

Lake Ashton
Community Development District

Meeting Agenda

July 20, 2026
(REVISED July 16, 2026)

AGENDA

Lake Ashton

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

July 13, 2026

Board of Supervisors Meeting Lake Ashton Community Development District

Dear Board Members:

The next regular meeting of the Board of Supervisors of the **Lake Ashton Community Development District** will be held **Monday, July 20, 2026 at 9:00 AM** at the **Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL 33859**.

Members of the public may attend the meeting in person or participate in the meeting utilizing the following options from your computer, tablet, or smartphone. To participate using video, please go to the link address below. To participate by telephone, please use the call-in number below and enter the **Meeting ID** when prompted. Members of the public may make a public comment in-person or via Zoom. All public comments should be limited to 3 minutes. Residents may submit feedback or questions in advance of the Board meeting by email to jburns@gmscfl.com. 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 June 15, 2026 Board of Supervisors Meeting
5. Staff Reports
 - A. Engineer
 - B. Attorney
 - I. Discussion Regarding Drainage on CDD Property
 - II. Discussion Regarding FEMA Appeal
 - C. Field Manager
 - I. Aquatics Maintenance
 - a) Presentation of Monthly Aquatics Site Visit Review
 - II. Discussion Regarding Touching-Up the River Rock at Both Sides of Entrance
 - a) Quote from American Heritage
 - b) Proposal from Yellowstone Landscape

- III. Presentation of Bridge Inspection Report from Bevis Construction Dock Division
- D. Lake Ashton Community Director
 - I. Discussion Regarding Reserve Study
 - a) Version 8
 - b) Version 10
 - 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
 - I. Discussion Regarding Restaurant RFP and Options Moving Forward
 - a) Update from District Counsel on Questions Submitted to Tropical Fusion
- 8. New Business
 - A. Public Hearings
 - I. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget
 - a) Consideration of Resolution 2026-05 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds
 - II. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
 - a) Consideration of Resolution 2026-06 Imposing Special Assessments and Certifying an Assessment Roll
 - B. Consideration of Resolution 2026-07 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027
- 9. **CLOSED SECURITY SESSION AVAILABLE**
- 10. Public Comments (*Time Permitting*)
- 11. Supervisor Requests/Supervisor Open Discussion
- 12. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on **Monday, June 15, 2026** at 9:00 a.m. at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL.

Present and constituting a quorum were:

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

Also present were:

Jill Burns	District Manager, GMS
Jan Carpenter <i>by Zoom</i>	District Counsel, Latham Luna (Resigned)
Savannah Hancock	District Counsel, Kilinski Van Wyk (Appointed at Meeting)
Garrett Posten	District Engineer, Rayl Engineering
Matt Fisher	Operations Manager
Christine Wells	Community Director
Denise Plavetzky	Community Director

The following is a summary of the discussions and actions taken at the June 15, 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. She asked to add an item due to the District's attorney resigning on Friday and to discuss next steps. Mr. Realmuto suggested adding staff reports to the end before the closed security session.

On MOTION by Mr. Realmuto seconded by Ms. Landgrebe, with all in favor, Approving the Meeting Agenda as Amended, was approved 5-0.

THIRD ORDER OF BUSINESS

Public Comments on Specific Items on the Agenda

Ms. VanSickle opened the public comment period.

Resident (Marianne Zak) spoke about the restaurant – if someone had something on their record that has been eliminated, would the Board consider the age of the incident that took place because people change when they grow up.

Resident (David Henegar) spoke about the 3 ft. strip that the CDD owns at the roadway – What does the CDD want to do with the landscaping, driveway widening up to 24 ft. and those that are over the 24 ft. that Lake Wales allows.

Resident (Sharon Carl) stated they were frustrated with the restaurant discussion at the last meeting. The Board didn't conduct a comprehensive process to document how viable restaurants were selected.

Ms. VanSickle noted the next item will be discussion of the Districts attorneys' resignation. Ms. Burns solicited a couple options. One was not interested and the other one is present at the meeting today. Ms. Burns introduced Savannah Hancock with KVV. Ms. Hancock provided an overview of KVV which focuses specifically on Special Districts and CDDs. Mr. Realmuto stated he is ready to accept the proposal immediately with one minor change to the agreement. The client would be Lake Ashton CDD.

On MOTION by Mr. Realmuto, seconded by Ms. VanSickle, with all in favor, Accepting the Proposal from KVV for District Attorney Services, was approved 5-0.

Ms. Carpenter stated her firm will work for another week or two to ensure a smooth transition. Ms. Realmuto noted the current attorney is the registered agent. The board discussed and agreed that the registered agent would be changed to the District Manager, Jill Burns.

FOURTH ORDER OF BUSINESS

Consideration of Minutes from the May 18, 2026 Board of Supervisors Meeting

Ms. VanSickle presented the minutes from the May 18, 2026 Board of Supervisors meeting. Mr. Realmuto & Ms. VanSickle had amendments. Page 3 motion box – planting on Blvd should be 75% not 25%. Also pg 6 Mr. Realmuto requested the motion box regarding Resolution 2026-03. He would like to see the summary of that motion as presented in the minutes that was voted on to include those 3 significant elements – Approving the proposed budget, declaring special assessments and setting the public hearing. Pg 7 – Mr. Realmuto noted he never left the meeting.

On MOTION by Mr. Realmuto, seconded by Ms. Landgrebe, with all in favor, the Minutes from the May 18, 2026 Board of Supervisors Meeting as Amended, were approved 5-0.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Engineer

Mr. Poston provided an update on the Berwick pavement void and Waterford paving. A storm sewer analysis was done showing areas with cracked pipes and some infiltration so storm sewer repairs will be needed. Mr. Poston recommended a comprehensive study so the Board can prioritize what is most important. He will bring an estimate for the investigation to the next meeting.

Presentation of Geotechnical Report

Mr. Poston reviewed the geotechnical report which showed its poor condition and the roads need to be repaved.

Mr. Poston stated regarding existing and new encroachments, it will be a case-by-case basis. Ms. VanSickle asked that they do the research and bring back professional opinions regarding the pipes and erosion at the next meeting. She asked residents not to do any work on CDD property but to ask staff instead.

Ms. Hancock will bring some options for policies regarding encroachments to the next meeting. The Board asked Staff to let the resident know that the Board granted a 60-day extension from the date originally referenced in the letter that was sent out.

Mr. Poston's recommendation regarding the encroachment is that they don't have resident owned infrastructure on CDD property. He will investigate the new erosion issue that Supervisor Realmuto brought up. He also alerted the Board of an inlet on an

easement that the CDD has where the resident put some edging around it causing some water to back up. Mr. Posten has spoken with the resident about what to do.

EIGHTH ORDER OF BUSINESS

B. Discussion Regarding 3-Foot Utility Easement Along Lake Ashton Roadways (*requested by Supervisor VanSickle*)

Ms. VanSickle noted that 3 ft. doesn't always hold true on every property line. Some is more so on the other side and some actually do go to the curb. The road is 30 ft., 20 ft. for the road, 2 ft. for the drains and 3 ft. utility easement also a 10 ft. easement for TECO and MX Communications. The plat states the resident, the homeowner, is responsible for the maintenance and it shall remain unchanged. The maintenance is spelled out in the covenants. Mr. Posten suggested they shouldn't get involved in the driveway as that's regulated by the City of Lake Wales.

C. Attorney

Ms. Hancock will get with Jan and Jill and get the list and bring an update to the next meeting. She put together a resolution changing the District's registered agent effective today. This is going to change your registered agent to be Jill and her office.

Ms. Hancock stated this is a resolution of the Board of Supervisors of the Lake Ashton Community Development District redesignating a registered agent and registered office of the District and providing for an effective date. Whereas the Lake Ashton Community Development District is a local unit of special purpose government created and existing pursuant to Chapter 190 of the Florida statutes being situated within Polk County, Florida. Whereas the District is statutorily required to designate a registered agent in a registered office location for the purposes of accepting any process, notice or demand required or permitted by law to be served upon the District in accordance with section 189.0141 of the Florida Statutes. Now therefore be it resolved by the Board of Supervisors of the Lake Ashton Community Development District. Number One, Jill Burns of Governmental Management Services, Central Florida LLC is hereby designated as the registered agent for the Lake Ashton Community Development District. Number 2. The District's registered office shall be located at 219 East Livingston Street, Orlando, Florida 32801. Section 3. In accordance with Section 189.014, Florida Statutes, the District

Secretary is hereby directed to file certified copies of this resolution with Polk County, Florida and the Florida Department of Commerce. Section 4. This resolution shall become effective immediately upon its adoption, which will be today, June 15, 2026.

Mr. Realmuto asked Jill to make a commitment to notify the Board of any legal notices received. She agreed.

On MOTION by Mr. Realmuto, seconded by Mr. Costello, with all in favor, Resolution 2026-04 Naming Jill Burns as the District's Registered Agent, was approved 5-0.

D. Field Manager

I. Landscape Maintenance

a) Presentation of Monthly Landscaping Site Visit Review

Mr. Fisher reviewed the field management report on page 36 of the agenda package. He noted they are identifying trip hazards regarding the pavers and sidewalks. Mr. Realmuto noted some the street signs have been misnamed.

II. Aquatics Maintenance

a) Presentation of Monthly Aquatics Site Visit Review

Mr. Fisher presented the Solitude Aquatics report on page 43 of the agenda package. He noted Solitude stated it will be towards the end of this month for the plantings in the pond they approved. Mr. Ulrich noted residents have approached him regarding what Solitude is doing in the ponds and the fish population. Matt suggested maybe a vendor station Q&A.

E. Lake Ashton Community Director

Ms. Plavetzky noted the Community Directors report is on page 48 of the agenda package and she provided some highlights from the report. The Board discussed getting rid of the chessboard and putting in a pergola. Mr. Costello asked if pictures had been taken of the buildings for hurricane preparedness. Denise will make sure that happens.

Ms. Hancock asked for authorization for her office to work with Jill to get a second appeal filed with FEMA on the prior denial.

On MOTION by Ms. Landgrebe, seconded by Ms. VanSickle with all in favor, Authorizing District Counsel Savannah Hancock to File Second Appeal with FEMA, was approved 5-0.

F. District Manager

Ms. Burns stated she did not have anything to report.

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 questions on any of the financial reports and approval of the check run summary.

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

SEVENTH ORDER OF BUSINESS

Old Business

A. Discussion Regarding Restaurant RFP

Ms. VanSickle noted Dundee Pizza & Burgers withdrew their proposal and Tropical Fusion had concerns about the credit check.

Mr. Ulrich stated he would like to see Ms. Hancock ask some questions of Tropical Grill and try to get down to the root of what's going on. Ms. Hancock noted she could ask Tropical Fusion some questions. She would like specific questions or answers that the Board is looking for by the next meeting. Also, if you would like her to do anything else in tandem for other options or other next steps should the Board not find the answer satisfactory.

On MOTION by Mr. Ulrich seconded by Mr. Realmuto, with Ms. Landgrebe in favor and Ms. VanSickle and Mr. Costello opposed, to have Savannah speak to Tropical Fusion to clarify some Issues, Board Members will send the questions they would like asked so they are addressed, at the next meeting Savannah would look at types of agreements, if they could do

a license agreement, RFP for a lease agreement and RFP for a management agreement, was approved 3-2.

EIGHTH ORDER OF BUSINESS**New Business****G. Discussion Regarding Alternate Revenue Streams (*requested by Supervisor VanSickle*)**

Ms. VanSickle presented several alternate revenue streams that the Board discussed, including utilizing the CDD website. Mr. Realmuto asked for a written list of all of her suggestions for Board members.

H. CLOSED SECURITY SESSION (*Documentation from this session 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**

Ms. VanSickle noted the Board is breaking for a closed session.

On MOTION by Ms. VanSickle, seconded by Ms. Landgrebe, with all in favor, all 3 Contracts with one for preventive maintenance for security services agreement, one for amenity access control installation agreement, and one for visitor management system agreement and authorizing the Chair to sign, were approved in substantial form 5-0.

I. Discussion Regarding Memorial Program Plan

Ms. Wells stated the program is designed to provide residents and families with a meaningful way to honor loved ones while enhancing community amenities and landscaping. The proposed program starts on page 53 of the agenda package.

NINTH ORDER OF BUSINESS**Public Comments**

Resident (Marianne Zak) Spoke about the possibility of a pergola and not blocking the view.

Resident (Stanley Williams) spoke about restaurant and being in favor of it.

Resident (Roger Hill) stated restaurant is an enormous problem.

TENTH ORDER OF BUSINESS

**Supervisor Requests/Supervisor
Open Discussion**

Mr. Realmuto spoke about the joint meeting agenda and the November meeting. Currently scheduled for November 16 which is the day before the newly elected Supervisors will take their seats. He suggested moving the November meeting and also the joint meeting if it's held in conjunction with it that meeting. The proposed meeting schedule for Fiscal Year 2026 will be presented at the July meeting, so discussion of the November meeting date will take place at that time.

Ms. Landgrebe asked to minimize next month's agenda.

ELEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

Chairman / Vice Chairman

SECTION V

SECTION A



07/20/2026

Lake Ashton CDD Meeting

Engineering Report

- **Waterford Paving**
 - Additional Storm Sewer Inspection Quotes
 - Shenandoah - \$7,225
 - Insight - \$5,220
- **4105 Limerick Drive Homeowner Rip-Rap Request**
 - Homeowner has requested to place rip-rap along bank of adjacent CDD owned canal to protect property from erosion.
 - Proposal and details provided by homeowner to CDD staff.



PROPOSAL: P52419-v1

DATE: July 7, 2026

SUBMITTED TO: Rayl Engineering and Surveying, LLC

ADDRESS: 810 East Main Street
Bartow, FL 33830

PHONE: (863) 537-7901

EMAIL: garrett@raylengineering.com

WORK SITE: Lake Ashton Gulf Course, Lake Wales, FL

ATTENTION: Garret Posten

JOB NAME: Rayl Engineering and Surveying, LLC -
Silverleaf CDD

Shenandoah appreciates the opportunity to work together in identifying the most cost effective solution for the projects unique needs. Based on our evaluation and understanding of the project requirements, we propose the following scope of work.

SCOPE OF WORK

clean and CCTV inspect the highlighted pipeline segments identified on the provided map. Our crew will utilize a combination jet/vac truck to thoroughly clean each pipeline, removing accumulated debris and restoring proper flow. Upon completion of the cleaning operations, Shenandoah will perform a CCTV inspection of each pipeline segment to evaluate the overall condition of the pipe and identify any visible defects, obstructions, cracks, separations, or other areas of concern.

Upon completion of the inspection, Shenandoah will provide the customer with the CCTV footage and documentation of the inspection findings.

If Maintenance of Traffic (MOT) is required to safely perform this work, it shall be provided by the customer. If requested, Shenandoah can provide MOT under a separate proposal.

Should water levels rise prior to the scheduled inspection, preventing the pipeline from being properly inspected, Shenandoah will utilize the plug line item included in this proposal to temporarily plug and dewater the system as necessary to complete the CCTV inspection. If dewatering is not required, only the jet/vac truck, CCTV truck, and applicable fuel surcharge line items will be invoiced.

If excessive sediment, debris, or other unforeseen conditions requiring additional cleaning are encountered, the additional cleaning time will be billed at Shenandoah's applicable per-day rate until the pipeline has been cleaned sufficiently to allow for a complete CCTV inspection. The quoted per-day rate includes one disposal per day. Any additional disposal loads required beyond the first included disposal will be billed at \$650.00 per load.

This proposal is an estimate, and time will be billed based on actual completion times. Any additional work identified during the cleaning or inspection process will be addressed under a separate proposal.

Jet-Vac Equipment	(at \$3,850.00 Per Day)	1 day(s)	\$3,850.00
Video Equipment (CCTV Truck)	(at \$2,750.00 Per Day)	1 day(s)	\$2,750.00
Disposal Fee (Includes travel)	(at \$0.00 Per Day)	1 day(s)	\$0.00
Environmental Fee	(at \$0.00 Per Day)	2 day(s)	\$0.00
Water Usage Fee	(at \$0.00 Per Truck Load)	3 truck load(s)	\$0.00
Pump 6"	(at \$465.00 Per Day)	1 day(s)	\$465.00
Fuel Surcharge (Vac & CCTV Trucks)	(at \$160.00 Days)	1 Days	\$160.00

Plug rental	(at \$950.00 Per Day)	1 day(s)	\$950.00
Dive crew	(at \$4,250.00 Per Day)	1 day(s)	\$4,250.00
ESTIMATED TOTAL:			\$12,425.00

Payment: This proposal may be withdrawn if not accepted within 30 days. Payment terms are COD (cash delivery) or Credit Card payment prior to job scheduling. (If we encounter an Insurance compliance fee requirement, this fee will be invoiced in addition to the above rates.)

Materials and Workmanship: All materials will meet the specified standards and all workmanship will conform to normal industry practices.

Estimate and Conditions: The price is based on current conditions at the job site. Our crew reserves the right to stop work or leave the job site whenever safety conditions may be at risk. Additional charges may apply for any such delays.

Exclusions: Engineering, permits, testing, and bonds are excluded unless specifically noted.

Insurance: The owner is responsible for insuring any existing structures, and all materials and work in place against the risk of fire or other hazards until completion and acceptance of the project.

Waiver of Claims: Both parties waive all tort claims against each other and will look exclusively to insurance for covered risks.

Surcharges and Fees: An Environmental Surcharge of \$30 per day will be applied for travel and operations of our equipment and vehicles. Fuel surcharges are as follows: Vac Truck: \$120.00/Day, TV Truck: \$75.00/Day, Combo Vac & TV Truck: \$160.00/Day, Vac & Support Equipment: \$100.00/Day.

Travel Time and Cancellations: Same-day job cancellations may incur a cancellation fee. Travel time to and from the job site is billed at applicable rates.

SUBMITTED BY	TITLE	DATE
Lawrence Asher (813) 677-7655 · l.asher@shenandoahus.com	Estimator	07/07/2026

ACCEPTANCE OF PROPOSAL / SIGN & RETURN

The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

SIGNATURE: _____

DATE: _____

COMPANY NAME: _____

REPRESENTATIVE: _____

TITLE: _____



QUOTE LETTER

July 10, 2026

Quote #2662

Customer:

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

Attn: Jillian Burns, District Manager

Phone: 407-841-5524

Project Location:

Lake Ashton - The streets are Turnberry Lane, Starthmore Drive, and Berwick Dr in Lake Wales, FL.

Scope:

CCTV video inspect storm drains.

Quote Description:

Time and Material Quote: To provide CCTV video pipeline inspection unit and crew to inspect pipes that have been identified by Rayl Engineering & Surveying, LLC. Estimate of 22 setups. Customer does not have any records that provide their design information. Customer mentioned the pipes should all be dry. Quote is estimated to be completed within 14 hours onsite.

Quote:

1. <u>CCTV Unit w/ Crew</u>	<u>\$4,760.00</u>
2. <u>Mobilization Round Trip per unit (2)</u>	<u>\$460.00</u>
<u>Total</u>	<u>\$5,220.00</u>

Rates

1. <u>CCTV Unit w/ Crew per hour</u>	<u>\$340.00</u>
2. <u>Mobilization Round Trip per unit</u>	<u>\$230.00</u>

Note

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

Price quoted does not include:

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

Customer to provide the following:

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

Terms of payment:

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

Existing customer with established credit; Payment terms Net 25

We accept check, ACH or wire transfer. Credit cards are accepted with additional 3.5% processing fees.

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

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

Customer

Signature

Printed Name

Date

TERMS AND CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Customer initials: _____

SECTION C

Lake Ashton CDD

Field Management Report

Completed Items

- Spies repaired spa therapy jet motor pump leak.
- Cool grips to pool and spa handrails have been replaced.
- Cinema and Game Room carpet cleaned by Stanley Steamer.
- Miller Central Air completed the Clubhouse and Gate House AC maintenance. Also, ice machine and refrigerator in catering kitchen serviced and cleaned.
- Enzymes added to Restaurant kitchen floor drains. Monthly maintenance to prevent blockages.
- Replaced LED chandelier bulbs in Restaurant dining room.
- No pet's allowed signs were installed.

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 will be addressed during July wetland maintenance.
- Solitude has completed the littoral plantings in site 5.
- Yellowstone continues to provide satisfactory landscaping service. Mowing is being done weekly. Detailing including weed treatment is lacking. Yellowstone will address these concerns with onsite staff.
- Yellowstone has completed the plantings at the entry, end caps, and around the circle drive.
- Palm pruning is scheduled for July. Date pending.
- Bridge inspection has been completed by Bevis Construction Dock Division. Report attached. Golf Course closed for aeration September 22nd-27th. Bevis Construction will complete board replacement and pressure washing/sealing during this time frame.

In Progress

- Street signs have been ordered. They are currently being fabricated.
- Paver repairs have been scheduled with C&C Outdoors.
- Lake Ashton Blvd Palm up-light review.
- Fitness Center floor refinishing and light/lens maintenance.



SECTION 1

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



Service Report



Work Order 00977088

Work Order 00977088
Number

Created Date 6/8/2026

Account Lake Ashton CDD

Contact Matthew Fisher

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

Work Details

Specialist Treated ponds 6, 7, 9, 14, 15, 17, 28, 30, 31,
Comments to and 35 for water lilies, duckweed, shoreline
Customer weeds and emergent grasses.

Prepared By Steven Smith

Work Order Assets

Asset	Status	Product Work Type
Lake - ALL	Inspected	

Service Parameters

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

Service Report



Work Order 00988266

Work Order 00988266
Number

Created Date 6/15/2026

Account Lake Ashton CDD

Contact Matthew Fisher

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

Work Details

Specialist Treated ponds 16, 19, 20, 23, 24, 26, 27 and 35
Comments to for algae and emergent grasses.
Customer

Prepared By Steven Smith

Work Order Assets

Asset	Status	Product Work Type
Lake - ALL	Inspected	

Service Parameters

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

Service Report



Work Order 00988266

Work Order 00988266
Number

Created Date 6/16/2026

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 canal 2 and ponds 1, 2, 3, 12, 21, 22, 25 and 34 for algae, submerged weeds, shoreline weeds and emergent grasses. Thank you for choosing Solitude.

Prepared By Steven Smith

Work Order Assets

Asset	Status	Product Work Type
Lake - ALL	Inspected	

Service Parameters

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



Work Order 00988266

Work Order 00988266
Number

Created Date 6/23/2026

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 4, 5 and 8 for algae, shoreline weeds and emergent grasses. Treated wetland 8 for thistle weeds. Thank you for choosing Solitude.

Prepared By Steven Smith

Work Order Assets

Asset	Status	Product Work Type
Lake - ALL	Inspected	

Service Parameters

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

Service Report



Work Order 00997226

Work Order 00997226
Number

Created Date 7/6/2026

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 5, 6, 7, 8, 32, 33, 34 and 35 for algae, shoreline weeds and emergent grasses.
Treated conservation area 7 for thistle weeds.
Thank you for choosing Solitude.

Prepared By Steven Smith

Work Order Assets

Asset	Status	Product Work Type
Lake - ALL	Inspected	

Service Parameters

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

SECTION 2

SECTION (a)

NO.

0002389

CUSTOMER ORDER NO.		DEPARTMENT		DATE	
NAME <i>Lake Aston</i>					
ADDRESS					
CITY, STATE, ZIP <i>Lake Wales</i>					
SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	MDSE RETD. PAID OUT WHEN SHIP
QUANTITY	DESCRIPTION			PRICE	AMOUNT
1	<i>Quote 7/13/26</i>				
2					
3					
4	<i>8 YARDS TAN/Beige 3/4 RIVER ROCK</i>				
5					
6					<i>6000.</i>
7					
8					
9	<i>Installation</i>				<i>1000.</i>
10					
11	<i>Total</i>				<i>7000.⁰⁰</i>
12					
13					
14	<i>John-American Heritage</i>				
15	<i>Frost Proof</i>				
16					
17					
RECEIVED BY				TAX	
				TOTAL	

OFFICE COPY

SECTION (b)



Proposal #: 724157

Date: 6/30/2026

From: Jose Romero

**Landscape Enhancement Proposal for
Lake Ashton CDD**

Christine Wells
Lake Ashton CDD

cwells@lakeashtoncdd.com

LOCATION OF PROPERTY

4141 Ashton Club Dr
Lake Wales, FL 33859

River Rock for Front Entrance

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	16	\$71.43	\$1,142.84
Stone/River Rock	1	\$7,142.75	\$7,142.75

Price Includes Labor and Material.

Touch Up 8 yards of River Rock at Front Entrance on Both Sides,

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Lake Ashton CDD

Subtotal	\$8,285.59
Sales Tax	\$0.00
Proposal Total	\$8,285.59

THIS IS NOT AN INVOICE

SECTION 3

East Course Bridge Inspection Report

Inspection Date: July 10, 2026

Summary

A comprehensive inspection of all thirteen (13) bridges on the East Golf Course was completed on July 10, 2026, by Bevis Construction Dock Division. All bridges were found to be structurally sound. The support posts, framing members, and hardware were in good condition. The inspection identified 44 deck boards requiring replacement and one concrete repair at the entrance to Bridge 3.

Inspection Results

Bridge	Boards to Replace	Comments
Bridge 1	4	Replace deck boards
Bridge 2	0	No deficiencies noted
Bridge 3	0	Repair concrete at entrance
Bridge 4	5	Replace deck boards
Bridge 5	1	Replace deck boards
Bridge 6	2	Replace deck boards
Bridge 7	5	Replace deck boards
Bridge 8	6	Replace deck boards
Bridge 9	1	Replace deck boards
Bridge 10	4	Replace deck boards
Bridge 11	9	Replace deck boards
Bridge 12	7	Replace deck boards
Bridge 13	0	No deficiencies noted

Summary of Findings

- 13 bridges were inspected.
- All 13 bridges are structurally sound.
- 44 deck boards require replacement.
- Concrete repair recommended at the entrance to Bridge 3.

Cost Summary

Description	Amount
Contract includes first 40 board replacements	Included
Additional 4 boards @ \$160 each	\$640
Bridge 3 concrete repair	\$150
Total Additional Authorization Requested	\$790

Staff Recommendation

Staff recommends approval of an additional \$640 to complete the replacement of the four deck boards exceeding the contractual allowance and hold off on repairing the broken concrete at the entrance to Bridge 3. The District engineer is addressing the concrete repairs at bridge 3.

SECTION D



Lake Ashton Community Development District

COMMUNITY DIRECTOR'S REPORT

Administrative

- Follow up from Previous Board Meeting:
 - With BOS approval and direction at the June meeting, new counsel (Kilinski & Van Wyck) has been working on transition items from prior counsel and will provide updates.
 - Management awaits return of signed contracts from TekWave and ASG for security software and maintenance of access control systems.
- New Items:
 - Copies of the proposed budget and reserve studies are included in the agenda packet for board review ahead of the meeting.
 - Management will work to provide a comprehensive plan for a Community Memorial Program and alternate revenue streams for future BOS consideration.
- Candidate Forums: An independent moderator is working to provide a candidate forum similar to those held in the past, as well as a candidate meet and greet at an upcoming Monday Coffee.
- Meetings:
 - The next BOS meeting is 9am, on July 20th, with budget approval on the agenda.

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.

Safety & Security

- Nation Security is providing daily shift reports, with action items addressed as they arise.
- A Site Captain has been hired and trained, with great feedback from residents and staff so far, and training of staff ongoing.
- Draft post orders will be provided under separate cover for BOS review at the next meeting

Lifestyles

- Monday Coffee: With management offices closed the first Monday of July in observance of Independence Day and the CDD meeting on July 20, two Monday Coffee events were planned for July. The speaker for the 13th (Lake Wales Main Street) cancelled but hopes to reschedule soon. The speaker for July 27 will be Solitude Lake Management, and the sponsor will be Michael Pollitt AC & Heating.
- Activities & Events: July events started with a week-long celebration of Lake Ashton's 4th of July 250th USA Anniversary. Also in July, the Summer Music Series takes off on July 19, showcasing 3 bands for one low ticket price (\$10) and the Boots by the Lake Dance (ticket \$10) and Swamp Boys Food Truck. Partnering with Traditions HOA continues, with tickets offered to them close to the event to ensure LA residents who want tickets can get them. So far, total outside ticket sales have been a small percentage of total ticket sales.
- LA Times: July's newsletter was available on July 1 digitally and in print (front and back page below). The deadline for articles in the August edition is July 15, for August 1st distribution.

BOARD APPROVAL	PROJECT NAME	APPROVED BUDGET	CURRENT STATUS	PAID FROM GENERAL FUND	PAID FROM CAPITAL PROJECTS FUND	Difference
4/20/26	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 (7/1/26) Testing complete and report received			
4/20/26	Clean with video inspection of sanitary line near intersection of Berwick & Aberdeen	\$1,518.17	(5/11/26) Work is being scheduled			
4/20/26	Planting in the littoral area of pond 5	\$2,700.00	(5/11/26) Deposit has been issued	\$1,350.00		
4/20/26	Removal of dead plants throughout CDD property	\$5,357.06	(5/11/26) Work is scheduled to take place week of 5/11/26 (7/1/26) Work completed, awaiting invoice			
3/16/26	Install mulch along Aberdeen fence line (bordering TNR)	\$3,623.58	(4/13/26) Pending scheduling			
1/26/26	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 (7/1/26) Discussed install with approved vendor, who would like Precision to confirm proposed upgrade is appropriate to address issue. Awaiting service call from Precision.			
4/15/24	Conversion of propane to natural gas	\$37,693.00	(4/7/25) Staff is working on scheduling the conversion of hot water heaters PAID AS OF 1/13/25: (DOES NOT INCLUDE REBATES IN PROCESS) \$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	

COMPLETED						
3/16/26	Restriping east & west parking lot	\$2,250.11	(5/11/26) Some minor corrections need to be made in the west parking lot		\$2,250.11	0.00
3/16/26	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
11/15/25	Repair flume on pond 18	\$7,830.00	(5/11/26) COMPLETE		\$7,830.00	0.00
2/23/26	Install TVs in ballroom & restaurant		(4/13/26) COMPLETE	\$2,832.83		0.00
11/15/25	Pond erosion study	\$10,000.00	(2/16/26) COMPLETE	\$10,000.00		0.00
5/12/25	Ballroom refurbishment - carpet replacement	\$35,000.00	(2/16/26) COMPLETE		\$35,000.00	0.00
5/12/25	Ballroom refurbishment - Dance floor replacement	\$23,000.00	(2/16/26) COMPLETE		\$23,000.00	0.00
4/14/25	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
10/20/25	Well pump replacement (clubhouse)	\$4,648.49	(10/21/25) COMPLETE	\$4,648.49		0.00
10/20/25	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
5/12/25	Ballroom refurbishment - drape replacement & roller shades	\$51,623.00	(10/24/25) COMPLETE		\$51,623.00	0.00
9/15/25	Restripe east parking lot (add HC spot)	\$862.98	(10/13/25) COMPLETE		\$862.98	0.00
8/18/25	TNR entrance bridge erosion	\$4,356.00	(9/22/25) COMPLETE		\$4,356.00	0.00
8/18/25	East course bridges pressure washing & sealing	\$13,500.00	(9/26/25) COMPLETE		\$13,500.00	0.00
12/26/24	Replace 48 street signs throughout community	\$6,300.00	(9/8/25) COMPLETE		\$5,545.35	754.65

SECTION 1

SECTION (a)

Lake Ashton CDD

Reserve Management Plan

Type 1

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning October 1, 2026



Lake Ashton CDD
Reserve Management Plan
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Capital Reserve Advisors

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Preparer's Report on Reserve Study

Type I Reserve Study With On-Site Analysis

For 30-Year Projection Period Beginning October 1, 2026

Board of Directors

Lake Ashton CDD
Lake Wales, FL

Description of Reserve Study Report

A reserve reserve study engagement involves the reserve professional providing assistance to Directors of Lake Ashton CDD by helping them identify key factors, develop assumptions, gather and assemble information, and develop a financial model so they may consider the results based upon their stated assumptions.

A Type I reserve study engagement is based on an on-site analysis. The on-site analysis of Lake Ashton CDD upon which this reserve management plan is based was performed by Pierre Del Rosario, CAM, RS of Capital Reserve Advisors. on December 20, 2025.

The attached basic financial exhibits and disclosures comprise a Type I Reserve Study report of Lake Ashton CDD. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of October 1, 2026, statements of projected cash flows and expenditures for the 30-year period beginning October 1, 2026, and related disclosures that provide important information regarding the basic financial exhibits.

Management's Responsibility for Reserve Study

The Governing Body of Lake Ashton CDD is responsible for the preparation and fair presentation of this reserve study report in accordance with Generally Accepted Reserve Study Principles.

Reserve Professional's Responsibility

Our responsibility is to perform our reserve management plan engagement and compile the reserve study report in accordance with Generally Accepted Reserve Study Standards.

Report on Reserve Study

Our reserve study engagement was performed in accordance with Generally Accepted Reserve Study Standards. A reserve study involves performing procedures to identify, quantify and evaluate condition of components based upon a visual observation for the purpose of making a financial projection. The procedures selected are based on the reserve professional's judgment. We believe that the procedures we have performed are sufficient and appropriate to support the reserve study report as presented. We are not responsible for any events subsequent to the date of this report.

We have compiled the accompanying reserve study report of Lake Ashton CDD, comprised of the financial exhibits referred to above in accordance with Generally Accepted Reserve Study Principles.

This reserve study report was prepared using software meeting the reserve study calculation and software standards of the International Capital Budgeting Institute.

We are not aware of any material modifications that should be made to the financial exhibits referred to above, based upon the stated significant assumptions and exclusions, for them to be presented in conformity with Generally Accepted Reserve Study Principles.

This reserve study report is restricted to the management and members of the Lake Ashton CDD, and should not be relied upon by others not involved in the establishment of the significant assumptions and exclusions upon which this report is based. Readers of the reserve study report should consider the significant assumptions, excluded components, and general exclusions in forming their own conclusions regarding the reserve study report.

Required Supplementary Information

Generally Accepted Reserve Study Standards require that the component list compiled at the major or minor component level be presented to supplement the basic financial exhibits. This component list is the responsibility of the Lake Ashton CDD's management and was used to prepare the basic financial exhibits. The information contained in this list has been subjected to the procedures applied in the compilation of the reserve study report, and we are not aware of any material modifications that should be made thereto.

Regulatory Information

In the case of common interest realty associations located in the U.S.A., Generally Accepted Reserve Study Standards require that regulatory disclosures be presented to supplement the basic financial exhibits. Regulatory Disclosures consist of supplemental information required by the Financial Accounting Standards Board and any disclosures required by state or local jurisdictions. Such information is the responsibility of the Lake Ashton CDD's management and was derived from the component list used to prepare the reserve study report. The information has been subjected to the procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Capital Reserve Advisors.
Pierre Del Rosario, CAM,RS.
May 17, 2026



Lake Ashton CDD
October 1, 2026

Statement of Position

Projection period: October 1, 2026 to 2056
Type of Project: CDD
Number of Units: 978
Location: Lake Wales, FL
Project Construction date: October 1, 2008

Description of Project: Lake Ashton CDD is an 978 - unit Community Development Districts located in Lake Wales, FL. The project was developed in October 1, 2008.

On-Site analysis performed by: Pierre Del Rosario
Component analysis performed by: Pierre Del Rosario
Report prepared by: Pierre Del Rosario

No special assessments are considered necessary during the 30-year projection period.

Components Excluded From This Report

Major Component	Reason Excluded
Building Structures	Lifetime Component
Utilities - Underground and in Structure	Long-lived Component
Interior Door	Lifetime Component
Major Tree Trimming	Included in Operating Budget

See Next Page for Summary Component List

Current Replacement Cost of All Components	\$ 7,463,878
Future Replacement Cost of All Components	\$ 10,600,403
Projected Balance of Reserve Funds at October 1, 2026	\$ 1,082,226
100% Funded Amount at October 1, 2026	\$ 4,350,270
Percent Funded at October 1, 2026	24.88 %
Reserve (Surplus)/Deficit – Average per Unit at October 1, 2026	\$ 3,342
Projected Reserve Contribution	\$ 417,263
Average Annual Reserve Contribution Per Unit	\$ 427
Monthly Reserve Contribution First Year of Projection	\$ 34,772
Average Monthly Reserve Contribution Per Unit	\$ 36
Projected Special Assessment	\$ 0
Projected Inflation Rate	3.50 %
Projected Interest Rate	4.00 %

See Preparer's Report
See Summary of Significant Assumptions

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Allocation

Category	100% Funded	Percent Funded	Beginning Balance	Contribution	Interest	Expenditure	Ending Balance
			10/01/2026				09/30/2027
Clubhouse Exterior	560,279	54	307,601	33,378	2,880	258,115	85,745
Clubhouse Interior	920,626	17	162,312	97,287	8,395	14,690	253,303
Exterior Amenities	408,612	16	66,919	44,656	3,853	0	115,428
Guard House	15,072	16	2,468	3,959	342	0	6,769
Landscaping	56,243	16	9,211	10,535	909	0	20,655
Pathways, Ponds, and Bridges	966,343	18	175,086	75,582	6,522	20,121	237,068
Pavement Management	1,354,196	25	347,346	127,921	11,038	150,722	335,583
Security	43,890	16	7,188	4,256	367	0	11,812
Stormwater Management	25,008	16	4,096	19,687	1,699	0	25,482
	4,350,270	24 %	1,082,226	417,263	36,004	443,649	1,091,844

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Begin Balance	1,082,226	1,091,844	855,553	926,519	1,096,019	1,056,128	958,084	1,236,822	1,463,353	1,741,101
Contribution	417,263	433,953	451,312	469,364	488,139	507,664	527,971	549,090	571,053	593,895
Average Per Unit	427	444	461	480	499	519	540	561	584	607
Percent Change	0.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Interest	36,004	26,099	28,056	34,213	32,658	28,557	38,493	47,081	57,490	43,706
Less Expenditures	443,649	696,344	408,402	334,076	560,687	634,266	287,725	369,640	350,795	1,007,563
Ending Balance	1,091,844	855,553	926,519	1,096,019	1,056,128	958,084	1,236,822	1,463,353	1,741,101	1,371,140
	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46
Begin Balance	1,371,140	1,720,164	1,519,732	1,609,104	1,303,044	804,372	1,187,377	1,332,052	1,102,511	1,547,084
Contribution	617,651	642,357	668,051	694,773	722,564	751,467	781,526	812,787	845,298	879,110
Average Per Unit	632	657	683	710	739	768	799	831	864	899
Percent Change	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Interest	55,708	48,316	50,874	39,160	20,037	32,481	37,868	28,925	44,648	42,926
Less Expenditures	324,336	891,106	629,554	1,039,993	1,241,274	400,943	674,719	1,071,253	445,373	971,341
Ending Balance	1,720,164	1,519,732	1,609,104	1,303,044	804,372	1,187,377	1,332,052	1,102,511	1,547,084	1,497,779
	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56
Begin Balance	1,497,779	1,806,880	1,665,359	1,889,310	2,292,019	2,700,523	2,292,771	2,623,170	3,035,998	3,985,260
Contribution	914,274	950,845	988,879	1,028,434	1,069,572	1,112,355	1,156,849	1,203,123	1,251,248	1,301,298
Average Per Unit	935	972	1,011	1,052	1,094	1,137	1,183	1,230	1,279	1,331
Percent Change	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Interest	55,302	48,354	55,840	70,619	85,884	70,480	81,403	96,618	132,078	149,154
Less Expenditures	660,475	1,140,720	820,768	696,344	746,952	1,590,587	907,853	886,913	434,063	1,016,730
Ending Balance	1,806,880	1,665,359	1,889,310	2,292,019	2,700,523	2,292,771	2,623,170	3,035,998	3,985,260	4,418,982

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Clubhouse Exterior / Asphalt			3,836		921			4,556		1,094
Clubhouse Exterior / Common Area	3,115								41,503	
Clubhouse Exterior / Fence & Walls	255,000				57,067					
Clubhouse Exterior / Fixtures		4,382								
Clubhouse Exterior / Roofing						284,684				
Clubhouse Exterior / Vehicle									4,273	
Clubhouse Interior / Doors & Windows									52,342	
Clubhouse Interior / Equipment	14,690	15,896			8,068		24,228	51,336	25,637	8,823
Clubhouse Interior / Fixtures								19,308	82,676	133,290
Clubhouse Interior / Flooring		35,128			2,420	5,093	102,908			
Clubhouse Interior / Furniture			73,058		29,043				28,475	13,629
Clubhouse Interior / HVAC		21,270	11,007	53,364	77,479	25,692		13,073	28,485	10,945
Clubhouse Interior / Paint		9,439	3,214			17,662	2,889	2,945		11,789
Clubhouse Interior / Renovation					82,537					
Exterior Amenities / Asphalt			5,699					6,769		
Exterior Amenities / Court Surface		13,693				71,945	41,525			24,161
Exterior Amenities / Equipment				13,431						
Exterior Amenities / Fence & Walls							22,339			
Exterior Amenities / Furniture		40,676			15,515					
Exterior Amenities / Lighting		38,621								
Exterior Amenities / Mechanical Equip		9,108			4,246	17,815	6,146	12,341	9,218	
Exterior Amenities / Paint						10,809	29,894			
Exterior Amenities / Pavement Manag		154,530	44,254							
Exterior Amenities / Pool								40,382		
Guard House / Equipment								50,709		
Guard House / Renovation		3,358								
Pathways, Ponds, and Bridges	20,121	20,826	21,555	22,309	23,090	23,898	24,734	25,600	26,496	375,682
Pathways, Ponds, and Bridges / Fixture										195,058
Pavement Management / Asphalt Pav	150,722	260,858	245,779	170,931	260,302	81,294	33,061	78,985	51,691	164,923
Security / Equipment		16,792		18,587						
Security / Vehicle						35,969				

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Stormwater Management / Concrete		51,768		55,455		59,404		63,636		68,168
	443,649	696,344	408,402	334,076	560,687	634,266	287,725	369,640	350,795	1,007,563

