

**Adopted Budget
Fiscal Year 2027**



LAKE ASHTON
Community Development District

July 20, 2026



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Lake Ashton

Community Development District

Adopted Budget

General Fund

Description		Actual Thru 9/30/25	Adopted Budget FY 2026	Actual Thru 6/30/26	Projected Next 3 Months	Total Projected 9/30/26	Adopted Budget FY 2027
Revenues							
Special Assessments - Levy	001.300.36300.10100	\$2,355,621	\$2,336,605	\$2,347,421	\$0	\$2,347,421	\$2,473,028
Rental Income	001.300.36200.10100	\$31,900	\$40,000	\$35,525	\$7,500	\$43,025	\$30,000
Entertainment Fees	001.300.36200.10000	\$154,842	\$165,000	\$125,853	\$39,147	\$165,000	\$165,000
Newsletter Ad Revenue	001.300.36200.10200	\$97,634	\$95,000	\$97,262	\$7,500	\$104,762	\$95,000
Interest Income	001.300.36100.10000	\$24,895	\$15,000	\$17,915	\$5,972	\$23,887	\$15,000
Restaurant Lease Income	001.300.34900.10000	\$10,792	\$9,000	\$3,164	\$0	\$3,164	\$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	\$4,550	\$1,517	\$6,067	\$4,000
Revenue-Reimbursed Repairs	001.300.36200.10900	\$11,470	\$0	\$4,450	\$0	\$4,450	\$0
Insurance Proceeds	001.300.36900.10200	\$4,769	\$0	\$0	\$0	\$0	\$0
Miscellaneous Income	001.300.36900.10000	\$15,500	\$9,000	\$13,009	\$2,851	\$15,860	\$9,000
Carryforward	001.300.27100.10000	\$84,659	\$138,183	\$57,780	\$0	\$57,780	\$0
TOTAL REVENUES		\$2,806,712	\$2,815,788	\$2,714,930	\$64,486	\$2,779,416	\$2,799,028

Expenditures

Administrative

Supervisor Fees	001.310.51300.11000	\$6,750	\$12,000	\$5,400	\$1,350	\$6,750	\$12,000
FICA Expense	001.310.51300.21000	\$516	\$918	\$413	\$103	\$516	\$918
Engineering	001.310.51300.31100	\$77,355	\$65,000	\$49,903	\$16,634	\$66,537	\$75,000
Arbitrage	001.310.51300.31200	\$600	\$600	\$600	\$0	\$600	\$600
Dissemination	001.310.51300.31300	\$1,575	\$1,545	\$1,159	\$386	\$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	\$66,242	\$22,081	\$88,323	\$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	\$4,570
Management Fees	001.310.51300.34000	\$69,731	\$71,823	\$53,867	\$17,956	\$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	\$772	\$257	\$1,030	\$1,030
Postage	001.310.51300.42000	\$2,724	\$3,500	\$2,176	\$725	\$2,901	\$3,500
Printing & Binding	001.310.51300.42500	\$327	\$500	\$635	\$212	\$846	\$500
Newsletter Printing	001.310.51300.42501	\$55,074	\$55,000	\$41,261	\$13,754	\$55,015	\$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	\$2,494	\$831	\$3,325	\$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	\$2,380	\$793	\$3,173	\$1,500
Other Current Charges	001.310.51300.49000	\$484	\$750	\$898	\$299	\$1,197	\$750
Property Taxes	001.310.51300.31400	\$0	\$13,500	\$0	\$0	\$0	\$13,500
Office Supplies	001.310.51300.51000	\$29	\$300	\$241	\$80	\$321	\$300
Dues, Licenses & Subscriptions	001.310.51300.54000	\$175	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE		\$356,433	\$379,134	\$321,519	\$75,463	\$396,981	\$399,302

