not Encountered to boring termination of 4 feet below grade.



SITE PHOTOGRAPHS



Photograph 1: Pavement Core C-1.





SITE PHOTOGRAPHS



Photograph 2: Pavement Core C-2.





SITE PHOTOGRAPHS



Photograph 3: Pavement Core C-3.





SITE PHOTOGRAPHS



Photograph 4: Pavement Core C-4.





SITE PHOTOGRAPHS



Photograph 5: Pavement Core C-5.





SITE PHOTOGRAPHS



Photograph 6: Pavement Core C-6.





SITE PHOTOGRAPHS



Photograph 7: Pavement Core C-7.





SITE PHOTOGRAPHS



Photograph 8: Picture of pavement condition at the project site.





SITE PHOTOGRAPHS



Photograph 9: Picture of pavement condition at the project site.



SECTION C

Lake Ashton CDD

Field Management Report

Completed Items

- Staff replaced cracked boards at the Bocce Ball Ct. Residents have given compliments to staff on a job well done.
- Staff replaced dead plants on the Pool Deck.
- Staff has been on top of the Mayfly clean up. This includes blowing off the paver areas on the weekends. Large piles are bagged and thrown away in the dumpsters.
- Staff replaced the worn POW flag.
- Staff pressure washed the Gate House.
- Staff pressure washed the fountain in front of the Gate House.
- Humane Animal Removal has concluded their hog trapping job. In total, 26 hogs were captured.
- Parking lot striping has been completed.



Contracted Services

- A review of all contracted services has been completed to ensure compliance.
- Solitude continues to provide effective monitoring and treatment of algae blooms and invasive aquatic vegetation. Vegetation overgrowth in the maintained wetlands has been addressed with the vendor.
- Solitude has plantings for the littoral shelf in pond 5 scheduled for the 3rd week in June.
- Yellowstone has completed the removal of freeze-damaged plant material. American Heritage Nursery has been sent the finalized plant count and will coordinate delivery. Upon confirmation of the delivery date, Yellowstone will proceed with installation.

In Progress

- Hurricane preparedness efforts are currently underway. Staff will conduct a comprehensive review of all CDD- owned property and infrastructure to identify potential vulnerabilities, ensure readiness, and implement any necessary preventive measures.
- Clubhouse and Gate House AC maintenance plus the Ballroom ice machine cleaning is scheduled June 15th.
- Touch up painting fountain adjacent to the Gate House.
- Remaining street signs have been identified. Staff will place the order in the week of 6/15.
- Pavers are being reviewed around the amenities that may need leveling or concrete collar repairs. This has been complete. Staff is soliciting quotes for repair.



SECTION 1

SECTION (a)

Landscaping Site Visit Review

June 2026 Lake Ashton Landscape Assessment

Community Overview

Overall property appearance remains in good condition. Routine mowing, trimming, and pest control services continue to be completed regularly. Areas needing attention include Lake Ashton Blvd. Currently the Blvd is in unsatisfactory condition. Yellowstone has been contracted to address this concern.

Service Area	Status	Notes
Mowing	GOOD	Weekly mowing services are being completed consistently.
Edging	FAIR	Roadside and sidewalk edging is maintained well.
String Trimming	GOOD	Common area string trimming is being completed routinely.
Weed Control	FAIR	Weed control improvements are needed near Ashton Club Blvd, Reflection Garden and front entry.
Plants & Ornamentals	FAIR	Existing plants are being monitored for recovery. Arboricola shrub can be trimmed back it will recover. This will be addressed by Yellowstone.
Tree Care	FAIR	Palm nutrient injections scheduled.
Lawn Care	GOOD	Declined sod areas are scheduled for replacement and monitoring.
Fertilizer & Pest Control	GOOD	Pre-emergent and pest control applications have been completed.

SECTION 2

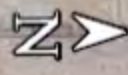
SECTION (a)

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



Lake Ashton CDD

Pond/Wetland Review – Photo Supplement

Pond 9

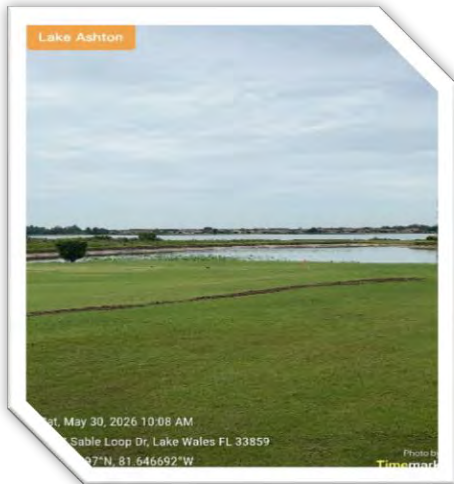


Photo Description:

✚ Lilly Pads are beginning to grow. Solitude notified to treat.

Wetland 10



Photo Description:

✚ Vasey Grass and Thistle Weed identified to be growing out of control. Solitude will be treating.



Work Order	00964001	Account	Lake Ashton CDD
Work Order	00964001	Contact	Matthew Fisher
Number		Address	4141 Ashton Club Drive Lake Wales, FL 33859 United States
Created Date	5/6/2026		

Work Details

Specialist	Treated ponds 1, 2, 3, 4, 5, 6, 12, 13, 14, 15, 16,	Prepared By	Steven Smith
Comments to	17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, 29 and		
Customer	30 for shoreline weeds and emergent grasses.		

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	00971658	Account	Lake Ashton CDD
Work Order	00971658	Contact	Matthew Fisher
Number		Address	4141 Ashton Club Drive Lake Wales, FL 33859 United States
Created Date	5/19/2026		

Work Details

Specialist	Treated canal 1 and ponds 1, 2, 3, 5, 6, 7, 8, 9,	Prepared By	Steven Smith
Comments to	17, 34 and 35 for algae, floating vegetation,		
Customer	shoreline weeds and emergent grasses.		

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 00975665
Work Order 00975665
Number
Created Date 6/1/2026

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 1, 2, 3, 4, 5, 8, 12, 29, 32, 33, 35 and canals for algae, lilies, shoreline weeds and emergent grasses. Thank you for choosing Solitude.
Prepared By Steven Smith

Work Order Assets

Asset	Status	Product Work Type
Lake 5	Included	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Lake 5	PLANTINGS (SUBCONTRACT)	
Lake 5		

SECTION D



Lake Ashton Community Development District

COMMUNITY DIRECTOR'S REPORT

Administrative

- Follow up from Previous Board Meeting:
 - Denial of appeal letters from FEMA were shared with counsel.
 - With BOS direction, counsel sent 30-day termination letter to Securitas on May 26, with no response received from vendor as of this report. Management will reach out to vendor to ensure smooth transition to new vendor.
 - Management requests approval of contract proposal from new access vendor.
 - As approved, emails were sent to two remaining restaurant vendors advising background and credit checks would be required. Attorney will provide update at the next BOS meeting.
 - Counsel sent required notice to Charm City to advise that security deposit would be withheld to cover damages.
 - Capital Reserve Advisors attended the last BOS meeting (by zoom) with adjustments in process regarding recommended funding for Thompson Nursery fencing. When available, the revised draft will be shared with the BOS.
- New Items:
 - Management is working to get proposals for refurbishment of chess board.
 - Included for board review is a draft plan for a Community Memorial Program for discussion at upcoming BOS meeting.
- Meetings:
 - The next BOS meeting is 9am, on June 15.
 - The next Joint BOS Meeting is June 15 at 11:00 am. Staff will send draft of the Joint Strategic Plan under separate cover for discussion at the meeting.