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46
Clubhouse Exterior / Asphalt			5,412		1,299			6,427		1,543
Clubhouse Exterior / Common Area							10,578			
Clubhouse Exterior / Fence & Walls									19,086	
Clubhouse Exterior / Fixtures		6,182								
Clubhouse Exterior / Landscape				118,235						
Clubhouse Exterior / Roofing							30,692		78,480	38,679
Clubhouse Exterior / Vehicle									6,027	
Clubhouse Interior / Doors & Windows				59,882			269,694			
Clubhouse Interior / Equipment	105,795	22,423	11,441	11,245	42,034	14,054	34,176	29,893	48,217	
Clubhouse Interior / Fixtures				159,168						111,505
Clubhouse Interior / Flooring	22,808	66,098		11,215	22,862		3,657	7,696	17,763	177,616
Clubhouse Interior / Furniture								122,397		49,905
Clubhouse Interior / HVAC			26,150	62,588	12,999		35,634	18,441	89,403	129,805
Clubhouse Interior / Lighting	3,814									
Clubhouse Interior / Paint	12,865	4,380			24,072	3,937	4,014		16,067	17,533
Clubhouse Interior / Renovation										39,508
Exterior Amenities / Asphalt			8,039					9,548		
Exterior Amenities / Court Surface		19,315				34,429	22,941			34,082
Exterior Amenities / Equipment									22,501	
Exterior Amenities / Furniture		7,008					41,279			
Exterior Amenities / Mechanical Equip		16,498	5,591			7,874	15,259	8,973	13,002	28,838
Exterior Amenities / Paint			13,752	38,034						17,497
Exterior Amenities / Pavement Manag		217,979	62,425							
Exterior Amenities / Pool								56,963		
Exterior Amenities / Roofing						4,563				
Guard House / Equipment								71,530		
Landscaping / Landscape			98,062							
Pathways, Ponds, and Bridges	66,983	233,870	152,165	189,208	685,611	33,710	34,890	36,111	37,375	38,683
Pathways, Ponds, and Bridges / Fixture	21,705	114,536	68,198	88,349	365,766					
Pavement Management / Asphalt Pav	90,365	109,793	178,319	223,845	86,631	167,842	171,905	583,421	97,450	189,989
Security / Equipment								30,087		

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46
Security / Vehicle						50,738				
Stormwater Management / Concrete		73,023		78,224		83,796		89,764		96,158
	324,336	891,106	629,554	1,039,993	1,241,274	400,943	674,719	1,071,253	445,373	971,341

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56
Clubhouse Exterior / Asphalt			7,633		1,832			9,066		2,176
Clubhouse Exterior / Common Area					13,929					
Clubhouse Exterior / Fence & Walls						602,627	121,640			
Clubhouse Exterior / Fixtures		8,720								
Clubhouse Exterior / Roofing						566,461				
Clubhouse Exterior / Vehicle									8,502	
Clubhouse Interior / Doors & Windows				3,818				90,359		
Clubhouse Interior / Equipment	29,231	31,630	35,043		16,053		48,209	79,695	51,012	17,556
Clubhouse Interior / Fixtures		81,964						38,418		157,289
Clubhouse Interior / Flooring	175,777		124,856	99,878		16,946			5,526	11,629
Clubhouse Interior / Furniture					80,623				56,659	
Clubhouse Interior / HVAC	43,043		21,902	47,723	18,337			43,810	104,857	21,779
Clubhouse Interior / Paint	5,969			32,807	5,366	5,471		21,898	23,896	8,136
Clubhouse Interior / Renovation										195,056
Exterior Amenities / Asphalt			11,340					13,468		
Exterior Amenities / Court Surface	10,761	27,246			46,923		32,360			48,076
Exterior Amenities / Doors & Windows				6,901						
Exterior Amenities / Furniture		9,885					84,386			36,665
Exterior Amenities / Lighting							91,271			
Exterior Amenities / Mechanical Equip	7,362	10,297		10,369			27,639	12,658	28,036	
Exterior Amenities / Paint	48,390						22,261	61,565		
Exterior Amenities / Pavement Manag		307,481	88,057							
Exterior Amenities / Pool								80,352		
Guard House / Equipment								100,901		
Guard House / Renovation							7,937			
Landscaping / Landscape							317,466			
Pathways, Ponds, and Bridges	40,037	41,439	42,889	44,390	45,944	47,552	49,216	50,939	52,721	54,567
Pavement Management / Asphalt Pav	299,905	519,051	489,049	340,116	517,945	161,757	65,785	157,163	102,855	328,162
Security / Equipment							39,683			
Security / Vehicle						71,570				
Stormwater Management / Concrete		103,006		110,343		118,202		126,621		135,640

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56
	660,475	1,140,720	820,768	696,344	746,952	1,590,587	907,853	886,913	434,063	1,016,730

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
Amps	10/2027	\$ 2,163.20	2 Ea	\$ 4,326	10:00	1:00	\$ 4,478
Asphalt Pavement, Patch and Partial Seal Coa	10/2027	0.54	27,746 SY	14,983	4:00	1:00	15,507
Awning, Vinyl	10/2035	21.63	1,840 Ea	39,799	12:00	9:00	54,242
Bocce Court Carpet	10/2032	20,550.40	1 Allow	20,550	9:00	6:00	25,262
Bocce Courts, Light Poles and Fixtures	10/2046	2,704.00	2 Ea	5,408	30:00	20:00	10,761
Bowling Alley Equipment	10/2036	25,000.00	3 Ea	75,000	30:00	10:00	105,795
Bridge Decking Replacement	10/35 - 10/40	30.29	18,638 SF	564,545	30:00	11:11	853,612
Bridge Substructure Replacement	10/35 - 10/40	540.80	1,863.6 LF	1,007,835	30:00	11:11	1,523,894
Cabinets, Ball Room Laminate	10/2033	86.53	122 LF	10,557	20:00	7:00	13,431
Ceilings, Acoustical Tiles and Grid	10/2034	4.33	14,500 SF	62,785	30:00	8:00	82,676
Ceramic Tile	10/32 - 10/46	81.12	2,121 SF	172,056	30:00	13:02	278,685
Charcoal Grills	10/2029	3,028.48	4 Ea	12,114	15:00	3:00	13,431
Concrete Curbs, Gutters, Catch Basins	10/2027	18.91	2,645 LF	50,017	2:00	1:00	51,768
Countertops, Laminate	10/2033	37.86	122 SF	4,619	20:00	7:00	5,877
Deck, Pavers	10/2028	0.70	7,600 SF	5,320	5:00	2:00	5,699
Dishwasher	10/2027	540.80	1 Ea	541	10:00	1:00	560
Doors, Aluminum	10/2049	1,563.99	2 Ea	3,128	25:00	23:00	6,901
Doors, Large Wooden	10/2034	1,406.08	10 Ea	14,061	30:00	8:00	18,515
Doors, Metal (Dressing Rooms)	10/2049	865.28	2 Ea	1,731	30:00	23:00	3,818
Doors, Metal with Glass	10/2034	2,704.00	9 Ea	24,336	30:00	8:00	32,046
Doors, Metal with Glass (single)	10/2034	1,352.00	1 Ea	1,352	30:00	8:00	1,780
Draperies & Motorized Shades	10/2035	58,000.00	1 Allow	58,000	10:00	9:00	79,048
Equipment, Cardio - Elliptical	10/2032	4,650.88	2 Ea	9,302	10:00	6:00	11,434
Equipment, Cardio - Recumbent	10/2027	3,244.80	2 Ea	6,490	10:00	1:00	6,717
Equipment, Cardio - Recumbent Stepper	10/2027	4,001.92	1 Ea	4,002	10:00	1:00	4,142
Equipment, Cardio Treadmill	10/33 - 10/34	7,030.40	4 Ea	28,122	10:00	7:06	36,405
Equipment, Strength	10/2033	4,110.08	4 Ea	16,440	15:00	7:00	20,917
Fences, Aluminum	10/2026	50.00	5,100 LF	255,000	25:00	0:00	255,000
Fences, Chain Link	10/30 - 10/44	20.55	2,920 LF	60,006	22:00	6:05	76,153
Floor Coverings, Wood Laminate	10/2027	162.24	165 SY	26,770	18:00	1:00	27,707
Floor Lighting	10/2036	2,704.00	1 Ea	2,704	20:00	10:00	3,814
Flooring LVT	10/40 - 10/48	18.39	6,469 SF	118,965	25:00	19:05	232,661
Flooring, Carpet	10/27 - 10/37	70.30	1,067 SY	75,010	12:00	9:03	103,840
Flooring, Wood Laminate	10/2045	89.77	142 SY	12,747	20:00	19:00	24,507
Furniture Lobby	10/2035	10,000.00	1 Allow	10,000	15:00	9:00	13,629
Furniture Chairs	10/2028	155.00	440 Ea	68,200	15:00	2:00	73,058
Furniture, Metal - Chairs	10/30 - 10/42	270.40	111 Ea	30,014	25:00	10:07	44,116
Furniture, Metal - Rectangle Tables	10/2042	843.65	2 Ea	1,687	25:00	16:00	2,926
Furniture, Metal - Square Tables	10/2042	703.04	8 Ea	5,624	25:00	16:00	9,752
Furniture, Metal Chairs Barstools	10/2034	450.00	12 Ea	5,400	20:00	8:00	7,111
Furniture, Metal Chairs with Cushion	10/2034	108.16	150 Ea	16,224	20:00	8:00	21,364
Furniture, Metal Hi-Top Chairs (Patio)	10/2030	324.48	14 Ea	4,543	20:00	4:00	5,213
Furniture, Metal Tables - Hi-Top	10/2030	865.28	3 Ea	2,596	20:00	4:00	2,979
Furniture, Metal Tables - Round	10/2030	757.12	12 Ea	9,085	20:00	4:00	10,426
Furniture, Wood Laminate - Round	10/2045	540.80	48 Ea	25,958	20:00	19:00	49,905
Furniture, Wood Tables - Square	10/2030	378.56	24 Ea	9,085	20:00	4:00	10,426

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
Gate Operators	10/2033	\$ 9,964.24	4 Ea	\$ 39,857	10:00	7:00	\$ 50,709
Golf Cart - 2021 ICON	10/2034	3,244.80	1 Ea	3,245	10:00	8:00	4,273
Golf Cart - Green Club Car (Hard Sides)	10/2031	15,142.40	1 Ea	15,142	10:00	5:00	17,984
Golf Cart - White 2018 EZGO TXT	10/2031	15,142.40	1 Ea	15,142	10:00	5:00	17,984
Golf Course Pathways, Contingency	10/2026	0.41	24,416 LF	10,011	1:00	0:00	10,011
Gutters and Downspouts, Aluminum CH	10/2042	11.80	1,500 LF	17,700	18:00	16:00	30,692
Gutters and Downspouts, Aluminum SC	10/2041	10.24	266 LF	2,724	18:00	15:00	4,563
Handicap Lift, Pool	10/2032	5,000.00	1 Ea	5,000	10:00	6:00	6,146
Handicap Lift, Spa	10/2034	7,000.00	1 Ea	7,000	10:00	8:00	9,218
HVAC 10 Tons	10/30 - 10/34	21,632.00	3 Ea	64,896	15:00	5:08	79,000
HVAC 15 Tons	10/29 - 10/30	37,856.00	2 Ea	75,712	15:00	3:06	85,412
HVAC 2 Tons	10/38 - 10/39	8,112.00	4 Ea	32,448	15:00	12:09	50,318
HVAC 3.5 Tons	10/2038	9,193.60	1 Ea	9,194	15:00	12:00	13,892
HVAC 5 Tons	10/27 - 10/39	10,275.20	6 Ea	61,651	15:00	4:06	72,812
HVAC Gate House #17	10/2039	5,408.00	1 Ea	5,408	15:00	13:00	8,458
Ice Machine	10/2038	7,571.20	1 Ea	7,571	15:00	12:00	11,441
Irrigation System	10/2039	1.08	70,000 SF	75,600	30:00	13:00	118,235
Kitchen Equipment	8/27 - 1/42	1.00	68,991.87 Ea	68,992	20:00	10:04	100,074
Lake Ashton Blvd Landscape Refurbishment	10/2052	129,792.00	1 Allow	129,792	30:00	26:00	317,466
Life Safety System, Control Panel and Emerge	10/2027	16,224.00	1 Ea	16,224	25:00	1:00	16,792
Lounge Chairs (Non-Rolling)	10/2027	400.00	12 Ea	4,800	10:00	1:00	4,968
Lounge Chairs (Rolling)	10/2027	1,500.00	23 Ea	34,500	25:00	1:00	35,708
Moveable Partition, Ballroom	10/2039	104.92	970 SF	101,772	35:00	13:00	159,168
Paint	10/27 - 10/35	1.00	40,306 Allow	40,306	9:00	4:11	47,938
Parking Lot Resurface	10/2038	12.98	5,903 SY	76,621	20:00	12:00	115,780
Pavement Management Report	10/2030	5,408.00	1 Allow	5,408	5:00	4:00	6,206
Pavers Heavy Traffic	10/27 - 10/28	8.00	23,827 Allow	190,616	10:00	1:03	198,784
Pavers Low Traffic	10/28 - 10/30	0.75	5,845 SF	4,384	5:00	2:04	4,757
Permanent Roofline Lighting System	10/2044	41.10	1,028 LF	42,251	20:00	18:00	78,480
Ponds Erosion Contingency	10/2026	0.20	50,554 LF	10,111	1:00	0:00	10,111
Pool - Electric Cooling/Heating Unit	10/2037	6,300.00	1 Ea	6,300	15:00	11:00	9,198
Pool - Electric Heater	10/2027	3,800.00	1 Ea	3,800	15:00	1:00	3,933
Pool - Gas Heater	10/2030	3,700.00	1 Ea	3,700	8:00	4:00	4,246
Pool - Self Priming Pump	10/2031	15,000.00	1 Ea	15,000	14:00	5:00	17,815
Pool Finishes, Plaster	10/2033	11.50	2,760 SF	31,740	10:00	7:00	40,382
Pool, Light Poles and Fixtures	10/2057	4,500.00	3 Ea	13,500	40:00	31:00	39,218
Projector	10/32 - 10/34	5,408.00	2 Ea	10,816	10:00	7:00	13,769
Receiver	10/2033	2,595.84	1 Ea	2,596	10:00	7:00	3,303
Reflection Garden Refurbishment	10/2038	64,896.00	1 Ea	64,896	30:00	12:00	98,062
Refrigerator 2 Doors	10/2032	5,000.00	1 Ea	5,000	10:00	6:00	6,146
Reme Halo LED Cartridge Replacement	10/2030	535.39	15 Ea	8,031	5:00	4:00	9,216
Repave	10/26 - 10/45	21.76	105,106 SY	2,287,107	20:00	8:06	3,145,555
Rest Rooms, Renovation	10/30 - 10/45	10,275.20	9 Ea	92,477	25:00	7:04	122,045
Rest Rooms, Renovation Gate	10/2027	3,244.80	1 Ea	3,245	25:00	1:00	3,358
Roof, Asphalt Shingles	10/31 - 10/45	6.49	37,100 SF	240,779	20:00	6:02	300,754
Roofs, Flat	10/2031	1,189.76	16 SQ	19,036	20:00	5:00	22,609

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
Roofs, Metal	10/2057	\$ 35.00	330 SF	\$ 11,550	50:00	31:00	\$ 33,553
Screen	10/2044	6,489.60	1 Ea	6,490	20:00	18:00	12,054
Security System, Phased	10/2029	16,764.80	1 Ea	16,765	14:00	3:00	18,587
Shuffleboard Court, Light Poles and Fixtures	10/2027	1,622.40	8 Ea	12,979	25:00	1:00	13,433
Shuffleboard Courts, Color Coat	10/2027	47.59	278 SY	13,230	5:00	1:00	13,693
Shuffleboard Courts, Surface Replacement	10/2057	2,812.16	8 Ea	22,497	40:00	31:00	65,355
Sign Poles	10/2034	540.80	47 Ea	25,418	30:00	8:00	33,470
Spa - Circulating Motor and Pump	10/2027	5,000.00	1 Ea	5,000	10:00	1:00	5,175
Spa - Gas Heater	10/2033	4,700.00	1 Ea	4,700	8:00	7:00	5,980
Spa - Therapy Motor and Pump	10/2033	5,000.00	1 Ea	5,000	10:00	7:00	6,361
Stop Signs	10/2027	146.00	29 Ea	4,234	10:00	1:00	4,382
Street Name Sign Plates	10/26 - 10/34	129.79	47 Ea	6,100	8:00	3:11	7,046
Tennis Courts, Color Coat	10/2035	11.08	1,600 SY	17,728	10:00	9:00	24,161
Tennis Courts, Fence	10/2032	37.86	480 LF	18,173	30:00	6:00	22,339
Tennis Courts, Light Poles and Fixtures	10/2027	2,704.00	9 Ea	24,336	25:00	1:00	25,188
Tennis Courts, Surface Replacement	10/2031	37.86	1,600 SY	60,576	25:00	5:00	71,945
Walls, Stucco, Paint Finishes and Capital Repa	10/31 - 10/32	1.00	33,420 Allow	33,420	7:00	5:09	40,703
Warmer	10/2030	7,030.40	1 Ea	7,030	20:00	4:00	8,068
Windows	10/39 - 10/53	54.08	1,368 SF	73,981	35:00	19:09	150,240
Windows, Store Front	10/2042	108.16	1,438 Ea	155,534	40:00	16:00	269,694
				<u>\$ 7,463,878</u>			<u>\$ 10,600,403</u>

Disclosures

Site Analysis

Lake Ashton CDD is a CDD located in Lake Wales, FL. The CDD consists of 978 units located at 4141 Ashton Club Drive.

The site analysis was performed on December 20, 2025 by Pierre Del Rosario, RS, CAM of Capital Reserve Advisors. The Community Director was interviewed during the site analysis regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs, if known. Site analysis procedures included:

- Review of Google Earth satellite images
- Tour of Association common areas
- Identification and quantification / measurement of common area components
- Component condition assessment

The site analysis was performed as a limited scope visual observation. No destructive or invasive testing was performed. The condition of components may be assessed differently if destructive / invasive testing was performed, but such testing is beyond the scope of a reserve study.

Component Analysis

Components considered for inclusion in the reserve study report are all those components that are the maintenance responsibility of the Association that are anticipated to require future major repair or replacement under the assumption that such components are subject to normal maintenance activities and normal wear and tear. Components with a useful life of less than two years or a cost of \$1,000 have generally been excluded from this analysis, as such items are considered to be part of the Association's operating budget.

The component list was compiled based upon the tour of association common areas, inquiry of Association management or maintenance staff. The component list is believed to be complete, except for the exclusions noted below, which are considered normal exclusions.

Estimated future major repair and replacement costs are generally based on current replacement costs projected to estimated repair or replacement date, applying an inflation factor of 3.50% for the entire 30-year financial projection period.

Current estimated replacement costs are derived from a variety of sources including; actual prior costs, current bids, vendor or contractor estimates, management's estimates, Capital Reserve Advisors cost database, or cost estimator manuals. This data is considered reliable and has been relied upon in the determination of current cost. Current cost includes material or product cost, labor, overhead, delivery, and sales tax.

General Exclusions from the analysis are:

Excluded Conditions	Reason for Exclusion
Building code or zoning violations or upgrades	Outside scope of study
Structural stability or engineering analysis	Outside scope of study
Environmental conditions *	Outside scope of study
Geological stability or soil conditions	Outside scope of study
Soil contamination	Outside scope of study
Hydrological conditions	Outside scope of study
Mold or fungus	Outside scope of study
Termites or other pest control	Outside scope of study
Risks of wildfire, flood or seismic activity	Outside scope of study
Water quality or testing	Outside scope of study
Illegal or controlled substances	Outside scope of study
Building values or appraisals	Outside scope of study
Adequacy of efficiency of any system or component	Outside scope of study
Information not provided by the association necessary to identify all components	Outside scope of study

* Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or other environmental hazards.

Financial Analysis

The financial projection was prepared using the pooled cash flow method. Under this method, aggregate expenditures are projected to future estimated repair or replacement dates considering inflation at 3.50%. Actual expenditures may vary from estimated expenditures, and the differences may be significant.

Reserve fund revenues consist of member assessments and interest earned (and other income). Interest income has been estimated at 4.00%. The funding plan does not contain an income tax expense related to interest earned, as income taxes are paid from the operating fund. The projected annual assessment has been subjected to an annual increase factor for the projection period. This annual assessment adjustment factor is necessary to counteract the effects of inflation on projected expenditures.

Percent funded at October 1, 2026 of 24.88 was calculated using the inflation adjusted method.

The beginning balance of reserve funds was estimated at \$ 1,082,226, based on information provided by management. The beginning balance of reserve funds was provided by Community Director.

See Preparer's Report
See Summary of Significant Assumptions

October 1, 2026

Significant Assumptions

The following significant assumptions were used in the preparation of this reserve study report. If the actual replacement costs or remaining lives vary from the assumptions used in this analysis, the impact could be significant on future assessments. Accordingly, an annual review of the analysis is necessary to see if the Board, within its authority, should increase the regular assessments, pass special assessments or reschedule future replacement dates.

Generally, only long-term major repair and replacement activities for components with a life of 2 years or longer and a cost of \$1,000 or more have been considered in this analysis. A group of items with individual cost of less than \$1,000 are included if the aggregate cost exceeds \$1,000.

The Board of Supervisors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common areas.

The analysis assumes that no unusual conditions will occur, such as weather, vandalism, unusual use, or unforeseen obsolescence.

Measurements and quantities were obtained by count, measurement, or estimation from plans provided by the Board of Supervisors unless otherwise noted, and are assumed to be a close approximation to actual.

Proper construction and installation of all improvements is assumed, unless otherwise noted.

This analysis assumes that the District membership wishes to continue the use and maintenance of all amenities currently in place.

The District carries comprehensive property insurance to cover most insurable property risks.

Current financial information was supplied by the Board of Supervisors and is assumed to be reasonably accurate as of the date of this analysis. Funded cash balances were not audited nor confirmed directly with financial institutions as a part of this analysis.

The District will collect and set aside reserve assessments on an annual basis as set forth in the funding plan projection, in order that sufficient funds will be available when expenditures are scheduled or necessary.

The Board of Supervisors does not anticipate any special assessments other than those that may be scheduled as part of the attached 30-year funding projection.

Interest rate of 4.00% is used in the funding plan.

Inflation rate of 3.50% is used in the funding plan.

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Items	Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Clubhouse Exterior										
	Fences, Aluminum	Common Area	Thompson	10/01/2026	\$ 50.00	4,700 LF	\$ 235,000	25:00	0:00	\$ 235,000
	Fences, Aluminum	Pool/Spa	Pool/Spa	10/01/2026	50.00	400 LF	20,000	25:00	0:00	20,000
	Fences, Chain Link	Common Area	Olsen Rd	10/01/2030	20.55	2,420 LF	49,731	22:00	4:00	57,067
	Fences, Chain Link	Common Area	Pet Play Park	10/01/2044	20.55	500 LF	10,275	22:00	18:00	19,086
	Golf Cart - 2021 ICON	Common Area		10/01/2034	3,244.80	1 Ea	3,245	10:00	8:00	4,273
	Gutters and Downspouts, Aluminum C	Clubhouse		10/01/2042	11.80	1,500 LF	17,700	18:00	16:00	30,692
	Irrigation System	Common Area		10/01/2039	1.08	70,000 SF	75,600	30:00	13:00	118,235
	Pavers Low Traffic	Common Area	Sidewalks	10/01/2028	0.75	1,749 SF	1,312	5:00	2:00	1,405
	Pavers Low Traffic	Common Area	Bocce Ball Cour	10/01/2030	0.75	1,070 SF	803	5:00	4:00	921
	Pavers Low Traffic	Clubhouse	Clubhouse Rest	10/01/2028	0.75	3,026 SF	2,270	5:00	2:00	2,431
	Permanent Roofline Lighting System	Clubhouse		10/01/2044	41.10	828 LF	34,031	20:00	18:00	63,212
	Permanent Roofline Lighting System	Guard House		10/01/2044	41.10	200 LF	8,220	20:00	18:00	15,269
	Roof, Asphalt Shingles	Clubhouse		10/01/2031	6.49	34,000 SF	220,660	20:00	5:00	262,075
	Roof, Asphalt Shingles	Guard House		10/01/2045	6.49	1,400 SF	9,086	20:00	19:00	17,468
	Roof, Asphalt Shingles	Shuffleboard Co		10/01/2045	6.49	1,700 SF	11,033	20:00	19:00	21,211
	Roofs, Flat	Clubhouse		10/01/2031	1,189.76	16 SQ	19,036	20:00	5:00	22,609
	Roofs, Metal	Clubhouse		10/01/2057	35.00	330 SF	11,550	50:00	31:00	33,553
	Sign Poles	Common Area		10/01/2034	540.80	47 Ea	25,418	30:00	8:00	33,470
	Stop Signs	Common Area		10/01/2027	146.00	29 Ea	4,234	10:00	1:00	4,382
	Street Name Sign Plates	Common Area		10/01/2034	129.79	23 Ea	2,985	8:00	8:00	3,931
	Street Name Sign Plates	Common Area		10/01/2026	129.79	24 Ea	3,115	8:00	0:00	3,115
							765,302			969,404
Clubhouse Interior										
	Amps	Cinema		10/01/2027	\$ 2,163.20	2 Ea	\$ 4,326	10:00	1:00	\$ 4,478
	Awning, Vinyl	Restaurant		10/01/2035	21.63	1,840 Ea	39,799	12:00	9:00	54,242
	Bowling Alley Equipment	Clubhouse		10/01/2036	25,000.00	3 Ea	75,000	30:00	10:00	105,795
	Cabinets, Ball Room Laminate	Ballroom Kitch		10/01/2033	86.53	122 LF	10,557	20:00	7:00	13,431
	Ceilings, Acoustical Tiles and Grid	Clubhouse		10/01/2034	4.33	14,500 SF	62,785	30:00	8:00	82,676
	Ceramic Tile	Clubhouse	Bar and Server	10/01/2032	81.12	270 SF	21,902	30:00	6:00	26,924
	Ceramic Tile	Clubhouse	Kitchen	10/01/2046	81.12	1,089 SF	88,340	30:00	20:00	175,777
	Ceramic Tile	Clubhouse	Craft Room	10/01/2032	81.12	459 SF	37,234	30:00	6:00	45,770
	Ceramic Tile	Clubhouse	Maintenance O	10/01/2032	81.12	30 SF	2,434	30:00	6:00	2,992
	Ceramic Tile	Clubhouse	Guard House	10/01/2032	81.12	233 SF	18,901	30:00	6:00	23,234
	Ceramic Tile	Clubhouse	Gym	10/01/2032	81.12	40 SF	3,245	30:00	6:00	3,989

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Items	Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Clubhouse Interior										
	Countertops, Laminate	Ballroom Kitch		10/01/2033	\$ 37.86	122 SF	\$ 4,619	20:00	7:00	\$ 5,877
	Dishwasher	Ballroom Kitch		10/01/2027	540.80	1 Ea	541	10:00	1:00	560
	Doors, Large Wooden	Ballroom		10/01/2034	1,406.08	10 Ea	14,061	30:00	8:00	18,515
	Doors, Metal (Dressing Rooms)	Ballroom		10/01/2049	865.28	2 Ea	1,731	30:00	23:00	3,818
	Doors, Metal with Glass	Clubhouse	East Entrance	10/01/2034	2,704.00	1 Ea	2,704	30:00	8:00	3,561
	Doors, Metal with Glass	Clubhouse	Ballroom	10/01/2034	2,704.00	3 Ea	8,112	30:00	8:00	10,682
	Doors, Metal with Glass	Clubhouse	Restaurant	10/01/2034	2,704.00	3 Ea	8,112	30:00	8:00	10,682
	Doors, Metal with Glass	Clubhouse	Office	10/01/2034	2,704.00	2 Ea	5,408	30:00	8:00	7,121
	Doors, Metal with Glass (single)	Restaurant		10/01/2034	1,352.00	1 Ea	1,352	30:00	8:00	1,780
	Draperies & Motorized Shades	Ballroom		10/01/2035	58,000.00	1 Allow	58,000	10:00	9:00	79,048
	Equipment, Cardio - Elliptical	Fitness Center	A	10/01/2032	4,650.88	1 Ea	4,651	10:00	6:00	5,717
	Equipment, Cardio - Elliptical	Fitness Center	B	10/01/2032	4,650.88	1 Ea	4,651	10:00	6:00	5,717
	Equipment, Cardio - Recumbent	Fitness Center	A	10/01/2027	3,244.80	1 Ea	3,245	10:00	1:00	3,358
	Equipment, Cardio - Recumbent	Fitness Center	B	10/01/2027	3,244.80	1 Ea	3,245	10:00	1:00	3,358
	Equipment, Cardio - Recumbent Stepp	Fitness Center		10/01/2027	4,001.92	1 Ea	4,002	10:00	1:00	4,142
	Equipment, Cardio Treadmill	Fitness Center	A	10/01/2033	7,030.40	1 Ea	7,030	10:00	7:00	8,945
	Equipment, Cardio Treadmill	Fitness Center	B	10/01/2034	7,030.40	1 Ea	7,030	10:00	8:00	9,258
	Equipment, Cardio Treadmill	Fitness Center	C	10/01/2034	7,030.40	1 Ea	7,030	10:00	8:00	9,258
	Equipment, Cardio Treadmill	Fitness Center	D	10/01/2033	7,030.40	1 Ea	7,030	10:00	7:00	8,945
	Equipment, Strength	Fitness Center	Dual Lat Pull D	10/01/2033	4,110.08	1 Ea	4,110	15:00	7:00	5,229
	Equipment, Strength	Fitness Center	Dual Leg Press	10/01/2033	4,110.08	1 Ea	4,110	15:00	7:00	5,229
	Equipment, Strength	Fitness Center	Ab Bicep Machi	10/01/2033	4,110.08	1 Ea	4,110	15:00	7:00	5,229
	Equipment, Strength	Fitness Center	Chest-Shoulder	10/01/2033	4,110.08	1 Ea	4,110	15:00	7:00	5,229
	Floor Coverings, Wood Laminate	Ballroom		10/01/2027	162.24	165 SY	26,770	18:00	1:00	27,707
	Floor Lighting	Cinema		10/01/2036	2,704.00	1 Ea	2,704	20:00	10:00	3,814
	Flooring LVT	Clubhouse	Restaurant	10/01/2040	18.39	768 SF	14,124	25:00	14:00	22,862
	Flooring LVT	Clubhouse	Bowling Lanes	10/01/2048	18.39	864 SF	15,889	25:00	22:00	33,868
	Flooring LVT	Clubhouse	Media Center	10/01/2048	18.39	603 SF	11,089	25:00	22:00	23,637
	Flooring LVT	Clubhouse	Foyer, Main Hal	10/01/2045	18.39	2,875 SF	52,871	25:00	19:00	101,645
	Flooring LVT	Clubhouse	Community Dir	10/01/2048	18.39	200 SF	3,678	25:00	22:00	7,840
	Flooring LVT	Clubhouse	Ballroom Kitch	10/01/2044	18.39	520 SF	9,563	25:00	18:00	17,763
	Flooring LVT	Clubhouse	Card Room	10/01/2048	18.39	486 SF	8,938	25:00	22:00	19,050
	Flooring LVT	Clubhouse	Clubhouse Offi	10/01/2048	18.39	153 SF	2,814	25:00	22:00	5,997
	Flooring, Carpet	Clubhouse	Game Room	10/01/2027	70.30	102 SY	7,171	12:00	1:00	7,422

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Items	Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Clubhouse Interior										
	Flooring, Carpet	Clubhouse	Cinema Floorin	10/01/2036	\$ 70.30	136 SY	\$ 9,561	12:00	10:00	\$ 13,486
	Flooring, Carpet	Clubhouse	Activities Offi	10/01/2037	70.30	17 SY	1,195	12:00	11:00	1,745
	Flooring, Carpet	Clubhouse	Bowling Lanes	10/01/2030	70.30	30 SY	2,109	12:00	4:00	2,420
	Flooring, Carpet	Clubhouse	Ballroom	10/01/2037	70.30	627 SY	44,078	12:00	11:00	64,353
	Flooring, Carpet	Clubhouse	Cinema	10/01/2036	70.30	94 SY	6,608	12:00	10:00	9,322
	Flooring, Carpet	Clubhouse	Restaurant	10/01/2031	70.30	61 SY	4,288	12:00	5:00	5,093
	Flooring, Wood Laminate	Fitness Center		10/01/2045	89.77	142 SY	12,747	20:00	19:00	24,507
	Furniture Lobby	Clubhouse		10/01/2035	10,000.00	1 Allow	10,000	15:00	9:00	13,629
	Furniture Chairs	Ballroom		10/01/2028	155.00	440 Ea	68,200	15:00	2:00	73,058
	Furniture, Metal Chairs Barstools	Restaurant		10/01/2034	450.00	12 Ea	5,400	20:00	8:00	7,111
	Furniture, Metal Chairs with Cushion	Restaurant		10/01/2034	108.16	150 Ea	16,224	20:00	8:00	21,364
	Furniture, Metal Hi-Top Chairs (Patio)	Restaurant		10/01/2030	324.48	14 Ea	4,543	20:00	4:00	5,213
	Furniture, Metal Tables - Hi-Top	Restaurant		10/01/2030	865.28	3 Ea	2,596	20:00	4:00	2,979
	Furniture, Metal Tables - Round	Restaurant		10/01/2030	757.12	12 Ea	9,085	20:00	4:00	10,426
	Furniture, Wood Laminate - Round	Restaurant		10/01/2045	540.80	12 Ea	6,490	20:00	19:00	12,476
	Furniture, Wood Laminate - Round	Clubhouse	Ballroom	10/01/2045	540.80	36 Ea	19,469	20:00	19:00	37,429
	Furniture, Wood Tables - Square	Restaurant		10/01/2030	378.56	24 Ea	9,085	20:00	4:00	10,426
	HVAC 10 Tons	Clubhouse	Fitness Center	10/01/2031	21,632.00	1 Ea	21,632	15:00	5:00	25,692
	HVAC 10 Tons	Clubhouse	Bar Side #7	10/01/2034	21,632.00	1 Ea	21,632	15:00	8:00	28,485
	HVAC 10 Tons	Clubhouse	Kitchen Side #8	10/01/2030	21,632.00	1 Ea	21,632	15:00	4:00	24,823
	HVAC 15 Tons	Clubhouse	Ballroom SW #	10/01/2029	37,856.00	1 Ea	37,856	15:00	3:00	41,972
	HVAC 15 Tons	Clubhouse	Ballroom SE #3	10/01/2030	37,856.00	1 Ea	37,856	15:00	4:00	43,441
	HVAC 2 Tons	Clubhouse	Craft Room #13	10/01/2039	8,112.00	1 Ea	8,112	15:00	13:00	12,687
	HVAC 2 Tons	Clubhouse	Foyer #6	10/01/2039	8,112.00	1 Ea	8,112	15:00	13:00	12,687
	HVAC 2 Tons	Clubhouse	Media Center #	10/01/2039	8,112.00	1 Ea	8,112	15:00	13:00	12,687
	HVAC 2 Tons	Clubhouse	Card Room #12	10/01/2038	8,112.00	1 Ea	8,112	15:00	12:00	12,258
	HVAC 3.5 Tons	Clubhouse	Cinema #5	10/01/2038	9,193.60	1 Ea	9,194	15:00	12:00	13,892
	HVAC 5 Tons	Clubhouse	Bowling Alley #	10/01/2033	10,275.20	1 Ea	10,275	15:00	7:00	13,073
	HVAC 5 Tons	Clubhouse	Ballroom NW #	10/01/2027	10,275.20	1 Ea	10,275	15:00	1:00	10,635
	HVAC 5 Tons	Clubhouse	Kitchen #9	10/01/2028	10,275.20	1 Ea	10,275	15:00	2:00	11,007
	HVAC 5 Tons	Clubhouse	Ballroom NE #4	10/01/2027	10,275.20	1 Ea	10,275	15:00	1:00	10,635
	HVAC 5 Tons	Clubhouse	Game Room #1	10/01/2029	10,275.20	1 Ea	10,275	15:00	3:00	11,392
	HVAC 5 Tons	Clubhouse	Conference Ro	10/01/2039	10,275.20	1 Ea	10,275	15:00	13:00	16,070
	HVAC Gate House #17	Guard House	Gate House #1	10/01/2039	5,408.00	1 Ea	5,408	15:00	13:00	8,458

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Items	Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Clubhouse Interior										
	Ice Machine	Ballroom Kitche		10/01/2038	\$ 7,571.20	1 Ea	\$ 7,571	15:00	12:00	\$ 11,441
	Kitchen Equipment	Restaurant	True 3 Door Ref	01/01/2041	1.00	6,640.91 Ea	6,641	20:00	14:03	10,842
	Kitchen Equipment	Restaurant	True Single Doo	01/01/2040	1.00	3,564.25 Ea	3,564	20:00	13:03	5,622
	Kitchen Equipment	Restaurant	True Single Doo	01/01/2040	1.00	3,564.25 Ea	3,564	20:00	13:03	5,622
	Kitchen Equipment	Restaurant	Hoshizaki Ice M	10/01/2033	1.00	4,934.27 Ea	4,934	20:00	7:00	6,278
	Kitchen Equipment	Restaurant	Artic Walk-In C	10/01/2033	1.00	2,318.55 Ea	2,319	20:00	7:00	2,950
	Kitchen Equipment	Restaurant	Artic Walk-In F	08/01/2027	1.00	3,612.22 Ea	3,612	25:00	0:10	3,717
	Kitchen Equipment	Restaurant	Baker's Pride P	04/30/2041	1.00	9,940.78 Ea	9,941	20:00	14:06	16,370
	Kitchen Equipment	Restaurant	Artic Air 2-Doo	01/01/2042	1.00	2,689.44 Ea	2,689	20:00	15:03	4,545
	Kitchen Equipment	Restaurant	Atosa 3-Door R	12/01/2035	1.00	2,387.8 Ea	2,388	20:00	9:02	3,273
	Kitchen Equipment	Restaurant	Swisher Dishwa	08/01/2027	1.00	9,153.37 Ea	9,153	25:00	0:10	9,420
	Kitchen Equipment	Restaurant	True 2 Door Re	01/01/2042	1.00	2,813.77 Ea	2,814	20:00	15:03	4,755
	Kitchen Equipment	Restaurant	True 2 Door Re	01/01/2042	1.00	2,813.77 Ea	2,814	20:00	15:03	4,755
	Kitchen Equipment	Restaurant	Manitowoc Q2	08/01/2027	1.00	1,509.61 Ea	1,510	25:00	0:10	1,554
	Kitchen Equipment	Restaurant	Imperial Conve	12/11/2035	1.00	4,048.88 Ea	4,049	20:00	9:02	5,550
	Kitchen Equipment	Restaurant	Ranges Hot Plat	04/30/2041	1.00	2,500 Ea	2,500	20:00	14:06	4,117
	Kitchen Equipment	Restaurant	Charbroiler 48"	04/30/2041	1.00	2,000 Ea	2,000	20:00	14:06	3,294
	Kitchen Equipment	Restaurant	Fryer 3 Units	04/30/2041	1.00	3,000 Ea	3,000	20:00	14:06	4,940
	Kitchen Equipment	Restaurant	Flattop Gas Co	04/30/2041	1.00	1,500 Ea	1,500	20:00	14:06	2,470
	Moveable Partition, Ballroom	Ballroom		10/01/2039	104.92	970 SF	101,772	35:00	13:00	159,168
	Paint	Clubhouse	Card Room	10/01/2032	1.00	2,350 Allow	2,350	9:00	6:00	2,889
	Paint	Clubhouse	Community Dir	10/01/2031	1.00	1,081 Allow	1,081	9:00	5:00	1,284
	Paint	Clubhouse	Restaurant	10/01/2031	1.00	4,450 Allow	4,450	9:00	5:00	5,285
	Paint	Clubhouse	Media Center	10/01/2033	1.00	1,150 Allow	1,150	9:00	7:00	1,463
	Paint	Clubhouse	Game Room	10/01/2027	1.00	2,120 Allow	2,120	9:00	1:00	2,194
	Paint	Clubhouse	Clubhouse	10/01/2031	1.00	7,000 Allow	7,000	9:00	5:00	8,314
	Paint	Clubhouse	Fitness Center	10/01/2028	1.00	3,000 Allow	3,000	9:00	2:00	3,214
	Paint	Clubhouse	Office	10/01/2031	1.00	1,000 Allow	1,000	9:00	5:00	1,188
	Paint	Clubhouse	Bar and Server	10/01/2027	1.00	7,000 Allow	7,000	9:00	1:00	7,245
	Paint	Clubhouse	Ballroom	10/01/2035	1.00	8,650 Allow	8,650	9:00	9:00	11,789
	Paint	Clubhouse	Craft Room	10/01/2033	1.00	1,165 Allow	1,165	9:00	7:00	1,482
	Paint	Clubhouse	Activities Offi	10/01/2031	1.00	1,340 Allow	1,340	9:00	5:00	1,592
	Projector	Clubhouse	Ballroom	10/01/2034	5,408.00	1 Ea	5,408	10:00	8:00	7,121
	Projector	Clubhouse	Cinema	10/01/2032	5,408.00	1 Ea	5,408	10:00	6:00	6,648