Maintenance

Field Management Services	001.320.57200.34000	\$521,549	\$552,842	\$414,633	\$138,211	\$552,843	\$580,484
Gate/Patrol/Pool Officers	001.320.57200.34501	\$364,518	\$384,846	\$269,478	\$89,826	\$359,304	\$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	\$4,099	\$1,366	\$5,466	\$0
Security/Fire Alarm/Gate Repairs	001.320.57200.34500	\$3,718	\$9,500	\$828	\$276	\$1,104	\$5,000
Access Control System	001.320.57200.34504	\$67,184	\$67,118	\$44,745	\$14,915	\$59,661	\$67,118
Pest Control	001.320.57200.54501	\$4,330	\$4,690	\$6,299	\$2,100	\$8,399	\$4,690

Lake Ashton

Community Development District

Adopted Budget

General Fund

		Actual Thru 9/30/25	Adopted Budget FY 2026	Actual Thru 6/30/26	Projected Next 3 Months	Total Projected 9/30/26	Adopted Budget FY 2027
Description							
<u>Maintenance-continued</u>							
Telephone/Internet	001.320.57200.41000	\$7,184	\$7,000	\$5,453	\$1,818	\$7,270	\$7,000
Electric	001.320.57200.43000	\$251,360	\$240,000	\$182,261	\$60,754	\$243,015	\$255,000
Water	001.320.57200.43100	\$11,419	\$16,000	\$7,455	\$2,485	\$9,940	\$15,000
Gas/Natural Gas-Pool	001.320.57200.43200	\$26,555	\$25,000	\$26,059	\$8,686	\$34,745	\$28,000
Refuse	001.320.57200.43300	\$8,096	\$8,000	\$7,020	\$2,340	\$9,360	\$8,000
Clubhouse Repairs and Maintenance	001.320.57200.54500	\$82,958	\$85,600	\$68,783	\$22,928	\$91,710	\$85,600
Fitness Center Repairs and Maintenance	001.320.57200.54510	\$2,073	\$3,000	\$1,259	\$420	\$1,679	\$3,000
Bowling Lanes Repairs and Maintenance	001.320.57200.54530	\$22,219	\$17,000	\$8,950	\$12,529	\$21,479	\$17,000
Restaurant Repairs and Maintenance	001.320.57200.54520	\$7,409	\$6,000	\$20,216	\$0	\$20,216	\$6,000
Furniture, Fixtures, Equipment	001.320.57200.52010	\$7,277	\$10,000	\$9,802	\$0	\$9,802	\$10,000
Pool Maintenance	001.320.57200.45300	\$34,707	\$15,000	\$23,791	\$7,930	\$31,721	\$30,000
Pool Repairs	001.320.57200.45301	\$0	\$0	\$0	\$0	\$0	\$10,000
Golf Cart Repairs and Maintenance	001.320.57200.54506	\$6,502	\$8,000	\$3,981	\$1,327	\$5,308	\$6,500
Reimbursed Repairs and Maintenance	001.320.57200.54540	\$1,943	\$0	\$2,319	\$0	\$2,319	\$0
Maintenance Contingency	001.320.57200.49100	\$0	\$0	\$0	\$0	\$0	\$2,000
Landscape Maintenance-Contract	001.320.57200.46200	\$194,663	\$194,520	\$145,890	\$48,630	\$194,520	\$194,520
Landscape Maintenance-Improvements	001.320.57200.46201	\$11,222	\$15,000	\$32,429	\$0	\$32,429	\$20,000
Irrigation Repairs	001.320.57200.46202	\$5,266	\$8,500	\$5,355	\$1,785	\$7,140	\$8,500
Lake Maintenance-Contract	001.320.53800.46800	\$55,236	\$56,894	\$37,690	\$12,563	\$50,253	\$57,721
Lake Maintenance-Other	001.320.53800.46803	\$1,360	\$2,000	\$2,700	\$0	\$2,700	\$0
Wetland/Mitigation Maintenance	001.320.53800.46801	\$47,000	\$48,099	\$16,100	\$8,650	\$24,750	\$27,000
Permits/Inspections	001.320.57200.54100	\$495	\$3,000	\$1,396	\$465	\$1,861	\$3,000
Office Supplies/Printing/Binding	001.320.57200.51000	\$3,341	\$5,000	\$1,669	\$556	\$2,226	\$4,000
Credit Card Processing Fees	001.320.57200.34600	\$2,559	\$5,500	\$3,014	\$1,005	\$4,019	\$5,500
Dues & Subscriptions	001.320.57200.54000	\$12,861	\$9,500	\$8,187	\$1,200	\$9,387	\$9,500
Decorations	001.320.57200.52005	\$565	\$2,500	\$567	\$0	\$567	\$2,500
Special Events	001.320.57200.49400	\$117,452	\$165,000	\$119,447	\$45,553	\$165,000	\$165,000
Storm Damage/Traffic Accident Repairs	001.320.57200.54502	\$12,136	\$0	\$0	\$0	\$0	\$0
TOTAL MAINTENANCE		\$1,896,119	\$1,975,109	\$1,481,873	\$488,317	\$1,970,191	\$1,997,633
TOTAL EXPENDITURES		\$2,252,552	\$2,354,243	\$1,803,392	\$563,780	\$2,367,172	\$2,396,935
Other Sources and Uses							
Capital Reserve-Transfer Out (From General Fund to Capital Reserve)		(\$496,380)	(\$461,545)	(\$461,545)	\$49,301	(\$412,244)	(\$402,093)
TOTAL OTHER SOURCES AND USES		(\$496,380)	(\$461,545)	(\$461,545)	\$49,301	(\$412,244)	(\$402,093)
EXCESS REVENUES		\$57,780	\$0	\$449,993	(\$449,993)	\$0	\$0
	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Net Assessment	\$1,703,644	\$1,789,053	\$2,055,306	\$2,145,886	\$2,336,610	\$2,336,605	\$2,473,028
Plus Collection Fees (7%)	\$128,231	\$134,660	\$154,700	\$161,518	\$175,874	\$175,873	\$186,142
Gross Assessment	\$1,831,875	\$1,923,713	\$2,210,006	\$2,307,404	\$2,512,484	\$2,512,478	\$2,659,169
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	\$2,719.00