Lifestyles

- Monday Coffee: June presentations include Hurricane Preparedness from Polk County Fire & Rescue, community engagement presented by City of Winter Haven, wellness information from Advent Health and news from Theatre Winter Haven.
- Activities & Events:
 - June events include weekly food trucks (schedule and vendor varies) and the Decades Dance on June 26. With ticket sales slower than expected, information was shared with Traditions HOA offering tickets to residents there.
 - LACDD & LACDDII continue to work together in the planning of the 250th Anniversary Celebration and Parade.
- LA Times:
 - June newsletter was available digitally on June 1. Due to a printer breakdown, printed copies were available to residents for pick-up on June 2 (front and back page below):



- The deadline for articles in the July edition is June 15, for July 1st distribution.

Safety & Security

- Nation Security is providing daily shift reports, with action items addressed as they arise.
- Draft post orders will be provided under separate cover for BOS review.

Maintenance & Capital Projects

- Field Operations Manager has provided a separate report with updates on projects.
- The District Engineer has provided a separate report on items on which they are consulting.

Lake Ashton Community Development District - Project tracking List

BOARD APPROVAL	PROJECT NAME	APPROVED BUDGET	CURRENT STATUS	PAID FROM GENERAL FUND	PAID FROM CAPITAL PROJECTS FUND	Difference
4/20/2026	Testing for Waterford Dr prior to paving	\$8,624.00	(5/11/26) Base layer testing (geotechnical) is \$3,800 and storm water testing is \$4,824			
4/20/2026	Clean with video inspection of sanitary line near intersection of Berwick & Aberdeen	\$1,518.17	(5/11/26) Work is being scheduled			
4/20/2026	Planting in the littoral area of pond 5	\$2,700.00	(5/11/26) Deposit has been issued	\$1,350.00		
4/20/2026	Removal of dead plants throughout CDD property	\$5,357.06	(5/11/26) Work is scheduled to take place week of 5/11/26			
3/16/2026	Install mulch along Aberdeen fence line (bordering TNR)	\$3,623.58	(4/13/26) Pending scheduling			
3/16/2026	Restriping east & west parking lot	\$2,250.11	(5/11/26) Some minor corrections need to be made in the west parking lot			
1/26/2026	Installation of automatic door opener on the western entrance to ballroom	\$6,500.00	(4/13/26) Rec'd revised quote for \$2,799.99 to move the amenity card access reader to install the automatic door opener (6/8/26) Precision expects to be onsite 6/12 to assess installation of door opener			
4/15/2024	Conversion of propane to natural gas	\$37,693.00	(4/7/25) Staff is working on scheduling the conversion of hot water heaters <u>PAID</u> AS OF 1/13/25: <i>(DOES NOT INCLUDE REBATES IN PROCESS)</i> \$885 - hooking restaurant line to meter & new quick connect \$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 Replacement of 3 water heaters remaining	\$0.00	\$27,460.00	

Lake Ashton Community Development District - Project tracking List

BOARD APPROVAL	PROJECT NAME	APPROVED BUDGET	CURRENT STATUS	PAID FROM GENERAL FUND	PAID FROM CAPITAL PROJECTS FUND	Difference
COMPLETED						
3/16/2026	Install retaining wall along pond bank at hole #1 on east golf course	\$57,780.00	(5/11/26) Work is in progress (6/8/26) COMPLETE		\$57,780.00	0.00
11/15/2025	Repair flume on pond 18	\$7,830.00	(5/11/26) COMPLETE		\$7,830.00	0.00
2/23/2026	Install TVs in ballroom & restaurant		(4/13/26) COMPLETE	\$2,832.83		0.00
11/15/2025	Pond erosion study	\$10,000.00	(2/16/26) COMPLETE	\$10,000.00		0.00
5/12/2025	Ballroom refurbishment - carpet replacement	\$35,000.00	(2/16/26) COMPLETE		\$35,000.00	0.00
5/12/2025	Ballroom refurbishment - Dance floor replacement	\$23,000.00	(2/16/26) COMPLETE		\$23,000.00	0.00
4/14/2025	Turnberry Lane repave	\$149,678.15	(1/16/26) COMPLETE Project started 10/3/25, completed 10/22/25. Engineer approved 90% payment due to repairs needed, repairs completed and vendor paid in full with change order of \$7650 that was reimbursed by City of Lake Wales.		\$157,328.15	0.00
10/20/2025	Well pump replacement (clubhouse)	\$4,648.49	(10/21/25) COMPLETE	\$4,648.49		0.00
10/20/2025	Replace bridge boards on east golf course	\$16,000.00	(11/26/25) Work completed and inspected, final payment issued to vendor		\$16,000.00	0.00
5/12/2025	Ballroom refurbishment - drape replacement & roller shades	\$51,623.00	(10/24/25) COMPLETE		\$51,623.00	0.00
9/15/2025	Restripe east parking lot (add HC spot)	\$862.98	(10/13/25) COMPLETE		\$862.98	0.00
8/18/2025	TNR entrance bridge erosion	\$4,356.00	(9/22/25) COMPLETE		\$4,356.00	0.00
8/18/2025	East course bridges pressure washing & sealing	\$13,500.00	(9/26/25) COMPLETE		\$13,500.00	0.00
12/26/2024	Replace 48 street signs throughout community	\$6,300.00	(9/8/25) COMPLETE		\$5,545.35	754.65

SECTION 1

Community Memorial Program Plan

Lake Ashton Community Development District

A Community Memorial Program provides residents and families with a meaningful way to honor loved ones while enhancing the beauty and amenities of the community. The program should be structured, transparent, and designed to maintain a consistent appearance throughout the community.

Program Purpose

The Memorial Program allows residents, family members, and friends to make contributions toward community improvements in memory or honor of a loved one. Memorial donations help fund amenities and landscaping that benefit all residents.

Memorial Opportunities

Community Amenities

Item	Suggested Donation
Memorial Bench	\$2,500 - \$4,000
Memorial Swing	\$3,000 - \$5,000
Adirondack Chair Pair	\$1,500 - \$2,500
Pergola	\$10,000 - \$25,000

Landscape Features

Item	Suggested Donation
Shade Tree	\$500 - \$1,500
Flowering Tree	\$500 - \$1,200
Landscape Enhancement	Varies
Seasonal Flower Fund	Any Amount

Memorial Recognition

Plaque Guidelines

- Standardized plaque design approved by the Board.
- Uniform size, material, font, and placement.
- Limited to:
 - Name of individual
 - Birth and death years (optional)
 - Short phrase (maximum 20 words)

Example:

In Loving Memory of
John A. Smith
1945 – 2024
“Forever part of our community.”