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Items	Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Clubhouse Interior										
	Receiver	Clubhouse	Cinema	10/01/2033	\$ 2,595.84	1 Ea	\$ 2,596	10:00	7:00	\$ 3,303
	Refrigerator 2 Doors	Ballroom Kitch		10/01/2032	5,000.00	1 Ea	5,000	10:00	6:00	6,146
	Reme Halo LED Cartridge Replacement	HVAC		10/01/2030	535.39	15 Ea	8,031	5:00	4:00	9,216
	Rest Rooms, Renovation	Clubhouse	Hallway	10/01/2045	10,275.20	2 Ea	20,550	25:00	19:00	39,508
	Rest Rooms, Renovation	Fitness Center		10/01/2030	10,275.20	4 Ea	41,101	25:00	4:00	47,164
	Rest Rooms, Renovation	Clubhouse	Dressing Room	10/01/2030	10,275.20	3 Ea	30,826	25:00	4:00	35,373
	Screen	Ballroom		10/01/2044	6,489.60	1 Ea	6,490	20:00	18:00	12,054
	Warmer	Ballroom Kitch		10/01/2030	7,030.40	1 Ea	7,030	20:00	4:00	8,068
	Windows	Clubhouse	Ballroom S	10/01/2053	54.08	660 SF	35,693	35:00	27:00	90,359
	Windows	Clubhouse	Foyer	10/01/2039	54.08	208 SF	11,249	35:00	13:00	17,592
	Windows	Clubhouse	Ballroom N	10/01/2039	54.08	500 SF	27,040	35:00	13:00	42,289
	Windows, Store Front	Clubhouse	Offices	10/01/2042	108.16	74 Ea	8,004	40:00	16:00	13,879
	Windows, Store Front	Clubhouse	Community Dir	10/01/2042	108.16	118 Ea	12,763	40:00	16:00	22,131
	Windows, Store Front	Clubhouse	Game Room	10/01/2042	108.16	74 Ea	8,004	40:00	16:00	13,879
	Windows, Store Front	Clubhouse	Restaurant	10/01/2042	108.16	500 Ea	54,080	40:00	16:00	93,774
	Windows, Store Front	Clubhouse	Craft Room	10/01/2042	108.16	100 Ea	10,816	40:00	16:00	18,755
	Windows, Store Front	Clubhouse	Fitness Center	10/01/2042	108.16	380 Ea	41,101	40:00	16:00	71,268
	Windows, Store Front	Clubhouse	Media Center	10/01/2042	108.16	74 Ea	8,004	40:00	16:00	13,879
	Windows, Store Front	Clubhouse	Community Dir	10/01/2042	108.16	118 Ea	12,763	40:00	16:00	22,131
							1,750,710			2,570,252
Exterior Amenities										
	Bocce Court Carpet	Bocce Ball Court		10/01/2032	\$ 20,550.40	1 Allow	\$ 20,550	9:00	6:00	\$ 25,262
	Bocce Courts, Light Poles and Fixtures	Bocce Ball Court		10/01/2046	2,704.00	2 Ea	5,408	30:00	20:00	10,761
	Charcoal Grills	Pavilion		10/01/2029	3,028.48	4 Ea	12,114	15:00	3:00	13,431
	Deck, Pavers	Pool/Spa		10/01/2028	0.70	7,600 SF	5,320	5:00	2:00	5,699
	Doors, Aluminum	Pavilion		10/01/2049	1,563.99	2 Ea	3,128	25:00	23:00	6,901
	Furniture, Metal - Chairs	Pavilion	Pavilion	10/01/2030	270.40	40 Ea	10,816	25:00	4:00	12,412
	Furniture, Metal - Chairs	Clubhouse	Restaurant	10/01/2042	270.40	61 Ea	16,494	25:00	16:00	28,601
	Furniture, Metal - Chairs	Common Area	Pet Play Park	10/01/2030	270.40	10 Ea	2,704	25:00	4:00	3,103
	Furniture, Metal - Rectangle Tables	Pavilion		10/01/2042	843.65	2 Ea	1,687	25:00	16:00	2,926
	Furniture, Metal - Square Tables	Pavilion		10/01/2042	703.04	8 Ea	5,624	25:00	16:00	9,752
	Gutters and Downspouts, Aluminum S	Shuffleboard Co		10/01/2041	10.24	266 LF	2,724	18:00	15:00	4,563
	Handicap Lift, Pool	Pool/Spa		10/01/2032	5,000.00	1 Ea	5,000	10:00	6:00	6,146
	Handicap Lift, Spa	Pool/Spa		10/01/2034	7,000.00	1 Ea	7,000	10:00	8:00	9,218

Lake Ashton CDD

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Item Parameters - Detail

Items	Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Exterior Amenities										
	Lounge Chairs (Non-Rolling)	Pool/Spa		10/01/2027	\$ 400.00	12 Ea	\$ 4,800	10:00	1:00	\$ 4,968
	Lounge Chairs (Rolling)	Pool/Spa		10/01/2027	1,500.00	23 Ea	34,500	25:00	1:00	35,708
	Pavers Heavy Traffic	Common Area	Lake Ashton Blv	10/01/2027	8.00	18,663 Allow	149,304	10:00	1:00	154,530
	Pavers Heavy Traffic	Common Area	Circular Drive	10/01/2028	8.00	5,164 Allow	41,312	10:00	2:00	44,254
	Pool - Electric Cooling/Heating Unit	Pool/Spa		10/01/2037	6,300.00	1 Ea	6,300	15:00	11:00	9,198
	Pool - Electric Heater	Pool/Spa		10/01/2027	3,800.00	1 Ea	3,800	15:00	1:00	3,933
	Pool - Gas Heater	Pool/Spa		10/01/2030	3,700.00	1 Ea	3,700	8:00	4:00	4,246
	Pool - Self Priming Pump	Pool/Spa		10/01/2031	15,000.00	1 Ea	15,000	14:00	5:00	17,815
	Pool Finishes, Plaster	Pool/Spa		10/01/2033	11.50	2,760 SF	31,740	10:00	7:00	40,382
	Pool, Light Poles and Fixtures	Pool/Spa		10/01/2057	4,500.00	3 Ea	13,500	40:00	31:00	39,218
	Shuffleboard Court, Light Poles and Fix	Shuffleboard Co		10/01/2027	1,622.40	8 Ea	12,979	25:00	1:00	13,433
	Shuffleboard Courts, Color Coat	Shuffleboard Co		10/01/2027	47.59	278 SY	13,230	5:00	1:00	13,693
	Shuffleboard Courts, Surface Replacem	Shuffleboard Co		10/01/2057	2,812.16	8 Ea	22,497	40:00	31:00	65,355
	Spa - Circulating Motor and Pump	Pool/Spa		10/01/2027	5,000.00	1 Ea	5,000	10:00	1:00	5,175
	Spa - Gas Heater	Pool/Spa		10/01/2033	4,700.00	1 Ea	4,700	8:00	7:00	5,980
	Spa - Therapy Motor and Pump	Pool/Spa		10/01/2033	5,000.00	1 Ea	5,000	10:00	7:00	6,361
	Tennis Courts, Color Coat	Tennis Court		10/01/2035	11.08	1,600 SY	17,728	10:00	9:00	24,161
	Tennis Courts, Fence	Tennis Court		10/01/2032	37.86	480 LF	18,173	30:00	6:00	22,339
	Tennis Courts, Light Poles and Fixtures	Tennis Court		10/01/2027	2,704.00	9 Ea	24,336	25:00	1:00	25,188
	Tennis Courts, Surface Replacement	Tennis Court		10/01/2031	37.86	1,600 SY	60,576	25:00	5:00	71,945
	Walls, Stucco, Paint Finishes and Capit	Guard House		10/01/2031	1.00	3,200 Allow	3,200	7:00	5:00	3,801
	Walls, Stucco, Paint Finishes and Capit	Pavilion		10/01/2031	1.00	2,774 Allow	2,774	7:00	5:00	3,295
	Walls, Stucco, Paint Finishes and Capit	Shuffleboard Co		10/01/2031	1.00	3,127 Allow	3,127	7:00	5:00	3,714
	Walls, Stucco, Paint Finishes and Capit	Clubhouse		10/01/2032	1.00	24,319 Allow	24,319	7:00	6:00	29,894
							620,165			787,361
Guard House										
	Gate Operators	Guard House		10/01/2033	\$ 9,964.24	4 Ea	\$ 39,857	10:00	7:00	\$ 50,709
	Rest Rooms, Renovation Gate	Guard House		10/01/2027	3,244.80	1 Ea	3,245	25:00	1:00	3,358
							43,102			54,068
Landscaping										
	Lake Ashton Blvd Landscape Refurbish	Landscaping		10/01/2052	\$ 129,792.00	1 Allow	\$ 129,792	30:00	26:00	\$ 317,466
	Reflection Garden Refurbishment	Landscaping		10/01/2038	64,896.00	1 Ea	64,896	30:00	12:00	98,062
							194,688			415,528

Lake Ashton CDD

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Item Parameters - Detail

Items	Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Pathways, Ponds, and Bridges										
	Bridge Decking Replacement	Common Area	Bridge 5	10/01/2037	\$ 30.29	580 SF	\$ 17,568	30:00	11:00	\$ 25,649
	Bridge Decking Replacement	Common Area	Bridge 13	10/01/2040	30.29	600 SF	18,174	30:00	14:00	29,418
	Bridge Decking Replacement	Common Area	Bridge 11	10/01/2040	30.29	4,870 SF	147,512	30:00	14:00	238,777
	Bridge Decking Replacement	Common Area	Bridge 9	10/01/2039	30.29	970 SF	29,381	30:00	13:00	45,951
	Bridge Decking Replacement	Common Area	Bridge 8	10/01/2039	30.29	895 SF	27,110	30:00	13:00	42,398
	Bridge Decking Replacement	Common Area	Bridge 4	10/01/2037	30.29	2,010 SF	60,883	30:00	11:00	88,887
	Bridge Decking Replacement	Common Area	Bridge 10	10/01/2035	30.29	805 SF	24,383	30:00	9:00	33,232
	Bridge Decking Replacement	Common Area	Bridge 2	10/01/2036	30.29	254 SF	7,694	30:00	10:00	10,853
	Bridge Decking Replacement	Common Area	Bridge 7	10/01/2038	30.29	790 SF	23,929	30:00	12:00	36,159
	Bridge Decking Replacement	Common Area	Bridge 3	10/01/2036	30.29	254 SF	7,694	30:00	10:00	10,853
	Bridge Decking Replacement	Common Area	Bridge 1	10/01/2035	30.29	3,920 SF	118,737	30:00	9:00	161,826
	Bridge Decking Replacement	Common Area	Bridge 12	10/01/2040	30.29	1,990 SF	60,277	30:00	14:00	97,570
	Bridge Decking Replacement	Common Area	Bridge 6	10/01/2038	30.29	700 SF	21,203	30:00	12:00	32,039
	Bridge Substructure Replacement	Common Area	Bridge 5	10/01/2037	540.80	58 LF	31,366	30:00	11:00	45,794
	Bridge Substructure Replacement	Common Area	Bridge 13	10/01/2040	540.80	60 LF	32,448	30:00	14:00	52,523
	Bridge Substructure Replacement	Common Area	Bridge 11	10/01/2040	540.80	487 LF	263,370	30:00	14:00	426,315
	Bridge Substructure Replacement	Common Area	Bridge 9	10/01/2039	540.80	97 LF	52,458	30:00	13:00	82,041
	Bridge Substructure Replacement	Common Area	Bridge 8	10/01/2039	540.80	89.5 LF	48,402	30:00	13:00	75,698
	Bridge Substructure Replacement	Common Area	Bridge 4	10/01/2037	540.80	201 LF	108,701	30:00	11:00	158,700
	Bridge Substructure Replacement	Common Area	Bridge 10	10/01/2035	540.80	80.5 LF	43,534	30:00	9:00	59,333
	Bridge Substructure Replacement	Common Area	Bridge 2	10/01/2036	540.80	25.4 LF	13,736	30:00	10:00	19,376
	Bridge Substructure Replacement	Common Area	Bridge 7	10/01/2038	540.80	79 LF	42,723	30:00	12:00	64,558
	Bridge Substructure Replacement	Common Area	Bridge 3	10/01/2036	540.80	25.2 LF	13,628	30:00	10:00	19,224
	Bridge Substructure Replacement	Common Area	Bridge 1	10/01/2035	540.80	392 LF	211,994	30:00	9:00	288,926
	Bridge Substructure Replacement	Common Area	Bridge 12	10/01/2040	540.80	199 LF	107,619	30:00	14:00	174,203
	Bridge Substructure Replacement	Common Area	Bridge 6	10/01/2038	540.80	70 LF	37,856	30:00	12:00	57,203
	Golf Course Pathways, Contingency	Common Area		10/01/2026	0.41	24,416 LF	10,011	1:00	0:00	10,011
	Ponds Erosion Contingency	Common Area		10/01/2026	0.20	50,554 LF	10,111	1:00	0:00	10,111
							1,592,501			2,397,627
Pavement Management										
	Asphalt Pavement, Patch and Partial S	Streets		10/01/2027	\$ 0.54	27,746 SY	\$ 14,983	4:00	1:00	\$ 15,507
	Parking Lot Resurface	Streets	East Lot	10/01/2038	12.98	3,033 SY	39,368	20:00	12:00	59,488
	Parking Lot Resurface	Streets	West Lot	10/01/2038	12.98	2,870 SY	37,253	20:00	12:00	56,291
	Pavement Management Report	Streets		10/01/2030	5,408.00	1 Allow	5,408	5:00	4:00	6,206

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Items	Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Pavement Management										
	Repave	Streets	Heath Land Ln	10/01/2031	\$ 21.76	1,716 SY	\$ 37,340	20:00	5:00	\$ 44,348
	Repave	Streets	Birkdale Dr	10/01/2044	21.76	2,411 SY	52,463	20:00	18:00	97,450
	Repave	Streets	Dunmore (Mull	10/01/2027	21.76	6,767 SY	147,250	20:00	1:00	152,404
	Repave	Streets	Grayhawk Dr	10/01/2031	21.76	741 SY	16,124	20:00	5:00	19,150
	Repave	Streets	Ashton Club (B	10/01/2035	21.76	4,624 SY	100,618	20:00	9:00	137,132
	Repave	Streets	LA Blvd In	10/01/2030	21.76	3,547 SY	77,183	20:00	4:00	88,569
	Repave	Streets	Coconut Dr	10/01/2041	21.76	822 SY	17,887	20:00	15:00	29,967
	Repave	Streets	Sable Loop Dr	10/01/2026	21.76	3,238 SY	70,459	20:00	0:00	70,459
	Repave	Streets	Ashton Club (B	10/01/2045	21.76	4,293 SY	93,416	20:00	19:00	179,592
	Repave	Streets	Waterford Dr	11/01/2026	21.76	3,678 SY	80,033	20:00	0:01	80,263
	Repave	Streets	LA Blvd Out	10/01/2030	21.76	3,547 SY	77,183	20:00	4:00	88,569
	Repave	Streets	Ventana Ln	10/01/2028	21.76	1,702 SY	37,036	20:00	2:00	39,673
	Repave	Streets	Aberdeen Ln	10/01/2036	21.76	2,944 SY	64,061	20:00	10:00	90,365
	Repave	Streets	Muirfield Loop	10/01/2039	21.76	5,889 SY	128,145	20:00	13:00	200,413
	Repave	Streets	Roebelenii Dr	10/01/2041	21.76	878 SY	19,105	20:00	15:00	32,008
	Repave	Streets	Litchfield Loop	10/01/2029	21.76	3,980 SY	86,605	20:00	3:00	96,020
	Repave	Streets	Berwick (A to	10/01/2028	21.76	3,600 SY	78,336	20:00	2:00	83,915
	Repave	Streets	Tralee Dr	10/01/2030	21.76	2,178 SY	47,393	20:00	4:00	54,385
	Repave	Streets	Gullane Dr	10/01/2038	21.76	1,902 SY	41,388	20:00	12:00	62,539
	Repave	Streets	Limerick Dr	10/01/2027	21.76	4,127 SY	89,804	20:00	1:00	92,947
	Repave	Streets	Dornoch Dr	10/01/2029	21.76	1,889 SY	41,105	20:00	3:00	45,573
	Repave	Streets	Ashton Palms D	10/01/2041	21.76	2,904 SY	63,191	20:00	15:00	105,867
	Repave	Streets	Troon Ln	10/01/2030	21.76	904 SY	19,671	20:00	4:00	22,573
	Repave	Streets	MacArthur Pal	10/01/2034	21.76	1,804 SY	39,255	20:00	8:00	51,691
	Repave	Streets	Blackmoor Ln	10/01/2029	21.76	1,216 SY	26,460	20:00	3:00	29,337
	Repave	Streets	Strathmore Dr	10/01/2037	21.76	3,456 SY	75,203	20:00	11:00	109,793
	Repave	Streets	Stone Creek Lo	10/01/2028	21.76	5,242 SY	114,066	20:00	2:00	122,190
	Repave	Streets	Ashton Blvd (N	10/01/2042	21.76	4,556 SY	99,139	20:00	16:00	171,905
	Repave	Streets	Berwick (W to	10/01/2032	21.76	1,236 SY	26,895	20:00	6:00	33,061
	Repave	Streets	Dunmore (LA II	10/01/2040	21.76	2,211 SY	48,111	20:00	14:00	77,878
	Repave	Streets	Turnberry (Wat	10/01/2033	21.76	2,853 SY	62,081	20:00	7:00	78,985
	Repave	Streets	Dunmore (Asht	10/01/2043	21.76	4,902 SY	106,668	20:00	17:00	191,434
	Repave	Streets	Turnberry	10/01/2043	21.76	4,902 SY	106,668	20:00	17:00	191,434
	Repave	Streets	Berwick to Wat	10/01/2043	21.76	4,447 SY	96,767	20:00	17:00	173,665

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Items	Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Security							2,384,118			3,283,047
	Golf Cart - Green Club Car (Hard Sides)	Security		10/01/2031	\$ 15,142.40	1 Ea	\$ 15,142	10:00	5:00	\$ 17,984
	Golf Cart - White 2018 EZGO TXT	Security		10/01/2031	15,142.40	1 Ea	15,142	10:00	5:00	17,984
	Life Safety System, Control Panel and E	Security		10/01/2027	16,224.00	1 Ea	16,224	25:00	1:00	16,792
	Security System, Phased	Security		10/01/2029	16,764.80	1 Ea	16,765	14:00	3:00	18,587
							63,274			71,348
Stormwater Management										
	Concrete Curbs, Gutters, Catch Basins	Streets		10/01/2027	\$ 18.91	2,645 LF	\$ 50,017	2:00	1:00	\$ 51,768
							50,017			51,768
							7,463,878			10,600,403

Lake Ashton CDD

Supplementary Schedules Reserve Management Plan

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning October 1, 2026

Attached exhibits consist of component level detail reports. These reports are intended to supplement, but not be a part of the reserve study as of this same date.

Lake Ashton CDD
Supplementary Schedules
Reserve Management Plan

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Preparer's Report on Supplemental Information Reserve Management Plan

Type I Reserve Study With On-Site Analysis

For 30-Year Projection Period Beginning October 1, 2026

Board of Directors
Lake Ashton CDD
Lake Wales, FL

Report on Supplementary Information

The Supplementary Schedules as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial projection. Such information is the responsibility of the Lake Ashton CDD's management and was derived from the underlying component list used to prepare the basic reserve study report. The information has been subjected to the inquiry and other procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Capital Reserve Advisors
Pierre Del Rosario, CAM, RS
May 17, 2026

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual

Beginning Date	100% Funded Time Value	Beginning Balance	Percent Funded	Contribution	Interest	Expenditure Future Cost
10/01/2026	\$ 4,350,270	\$ 1,082,226	24.87 %	\$ 417,263	\$ 36,004	\$ 443,649
10/01/2027	4,471,061	1,091,844	24.42	433,953	26,099	696,344
10/01/2028	4,348,947	855,553	19.67	451,312	28,056	408,402
10/01/2029	4,536,052	926,519	20.42	469,364	34,213	334,076
10/01/2030	4,822,649	1,096,019	22.72	488,139	32,658	560,687
10/01/2031	4,901,310	1,056,128	21.54	507,664	28,557	634,266
10/01/2032	4,923,727	958,084	19.45	527,971	38,493	287,725
10/01/2033	5,323,355	1,236,822	23.23	549,090	47,081	369,640
10/01/2034	5,670,567	1,463,353	25.80	571,053	57,490	350,795
10/01/2035	6,068,457	1,741,101	28.69	593,895	43,706	1,007,563
10/01/2036	5,820,258	1,371,140	23.55	617,651	55,708	324,336
10/01/2037	6,290,836	1,720,164	27.34	642,357	48,316	891,106
10/01/2038	6,212,367	1,519,732	24.46	668,051	50,874	629,554
10/01/2039	6,423,685	1,609,104	25.04	694,773	39,160	1,039,993
10/01/2040	6,240,286	1,303,044	20.88	722,564	20,037	1,241,274
10/01/2041	5,866,071	804,372	13.71	751,467	32,481	400,943
10/01/2042	6,372,180	1,187,377	18.63	781,526	37,868	674,719
10/01/2043	6,637,568	1,332,052	20.06	812,787	28,925	1,071,253
10/01/2044	6,527,756	1,102,511	16.88	845,298	44,648	445,373
10/01/2045	7,088,718	1,547,084	21.82	879,110	42,926	971,341
10/01/2046	7,152,708	1,497,779	20.94	914,274	55,302	660,475
10/01/2047	7,570,754	1,806,880	23.86	950,845	48,354	1,140,720
10/01/2048	7,534,799	1,665,359	22.10	988,879	55,840	820,768
10/01/2049	7,859,526	1,889,310	24.03	1,028,434	70,619	696,344
10/01/2050	8,356,265	2,292,019	27.42	1,069,572	85,884	746,952
10/01/2051	8,850,994	2,700,523	30.51	1,112,355	70,480	1,590,587
10/01/2052	8,524,014	2,292,771	26.89	1,156,849	81,403	907,853
10/01/2053	8,927,550	2,623,170	29.38	1,203,123	96,618	886,913
10/01/2054	9,403,453	3,035,998	32.28	1,251,248	132,078	434,063
10/01/2055	10,402,560	3,985,260	38.31	1,301,298	149,154	1,016,730

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
Year : 2026-27					
10/01/2026	Fences, Aluminum	Common Area	10/01/2001	25:00	\$ 235,000.00
10/01/2026	Fences, Aluminum	Pool/Spa	10/01/2001	25:00	20,000.00
10/01/2026	Golf Course Pathways, Contingency	Common Area	10/01/2025	1:00	10,010.56
10/01/2026	Ponds Erosion Contingency	Common Area	10/01/2025	1:00	10,110.80
10/01/2026	Repave	Streets	10/01/2006	20:00	70,458.88
10/01/2026	Street Name Sign Plates	Common Area	10/01/2018	8:00	3,114.96
11/01/2026	Repave	Streets	11/01/2006	20:00	80,263.05
08/01/2027	Kitchen Equipment	Restaurant	08/01/2002	25:00	3,717.27
08/01/2027	Kitchen Equipment	Restaurant	08/01/2002	25:00	9,419.58
08/01/2027	Kitchen Equipment	Restaurant	08/01/2002	25:00	1,553.51
					443,648.61
Year : 2027-28					
10/01/2027	Amps	Cinema	10/01/2017	10:00	\$ 4,477.82
10/01/2027	Asphalt Pavement, Patch and Partial Seal Co	Streets	10/01/2023	4:00	15,507.24
10/01/2027	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2025	2:00	51,767.54
10/01/2027	Dishwasher	Ballroom Kitch	10/01/2017	10:00	559.73
10/01/2027	Equipment, Cardio - Recumbent	Fitness Center	10/01/2017	10:00	3,358.37
10/01/2027	Equipment, Cardio - Recumbent	Fitness Center	10/01/2017	10:00	3,358.37
10/01/2027	Equipment, Cardio - Recumbent Stepper	Fitness Center	10/01/2017	10:00	4,141.99
10/01/2027	Floor Coverings, Wood Laminate	Ballroom	10/01/2009	18:00	27,706.54
10/01/2027	Flooring, Carpet	Clubhouse	10/01/2015	12:00	7,421.57
10/01/2027	Golf Course Pathways, Contingency	Common Area	10/01/2026	1:00	10,360.93
10/01/2027	HVAC 5 Tons	Clubhouse	10/01/2012	15:00	10,634.83
10/01/2027	HVAC 5 Tons	Clubhouse	10/01/2012	15:00	10,634.83
10/01/2027	Life Safety System, Control Panel and Emerg	Security	10/01/2002	25:00	16,791.84
10/01/2027	Lounge Chairs (Non-Rolling)	Pool/Spa	10/01/2017	10:00	4,968.00
10/01/2027	Lounge Chairs (Rolling)	Pool/Spa	10/01/2002	25:00	35,707.50
10/01/2027	Paint	Clubhouse	10/01/2018	9:00	2,194.20
10/01/2027	Paint	Clubhouse	10/01/2018	9:00	7,245.00
10/01/2027	Pavers Heavy Traffic	Common Area	10/01/2017	10:00	154,529.64
10/01/2027	Ponds Erosion Contingency	Common Area	10/01/2026	1:00	10,464.68
10/01/2027	Pool - Electric Heater	Pool/Spa	10/01/2012	15:00	3,933.00
10/01/2027	Repave	Streets	10/01/2007	20:00	152,403.67
10/01/2027	Repave	Streets	10/01/2007	20:00	92,946.64
10/01/2027	Rest Rooms, Renovation Gate	Guard House	10/01/2002	25:00	3,358.37
10/01/2027	Shuffleboard Court, Light Poles and Fixtures	Shuffleboard C	10/01/2002	25:00	13,433.47
10/01/2027	Shuffleboard Courts, Color Coat	Shuffleboard C	10/01/2022	5:00	13,693.07
10/01/2027	Spa - Circulating Motor and Pump	Pool/Spa	10/01/2017	10:00	5,175.00
10/01/2027	Stop Signs	Common Area	10/01/2017	10:00	4,382.19
10/01/2027	Tennis Courts, Light Poles and Fixtures	Tennis Court	10/01/2002	25:00	25,187.76

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
					696,343.79
Year : 2028-29					
10/01/2028	Deck, Pavers	Pool/Spa	10/01/2023	5:00	\$ 5,698.92
10/01/2028	Furniture Chairs	Ballroom	10/01/2013	15:00	73,057.55
10/01/2028	Golf Course Pathways, Contingency	Common Area	10/01/2027	1:00	10,723.56
10/01/2028	HVAC 5 Tons	Clubhouse	10/01/2013	15:00	11,007.05
10/01/2028	Paint	Clubhouse	10/01/2019	9:00	3,213.68
10/01/2028	Pavers Heavy Traffic	Common Area	10/01/2018	10:00	44,254.45
10/01/2028	Pavers Low Traffic	Common Area	10/01/2023	5:00	1,405.18
10/01/2028	Pavers Low Traffic	Clubhouse	10/01/2023	5:00	2,431.15
10/01/2028	Ponds Erosion Contingency	Common Area	10/01/2027	1:00	10,830.94
10/01/2028	Repave	Streets	10/01/2008	20:00	39,673.37
10/01/2028	Repave	Streets	10/01/2008	20:00	83,915.48
10/01/2028	Repave	Streets	10/01/2008	20:00	122,190.27
					408,401.60
Year : 2029-30					
10/01/2029	Charcoal Grills	Pavilion	10/01/2014	15:00	\$ 13,430.92
10/01/2029	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2027	2:00	55,454.69
10/01/2029	Golf Course Pathways, Contingency	Common Area	10/01/2028	1:00	11,098.89
10/01/2029	HVAC 15 Tons	Clubhouse	10/01/2014	15:00	41,971.62
10/01/2029	HVAC 5 Tons	Clubhouse	10/01/2014	15:00	11,392.30
10/01/2029	Ponds Erosion Contingency	Common Area	10/01/2028	1:00	11,210.02
10/01/2029	Repave	Streets	10/01/2009	20:00	96,020.29
10/01/2029	Repave	Streets	10/01/2009	20:00	45,573.45
10/01/2029	Repave	Streets	10/01/2009	20:00	29,336.85
10/01/2029	Security System, Phased	Security	10/01/2015	14:00	18,587.43
					334,076.46
Year : 2030-31					
10/01/2030	Fences, Chain Link	Common Area	10/01/2008	22:00	\$ 57,067.47
10/01/2030	Flooring, Carpet	Clubhouse	10/01/2018	12:00	2,420.13
10/01/2030	Furniture, Metal - Chairs	Pavilion	10/01/2005	25:00	12,411.61
10/01/2030	Furniture, Metal - Chairs	Common Area	10/01/2005	25:00	3,102.90
10/01/2030	Furniture, Metal Hi-Top Chairs (Patio)	Restaurant	10/01/2010	20:00	5,212.88
10/01/2030	Furniture, Metal Tables - Hi-Top	Restaurant	10/01/2010	20:00	2,978.79
10/01/2030	Furniture, Metal Tables - Round	Restaurant	10/01/2010	20:00	10,425.75
10/01/2030	Furniture, Wood Tables - Square	Restaurant	10/01/2010	20:00	10,425.75
10/01/2030	Golf Course Pathways, Contingency	Common Area	10/01/2029	1:00	11,487.35
10/01/2030	HVAC 10 Tons	Clubhouse	10/01/2015	15:00	24,823.22

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/01/2030	HVAC 15 Tons	Clubhouse	10/01/2015	15:00	\$ 43,440.63
10/01/2030	Pavement Management Report	Streets	10/01/2025	5:00	6,205.80
10/01/2030	Pavers Low Traffic	Common Area	10/01/2025	5:00	920.89
10/01/2030	Ponds Erosion Contingency	Common Area	10/01/2029	1:00	11,602.38
10/01/2030	Pool - Gas Heater	Pool/Spa	10/01/2022	8:00	4,245.84
10/01/2030	Reme Halo LED Cartridge Replacement	HVAC	10/01/2025	5:00	9,215.59
10/01/2030	Repave	Streets	10/01/2010	20:00	88,568.95
10/01/2030	Repave	Streets	10/01/2010	20:00	88,568.95
10/01/2030	Repave	Streets	10/01/2010	20:00	54,384.88
10/01/2030	Repave	Streets	10/01/2010	20:00	22,572.97
10/01/2030	Rest Rooms, Renovation	Fitness Center	10/01/2005	25:00	47,164.11
10/01/2030	Rest Rooms, Renovation	Clubhouse	10/01/2005	25:00	35,373.09
10/01/2030	Warmer	Ballroom Kitch	10/01/2010	20:00	8,067.55
					560,687.48

Year : 2031-32

10/01/2031	Asphalt Pavement, Patch and Partial Seal Co	Streets	10/01/2027	4:00	\$ 17,794.91
10/01/2031	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2029	2:00	59,404.45
10/01/2031	Flooring, Carpet	Clubhouse	10/01/2019	12:00	5,093.16
10/01/2031	Golf Cart - Green Club Car (Hard Sides)	Security	10/01/2021	10:00	17,984.42
10/01/2031	Golf Cart - White 2018 EZGO TXT	Security	10/01/2021	10:00	17,984.42
10/01/2031	Golf Course Pathways, Contingency	Common Area	10/01/2030	1:00	11,889.41
10/01/2031	HVAC 10 Tons	Clubhouse	10/01/2016	15:00	25,692.03
10/01/2031	Paint	Clubhouse	10/01/2022	9:00	1,283.89
10/01/2031	Paint	Clubhouse	10/01/2022	9:00	5,285.20
10/01/2031	Paint	Clubhouse	10/01/2022	9:00	8,313.80
10/01/2031	Paint	Clubhouse	10/01/2022	9:00	1,187.69
10/01/2031	Paint	Clubhouse	10/01/2022	9:00	1,591.50
10/01/2031	Ponds Erosion Contingency	Common Area	10/01/2030	1:00	12,008.46
10/01/2031	Pool - Self Priming Pump	Pool/Spa	10/01/2017	14:00	17,815.29
10/01/2031	Repave	Streets	10/01/2011	20:00	44,348.40
10/01/2031	Repave	Streets	10/01/2011	20:00	19,150.44
10/01/2031	Roof, Asphalt Shingles	Clubhouse	10/01/2011	20:00	262,074.86
10/01/2031	Roofs, Flat	Clubhouse	10/01/2011	20:00	22,608.99
10/01/2031	Tennis Courts, Surface Replacement	Tennis Court	10/01/2006	25:00	71,945.29
10/01/2031	Walls, Stucco, Paint Finishes and Capital Re	Guard House	10/01/2024	7:00	3,800.60
10/01/2031	Walls, Stucco, Paint Finishes and Capital Re	Pavilion	10/01/2024	7:00	3,294.64
10/01/2031	Walls, Stucco, Paint Finishes and Capital Re	Shuffleboard C	10/01/2024	7:00	3,713.90
					634,265.75

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
Year : 2032-33					
10/01/2032	Bocce Court Carpet	Bocce Ball Cou	10/01/2023	9:00	\$ 25,261.69
10/01/2032	Ceramic Tile	Clubhouse	10/01/2002	30:00	26,923.64
10/01/2032	Ceramic Tile	Clubhouse	10/01/2002	30:00	45,770.19
10/01/2032	Ceramic Tile	Clubhouse	10/01/2002	30:00	2,991.52
10/01/2032	Ceramic Tile	Clubhouse	10/01/2002	30:00	23,234.11
10/01/2032	Ceramic Tile	Clubhouse	10/01/2002	30:00	3,988.69
10/01/2032	Equipment, Cardio - Elliptical	Fitness Center	10/01/2022	10:00	5,717.12
10/01/2032	Equipment, Cardio - Elliptical	Fitness Center	10/01/2022	10:00	5,717.12
10/01/2032	Golf Course Pathways, Contingency	Common Area	10/01/2031	1:00	12,305.53
10/01/2032	Handicap Lift, Pool	Pool/Spa	10/01/2022	10:00	6,146.28
10/01/2032	Paint	Clubhouse	10/01/2023	9:00	2,888.75
10/01/2032	Ponds Erosion Contingency	Common Area	10/01/2031	1:00	12,428.75
10/01/2032	Projector	Clubhouse	10/01/2022	10:00	6,647.81
10/01/2032	Refrigerator 2 Doors	Ballroom Kitch	10/01/2022	10:00	6,146.28
10/01/2032	Repave	Streets	10/01/2012	20:00	33,061.26
10/01/2032	Shuffleboard Courts, Color Coat	Shuffleboard C	10/01/2027	5:00	16,263.07
10/01/2032	Tennis Courts, Fence	Tennis Court	10/01/2002	30:00	22,339.01
10/01/2032	Walls, Stucco, Paint Finishes and Capital Re	Clubhouse	10/01/2025	7:00	29,894.26
					287,725.08
Year : 2033-34					
10/01/2033	Cabinets, Ball Room Laminate	Ballroom Kitch	10/01/2013	20:00	\$ 13,431.02
10/01/2033	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2031	2:00	63,635.53
10/01/2033	Countertops, Laminate	Ballroom Kitch	10/01/2013	20:00	5,876.56
10/01/2033	Deck, Pavers	Pool/Spa	10/01/2028	5:00	6,768.53
10/01/2033	Equipment, Cardio Treadmill	Fitness Center	10/01/2023	10:00	8,944.63
10/01/2033	Equipment, Cardio Treadmill	Fitness Center	10/01/2023	10:00	8,944.63
10/01/2033	Equipment, Strength	Fitness Center	10/01/2018	15:00	5,229.17
10/01/2033	Equipment, Strength	Fitness Center	10/01/2018	15:00	5,229.17
10/01/2033	Equipment, Strength	Fitness Center	10/01/2018	15:00	5,229.17
10/01/2033	Equipment, Strength	Fitness Center	10/01/2018	15:00	5,229.17
10/01/2033	Gate Operators	Guard House	10/01/2023	10:00	50,709.18
10/01/2033	Golf Course Pathways, Contingency	Common Area	10/01/2032	1:00	12,736.23
10/01/2033	HVAC 5 Tons	Clubhouse	10/01/2018	15:00	13,072.92
10/01/2033	Kitchen Equipment	Restaurant	10/01/2013	20:00	6,277.77
10/01/2033	Kitchen Equipment	Restaurant	10/01/2013	20:00	2,949.84
10/01/2033	Paint	Clubhouse	10/01/2024	9:00	1,463.12
10/01/2033	Paint	Clubhouse	10/01/2024	9:00	1,482.21
10/01/2033	Pavers Low Traffic	Common Area	10/01/2028	5:00	1,668.91
10/01/2033	Pavers Low Traffic	Clubhouse	10/01/2028	5:00	2,887.44
10/01/2033	Ponds Erosion Contingency	Common Area	10/01/2032	1:00	12,863.76

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/01/2033	Pool Finishes, Plaster	Pool/Spa	10/01/2023	10:00	\$ 40,382.14
10/01/2033	Receiver	Clubhouse	10/01/2023	10:00	3,302.63
10/01/2033	Repave	Streets	10/01/2013	20:00	78,984.73
10/01/2033	Spa - Gas Heater	Pool/Spa	10/01/2025	8:00	5,979.71
10/01/2033	Spa - Therapy Motor and Pump	Pool/Spa	10/01/2023	10:00	6,361.40
					<u>369,639.57</u>

Year : 2034-35

10/01/2034	Ceilings, Acoustical Tiles and Grid	Clubhouse	10/01/2004	30:00	\$ 82,675.86
10/01/2034	Doors, Large Wooden	Ballroom	10/01/2004	30:00	18,515.39
10/01/2034	Doors, Metal with Glass	Clubhouse	10/01/2004	30:00	3,560.65
10/01/2034	Doors, Metal with Glass	Clubhouse	10/01/2004	30:00	10,681.95
10/01/2034	Doors, Metal with Glass	Clubhouse	10/01/2004	30:00	10,681.95
10/01/2034	Doors, Metal with Glass	Clubhouse	10/01/2004	30:00	7,121.30
10/01/2034	Doors, Metal with Glass (single)	Restaurant	10/01/2004	30:00	1,780.33
10/01/2034	Equipment, Cardio Treadmill	Fitness Center	10/01/2024	10:00	9,257.69
10/01/2034	Equipment, Cardio Treadmill	Fitness Center	10/01/2024	10:00	9,257.69
10/01/2034	Furniture, Metal Chairs Barstools	Restaurant	10/01/2014	20:00	7,110.77
10/01/2034	Furniture, Metal Chairs with Cushion	Restaurant	10/01/2014	20:00	21,363.91
10/01/2034	Golf Cart - 2021 ICON	Common Area	10/01/2024	10:00	4,272.78
10/01/2034	Golf Course Pathways, Contingency	Common Area	10/01/2033	1:00	13,182.00
10/01/2034	Handicap Lift, Spa	Pool/Spa	10/01/2024	10:00	9,217.66
10/01/2034	HVAC 10 Tons	Clubhouse	10/01/2019	15:00	28,485.21
10/01/2034	Ponds Erosion Contingency	Common Area	10/01/2033	1:00	13,313.99
10/01/2034	Projector	Clubhouse	10/01/2024	10:00	7,121.30
10/01/2034	Repave	Streets	10/01/2014	20:00	51,691.39
10/01/2034	Sign Poles	Common Area	10/01/2004	30:00	33,470.13
10/01/2034	Street Name Sign Plates	Common Area	10/01/2026	8:00	3,930.90
10/01/2034	Street Name Sign Plates	Common Area	10/01/2026	8:00	4,101.81
					<u>350,794.66</u>

Year : 2035-36

10/01/2035	Asphalt Pavement, Patch and Partial Seal Co	Streets	10/01/2031	4:00	\$ 20,420.07
10/01/2035	Awning, Vinyl	Restaurant	10/01/2023	12:00	54,242.22
10/01/2035	Bridge Decking Replacement	Common Area	10/01/2005	30:00	33,232.14
10/01/2035	Bridge Decking Replacement	Common Area	10/01/2005	30:00	161,826.07
10/01/2035	Bridge Substructure Replacement	Common Area	10/01/2005	30:00	59,332.92
10/01/2035	Bridge Substructure Replacement	Common Area	10/01/2005	30:00	288,925.52
10/01/2035	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2033	2:00	68,167.97
10/01/2035	Draperies & Motorized Shades	Ballroom	10/01/2025	10:00	79,048.05
10/01/2035	Furniture Lobby	Clubhouse	10/01/2020	15:00	13,628.97
10/01/2035	Golf Course Pathways, Contingency	Common Area	10/01/2034	1:00	13,643.37

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/01/2035	Paint	Clubhouse	10/01/2026	9:00	\$ 11,789.06
10/01/2035	Pavement Management Report	Streets	10/01/2030	5:00	7,370.55
10/01/2035	Pavers Low Traffic	Common Area	10/01/2030	5:00	1,093.73
10/01/2035	Ponds Erosion Contingency	Common Area	10/01/2034	1:00	13,779.98
10/01/2035	Reme Halo LED Cartridge Replacement	HVAC	10/01/2030	5:00	10,945.22
10/01/2035	Repave	Streets	10/01/2015	20:00	137,132.33
10/01/2035	Tennis Courts, Color Coat	Tennis Court	10/01/2025	10:00	24,161.44
12/01/2035	Kitchen Equipment	Restaurant	12/01/2015	20:00	3,273.04
12/11/2035	Kitchen Equipment	Restaurant	12/11/2015	20:00	5,549.94
					1,007,562.59

Year : 2036-37

10/01/2036	Bowling Alley Equipment	Clubhouse	10/01/2006	30:00	\$ 105,794.91
10/01/2036	Bridge Decking Replacement	Common Area	10/01/2006	30:00	10,852.67
10/01/2036	Bridge Decking Replacement	Common Area	10/01/2006	30:00	10,852.67
10/01/2036	Bridge Substructure Replacement	Common Area	10/01/2006	30:00	19,376.44
10/01/2036	Bridge Substructure Replacement	Common Area	10/01/2006	30:00	19,223.87
10/01/2036	Floor Lighting	Cinema	10/01/2016	20:00	3,814.26
10/01/2036	Flooring, Carpet	Clubhouse	10/01/2024	12:00	13,486.45
10/01/2036	Flooring, Carpet	Clubhouse	10/01/2024	12:00	9,321.52
10/01/2036	Golf Course Pathways, Contingency	Common Area	10/01/2035	1:00	14,120.88
10/01/2036	Paint	Clubhouse	10/01/2027	9:00	2,990.47
10/01/2036	Paint	Clubhouse	10/01/2027	9:00	9,874.19
10/01/2036	Ponds Erosion Contingency	Common Area	10/01/2035	1:00	14,262.28
10/01/2036	Repave	Streets	10/01/2016	20:00	90,364.99
					324,335.60

Year : 2037-38

10/01/2037	Amps	Cinema	10/01/2027	10:00	\$ 6,316.41
10/01/2037	Bridge Decking Replacement	Common Area	10/01/2007	30:00	25,649.04
10/01/2037	Bridge Decking Replacement	Common Area	10/01/2007	30:00	88,887.19
10/01/2037	Bridge Substructure Replacement	Common Area	10/01/2007	30:00	45,793.99
10/01/2037	Bridge Substructure Replacement	Common Area	10/01/2007	30:00	158,699.88
10/01/2037	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2035	2:00	73,023.23
10/01/2037	Dishwasher	Ballroom Kitch	10/01/2027	10:00	789.55
10/01/2037	Equipment, Cardio - Recumbent	Fitness Center	10/01/2027	10:00	4,737.31
10/01/2037	Equipment, Cardio - Recumbent	Fitness Center	10/01/2027	10:00	4,737.31
10/01/2037	Equipment, Cardio - Recumbent Stepper	Fitness Center	10/01/2027	10:00	5,842.68
10/01/2037	Flooring, Carpet	Clubhouse	10/01/2025	12:00	1,744.81
10/01/2037	Flooring, Carpet	Clubhouse	10/01/2025	12:00	64,352.69
10/01/2037	Golf Course Pathways, Contingency	Common Area	10/01/2036	1:00	14,615.11
10/01/2037	Lounge Chairs (Non-Rolling)	Pool/Spa	10/01/2027	10:00	7,007.85

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/01/2037	Paint	Clubhouse	10/01/2028	9:00	\$ 4,379.91
10/01/2037	Pavers Heavy Traffic	Common Area	10/01/2027	10:00	217,979.32
10/01/2037	Ponds Erosion Contingency	Common Area	10/01/2036	1:00	14,761.46
10/01/2037	Pool - Electric Cooling/Heating Unit	Pool/Spa	10/01/2022	15:00	9,197.81
10/01/2037	Repave	Streets	10/01/2017	20:00	109,793.46
10/01/2037	Shuffleboard Courts, Color Coat	Shuffleboard C	10/01/2032	5:00	19,315.43
10/01/2037	Spa - Circulating Motor and Pump	Pool/Spa	10/01/2027	10:00	7,299.85
10/01/2037	Stop Signs	Common Area	10/01/2027	10:00	6,181.51
					891,105.80