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.

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.

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.

<u>Account Number</u>	<u>Description</u>	<u>Annual Amount</u>
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 PHIIIB - 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
TOTAL		<u><u>\$255,000.00</u></u>

Water 001.320.57200.43100

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

<u>Account Number</u>	<u>Description</u>	<u>Annual Amount</u>
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
TOTAL		<u><u>\$15,000.00</u></u>

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.

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GENERAL FUND BUDGET
FISCAL YEAR 2027

Bridge Repairs and Maintenance 001.320.57200.54508

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

Clubhouse Repairs and Maintenance 001.320.57200.54500

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

Fitness Center Repairs and Maintenance 001.320.57200.54510

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

Bowling Lanes Repairs and Maintenance 001.320.57200.54530

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

Restaurant Repairs and Maintenance 001.320.57200.54520

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

Furniture, Fixtures, Equipment 001 320.57200.52010

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

Pool Maintenance-Pool 001.320.57200.45300

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

Pool Repairs 001.320.57200.45301

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

Golf Cart Repairs and Maintenance 001.320.57200.54506

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

Reimbursed Repairs and Maintenance 001.320.57200.54540

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

Maintenance Contingency 001.320.57200.49100

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

Landscape Maintenance Contract 001.320.57200.46200

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

Landscape Maintenance Improvements 001.320.57200.46201

Replacement of plants needed throughout the District.

Irrigation Repairs 001.320.57200.46202

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

Lake Maintenance Contract 001.320.53800.46800

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

<u>Description</u>	<u>Monthly</u>	<u>Annually</u>
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.