Recognition Options

- Plaque on donated item
- Recognition in community newsletter
- Recognition on community website
- Annual memorial appreciation event
- Community Memorial Garden registry

Location Selection

The CDD Board retains final approval over all memorial locations to ensure:

- Consistency with the community master plan
- ADA compliance
- Proper maintenance access
- Preservation of sightlines and landscaping
- Equitable distribution throughout the community

Residents may request preferred locations, but final placement remains at the discretion of management and the Board.

Maintenance Policy

To avoid future liabilities:

- All memorial items become property of the CDD upon installation.
- The CDD assumes routine maintenance.
- If an item reaches the end of its useful life, the District may replace, relocate, or remove it.
- Plaques may be transferred to replacement items when feasible.
- Donors acknowledge that natural disasters, renovations, or future improvements may require relocation.

Funding Process

1. Resident submits Memorial Donation Application.
2. Management reviews proposed project and location.
3. Board approves donation and installation.
4. Donor provides funding.
5. Item is purchased and installed by approved vendors.
6. Recognition plaque is installed.
7. Donor receives dedication acknowledgment.

Annual Memorial Fund Option

Residents may also contribute to a general Memorial Fund.

Funds can be used for:

- Trees and landscaping
- Garden improvements
- Park furnishings
- Walking trail enhancements
- Community beautification projects

This option allows residents to participate even if they do not wish to sponsor a specific item.

SECTION VI

SECTION A

Lake Ashton
Community Development District
Combined Balance Sheet
May 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 57,909	\$ -	\$ -	\$ 57,909
Capital Reserve Account	\$ -	\$ -	\$ 39,544	\$ 39,544
Lease Receivable	\$ 39,095	\$ -	\$ -	\$ 39,095
Due from General Fund	\$ -	\$ 22,539	\$ -	\$ 22,539
<u>Investments:</u>				
Investment Pool - State Board of Administration Series 2015	\$ 681,283	\$ -	\$ 992,852	\$ 1,674,135
Reserve	\$ -	\$ 170,500	\$ -	\$ 170,500
Revenue	\$ -	\$ 120,053	\$ -	\$ 120,053
Prepayment 2015-1	\$ -	\$ 17,501	\$ -	\$ 17,501
Prepayment 2015-2	\$ -	\$ 3,262	\$ -	\$ 3,262
Total Assets	\$ 778,287	\$ 333,856	\$ 1,032,396	\$ 2,144,539
Liabilities:				
Accounts Payable	\$ 88,012	\$ 4,061	\$ -	\$ 92,073
Due to Debt Service	\$ 22,539	\$ -	\$ -	\$ 22,539
Deposits Ballroom Rentals	\$ 5,110	\$ -	\$ -	\$ 5,110
Deposits-Restaurant	\$ 5,000	\$ -	\$ -	\$ 5,000
Deferred Revenue-Leases	\$ 30,988	\$ -	\$ -	\$ 30,988
Total Liabilities	\$ 151,649	\$ 4,061	\$ -	\$ 155,710
Fund Balance:				
Restricted for:				
Debt Service - Series 2015	\$ -	\$ 329,795	\$ -	\$ 329,795
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 1,032,396	\$ 1,032,396
Unassigned	\$ 626,639	\$ -	\$ -	\$ 626,639
Total Fund Balances	\$ 626,639	\$ 329,795	\$ 1,032,396	\$ 1,988,829
Total Liabilities & Fund Balance	\$ 778,287	\$ 333,856	\$ 1,032,396	\$ 2,144,539

SECTION B

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues				
Interest	\$ 30,000	\$ 20,000	\$ 21,679	\$ 1,679
Total Revenues	\$ 30,000	\$ 20,000	\$ 21,679	\$ 1,679
Expenditures:				
Capital Projects	\$ 312,319	\$ 208,213	\$ 863	\$ 207,350
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/Pond Erosion	\$ -	\$ -	\$ 70,830	\$ (70,830)
Contingencies	\$ 223,150	\$ 148,767	\$ -	\$ 148,767
Other Current Charges	\$ 650	\$ 433	\$ 423	\$ 11
Total Expenditures	\$ 536,119	\$ 357,413	\$ 302,911	\$ 54,501
Excess (Deficiency) of Revenues over Expenditures	\$ (506,119)		\$ (281,232)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 461,545	\$ 461,545	\$ 461,545	\$ -
Total Other Financing Sources (Uses)	\$ 461,545	\$ 461,545	\$ 461,545	\$ -
Net Change in Fund Balance	\$ (44,574)		\$ 180,313	
Fund Balance - Beginning	\$ 955,705		\$ 852,083	
Fund Balance - Ending	\$ 911,131		\$ 1,032,396	

SECTION C

Lake Ashton

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Special Assessments - Levy	\$ 2,336,605	\$ 2,336,605	\$ 2,325,902	\$ (10,703)
Rental Income	\$ 40,000	\$ 26,667	\$ 32,025	\$ 5,358
Entertainment Fees	\$ 165,000	\$ 110,000	\$ 125,265	\$ 15,265
Newsletter Ad Revenue	\$ 95,000	\$ 63,333	\$ 96,687	\$ 33,353
Interest Income	\$ 15,000	\$ 10,000	\$ 16,088	\$ 6,088
Restaurant Lease Income	\$ 9,000	\$ 6,000	\$ 3,164	\$ (2,836)
Sponsorship - Advent Health	\$ 8,000	\$ 8,000	\$ 8,000	\$ -
Miscellaneous Income	\$ 9,000	\$ 6,000	\$ 13,595	\$ 7,595
Security Credentials	\$ -	\$ -	\$ 3,030	\$ 3,030
Miscellaneous Income-Reimbursed Repairs	\$ -	\$ -	\$ 4,450	\$ 4,450
Total Revenues	\$ 2,677,605	\$ 2,566,605	\$ 2,628,207	\$ 61,602
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 4,500	\$ 3,500
FICA Expense	\$ 918	\$ 612	\$ 344	\$ 268
Engineering	\$ 65,000	\$ 43,333	\$ 46,634	\$ (3,301)
Arbitrage	\$ 600	\$ 600	\$ 600	\$ -
Dissemination	\$ 1,545	\$ 1,030	\$ 1,030	\$ -
Dissemination-Amortization Schedules	\$ -	\$ -	\$ 950	\$ (950)
Attorney	\$ 45,000	\$ 30,000	\$ 60,125	\$ (30,125)
Annual Audit	\$ 4,000	\$ 4,000	\$ 3,250	\$ 750
Trustee Fees	\$ 4,434	\$ 4,434	\$ 4,445	\$ (10)
Management Fees	\$ 71,823	\$ 47,882	\$ 47,882	\$ (0)
Management Fees-Beyond Contract	\$ 525	\$ 350	\$ 250	\$ 100
Accounting System Software	\$ 1,030	\$ 687	\$ 687	\$ 0
Postage	\$ 3,500	\$ 2,333	\$ 1,382	\$ 951
Printing & Binding	\$ 500	\$ 333	\$ 183	\$ 151
Newsletter Printing	\$ 55,000	\$ 36,667	\$ 37,004	\$ (337)
Marketing	\$ 3,000	\$ 2,000	\$ -	\$ 2,000
Rentals & Leases	\$ 4,000	\$ 2,667	\$ 1,707	\$ 960
Insurance	\$ 90,034	\$ 90,034	\$ 84,008	\$ 6,026
Legal Advertising	\$ 1,500	\$ 1,000	\$ 580	\$ 420
Other Current Charges	\$ 750	\$ 500	\$ 743	\$ (243)
Property Taxes	\$ 13,500	\$ 9,000	\$ -	\$ 9,000
Office Supplies	\$ 300	\$ 200	\$ 20	\$ 180
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 379,134	\$ 285,837	\$ 296,499	\$ (10,662)