Year : 2038-39

10/01/2038	Bridge Decking Replacement	Common Area	10/01/2008	30:00	\$ 36,158.51
10/01/2038	Bridge Decking Replacement	Common Area	10/01/2008	30:00	32,039.19
10/01/2038	Bridge Substructure Replacement	Common Area	10/01/2008	30:00	64,557.69
10/01/2038	Bridge Substructure Replacement	Common Area	10/01/2008	30:00	57,203.02
10/01/2038	Deck, Pavers	Pool/Spa	10/01/2033	5:00	8,038.89
10/01/2038	Golf Course Pathways, Contingency	Common Area	10/01/2037	1:00	15,126.64
10/01/2038	HVAC 2 Tons	Clubhouse	10/01/2023	15:00	12,257.79
10/01/2038	HVAC 3.5 Tons	Clubhouse	10/01/2023	15:00	13,892.16
10/01/2038	Ice Machine	Ballroom Kitch	10/01/2023	15:00	11,440.60
10/01/2038	Parking Lot Resurface	Streets	10/01/2018	20:00	59,488.26
10/01/2038	Parking Lot Resurface	Streets	10/01/2018	20:00	56,291.24
10/01/2038	Pavers Heavy Traffic	Common Area	10/01/2028	10:00	62,425.27
10/01/2038	Pavers Low Traffic	Common Area	10/01/2033	5:00	1,982.14
10/01/2038	Pavers Low Traffic	Clubhouse	10/01/2033	5:00	3,429.37
10/01/2038	Ponds Erosion Contingency	Common Area	10/01/2037	1:00	15,278.11
10/01/2038	Pool - Gas Heater	Pool/Spa	10/01/2030	8:00	5,590.95
10/01/2038	Reflection Garden Refurbishment	Landscaping	10/01/2008	30:00	98,062.31
10/01/2038	Repave	Streets	10/01/2018	20:00	62,539.38
10/01/2038	Walls, Stucco, Paint Finishes and Capital Re	Guard House	10/01/2031	7:00	4,835.42
10/01/2038	Walls, Stucco, Paint Finishes and Capital Re	Pavilion	10/01/2031	7:00	4,191.70
10/01/2038	Walls, Stucco, Paint Finishes and Capital Re	Shuffleboard C	10/01/2031	7:00	4,725.11
					629,553.75

Year : 2039-40

10/01/2039	Asphalt Pavement, Patch and Partial Seal Co	Streets	10/01/2035	4:00	\$ 23,432.50
10/01/2039	Bridge Decking Replacement	Common Area	10/01/2009	30:00	45,951.06
10/01/2039	Bridge Decking Replacement	Common Area	10/01/2009	30:00	42,398.15
10/01/2039	Bridge Substructure Replacement	Common Area	10/01/2009	30:00	82,041.38
10/01/2039	Bridge Substructure Replacement	Common Area	10/01/2009	30:00	75,697.98
10/01/2039	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2037	2:00	78,224.31
10/01/2039	Flooring, Carpet	Clubhouse	10/01/2027	12:00	11,214.50

Lake Ashton CDD

Analysis Date - October 1, 2026

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Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/01/2039	Golf Course Pathways, Contingency	Common Area	10/01/2038	1:00	\$ 15,656.08
10/01/2039	HVAC 2 Tons	Clubhouse	10/01/2024	15:00	12,686.81
10/01/2039	HVAC 2 Tons	Clubhouse	10/01/2024	15:00	12,686.81
10/01/2039	HVAC 2 Tons	Clubhouse	10/01/2024	15:00	12,686.81
10/01/2039	HVAC 5 Tons	Clubhouse	10/01/2024	15:00	16,069.96
10/01/2039	HVAC Gate House #17	Guard House	10/01/2024	15:00	8,457.87
10/01/2039	Irrigation System	Common Area	10/01/2009	30:00	118,235.08
10/01/2039	Moveable Partition, Ballroom	Ballroom	10/01/2004	35:00	159,167.56
10/01/2039	Ponds Erosion Contingency	Common Area	10/01/2038	1:00	15,812.85
10/01/2039	Repave	Streets	10/01/2019	20:00	200,412.59
10/01/2039	Walls, Stucco, Paint Finishes and Capital Re	Clubhouse	10/01/2032	7:00	38,033.85
10/01/2039	Windows	Clubhouse	10/01/2004	35:00	17,592.38
10/01/2039	Windows	Clubhouse	10/01/2004	35:00	42,289.37
01/01/2040	Kitchen Equipment	Restaurant	01/01/2020	20:00	5,622.48
01/01/2040	Kitchen Equipment	Restaurant	01/01/2020	20:00	5,622.48
					1,039,992.86

Year : 2040-41

10/01/2040	Bridge Decking Replacement	Common Area	10/01/2010	30:00	\$ 29,418.15
10/01/2040	Bridge Decking Replacement	Common Area	10/01/2010	30:00	238,777.35
10/01/2040	Bridge Decking Replacement	Common Area	10/01/2010	30:00	97,570.21
10/01/2040	Bridge Substructure Replacement	Common Area	10/01/2010	30:00	52,523.40
10/01/2040	Bridge Substructure Replacement	Common Area	10/01/2010	30:00	426,314.93
10/01/2040	Bridge Substructure Replacement	Common Area	10/01/2010	30:00	174,202.61
10/01/2040	Flooring LVT	Clubhouse	10/01/2015	25:00	22,861.66
10/01/2040	Golf Course Pathways, Contingency	Common Area	10/01/2039	1:00	16,204.04
10/01/2040	Paint	Clubhouse	10/01/2031	9:00	1,749.81
10/01/2040	Paint	Clubhouse	10/01/2031	9:00	7,203.19
10/01/2040	Paint	Clubhouse	10/01/2031	9:00	11,330.86
10/01/2040	Paint	Clubhouse	10/01/2031	9:00	1,618.69
10/01/2040	Paint	Clubhouse	10/01/2031	9:00	2,169.05
10/01/2040	Pavement Management Report	Streets	10/01/2035	5:00	8,753.90
10/01/2040	Pavers Low Traffic	Common Area	10/01/2035	5:00	1,299.00
10/01/2040	Ponds Erosion Contingency	Common Area	10/01/2039	1:00	16,366.30
10/01/2040	Reme Halo LED Cartridge Replacement	HVAC	10/01/2035	5:00	12,999.49
10/01/2040	Repave	Streets	10/01/2020	20:00	77,877.59
01/01/2041	Kitchen Equipment	Restaurant	01/01/2021	20:00	10,842.45
04/30/2041	Kitchen Equipment	Restaurant	04/30/2021	20:00	16,370.26
04/30/2041	Kitchen Equipment	Restaurant	04/30/2021	20:00	4,116.95
04/30/2041	Kitchen Equipment	Restaurant	04/30/2021	20:00	3,293.56
04/30/2041	Kitchen Equipment	Restaurant	04/30/2021	20:00	4,940.33
04/30/2041	Kitchen Equipment	Restaurant	04/30/2021	20:00	2,470.17

Lake Ashton CDD

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Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
					1,241,273.95
Year : 2041-42					
10/01/2041	Bocce Court Carpet	Bocce Ball Cou	10/01/2032	9:00	\$ 34,429.09
10/01/2041	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2039	2:00	83,795.84
10/01/2041	Golf Cart - Green Club Car (Hard Sides)	Security	10/01/2031	10:00	25,368.80
10/01/2041	Golf Cart - White 2018 EZGO TXT	Security	10/01/2031	10:00	25,368.80
10/01/2041	Golf Course Pathways, Contingency	Common Area	10/01/2040	1:00	16,771.18
10/01/2041	Gutters and Downspouts, Aluminum SC	Shuffleboard C	10/01/2023	18:00	4,563.38
10/01/2041	Paint	Clubhouse	10/01/2032	9:00	3,937.07
10/01/2041	Ponds Erosion Contingency	Common Area	10/01/2040	1:00	16,939.12
10/01/2041	Repave	Streets	10/01/2021	20:00	29,966.50
10/01/2041	Repave	Streets	10/01/2021	20:00	32,008.01
10/01/2041	Repave	Streets	10/01/2021	20:00	105,867.03
10/01/2041	Spa - Gas Heater	Pool/Spa	10/01/2033	8:00	7,874.14
01/01/2042	Kitchen Equipment	Restaurant	01/01/2022	20:00	4,544.67
01/01/2042	Kitchen Equipment	Restaurant	01/01/2022	20:00	4,754.76
01/01/2042	Kitchen Equipment	Restaurant	01/01/2022	20:00	4,754.76
					400,943.15

Year : 2042-43

10/01/2042	Equipment, Cardio - Elliptical	Fitness Center	10/01/2032	10:00	\$ 8,064.56
10/01/2042	Equipment, Cardio - Elliptical	Fitness Center	10/01/2032	10:00	8,064.56
10/01/2042	Flooring, Carpet	Clubhouse	10/01/2030	12:00	3,656.98
10/01/2042	Furniture, Metal - Chairs	Clubhouse	10/01/2017	25:00	28,601.06
10/01/2042	Furniture, Metal - Rectangle Tables	Pavilion	10/01/2017	25:00	2,925.75
10/01/2042	Furniture, Metal - Square Tables	Pavilion	10/01/2017	25:00	9,752.49
10/01/2042	Golf Course Pathways, Contingency	Common Area	10/01/2041	1:00	17,358.17
10/01/2042	Gutters and Downspouts, Aluminum CH	Clubhouse	10/01/2024	18:00	30,691.55
10/01/2042	Handicap Lift, Pool	Pool/Spa	10/01/2032	10:00	8,669.93
10/01/2042	HVAC 5 Tons	Clubhouse	10/01/2027	15:00	17,817.05
10/01/2042	HVAC 5 Tons	Clubhouse	10/01/2027	15:00	17,817.05
10/01/2042	Paint	Clubhouse	10/01/2033	9:00	1,994.08
10/01/2042	Paint	Clubhouse	10/01/2033	9:00	2,020.09
10/01/2042	Ponds Erosion Contingency	Common Area	10/01/2041	1:00	17,531.99
10/01/2042	Pool - Electric Heater	Pool/Spa	10/01/2027	15:00	6,589.15
10/01/2042	Projector	Clubhouse	10/01/2032	10:00	9,377.40
10/01/2042	Refrigerator 2 Doors	Ballroom Kitch	10/01/2032	10:00	8,669.93
10/01/2042	Repave	Streets	10/01/2022	20:00	171,904.88
10/01/2042	Shuffleboard Courts, Color Coat	Shuffleboard C	10/01/2037	5:00	22,940.67
10/01/2042	Street Name Sign Plates	Common Area	10/01/2034	8:00	5,176.24
10/01/2042	Street Name Sign Plates	Common Area	10/01/2034	8:00	5,401.30

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/01/2042	Windows, Store Front	Clubhouse	10/01/2002	40:00	\$ 13,878.55
10/01/2042	Windows, Store Front	Clubhouse	10/01/2002	40:00	22,130.66
10/01/2042	Windows, Store Front	Clubhouse	10/01/2002	40:00	13,878.55
10/01/2042	Windows, Store Front	Clubhouse	10/01/2002	40:00	93,773.97
10/01/2042	Windows, Store Front	Clubhouse	10/01/2002	40:00	18,754.79
10/01/2042	Windows, Store Front	Clubhouse	10/01/2002	40:00	71,268.21
10/01/2042	Windows, Store Front	Clubhouse	10/01/2002	40:00	13,878.55
10/01/2042	Windows, Store Front	Clubhouse	10/01/2002	40:00	22,130.66
					674,718.82

Year : 2043-44

10/01/2043	Asphalt Pavement, Patch and Partial Seal Co	Streets	10/01/2039	4:00	\$ 26,889.34
10/01/2043	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2041	2:00	89,764.20
10/01/2043	Deck, Pavers	Pool/Spa	10/01/2038	5:00	9,547.67
10/01/2043	Equipment, Cardio Treadmill	Fitness Center	10/01/2033	10:00	12,617.29
10/01/2043	Equipment, Cardio Treadmill	Fitness Center	10/01/2033	10:00	12,617.29
10/01/2043	Flooring, Carpet	Clubhouse	10/01/2031	12:00	7,696.11
10/01/2043	Furniture Chairs	Ballroom	10/01/2028	15:00	122,396.87
10/01/2043	Gate Operators	Guard House	10/01/2033	10:00	71,530.31
10/01/2043	Golf Course Pathways, Contingency	Common Area	10/01/2042	1:00	17,965.71
10/01/2043	HVAC 5 Tons	Clubhouse	10/01/2028	15:00	18,440.65
10/01/2043	Pavers Low Traffic	Common Area	10/01/2038	5:00	2,354.17
10/01/2043	Pavers Low Traffic	Clubhouse	10/01/2038	5:00	4,073.02
10/01/2043	Ponds Erosion Contingency	Common Area	10/01/2042	1:00	18,145.61
10/01/2043	Pool Finishes, Plaster	Pool/Spa	10/01/2033	10:00	56,963.00
10/01/2043	Receiver	Clubhouse	10/01/2033	10:00	4,658.69
10/01/2043	Repave	Streets	10/01/2023	20:00	191,433.59
10/01/2043	Repave	Streets	10/01/2023	20:00	191,433.59
10/01/2043	Repave	Streets	10/01/2023	20:00	173,664.87
10/01/2043	Security System, Phased	Security	10/01/2029	14:00	30,087.38
10/01/2043	Spa - Therapy Motor and Pump	Pool/Spa	10/01/2033	10:00	8,973.38
					1,071,252.74

Year : 2044-45

10/01/2044	Charcoal Grills	Pavilion	10/01/2029	15:00	\$ 22,501.48
10/01/2044	Equipment, Cardio Treadmill	Fitness Center	10/01/2034	10:00	13,058.89
10/01/2044	Equipment, Cardio Treadmill	Fitness Center	10/01/2034	10:00	13,058.89
10/01/2044	Fences, Chain Link	Common Area	10/01/2022	22:00	19,085.70
10/01/2044	Flooring LVT	Clubhouse	10/01/2019	25:00	17,762.80
10/01/2044	Golf Cart - 2021 ICON	Common Area	10/01/2034	10:00	6,027.18
10/01/2044	Golf Course Pathways, Contingency	Common Area	10/01/2043	1:00	18,594.51
10/01/2044	Handicap Lift, Spa	Pool/Spa	10/01/2034	10:00	13,002.42

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/01/2044	HVAC 15 Tons	Clubhouse	10/01/2029	15:00	\$ 70,317.11
10/01/2044	HVAC 5 Tons	Clubhouse	10/01/2029	15:00	19,086.07
10/01/2044	Paint	Clubhouse	10/01/2035	9:00	16,067.28
10/01/2044	Permanent Roofline Lighting System	Clubhouse	10/01/2024	20:00	63,211.84
10/01/2044	Permanent Roofline Lighting System	Guard House	10/01/2024	20:00	15,268.56
10/01/2044	Ponds Erosion Contingency	Common Area	10/01/2043	1:00	18,780.70
10/01/2044	Projector	Clubhouse	10/01/2034	10:00	10,045.30
10/01/2044	Repave	Streets	10/01/2024	20:00	97,450.12
10/01/2044	Screen	Ballroom	10/01/2024	20:00	12,054.36
					445,373.21

Year : 2045-46

10/01/2045	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2043	2:00	\$ 96,157.65
10/01/2045	Draperies & Motorized Shades	Ballroom	10/01/2035	10:00	111,505.08
10/01/2045	Floor Coverings, Wood Laminate	Ballroom	10/01/2027	18:00	51,464.59
10/01/2045	Flooring LVT	Clubhouse	10/01/2020	25:00	101,645.05
10/01/2045	Flooring, Wood Laminate	Fitness Center	10/01/2025	20:00	24,506.78
10/01/2045	Furniture, Wood Laminate - Round	Restaurant	10/01/2025	20:00	12,476.26
10/01/2045	Furniture, Wood Laminate - Round	Clubhouse	10/01/2025	20:00	37,428.79
10/01/2045	Golf Course Pathways, Contingency	Common Area	10/01/2044	1:00	19,245.31
10/01/2045	HVAC 10 Tons	Clubhouse	10/01/2030	15:00	41,587.55
10/01/2045	HVAC 15 Tons	Clubhouse	10/01/2030	15:00	72,778.21
10/01/2045	Paint	Clubhouse	10/01/2036	9:00	4,075.70
10/01/2045	Paint	Clubhouse	10/01/2036	9:00	13,457.51
10/01/2045	Pavement Management Report	Streets	10/01/2040	5:00	10,396.89
10/01/2045	Pavers Low Traffic	Common Area	10/01/2040	5:00	1,542.81
10/01/2045	Ponds Erosion Contingency	Common Area	10/01/2044	1:00	19,438.03
10/01/2045	Pool-Self Priming Pump	Pool/Spa	10/01/2031	14:00	28,837.52
10/01/2045	Reme Halo LED Cartridge Replacement	HVAC	10/01/2040	5:00	15,439.32
10/01/2045	Repave	Streets	10/01/2025	20:00	179,591.77
10/01/2045	Rest Rooms, Renovation	Clubhouse	10/01/2020	25:00	39,508.17
10/01/2045	Roof, Asphalt Shingles	Guard House	10/01/2025	20:00	17,467.85
10/01/2045	Roof, Asphalt Shingles	Shuffleboard C	10/01/2025	20:00	21,210.96
10/01/2045	Tennis Courts, Color Coat	Tennis Court	10/01/2035	10:00	34,082.10
10/01/2045	Walls, Stucco, Paint Finishes and Capital Re	Guard House	10/01/2038	7:00	6,152.00
10/01/2045	Walls, Stucco, Paint Finishes and Capital Re	Pavilion	10/01/2038	7:00	5,333.02
10/01/2045	Walls, Stucco, Paint Finishes and Capital Re	Shuffleboard C	10/01/2038	7:00	6,011.66
					971,340.58

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
Year : 2046-47					
10/01/2046	Bocce Courts, Light Poles and Fixtures	Bocce Ball Cou	10/01/2016	30:00	\$ 10,760.78
10/01/2046	Ceramic Tile	Clubhouse	10/01/2016	30:00	175,777.31
10/01/2046	Golf Course Pathways, Contingency	Common Area	10/01/2045	1:00	19,918.90
10/01/2046	HVAC 10 Tons	Clubhouse	10/01/2031	15:00	43,043.11
10/01/2046	Paint	Clubhouse	10/01/2037	9:00	5,969.37
10/01/2046	Ponds Erosion Contingency	Common Area	10/01/2045	1:00	20,118.36
10/01/2046	Pool - Gas Heater	Pool/Spa	10/01/2038	8:00	7,362.22
10/01/2046	Repave	Streets	10/01/2026	20:00	140,198.29
10/01/2046	Walls, Stucco, Paint Finishes and Capital Re	Clubhouse	10/01/2039	7:00	48,389.68
11/01/2046	Repave	Streets	11/01/2026	20:00	159,706.52
08/01/2047	Kitchen Equipment	Restaurant	08/01/2027	20:00	7,396.59
08/01/2047	Kitchen Equipment	Restaurant	08/01/2027	20:00	18,742.97
08/01/2047	Kitchen Equipment	Restaurant	08/01/2027	20:00	3,091.16
					660,475.26
Year : 2047-48					
10/01/2047	Amps	Cinema	10/01/2037	10:00	\$ 8,909.92
10/01/2047	Asphalt Pavement, Patch and Partial Seal Co	Streets	10/01/2043	4:00	30,856.13
10/01/2047	Awning, Vinyl	Restaurant	10/01/2035	12:00	81,963.73
10/01/2047	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2045	2:00	103,006.48
10/01/2047	Dishwasher	Ballroom Kitch	10/01/2037	10:00	1,113.74
10/01/2047	Equipment, Cardio - Recumbent	Fitness Center	10/01/2037	10:00	6,682.44
10/01/2047	Equipment, Cardio - Recumbent	Fitness Center	10/01/2037	10:00	6,682.44
10/01/2047	Equipment, Cardio - Recumbent Stepper	Fitness Center	10/01/2037	10:00	8,241.68
10/01/2047	Golf Course Pathways, Contingency	Common Area	10/01/2046	1:00	20,616.06
10/01/2047	Lounge Chairs (Non-Rolling)	Pool/Spa	10/01/2037	10:00	9,885.27
10/01/2047	Pavers Heavy Traffic	Common Area	10/01/2037	10:00	307,481.36
10/01/2047	Ponds Erosion Contingency	Common Area	10/01/2046	1:00	20,822.50
10/01/2047	Repave	Streets	10/01/2027	20:00	303,251.12
10/01/2047	Repave	Streets	10/01/2027	20:00	184,944.20
10/01/2047	Shuffleboard Courts, Color Coat	Shuffleboard C	10/01/2042	5:00	27,246.32
10/01/2047	Spa - Circulating Motor and Pump	Pool/Spa	10/01/2037	10:00	10,297.16
10/01/2047	Stop Signs	Common Area	10/01/2037	10:00	8,719.63
					1,140,720.18
Year : 2048-49					
10/01/2048	Deck, Pavers	Pool/Spa	10/01/2043	5:00	\$ 11,339.64
10/01/2048	Equipment, Strength	Fitness Center	10/01/2033	15:00	8,760.68
10/01/2048	Equipment, Strength	Fitness Center	10/01/2033	15:00	8,760.68
10/01/2048	Equipment, Strength	Fitness Center	10/01/2033	15:00	8,760.68
10/01/2048	Equipment, Strength	Fitness Center	10/01/2033	15:00	8,760.68

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/01/2048	Flooring LVT	Clubhouse	10/01/2023	25:00	\$ 33,867.50
10/01/2048	Flooring LVT	Clubhouse	10/01/2023	25:00	23,636.69
10/01/2048	Flooring LVT	Clubhouse	10/01/2023	25:00	7,839.70
10/01/2048	Flooring LVT	Clubhouse	10/01/2023	25:00	19,050.47
10/01/2048	Flooring LVT	Clubhouse	10/01/2023	25:00	5,997.37
10/01/2048	Flooring, Carpet	Clubhouse	10/01/2036	12:00	20,378.96
10/01/2048	Flooring, Carpet	Clubhouse	10/01/2036	12:00	14,085.45
10/01/2048	Golf Course Pathways, Contingency	Common Area	10/01/2047	1:00	21,337.62
10/01/2048	HVAC 5 Tons	Clubhouse	10/01/2033	15:00	21,901.71
10/01/2048	Pavers Heavy Traffic	Common Area	10/01/2038	10:00	88,057.01
10/01/2048	Pavers Low Traffic	Common Area	10/01/2043	5:00	2,796.01
10/01/2048	Pavers Low Traffic	Clubhouse	10/01/2043	5:00	4,837.47
10/01/2048	Ponds Erosion Contingency	Common Area	10/01/2047	1:00	21,551.29
10/01/2048	Repave	Streets	10/01/2028	20:00	78,941.64
10/01/2048	Repave	Streets	10/01/2028	20:00	166,974.09
10/01/2048	Repave	Streets	10/01/2028	20:00	243,132.83
					820,768.17

Year : 2049-50

10/01/2049	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2047	2:00	\$ 110,343.12
10/01/2049	Doors, Aluminum	Pavilion	10/01/2024	25:00	6,900.68
10/01/2049	Doors, Metal (Dressing Rooms)	Ballroom	10/01/2019	30:00	3,817.81
10/01/2049	Flooring, Carpet	Clubhouse	10/01/2037	12:00	2,636.53
10/01/2049	Flooring, Carpet	Clubhouse	10/01/2037	12:00	97,241.33
10/01/2049	Golf Course Pathways, Contingency	Common Area	10/01/2048	1:00	22,084.44
10/01/2049	HVAC 10 Tons	Clubhouse	10/01/2034	15:00	47,722.67
10/01/2049	Paint	Clubhouse	10/01/2040	9:00	2,384.81
10/01/2049	Paint	Clubhouse	10/01/2040	9:00	9,817.21
10/01/2049	Paint	Clubhouse	10/01/2040	9:00	15,442.80
10/01/2049	Paint	Clubhouse	10/01/2040	9:00	2,206.11
10/01/2049	Paint	Clubhouse	10/01/2040	9:00	2,956.19
10/01/2049	Ponds Erosion Contingency	Common Area	10/01/2048	1:00	22,305.58
10/01/2049	Repave	Streets	10/01/2029	20:00	191,060.10
10/01/2049	Repave	Streets	10/01/2029	20:00	90,681.54
10/01/2049	Repave	Streets	10/01/2029	20:00	58,374.14
10/01/2049	Spa - Gas Heater	Pool/Spa	10/01/2041	8:00	10,368.74
					696,343.80

Year : 2050-51

10/01/2050	Bocce Court Carpet	Bocce Ball Cou	10/01/2041	9:00	\$ 46,923.31
10/01/2050	Furniture Lobby	Clubhouse	10/01/2035	15:00	22,833.28
10/01/2050	Furniture, Metal Hi-Top Chairs (Patio)	Restaurant	10/01/2030	20:00	10,372.52

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/01/2050	Furniture, Metal Tables - Hi-Top	Restaurant	10/01/2030	20:00	\$ 5,927.16
10/01/2050	Furniture, Metal Tables - Round	Restaurant	10/01/2030	20:00	20,745.04
10/01/2050	Furniture, Wood Tables - Square	Restaurant	10/01/2030	20:00	20,745.04
10/01/2050	Golf Course Pathways, Contingency	Common Area	10/01/2049	1:00	22,857.40
10/01/2050	Paint	Clubhouse	10/01/2041	9:00	5,365.82
10/01/2050	Pavement Management Report	Streets	10/01/2045	5:00	12,348.24
10/01/2050	Pavers Low Traffic	Common Area	10/01/2045	5:00	1,832.37
10/01/2050	Ponds Erosion Contingency	Common Area	10/01/2049	1:00	23,086.28
10/01/2050	Reme Halo LED Cartridge Replacement	HVAC	10/01/2045	5:00	18,337.07
10/01/2050	Repave	Streets	10/01/2030	20:00	176,233.50
10/01/2050	Repave	Streets	10/01/2030	20:00	176,233.50
10/01/2050	Repave	Streets	10/01/2030	20:00	108,214.43
10/01/2050	Repave	Streets	10/01/2030	20:00	44,915.45
10/01/2050	Street Name Sign Plates	Common Area	10/01/2042	8:00	6,816.12
10/01/2050	Street Name Sign Plates	Common Area	10/01/2042	8:00	7,112.48
10/01/2050	Warmer	Ballroom Kitch	10/01/2030	20:00	16,052.71
					<u>746,951.72</u>

Year : 2051-52

10/01/2051	Asphalt Pavement, Patch and Partial Seal Co	Streets	10/01/2047	4:00	\$ 35,408.12
10/01/2051	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2049	2:00	118,202.31
10/01/2051	Fences, Aluminum	Common Area	10/01/2026	25:00	555,362.57
10/01/2051	Fences, Aluminum	Pool/Spa	10/01/2026	25:00	47,264.90
10/01/2051	Flooring, Carpet	Clubhouse	10/01/2039	12:00	16,945.88
10/01/2051	Golf Cart - Green Club Car (Hard Sides)	Security	10/01/2041	10:00	35,785.20
10/01/2051	Golf Cart - White 2018 EZGO TXT	Security	10/01/2041	10:00	35,785.20
10/01/2051	Golf Course Pathways, Contingency	Common Area	10/01/2050	1:00	23,657.41
10/01/2051	Paint	Clubhouse	10/01/2042	9:00	2,717.73
10/01/2051	Paint	Clubhouse	10/01/2042	9:00	2,753.18
10/01/2051	Ponds Erosion Contingency	Common Area	10/01/2050	1:00	23,894.30
10/01/2051	Repave	Streets	10/01/2031	20:00	88,243.95
10/01/2051	Repave	Streets	10/01/2031	20:00	38,105.34
10/01/2051	Roof, Asphalt Shingles	Clubhouse	10/01/2031	20:00	521,473.64
10/01/2051	Roofs, Flat	Clubhouse	10/01/2031	20:00	44,987.11
					<u>1,590,586.84</u>

Year : 2052-53

10/01/2052	Equipment, Cardio - Elliptical	Fitness Center	10/01/2042	10:00	\$ 11,375.86
10/01/2052	Equipment, Cardio - Elliptical	Fitness Center	10/01/2042	10:00	11,375.86
10/01/2052	Fences, Chain Link	Common Area	10/01/2030	22:00	121,639.97
10/01/2052	Golf Course Pathways, Contingency	Common Area	10/01/2051	1:00	24,485.41
10/01/2052	Handicap Lift, Pool	Pool/Spa	10/01/2042	10:00	12,229.79

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/01/2052	Lake Ashton Blvd Landscape Refurbishment	Landscaping	10/01/2022	30:00	\$ 317,465.85
10/01/2052	Life Safety System, Control Panel and Emerg	Security	10/01/2027	25:00	39,683.23
10/01/2052	Lounge Chairs (Rolling)	Pool/Spa	10/01/2027	25:00	84,385.57
10/01/2052	Ponds Erosion Contingency	Common Area	10/01/2051	1:00	24,730.60
10/01/2052	Pool - Electric Cooling/Heating Unit	Pool/Spa	10/01/2037	15:00	15,409.54
10/01/2052	Projector	Clubhouse	10/01/2042	10:00	13,227.74
10/01/2052	Refrigerator 2 Doors	Ballroom Kitch	10/01/2042	10:00	12,229.79
10/01/2052	Repave	Streets	10/01/2032	20:00	65,784.94
10/01/2052	Rest Rooms, Renovation Gate	Guard House	10/01/2027	25:00	7,936.65
10/01/2052	Shuffleboard Court, Light Poles and Fixtures	Shuffleboard C	10/01/2027	25:00	31,746.59
10/01/2052	Shuffleboard Courts, Color Coat	Shuffleboard C	10/01/2047	5:00	32,360.08
10/01/2052	Tennis Courts, Light Poles and Fixtures	Tennis Court	10/01/2027	25:00	59,524.85
10/01/2052	Walls, Stucco, Paint Finishes and Capital Re	Guard House	10/01/2045	7:00	7,827.07
10/01/2052	Walls, Stucco, Paint Finishes and Capital Re	Pavilion	10/01/2045	7:00	6,785.09
10/01/2052	Walls, Stucco, Paint Finishes and Capital Re	Shuffleboard C	10/01/2045	7:00	7,648.51
					907,852.99

Year : 2053-54

10/01/2053	Cabinets, Ball Room Laminate	Ballroom Kitch	10/01/2033	20:00	\$ 26,724.89
10/01/2053	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2051	2:00	126,621.27
10/01/2053	Countertops, Laminate	Ballroom Kitch	10/01/2033	20:00	11,693.11
10/01/2053	Deck, Pavers	Pool/Spa	10/01/2048	5:00	13,467.94
10/01/2053	Equipment, Cardio Treadmill	Fitness Center	10/01/2043	10:00	17,797.93
10/01/2053	Equipment, Cardio Treadmill	Fitness Center	10/01/2043	10:00	17,797.93
10/01/2053	Gate Operators	Guard House	10/01/2043	10:00	100,900.57
10/01/2053	Golf Course Pathways, Contingency	Common Area	10/01/2052	1:00	25,342.40
10/01/2053	HVAC 2 Tons	Clubhouse	10/01/2038	15:00	20,536.07
10/01/2053	HVAC 3.5 Tons	Clubhouse	10/01/2038	15:00	23,274.22
10/01/2053	Ice Machine	Ballroom Kitch	10/01/2038	15:00	19,167.00
10/01/2053	Kitchen Equipment	Restaurant	10/01/2033	20:00	12,491.44
10/01/2053	Kitchen Equipment	Restaurant	10/01/2033	20:00	5,869.56
10/01/2053	Paint	Clubhouse	10/01/2044	9:00	21,898.06
10/01/2053	Pavers Low Traffic	Common Area	10/01/2048	5:00	3,320.78
10/01/2053	Pavers Low Traffic	Clubhouse	10/01/2048	5:00	5,745.39
10/01/2053	Ponds Erosion Contingency	Common Area	10/01/2052	1:00	25,596.17
10/01/2053	Pool Finishes, Plaster	Pool/Spa	10/01/2043	10:00	80,351.94
10/01/2053	Receiver	Clubhouse	10/01/2043	10:00	6,571.54
10/01/2053	Repave	Streets	10/01/2033	20:00	157,162.93
10/01/2053	Spa - Therapy Motor and Pump	Pool/Spa	10/01/2043	10:00	12,657.84
10/01/2053	Walls, Stucco, Paint Finishes and Capital Re	Clubhouse	10/01/2046	7:00	61,565.18
10/01/2053	Windows	Clubhouse	10/01/2018	35:00	90,358.72

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
					886,912.88
Year : 2054-55					
10/01/2054	Equipment, Cardio Treadmill	Fitness Center	10/01/2044	10:00	\$ 18,420.86
10/01/2054	Equipment, Cardio Treadmill	Fitness Center	10/01/2044	10:00	18,420.86
10/01/2054	Flooring, Carpet	Clubhouse	10/01/2042	12:00	5,525.94
10/01/2054	Furniture, Metal Chairs Barstools	Restaurant	10/01/2034	20:00	14,148.93
10/01/2054	Furniture, Metal Chairs with Cushion	Restaurant	10/01/2034	20:00	42,509.67
10/01/2054	Golf Cart - 2021 ICON	Common Area	10/01/2044	10:00	8,501.93
10/01/2054	Golf Course Pathways, Contingency	Common Area	10/01/2053	1:00	26,229.39
10/01/2054	Handicap Lift, Spa	Pool/Spa	10/01/2044	10:00	18,341.20
10/01/2054	HVAC 2 Tons	Clubhouse	10/01/2039	15:00	21,254.83
10/01/2054	HVAC 2 Tons	Clubhouse	10/01/2039	15:00	21,254.83
10/01/2054	HVAC 2 Tons	Clubhouse	10/01/2039	15:00	21,254.83
10/01/2054	HVAC 5 Tons	Clubhouse	10/01/2039	15:00	26,922.79
10/01/2054	HVAC Gate House #17	Guard House	10/01/2039	15:00	14,169.89
10/01/2054	Paint	Clubhouse	10/01/2045	9:00	5,554.76
10/01/2054	Paint	Clubhouse	10/01/2045	9:00	18,341.20
10/01/2054	Ponds Erosion Contingency	Common Area	10/01/2053	1:00	26,492.03
10/01/2054	Pool - Gas Heater	Pool/Spa	10/01/2046	8:00	9,694.64
10/01/2054	Projector	Clubhouse	10/01/2044	10:00	14,169.89
10/01/2054	Repave	Streets	10/01/2034	20:00	102,854.95
					434,063.42

Year : 2055-56

10/01/2055	Asphalt Pavement, Patch and Partial Seal Co	Streets	10/01/2051	4:00	\$ 40,631.63
10/01/2055	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2053	2:00	135,639.87
10/01/2055	Draperies & Motorized Shades	Ballroom	10/01/2045	10:00	157,288.92
10/01/2055	Flooring, Carpet	Clubhouse	10/01/2043	12:00	11,629.35
10/01/2055	Furniture, Metal - Chairs	Pavilion	10/01/2030	25:00	29,331.67
10/01/2055	Furniture, Metal - Chairs	Common Area	10/01/2030	25:00	7,332.92
10/01/2055	Golf Course Pathways, Contingency	Common Area	10/01/2054	1:00	27,147.42
10/01/2055	Paint	Clubhouse	10/01/2046	9:00	8,135.63
10/01/2055	Pavement Management Report	Streets	10/01/2050	5:00	14,665.84
10/01/2055	Pavers Low Traffic	Common Area	10/01/2050	5:00	2,176.28
10/01/2055	Ponds Erosion Contingency	Common Area	10/01/2054	1:00	27,419.26
10/01/2055	Remo Halo LED Cartridge Replacement	HVAC	10/01/2050	5:00	21,778.69
10/01/2055	Repave	Streets	10/01/2035	20:00	272,864.39
10/01/2055	Rest Rooms, Renovation	Fitness Center	10/01/2030	25:00	111,460.35
10/01/2055	Rest Rooms, Renovation	Clubhouse	10/01/2030	25:00	83,595.27
10/01/2055	Tennis Courts, Color Coat	Tennis Court	10/01/2045	10:00	48,076.17
12/01/2055	Kitchen Equipment	Restaurant	12/01/2035	20:00	6,512.66

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
12/11/2055	Kitchen Equipment	Restaurant	12/11/2035	20:00	\$ 11,043.20 1,016,729.52

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Location	Reserve Item	Desc	Condition	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Ballroom										
	Doors, Large Wooden		Good	10/01/2034	\$ 1,406.08	10 Ea	\$ 14,061	30:00	8:00	\$ 18,515
	Doors, Metal (Dressing Rooms)		Good	10/01/2049	865.28	2 Ea	1,731	30:00	23:00	3,818
	Draperies & Motorized Shades		Good	10/01/2035	58,000.00	1 Allow	58,000	10:00	9:00	79,048
	Floor Coverings, Wood Laminate		Good	10/01/2027	162.24	165 SY	26,770	18:00	1:00	27,707
	Furniture Chairs		Good	10/01/2028	155.00	440 Ea	68,200	15:00	2:00	73,058
	Moveable Partition, Ballroom		Good	10/01/2039	104.92	970 SF	101,772	35:00	13:00	159,168
	Screen		Good	10/01/2044	6,489.60	1 Ea	6,490	20:00	18:00	12,054
							277,023			373,367
Ballroom Kitchen										
	Cabinets, Ball Room Laminate		Good	10/01/2033	\$ 86.53	122 LF	\$ 10,557	20:00	7:00	\$ 13,431
	Countertops, Laminate		Good	10/01/2033	37.86	122 SF	4,619	20:00	7:00	5,877
	Dishwasher		Good	10/01/2027	540.80	1 Ea	541	10:00	1:00	560
	Ice Machine		Good	10/01/2038	7,571.20	1 Ea	7,571	15:00	12:00	11,441
	Refrigerator 2 Doors		Good	10/01/2032	5,000.00	1 Ea	5,000	10:00	6:00	6,146
	Warmer		Good	10/01/2030	7,030.40	1 Ea	7,030	20:00	4:00	8,068
							35,318			45,522
Bocce Ball Court										
	Bocce Court Carpet		Good	10/01/2032	\$ 20,550.40	1 Allow	\$ 20,550	9:00	6:00	\$ 25,262
	Bocce Courts, Light Poles and Fixtures		Good	10/01/2046	2,704.00	2 Ea	5,408	30:00	20:00	10,761
							25,958			36,022
Cinema										
	Amps		Good	10/01/2027	\$ 2,163.20	2 Ea	\$ 4,326	10:00	1:00	\$ 4,478
	Floor Lighting		Good	10/01/2036	2,704.00	1 Ea	2,704	20:00	10:00	3,814
							7,030			8,292
Clubhouse										
	Bowling Alley Equipment		Good	10/01/2036	\$ 25,000.00	3 Ea	\$ 75,000	30:00	10:00	\$ 105,795
	Ceilings, Acoustical Tiles and Grid		Good	10/01/2034	4.33	14,500 SF	62,785	30:00	8:00	82,676
	Ceramic Tile	Bar and Server	Good	10/01/2032	81.12	270 SF	21,902	30:00	6:00	26,924
	Ceramic Tile	Kitchen	Good	10/01/2046	81.12	1,089 SF	88,340	30:00	20:00	175,777
	Ceramic Tile	Craft Room	Good	10/01/2032	81.12	459 SF	37,234	30:00	6:00	45,770

Lake Ashton CDD

Analysis Date - October 1, 2026

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Item Parameters - Detail

Location	Reserve Item	Desc	Condition	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
	Ceramic Tile	Maintenance Of	Good	10/01/2032	\$ 81.12	30 SF	\$ 2,434	30:00	6:00	\$ 2,992
	Ceramic Tile	Guard House	Good	10/01/2032	81.12	233 SF	18,901	30:00	6:00	23,234
	Ceramic Tile	Gym	Good	10/01/2032	81.12	40 SF	3,245	30:00	6:00	3,989
	Doors, Metal with Glass	East Entrance	Good	10/01/2034	2,704.00	1 Ea	2,704	30:00	8:00	3,561
	Doors, Metal with Glass	Ballroom	Good	10/01/2034	2,704.00	3 Ea	8,112	30:00	8:00	10,682
	Doors, Metal with Glass	Restaurant	Good	10/01/2034	2,704.00	3 Ea	8,112	30:00	8:00	10,682
	Doors, Metal with Glass	Office	Good	10/01/2034	2,704.00	2 Ea	5,408	30:00	8:00	7,121
	Flooring LVT	Restaurant	Good	10/01/2040	18.39	768 SF	14,124	25:00	14:00	22,862
	Flooring LVT	Bowling Lanes	Good	10/01/2048	18.39	864 SF	15,889	25:00	22:00	33,868
	Flooring LVT	Media Center	Good	10/01/2048	18.39	603 SF	11,089	25:00	22:00	23,637
	Flooring LVT	Foyer, Main Hal	Good	10/01/2045	18.39	2,875 SF	52,871	25:00	19:00	101,645
	Flooring LVT	Community Dire	Good	10/01/2048	18.39	200 SF	3,678	25:00	22:00	7,840
	Flooring LVT	Ballroom Kitche	Good	10/01/2044	18.39	520 SF	9,563	25:00	18:00	17,763
	Flooring LVT	Card Room	Good	10/01/2048	18.39	486 SF	8,938	25:00	22:00	19,050
	Flooring LVT	Clubhouse Offic	Good	10/01/2048	18.39	153 SF	2,814	25:00	22:00	5,997
	Flooring, Carpet	Game Room	Good	10/01/2027	70.30	102 SY	7,171	12:00	1:00	7,422
	Flooring, Carpet	Cinema Flooring	Good	10/01/2036	70.30	136 SY	9,561	12:00	10:00	13,486
	Flooring, Carpet	Activities Offi	Good	10/01/2037	70.30	17 SY	1,195	12:00	11:00	1,745
	Flooring, Carpet	Bowling Lanes	Good	10/01/2030	70.30	30 SY	2,109	12:00	4:00	2,420
	Flooring, Carpet	Ballroom	Good	10/01/2037	70.30	627 SY	44,078	12:00	11:00	64,353
	Flooring, Carpet	Cinema	Good	10/01/2036	70.30	94 SY	6,608	12:00	10:00	9,322
	Flooring, Carpet	Restaurant	Good	10/01/2031	70.30	61 SY	4,288	12:00	5:00	5,093
	Furniture Lobby		Good	10/01/2035	10,000.00	1 Allow	10,000	15:00	9:00	13,629
	Furniture, Metal - Chairs	Restaurant	Good	10/01/2042	270.40	61 Ea	16,494	25:00	16:00	28,601
	Furniture, Wood Laminate - Round	Ballroom	Good	10/01/2045	540.80	36 Ea	19,469	20:00	19:00	37,429
	Gutters and Downspouts, Aluminum CH		Good	10/01/2042	11.80	1,500 LF	17,700	18:00	16:00	30,692
	HVAC 10 Tons	Fitness Center	Good	10/01/2031	21,632.00	1 Ea	21,632	15:00	5:00	25,692
	HVAC 10 Tons	Bar Side #7	Good	10/01/2034	21,632.00	1 Ea	21,632	15:00	8:00	28,485
	HVAC 10 Tons	Kitchen Side #8	Good	10/01/2030	21,632.00	1 Ea	21,632	15:00	4:00	24,823
	HVAC 15 Tons	Ballroom SW #1	Good	10/01/2029	37,856.00	1 Ea	37,856	15:00	3:00	41,972
	HVAC 15 Tons	Ballroom SE #3	Good	10/01/2030	37,856.00	1 Ea	37,856	15:00	4:00	43,441
	HVAC 2 Tons	Craft Room #13	Good	10/01/2039	8,112.00	1 Ea	8,112	15:00	13:00	12,687
	HVAC 2 Tons	Foyer #6	Good	10/01/2039	8,112.00	1 Ea	8,112	15:00	13:00	12,687