<u>Description</u>	<u>Quarterly</u>	<u>Annually</u>	<u>Area</u>
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
	<u>Semi-Annually</u>	<u>Annually</u>	<u>Area</u>
Applied Aquatics	\$4,200.00	\$8,400.00	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
Adopted Budget
Capital Reserve Fund

Description	Actual Thru 9/30/25	Adopted Budget FY 2026	Actual Thru 6/30/26	Projected Next 3 Months	Total Projected 9/30/26	Adopted Budget FY 2027
Revenues						
Capital Reserve-Transfer In (From General Fund to Capital Reserve)	\$496,380	\$461,545	\$461,545	(\$49,301)	\$412,244	\$402,093
Interest Income	\$33,812	\$30,000	\$24,805	\$8,268	\$33,073	\$25,000
Carryforward Surplus	\$661,153	\$955,705	\$852,083	\$0	\$852,083	\$982,215
TOTAL REVENUES	\$1,191,345	\$1,447,250	\$1,338,433	(\$41,033)	\$1,297,400	\$1,409,308
Expenditures						
Capital Projects-FY 25						
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
Capital Projects-FY 26	\$0	\$0	\$0	\$0	\$0	\$0
Capital Projects	\$0	\$0	\$0	\$0	\$0	\$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	\$83,735	\$0	\$83,735	\$0
Capital Projects	\$0	\$312,319	\$0	\$0	\$0	\$0
Contingencies	\$0	\$223,150	\$0	\$0	\$0	\$0
Other Current Charges	\$0	\$650	\$491	\$164	\$654	\$0
Capital Projects-FY 27						
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
TOTAL EXPENDITURES	\$339,262	\$536,119	\$315,021	\$164	\$315,185	\$452,008
EXCESS REVENUES	\$852,083	\$911,131	\$1,023,411	(\$41,197)	\$982,215	\$957,300

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	\$982,215	\$957,950	\$688,500	\$767,588	\$816,440
Reserves	\$402,093	\$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	\$957,950	\$688,500	\$767,588	\$816,440	\$823,293

Lake Ashton

Debt Service Fund

Community Development District

Series 2015 Special Assessment Refunding Bonds

Description	Adopted Budget FY 2026	Actual Thru 6/30/26	Projected Next 3 Months	Total Projected 9/30/26	Adopted Budget FY 2027
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Revenues

Special Assessments - Levy ⁽¹⁾	\$362,500	\$379,032	\$0	\$379,032	\$340,500
Special Assessments - PPMT A-1	\$0	\$68,023	\$0	\$68,023	\$0
Special Assessments - PPMT A-2	\$0	\$3,262	\$0	\$3,262	\$0
Interest Income	\$500	\$10,654	\$3,551	\$14,205	\$5,000
Carry Forward Surplus ⁽²⁾	\$117,841	\$107,205	\$0	\$107,205	\$99,103

TOTAL REVENUES	\$480,841	\$568,177	\$3,551	\$571,728	\$444,603
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Expenditures

Series 2015A-1

Interest - 11/01	\$45,875	\$45,875	\$0	\$45,875	\$37,625
Interest - 05/01	\$45,875	\$44,000	\$0	\$44,000	\$37,625
Principal - 05/01	\$225,000	\$215,000	\$0	\$215,000	\$220,000
Special Call - 11/01	\$0	\$75,000	\$0	\$75,000	\$40,000
Special Call - 5/01	\$0	\$40,000	\$0	\$40,000	\$0

Series 2015A-2

Interest - 11/01	\$9,000	\$9,000	\$0	\$9,000	\$8,125
Interest - 05/01	\$9,000	\$8,750	\$0	\$8,750	\$8,125
Principal - 05/01	\$25,000	\$20,000	\$0	\$20,000	\$25,000
Special Call - 11/01	\$0	\$10,000	\$0	\$10,000	\$5,000
Special Call - 05/01	\$0	\$5,000	\$0	\$5,000	\$0

TOTAL EXPENDITURES	\$359,750	\$472,625	\$0	\$472,625	\$381,500
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EXCESS REVENUES	\$121,091	\$95,552	\$3,551	\$99,103	\$63,103
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⁽¹⁾ This is based on maximum annual debt assessment. Will update FY27 lot count when received.