Lake Ashton

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Field Management Services	\$ 552,842	\$ 368,561	\$ 368,562	\$ (1)
Gate/Patrol/Pool Officers	\$ 384,846	\$ 256,564	\$ 222,058	\$ 34,507
Gate/Patrol/Pool Officers-Special Events	\$ -	\$ -	\$ 4,099	\$ (4,099)
Security/Fire Alarm/Gate Repairs	\$ 9,500	\$ 6,333	\$ 828	\$ 5,505
Access Control System	\$ 67,118	\$ 44,745	\$ 44,745	\$ -
Pest Control	\$ 4,690	\$ 3,127	\$ 5,499	\$ (2,372)
Telephone/Internet	\$ 7,000	\$ 4,667	\$ 4,418	\$ 249
Electric	\$ 240,000	\$ 160,000	\$ 161,892	\$ (1,892)
Water	\$ 16,000	\$ 10,667	\$ 6,168	\$ 4,498
Gas-Pool	\$ 25,000	\$ 16,667	\$ 25,114	\$ (8,447)
Refuse	\$ 8,000	\$ 5,333	\$ 5,923	\$ (590)
Repairs and Maintenance-Clubhouse	\$ 85,600	\$ 57,067	\$ 55,480	\$ 1,587
Repairs and Maintenance-Fitness Center	\$ 3,000	\$ 2,000	\$ 1,259	\$ 741
Repairs and Maintenance-Bowling Lanes	\$ 17,000	\$ 11,333	\$ 8,950	\$ 2,384
Repairs and Maintenance-Restaurant	\$ 6,000	\$ 4,000	\$ 20,216	\$ (16,216)
Furniture, Fixtures, Equipment	\$ 10,000	\$ 6,667	\$ 9,802	\$ (3,136)
Repairs and Maintenance-Pool	\$ 15,000	\$ 10,000	\$ 21,810	\$ (11,810)
Repairs and Maintenance-Golf Cart	\$ 8,000	\$ 5,333	\$ 3,291	\$ 2,043
Repairs and Maintenance-Reimbursed	\$ -	\$ -	\$ 2,319	\$ (2,319)
Landscape Maintenance-Contract	\$ 194,520	\$ 129,680	\$ 129,680	\$ -
Landscape Maintenance-Improvements	\$ 15,000	\$ 14,833	\$ 14,833	\$ -
Irrigation Repairs	\$ 8,500	\$ 5,667	\$ 5,355	\$ 312
Lake Maintenance-Contract	\$ 56,894	\$ 37,929	\$ 33,020	\$ 4,909
Lake Maintenance-Other	\$ 2,000	\$ 1,333	\$ 1,350	\$ (17)
Wetland/Mitigation Maintenance	\$ 48,099	\$ 32,066	\$ 16,100	\$ 15,966
Permits/Inspections	\$ 3,000	\$ 2,000	\$ 1,396	\$ 604
Office Supplies/Printing/Binding	\$ 5,000	\$ 3,333	\$ 1,364	\$ 1,969
Credit Card Processing Fees	\$ 5,500	\$ 3,667	\$ 2,865	\$ 802
Dues & Subscriptions	\$ 9,500	\$ 6,333	\$ 3,650	\$ 2,683
Decorations	\$ 2,500	\$ 1,667	\$ 567	\$ 1,099
Special Events	\$ 165,000	\$ 118,347	\$ 118,347	\$ -
Traffic Accident Repairs	\$ -	\$ -	\$ 345	\$ (345)
Total Operations & Maintenance	\$ 1,975,109	\$ 1,329,919	\$ 1,301,304	\$ 28,615
Total Expenditures	\$ 2,354,243	\$ 1,615,757	\$ 1,597,803	\$ 17,953
Excess (Deficiency) of Revenues over Expenditures	\$ 323,362		\$ 1,030,404	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (461,545)	\$ (461,545)	\$ (461,545)	\$ -
Total Other Financing Sources/(Uses)	\$ (461,545)	\$ (461,545)	\$ (461,545)	\$ -
Net Change in Fund Balance	\$ (138,183)		\$ 568,859	
Fund Balance - Beginning	\$ 138,183		\$ 57,780	
Fund Balance - Ending	\$ -		\$ 626,639	

Lake Ashton

Community Development District

Debt Service Fund Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 362,500	\$ 362,500	\$ 375,605	\$ 13,105
Assessments - PPMT 2015-1	\$ -	\$ -	\$ 47,417	\$ 47,417
Assessments - PPMT 2015-2	\$ -	\$ -	\$ 3,262	\$ 3,262
Interest Income	\$ 500	\$ 333	\$ 9,740	\$ 9,407
Total Revenues	\$ 363,000	\$ 362,833	\$ 436,024	\$ 73,190
Expenditures:				
Series 2015-1				
Interest - 11/01	\$ 45,875	\$ 45,875	\$ 45,875	\$ -
Interest - 05/01	\$ 45,875	\$ 45,875	\$ 44,000	\$ 1,875
Principal - 05/01	\$ 225,000	\$ 225,000	\$ 215,000	\$ 10,000
Special Call - 11/01	\$ -	\$ -	\$ 75,000	\$ (75,000)
Special Call - 05/01	\$ -	\$ -	\$ 40,000	\$ (40,000)
Series 2015-2				
Interest - 11/01	\$ 9,000	\$ 9,000	\$ 9,000	\$ -
Interest - 05/01	\$ 9,000	\$ 9,000	\$ 8,750	\$ 250
Principal - 05/01	\$ 25,000	\$ 25,000	\$ 20,000	\$ 5,000
Special Call - 11/01	\$ -	\$ -	\$ 10,000	\$ (10,000)
Special Call - 05/01	\$ -	\$ -	\$ 5,000	\$ (5,000)
Total Expenditures	\$ 359,750	\$ 359,750	\$ 472,625	\$ (112,875)
Excess (Deficiency) of Revenues over Expenditures	\$ 3,250		\$ (36,601)	
Net Change in Fund Balance	\$ 3,250		\$ (36,601)	
Fund Balance - Beginning	\$ 117,841		\$ 366,396	
Fund Balance - Ending	\$ 121,091		\$ 329,795	