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Location	Reserve Item	Desc	Condition	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
	HVAC 2 Tons	Media Center #	Good	10/01/2039	\$ 8,112.00	1 Ea	\$ 8,112	15:00	13:00	\$ 12,687
	HVAC 2 Tons	Card Room #12	Good	10/01/2038	8,112.00	1 Ea	8,112	15:00	12:00	12,258
	HVAC 3.5 Tons	Cinema #5	Good	10/01/2038	9,193.60	1 Ea	9,194	15:00	12:00	13,892
	HVAC 5 Tons	Bowling Alley #	Good	10/01/2033	10,275.20	1 Ea	10,275	15:00	7:00	13,073
	HVAC 5 Tons	Ballroom NW #2	Good	10/01/2027	10,275.20	1 Ea	10,275	15:00	1:00	10,635
	HVAC 5 Tons	Kitchen #9	Good	10/01/2028	10,275.20	1 Ea	10,275	15:00	2:00	11,007
	HVAC 5 Tons	Ballroom NE #4	Good	10/01/2027	10,275.20	1 Ea	10,275	15:00	1:00	10,635
	HVAC 5 Tons	Game Room #1	Good	10/01/2029	10,275.20	1 Ea	10,275	15:00	3:00	11,392
	HVAC 5 Tons	Conference Roo	Good	10/01/2039	10,275.20	1 Ea	10,275	15:00	13:00	16,070
	Paint	Card Room	Good	10/01/2032	1.00	2,350 Allow	2,350	9:00	6:00	2,889
	Paint	Community Dire	Good	10/01/2031	1.00	1,081 Allow	1,081	9:00	5:00	1,284
	Paint	Restaurant	Good	10/01/2031	1.00	4,450 Allow	4,450	9:00	5:00	5,285
	Paint	Media Center	Good	10/01/2033	1.00	1,150 Allow	1,150	9:00	7:00	1,463
	Paint	Game Room	Good	10/01/2027	1.00	2,120 Allow	2,120	9:00	1:00	2,194
	Paint	Clubhouse	Good	10/01/2031	1.00	7,000 Allow	7,000	9:00	5:00	8,314
	Paint	Fitness Center	Good	10/01/2028	1.00	3,000 Allow	3,000	9:00	2:00	3,214
	Paint	Office	Good	10/01/2031	1.00	1,000 Allow	1,000	9:00	5:00	1,188
	Paint	Bar and Server	Good	10/01/2027	1.00	7,000 Allow	7,000	9:00	1:00	7,245
	Paint	Ballroom	Good	10/01/2035	1.00	8,650 Allow	8,650	9:00	9:00	11,789
	Paint	Craft Room	Good	10/01/2033	1.00	1,165 Allow	1,165	9:00	7:00	1,482
	Paint	Activities Offi	Good	10/01/2031	1.00	1,340 Allow	1,340	9:00	5:00	1,592
	Pavers Low Traffic	Clubhouse Rest	Good	10/01/2028	0.75	3,026 SF	2,270	5:00	2:00	2,431
	Permanent Roofline Lighting System		Good	10/01/2044	41.10	828 LF	34,031	20:00	18:00	63,212
	Projector	Ballroom	Good	10/01/2034	5,408.00	1 Ea	5,408	10:00	8:00	7,121
	Projector	Cinema	Good	10/01/2032	5,408.00	1 Ea	5,408	10:00	6:00	6,648
	Receiver	Cinema	Good	10/01/2033	2,595.84	1 Ea	2,596	10:00	7:00	3,303
	Rest Rooms, Renovation	Hallway	Good	10/01/2045	10,275.20	2 Ea	20,550	25:00	19:00	39,508
	Rest Rooms, Renovation	Dressing Rooms	Good	10/01/2030	10,275.20	3 Ea	30,826	25:00	4:00	35,373
	Roof, Asphalt Shingles		Good	10/01/2031	6.49	34,000 SF	220,660	20:00	5:00	262,075
	Roofs, Flat		Good	10/01/2031	1,189.76	16 SQ	19,036	20:00	5:00	22,609
	Roofs, Metal		Good	10/01/2057	35.00	330 SF	11,550	50:00	31:00	33,553
	Walls, Stucco, Paint Finishes and Capital		Good	10/01/2032	1.00	24,319 Allow	24,319	7:00	6:00	29,894
	Windows	Ballroom S	Good	10/01/2053	54.08	660 SF	35,693	35:00	27:00	90,359

Lake Ashton CDD

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Item Parameters - Detail

Location	Reserve Item	Desc	Condition	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
	Windows	Foyer	Good	10/01/2039	\$ 54.08	208 SF	\$ 11,249	35:00	13:00	\$ 17,592
	Windows	Ballroom N	Good	10/01/2039	54.08	500 SF	27,040	35:00	13:00	42,289
	Windows, Store Front	Offices	Good	10/01/2042	108.16	74 Ea	8,004	40:00	16:00	13,879
	Windows, Store Front	Community Dire	Good	10/01/2042	108.16	118 Ea	12,763	40:00	16:00	22,131
	Windows, Store Front	Game Room	Good	10/01/2042	108.16	74 Ea	8,004	40:00	16:00	13,879
	Windows, Store Front	Restaurant	Good	10/01/2042	108.16	500 Ea	54,080	40:00	16:00	93,774
	Windows, Store Front	Craft Room	Good	10/01/2042	108.16	100 Ea	10,816	40:00	16:00	18,755
	Windows, Store Front	Fitness Center	Good	10/01/2042	108.16	380 Ea	41,101	40:00	16:00	71,268
	Windows, Store Front	Media Center	Good	10/01/2042	108.16	74 Ea	8,004	40:00	16:00	13,879
	Windows, Store Front	Community Dire	Good	10/01/2042	108.16	118 Ea	12,763	40:00	16:00	22,131
							1,482,190			2,221,089

Common Area

Bridge Decking Replacement	Bridge 5	Good	10/01/2037	\$ 30.29	580 SF	\$ 17,568	30:00	11:00	\$ 25,649
Bridge Decking Replacement	Bridge 13	Good	10/01/2040	30.29	600 SF	18,174	30:00	14:00	29,418
Bridge Decking Replacement	Bridge 11	Good	10/01/2040	30.29	4,870 SF	147,512	30:00	14:00	238,777
Bridge Decking Replacement	Bridge 9	Good	10/01/2039	30.29	970 SF	29,381	30:00	13:00	45,951
Bridge Decking Replacement	Bridge 8	Good	10/01/2039	30.29	895 SF	27,110	30:00	13:00	42,398
Bridge Decking Replacement	Bridge 4	Good	10/01/2037	30.29	2,010 SF	60,883	30:00	11:00	88,887
Bridge Decking Replacement	Bridge 10	Good	10/01/2035	30.29	805 SF	24,383	30:00	9:00	33,232
Bridge Decking Replacement	Bridge 2	Good	10/01/2036	30.29	254 SF	7,694	30:00	10:00	10,853
Bridge Decking Replacement	Bridge 7	Good	10/01/2038	30.29	790 SF	23,929	30:00	12:00	36,159
Bridge Decking Replacement	Bridge 3	Good	10/01/2036	30.29	254 SF	7,694	30:00	10:00	10,853
Bridge Decking Replacement	Bridge 1	Good	10/01/2035	30.29	3,920 SF	118,737	30:00	9:00	161,826
Bridge Decking Replacement	Bridge 12	Good	10/01/2040	30.29	1,990 SF	60,277	30:00	14:00	97,570
Bridge Decking Replacement	Bridge 6	Good	10/01/2038	30.29	700 SF	21,203	30:00	12:00	32,039
Bridge Substructure Replacement	Bridge 5	Good	10/01/2037	540.80	58 LF	31,366	30:00	11:00	45,794
Bridge Substructure Replacement	Bridge 13	Good	10/01/2040	540.80	60 LF	32,448	30:00	14:00	52,523
Bridge Substructure Replacement	Bridge 11	Good	10/01/2040	540.80	487 LF	263,370	30:00	14:00	426,315
Bridge Substructure Replacement	Bridge 9	Good	10/01/2039	540.80	97 LF	52,458	30:00	13:00	82,041
Bridge Substructure Replacement	Bridge 8	Good	10/01/2039	540.80	89.5 LF	48,402	30:00	13:00	75,698
Bridge Substructure Replacement	Bridge 4	Good	10/01/2037	540.80	201 LF	108,701	30:00	11:00	158,700
Bridge Substructure Replacement	Bridge 10	Good	10/01/2035	540.80	80.5 LF	43,534	30:00	9:00	59,333
Bridge Substructure Replacement	Bridge 2	Good	10/01/2036	540.80	25.4 LF	13,736	30:00	10:00	19,376

Lake Ashton CDD

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Item Parameters - Detail

Location	Reserve Item	Desc	Condition	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
	Bridge Substructure Replacement	Bridge 7	Good	10/01/2038	\$ 540.80	79 LF	\$ 42,723	30:00	12:00	\$ 64,558
	Bridge Substructure Replacement	Bridge 3	Good	10/01/2036	540.80	25.2 LF	13,628	30:00	10:00	19,224
	Bridge Substructure Replacement	Bridge 1	Good	10/01/2035	540.80	392 LF	211,994	30:00	9:00	288,926
	Bridge Substructure Replacement	Bridge 12	Good	10/01/2040	540.80	199 LF	107,619	30:00	14:00	174,203
	Bridge Substructure Replacement	Bridge 6	Good	10/01/2038	540.80	70 LF	37,856	30:00	12:00	57,203
	Fences, Aluminum	Thompson	Good	10/01/2026	50.00	4,700 LF	235,000	25:00	0:00	235,000
	Fences, Chain Link	Olsen Rd	Good	10/01/2030	20.55	2,420 LF	49,731	22:00	4:00	57,067
	Fences, Chain Link	Pet Play Park	Good	10/01/2044	20.55	500 LF	10,275	22:00	18:00	19,086
	Furniture, Metal - Chairs	Pet Play Park	Good	10/01/2030	270.40	10 Ea	2,704	25:00	4:00	3,103
	Golf Cart - 2021 ICON		Good	10/01/2034	3,244.80	1 Ea	3,245	10:00	8:00	4,273
	Golf Course Pathways, Contingency		Good	10/01/2026	0.41	24,416 LF	10,011	1:00	0:00	10,011
	Irrigation System		Good	10/01/2039	1.08	70,000 SF	75,600	30:00	13:00	118,235
	Pavers Heavy Traffic	Lake Ashton Blv	Good	10/01/2027	8.00	18,663 Allow	149,304	10:00	1:00	154,530
	Pavers Heavy Traffic	Circular Drive	Good	10/01/2028	8.00	5,164 Allow	41,312	10:00	2:00	44,254
	Pavers Low Traffic	Sidewalks	Good	10/01/2028	0.75	1,749 SF	1,312	5:00	2:00	1,405
	Pavers Low Traffic	Bocce Ball Cour	Good	10/01/2030	0.75	1,070 SF	803	5:00	4:00	921
	Ponds Erosion Contingency		Good	10/01/2026	0.20	50,554 LF	10,111	1:00	0:00	10,111
	Sign Poles		Good	10/01/2034	540.80	47 Ea	25,418	30:00	8:00	33,470
	Stop Signs		Good	10/01/2027	146.00	29 Ea	4,234	10:00	1:00	4,382
	Street Name Sign Plates		Good	10/01/2034	129.79	23 Ea	2,985	8:00	8:00	3,931
	Street Name Sign Plates		Good	10/01/2026	129.79	24 Ea	3,115	8:00	0:00	3,115
							2,197,538			3,080,400

Fitness Center

Equipment, Cardio - Elliptical	A	Good	10/01/2032	\$ 4,650.88	1 Ea	\$ 4,651	10:00	6:00	\$ 5,717
Equipment, Cardio - Elliptical	B	Good	10/01/2032	4,650.88	1 Ea	4,651	10:00	6:00	5,717
Equipment, Cardio - Recumbent	A	Good	10/01/2027	3,244.80	1 Ea	3,245	10:00	1:00	3,358
Equipment, Cardio - Recumbent	B	Good	10/01/2027	3,244.80	1 Ea	3,245	10:00	1:00	3,358
Equipment, Cardio - Recumbent Stepper		Good	10/01/2027	4,001.92	1 Ea	4,002	10:00	1:00	4,142
Equipment, Cardio Treadmill	A	Good	10/01/2033	7,030.40	1 Ea	7,030	10:00	7:00	8,945
Equipment, Cardio Treadmill	B	Good	10/01/2034	7,030.40	1 Ea	7,030	10:00	8:00	9,258
Equipment, Cardio Treadmill	C	Good	10/01/2034	7,030.40	1 Ea	7,030	10:00	8:00	9,258
Equipment, Cardio Treadmill	D	Good	10/01/2033	7,030.40	1 Ea	7,030	10:00	7:00	8,945
Equipment, Strength	Dual Lat Pull D	Good	10/01/2033	4,110.08	1 Ea	4,110	15:00	7:00	5,229

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Location			Replace	Basis		Current	Adj	Rem	Future
Reserve Item	Desc	Condition	Date	Cost	Quantity	Cost	Life	Life	Cost
Equipment, Strength	Dual Leg Press	Good	10/01/2033	\$ 4,110.08	1 Ea	\$ 4,110	15:00	7:00	\$ 5,229
Equipment, Strength	Ab Bicep Machi	Good	10/01/2033	4,110.08	1 Ea	4,110	15:00	7:00	5,229
Equipment, Strength	Chest-Shoulder	Good	10/01/2033	4,110.08	1 Ea	4,110	15:00	7:00	5,229
Flooring, Wood Laminate		Good	10/01/2045	89.77	142 SY	12,747	20:00	19:00	24,507
Rest Rooms, Renovation		Good	10/01/2030	10,275.20	4 Ea	41,101	25:00	4:00	47,164
						118,203			151,285
Guard House									
Gate Operators		Good	10/01/2033	\$ 9,964.24	4 Ea	\$ 39,857	10:00	7:00	\$ 50,709
HVAC Gate House #17	Gate House #17	Good	10/01/2039	5,408.00	1 Ea	5,408	15:00	13:00	8,458
Permanent Roofline Lighting System		Good	10/01/2044	41.10	200 LF	8,220	20:00	18:00	15,269
Rest Rooms, Renovation Gate		Good	10/01/2027	3,244.80	1 Ea	3,245	25:00	1:00	3,358
Roof, Asphalt Shingles		Good	10/01/2045	6.49	1,400 SF	9,086	20:00	19:00	17,468
Walls, Stucco, Paint Finishes and Capital		Good	10/01/2031	1.00	3,200 Allow	3,200	7:00	5:00	3,801
						69,016			99,062
HVAC									
Reme Halo LED Cartridge Replacement		Good	10/01/2030	\$ 535.39	15 Ea	\$ 8,031	5:00	4:00	\$ 9,216
						8,031			9,216
Landscaping									
Lake Ashton Blvd Landscape Refurbishme		Good	10/01/2052	\$ 129,792.00	1 Allow	\$ 129,792	30:00	26:00	\$ 317,466
Reflection Garden Refurbishment		Good	10/01/2038	64,896.00	1 Ea	64,896	30:00	12:00	98,062
						194,688			415,528
Pavilion									
Charcoal Grills		Good	10/01/2029	\$ 3,028.48	4 Ea	\$ 12,114	15:00	3:00	\$ 13,431
Doors, Aluminum		Good	10/01/2049	1,563.99	2 Ea	3,128	25:00	23:00	6,901
Furniture, Metal - Chairs	Pavilion	Good	10/01/2030	270.40	40 Ea	10,816	25:00	4:00	12,412
Furniture, Metal - Rectangle Tables		Good	10/01/2042	843.65	2 Ea	1,687	25:00	16:00	2,926
Furniture, Metal - Square Tables		Good	10/01/2042	703.04	8 Ea	5,624	25:00	16:00	9,752
Walls, Stucco, Paint Finishes and Capital		Good	10/01/2031	1.00	2,774 Allow	2,774	7:00	5:00	3,295
						36,144			48,716

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Location	Reserve Item	Desc	Condition	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Pool/Spa										
	Deck, Pavers		Good	10/01/2028	\$ 0.70	7,600 SF	\$ 5,320	5:00	2:00	\$ 5,699
	Fences, Aluminum	Pool/Spa	Good	10/01/2026	50.00	400 LF	20,000	25:00	0:00	20,000
	Handicap Lift, Pool		Good	10/01/2032	5,000.00	1 Ea	5,000	10:00	6:00	6,146
	Handicap Lift, Spa		Good	10/01/2034	7,000.00	1 Ea	7,000	10:00	8:00	9,218
	Lounge Chairs (Non-Rolling)		Good	10/01/2027	400.00	12 Ea	4,800	10:00	1:00	4,968
	Lounge Chairs (Rolling)		Good	10/01/2027	1,500.00	23 Ea	34,500	25:00	1:00	35,708
	Pool - Electric Cooling/Heating Unit		Good	10/01/2037	6,300.00	1 Ea	6,300	15:00	11:00	9,198
	Pool - Electric Heater		Good	10/01/2027	3,800.00	1 Ea	3,800	15:00	1:00	3,933
	Pool - Gas Heater		Good	10/01/2030	3,700.00	1 Ea	3,700	8:00	4:00	4,246
	Pool - Self Priming Pump		Good	10/01/2031	15,000.00	1 Ea	15,000	14:00	5:00	17,815
	Pool Finishes, Plaster		Good	10/01/2033	11.50	2,760 SF	31,740	10:00	7:00	40,382
	Pool, Light Poles and Fixtures		Good	10/01/2057	4,500.00	3 Ea	13,500	40:00	31:00	39,218
	Spa - Circulating Motor and Pump		Good	10/01/2027	5,000.00	1 Ea	5,000	10:00	1:00	5,175
	Spa - Gas Heater		Good	10/01/2033	4,700.00	1 Ea	4,700	8:00	7:00	5,980
	Spa - Therapy Motor and Pump		Good	10/01/2033	5,000.00	1 Ea	5,000	10:00	7:00	6,361
							165,360			214,046
Restaurant										
	Awning, Vinyl		Good	10/01/2035	\$ 21.63	1,840 Ea	\$ 39,799	12:00	9:00	\$ 54,242
	Doors, Metal with Glass (single)		Good	10/01/2034	1,352.00	1 Ea	1,352	30:00	8:00	1,780
	Furniture, Metal Chairs Barstools		Good	10/01/2034	450.00	12 Ea	5,400	20:00	8:00	7,111
	Furniture, Metal Chairs with Cushion		Good	10/01/2034	108.16	150 Ea	16,224	20:00	8:00	21,364
	Furniture, Metal Hi-Top Chairs (Patio)		Good	10/01/2030	324.48	14 Ea	4,543	20:00	4:00	5,213
	Furniture, Metal Tables - Hi-Top		Good	10/01/2030	865.28	3 Ea	2,596	20:00	4:00	2,979
	Furniture, Metal Tables - Round		Good	10/01/2030	757.12	12 Ea	9,085	20:00	4:00	10,426
	Furniture, Wood Laminate - Round		Good	10/01/2045	540.80	12 Ea	6,490	20:00	19:00	12,476
	Furniture, Wood Tables - Square		Good	10/01/2030	378.56	24 Ea	9,085	20:00	4:00	10,426
	Kitchen Equipment	True 3 Door Ref	Good	01/01/2041	1.00	6,640.91 Ea	6,641	20:00	14:03	10,842
	Kitchen Equipment	True Single Doo	Good	01/01/2040	1.00	3,564.25 Ea	3,564	20:00	13:03	5,622
	Kitchen Equipment	True Single Doo	Good	01/01/2040	1.00	3,564.25 Ea	3,564	20:00	13:03	5,622
	Kitchen Equipment	Hoshizaki Ice M	Good	10/01/2033	1.00	4,934.27 Ea	4,934	20:00	7:00	6,278
	Kitchen Equipment	Artic Walk-In C	Good	10/01/2033	1.00	2,318.55 Ea	2,319	20:00	7:00	2,950

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Location	Reserve Item	Desc	Condition	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
	Kitchen Equipment	Artic Walk-In F	Good	08/01/2027	\$ 1.00	3,612.22 Ea	\$ 3,612	25:00	0:10	\$ 3,717
	Kitchen Equipment	Baker's Pride P	Good	04/30/2041	1.00	9,940.78 Ea	9,941	20:00	14:06	16,370
	Kitchen Equipment	Artic Air 2-Doo	Good	01/01/2042	1.00	2,689.44 Ea	2,689	20:00	15:03	4,545
	Kitchen Equipment	Atosa 3-Door Re	Good	12/01/2035	1.00	2,387.8 Ea	2,388	20:00	9:02	3,273
	Kitchen Equipment	Swisher Dishwa	Good	08/01/2027	1.00	9,153.37 Ea	9,153	25:00	0:10	9,420
	Kitchen Equipment	True 2 Door Rea	Good	01/01/2042	1.00	2,813.77 Ea	2,814	20:00	15:03	4,755
	Kitchen Equipment	True 2 Door Rea	Good	01/01/2042	1.00	2,813.77 Ea	2,814	20:00	15:03	4,755
	Kitchen Equipment	Manitowoc Q27	Good	08/01/2027	1.00	1,509.61 Ea	1,510	25:00	0:10	1,554
	Kitchen Equipment	Imperial Convec	Good	12/11/2035	1.00	4,048.88 Ea	4,049	20:00	9:02	5,550
	Kitchen Equipment	Ranges Hot Plat	Good	04/30/2041	1.00	2,500 Ea	2,500	20:00	14:06	4,117
	Kitchen Equipment	Charbroiler 48"	Good	04/30/2041	1.00	2,000 Ea	2,000	20:00	14:06	3,294
	Kitchen Equipment	Fryer 3 Units	Good	04/30/2041	1.00	3,000 Ea	3,000	20:00	14:06	4,940
	Kitchen Equipment	Flattop Gas Cou	Good	04/30/2041	1.00	1,500 Ea	1,500	20:00	14:06	2,470
							163,566			226,090
Security										
	Golf Cart - Green Club Car (Hard Sides)		Good	10/01/2031	\$ 15,142.40	1 Ea	\$ 15,142	10:00	5:00	\$ 17,984
	Golf Cart - White 2018 EZGO TXT		Good	10/01/2031	15,142.40	1 Ea	15,142	10:00	5:00	17,984
	Life Safety System, Control Panel and Em		Good	10/01/2027	16,224.00	1 Ea	16,224	25:00	1:00	16,792
	Security System, Phased		Good	10/01/2029	16,764.80	1 Ea	16,765	14:00	3:00	18,587
							63,274			71,348
Shuffleboard Court										
	Gutters and Downspouts, Aluminum SC		Good	10/01/2041	\$ 10.24	266 LF	\$ 2,724	18:00	15:00	\$ 4,563
	Roof, Asphalt Shingles		Good	10/01/2045	6.49	1,700 SF	11,033	20:00	19:00	21,211
	Shuffleboard Court, Light Poles and Fixtur		Good	10/01/2027	1,622.40	8 Ea	12,979	25:00	1:00	13,433
	Shuffleboard Courts, Color Coat		Good	10/01/2027	47.59	278 SY	13,230	5:00	1:00	13,693
	Shuffleboard Courts, Surface Replacemen		Good	10/01/2057	2,812.16	8 Ea	22,497	40:00	31:00	65,355
	Walls, Stucco, Paint Finishes and Capital		Good	10/01/2031	1.00	3,127 Allow	3,127	7:00	5:00	3,714
							65,590			121,970
Streets										
	Asphalt Pavement, Patch and Partial Seal		Good	10/01/2027	\$ 0.54	27,746 SY	\$ 14,983	4:00	1:00	\$ 15,507
	Concrete Curbs, Gutters, Catch Basins		Good	10/01/2027	18.91	2,645 LF	50,017	2:00	1:00	51,768
	Parking Lot Resurface	East Lot	Good	10/01/2038	12.98	3,033 SY	39,368	20:00	12:00	59,488

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Location	Reserve Item	Desc	Condition	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
	Parking Lot Resurface	West Lot	Good	10/01/2038	\$ 12.98	2,870 SY	\$ 37,253	20:00	12:00	\$ 56,291
	Pavement Management Report		Good	10/01/2030	5,408.00	1 Allow	5,408	5:00	4:00	6,206
	Repave	Heath Land Ln	Good	10/01/2031	21.76	1,716 SY	37,340	20:00	5:00	44,348
	Repave	Birkdale Dr	Good	10/01/2044	21.76	2,411 SY	52,463	20:00	18:00	97,450
	Repave	Dunmore (Mulli	Good	10/01/2027	21.76	6,767 SY	147,250	20:00	1:00	152,404
	Repave	Grayhawk Dr	Good	10/01/2031	21.76	741 SY	16,124	20:00	5:00	19,150
	Repave	Ashton Club (B	Good	10/01/2035	21.76	4,624 SY	100,618	20:00	9:00	137,132
	Repave	LA Blvd In	Good	10/01/2030	21.76	3,547 SY	77,183	20:00	4:00	88,569
	Repave	Coconut Dr	Good	10/01/2041	21.76	822 SY	17,887	20:00	15:00	29,967
	Repave	Sable Loop Dr	Good	10/01/2026	21.76	3,238 SY	70,459	20:00	0:00	70,459
	Repave	Ashton Club (Be	Good	10/01/2045	21.76	4,293 SY	93,416	20:00	19:00	179,592
	Repave	Waterford Dr	Good	11/01/2026	21.76	3,678 SY	80,033	20:00	0:01	80,263
	Repave	LA Blvd Out	Good	10/01/2030	21.76	3,547 SY	77,183	20:00	4:00	88,569
	Repave	Ventana Ln	Good	10/01/2028	21.76	1,702 SY	37,036	20:00	2:00	39,673
	Repave	Aberdeen Ln	Good	10/01/2036	21.76	2,944 SY	64,061	20:00	10:00	90,365
	Repave	Muirfield Loop	Good	10/01/2039	21.76	5,889 SY	128,145	20:00	13:00	200,413
	Repave	Roebelenii Dr	Good	10/01/2041	21.76	878 SY	19,105	20:00	15:00	32,008
	Repave	Litchfield Loop	Good	10/01/2029	21.76	3,980 SY	86,605	20:00	3:00	96,020
	Repave	Berwick (A to W	Good	10/01/2028	21.76	3,600 SY	78,336	20:00	2:00	83,915
	Repave	Tralee Dr	Good	10/01/2030	21.76	2,178 SY	47,393	20:00	4:00	54,385
	Repave	Gullane Dr	Good	10/01/2038	21.76	1,902 SY	41,388	20:00	12:00	62,539
	Repave	Limerick Dr	Good	10/01/2027	21.76	4,127 SY	89,804	20:00	1:00	92,947
	Repave	Dornoch Dr	Good	10/01/2029	21.76	1,889 SY	41,105	20:00	3:00	45,573
	Repave	Ashton Palms D	Good	10/01/2041	21.76	2,904 SY	63,191	20:00	15:00	105,867
	Repave	Troon Ln	Good	10/01/2030	21.76	904 SY	19,671	20:00	4:00	22,573
	Repave	MacArthur Palm	Good	10/01/2034	21.76	1,804 SY	39,255	20:00	8:00	51,691
	Repave	Blackmoor Ln	Good	10/01/2029	21.76	1,216 SY	26,460	20:00	3:00	29,337
	Repave	Strathmore Dr	Good	10/01/2037	21.76	3,456 SY	75,203	20:00	11:00	109,793
	Repave	Stone Creek Loo	Good	10/01/2028	21.76	5,242 SY	114,066	20:00	2:00	122,190
	Repave	Ashton Blvd (N	Good	10/01/2042	21.76	4,556 SY	99,139	20:00	16:00	171,905
	Repave	Berwick (W to T	Good	10/01/2032	21.76	1,236 SY	26,895	20:00	6:00	33,061
	Repave	Dunmore (LA II	Good	10/01/2040	21.76	2,211 SY	48,111	20:00	14:00	77,878
	Repave	Turnberry (Wat	Good	10/01/2033	21.76	2,853 SY	62,081	20:00	7:00	78,985

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Location	Reserve Item	Desc	Condition	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
	Repave	Dunmore (Asht	Good	10/01/2043	\$ 21.76	4,902 SY	\$ 106,668	20:00	17:00	\$ 191,434
	Repave	Turnberry	Good	10/01/2043	21.76	4,902 SY	106,668	20:00	17:00	191,434
	Repave	Berwick to Wat	Good	10/01/2043	21.76	4,447 SY	96,767	20:00	17:00	173,665
							2,434,135			3,334,815
Tennis Court										
	Tennis Courts, Color Coat		Good	10/01/2035	\$ 11.08	1,600 SY	\$ 17,728	10:00	9:00	\$ 24,161
	Tennis Courts, Fence		Good	10/01/2032	37.86	480 LF	18,173	30:00	6:00	22,339
	Tennis Courts, Light Poles and Fixtures		Good	10/01/2027	2,704.00	9 Ea	24,336	25:00	1:00	25,188
	Tennis Courts, Surface Replacement		Good	10/01/2031	37.86	1,600 SY	60,576	25:00	5:00	71,945
							120,813			143,634
							7,463,878			10,600,403

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Amps

Basis	Ea
Basis Cost	\$ 2,163.20
Quantity	2
Replace Date	10/2027
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	1 Year
Current Cost	\$ 4,326.40
Future Cost	\$ 4,477.82



Asphalt Pavement, Patch and Partial Seal Coat ...

Basis	SY
Basis Cost	\$ 0.54
Quantity	27,746
Replace Date	10/2027
Estimated Life	4 Years
Adjustment Life	4 Years
Remaining Life	1 Year
Current Cost	\$ 14,982.84
Future Cost	\$ 15,507.24



Awning, Vinyl

Basis	Ea
Basis Cost	\$ 21.63
Quantity	1,840
Replace Date	10/2035
Estimated Life	12 Years
Adjustment Life	12 Years
Remaining Life	9 Years
Current Cost	\$ 39,799.20
Future Cost	\$ 54,242.22



Lake Ashton CDD

Analysis Date - October 1, 2026

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Item Parameters - Summary

Bocce Court Carpet

Basis	Allow
Basis Cost	\$ 20,550.40
Quantity	1
Replace Date	10/2032
Estimated Life	9 Years
Adjustment Life	9 Years
Remaining Life	6 Years
Current Cost	\$ 20,550.40
Future Cost	\$ 25,261.69



Bocce Courts, Light Poles and Fixtures

Basis	Ea
Basis Cost	\$ 2,704.00
Quantity	2
Replace Date	10/2046
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	20 Years
Current Cost	\$ 5,408.00
Future Cost	\$ 10,760.78



Bowling Alley Equipment

Basis	Ea
Basis Cost	\$ 25,000.00
Quantity	3
Replace Date	10/2036
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	10 Years
Current Cost	\$ 75,000.00
Future Cost	\$ 105,794.91



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Bridge Decking Replacement

Basis	SF
Basis Cost	\$ 30.29
Quantity	18,638
Replace Date	10/35 - 10/40
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	11 Yr 11 Mn
Current Cost	\$ 564,545.02
Future Cost	\$ 853,612.40



Bridge Substructure Replacement

Basis	LF
Basis Cost	\$ 540.80
Quantity	1,863.6
Replace Date	10/35 - 10/40
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	11 Yr 11 Mn
Current Cost	\$ 1,007,834.88
Future Cost	\$ 1,523,893.63



Cabinets, Ball Room Laminate

Basis	LF
Basis Cost	\$ 86.53
Quantity	122
Replace Date	10/2033
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	7 Years
Current Cost	\$ 10,556.66
Future Cost	\$ 13,431.02



Lake Ashton CDD

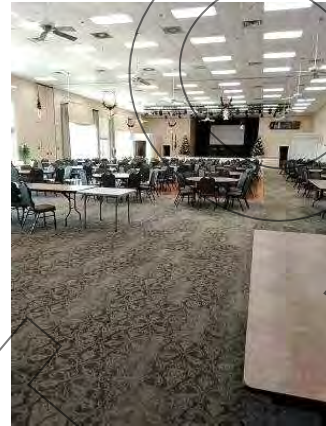
Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Ceilings, Acoustical Tiles and Grid

Basis	SF
Basis Cost	\$ 4.33
Quantity	14,500
Replace Date	10/2034
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	8 Years
Current Cost	\$ 62,785.00
Future Cost	\$ 82,675.86



Ceramic Tile

Basis	SF
Basis Cost	\$ 81.12
Quantity	2,121
Replace Date	10/32 - 10/46
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	13 Yr 2 Mn
Current Cost	\$ 172,055.52
Future Cost	\$ 278,685.46



Charcoal Grills

Basis	Ea
Basis Cost	\$ 3,028.48
Quantity	4
Replace Date	10/2029
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	3 Years
Current Cost	\$ 12,113.92
Future Cost	\$ 13,430.92



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Concrete Curbs, Gutters, Catch Basins

Basis	LF
Basis Cost	\$ 18.91
Quantity	2,645
Replace Date	10/2027
Estimated Life	2 Years
Adjustment Life	2 Years
Remaining Life	1 Year
Current Cost	\$ 50,016.95
Future Cost	\$ 51,767.54



Countertops, Laminate

Basis	SF
Basis Cost	\$ 37.86
Quantity	122
Replace Date	10/2033
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	7 Years
Current Cost	\$ 4,618.92
Future Cost	\$ 5,876.56



Deck, Pavers

Basis	SF
Basis Cost	\$ 0.70
Quantity	7,600
Replace Date	10/2028
Estimated Life	5 Years
Adjustment Life	5 Years
Remaining Life	2 Years
Current Cost	\$ 5,320.00
Future Cost	\$ 5,698.92



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Dishwasher

Basis	Ea
Basis Cost	\$ 540.80
Quantity	1
Replace Date	10/2027
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	1 Year
Current Cost	\$ 540.80
Future Cost	\$ 559.73



Doors, Aluminum

Basis	Ea
Basis Cost	\$ 1,563.99
Quantity	2
Replace Date	10/2049
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	23 Years
Current Cost	\$ 3,127.98
Future Cost	\$ 6,900.68



Doors, Large Wooden

Basis	Ea
Basis Cost	\$ 1,406.08
Quantity	10
Replace Date	10/2034
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	8 Years
Current Cost	\$ 14,060.80
Future Cost	\$ 18,515.39



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

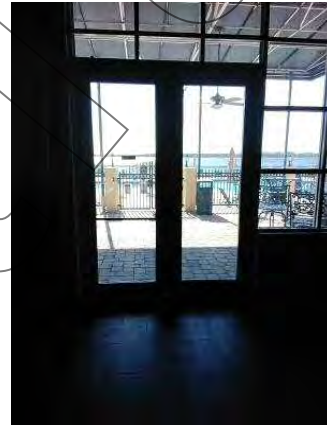
Doors, Metal (Dressing Rooms)

Basis	Ea
Basis Cost	\$ 865.28
Quantity	2
Replace Date	10/2049
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	23 Years
Current Cost	\$ 1,730.56
Future Cost	\$ 3,817.81



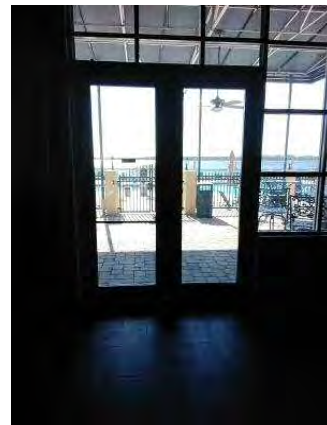
Doors, Metal with Glass

Basis	Ea
Basis Cost	\$ 2,704.00
Quantity	9
Replace Date	10/2034
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	8 Years
Current Cost	\$ 24,336.00
Future Cost	\$ 32,045.85



Doors, Metal with Glass (single)

Basis	Ea
Basis Cost	\$ 1,352.00
Quantity	1
Replace Date	10/2034
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	8 Years
Current Cost	\$ 1,352.00
Future Cost	\$ 1,780.33



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Draperies & Motorized Shades

Basis	Allow
Basis Cost	\$ 58,000.00
Quantity	1
Replace Date	10/2035
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	9 Years
Current Cost	\$ 58,000.00
Future Cost	\$ 79,048.05



Equipment, Cardio - Elliptical

Basis	Ea
Basis Cost	\$ 4,650.88
Quantity	2
Replace Date	10/2032
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	6 Years
Current Cost	\$ 9,301.76
Future Cost	\$ 11,434.24



Equipment, Cardio - Recumbent

Basis	Ea
Basis Cost	\$ 3,244.80
Quantity	2
Replace Date	10/2027
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	1 Year
Current Cost	\$ 6,489.60
Future Cost	\$ 6,716.74



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Equipment, Cardio - Recumbent Stepper

Basis	Ea
Basis Cost	\$ 4,001.92
Quantity	1
Replace Date	10/2027
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	1 Year
Current Cost	\$ 4,001.92
Future Cost	\$ 4,141.99

Equipment, Cardio Treadmill

Basis	Ea
Basis Cost	\$ 7,030.40
Quantity	4
Replace Date	10/33 - 10/34
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	7 Yr 6 Mn
Current Cost	\$ 28,121.60
Future Cost	\$ 36,404.64



Equipment, Strength

Basis	Ea
Basis Cost	\$ 4,110.08
Quantity	4
Replace Date	10/2033
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	7 Years
Current Cost	\$ 16,440.32
Future Cost	\$ 20,916.68



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Fences, Aluminum

Basis	LF
Basis Cost	\$ 50.00
Quantity	5,100
Replace Date	10/2026
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	0 Year
Current Cost	\$ 255,000.00
Future Cost	\$ 255,000.00



Fences, Chain Link

Basis	LF
Basis Cost	\$ 20.55
Quantity	2,920
Replace Date	10/30 - 10/44
Estimated Life	22 Years
Adjustment Life	22 Years
Remaining Life	6 Yr 5 Mn
Current Cost	\$ 60,006.00
Future Cost	\$ 76,153.17



Floor Coverings, Wood Laminate

Basis	SY
Basis Cost	\$ 162.24
Quantity	165
Replace Date	10/2027
Estimated Life	18 Years
Adjustment Life	18 Years
Remaining Life	1 Year
Current Cost	\$ 26,769.60
Future Cost	\$ 27,706.54



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Floor Lighting

Basis	Ea
Basis Cost	\$ 2,704.00
Quantity	1
Replace Date	10/2036
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	10 Years
Current Cost	\$ 2,704.00
Future Cost	\$ 3,814.26



Flooring LVT

Basis	SF
Basis Cost	\$ 18.39
Quantity	6,469
Replace Date	10/40 - 10/48
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	19 Yr 5 Mn
Current Cost	\$ 118,964.91
Future Cost	\$ 232,661.24



Flooring, Carpet

Basis	SY
Basis Cost	\$ 70.30
Quantity	1,067
Replace Date	10/27 - 10/37
Estimated Life	12 Years
Adjustment Life	12 Years
Remaining Life	9 Yr 3 Mn
Current Cost	\$ 75,010.10
Future Cost	\$ 103,840.33



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Flooring, Wood Laminate

Basis	SY
Basis Cost	\$ 89.77
Quantity	142
Replace Date	10/2045
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	19 Years
Current Cost	\$ 12,747.34
Future Cost	\$ 24,506.78

Furniture Lobby

Basis	Allow
Basis Cost	\$ 10,000.00
Quantity	1
Replace Date	10/2035
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	9 Years
Current Cost	\$ 10,000.00
Future Cost	\$ 13,628.97



Furniture Chairs

Basis	Ea
Basis Cost	\$ 155.00
Quantity	440
Replace Date	10/2028
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	2 Years
Current Cost	\$ 68,200.00
Future Cost	\$ 73,057.55



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Furniture, Metal - Chairs

Basis	Ea
Basis Cost	\$ 270.40
Quantity	111
Replace Date	10/30 - 10/42
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	10 Yr 7 Mn
Current Cost	\$ 30,014.40
Future Cost	\$ 44,115.57



Furniture, Metal - Rectangle Tables

Basis	Ea
Basis Cost	\$ 843.65
Quantity	2
Replace Date	10/2042
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	16 Years
Current Cost	\$ 1,687.30
Future Cost	\$ 2,925.75



Furniture, Metal - Square Tables

Basis	Ea
Basis Cost	\$ 703.04
Quantity	8
Replace Date	10/2042
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	16 Years
Current Cost	\$ 5,624.32
Future Cost	\$ 9,752.49



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Furniture, Metal Chairs Barstools

Basis	Ea
Basis Cost	\$ 450.00
Quantity	12
Replace Date	10/2034
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	8 Years
Current Cost	\$ 5,400.00
Future Cost	\$ 7,110.77



Furniture, Metal Chairs with Cushion

Basis	Ea
Basis Cost	\$ 108.16
Quantity	150
Replace Date	10/2034
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	8 Years
Current Cost	\$ 16,224.00
Future Cost	\$ 21,363.91



Furniture, Metal Hi-Top Chairs (Patio)

Basis	Ea
Basis Cost	\$ 324.48
Quantity	14
Replace Date	10/2030
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	4 Years
Current Cost	\$ 4,542.72
Future Cost	\$ 5,212.88