⁽²⁾ Carryforward surplus is net of the Reserve Requirement.

2015A-1	\$32,125.00
2015A-2	\$ 7,500.00
11/27 Interest	\$39,625.00

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)
Net Assessment Total		\$369,829.42	\$47,041.15

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	\$ 255,000.00	\$ 44,000.00	\$ 419,875.00
11/01/26	\$1,505,000.00	\$ -	\$ 37,625.00	\$ -
05/01/27	\$1,505,000.00	\$ 220,000.00	\$ 37,625.00	\$ 295,250.00
11/01/27	\$1,285,000.00	\$ -	\$ 32,125.00	\$ -
05/01/28	\$1,285,000.00	\$ 230,000.00	\$ 32,125.00	\$ 294,250.00
11/01/28	\$1,055,000.00	\$ -	\$ 26,375.00	\$ -
05/01/29	\$1,055,000.00	\$ 245,000.00	\$ 26,375.00	\$ 297,750.00
11/01/29	\$ 810,000.00	\$ -	\$ 20,250.00	\$ -
05/01/30	\$ 810,000.00	\$ 255,000.00	\$ 20,250.00	\$ 295,500.00
11/01/30	\$ 555,000.00	\$ -	\$ 13,875.00	\$ -
05/01/31	\$ 555,000.00	\$ 270,000.00	\$ 13,875.00	\$ 297,750.00
11/01/31	\$ 285,000.00	\$ -	\$ 7,125.00	\$ -
05/01/32	\$ 285,000.00	\$ 285,000.00	\$ 7,125.00	\$ 299,250.00
		\$1,760,000.00	\$318,750.00	\$2,199,625.00

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	\$ 25,000.00	\$ 8,750.00	\$ 52,750.00
11/01/26	\$325,000.00	\$ -	\$ 8,125.00	\$ -
05/01/27	\$325,000.00	\$ 25,000.00	\$ 8,125.00	\$ 41,250.00
11/01/27	\$300,000.00	\$ -	\$ 7,500.00	\$ -
05/01/28	\$300,000.00	\$ 25,000.00	\$ 7,500.00	\$ 40,000.00
11/01/28	\$275,000.00	\$ -	\$ 6,875.00	\$ -
05/01/29	\$275,000.00	\$ 25,000.00	\$ 6,875.00	\$ 38,750.00
11/01/29	\$250,000.00	\$ -	\$ 6,250.00	\$ -
05/01/30	\$250,000.00	\$ 25,000.00	\$ 6,250.00	\$ 37,500.00
11/01/30	\$225,000.00	\$ -	\$ 5,625.00	\$ -
05/01/31	\$225,000.00	\$ 30,000.00	\$ 5,625.00	\$ 41,250.00
11/01/31	\$195,000.00	\$ -	\$ 4,875.00	\$ -
05/01/32	\$195,000.00	\$ 30,000.00	\$ 4,875.00	\$ 39,750.00
11/01/32	\$165,000.00	\$ -	\$ 4,125.00	\$ -
05/01/33	\$165,000.00	\$ 30,000.00	\$ 4,125.00	\$ 38,250.00
11/01/33	\$135,000.00	\$ -	\$ 3,375.00	\$ -
05/01/34	\$135,000.00	\$ 30,000.00	\$ 3,375.00	\$ 36,750.00
11/01/34	\$105,000.00	\$ -	\$ 2,625.00	\$ -
05/01/35	\$105,000.00	\$ 35,000.00	\$ 2,625.00	\$ 40,250.00
11/01/35	\$ 70,000.00	\$ -	\$ 1,750.00	\$ -
05/01/36	\$ 70,000.00	\$ 35,000.00	\$ 1,750.00	\$ 38,500.00
11/01/36	\$ 35,000.00	\$ -	\$ 875.00	\$ -
05/01/37	\$ 35,000.00	\$ 35,000.00	\$ 875.00	\$ 36,750.00
		\$350,000.00	\$112,750.00	\$481,750.00