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
Revenues:													
Special Assessments - Levy	\$ -	\$ 568,998	\$ 1,566,707	\$ 65,254	\$ 46,377	\$ 32,423	\$ 46,143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,325,902
Rental Income	\$ 3,700	\$ 5,150	\$ 4,150	\$ 7,725	\$ 2,350	\$ 2,700	\$ 3,450	\$ 2,800	\$ -	\$ -	\$ -	\$ -	\$ 32,025
Entertainment Fees	\$ 6,434	\$ 1,752	\$ 88,931	\$ 2,112	\$ 8,902	\$ 8,398	\$ 3,779	\$ 4,957	\$ -	\$ -	\$ -	\$ -	\$ 125,265
Newsletter Ad Revenue	\$ 14,983	\$ 4,838	\$ 10,062	\$ 33,533	\$ 4,099	\$ 11,210	\$ 8,504	\$ 9,459	\$ -	\$ -	\$ -	\$ -	\$ 96,687
Interest Income	\$ 167	\$ 43	\$ 98	\$ 3,816	\$ 3,367	\$ 3,446	\$ 2,735	\$ 2,416	\$ -	\$ -	\$ -	\$ -	\$ 16,088
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	\$ 2,099	\$ 1,295	\$ -	\$ -	\$ -	\$ -	\$ 13,595
Security Credentials	\$ 600	\$ 430	\$ 430	\$ 430	\$ 910	\$ 230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,030
Miscellaneous Income-Reimbursed Repairs	\$ 1,925	\$ 1,075	\$ 100	\$ 100	\$ 100	\$ 325	\$ 75	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ 4,450
Miscellaneous Income-Insurance Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 29,391	\$ 584,468	\$ 1,674,246	\$ 121,891	\$ -	\$ 59,890	\$ 66,784	\$ 21,677	\$ -	\$ -	\$ -	\$ -	\$ 2,628,207
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 450	\$ 900	\$ 450	\$ 450	\$ 450	\$ 900	\$ 450	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ 4,500
FICA Expense	\$ 34	\$ 69	\$ 34	\$ 34	\$ 34	\$ 69	\$ 34	\$ 34	\$ -	\$ -	\$ -	\$ -	\$ 344
Engineering	\$ 3,645	\$ 3,251	\$ 9,283	\$ 5,122	\$ 9,104	\$ 6,926	\$ 5,525	\$ 3,777	\$ -	\$ -	\$ -	\$ -	\$ 46,634
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Dissemination	\$ 129	\$ 129	\$ 129	\$ 129	\$ 129	\$ 129	\$ 129	\$ 129	\$ -	\$ -	\$ -	\$ -	\$ 1,030
Dissemination	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 950
Attorney	\$ 5,293	\$ 4,846	\$ 8,714	\$ 13,359	\$ 9,604	\$ 6,362	\$ 6,947	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ 60,125
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,250
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,445	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,445
Management Fees	\$ 5,985	\$ 5,985	\$ 5,985	\$ 5,985	\$ 5,985	\$ 5,985	\$ 5,985	\$ 5,985	\$ -	\$ -	\$ -	\$ -	\$ 47,882
Management Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250
Accounting System Software	\$ 86	\$ 86	\$ 86	\$ 86	\$ 86	\$ 86	\$ 86	\$ 86	\$ -	\$ -	\$ -	\$ -	\$ 687
Postage	\$ 201	\$ 46	\$ 335	\$ 271	\$ 45	\$ 435	\$ 49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,382
Printing & Binding	\$ 170	\$ -	\$ -	\$ -	\$ -	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 183
Newsletter Printing	\$ 4,631	\$ 4,787	\$ 4,472	\$ 4,544	\$ 4,544	\$ 4,544	\$ 4,616	\$ 4,866	\$ -	\$ -	\$ -	\$ -	\$ 37,004
Marketing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rentals & Leases	\$ 145	\$ 145	\$ 385	\$ 145	\$ 145	\$ -	\$ 598	\$ 145	\$ -	\$ -	\$ -	\$ -	\$ 1,707
Insurance	\$ 84,008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,008
Legal Advertising	\$ -	\$ -	\$ 119	\$ -	\$ 283	\$ -	\$ -	\$ 178	\$ -	\$ -	\$ -	\$ -	\$ 580
Other Current Charges	\$ 122	\$ 140	\$ 87	\$ -	\$ -	\$ 86	\$ 180	\$ 129	\$ -	\$ -	\$ -	\$ -	\$ 743
Office Supplies	\$ 3	\$ 3	\$ 4	\$ 3	\$ 3	\$ 3	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 105,426	\$ 20,386	\$ 30,082	\$ 30,128	\$ 30,413	\$ 25,787	\$ 33,498	\$ 20,779	\$ -	\$ -	\$ -	\$ -	\$ 296,499