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Furniture, Metal Tables - Hi-Top

Basis	Ea
Basis Cost	\$ 865.28
Quantity	3
Replace Date	10/2030
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	4 Years
Current Cost	\$ 2,595.84
Future Cost	\$ 2,978.79



Furniture, Metal Tables - Round

Basis	Ea
Basis Cost	\$ 757.12
Quantity	12
Replace Date	10/2030
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	4 Years
Current Cost	\$ 9,085.44
Future Cost	\$ 10,425.75



Furniture, Wood Laminate - Round

Basis	Ea
Basis Cost	\$ 540.80
Quantity	48
Replace Date	10/2045
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	19 Years
Current Cost	\$ 25,958.40
Future Cost	\$ 49,905.05



Lake Ashton CDD

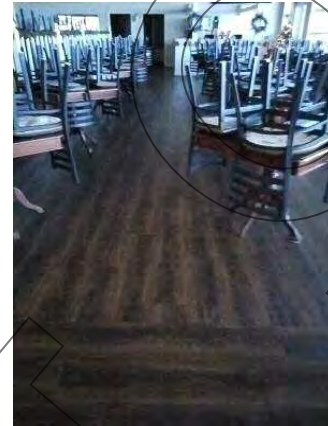
Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Furniture, Wood Tables - Square

Basis	Ea
Basis Cost	\$ 378.56
Quantity	24
Replace Date	10/2030
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	4 Years
Current Cost	\$ 9,085.44
Future Cost	\$ 10,425.75



Gate Operators

Basis	Ea
Basis Cost	\$ 9,964.24
Quantity	4
Replace Date	10/2033
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	7 Years
Current Cost	\$ 39,856.96
Future Cost	\$ 50,709.18



Golf Cart - 2021 ICON

Basis	Ea
Basis Cost	\$ 3,244.80
Quantity	1
Replace Date	10/2034
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	8 Years
Current Cost	\$ 3,244.80
Future Cost	\$ 4,272.78



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Golf Cart - Green Club Car (Hard Sides)

Basis	Ea
Basis Cost	\$ 15,142.40
Quantity	1
Replace Date	10/2031
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	5 Years
Current Cost	\$ 15,142.40
Future Cost	\$ 17,984.42



Golf Cart - White 2018 EZGO TXT

Basis	Ea
Basis Cost	\$ 15,142.40
Quantity	1
Replace Date	10/2031
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	5 Years
Current Cost	\$ 15,142.40
Future Cost	\$ 17,984.42



Golf Course Pathways, Contingency

Basis	LF
Basis Cost	\$ 0.41
Quantity	24,416
Replace Date	10/2026
Estimated Life	1 Year
Adjustment Life	1 Year
Remaining Life	0 Year
Current Cost	\$ 10,010.56
Future Cost	\$ 10,010.56



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Gutters and Downspouts, Aluminum CH

Basis	LF
Basis Cost	\$ 11.80
Quantity	1,500
Replace Date	10/2042
Estimated Life	18 Years
Adjustment Life	18 Years
Remaining Life	16 Years
Current Cost	\$ 17,700.00
Future Cost	\$ 30,691.55



Gutters and Downspouts, Aluminum SC

Basis	LF
Basis Cost	\$ 10.24
Quantity	266
Replace Date	10/2041
Estimated Life	18 Years
Adjustment Life	18 Years
Remaining Life	15 Years
Current Cost	\$ 2,723.84
Future Cost	\$ 4,563.38



Handicap Lift, Pool

Basis	Ea
Basis Cost	\$ 5,000.00
Quantity	1
Replace Date	10/2032
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	6 Years
Current Cost	\$ 5,000.00
Future Cost	\$ 6,146.28



Lake Ashton CDD

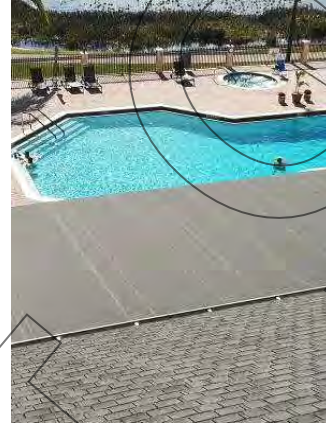
Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Handicap Lift, Spa

Basis	Ea
Basis Cost	\$ 7,000.00
Quantity	1
Replace Date	10/2034
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	8 Years
Current Cost	\$ 7,000.00
Future Cost	\$ 9,217.66



HVAC 10 Tons

Basis	Ea
Basis Cost	\$ 21,632.00
Quantity	3
Replace Date	10/30 - 10/34
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	5 Yr 8 Mn
Current Cost	\$ 64,896.00
Future Cost	\$ 79,000.46



HVAC 15 Tons

Basis	Ea
Basis Cost	\$ 37,856.00
Quantity	2
Replace Date	10/29 - 10/30
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	3 Yr 6 Mn
Current Cost	\$ 75,712.00
Future Cost	\$ 85,412.25



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

HVAC 2 Tons

Basis	Ea
Basis Cost	\$ 8,112.00
Quantity	4
Replace Date	10/38 - 10/39
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	12 Yr 9 Mn
Current Cost	\$ 32,448.00
Future Cost	\$ 50,318.22



HVAC 3.5 Tons

Basis	Ea
Basis Cost	\$ 9,193.60
Quantity	1
Replace Date	10/2038
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	12 Years
Current Cost	\$ 9,193.60
Future Cost	\$ 13,892.16



HVAC 5 Tons

Basis	Ea
Basis Cost	\$ 10,275.20
Quantity	6
Replace Date	10/27 - 10/39
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	4 Yr 6 Mn
Current Cost	\$ 61,651.20
Future Cost	\$ 72,811.89



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

HVAC Gate House #17

Basis	Ea
Basis Cost	\$ 5,408.00
Quantity	1
Replace Date	10/2039
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	13 Years
Current Cost	\$ 5,408.00
Future Cost	\$ 8,457.87



Ice Machine

Basis	Ea
Basis Cost	\$ 7,571.20
Quantity	1
Replace Date	10/2038
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	12 Years
Current Cost	\$ 7,571.20
Future Cost	\$ 11,440.60



Irrigation System

Basis	SF
Basis Cost	\$ 1.08
Quantity	70,000
Replace Date	10/2039
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	13 Years
Current Cost	\$ 75,600.00
Future Cost	\$ 118,235.08



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Kitchen Equipment

Basis	Ea
Basis Cost	\$ 1.00
Quantity	68,991.87
Replace Date	8/27 - 1/42
Estimated Life	20 Years
Adjustment Life	21 Years
Remaining Life	10 Yr 4 Mn
Current Cost	\$ 68,991.87
Future Cost	\$ 100,073.82



Lake Ashton Blvd Landscape Refurbishment

Basis	Allow
Basis Cost	\$ 129,792.00
Quantity	1
Replace Date	10/2052
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	26 Years
Current Cost	\$ 129,792.00
Future Cost	\$ 317,465.85



Life Safety System, Control Panel and Emerge...

Basis	Ea
Basis Cost	\$ 16,224.00
Quantity	1
Replace Date	10/2027
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	1 Year
Current Cost	\$ 16,224.00
Future Cost	\$ 16,791.84

Lake Ashton CDD

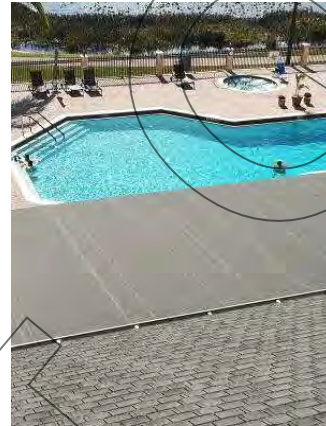
Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Lounge Chairs (Non-Rolling)

Basis	Ea
Basis Cost	\$ 400.00
Quantity	12
Replace Date	10/2027
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	1 Year
Current Cost	\$ 4,800.00
Future Cost	\$ 4,968.00



Lounge Chairs (Rolling)

Basis	Ea
Basis Cost	\$ 1,500.00
Quantity	23
Replace Date	10/2027
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	1 Year
Current Cost	\$ 34,500.00
Future Cost	\$ 35,707.50



Moveable Partition, Ballroom

Basis	SF
Basis Cost	\$ 104.92
Quantity	970
Replace Date	10/2039
Estimated Life	35 Years
Adjustment Life	35 Years
Remaining Life	13 Years
Current Cost	\$ 101,772.40
Future Cost	\$ 159,167.56



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Paint

Basis	Allow
Basis Cost	\$ 1.00
Quantity	40,306
Replace Date	10/27 - 10/35
Estimated Life	9 Years
Adjustment Life	9 Years
Remaining Life	4 Yr 11 Mn
Current Cost	\$ 40,306.00
Future Cost	\$ 47,938.10



Parking Lot Resurface

Basis	SY
Basis Cost	\$ 12.98
Quantity	5,903
Replace Date	10/2038
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	12 Years
Current Cost	\$ 76,620.94
Future Cost	\$ 115,779.50



Pavement Management Report

Basis	Allow
Basis Cost	\$ 5,408.00
Quantity	1
Replace Date	10/2030
Estimated Life	5 Years
Adjustment Life	5 Years
Remaining Life	4 Years
Current Cost	\$ 5,408.00
Future Cost	\$ 6,205.80

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Pavers Heavy Traffic

Basis	Allow
Basis Cost	\$ 8.00
Quantity	23,827
Replace Date	10/27 - 10/28
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	1 Yr 3 Mn
Current Cost	\$ 190,616.00
Future Cost	\$ 198,784.09



Pavers Low Traffic

Basis	SF
Basis Cost	\$ 0.75
Quantity	5,845
Replace Date	10/28 - 10/30
Estimated Life	5 Years
Adjustment Life	5 Years
Remaining Life	2 Yr 4 Mn
Current Cost	\$ 4,383.75
Future Cost	\$ 4,757.22



Permanent Roofline Lighting System

Basis	LF
Basis Cost	\$ 41.10
Quantity	1,028
Replace Date	10/2044
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	18 Years
Current Cost	\$ 42,250.80
Future Cost	\$ 78,480.40



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Ponds Erosion Contingency

Basis	LF
Basis Cost	\$ 0.20
Quantity	50,554
Replace Date	10/2026
Estimated Life	1 Year
Adjustment Life	1 Year
Remaining Life	0 Year
Current Cost	\$ 10,110.80
Future Cost	\$ 10,110.80



Pool - Electric Cooling/Heating Unit

Basis	Ea
Basis Cost	\$ 6,300.00
Quantity	1
Replace Date	10/2037
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	11 Years
Current Cost	\$ 6,300.00
Future Cost	\$ 9,197.81



Pool - Electric Heater

Basis	Ea
Basis Cost	\$ 3,800.00
Quantity	1
Replace Date	10/2027
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	1 Year
Current Cost	\$ 3,800.00
Future Cost	\$ 3,933.00



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Pool - Gas Heater

Basis	Ea
Basis Cost	\$ 3,700.00
Quantity	1
Replace Date	10/2030
Estimated Life	8 Years
Adjustment Life	8 Years
Remaining Life	4 Years
Current Cost	\$ 3,700.00
Future Cost	\$ 4,245.84



Pool - Self Priming Pump

Basis	Ea
Basis Cost	\$ 15,000.00
Quantity	1
Replace Date	10/2031
Estimated Life	14 Years
Adjustment Life	14 Years
Remaining Life	5 Years
Current Cost	\$ 15,000.00
Future Cost	\$ 17,815.29



Pool Finishes, Plaster

Basis	SF
Basis Cost	\$ 11.50
Quantity	2,760
Replace Date	10/2033
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	7 Years
Current Cost	\$ 31,740.00
Future Cost	\$ 40,382.14



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Pool, Light Poles and Fixtures

Basis	Ea
Basis Cost	\$ 4,500.00
Quantity	3
Replace Date	10/2057
Estimated Life	40 Years
Adjustment Life	40 Years
Remaining Life	31 Years
Current Cost	\$ 13,500.00
Future Cost	\$ 39,217.93



Projector

Basis	Ea
Basis Cost	\$ 5,408.00
Quantity	2
Replace Date	10/32 - 10/34
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	7 Years
Current Cost	\$ 10,816.00
Future Cost	\$ 13,769.11



Receiver

Basis	Ea
Basis Cost	\$ 2,595.84
Quantity	1
Replace Date	10/2033
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	7 Years
Current Cost	\$ 2,595.84
Future Cost	\$ 3,302.63



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Reflection Garden Refurbishment

Basis	Ea
Basis Cost	\$ 64,896.00
Quantity	1
Replace Date	10/2038
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	12 Years
Current Cost	\$ 64,896.00
Future Cost	\$ 98,062.31



Refrigerator 2 Doors

Basis	Ea
Basis Cost	\$ 5,000.00
Quantity	1
Replace Date	10/2032
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	6 Years
Current Cost	\$ 5,000.00
Future Cost	\$ 6,146.28



Reme Halo LED Cartridge Replacement

Basis	Ea
Basis Cost	\$ 535.39
Quantity	15
Replace Date	10/2030
Estimated Life	5 Years
Adjustment Life	5 Years
Remaining Life	4 Years
Current Cost	\$ 8,030.85
Future Cost	\$ 9,215.59

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Repave

Basis	SY
Basis Cost	\$ 21.76
Quantity	105,106
Replace Date	10/26 - 10/45
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	8 Yr 6 Mn
Current Cost	\$ 2,287,106.56
Future Cost	\$ 3,145,554.62



Rest Rooms, Renovation

Basis	Ea
Basis Cost	\$ 10,275.20
Quantity	9
Replace Date	10/30 - 10/45
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	7 Yr 4 Mn
Current Cost	\$ 92,476.80
Future Cost	\$ 122,045.37



Rest Rooms, Renovation Gate

Basis	Ea
Basis Cost	\$ 3,244.80
Quantity	1
Replace Date	10/2027
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	1 Year
Current Cost	\$ 3,244.80
Future Cost	\$ 3,358.37

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Roof, Asphalt Shingles

Basis	SF
Basis Cost	\$ 6.49
Quantity	37,100
Replace Date	10/31 - 10/45
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	6 Yr 2 Mn
Current Cost	\$ 240,779.00
Future Cost	\$ 300,753.67



Roofs, Flat

Basis	SQ
Basis Cost	\$ 1,189.76
Quantity	16
Replace Date	10/2031
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	5 Years
Current Cost	\$ 19,036.16
Future Cost	\$ 22,608.99



Roofs, Metal

Basis	SF
Basis Cost	\$ 35.00
Quantity	330
Replace Date	10/2057
Estimated Life	50 Years
Adjustment Life	50 Years
Remaining Life	31 Years
Current Cost	\$ 11,550.00
Future Cost	\$ 33,553.11



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Screen

Basis	Ea
Basis Cost	\$ 6,489.60
Quantity	1
Replace Date	10/2044
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	18 Years
Current Cost	\$ 6,489.60
Future Cost	\$ 12,054.36



Security System, Phased

Basis	Ea
Basis Cost	\$ 16,764.80
Quantity	1
Replace Date	10/2029
Estimated Life	14 Years
Adjustment Life	14 Years
Remaining Life	3 Years
Current Cost	\$ 16,764.80
Future Cost	\$ 18,587.43



Shuffleboard Court, Light Poles and Fixtures

Basis	Ea
Basis Cost	\$ 1,622.40
Quantity	8
Replace Date	10/2027
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	1 Year
Current Cost	\$ 12,979.20
Future Cost	\$ 13,433.47



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Shuffleboard Courts, Color Coat

Basis	SY
Basis Cost	\$ 47.59
Quantity	278
Replace Date	10/2027
Estimated Life	5 Years
Adjustment Life	5 Years
Remaining Life	1 Year
Current Cost	\$ 13,230.02
Future Cost	\$ 13,693.07



Shuffleboard Courts, Surface Replacement

Basis	Ea
Basis Cost	\$ 2,812.16
Quantity	8
Replace Date	10/2057
Estimated Life	40 Years
Adjustment Life	40 Years
Remaining Life	31 Years
Current Cost	\$ 22,497.28
Future Cost	\$ 65,355.31



Sign Poles

Basis	Ea
Basis Cost	\$ 540.80
Quantity	47
Replace Date	10/2034
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	8 Years
Current Cost	\$ 25,417.60
Future Cost	\$ 33,470.13



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Spa - Circulating Motor and Pump

Basis	Ea
Basis Cost	\$ 5,000.00
Quantity	1
Replace Date	10/2027
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	1 Year
Current Cost	\$ 5,000.00
Future Cost	\$ 5,175.00



Spa - Gas Heater

Basis	Ea
Basis Cost	\$ 4,700.00
Quantity	1
Replace Date	10/2033
Estimated Life	8 Years
Adjustment Life	8 Years
Remaining Life	7 Years
Current Cost	\$ 4,700.00
Future Cost	\$ 5,979.71



Spa - Therapy Motor and Pump

Basis	Ea
Basis Cost	\$ 5,000.00
Quantity	1
Replace Date	10/2033
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	7 Years
Current Cost	\$ 5,000.00
Future Cost	\$ 6,361.40



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Stop Signs

Basis	Ea
Basis Cost	\$ 146.00
Quantity	29
Replace Date	10/2027
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	1 Year
Current Cost	\$ 4,234.00
Future Cost	\$ 4,382.19



Street Name Sign Plates

Basis	Ea
Basis Cost	\$ 129.79
Quantity	47
Replace Date	10/26 - 10/34
Estimated Life	8 Years
Adjustment Life	8 Years
Remaining Life	3 Yr 11 Mn
Current Cost	\$ 6,100.13
Future Cost	\$ 7,045.86



Tennis Courts, Color Coat

Basis	SY
Basis Cost	\$ 11.08
Quantity	1,600
Replace Date	10/2035
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	9 Years
Current Cost	\$ 17,728.00
Future Cost	\$ 24,161.44



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Tennis Courts, Fence

Basis	LF
Basis Cost	\$ 37.86
Quantity	480
Replace Date	10/2032
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	6 Years
Current Cost	\$ 18,172.80
Future Cost	\$ 22,339.01



Tennis Courts, Light Poles and Fixtures

Basis	Ea
Basis Cost	\$ 2,704.00
Quantity	9
Replace Date	10/2027
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	1 Year
Current Cost	\$ 24,336.00
Future Cost	\$ 25,187.76



Tennis Courts, Surface Replacement

Basis	SY
Basis Cost	\$ 37.86
Quantity	1,600
Replace Date	10/2031
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	5 Years
Current Cost	\$ 60,576.00
Future Cost	\$ 71,945.29



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Walls, Stucco, Paint Finishes and Capital Repairs

Basis	Allow
Basis Cost	\$ 1.00
Quantity	33,420
Replace Date	10/31 - 10/32
Estimated Life	7 Years
Adjustment Life	7 Years
Remaining Life	5 Yr 9 Mn
Current Cost	\$ 33,420.00
Future Cost	\$ 40,703.40



Warmer

Basis	Ea
Basis Cost	\$ 7,030.40
Quantity	1
Replace Date	10/2030
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	4 Years
Current Cost	\$ 7,030.40
Future Cost	\$ 8,067.55



Windows

Basis	SF
Basis Cost	\$ 54.08
Quantity	1,368
Replace Date	10/39 - 10/53
Estimated Life	35 Years
Adjustment Life	35 Years
Remaining Life	19 Yr 9 Mn
Current Cost	\$ 73,981.44
Future Cost	\$ 150,240.47



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Windows, Store Front

Basis	Ea
Basis Cost	\$ 108.16
Quantity	1,438
Replace Date	10/2042
Estimated Life	40 Years
Adjustment Life	40 Years
Remaining Life	16 Years
Current Cost	\$ 155,534.08
Future Cost	\$ 269,693.94



SECTION (b)

Lake Ashton CDD

Type 1

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning October 1, 2026



Lake Ashton CDD
Reserve Management Plan
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Preparer's Report on Reserve Study

Type I Reserve Study With On-Site Analysis

For 30-Year Projection Period Beginning October 1, 2026

Board of Directors

Lake Ashton CDD
Lake Wales, FL

Description of Reserve Study Report

A reserve reserve study engagement involves the reserve professional providing assistance to Directors of Lake Ashton CDD by helping them identify key factors, develop assumptions, gather and assemble information, and develop a financial model so they may consider the results based upon their stated assumptions.

A Type I reserve study engagement is based on an on-site analysis. The on-site analysis of Lake Ashton CDD upon which this reserve management plan is based was performed by Pierre Del Rosario, CAM, RS of Capital Reserve Advisors. on December 20, 2025.

The attached basic financial exhibits and disclosures comprise a Type I Reserve Study report of Lake Ashton CDD. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of October 1, 2026, statements of projected cash flows and expenditures for the 30-year period beginning October 1, 2026, and related disclosures that provide important information regarding the basic financial exhibits.

Management's Responsibility for Reserve Study

The Governing Body of Lake Ashton CDD is responsible for the preparation and fair presentation of this reserve study report in accordance with Generally Accepted Reserve Study Principles.

Reserve Professional's Responsibility

Our responsibility is to perform our reserve management plan engagement and compile the reserve study report in accordance with Generally Accepted Reserve Study Standards.

Report on Reserve Study

Our reserve study engagement was performed in accordance with Generally Accepted Reserve Study Standards. A reserve study involves performing procedures to identify, quantify and evaluate condition of components based upon a visual observation for the purpose of making a financial projection. The procedures selected are based on the reserve professional's judgment. We believe that the procedures we have performed are sufficient and appropriate to support the reserve study report as presented. We are not responsible for any events subsequent to the date of this report.

We have compiled the accompanying reserve study report of Lake Ashton CDD, comprised of the financial exhibits referred to above in accordance with Generally Accepted Reserve Study Principles.

This reserve study report was prepared using software meeting the reserve study calculation and software standards of the International Capital Budgeting Institute.

We are not aware of any material modifications that should be made to the financial exhibits referred to above, based upon the stated significant assumptions and exclusions, for them to be presented in conformity with Generally Accepted Reserve Study Principles.

This reserve study report is restricted to the management and members of the Lake Ashton CDD, and should not be relied upon by others not involved in the establishment of the significant assumptions and exclusions upon which this report is based. Readers of the reserve study report should consider the significant assumptions, excluded components, and general exclusions in forming their own conclusions regarding the reserve study report.

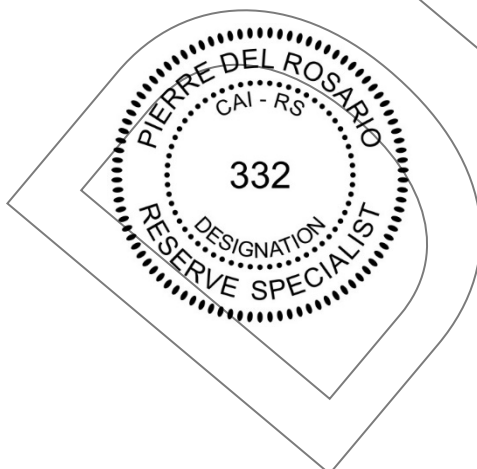
Required Supplementary Information

Generally Accepted Reserve Study Standards require that the component list compiled at the major or minor component level be presented to supplement the basic financial exhibits. This component list is the responsibility of the Lake Ashton CDD's management and was used to prepare the basic financial exhibits. The information contained in this list has been subjected to the procedures applied in the compilation of the reserve study report, and we are not aware of any material modifications that should be made thereto.

Regulatory Information

In the case of common interest realty associations located in the U.S.A., Generally Accepted Reserve Study Standards require that regulatory disclosures be presented to supplement the basic financial exhibits. Regulatory Disclosures consist of supplemental information required by the Financial Accounting Standards Board and any disclosures required by state or local jurisdictions. Such information is the responsibility of the Lake Ashton CDD's management and was derived from the component list used to prepare the reserve study report. The information has been subjected to the procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Capital Reserve Advisors.
Pierre Del Rosario, CAM,RS.
June 8, 2026



Lake Ashton CDD
October 1, 2026

Statement of Position

Projection period: October 1, 2026 to 2056
Type of Project: CDD
Number of Units: 978
Location: Lake Wales, FL
Project Construction date: October 1, 2008

Description of Project: Lake Ashton CDD is an 978 - unit Community Development Districts located in Lake Wales, FL. The project was developed in October 1, 2008.

On-Site analysis performed by: Pierre Del Rosario
Component analysis performed by: Pierre Del Rosario
Report prepared by: Pierre Del Rosario

No special assessments are considered necessary during the 30-year projection period.

Components Excluded From This Report

Major Component	Reason Excluded
Building Structures	Lifetime Component
Utilities - Underground and in Structure	Long-lived Component
Interior Door	Lifetime Component
Major Tree Trimming	Included in Operating Budget

See Next Page for Summary Component List

Current Replacement Cost of All Components	\$ 7,234,378
Future Replacement Cost of All Components	\$ 10,370,903
Projected Balance of Reserve Funds at October 1, 2026	\$ 1,082,226
100% Funded Amount at October 1, 2026	\$ 4,120,770
Percent Funded at October 1, 2026	26.26 %
Reserve (Surplus)/Deficit – Average per Unit at October 1, 2026	\$ 3,107
Projected Reserve Contribution	\$ 417,263
Average Annual Reserve Contribution Per Unit	\$ 427
Monthly Reserve Contribution First Year of Projection	\$ 34,772
Average Monthly Reserve Contribution Per Unit	\$ 36
Projected Special Assessment	\$ 0
Projected Inflation Rate	3.50 %
Projected Interest Rate	4.00 %

See Preparer's Report
See Summary of Significant Assumptions

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Allocation

Category	100% Funded	Percent Funded	Beginning Balance		Interest	Expenditure	Ending Balance 09/30/2027
			10/01/2026	Contribution			
Clubhouse Exterior	330,779	28	95,845	35,155	3,788	28,615	106,173
Clubhouse Interior	920,626	23	215,565	96,837	10,434	14,690	308,145
Exterior Amenities	408,612	22	90,914	44,449	4,789	0	140,153
Guard House	15,072	22	3,353	3,941	425	0	7,719
Landscaping	56,243	22	12,514	10,486	1,130	0	24,130
Pathways, Ponds, and Bridges	966,343	23	230,652	75,232	8,106	20,121	293,869
Pavement Management	1,354,196	30	418,052	127,330	13,719	150,722	408,379
Security	43,890	22	9,765	4,237	456	0	14,459
Stormwater Management	25,008	22	5,564	19,596	2,111	0	27,272
	4,120,770	26 %	1,082,226	417,263	44,957	214,149	1,330,298

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Begin Balance	1,082,226	1,330,298	1,103,721	1,156,416	1,335,283	1,274,736	1,185,598	1,441,037	1,675,888	1,927,407
Contribution	417,263	433,953	451,312	469,364	488,139	507,664	527,971	549,090	571,053	593,895
Average Per Unit	427	444	461	480	499	519	540	561	584	607
Percent Change	0.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Interest	44,957	35,814	37,102	43,579	41,264	37,463	46,539	55,401	64,839	51,297
Less Expenditures	214,149	696,344	435,718	334,076	589,949	634,266	319,071	369,640	384,373	1,007,563
Ending Balance	1,330,298	1,103,721	1,156,416	1,335,283	1,274,736	1,185,598	1,441,037	1,675,888	1,927,407	1,565,036
	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46
Begin Balance	1,565,036	1,884,585	1,690,852	1,747,160	1,446,726	911,020	1,298,370	1,401,625	1,174,919	1,573,228
Contribution	617,651	642,357	668,051	694,773	722,564	751,467	781,526	812,787	845,298	879,110
Average Per Unit	632	657	683	710	739	768	799	831	864	899
Percent Change	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Interest	62,204	55,015	56,343	44,785	24,281	36,826	40,665	31,760	45,750	43,991
Less Expenditures	360,306	891,106	668,086	1,039,993	1,282,551	400,943	718,935	1,071,253	492,739	971,341
Ending Balance	1,884,585	1,690,852	1,747,160	1,446,726	911,020	1,298,370	1,401,625	1,174,919	1,573,228	1,524,988
	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56
Begin Balance	1,524,988	1,782,479	1,639,964	1,806,406	2,205,738	2,550,230	2,762,492	3,047,223	3,477,327	4,375,149
Contribution	914,274	950,845	988,879	1,028,434	1,069,572	1,112,355	1,156,849	1,203,123	1,251,248	1,301,298
Average Per Unit	935	972	1,011	1,052	1,094	1,137	1,183	1,230	1,279	1,331
Percent Change	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Interest	54,431	47,360	52,685	67,241	80,097	87,867	98,107	113,894	147,451	165,039
Less Expenditures	711,215	1,140,720	875,122	696,344	805,177	987,959	970,225	886,913	500,878	1,016,730
Ending Balance	1,782,479	1,639,964	1,806,406	2,205,738	2,550,230	2,762,492	3,047,223	3,477,327	4,375,149	4,824,756

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Clubhouse Exterior / Asphalt			3,836		921			4,556		1,094
Clubhouse Exterior / Common Area	3,115								41,503	
Clubhouse Exterior / Fence & Walls	25,500		27,316		86,329		31,346		33,579	
Clubhouse Exterior / Fixtures		4,382								
Clubhouse Exterior / Roofing						284,684				
Clubhouse Exterior / Vehicle									4,273	
Clubhouse Interior / Doors & Windows									52,342	
Clubhouse Interior / Equipment	14,690	15,896			8,068		24,228	51,336	25,637	8,823
Clubhouse Interior / Fixtures								19,308	82,676	133,290
Clubhouse Interior / Flooring		35,128			2,420	5,093	102,908			
Clubhouse Interior / Furniture			73,058		29,043				28,475	13,629
Clubhouse Interior / HVAC		21,270	11,007	53,364	77,479	25,692		13,073	28,485	10,945
Clubhouse Interior / Paint		9,439	3,214			17,662	2,889	2,945		11,789
Clubhouse Interior / Renovation					82,537					
Exterior Amenities / Asphalt			5,699					6,769		
Exterior Amenities / Court Surface		13,693				71,945	41,525			24,161
Exterior Amenities / Equipment				13,431						
Exterior Amenities / Fence & Walls							22,339			
Exterior Amenities / Furniture		40,676			15,515					
Exterior Amenities / Lighting		38,621								
Exterior Amenities / Mechanical Equip		9,108			4,246	17,815	6,146	12,341	9,218	
Exterior Amenities / Paint						10,809	29,894			
Exterior Amenities / Pavement Manag		154,530	44,254							
Exterior Amenities / Pool								40,382		
Guard House / Equipment								50,709		
Guard House / Renovation		3,358								
Pathways, Ponds, and Bridges	20,121	20,826	21,555	22,309	23,090	23,898	24,734	25,600	26,496	375,682
Pathways, Ponds, and Bridges / Fixture										195,058
Pavement Management / Asphalt Pav	150,722	260,858	245,779	170,931	260,302	81,294	33,061	78,985	51,691	164,923

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Security / Equipment		16,792		18,587						
Security / Vehicle						35,969				
Stormwater Management / Concrete		51,768		55,455		59,404		63,636		68,168
	214,149	696,344	435,718	334,076	589,949	634,266	319,071	369,640	384,373	1,007,563

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46
Clubhouse Exterior / Asphalt			5,412		1,299			6,427		1,543
Clubhouse Exterior / Common Area							10,578			
Clubhouse Exterior / Fence & Walls	35,970		38,532		41,277		44,217		66,452	
Clubhouse Exterior / Fixtures		6,182								
Clubhouse Exterior / Landscape				118,235						
Clubhouse Exterior / Roofing							30,692		78,480	38,679
Clubhouse Exterior / Vehicle									6,027	
Clubhouse Interior / Doors & Windows				59,882			269,694			
Clubhouse Interior / Equipment	105,795	22,423	11,441	11,245	42,034	14,054	34,176	29,893	48,217	
Clubhouse Interior / Fixtures				159,168						111,505
Clubhouse Interior / Flooring	22,808	66,098		11,215	22,862		3,657	7,696	17,763	177,616
Clubhouse Interior / Furniture								122,397		49,905
Clubhouse Interior / HVAC			26,150	62,588	12,999		35,634	18,441	89,403	129,805
Clubhouse Interior / Lighting	3,814									
Clubhouse Interior / Paint	12,865	4,380			24,072	3,937	4,014		16,067	17,533
Clubhouse Interior / Renovation										39,508
Exterior Amenities / Asphalt			8,039					9,548		
Exterior Amenities / Court Surface		19,315				34,429	22,941			34,082
Exterior Amenities / Equipment									22,501	
Exterior Amenities / Furniture		7,008					41,279			
Exterior Amenities / Mechanical Equip		16,498	5,591			7,874	15,259	8,973	13,002	28,838
Exterior Amenities / Paint			13,752	38,034						17,497
Exterior Amenities / Pavement Manag		217,979	62,425							
Exterior Amenities / Pool								56,963		
Exterior Amenities / Roofing						4,563				
Guard House / Equipment								71,530		
Landscaping / Landscape			98,062							
Pathways, Ponds, and Bridges	66,983	233,870	152,165	189,208	685,611	33,710	34,890	36,111	37,375	38,683
Pathways, Ponds, and Bridges / Fixture	21,705	114,536	68,198	88,349	365,766					

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46
Pavement Management / Asphalt Pav	90,365	109,793	178,319	223,845	86,631	167,842	171,905	583,421	97,450	189,989
Security / Equipment								30,087		
Security / Vehicle						50,738				
Stormwater Management / Concrete		73,023		78,224		83,796		89,764		96,158
	360,306	891,106	668,086	1,039,993	1,282,551	400,943	718,935	1,071,253	492,739	971,341

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56
Clubhouse Exterior / Asphalt			7,633		1,832			9,066		2,176
Clubhouse Exterior / Common Area					13,929					
Clubhouse Exterior / Fence & Walls	50,740		54,354		58,225		184,012		66,814	
Clubhouse Exterior / Fixtures		8,720								
Clubhouse Exterior / Roofing						566,461				
Clubhouse Exterior / Vehicle									8,502	
Clubhouse Interior / Doors & Windows				3,818				90,359		
Clubhouse Interior / Equipment	29,231	31,630	35,043		16,053		48,209	79,695	51,012	17,556
Clubhouse Interior / Fixtures		81,964						38,418		157,289
Clubhouse Interior / Flooring	175,777		124,856	99,878		16,946			5,526	11,629
Clubhouse Interior / Furniture					80,623				56,659	
Clubhouse Interior / HVAC	43,043		21,902	47,723	18,337			43,810	104,857	21,779
Clubhouse Interior / Paint	5,969			32,807	5,366	5,471		21,898	23,896	8,136
Clubhouse Interior / Renovation										195,056
Exterior Amenities / Asphalt			11,340					13,468		
Exterior Amenities / Court Surface	10,761	27,246			46,923		32,360			48,076
Exterior Amenities / Doors & Windows				6,901						
Exterior Amenities / Furniture		9,885					84,386			36,665
Exterior Amenities / Lighting							91,271			
Exterior Amenities / Mechanical Equip	7,362	10,297		10,869			27,639	12,658	28,036	
Exterior Amenities / Paint	48,390						22,261	61,565		
Exterior Amenities / Pavement Manag		307,481	88,057							
Exterior Amenities / Pool								80,352		
Guard House / Equipment								100,901		
Guard House / Renovation							7,937			
Landscaping / Landscape							317,466			
Pathways, Ponds, and Bridges	40,037	41,439	42,889	44,390	45,944	47,552	49,216	50,939	52,721	54,567
Pavement Management / Asphalt Pav	299,905	519,051	489,049	340,116	517,945	161,757	65,785	157,163	102,855	328,162
Security / Equipment							39,683			

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56
Security / Vehicle						71,570				
Stormwater Management / Concrete		103,006		110,343		118,202		126,621		135,640
	711,215	1,140,720	875,122	696,344	805,177	987,959	970,225	886,913	500,878	1,016,730

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
Amps	10/2027	\$ 2,163.20	2 Ea	\$ 4,326	10:00	1:00	\$ 4,478
Asphalt Pavement, Patch and Partial Seal Coa	10/2027	0.54	27,746 SY	14,983	4:00	1:00	15,507
Awning, Vinyl	10/2035	21.63	1,840 Ea	39,799	12:00	9:00	54,242
Bocce Court Carpet	10/2032	20,550.40	1 Allow	20,550	9:00	6:00	25,262
Bocce Courts, Light Poles and Fixtures	10/2046	2,704.00	2 Ea	5,408	30:00	20:00	10,761
Bowling Alley Equipment	10/2036	25,000.00	3 Ea	75,000	30:00	10:00	105,795
Bridge Decking Replacement	10/35 - 10/40	30.29	18,638 SF	564,545	30:00	11:11	853,612
Bridge Substructure Replacement	10/35 - 10/40	540.80	1,863.6 LF	1,007,835	30:00	11:11	1,523,894
Cabinets, Ball Room Laminate	10/2033	86.53	122 LF	10,557	20:00	7:00	13,431
Ceilings, Acoustical Tiles and Grid	10/2034	4.33	14,500 SF	62,785	30:00	8:00	82,676
Ceramic Tile	10/32 - 10/46	81.12	2,121 SF	172,056	30:00	13:02	278,685
Charcoal Grills	10/2029	3,028.48	4 Ea	12,114	15:00	3:00	13,431
Concrete Curbs, Gutters, Catch Basins	10/2027	18.91	2,645 LF	50,017	2:00	1:00	51,768
Countertops, Laminate	10/2033	37.86	122 SF	4,619	20:00	7:00	5,877
Deck, Pavers	10/2028	0.70	7,600 SF	5,320	5:00	2:00	5,699
Dishwasher	10/2027	540.80	1 Ea	541	10:00	1:00	560
Doors, Aluminum	10/2049	1,563.99	2 Ea	3,128	25:00	23:00	6,901
Doors, Large Wooden	10/2034	1,406.08	10 Ea	14,061	30:00	8:00	18,515
Doors, Metal (Dressing Rooms)	10/2049	865.28	2 Ea	1,731	30:00	23:00	3,818
Doors, Metal with Glass	10/2034	2,704.00	9 Ea	24,336	30:00	8:00	32,046
Doors, Metal with Glass (single)	10/2034	1,352.00	1 Ea	1,352	30:00	8:00	1,780
Draperies & Motorized Shades	10/2035	58,000.00	1 Allow	58,000	10:00	9:00	79,048
Equipment, Cardio - Elliptical	10/2032	4,650.88	2 Ea	9,302	10:00	6:00	11,434
Equipment, Cardio - Recumbent	10/2027	3,244.80	2 Ea	6,490	10:00	1:00	6,717
Equipment, Cardio - Recumbent Stepper	10/2027	4,001.92	1 Ea	4,002	10:00	1:00	4,142
Equipment, Cardio Treadmill	10/33 - 10/34	7,030.40	4 Ea	28,122	10:00	7:06	36,405
Equipment, Strength	10/2033	4,110.08	4 Ea	16,440	15:00	7:00	20,917
Fences, Aluminum 10%	10/2026	5.00	5,100 LF	25,500	2:00	0:00	25,500
Fences, Chain Link	10/30 - 10/44	20.55	2,920 LF	60,006	22:00	6:05	76,153
Floor Coverings, Wood Laminate	10/2027	162.24	165 SY	26,770	18:00	1:00	27,707
Floor Lighting	10/2036	2,704.00	1 Ea	2,704	20:00	10:00	3,814
Flooring LVT	10/40 - 10/48	18.39	6,469 SF	118,965	25:00	19:05	232,661
Flooring, Carpet	10/27 - 10/37	70.30	1,067 SY	75,010	12:00	9:03	103,840
Flooring, Wood Laminate	10/2045	89.77	142 SY	12,747	20:00	19:00	24,507
Furniture - Lobby	10/2035	10,000.00	1 Allow	10,000	15:00	9:00	13,629
Furniture Chairs	10/2028	155.00	440 Ea	68,200	15:00	2:00	73,058
Furniture, Metal - Chairs	10/30 - 10/42	270.40	111 Ea	30,014	25:00	10:07	44,116
Furniture, Metal - Rectangle Tables	10/2042	843.65	2 Ea	1,687	25:00	16:00	2,926
Furniture, Metal - Square Tables	10/2042	703.04	8 Ea	5,624	25:00	16:00	9,752
Furniture, Metal Chairs Barstools	10/2034	450.00	12 Ea	5,400	20:00	8:00	7,111
Furniture, Metal Chairs with Cushion	10/2034	108.16	150 Ea	16,224	20:00	8:00	21,364
Furniture, Metal Hi-Top Chairs (Patio)	10/2030	324.48	14 Ea	4,543	20:00	4:00	5,213
Furniture, Metal Tables - Hi-Top	10/2030	865.28	3 Ea	2,596	20:00	4:00	2,979
Furniture, Metal Tables - Round	10/2030	757.12	12 Ea	9,085	20:00	4:00	10,426
Furniture, Wood Laminate - Round	10/2045	540.80	48 Ea	25,958	20:00	19:00	49,905

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
Furniture, Wood Tables - Square	10/2030	\$ 378.56	24 Ea	\$ 9,085	20:00	4:00	\$ 10,426
Gate Operators	10/2033	9,964.24	4 Ea	39,857	10:00	7:00	50,709
Golf Cart - 2021 ICON	10/2034	3,244.80	1 Ea	3,245	10:00	8:00	4,273
Golf Cart - Green Club Car (Hard Sides)	10/2031	15,142.40	1 Ea	15,142	10:00	5:00	17,984
Golf Cart - White 2018 EZGO TXT	10/2031	15,142.40	1 Ea	15,142	10:00	5:00	17,984
Golf Course Pathways, Contingency	10/2026	0.41	24,416 LF	10,011	1:00	0:00	10,011
Gutters and Downspouts, Aluminum CH	10/2042	11.80	1,500 LF	17,700	18:00	16:00	30,692
Gutters and Downspouts, Aluminum SC	10/2041	10.24	266 LF	2,724	18:00	15:00	4,563
Handicap Lift, Pool	10/2032	5,000.00	1 Ea	5,000	10:00	6:00	6,146
Handicap Lift, Spa	10/2034	7,000.00	1 Ea	7,000	10:00	8:00	9,218
HVAC 10 Tons	10/30 - 10/34	21,632.00	3 Ea	64,896	15:00	5:08	79,000
HVAC 15 Tons	10/29 - 10/30	37,856.00	2 Ea	75,712	15:00	3:06	85,412
HVAC 2 Tons	10/38 - 10/39	8,112.00	4 Ea	32,448	15:00	12:09	50,318
HVAC 3.5 Tons	10/2038	9,193.60	1 Ea	9,194	15:00	12:00	13,892
HVAC 5 Tons	10/27 - 10/39	10,275.20	6 Ea	61,651	15:00	4:06	72,812
HVAC Gate House #17	10/2039	5,408.00	1 Ea	5,408	15:00	13:00	8,458
Ice Machine	10/2038	7,571.20	1 Ea	7,571	15:00	12:00	11,441
Irrigation System	10/2039	1.08	70,000 SF	75,600	30:00	13:00	118,235
Kitchen Equipment	8/27 - 1/42	1.00	68,991.87 Ea	68,992	20:00	10:04	100,074
Lake Ashton Blvd Landscape Refurbishment	10/2052	129,792.00	1 Allow	129,792	30:00	26:00	317,466
Life Safety System, Control Panel and Emerge	10/2027	16,224.00	1 Ea	16,224	25:00	1:00	16,792
Lounge Chairs (Non-Rolling)	10/2027	400.00	12 Ea	4,800	10:00	1:00	4,968
Lounge Chairs (Rolling)	10/2027	1,500.00	23 Ea	34,500	25:00	1:00	35,708
Moveable Partition, Ballroom	10/2039	104.92	970 SF	101,772	35:00	13:00	159,168
Paint	10/27 - 10/35	1.00	40,306 Allow	40,306	9:00	4:11	47,938
Parking Lot Resurface	10/2038	12.98	5,903 SY	76,621	20:00	12:00	115,780
Pavement Management Report	10/2030	5,408.00	1 Allow	5,408	5:00	4:00	6,206
Pavers Heavy Traffic	10/27 - 10/28	8.00	23,827 Allow	190,616	10:00	1:03	198,784
Pavers Low Traffic	10/28 - 10/30	0.75	5,845 SF	4,384	5:00	2:04	4,757
Permanent Roofline Lighting System	10/2044	41.10	1,028 LF	42,251	20:00	18:00	78,480
Ponds Erosion Contingency	10/2026	0.20	50,554 LF	10,111	1:00	0:00	10,111
Pool - Electric Cooling/Heating Unit	10/2037	6,300.00	1 Ea	6,300	15:00	11:00	9,198
Pool - Electric Heater	10/2027	3,800.00	1 Ea	3,800	15:00	1:00	3,933
Pool - Gas Heater	10/2030	3,700.00	1 Ea	3,700	8:00	4:00	4,246
Pool - Self Priming Pump	10/2031	15,000.00	1 Ea	15,000	14:00	5:00	17,815
Pool Finishes, Plaster	10/2033	11.50	2,760 SF	31,740	10:00	7:00	40,382
Pool, Light Poles and Fixtures	10/2057	4,500.00	3 Ea	13,500	40:00	31:00	39,218
Projector	10/32 - 10/34	5,408.00	2 Ea	10,816	10:00	7:00	13,769
Receiver	10/2033	2,595.84	1 Ea	2,596	10:00	7:00	3,303
Reflection Garden Refurbishment	10/2038	64,896.00	1 Ea	64,896	30:00	12:00	98,062
Refrigerator 2 Doors	10/2032	5,000.00	1 Ea	5,000	10:00	6:00	6,146
Rem Halo LED Cartridge Replacement	10/2030	535.39	15 Ea	8,031	5:00	4:00	9,216
Repave	10/26 - 10/45	21.76	105,106 SY	2,287,107	20:00	8:06	3,145,555
Rest Rooms, Renovation	10/30 - 10/45	10,275.20	9 Ea	92,477	25:00	7:04	122,045
Rest Rooms, Renovation Gate	10/2027	3,244.80	1 Ea	3,245	25:00	1:00	3,358

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
Roof, Asphalt Shingles	10/31 - 10/45	\$ 6.49	37,100 SF	\$ 240,779	20:00	6:02	\$ 300,754
Roofs, Flat	10/2031	1,189.76	16 SQ	19,036	20:00	5:00	22,609
Roofs, Metal	10/2057	35.00	330 SF	11,550	50:00	31:00	33,553
Screen	10/2044	6,489.60	1 Ea	6,490	20:00	18:00	12,054
Security System, Phased	10/2029	16,764.80	1 Ea	16,765	14:00	3:00	18,587
Shuffleboard Court, Light Poles and Fixtures	10/2027	1,622.40	8 Ea	12,979	25:00	1:00	13,433
Shuffleboard Courts, Color Coat	10/2027	47.59	278 SY	13,230	5:00	1:00	13,693
Shuffleboard Courts, Surface Replacement	10/2057	2,812.16	8 Ea	22,497	40:00	31:00	65,355
Sign Poles	10/2034	540.80	47 Ea	25,418	30:00	8:00	33,470
Spa - Circulating Motor and Pump	10/2027	5,000.00	1 Ea	5,000	10:00	1:00	5,175
Spa - Gas Heater	10/2033	4,700.00	1 Ea	4,700	8:00	7:00	5,980
Spa - Therapy Motor and Pump	10/2033	5,000.00	1 Ea	5,000	10:00	7:00	6,361
Stop Signs	10/2027	146.00	29 Ea	4,234	10:00	1:00	4,382
Street Name Sign Plates	10/26 - 10/34	129.79	47 Ea	6,100	8:00	3:11	7,046
Tennis Courts, Color Coat	10/2035	11.08	1,600 SY	17,728	10:00	9:00	24,161
Tennis Courts, Fence	10/2032	37.86	480 LF	18,173	30:00	6:00	22,339
Tennis Courts, Light Poles and Fixtures	10/2027	2,704.00	9 Ea	24,336	25:00	1:00	25,188
Tennis Courts, Surface Replacement	10/2031	37.86	1,600 SY	60,576	25:00	5:00	71,945
Walls, Stucco, Paint Finishes and Capital Repa	10/31 - 10/32	1.00	33,420 Allow	33,420	7:00	5:09	40,703
Warmer	10/2030	7,030.40	1 Ea	7,030	20:00	4:00	8,068
Windows	10/39 - 10/53	54.08	1,368 SF	73,981	35:00	19:09	150,240
Windows, Store Front	10/2042	108.16	1,438 Ea	155,534	40:00	16:00	269,694
				<u>\$ 7,234,378</u>			<u>\$ 10,370,903</u>

Disclosures

Site Analysis

Lake Ashton CDD is a CDD located in Lake Wales, FL. The CDD consists of 978 units located at 4141 Ashton Club Drive.

The site analysis was performed on December 20, 2025 by Pierre Del Rosario, RS, CAM of Capital Reserve Advisors. The Community Director was interviewed during the site analysis regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs, if known. Site analysis procedures included:

- Review of Google Earth satellite images
- Tour of Association common areas
- Identification and quantification / measurement of common area components
- Component condition assessment

The site analysis was performed as a limited scope visual observation. No destructive or invasive testing was performed. The condition of components may be assessed differently if destructive / invasive testing was performed, but such testing is beyond the scope of a reserve study.

Component Analysis

Components considered for inclusion in the reserve study report are all those components that are the maintenance responsibility of the Association that are anticipated to require future major repair or replacement under the assumption that such components are subject to normal maintenance activities and normal wear and tear. Components with a useful life of less than two years or a cost of \$1,000 have generally been excluded from this analysis, as such items are considered to be part of the Association's operating budget.

The component list was compiled based upon the tour of association common areas, inquiry of Association management or maintenance staff. The component list is believed to be complete, except for the exclusions noted below, which are considered normal exclusions.

Estimated future major repair and replacement costs are generally based on current replacement costs projected to estimated repair or replacement date, applying an inflation factor of 3.50% for the entire 30-year financial projection period.

Current estimated replacement costs are derived from a variety of sources including; actual prior costs, current bids, vendor or contractor estimates, management's estimates, Capital Reserve Advisors cost database, or cost estimator manuals. This data is considered reliable and has been relied upon in the determination of current cost. Current cost includes material or product cost, labor, overhead, delivery, and sales tax.

General Exclusions from the analysis are:

Excluded Conditions	Reason for Exclusion
Building code or zoning violations or upgrades	Outside scope of study
Structural stability or engineering analysis	Outside scope of study
Environmental conditions *	Outside scope of study
Geological stability or soil conditions	Outside scope of study
Soil contamination	Outside scope of study
Hydrological conditions	Outside scope of study
Mold or fungus	Outside scope of study
Termites or other pest control	Outside scope of study
Risks of wildfire, flood or seismic activity	Outside scope of study
Water quality or testing	Outside scope of study
Illegal or controlled substances	Outside scope of study
Building values or appraisals	Outside scope of study
Adequacy of efficiency of any system or component	Outside scope of study
Information not provided by the association necessary to identify all components	Outside scope of study

* Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or other environmental hazards.

Financial Analysis

The financial projection was prepared using the pooled cash flow method. Under this method, aggregate expenditures are projected to future estimated repair or replacement dates considering inflation at 3.50%. Actual expenditures may vary from estimated expenditures, and the differences may be significant.

Reserve fund revenues consist of member assessments and interest earned (and other income). Interest income has been estimated at 4.00%. The funding plan does not contain an income tax expense related to interest earned, as income taxes are paid from the operating fund. The projected annual assessment has been subjected to an annual increase factor for the projection period. This annual assessment adjustment factor is necessary to counteract the effects of inflation on projected expenditures.

Percent funded at October 1, 2026 of 26.26 was calculated using the inflation adjusted method.

The beginning balance of reserve funds was estimated at \$ 1,082,226, based on information provided by management. The beginning balance of reserve funds was provided by Community Director.

See Preparer's Report
See Summary of Significant Assumptions

October 1, 2026

Significant Assumptions

The following significant assumptions were used in the preparation of this reserve study report. If the actual replacement costs or remaining lives vary from the assumptions used in this analysis, the impact could be significant on future assessments. Accordingly, an annual review of the analysis is necessary to see if the Board, within its authority, should increase the regular assessments, pass special assessments or reschedule future replacement dates.

Generally, only long-term major repair and replacement activities for components with a life of 2 years or longer and a cost of \$1,000 or more have been considered in this analysis. A group of items with individual cost of less than \$1,000 are included if the aggregate cost exceeds \$1,000.

The Board of Supervisors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common areas.

The analysis assumes that no unusual conditions will occur, such as weather, vandalism, unusual use, or unforeseen obsolescence.

Measurements and quantities were obtained by count, measurement, or estimation from plans provided by the Board of Supervisors unless otherwise noted, and are assumed to be a close approximation to actual.

Proper construction and installation of all improvements is assumed, unless otherwise noted.

This analysis assumes that the District membership wishes to continue the use and maintenance of all amenities currently in place.

The District carries comprehensive property insurance to cover most insurable property risks.

Current financial information was supplied by the Board of Supervisors and is assumed to be reasonably accurate as of the date of this analysis. Funded cash balances were not audited nor confirmed directly with financial institutions as a part of this analysis.

The District will collect and set aside reserve assessments on an annual basis as set forth in the funding plan projection, in order that sufficient funds will be available when expenditures are scheduled or necessary.

The Board of Supervisors does not anticipate any special assessments other than those that may be scheduled as part of the attached 30-year funding projection.

Interest rate of 4.00% is used in the funding plan.

Inflation rate of 3.50% is used in the funding plan.

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Items			Replace				Adj	Rem	
Reserve Item	Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Clubhouse Exterior									
Fences, Aluminum 10%	Common Area	Thompson	10/01/2026	\$ 5.00	4,700 LF	\$ 23,500	2:00	0:00	\$ 23,500
Fences, Aluminum 10%	Pool/Spa	Pool/Spa	10/01/2026	5.00	400 LF	2,000	2:00	0:00	2,000
Fences, Chain Link	Common Area	Olsen Rd	10/01/2030	20.55	2,420 LF	49,731	22:00	4:00	57,067
Fences, Chain Link	Common Area	Pet Play Park	10/01/2044	20.55	500 LF	10,275	22:00	18:00	19,086
Golf Cart - 2021 ICON	Common Area		10/01/2034	3,244.80	1 Ea	3,245	10:00	8:00	4,273
Gutters and Downspouts, Aluminum C	Clubhouse		10/01/2042	11.80	1,500 LF	17,700	18:00	16:00	30,692
Irrigation System	Common Area		10/01/2039	1.08	70,000 SF	75,600	30:00	13:00	118,235
Pavers Low Traffic	Common Area	Sidewalks	10/01/2028	0.75	1,749 SF	1,312	5:00	2:00	1,405
Pavers Low Traffic	Common Area	Bocce Ball Cour	10/01/2030	0.75	1,070 SF	803	5:00	4:00	921
Pavers Low Traffic	Clubhouse	Clubhouse Rest	10/01/2028	0.75	3,026 SF	2,270	5:00	2:00	2,431
Permanent Roofline Lighting System	Clubhouse		10/01/2044	41.10	828 LF	34,031	20:00	18:00	63,212
Permanent Roofline Lighting System	Guard House		10/01/2044	41.10	200 LF	8,220	20:00	18:00	15,269
Roof, Asphalt Shingles	Clubhouse		10/01/2031	6.49	34,000 SF	220,660	20:00	5:00	262,075
Roof, Asphalt Shingles	Guard House		10/01/2045	6.49	1,400 SF	9,086	20:00	19:00	17,468
Roof, Asphalt Shingles	Shuffleboard Co		10/01/2045	6.49	1,700 SF	11,033	20:00	19:00	21,211
Roofs, Flat	Clubhouse		10/01/2031	1,189.76	16 SQ	19,036	20:00	5:00	22,609
Roofs, Metal	Clubhouse		10/01/2057	35.00	330 SF	11,550	50:00	31:00	33,553
Sign Poles	Common Area		10/01/2034	540.80	47 Ea	25,418	30:00	8:00	33,470
Stop Signs	Common Area		10/01/2027	146.00	29 Ea	4,234	10:00	1:00	4,382
Street Name Sign Plates	Common Area		10/01/2034	129.79	23 Ea	2,985	8:00	8:00	3,931
Street Name Sign Plates	Common Area		10/01/2026	129.79	24 Ea	3,115	8:00	0:00	3,115
						535,802			739,904
Clubhouse Interior									
Amps	Cinema		10/01/2027	\$ 2,163.20	2 Ea	\$ 4,326	10:00	1:00	\$ 4,478
Awning, Vinyl	Restaurant		10/01/2035	21.63	1,840 Ea	39,799	12:00	9:00	54,242
Bowling Alley Equipment	Clubhouse		10/01/2036	25,000.00	3 Ea	75,000	30:00	10:00	105,795
Cabinets, Ball Room Laminate	Ballroom Kitch		10/01/2033	86.53	122 LF	10,557	20:00	7:00	13,431
Ceilings, Acoustical Tiles and Grid	Clubhouse		10/01/2034	4.33	14,500 SF	62,785	30:00	8:00	82,676
Ceramic Tile	Clubhouse	Bar and Server	10/01/2032	81.12	270 SF	21,902	30:00	6:00	26,924
Ceramic Tile	Clubhouse	Kitchen	10/01/2046	81.12	1,089 SF	88,340	30:00	20:00	175,777
Ceramic Tile	Clubhouse	Craft Room	10/01/2032	81.12	459 SF	37,234	30:00	6:00	45,770
Ceramic Tile	Clubhouse	Maintenance O	10/01/2032	81.12	30 SF	2,434	30:00	6:00	2,992

Lake Ashton CDD

Analysis Date - October 1, 2026

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Item Parameters - Detail

Items	Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Clubhouse Interior										
	Ceramic Tile	Clubhouse	Guard House	10/01/2032	\$ 81.12	233 SF	\$ 18,901	30:00	6:00	\$ 23,234
	Ceramic Tile	Clubhouse	Gym	10/01/2032	81.12	40 SF	3,245	30:00	6:00	3,989
	Countertops, Laminate	Ballroom Kitche		10/01/2033	37.86	122 SF	4,619	20:00	7:00	5,877
	Dishwasher	Ballroom Kitche		10/01/2027	540.80	1 Ea	541	10:00	1:00	560
	Doors, Large Wooden	Ballroom		10/01/2034	1,406.08	10 Ea	14,061	30:00	8:00	18,515
	Doors, Metal (Dressing Rooms)	Ballroom		10/01/2049	865.28	2 Ea	1,731	30:00	23:00	3,818
	Doors, Metal with Glass	Clubhouse	East Entrance	10/01/2034	2,704.00	1 Ea	2,704	30:00	8:00	3,561
	Doors, Metal with Glass	Clubhouse	Ballroom	10/01/2034	2,704.00	3 Ea	8,112	30:00	8:00	10,682
	Doors, Metal with Glass	Clubhouse	Restaurant	10/01/2034	2,704.00	3 Ea	8,112	30:00	8:00	10,682
	Doors, Metal with Glass	Clubhouse	Office	10/01/2034	2,704.00	2 Ea	5,408	30:00	8:00	7,121
	Doors, Metal with Glass (single)	Restaurant		10/01/2034	1,352.00	1 Ea	1,352	30:00	8:00	1,780
	Draperies & Motorized Shades	Ballroom		10/01/2035	58,000.00	1 Allow	58,000	10:00	9:00	79,048
	Equipment, Cardio - Elliptical	Fitness Center	A	10/01/2032	4,650.88	1 Ea	4,651	10:00	6:00	5,717
	Equipment, Cardio - Elliptical	Fitness Center	B	10/01/2032	4,650.88	1 Ea	4,651	10:00	6:00	5,717
	Equipment, Cardio - Recumbent	Fitness Center	A	10/01/2027	3,244.80	1 Ea	3,245	10:00	1:00	3,358
	Equipment, Cardio - Recumbent	Fitness Center	B	10/01/2027	3,244.80	1 Ea	3,245	10:00	1:00	3,358
	Equipment, Cardio - Recumbent Stepp	Fitness Center		10/01/2027	4,001.92	1 Ea	4,002	10:00	1:00	4,142
	Equipment, Cardio Treadmill	Fitness Center	A	10/01/2033	7,030.40	1 Ea	7,030	10:00	7:00	8,945
	Equipment, Cardio Treadmill	Fitness Center	B	10/01/2034	7,030.40	1 Ea	7,030	10:00	8:00	9,258
	Equipment, Cardio Treadmill	Fitness Center	C	10/01/2034	7,030.40	1 Ea	7,030	10:00	8:00	9,258
	Equipment, Cardio Treadmill	Fitness Center	D	10/01/2033	7,030.40	1 Ea	7,030	10:00	7:00	8,945
	Equipment, Strength	Fitness Center	Dual Lat Pull D	10/01/2033	4,110.08	1 Ea	4,110	15:00	7:00	5,229
	Equipment, Strength	Fitness Center	Dual Leg Press	10/01/2033	4,110.08	1 Ea	4,110	15:00	7:00	5,229
	Equipment, Strength	Fitness Center	Ab Bicep Machi	10/01/2033	4,110.08	1 Ea	4,110	15:00	7:00	5,229
	Equipment, Strength	Fitness Center	Chest-Shoulder	10/01/2033	4,110.08	1 Ea	4,110	15:00	7:00	5,229
	Floor Coverings, Wood Laminate	Ballroom		10/01/2027	162.24	165 SY	26,770	18:00	1:00	27,707
	Floor Lighting	Cinema		10/01/2036	2,704.00	1 Ea	2,704	20:00	10:00	3,814
	Flooring LVT	Clubhouse	Restaurant	10/01/2040	18.39	768 SF	14,124	25:00	14:00	22,862
	Flooring LVT	Clubhouse	Bowling Lanes	10/01/2048	18.39	864 SF	15,889	25:00	22:00	33,868
	Flooring LVT	Clubhouse	Media Center	10/01/2048	18.39	603 SF	11,089	25:00	22:00	23,637
	Flooring LVT	Clubhouse	Foyer, Main Hal	10/01/2045	18.39	2,875 SF	52,871	25:00	19:00	101,645
	Flooring LVT	Clubhouse	Community Dir	10/01/2048	18.39	200 SF	3,678	25:00	22:00	7,840
	Flooring LVT	Clubhouse	Ballroom Kitch	10/01/2044	18.39	520 SF	9,563	25:00	18:00	17,763

Lake Ashton CDD

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Item Parameters - Detail

Items	Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Clubhouse Interior										
	Flooring LVT	Clubhouse	Card Room	10/01/2048	\$ 18.39	486 SF	\$ 8,938	25:00	22:00	\$ 19,050
	Flooring LVT	Clubhouse	Clubhouse Offi	10/01/2048	18.39	153 SF	2,814	25:00	22:00	5,997
	Flooring, Carpet	Clubhouse	Game Room	10/01/2027	70.30	102 SY	7,171	12:00	1:00	7,422
	Flooring, Carpet	Clubhouse	Cinema Floorin	10/01/2036	70.30	136 SY	9,561	12:00	10:00	13,486
	Flooring, Carpet	Clubhouse	Activities Offi	10/01/2037	70.30	17 SY	1,195	12:00	11:00	1,745
	Flooring, Carpet	Clubhouse	Bowling Lanes	10/01/2030	70.30	30 SY	2,109	12:00	4:00	2,420
	Flooring, Carpet	Clubhouse	Ballroom	10/01/2037	70.30	627 SY	44,078	12:00	11:00	64,353
	Flooring, Carpet	Clubhouse	Cinema	10/01/2036	70.30	94 SY	6,608	12:00	10:00	9,322
	Flooring, Carpet	Clubhouse	Restaurant	10/01/2031	70.30	61 SY	4,288	12:00	5:00	5,093
	Flooring, Wood Laminate	Fitness Center		10/01/2045	89.77	142 SY	12,747	20:00	19:00	24,507
	Furniture Lobby	Clubhouse		10/01/2035	10,000.00	1 Allow	10,000	15:00	9:00	13,629
	Furniture Chairs	Ballroom		10/01/2028	155.00	440 Ea	68,200	15:00	2:00	73,058
	Furniture, Metal Chairs Barstools	Restaurant		10/01/2034	450.00	12 Ea	5,400	20:00	8:00	7,111
	Furniture, Metal Chairs with Cushion	Restaurant		10/01/2034	108.16	150 Ea	16,224	20:00	8:00	21,364
	Furniture, Metal Hi-Top Chairs (Patio)	Restaurant		10/01/2030	324.48	14 Ea	4,543	20:00	4:00	5,213
	Furniture, Metal Tables - Hi-Top	Restaurant		10/01/2030	865.28	3 Ea	2,596	20:00	4:00	2,979
	Furniture, Metal Tables - Round	Restaurant		10/01/2030	757.12	12 Ea	9,085	20:00	4:00	10,426
	Furniture, Wood Laminate - Round	Restaurant		10/01/2045	540.80	12 Ea	6,490	20:00	19:00	12,476
	Furniture, Wood Laminate - Round	Clubhouse	Ballroom	10/01/2045	540.80	36 Ea	19,469	20:00	19:00	37,429
	Furniture, Wood Tables - Square	Restaurant		10/01/2030	378.56	24 Ea	9,085	20:00	4:00	10,426
	HVAC 10 Tons	Clubhouse	Fitness Center	10/01/2031	21,632.00	1 Ea	21,632	15:00	5:00	25,692
	HVAC 10 Tons	Clubhouse	Bar Side #7	10/01/2034	21,632.00	1 Ea	21,632	15:00	8:00	28,485
	HVAC 10 Tons	Clubhouse	Kitchen Side #8	10/01/2030	21,632.00	1 Ea	21,632	15:00	4:00	24,823
	HVAC 15 Tons	Clubhouse	Ballroom SW #	10/01/2029	37,856.00	1 Ea	37,856	15:00	3:00	41,972
	HVAC 15 Tons	Clubhouse	Ballroom SE #3	10/01/2030	37,856.00	1 Ea	37,856	15:00	4:00	43,441
	HVAC 2 Tons	Clubhouse	Craft Room #13	10/01/2039	8,112.00	1 Ea	8,112	15:00	13:00	12,687
	HVAC 2 Tons	Clubhouse	Foyer #6	10/01/2039	8,112.00	1 Ea	8,112	15:00	13:00	12,687
	HVAC 2 Tons	Clubhouse	Media Center #	10/01/2039	8,112.00	1 Ea	8,112	15:00	13:00	12,687
	HVAC 2 Tons	Clubhouse	Card Room #12	10/01/2038	8,112.00	1 Ea	8,112	15:00	12:00	12,258
	HVAC 3.5 Tons	Clubhouse	Cinema #5	10/01/2038	9,193.60	1 Ea	9,194	15:00	12:00	13,892
	HVAC 5 Tons	Clubhouse	Bowling Alley #	10/01/2033	10,275.20	1 Ea	10,275	15:00	7:00	13,073
	HVAC 5 Tons	Clubhouse	Ballroom NW #	10/01/2027	10,275.20	1 Ea	10,275	15:00	1:00	10,635
	HVAC 5 Tons	Clubhouse	Kitchen #9	10/01/2028	10,275.20	1 Ea	10,275	15:00	2:00	11,007

Lake Ashton CDD

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Item Parameters - Detail

Items	Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Clubhouse Interior										
	HVAC 5 Tons	Clubhouse	Ballroom NE #4	10/01/2027	\$ 10,275.20	1 Ea	\$ 10,275	15:00	1:00	\$ 10,635
	HVAC 5 Tons	Clubhouse	Game Room #1	10/01/2029	10,275.20	1 Ea	10,275	15:00	3:00	11,392
	HVAC 5 Tons	Clubhouse	Conference Ro	10/01/2039	10,275.20	1 Ea	10,275	15:00	13:00	16,070
	HVAC Gate House #17	Guard House	Gate House #1	10/01/2039	5,408.00	1 Ea	5,408	15:00	13:00	8,458
	Ice Machine	Ballroom Kitche		10/01/2038	7,571.20	1 Ea	7,571	15:00	12:00	11,441
	Kitchen Equipment	Restaurant	True 3 Door Ref	01/01/2041	1.00	6,640.91 Ea	6,641	20:00	14:03	10,842
	Kitchen Equipment	Restaurant	True Single Doo	01/01/2040	1.00	3,564.25 Ea	3,564	20:00	13:03	5,622
	Kitchen Equipment	Restaurant	True Single Doo	01/01/2040	1.00	3,564.25 Ea	3,564	20:00	13:03	5,622
	Kitchen Equipment	Restaurant	Hoshizaki Ice M	10/01/2033	1.00	4,934.27 Ea	4,934	20:00	7:00	6,278
	Kitchen Equipment	Restaurant	Artic Walk-In C	10/01/2033	1.00	2,318.55 Ea	2,319	20:00	7:00	2,950
	Kitchen Equipment	Restaurant	Artic Walk-In F	08/01/2027	1.00	3,612.22 Ea	3,612	25:00	0:10	3,717
	Kitchen Equipment	Restaurant	Baker's Pride P	04/30/2041	1.00	9,940.78 Ea	9,941	20:00	14:06	16,370
	Kitchen Equipment	Restaurant	Artic Air 2-Doo	01/01/2042	1.00	2,689.44 Ea	2,689	20:00	15:03	4,545
	Kitchen Equipment	Restaurant	Atosa 3-Door R	12/01/2035	1.00	2,387.8 Ea	2,388	20:00	9:02	3,273
	Kitchen Equipment	Restaurant	Swisher Dishwa	08/01/2027	1.00	9,153.37 Ea	9,153	25:00	0:10	9,420
	Kitchen Equipment	Restaurant	True 2 Door Re	01/01/2042	1.00	2,813.77 Ea	2,814	20:00	15:03	4,755
	Kitchen Equipment	Restaurant	True 2 Door Re	01/01/2042	1.00	2,813.77 Ea	2,814	20:00	15:03	4,755
	Kitchen Equipment	Restaurant	Manitowoc Q2	08/01/2027	1.00	1,509.61 Ea	1,510	25:00	0:10	1,554
	Kitchen Equipment	Restaurant	Imperial Conve	12/11/2035	1.00	4,048.88 Ea	4,049	20:00	9:02	5,550
	Kitchen Equipment	Restaurant	Ranges Hot Plat	04/30/2041	1.00	2,500 Ea	2,500	20:00	14:06	4,117
	Kitchen Equipment	Restaurant	Charbroiler 48"	04/30/2041	1.00	2,000 Ea	2,000	20:00	14:06	3,294
	Kitchen Equipment	Restaurant	Fryer 3 Units	04/30/2041	1.00	3,000 Ea	3,000	20:00	14:06	4,940
	Kitchen Equipment	Restaurant	Flattop Gas Co	04/30/2041	1.00	1,500 Ea	1,500	20:00	14:06	2,470
	Moveable Partition, Ballroom	Ballroom		10/01/2039	104.92	970 SF	101,772	35:00	13:00	159,168
	Paint	Clubhouse	Card Room	10/01/2032	1.00	2,350 Allow	2,350	9:00	6:00	2,889
	Paint	Clubhouse	Community Dir	10/01/2031	1.00	1,081 Allow	1,081	9:00	5:00	1,284
	Paint	Clubhouse	Restaurant	10/01/2031	1.00	4,450 Allow	4,450	9:00	5:00	5,285
	Paint	Clubhouse	Media Center	10/01/2033	1.00	1,150 Allow	1,150	9:00	7:00	1,463
	Paint	Clubhouse	Game Room	10/01/2027	1.00	2,120 Allow	2,120	9:00	1:00	2,194
	Paint	Clubhouse	Clubhouse	10/01/2031	1.00	7,000 Allow	7,000	9:00	5:00	8,314
	Paint	Clubhouse	Fitness Center	10/01/2028	1.00	3,000 Allow	3,000	9:00	2:00	3,214
	Paint	Clubhouse	Office	10/01/2031	1.00	1,000 Allow	1,000	9:00	5:00	1,188
	Paint	Clubhouse	Bar and Server	10/01/2027	1.00	7,000 Allow	7,000	9:00	1:00	7,245

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Item Parameters - Detail

Items	Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Clubhouse Interior										
	Paint	Clubhouse	Ballroom	10/01/2035	\$ 1.00	8,650 Allow	\$ 8,650	9:00	9:00	\$ 11,789
	Paint	Clubhouse	Craft Room	10/01/2033	1.00	1,165 Allow	1,165	9:00	7:00	1,482
	Paint	Clubhouse	Activities Offi	10/01/2031	1.00	1,340 Allow	1,340	9:00	5:00	1,592
	Projector	Clubhouse	Ballroom	10/01/2034	5,408.00	1 Ea	5,408	10:00	8:00	7,121
	Projector	Clubhouse	Cinema	10/01/2032	5,408.00	1 Ea	5,408	10:00	6:00	6,648
	Receiver	Clubhouse	Cinema	10/01/2033	2,595.84	1 Ea	2,596	10:00	7:00	3,303
	Refrigerator 2 Doors	Ballroom Kitche		10/01/2032	5,000.00	1 Ea	5,000	10:00	6:00	6,146
	Reme Halo LED Cartridge Replacement	HVAC		10/01/2030	535.39	15 Ea	8,031	5:00	4:00	9,216
	Rest Rooms, Renovation	Clubhouse	Hallway	10/01/2045	10,275.20	2 Ea	20,550	25:00	19:00	39,508
	Rest Rooms, Renovation	Fitness Center		10/01/2030	10,275.20	4 Ea	41,101	25:00	4:00	47,164
	Rest Rooms, Renovation	Clubhouse	Dressing Room	10/01/2030	10,275.20	3 Ea	30,826	25:00	4:00	35,373
	Screen	Ballroom		10/01/2044	6,489.60	1 Ea	6,490	20:00	18:00	12,054
	Warmer	Ballroom Kitche		10/01/2030	7,030.40	1 Ea	7,030	20:00	4:00	8,068
	Windows	Clubhouse	Ballroom S	10/01/2053	54.08	660 SF	35,693	35:00	27:00	90,359
	Windows	Clubhouse	Foyer	10/01/2039	54.08	208 SF	11,249	35:00	13:00	17,592
	Windows	Clubhouse	Ballroom N	10/01/2039	54.08	500 SF	27,040	35:00	13:00	42,289
	Windows, Store Front	Clubhouse	Offices	10/01/2042	108.16	74 Ea	8,004	40:00	16:00	13,879
	Windows, Store Front	Clubhouse	Community Dir	10/01/2042	108.16	118 Ea	12,763	40:00	16:00	22,131
	Windows, Store Front	Clubhouse	Game Room	10/01/2042	108.16	74 Ea	8,004	40:00	16:00	13,879
	Windows, Store Front	Clubhouse	Restaurant	10/01/2042	108.16	500 Ea	54,080	40:00	16:00	93,774
	Windows, Store Front	Clubhouse	Craft Room	10/01/2042	108.16	100 Ea	10,816	40:00	16:00	18,755
	Windows, Store Front	Clubhouse	Fitness Center	10/01/2042	108.16	380 Ea	41,101	40:00	16:00	71,268
	Windows, Store Front	Clubhouse	Media Center	10/01/2042	108.16	74 Ea	8,004	40:00	16:00	13,879
	Windows, Store Front	Clubhouse	Community Dir	10/01/2042	108.16	118 Ea	12,763	40:00	16:00	22,131
							1,750,710			2,570,252
Exterior Amenities										
	Bocce Court Carpet	Bocce Ball Court		10/01/2032	\$ 20,550.40	1 Allow	\$ 20,550	9:00	6:00	\$ 25,262
	Bocce Courts, Light Poles and Fixtures	Bocce Ball Court		10/01/2046	2,704.00	2 Ea	5,408	30:00	20:00	10,761
	Charcoal Grills	Pavilion		10/01/2029	3,028.48	4 Ea	12,114	15:00	3:00	13,431
	Deck, Pavers	Pool/Spa		10/01/2028	0.70	7,600 SF	5,320	5:00	2:00	5,699
	Doors, Aluminum	Pavilion		10/01/2049	1,563.99	2 Ea	3,128	25:00	23:00	6,901
	Furniture, Metal - Chairs	Pavilion	Pavilion	10/01/2030	270.40	40 Ea	10,816	25:00	4:00	12,412

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Item Parameters - Detail

Items	Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Exterior Amenities										
	Furniture, Metal - Chairs	Clubhouse	Restaurant	10/01/2042	\$ 270.40	61 Ea	\$ 16,494	25:00	16:00	\$ 28,601
	Furniture, Metal - Chairs	Common Area	Pet Play Park	10/01/2030	270.40	10 Ea	2,704	25:00	4:00	3,103
	Furniture, Metal - Rectangle Tables	Pavilion		10/01/2042	843.65	2 Ea	1,687	25:00	16:00	2,926
	Furniture, Metal - Square Tables	Pavilion		10/01/2042	703.04	8 Ea	5,624	25:00	16:00	9,752
	Gutters and Downspouts, Aluminum S	Shuffleboard Co		10/01/2041	10.24	266 LF	2,724	18:00	15:00	4,563
	Handicap Lift, Pool	Pool/Spa		10/01/2032	5,000.00	1 Ea	5,000	10:00	6:00	6,146
	Handicap Lift, Spa	Pool/Spa		10/01/2034	7,000.00	1 Ea	7,000	10:00	8:00	9,218
	Lounge Chairs (Non-Rolling)	Pool/Spa		10/01/2027	400.00	12 Ea	4,800	10:00	1:00	4,968
	Lounge Chairs (Rolling)	Pool/Spa		10/01/2027	1,500.00	23 Ea	34,500	25:00	1:00	35,708
	Pavers Heavy Traffic	Common Area	Lake Ashton Blv	10/01/2027	8.00	18,663 Allow	149,304	10:00	1:00	154,530
	Pavers Heavy Traffic	Common Area	Circular Drive	10/01/2028	8.00	5,164 Allow	41,312	10:00	2:00	44,254
	Pool - Electric Cooling/Heating Unit	Pool/Spa		10/01/2037	6,300.00	1 Ea	6,300	15:00	11:00	9,198
	Pool - Electric Heater	Pool/Spa		10/01/2027	3,800.00	1 Ea	3,800	15:00	1:00	3,933
	Pool - Gas Heater	Pool/Spa		10/01/2030	3,700.00	1 Ea	3,700	8:00	4:00	4,246
	Pool - Self Priming Pump	Pool/Spa		10/01/2031	15,000.00	1 Ea	15,000	14:00	5:00	17,815
	Pool Finishes, Plaster	Pool/Spa		10/01/2033	11.50	2,760 SF	31,740	10:00	7:00	40,382
	Pool, Light Poles and Fixtures	Pool/Spa		10/01/2057	4,500.00	3 Ea	13,500	40:00	31:00	39,218
	Shuffleboard Court, Light Poles and Fix	Shuffleboard Co		10/01/2027	1,622.40	8 Ea	12,979	25:00	1:00	13,433
	Shuffleboard Courts, Color Coat	Shuffleboard Co		10/01/2027	47.59	278 SY	13,230	5:00	1:00	13,693
	Shuffleboard Courts, Surface Replacem	Shuffleboard Co		10/01/2057	2,872.16	8 Ea	22,497	40:00	31:00	65,355
	Spa - Circulating Motor and Pump	Pool/Spa		10/01/2027	5,000.00	1 Ea	5,000	10:00	1:00	5,175
	Spa - Gas Heater	Pool/Spa		10/01/2033	4,700.00	1 Ea	4,700	8:00	7:00	5,980
	Spa - Therapy Motor and Pump	Pool/Spa		10/01/2033	5,000.00	1 Ea	5,000	10:00	7:00	6,361
	Tennis Courts, Color Coat	Tennis Court		10/01/2035	11.08	1,600 SY	17,728	10:00	9:00	24,161
	Tennis Courts, Fence	Tennis Court		10/01/2032	37.86	480 LF	18,173	30:00	6:00	22,339
	Tennis Courts, Light Poles and Fixtures	Tennis Court		10/01/2027	2,704.00	9 Ea	24,336	25:00	1:00	25,188
	Tennis Courts, Surface Replacement	Tennis Court		10/01/2031	37.86	1,600 SY	60,576	25:00	5:00	71,945
	Walls, Stucco, Paint Finishes and Capit	Guard House		10/01/2031	1.00	3,200 Allow	3,200	7:00	5:00	3,801
	Walls, Stucco, Paint Finishes and Capit	Pavilion		10/01/2031	1.00	2,774 Allow	2,774	7:00	5:00	3,295
	Walls, Stucco, Paint Finishes and Capit	Shuffleboard Co		10/01/2031	1.00	3,127 Allow	3,127	7:00	5:00	3,714
	Walls, Stucco, Paint Finishes and Capit	Clubhouse		10/01/2032	1.00	24,319 Allow	24,319	7:00	6:00	29,894
							620,165			787,361

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Items	Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Guard House										
	Gate Operators	Guard House		10/01/2033	\$ 9,964.24	4 Ea	\$ 39,857	10:00	7:00	\$ 50,709
	Rest Rooms, Renovation Gate	Guard House		10/01/2027	3,244.80	1 Ea	3,245	25:00	1:00	3,358
							43,102			54,068
Landscaping										
	Lake Ashton Blvd Landscape Refurbish	Landscaping		10/01/2052	\$ 129,792.00	1 Allow	\$ 129,792	30:00	26:00	\$ 317,466
	Reflection Garden Refurbishment	Landscaping		10/01/2038	64,896.00	1 Ea	64,896	30:00	12:00	98,062
							194,688			415,528
Pathways, Ponds, and Bridges										
	Bridge Decking Replacement	Common Area	Bridge 5	10/01/2037	\$ 30.29	580 SF	\$ 17,568	30:00	11:00	\$ 25,649
	Bridge Decking Replacement	Common Area	Bridge 13	10/01/2040	30.29	600 SF	18,174	30:00	14:00	29,418
	Bridge Decking Replacement	Common Area	Bridge 11	10/01/2040	30.29	4,870 SF	147,512	30:00	14:00	238,777
	Bridge Decking Replacement	Common Area	Bridge 9	10/01/2039	30.29	970 SF	29,381	30:00	13:00	45,951
	Bridge Decking Replacement	Common Area	Bridge 8	10/01/2039	30.29	895 SF	27,110	30:00	13:00	42,398
	Bridge Decking Replacement	Common Area	Bridge 4	10/01/2037	30.29	2,010 SF	60,883	30:00	11:00	88,887
	Bridge Decking Replacement	Common Area	Bridge 10	10/01/2035	30.29	805 SF	24,383	30:00	9:00	33,232
	Bridge Decking Replacement	Common Area	Bridge 2	10/01/2036	30.29	254 SF	7,694	30:00	10:00	10,853
	Bridge Decking Replacement	Common Area	Bridge 7	10/01/2038	30.29	790 SF	23,929	30:00	12:00	36,159
	Bridge Decking Replacement	Common Area	Bridge 3	10/01/2036	30.29	254 SF	7,694	30:00	10:00	10,853
	Bridge Decking Replacement	Common Area	Bridge 1	10/01/2035	30.29	3,920 SF	118,737	30:00	9:00	161,826
	Bridge Decking Replacement	Common Area	Bridge 12	10/01/2040	30.29	1,990 SF	60,277	30:00	14:00	97,570
	Bridge Decking Replacement	Common Area	Bridge 6	10/01/2038	30.29	700 SF	21,203	30:00	12:00	32,039
	Bridge Substructure Replacement	Common Area	Bridge 5	10/01/2037	540.80	58 LF	31,366	30:00	11:00	45,794
	Bridge Substructure Replacement	Common Area	Bridge 13	10/01/2040	540.80	60 LF	32,448	30:00	14:00	52,523
	Bridge Substructure Replacement	Common Area	Bridge 11	10/01/2040	540.80	487 LF	263,370	30:00	14:00	426,315
	Bridge Substructure Replacement	Common Area	Bridge 9	10/01/2039	540.80	97 LF	52,458	30:00	13:00	82,041
	Bridge Substructure Replacement	Common Area	Bridge 8	10/01/2039	540.80	89.5 LF	48,402	30:00	13:00	75,698
	Bridge Substructure Replacement	Common Area	Bridge 4	10/01/2037	540.80	201 LF	108,701	30:00	11:00	158,700
	Bridge Substructure Replacement	Common Area	Bridge 10	10/01/2035	540.80	80.5 LF	43,534	30:00	9:00	59,333
	Bridge Substructure Replacement	Common Area	Bridge 2	10/01/2036	540.80	25.4 LF	13,736	30:00	10:00	19,376
	Bridge Substructure Replacement	Common Area	Bridge 7	10/01/2038	540.80	79 LF	42,723	30:00	12:00	64,558
	Bridge Substructure Replacement	Common Area	Bridge 3	10/01/2036	540.80	25.2 LF	13,628	30:00	10:00	19,224
	Bridge Substructure Replacement	Common Area	Bridge 1	10/01/2035	540.80	392 LF	211,994	30:00	9:00	288,926

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Items	Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Pathways, Ponds, and Bridges										
	Bridge Substructure Replacement	Common Area	Bridge 12	10/01/2040	\$ 540.80	199 LF	\$ 107,619	30:00	14:00	\$ 174,203
	Bridge Substructure Replacement	Common Area	Bridge 6	10/01/2038	540.80	70 LF	37,856	30:00	12:00	57,203
	Golf Course Pathways, Contingency	Common Area		10/01/2026	0.41	24,416 LF	10,911	1:00	0:00	10,011
	Ponds Erosion Contingency	Common Area		10/01/2026	0.20	50,554 LF	10,111	1:00	0:00	10,111
							1,592,501			2,397,627
Pavement Management										
	Asphalt Pavement, Patch and Partial S	Streets		10/01/2027	\$ 0.54	27,746 SY	\$ 14,983	4:00	1:00	\$ 15,507
	Parking Lot Resurface	Streets	East Lot	10/01/2038	12.98	3,033 SY	39,368	20:00	12:00	59,488
	Parking Lot Resurface	Streets	West Lot	10/01/2038	12.98	2,870 SY	37,253	20:00	12:00	56,291
	Pavement Management Report	Streets		10/01/2030	5,408.00	1 Allow	5,408	5:00	4:00	6,206
	Repave	Streets	Heath Land Ln	10/01/2031	21.76	1,716 SY	37,340	20:00	5:00	44,348
	Repave	Streets	Birkdale Dr	10/01/2044	21.76	2,411 SY	52,463	20:00	18:00	97,450
	Repave	Streets	Dunmore (Mull	10/01/2027	21.76	6,767 SY	147,250	20:00	1:00	152,404
	Repave	Streets	Grayhawk Dr	10/01/2031	21.76	741 SY	16,124	20:00	5:00	19,150
	Repave	Streets	Ashton Club (B	10/01/2035	21.76	4,624 SY	100,618	20:00	9:00	137,132
	Repave	Streets	LA Blvd In	10/01/2030	21.76	3,547 SY	77,183	20:00	4:00	88,569
	Repave	Streets	Coconut Dr	10/01/2041	21.76	822 SY	17,887	20:00	15:00	29,967
	Repave	Streets	Sable Loop Dr	10/01/2026	21.76	3,238 SY	70,459	20:00	0:00	70,459
	Repave	Streets	Ashton Club (B	10/01/2045	21.76	4,293 SY	93,416	20:00	19:00	179,592
	Repave	Streets	Waterford Dr	11/01/2026	21.76	3,678 SY	80,033	20:00	0:01	80,263
	Repave	Streets	LA Blvd Out	10/01/2030	21.76	3,547 SY	77,183	20:00	4:00	88,569
	Repave	Streets	Ventana Ln	10/01/2028	21.76	1,702 SY	37,036	20:00	2:00	39,673
	Repave	Streets	Aberdeen Ln	10/01/2036	21.76	2,944 SY	64,061	20:00	10:00	90,365
	Repave	Streets	Muirfield Loop	10/01/2039	21.76	5,889 SY	128,145	20:00	13:00	200,413
	Repave	Streets	Roebelenii Dr	10/01/2041	21.76	878 SY	19,105	20:00	15:00	32,008
	Repave	Streets	Litchfield Loop	10/01/2029	21.76	3,980 SY	86,605	20:00	3:00	96,020
	Repave	Streets	Berwick (A to	10/01/2028	21.76	3,600 SY	78,336	20:00	2:00	83,915
	Repave	Streets	Tralee Dr	10/01/2030	21.76	2,178 SY	47,393	20:00	4:00	54,385
	Repave	Streets	Gullane Dr	10/01/2038	21.76	1,902 SY	41,388	20:00	12:00	62,539
	Repave	Streets	Limerick Dr	10/01/2027	21.76	4,127 SY	89,804	20:00	1:00	92,947
	Repave	Streets	Dornoch Dr	10/01/2029	21.76	1,889 SY	41,105	20:00	3:00	45,573
	Repave	Streets	Ashton Palms D	10/01/2041	21.76	2,904 SY	63,191	20:00	15:00	105,867

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Items			Replace				Adj	Rem	
Reserve Item	Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Pavement Management									
Repave	Streets	Troon Ln	10/01/2030	\$ 21.76	904 SY	\$ 19,671	20:00	4:00	\$ 22,573
Repave	Streets	MacArthur Pal	10/01/2034	21.76	1,804 SY	39,255	20:00	8:00	51,691
Repave	Streets	Blackmoor Ln	10/01/2029	21.76	1,216 SY	26,460	20:00	3:00	29,337
Repave	Streets	Strathmore Dr	10/01/2037	21.76	3,456 SY	75,203	20:00	11:00	109,793
Repave	Streets	Stone Creek Lo	10/01/2028	21.76	5,242 SY	114,066	20:00	2:00	122,190
Repave	Streets	Ashton Blvd (N	10/01/2042	21.76	4,556 SY	99,139	20:00	16:00	171,905
Repave	Streets	Berwick (W to	10/01/2032	21.76	1,236 SY	26,895	20:00	6:00	33,061
Repave	Streets	Dunmore (LA II	10/01/2040	21.76	2,211 SY	48,111	20:00	14:00	77,878
Repave	Streets	Turnberry (Wat	10/01/2033	21.76	2,853 SY	62,081	20:00	7:00	78,985
Repave	Streets	Dunmore (Asht	10/01/2043	21.76	4,902 SY	106,668	20:00	17:00	191,434
Repave	Streets	Turnberry	10/01/2043	21.76	4,902 SY	106,668	20:00	17:00	191,434
Repave	Streets	Berwick to Wat	10/01/2043	21.76	4,447 SY	96,767	20:00	17:00	173,665
						2,384,118			3,283,047
Security									
Golf Cart - Green Club Car (Hard Sides)	Security		10/01/2031	\$ 15,142.40	1 Ea	\$ 15,142	10:00	5:00	\$ 17,984
Golf Cart - White 2018 EZGO TXT	Security		10/01/2031	15,142.40	1 Ea	15,142	10:00	5:00	17,984
Life Safety System, Control Panel and E	Security		10/01/2027	16,224.00	1 Ea	16,224	25:00	1:00	16,792
Security System, Phased	Security		10/01/2029	16,764.80	1 Ea	16,765	14:00	3:00	18,587
						63,274			71,348
Stormwater Management									
Concrete Curbs, Gutters, Catch Basins	Streets		10/01/2027	\$ 18.91	2,645 LF	\$ 50,017	2:00	1:00	\$ 51,768
						50,017			51,768
						7,234,378			10,370,903

Lake Ashton CDD

Supplementary Schedules Reserve Management Plan

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning October 1, 2026

Attached exhibits consist of component level detail reports. These reports are intended to supplement, but not be a part of the reserve study as of this same date.