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
Operations & Maintenance													
Field Expenditures													
Field Management Services	\$ 46,071	\$ 46,070	\$ 46,070	\$ 46,070	\$ 46,070	\$ 46,070	\$ 46,070	\$ 46,070	\$ -	\$ -	\$ -	\$ -	\$ 368,562
Gate/Patrol/Pool Officers	\$ 31,427	\$ 30,613	\$ 29,004	\$ 31,538	\$ 19,004	\$ 26,824	\$ 26,824	\$ 26,824	\$ -	\$ -	\$ -	\$ -	\$ 222,058
Gate/Patrol/Pool Officers-Events	\$ -	\$ -	\$ 194	\$ 303	\$ -	\$ -	\$ -	\$ 269	\$ -	\$ -	\$ -	\$ -	\$ 4,099
Security/Fire Alarm/Gate Repairs	\$ 162	\$ -	\$ -	\$ -	\$ 454	\$ -	\$ -	\$ 213	\$ -	\$ -	\$ -	\$ -	\$ 828
Access Control System	\$ 5,593	\$ 5,593	\$ 5,593	\$ 5,593	\$ 5,593	\$ 5,593	\$ 5,593	\$ 5,593	\$ -	\$ -	\$ -	\$ -	\$ 44,745
Security Credentials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 449	\$ 250	\$ 250	\$ 395	\$ 250	\$ 1,745	\$ 2,010	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 5,499
Telephone/Internet	\$ 549	\$ 550	\$ 550	\$ 554	\$ 961	\$ 147	\$ 1,034	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ 4,418
Electric	\$ 23,450	\$ 17,379	\$ 20,619	\$ 20,226	\$ 22,080	\$ 19,144	\$ 19,623	\$ 19,370	\$ -	\$ -	\$ -	\$ -	\$ 161,892
Water	\$ 703	\$ 813	\$ 603	\$ 1,483	\$ 352	\$ 1,015	\$ 733	\$ 465	\$ -	\$ -	\$ -	\$ -	\$ 6,168
Gas-Pool	\$ 565	\$ 870	\$ 724	\$ 1,447	\$ 7,923	\$ 10,412	\$ 1,390	\$ 1,783	\$ -	\$ -	\$ -	\$ -	\$ 25,114
Refuse	\$ 716	\$ 786	\$ 384	\$ 1,088	\$ 278	\$ 965	\$ 786	\$ 920	\$ -	\$ -	\$ -	\$ -	\$ 5,923
Repairs and Maintenance-Clubhouse	\$ 4,030	\$ 11,344	\$ 13,485	\$ 3,656	\$ 3,741	\$ 6,355	\$ 10,613	\$ 2,256	\$ -	\$ -	\$ -	\$ -	\$ 55,480
Repairs and Maintenance-Fitness Center	\$ -	\$ 220	\$ -	\$ -	\$ 260	\$ 387	\$ 392	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,259
Repairs and Maintenance-Bowling Lanes	\$ 3,500	\$ -	\$ -	\$ 3,105	\$ -	\$ 1,155	\$ 1,190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,950
Repairs and Maintenance-Restaurant	\$ 1,316	\$ 152	\$ 224	\$ -	\$ 2,187	\$ 11,993	\$ 4,094	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ 20,216
Furniture, Fixtures, Equipment	\$ 1,588	\$ 1,084	\$ -	\$ -	\$ 1,000	\$ 5,150	\$ 387	\$ 593	\$ -	\$ -	\$ -	\$ -	\$ 9,802
Repairs and Maintenance-Pool	\$ 2,012	\$ 2,655	\$ 3,767	\$ 2,282	\$ 2,796	\$ 4,024	\$ 2,942	\$ 1,331	\$ -	\$ -	\$ -	\$ -	\$ 21,810
Repairs and Maintenance-Golf Cart	\$ 345	\$ 345	\$ 345	\$ 345	\$ 345	\$ -	\$ 1,194	\$ 372	\$ -	\$ -	\$ -	\$ -	\$ 3,291
Repairs and Maintenance-Reimbursed	\$ -	\$ -	\$ -	\$ -	\$ 1,175	\$ -	\$ 169	\$ 975	\$ -	\$ -	\$ -	\$ -	\$ 2,319
Landscape Maintenance-Contract	\$ 16,210	\$ 16,210	\$ 16,210	\$ 16,210	\$ 16,210	\$ 16,210	\$ 16,210	\$ 16,210	\$ -	\$ -	\$ -	\$ -	\$ 129,680
Landscape Maintenance-Improvements	\$ 417	\$ 4,990	\$ 3,790	\$ -	\$ 3,836	\$ -	\$ -	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ 14,833
Irrigation Repairs	\$ 4,470	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 885	\$ -	\$ -	\$ -	\$ -	\$ 5,355
Lake Maintenance-Contract	\$ 5,000	\$ -	\$ 4,670	\$ 4,670	\$ 4,670	\$ 4,670	\$ 4,670	\$ 4,670	\$ -	\$ -	\$ -	\$ -	\$ 33,020
Lake Maintenance-Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350
Wetland/Mitigation Maintenance	\$ 3,000	\$ -	\$ -	\$ -	\$ 4,450	\$ -	\$ -	\$ 8,650	\$ -	\$ -	\$ -	\$ -	\$ 16,100
Permits/Inspections	\$ -	\$ 213	\$ 763	\$ -	\$ -	\$ -	\$ -	\$ 420	\$ -	\$ -	\$ -	\$ -	\$ 1,396
Office Supplies/Printing/Binding	\$ 52	\$ 333	\$ 411	\$ 52	\$ 59	\$ 287	\$ -	\$ 170	\$ -	\$ -	\$ -	\$ -	\$ 1,364
Credit Card Processing Fees	\$ 273	\$ 155	\$ 120	\$ 118	\$ 379	\$ 1,004	\$ 426	\$ 391	\$ -	\$ -	\$ -	\$ -	\$ 2,865
Dues & Subscriptions	\$ 31	\$ 239	\$ 1,220	\$ 499	\$ 49	\$ 420	\$ 1,127	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ 3,650
Decorations	\$ -	\$ 300	\$ -	\$ -	\$ 267	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 567
Special Events	\$ 20,823	\$ 378	\$ 1,303	\$ 27,075	\$ 41,504	\$ 8,176	\$ 15,938	\$ 3,152	\$ -	\$ -	\$ -	\$ -	\$ 118,347
Storm Damage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 345
Total Expenditures	\$ 105,426	\$ 161,926	\$ 180,380	\$ 196,838	\$ 219,641	\$ 197,532	\$ 198,610	\$ 164,698	\$ -	\$ -	\$ -	\$ -	\$ 1,597,803
Excess (Deficiency) of Revenues over Expenditures	\$ (76,035)	\$ 422,542	\$ 1,493,866	\$ (74,947)	\$ (219,641)	\$ (137,642)	\$ (131,826)	\$ (143,020)	\$ -	\$ -	\$ -	\$ -	\$ 1,030,404
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ (461,545)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (461,545)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ (461,545)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (461,545)
Net Change in Fund Balance	\$ (76,035)	\$ 422,542	\$ 1,493,866	\$ (536,492)	\$ (219,641)	\$ (137,642)	\$ (131,826)	\$ (143,020)	\$ -	\$ -	\$ -	\$ -	\$ 568,859

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)
	May 1, 2026 (Mandatory)	(\$215,000.00)
	May 1, 2026 (Special Call)	(\$40,000.00)
Current Bonds Outstanding		\$1,505,000.00

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
	May 1, 2026 (Mandatory)	(\$20,000.00)
	May 1, 2026 (Special Call)	(\$5,000.00)
Current Bonds Outstanding		\$345,000.00

Total Current Bonds Outstanding		\$1,850,000.00
--	--	-----------------------

SECTION D

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

June 15, 2026

Date	Check Numbers	Amount
<u>General Fund</u>		
05/21/26	10190-10209	\$131,433.19
05/29/26	10210-10215	\$9,588.65
06/05/26	10216-10224	\$47,225.10
<u>Auto Pay</u>	8038-8041	\$23,583.42
General Fund Total		\$211,830.36

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/21/26	00844	5/04/26	26-08	202605	320-57200	54500		BROWN DECK BOARDS 05/26	*	1,015.00		
								BEVIS CONSTRUCTION INC			1,015.00	010190
5/21/26	00790	4/28/26	0001288	202604	320-57200	46201		SVCS 04/26	*	1,800.00		
								C&C OUTDOORS INC			1,800.00	010191
5/21/26	00825	5/15/26	3465-052	202605	320-57200	43200		SVCS 05/26	*	1,358.23		
								CENTRAL FLORIDA GAS-ACH			1,358.23	010192
5/21/26	00831	5/04/26	42680482	202605	320-57200	54500		SUPPLIES 05/26	*	56.22		
								CINTAS CORP			56.22	010193
5/21/26	00741	5/05/26	39	202605	320-57200	34000		AMENITY MGMT 05/26	*	46,070.17		
								COMMUNITY ASSOCIATIONS AND			46,070.17	010194
5/21/26	00621	4/08/26	10476077	202604	320-57200	54501		PEST CONTROL 04/26	*	150.00		
								COUNTRY BOY PEST CONTROL			150.00	010195
5/21/26	00466	5/04/26	51605	202605	310-51300	42501		MAY 2026 LA TIME	*	4,866.00		
								CUSTOMTRADEPRINTING.COM			4,866.00	010196
5/21/26	00215	5/01/26	490	202605	310-51300	34000		MGMT FEE 05/26	*	5,985.25		
		5/01/26	490	202605	310-51300	35100		INFO TECH 05/26	*	85.83		
		5/01/26	490	202605	310-51300	31300		DISSEMINATION AGENT SVCS	*	128.75		
								GMS-CENTRAL FLORIDA, LLC			6,199.83	010197
5/21/26	00843	5/15/26	05152026	202605	320-57200	49400		PIZZA PARTY 05/26	*	600.00		
								CHARLES KNIGHT			600.00	010198
5/21/26	00164	2/10/26	150048	202601	310-51300	31500		SVCS 01/26 DUNMORE	*	618.25		
		5/12/26	152711	202604	310-51300	31500		SVCS 04/26	*	6,947.25		
								LATHAM, LUNA, EDEN & BEAUDINE, LLP			7,565.50	010199

LAKA LAKE ASHTON SHENNING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/21/26	00336	5/11/26	50447659	202606	320	57200	54000		MPLC BLANKET LICENSE 6/26	*	4,377.10		
									MOTION PICTURE LICENSING CORP.			4,377.10	010200
5/21/26	00837	4/27/26	101846	202604	320	57200	34501		SECURITY SVCS 04/26	*	6,706.00		
		5/04/26	101952	202605	320	57200	34501		SECURITY SVCS 05/26	*	6,706.00		
		5/11/26	102042	202605	320	57200	34501		SECURITY SVCS 05/26	*	6,706.00		
									NATION SECURITY SERVICE			20,118.00	010201
5/21/26	00538	5/01/26	10196	202605	320	57200	54506		SVCS AGREE/MAINT 05/26	*	345.00		
									PERFORMANCE GOLF CARTS			345.00	010202
5/21/26	00753	4/28/26	10225019	202604	320	57200	45300		SUPPLIES 04/26	*	105.58		
									POOL & PATIO CENTER			105.58	010203
5/21/26	00815	5/01/26	IV010944	202605	320	57200	34500		QRTLY ALARM 5/01-7/31/26	*	212.55		
									PYE BARKER FIRE & SAFTEY			212.55	010204
5/21/26	00631	5/11/26	RES19-16	202604	310	51300	31100		SVCS 04/26	*	5,525.12		
									RAYL ENGINEERING & SURVEYING, LLC			5,525.12	010205
5/21/26	00801	3/12/26	11608217	202603	320	57200	54500		SUPPLIES 03/26	*	159.35		
		3/12/26	11624217	202603	320	57200	54500		SUPPLIES 03/26	*	10.72		
		3/25/26	00258214	202603	320	57200	54500		SUPPLIES 03/26	*	99.00		
		3/26/26	13398217	202603	320	57200	54500		SUPPLIES 03/26	*	103.27		
									THE SHERWIN-WILLIAMS COMPANY			372.34	010206
5/21/26	00830	5/01/26	PSI25992	202605	320	53800	46801		MAINT 05/26	*	4,450.00		
		5/01/26	PSI25992	202605	320	53800	46800		MAINT 05/26	*	4,670.00		
		5/01/26	PSI25992	202605	320	53800	46801		MAINT 05/26	*	4,200.00		
									SOLITUDE LAKE MANAGEMENT			13,320.00	010207

LAKA LAKE ASHTON SHENNING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/21/26	00234	4/25/26	60620707	202604	320-57200-54500		SUPPLIES 04/26	*	115.80		
		4/25/26	60620707	202604	320-57200-54500		SUPPLIES 04/26	*	111.90		
		4/25/26	60620707	202604	320-57200-51000		SUPPLIES 04/26	*	53.86		
STAPLES BUSINESS CREDIT										281.56	010208
5/21/26	00445	5/01/26	1163401	202605	320-57200-46200		MAINT 05/26	*	16,210.00		
		5/05/26	1168200	202605	320-57200-46202		LANDSCAPE ENHANCE 05/26	*	884.99		
YELLOWSTONE LANDSCAPE										17,094.99	010209
5/29/26	00831	5/18/26	42695220	202605	320-57200-54500		SUPPLIES 05/26	*	47.92		
CINTAS CORP										47.92	010210
5/29/26	00055	5/15/26	20735-05	202605	320-57200-43100		SVCS 05/26	*	382.35		
		5/15/26	20740-05	202605	320-57200-43100		SVCS 05/26	*	5.11		
		5/15/26	37767-05	202605	320-57200-43100		SVCS 05/26	*	77.45		
CITY OF LAKE WALES-UTILITIES DEPT										464.91	010211
5/29/26	00322	5/29/26	53-BID-8	202605	320-57200-54100		PERMIT #53-60-00668	*	280.00		
		5/29/26	53-BID-8	202605	320-57200-54100		PERMIT #53-60-00669	*	140.00		
FLORIDA DEPARTMENT OF HEALTH										420.00	010212
5/29/26	00821	5/15/26	06296427	202605	320-57200-43200		SVCS 05/26	*	424.79		
GAS SOUTH										424.79	010213
5/29/26	00837	5/18/26	102076	202605	320-57200-34501		SECURITY SVCS 05/26	*	6,706.00		
		5/18/26	102136	202605	320-57200-34511		SECURITY SVCS 05/26	*	269.40		
NATION SECURITY SERVICE										6,975.40	010214
5/29/26	00817	6/01/26	10129567	202606	320-57200-45300		WATER MGMT 06/26	*	1,255.63		
POOLSURE										1,255.63	010215
LAKA LAKE ASHTON SHENNING											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/05/26	00695	5/21/26	16744750	202606	320-57200-41000	SVCS 06/26	CHARTER COMMUNICATIONS	*	480.48	480.48	010216
6/05/26	00831	5/26/26	42703111	202605	320-57200-54500	SUPPLIES 05/26	CINTAS CORP	*	47.92	47.92	010217
6/05/26	00512	6/01/26	3425321	202606	320-57200-41000	POOL PHONE 06/26	KINGS III OF AMERICA, INC.	*	73.50	73.50	010218
6/05/26	00837	5/25/26	102172	202605	320-57200-34501	SECURITV SVCS 05/26	NATION SECURITY SERVICE	*	6,706.00	6,706.00	010219
6/05/26	00538	5/29/26	380425	202605	320-57200-54506	SVCS 05/26	PERFORMANCE GOLF CARTS	*	26.80	26.80	010220
6/05/26	00631	6/04/26	RES-19-1	202605	310-51300-31100	SVCS 05/26	RAYL ENGINEERING & SURVEYING, LLC	*	3,777.35	3,777.35	010221
6/05/26	00696	4/23/26	12536858	202512	320-57200-54540	DEC 2025 SECURITY	SECURITAS SECURITY SERVICES USA, INC	*	975.00	35,765.31	010222
		4/23/26	12536858	202512	320-57200-34511	DEC 2025 SECURITY		*	193.55		
		4/23/26	12536858	202512	320-57200-34501	DEC 2025 SECURITY		*	29,003.58		
		4/23/26	12536858	202512	320-57200-34504	DEC 2025 SECURITY		*	5,593.18		
6/05/26	00234	5/25/26	60646015	202605	320-57200-51000	SUPPLIES 05/26	STAPLES BUSINESS CREDIT	*	53.86	169.66	010223
		5/25/26	60646015	202605	320-57200-54500	SUPPLIES 05/26		*	115.80		
6/05/26	00781	5/31/26	00077344	202605	310-51300-48000	#12289405	USA TODAY MEDIA CORP	*	117.60	178.08	010224
		5/31/26	00077344	202605	310-51300-48000	#12317829		*	60.48		
TOTAL FOR BANK A									188,246.94		

LAKA LAKE ASHTON SHENNING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/29/26	00217	4/14/26	06540013	202605	320	57200	43300		REPUBLIC SERVICES #654	*	480.55	480.55	008038
5/29/26	00217	4/30/26	06540013	202605	320	57200	43300		REPUBLIC SERVICES #654	*	439.30	439.30	008039
5/29/26	00061	5/14/26	MAY26	202605	320	57200	43000		TECO-ACH	*	19,370.41	19,370.41	008040
5/29/26	00664	5/03/26	1928-050	202605	320	57200	54000		WELLS FARGO-ACH	*	63.35		
		5/03/26	1928-050	202605	320	57200	54500			*	372.71		
		5/03/26	1928-050	202605	320	57200	49400			*	1,951.61		
		5/03/26	1928-050	202605	320	57200	52010			*	593.05		
		5/03/26	1928-050	202605	320	57200	51000			*	62.44		
		5/03/26	1928-050	202605	320	57200	54520			*	250.00		
											3,293.16	008041	
TOTAL FOR BANK Z											23,583.42		
TOTAL FOR REGISTER											211,830.36		

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	Property Appraiser	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
04/20/26	03/01/26-03/31/26	\$ 72,590.06	\$ 11,004.54	\$ -	\$ -	\$ 1,671.89	\$ -	\$ 81,922.71	\$ 71,138.26	\$ 10,784.45	\$ 81,922.71
04/29/26	INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150.06	\$ 129.18	\$ 20.88	\$ 150.06
04/30/26	PROP APPRAISER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,185.86	\$ (29,185.86)	\$ (25,124.82)	\$ (4,061.04)	\$ (29,185.86)
		\$ 2,493,717.98	\$ 402,028.10	\$ 109,422.97	\$ 70,912.28	\$ 84,816.47	\$ 29,185.86	\$ 2,701,506.64	\$ 2,325,902.14	\$ 375,604.50	\$ 2,701,506.64

Gross Percent Collected	99.22%
Balance Due	\$22,840.07

SECTION VIII

SECTION B

5.5 **Lawns, Landscaping, Irrigation Systems.** Except for designated Conservation Areas, buffer zones, open space or similar areas, all areas not covered by structures, walkways or paved parking facilities shall be maintained by their Owners as lawn or landscaped areas to the pavement edge of any abutting streets and to the waterline of any abutting lakes, canals or water management areas. Stone, gravel, or paving may not be used as a substitute for grass in a lawn. Certain areas as determined by the Developer or the PUD or the CDD or the Golf Course Tract owner shall remain in a natural or unimproved state. All lawns and landscaping shall be completed at the time of completion of the structures as evidenced by the issuance of a Certificate of Occupancy by the appropriate governmental agency, and shall thereafter be kept in good condition by the Owner. Lawns must be regularly cut and mulched areas regularly re-mulched. The irrigation lines to each Lot line shall be the responsibility of the CDD. The components of the irrigation system on each Lot, including but not limited to the tap into the main line, timers, switching devices and heads shall be the responsibility of the Lot Owner. The Developer until the Developer owns no Lots in the Community, and the Association thereafter, shall have the right, at its sole discretion to adopt a schedule of irrigation times and duration of irrigation, subject to the direction of SWFWMD.

LIMITS OF PLAT



SURVEYOR'S NOTES:

Bearings based on the north line of the South 1/2 of Section 18, Township 29 South, Range 27 East, Polk County, Florida, being South 89°59'49" East.

Elevations shown hereon are based on National Geodetic Vertical Datum of 1929.

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described hereon and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded in this plat that may be found in the public records of this county.

Lot Owners shall be responsible for maintenance of vegetation in the road right-of-way, drainage swales and drainage easements and for retaining design unchanged. Lands in the vicinity of the road right-of-way, drainage swales and drainage easements may be subject to temporary standing water when conditions decrease the rate of percolation and drainage run-off.

Standing Water. Lands in the vicinity of the stormwater management system may be subject to temporary standing water when conditions decrease the rate of percolation and drainage run-off. Owner of Lots within the property described on this Plat shall have no claim or cause of action against the CDD, Lake Ashton Golf Club, Ltd., the Golf Course Owner, Lake Ashton Development Group, LLC or their agents or employees (collectively the "Indemnified Parties") for standing water and such Owners shall indemnify and hold the Indemnified Parties harmless therefrom.

Flood Hazard Warning. The lands within the Plat may be subject to flooding. You should contact the City of Lake Wales or Polk County and obtain the latest information on flood elevations and restrictions before making plans for the use of any of the lands within the Plat. Even meeting the City of Lake Wales or Polk County standards does not ensure that any improvements such as structures, driveways, yards, sanitary sewer systems and water well systems will not flood in certain rain events.

All lot lines are not radial unless noted otherwise.

The property shown herein lies in Zone AE (special flood hazard areas inundated by 100-year flood - base flood elevations are shown by a rounded whole-foot elevation of 120 as depicted on the map), Zone A (special flood hazard areas inundated by 100-year flood - no base flood elevations), and Zone X (area determined to be outside 500-year floodplain) as scaled from Flood Insurance Rate Map Number 12105C0535 F, Community Panel Number 120390 0535 F, as prepared by the Federal Emergency Management Agency. Effective date December 20, 2000.

The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map. In addition, the above statement does not represent this surveyor's opinion of the probability of flooding.

Minimum floor elevations of all structures, machinery and or equipment servicing those structures shall be at least 12 inches higher than the applicable base flood elevation.

PLAT PREPARED BY:
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SECTION C

*Items under
this section
will be
provided to
Board under
separate cover
for
confidentiality
purposes.*