Lake Ashton CDD
October 1, 2026

Lake Ashton CDD
Supplementary Schedules
Reserve Management Plan

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Preparer's Report on Supplemental Information Reserve Management Plan

Type I Reserve Study With On-Site Analysis

For 30-Year Projection Period Beginning October 1, 2026

Board of Directors
Lake Ashton CDD
Lake Wales, FL

Report on Supplementary Information

The Supplementary Schedules as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial projection. Such information is the responsibility of the Lake Ashton CDD's management and was derived from the underlying component list used to prepare the basic reserve study report. The information has been subjected to the inquiry and other procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Capital Reserve Advisors
Pierre Del Rosario, CAM, RS
June 8, 2026

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual

Beginning Date	100% Funded Time Value	Beginning Balance	Percent Funded	Contribution	Interest	Expenditure Future Cost
10/01/2026	\$ 4,120,770	\$ 1,082,226	26.26 %	\$ 417,263	\$ 44,957	\$ 214,149
10/01/2027	4,473,700	1,330,298	29.73	433,953	35,814	696,344
10/01/2028	4,354,410	1,103,721	25.34	451,312	37,102	435,718
10/01/2029	4,516,262	1,156,416	25.60	469,364	43,579	334,076
10/01/2030	4,805,092	1,335,283	27.78	488,139	41,264	589,949
10/01/2031	4,855,881	1,274,736	26.25	507,664	37,463	634,266
10/01/2032	4,879,843	1,185,598	24.29	527,971	46,539	319,071
10/01/2033	5,248,736	1,441,037	27.45	549,090	55,401	369,640
10/01/2034	5,596,694	1,675,888	29.94	571,053	64,839	384,373
10/01/2035	5,960,720	1,927,407	32.33	593,895	51,297	1,007,563
10/01/2036	5,712,347	1,565,036	27.39	617,651	62,204	360,306
10/01/2037	6,145,642	1,884,585	30.66	642,357	55,015	891,106
10/01/2038	6,065,944	1,690,852	27.87	668,051	56,343	668,086
10/01/2039	6,236,245	1,747,160	28.01	694,773	44,785	1,039,993
10/01/2040	6,050,413	1,446,726	23.91	722,564	24,281	1,282,551
10/01/2041	5,631,103	911,020	16.17	751,467	36,826	400,943
10/01/2042	6,133,410	1,298,370	21.16	781,526	40,665	718,935
10/01/2043	6,349,253	1,401,625	22.07	812,787	31,760	1,071,253
10/01/2044	6,234,087	1,174,919	18.84	845,298	45,750	492,739
10/01/2045	6,740,649	1,573,228	23.33	879,110	43,991	971,341
10/01/2046	6,797,531	1,524,988	22.43	914,274	54,431	711,215
10/01/2047	7,155,882	1,782,479	24.90	950,845	47,360	1,140,720
10/01/2048	7,110,841	1,639,964	23.06	988,879	52,685	875,122
10/01/2049	7,370,099	1,806,406	24.50	1,028,434	67,241	696,344
10/01/2050	7,855,531	2,205,738	28.07	1,069,572	80,097	805,177
10/01/2051	8,278,498	2,550,230	30.80	1,112,355	87,867	987,959
10/01/2052	8,561,437	2,762,492	32.26	1,156,849	98,107	970,225
10/01/2053	8,908,184	3,047,223	34.20	1,203,123	113,894	886,913
10/01/2054	9,390,090	3,477,327	37.03	1,251,248	147,451	500,878
10/01/2055	10,326,492	4,375,149	42.36	1,301,298	165,039	1,016,730

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
Year : 2026-27					
10/01/2026	Fences, Aluminum 10%	Common Area	10/01/2024	2:00	\$ 23,500.00
10/01/2026	Fences, Aluminum 10%	Pool/Spa	10/01/2024	2:00	2,000.00
10/01/2026	Golf Course Pathways, Contingency	Common Area	10/01/2025	1:00	10,010.56
10/01/2026	Ponds Erosion Contingency	Common Area	10/01/2025	1:00	10,110.80
10/01/2026	Repave	Streets	10/01/2006	20:00	70,458.88
10/01/2026	Street Name Sign Plates	Common Area	10/01/2018	8:00	3,114.96
11/01/2026	Repave	Streets	11/01/2006	20:00	80,263.05
08/01/2027	Kitchen Equipment	Restaurant	08/01/2002	25:00	3,717.27
08/01/2027	Kitchen Equipment	Restaurant	08/01/2002	25:00	9,419.58
08/01/2027	Kitchen Equipment	Restaurant	08/01/2002	25:00	1,553.51
					214,148.61

Year : 2027-28

10/01/2027	Amps	Cinema	10/01/2017	10:00	\$ 4,477.82
10/01/2027	Asphalt Pavement, Patch and Partial Seal Co	Streets	10/01/2023	4:00	15,507.24
10/01/2027	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2025	2:00	51,767.54
10/01/2027	Dishwasher	Ballroom Kitch	10/01/2017	10:00	559.73
10/01/2027	Equipment, Cardio - Recumbent	Fitness Center	10/01/2017	10:00	3,358.37
10/01/2027	Equipment, Cardio - Recumbent	Fitness Center	10/01/2017	10:00	3,358.37
10/01/2027	Equipment, Cardio - Recumbent Stepper	Fitness Center	10/01/2017	10:00	4,141.99
10/01/2027	Floor Coverings, Wood Laminate	Ballroom	10/01/2009	18:00	27,706.54
10/01/2027	Flooring, Carpet	Clubhouse	10/01/2015	12:00	7,421.57
10/01/2027	Golf Course Pathways, Contingency	Common Area	10/01/2026	1:00	10,360.93
10/01/2027	HVAC 5 Tons	Clubhouse	10/01/2012	15:00	10,634.83
10/01/2027	HVAC 5 Tons	Clubhouse	10/01/2012	15:00	10,634.83
10/01/2027	Life Safety System, Control Panel and Emerg	Security	10/01/2002	25:00	16,791.84
10/01/2027	Lounge Chairs (Non-Rolling)	Pool/Spa	10/01/2017	10:00	4,968.00
10/01/2027	Lounge Chairs (Rolling)	Pool/Spa	10/01/2002	25:00	35,707.50
10/01/2027	Paint	Clubhouse	10/01/2018	9:00	2,194.20
10/01/2027	Paint	Clubhouse	10/01/2018	9:00	7,245.00
10/01/2027	Pavers Heavy Traffic	Common Area	10/01/2017	10:00	154,529.64
10/01/2027	Ponds Erosion Contingency	Common Area	10/01/2026	1:00	10,464.68
10/01/2027	Pool - Electric Heater	Pool/Spa	10/01/2012	15:00	3,933.00
10/01/2027	Repave	Streets	10/01/2007	20:00	152,403.67
10/01/2027	Repave	Streets	10/01/2007	20:00	92,946.64
10/01/2027	Rest Rooms, Renovation Gate	Guard House	10/01/2002	25:00	3,358.37
10/01/2027	Shuffleboard Court, Light Poles and Fixtures	Shuffleboard C	10/01/2002	25:00	13,433.47
10/01/2027	Shuffleboard Courts, Color Coat	Shuffleboard C	10/01/2022	5:00	13,693.07
10/01/2027	Spa - Circulating Motor and Pump	Pool/Spa	10/01/2017	10:00	5,175.00
10/01/2027	Stop Signs	Common Area	10/01/2017	10:00	4,382.19

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/01/2027	Tennis Courts, Light Poles and Fixtures	Tennis Court	10/01/2002	25:00	\$ 25,187.76
					696,343.79

Year : 2028-29

10/01/2028	Deck, Pavers	Pool/Spa	10/01/2023	5:00	\$ 5,698.92
10/01/2028	Fences, Aluminum 10%	Common Area	10/01/2026	2:00	25,173.79
10/01/2028	Fences, Aluminum 10%	Pool/Spa	10/01/2026	2:00	2,142.45
10/01/2028	Furniture Chairs	Ballroom	10/01/2013	15:00	73,057.55
10/01/2028	Golf Course Pathways, Contingency	Common Area	10/01/2027	1:00	10,723.56
10/01/2028	HVAC 5 Tons	Clubhouse	10/01/2013	15:00	11,007.05
10/01/2028	Paint	Clubhouse	10/01/2019	9:00	3,213.68
10/01/2028	Pavers Heavy Traffic	Common Area	10/01/2018	10:00	44,254.45
10/01/2028	Pavers Low Traffic	Common Area	10/01/2023	5:00	1,405.18
10/01/2028	Pavers Low Traffic	Clubhouse	10/01/2023	5:00	2,431.15
10/01/2028	Ponds Erosion Contingency	Common Area	10/01/2027	1:00	10,830.94
10/01/2028	Repave	Streets	10/01/2008	20:00	39,673.37
10/01/2028	Repave	Streets	10/01/2008	20:00	83,915.48
10/01/2028	Repave	Streets	10/01/2008	20:00	122,190.27
					435,717.84

Year : 2029-30

10/01/2029	Charcoal Grills	Pavilion	10/01/2014	15:00	\$ 13,430.92
10/01/2029	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2027	2:00	55,454.69
10/01/2029	Golf Course Pathways, Contingency	Common Area	10/01/2028	1:00	11,098.89
10/01/2029	HVAC 15 Tons	Clubhouse	10/01/2014	15:00	41,971.62
10/01/2029	HVAC 5 Tons	Clubhouse	10/01/2014	15:00	11,392.30
10/01/2029	Ponds Erosion Contingency	Common Area	10/01/2028	1:00	11,210.02
10/01/2029	Repave	Streets	10/01/2009	20:00	96,020.29
10/01/2029	Repave	Streets	10/01/2009	20:00	45,573.45
10/01/2029	Repave	Streets	10/01/2009	20:00	29,336.85
10/01/2029	Security System, Phased	Security	10/01/2015	14:00	18,587.43
					334,076.46

Year : 2030-31

10/01/2030	Fences, Aluminum 10%	Common Area	10/01/2028	2:00	\$ 26,966.79
10/01/2030	Fences, Aluminum 10%	Pool/Spa	10/01/2028	2:00	2,295.05
10/01/2030	Fences, Chain Link	Common Area	10/01/2008	22:00	57,067.47
10/01/2030	Flooring, Carpet	Clubhouse	10/01/2018	12:00	2,420.13
10/01/2030	Furniture, Metal - Chairs	Pavilion	10/01/2005	25:00	12,411.61
10/01/2030	Furniture, Metal - Chairs	Common Area	10/01/2005	25:00	3,102.90
10/01/2030	Furniture, Metal Hi-Top Chairs (Patio)	Restaurant	10/01/2010	20:00	5,212.88

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/01/2030	Furniture, Metal Tables - Hi-Top	Restaurant	10/01/2010	20:00	\$ 2,978.79
10/01/2030	Furniture, Metal Tables - Round	Restaurant	10/01/2010	20:00	10,425.75
10/01/2030	Furniture, Wood Tables - Square	Restaurant	10/01/2010	20:00	10,425.75
10/01/2030	Golf Course Pathways, Contingency	Common Area	10/01/2029	1:00	11,487.35
10/01/2030	HVAC 10 Tons	Clubhouse	10/01/2015	15:00	24,823.22
10/01/2030	HVAC 15 Tons	Clubhouse	10/01/2015	15:00	43,440.63
10/01/2030	Pavement Management Report	Streets	10/01/2025	5:00	6,205.80
10/01/2030	Pavers Low Traffic	Common Area	10/01/2025	5:00	920.89
10/01/2030	Ponds Erosion Contingency	Common Area	10/01/2029	1:00	11,602.38
10/01/2030	Pool - Gas Heater	Pool/Spa	10/01/2022	8:00	4,245.84
10/01/2030	Reme Halo LED Cartridge Replacement	HVAC	10/01/2025	5:00	9,215.59
10/01/2030	Repave	Streets	10/01/2010	20:00	88,568.95
10/01/2030	Repave	Streets	10/01/2010	20:00	88,568.95
10/01/2030	Repave	Streets	10/01/2010	20:00	54,384.88
10/01/2030	Repave	Streets	10/01/2010	20:00	22,572.97
10/01/2030	Rest Rooms, Renovation	Fitness Center	10/01/2005	25:00	47,164.11
10/01/2030	Rest Rooms, Renovation	Clubhouse	10/01/2005	25:00	35,373.09
10/01/2030	Warmer	Ballroom Kitch	10/01/2010	20:00	8,067.55
					589,949.32

Year : 2031-32

10/01/2031	Asphalt Pavement, Patch and Partial Seal Co	Streets	10/01/2027	4:00	\$ 17,794.91
10/01/2031	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2029	2:00	59,404.45
10/01/2031	Flooring, Carpet	Clubhouse	10/01/2019	12:00	5,093.16
10/01/2031	Golf Cart - Green Club Car (Hard Sides)	Security	10/01/2021	10:00	17,984.42
10/01/2031	Golf Cart - White 2018 EZGO TXT	Security	10/01/2021	10:00	17,984.42
10/01/2031	Golf Course Pathways, Contingency	Common Area	10/01/2030	1:00	11,889.41
10/01/2031	HVAC 10 Tons	Clubhouse	10/01/2016	15:00	25,692.03
10/01/2031	Paint	Clubhouse	10/01/2022	9:00	1,283.89
10/01/2031	Paint	Clubhouse	10/01/2022	9:00	5,285.20
10/01/2031	Paint	Clubhouse	10/01/2022	9:00	8,313.80
10/01/2031	Paint	Clubhouse	10/01/2022	9:00	1,187.69
10/01/2031	Paint	Clubhouse	10/01/2022	9:00	1,591.50
10/01/2031	Ponds Erosion Contingency	Common Area	10/01/2030	1:00	12,008.46
10/01/2031	Pool - Self Priming Pump	Pool/Spa	10/01/2017	14:00	17,815.29
10/01/2031	Repave	Streets	10/01/2011	20:00	44,348.40
10/01/2031	Repave	Streets	10/01/2011	20:00	19,150.44
10/01/2031	Roof, Asphalt Shingles	Clubhouse	10/01/2011	20:00	262,074.86
10/01/2031	Roofs, Flat	Clubhouse	10/01/2011	20:00	22,608.99
10/01/2031	Tennis Courts, Surface Replacement	Tennis Court	10/01/2006	25:00	71,945.29
10/01/2031	Walls, Stucco, Paint Finishes and Capital Re	Guard House	10/01/2024	7:00	3,800.60

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/01/2031	Walls, Stucco, Paint Finishes and Capital Re	Pavilion	10/01/2024	7:00	\$ 3,294.64
10/01/2031	Walls, Stucco, Paint Finishes and Capital Re	Shuffleboard C	10/01/2024	7:00	3,713.90
					634,265.75

Year : 2032-33

10/01/2032	Bocce Court Carpet	Bocce Ball Cou	10/01/2023	9:00	\$ 25,261.69
10/01/2032	Ceramic Tile	Clubhouse	10/01/2002	30:00	26,923.64
10/01/2032	Ceramic Tile	Clubhouse	10/01/2002	30:00	45,770.19
10/01/2032	Ceramic Tile	Clubhouse	10/01/2002	30:00	2,991.52
10/01/2032	Ceramic Tile	Clubhouse	10/01/2002	30:00	23,234.11
10/01/2032	Ceramic Tile	Clubhouse	10/01/2002	30:00	3,988.69
10/01/2032	Equipment, Cardio - Elliptical	Fitness Center	10/01/2022	10:00	5,717.12
10/01/2032	Equipment, Cardio - Elliptical	Fitness Center	10/01/2022	10:00	5,717.12
10/01/2032	Fences, Aluminum 10%	Common Area	10/01/2030	2:00	28,887.50
10/01/2032	Fences, Aluminum 10%	Pool/Spa	10/01/2030	2:00	2,458.51
10/01/2032	Golf Course Pathways, Contingency	Common Area	10/01/2031	1:00	12,305.53
10/01/2032	Handicap Lift, Pool	Pool/Spa	10/01/2022	10:00	6,146.28
10/01/2032	Paint	Clubhouse	10/01/2023	9:00	2,888.75
10/01/2032	Ponds Erosion Contingency	Common Area	10/01/2031	1:00	12,428.75
10/01/2032	Projector	Clubhouse	10/01/2022	10:00	6,647.81
10/01/2032	Refrigerator 2 Doors	Ballroom Kitch	10/01/2022	10:00	6,146.28
10/01/2032	Repave	Streets	10/01/2012	20:00	33,061.26
10/01/2032	Shuffleboard Courts, Color Coat	Shuffleboard C	10/01/2027	5:00	16,263.07
10/01/2032	Tennis Courts, Fence	Tennis Court	10/01/2002	30:00	22,339.01
10/01/2032	Walls, Stucco, Paint Finishes and Capital Re	Clubhouse	10/01/2025	7:00	29,894.26
					319,071.09

Year : 2033-34

10/01/2033	Cabinets, Ball Room Laminate	Ballroom Kitch	10/01/2013	20:00	\$ 13,431.02
10/01/2033	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2031	2:00	63,635.53
10/01/2033	Countertops, Laminate	Ballroom Kitch	10/01/2013	20:00	5,876.56
10/01/2033	Deck, Pavers	Pool/Spa	10/01/2028	5:00	6,768.53
10/01/2033	Equipment, Cardio Treadmill	Fitness Center	10/01/2023	10:00	8,944.63
10/01/2033	Equipment, Cardio Treadmill	Fitness Center	10/01/2023	10:00	8,944.63
10/01/2033	Equipment, Strength	Fitness Center	10/01/2018	15:00	5,229.17
10/01/2033	Equipment, Strength	Fitness Center	10/01/2018	15:00	5,229.17
10/01/2033	Equipment, Strength	Fitness Center	10/01/2018	15:00	5,229.17
10/01/2033	Equipment, Strength	Fitness Center	10/01/2018	15:00	5,229.17
10/01/2033	Gate Operators	Guard House	10/01/2023	10:00	50,709.18
10/01/2033	Golf Course Pathways, Contingency	Common Area	10/01/2032	1:00	12,736.23
10/01/2033	HVAC 5 Tons	Clubhouse	10/01/2018	15:00	13,072.92

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/01/2033	Kitchen Equipment	Restaurant	10/01/2013	20:00	\$ 6,277.77
10/01/2033	Kitchen Equipment	Restaurant	10/01/2013	20:00	2,949.84
10/01/2033	Paint	Clubhouse	10/01/2024	9:00	1,463.12
10/01/2033	Paint	Clubhouse	10/01/2024	9:00	1,482.21
10/01/2033	Pavers Low Traffic	Common Area	10/01/2028	5:00	1,668.91
10/01/2033	Pavers Low Traffic	Clubhouse	10/01/2028	5:00	2,887.44
10/01/2033	Ponds Erosion Contingency	Common Area	10/01/2032	1:00	12,863.76
10/01/2033	Pool Finishes, Plaster	Pool/Spa	10/01/2023	10:00	40,382.14
10/01/2033	Receiver	Clubhouse	10/01/2023	10:00	3,302.63
10/01/2033	Repave	Streets	10/01/2013	20:00	78,984.73
10/01/2033	Spa - Gas Heater	Pool/Spa	10/01/2025	8:00	5,979.71
10/01/2033	Spa - Therapy Motor and Pump	Pool/Spa	10/01/2023	10:00	6,361.40
					369,639.57

Year : 2034-35

10/01/2034	Ceilings, Acoustical Tiles and Grid	Clubhouse	10/01/2004	30:00	\$ 82,675.86
10/01/2034	Doors, Large Wooden	Ballroom	10/01/2004	30:00	18,515.39
10/01/2034	Doors, Metal with Glass	Clubhouse	10/01/2004	30:00	3,560.65
10/01/2034	Doors, Metal with Glass	Clubhouse	10/01/2004	30:00	10,681.95
10/01/2034	Doors, Metal with Glass	Clubhouse	10/01/2004	30:00	10,681.95
10/01/2034	Doors, Metal with Glass	Clubhouse	10/01/2004	30:00	7,121.30
10/01/2034	Doors, Metal with Glass (single)	Restaurant	10/01/2004	30:00	1,780.33
10/01/2034	Equipment, Cardio Treadmill	Fitness Center	10/01/2024	10:00	9,257.69
10/01/2034	Equipment, Cardio Treadmill	Fitness Center	10/01/2024	10:00	9,257.69
10/01/2034	Fences, Aluminum 10%	Common Area	10/01/2032	2:00	30,945.01
10/01/2034	Fences, Aluminum 10%	Pool/Spa	10/01/2032	2:00	2,633.62
10/01/2034	Furniture, Metal Chairs Barstools	Restaurant	10/01/2014	20:00	7,110.77
10/01/2034	Furniture, Metal Chairs with Cushion	Restaurant	10/01/2014	20:00	21,363.91
10/01/2034	Golf Cart - 2021 ICON	Common Area	10/01/2024	10:00	4,272.78
10/01/2034	Golf Course Pathways, Contingency	Common Area	10/01/2033	1:00	13,182.00
10/01/2034	Handicap Lift, Spa	Pool/Spa	10/01/2024	10:00	9,217.66
10/01/2034	HVAC 10 Tons	Clubhouse	10/01/2019	15:00	28,485.21
10/01/2034	Ponds Erosion Contingency	Common Area	10/01/2033	1:00	13,313.99
10/01/2034	Projector	Clubhouse	10/01/2024	10:00	7,121.30
10/01/2034	Repave	Streets	10/01/2014	20:00	51,691.39
10/01/2034	Sign Poles	Common Area	10/01/2004	30:00	33,470.13
10/01/2034	Street Name Sign Plates	Common Area	10/01/2026	8:00	3,930.90
10/01/2034	Street Name Sign Plates	Common Area	10/01/2026	8:00	4,101.81
					384,373.29

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
Year : 2035-36					
10/01/2035	Asphalt Pavement, Patch and Partial Seal Co	Streets	10/01/2031	4:00	\$ 20,420.07
10/01/2035	Awning, Vinyl	Restaurant	10/01/2023	12:00	54,242.22
10/01/2035	Bridge Decking Replacement	Common Area	10/01/2005	30:00	33,232.14
10/01/2035	Bridge Decking Replacement	Common Area	10/01/2005	30:00	161,826.07
10/01/2035	Bridge Substructure Replacement	Common Area	10/01/2005	30:00	59,332.92
10/01/2035	Bridge Substructure Replacement	Common Area	10/01/2005	30:00	288,925.52
10/01/2035	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2033	2:00	68,167.97
10/01/2035	Draperies & Motorized Shades	Ballroom	10/01/2025	10:00	79,048.05
10/01/2035	Furniture Lobby	Clubhouse	10/01/2020	15:00	13,628.97
10/01/2035	Golf Course Pathways, Contingency	Common Area	10/01/2034	1:00	13,643.37
10/01/2035	Paint	Clubhouse	10/01/2026	9:00	11,789.06
10/01/2035	Pavement Management Report	Streets	10/01/2030	5:00	7,370.55
10/01/2035	Pavers Low Traffic	Common Area	10/01/2030	5:00	1,093.73
10/01/2035	Ponds Erosion Contingency	Common Area	10/01/2034	1:00	13,779.98
10/01/2035	Reme Halo LED Cartridge Replacement	HVAC	10/01/2030	5:00	10,945.22
10/01/2035	Repave	Streets	10/01/2015	20:00	137,132.33
10/01/2035	Tennis Courts, Color Coat	Tennis Court	10/01/2025	10:00	24,161.44
12/01/2035	Kitchen Equipment	Restaurant	12/01/2015	20:00	3,273.04
12/11/2035	Kitchen Equipment	Restaurant	12/11/2015	20:00	5,549.94
					<u>1,007,562.59</u>

Year : 2036-37

10/01/2036	Bowling Alley Equipment	Clubhouse	10/01/2006	30:00	\$ 105,794.91
10/01/2036	Bridge Decking Replacement	Common Area	10/01/2006	30:00	10,852.67
10/01/2036	Bridge Decking Replacement	Common Area	10/01/2006	30:00	10,852.67
10/01/2036	Bridge Substructure Replacement	Common Area	10/01/2006	30:00	19,376.44
10/01/2036	Bridge Substructure Replacement	Common Area	10/01/2006	30:00	19,223.87
10/01/2036	Fences, Aluminum 10%	Common Area	10/01/2034	2:00	33,149.07
10/01/2036	Fences, Aluminum 10%	Pool/Spa	10/01/2034	2:00	2,821.20
10/01/2036	Floor Lighting	Cinema	10/01/2016	20:00	3,814.26
10/01/2036	Flooring, Carpet	Clubhouse	10/01/2024	12:00	13,486.45
10/01/2036	Flooring, Carpet	Clubhouse	10/01/2024	12:00	9,321.52
10/01/2036	Golf Course Pathways, Contingency	Common Area	10/01/2035	1:00	14,120.88
10/01/2036	Paint	Clubhouse	10/01/2027	9:00	2,990.47
10/01/2036	Paint	Clubhouse	10/01/2027	9:00	9,874.19
10/01/2036	Ponds Erosion Contingency	Common Area	10/01/2035	1:00	14,262.28
10/01/2036	Repave	Streets	10/01/2016	20:00	90,364.99
					<u>360,305.87</u>

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
Year : 2037-38					
10/01/2037	Amps	Cinema	10/01/2027	10:00	\$ 6,316.41
10/01/2037	Bridge Decking Replacement	Common Area	10/01/2007	30:00	25,649.04
10/01/2037	Bridge Decking Replacement	Common Area	10/01/2007	30:00	88,887.19
10/01/2037	Bridge Substructure Replacement	Common Area	10/01/2007	30:00	45,793.99
10/01/2037	Bridge Substructure Replacement	Common Area	10/01/2007	30:00	158,699.88
10/01/2037	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2035	2:00	73,023.23
10/01/2037	Dishwasher	Ballroom Kitch	10/01/2027	10:00	789.55
10/01/2037	Equipment, Cardio - Recumbent	Fitness Center	10/01/2027	10:00	4,737.31
10/01/2037	Equipment, Cardio - Recumbent	Fitness Center	10/01/2027	10:00	4,737.31
10/01/2037	Equipment, Cardio - Recumbent Stepper	Fitness Center	10/01/2027	10:00	5,842.68
10/01/2037	Flooring, Carpet	Clubhouse	10/01/2025	12:00	1,744.81
10/01/2037	Flooring, Carpet	Clubhouse	10/01/2025	12:00	64,352.69
10/01/2037	Golf Course Pathways, Contingency	Common Area	10/01/2036	1:00	14,615.11
10/01/2037	Lounge Chairs (Non-Rolling)	Pool/Spa	10/01/2027	10:00	7,007.85
10/01/2037	Paint	Clubhouse	10/01/2028	9:00	4,379.91
10/01/2037	Pavers Heavy Traffic	Common Area	10/01/2027	10:00	217,979.32
10/01/2037	Ponds Erosion Contingency	Common Area	10/01/2036	1:00	14,761.46
10/01/2037	Pool - Electric Cooling/Heating Unit	Pool/Spa	10/01/2022	15:00	9,197.81
10/01/2037	Repave	Streets	10/01/2017	20:00	109,793.46
10/01/2037	Shuffleboard Courts, Color Coat	Shuffleboard C	10/01/2032	5:00	19,315.43
10/01/2037	Spa - Circulating Motor and Pump	Pool/Spa	10/01/2027	10:00	7,299.85
10/01/2037	Stop Signs	Common Area	10/01/2027	10:00	6,181.51
					891,105.80

Year : 2038-39

10/01/2038	Bridge Decking Replacement	Common Area	10/01/2008	30:00	\$ 36,158.51
10/01/2038	Bridge Decking Replacement	Common Area	10/01/2008	30:00	32,039.19
10/01/2038	Bridge Substructure Replacement	Common Area	10/01/2008	30:00	64,557.69
10/01/2038	Bridge Substructure Replacement	Common Area	10/01/2008	30:00	57,203.02
10/01/2038	Deck, Pavers	Pool/Spa	10/01/2033	5:00	8,038.89
10/01/2038	Fences, Aluminum 10%	Common Area	10/01/2036	2:00	35,510.11
10/01/2038	Fences, Aluminum 10%	Pool/Spa	10/01/2036	2:00	3,022.14
10/01/2038	Golf Course Pathways, Contingency	Common Area	10/01/2037	1:00	15,126.64
10/01/2038	HVAC 2 Tons	Clubhouse	10/01/2023	15:00	12,257.79
10/01/2038	HVAC 3.5 Tons	Clubhouse	10/01/2023	15:00	13,892.16
10/01/2038	Ice Machine	Ballroom Kitch	10/01/2023	15:00	11,440.60
10/01/2038	Parking Lot Resurface	Streets	10/01/2018	20:00	59,488.26
10/01/2038	Parking Lot Resurface	Streets	10/01/2018	20:00	56,291.24
10/01/2038	Pavers Heavy Traffic	Common Area	10/01/2028	10:00	62,425.27
10/01/2038	Pavers Low Traffic	Common Area	10/01/2033	5:00	1,982.14

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/01/2038	Pavers Low Traffic	Clubhouse	10/01/2033	5:00	\$ 3,429.37
10/01/2038	Ponds Erosion Contingency	Common Area	10/01/2037	1:00	15,278.11
10/01/2038	Pool - Gas Heater	Pool/Spa	10/01/2030	8:00	5,590.95
10/01/2038	Reflection Garden Refurbishment	Landscaping	10/01/2008	30:00	98,062.31
10/01/2038	Repave	Streets	10/01/2018	20:00	62,539.38
10/01/2038	Walls, Stucco, Paint Finishes and Capital Re	Guard House	10/01/2031	7:00	4,835.42
10/01/2038	Walls, Stucco, Paint Finishes and Capital Re	Pavilion	10/01/2031	7:00	4,191.70
10/01/2038	Walls, Stucco, Paint Finishes and Capital Re	Shuffleboard C	10/01/2031	7:00	4,725.11
					668,086.00

Year : 2039-40

10/01/2039	Asphalt Pavement, Patch and Partial Seal Co	Streets	10/01/2035	4:00	\$ 23,432.50
10/01/2039	Bridge Decking Replacement	Common Area	10/01/2009	30:00	45,951.06
10/01/2039	Bridge Decking Replacement	Common Area	10/01/2009	30:00	42,398.15
10/01/2039	Bridge Substructure Replacement	Common Area	10/01/2009	30:00	82,041.38
10/01/2039	Bridge Substructure Replacement	Common Area	10/01/2009	30:00	75,697.98
10/01/2039	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2037	2:00	78,224.31
10/01/2039	Flooring, Carpet	Clubhouse	10/01/2027	12:00	11,214.50
10/01/2039	Golf Course Pathways, Contingency	Common Area	10/01/2038	1:00	15,656.08
10/01/2039	HVAC 2 Tons	Clubhouse	10/01/2024	15:00	12,686.81
10/01/2039	HVAC 2 Tons	Clubhouse	10/01/2024	15:00	12,686.81
10/01/2039	HVAC 2 Tons	Clubhouse	10/01/2024	15:00	12,686.81
10/01/2039	HVAC 5 Tons	Clubhouse	10/01/2024	15:00	16,069.96
10/01/2039	HVAC Gate House #17	Guard House	10/01/2024	15:00	8,457.87
10/01/2039	Irrigation System	Common Area	10/01/2009	30:00	118,235.08
10/01/2039	Moveable Partition, Ballroom	Ballroom	10/01/2004	35:00	159,167.56
10/01/2039	Ponds Erosion Contingency	Common Area	10/01/2038	1:00	15,812.85
10/01/2039	Repave	Streets	10/01/2019	20:00	200,412.59
10/01/2039	Walls, Stucco, Paint Finishes and Capital Re	Clubhouse	10/01/2032	7:00	38,033.85
10/01/2039	Windows	Clubhouse	10/01/2004	35:00	17,592.38
10/01/2039	Windows	Clubhouse	10/01/2004	35:00	42,289.37
01/01/2040	Kitchen Equipment	Restaurant	01/01/2020	20:00	5,622.48
01/01/2040	Kitchen Equipment	Restaurant	01/01/2020	20:00	5,622.48
					1,039,992.86

Year : 2040-41

10/01/2040	Bridge Decking Replacement	Common Area	10/01/2010	30:00	\$ 29,418.15
10/01/2040	Bridge Decking Replacement	Common Area	10/01/2010	30:00	238,777.35
10/01/2040	Bridge Decking Replacement	Common Area	10/01/2010	30:00	97,570.21
10/01/2040	Bridge Substructure Replacement	Common Area	10/01/2010	30:00	52,523.40
10/01/2040	Bridge Substructure Replacement	Common Area	10/01/2010	30:00	426,314.93

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/01/2040	Bridge Substructure Replacement	Common Area	10/01/2010	30:00	\$ 174,202.61
10/01/2040	Fences, Aluminum 10%	Common Area	10/01/2038	2:00	38,039.32
10/01/2040	Fences, Aluminum 10%	Pool/Spa	10/01/2038	2:00	3,237.39
10/01/2040	Flooring LVT	Clubhouse	10/01/2015	25:00	22,861.66
10/01/2040	Golf Course Pathways, Contingency	Common Area	10/01/2039	1:00	16,204.04
10/01/2040	Paint	Clubhouse	10/01/2031	9:00	1,749.81
10/01/2040	Paint	Clubhouse	10/01/2031	9:00	7,203.19
10/01/2040	Paint	Clubhouse	10/01/2031	9:00	11,330.86
10/01/2040	Paint	Clubhouse	10/01/2031	9:00	1,618.69
10/01/2040	Paint	Clubhouse	10/01/2031	9:00	2,169.05
10/01/2040	Pavement Management Report	Streets	10/01/2035	5:00	8,753.90
10/01/2040	Pavers Low Traffic	Common Area	10/01/2035	5:00	1,299.00
10/01/2040	Ponds Erosion Contingency	Common Area	10/01/2039	1:00	16,366.30
10/01/2040	Reme Halo LED Cartridge Replacement	HVAC	10/01/2035	5:00	12,999.49
10/01/2040	Repave	Streets	10/01/2020	20:00	77,877.59
01/01/2041	Kitchen Equipment	Restaurant	01/01/2021	20:00	10,842.45
04/30/2041	Kitchen Equipment	Restaurant	04/30/2021	20:00	16,370.26
04/30/2041	Kitchen Equipment	Restaurant	04/30/2021	20:00	4,116.95
04/30/2041	Kitchen Equipment	Restaurant	04/30/2021	20:00	3,293.56
04/30/2041	Kitchen Equipment	Restaurant	04/30/2021	20:00	4,940.33
04/30/2041	Kitchen Equipment	Restaurant	04/30/2021	20:00	2,470.17
					<u>1,282,550.66</u>

Year : 2041-42

10/01/2041	Bocce Court Carpet	Bocce Ball Cou	10/01/2032	9:00	\$ 34,429.09
10/01/2041	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2039	2:00	83,795.84
10/01/2041	Golf Cart - Green Club Car (Hard Sides)	Security	10/01/2031	10:00	25,368.80
10/01/2041	Golf Cart - White 2018 EZGO TXT	Security	10/01/2031	10:00	25,368.80
10/01/2041	Golf Course Pathways, Contingency	Common Area	10/01/2040	1:00	16,771.18
10/01/2041	Gutters and Downspouts, Aluminum SC	Shuffleboard C	10/01/2023	18:00	4,563.38
10/01/2041	Paint	Clubhouse	10/01/2032	9:00	3,937.07
10/01/2041	Ponds Erosion Contingency	Common Area	10/01/2040	1:00	16,939.12
10/01/2041	Repave	Streets	10/01/2021	20:00	29,966.50
10/01/2041	Repave	Streets	10/01/2021	20:00	32,008.01
10/01/2041	Repave	Streets	10/01/2021	20:00	105,867.03
10/01/2041	Spa - Gas Heater	Pool/Spa	10/01/2033	8:00	7,874.14
01/01/2042	Kitchen Equipment	Restaurant	01/01/2022	20:00	4,544.67
01/01/2042	Kitchen Equipment	Restaurant	01/01/2022	20:00	4,754.76
01/01/2042	Kitchen Equipment	Restaurant	01/01/2022	20:00	4,754.76
					<u>400,943.15</u>

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
Year : 2042-43					
10/01/2042	Equipment, Cardio - Elliptical	Fitness Center	10/01/2032	10:00	\$ 8,064.56
10/01/2042	Equipment, Cardio - Elliptical	Fitness Center	10/01/2032	10:00	8,064.56
10/01/2042	Fences, Aluminum 10%	Common Area	10/01/2040	2:00	40,748.67
10/01/2042	Fences, Aluminum 10%	Pool/Spa	10/01/2040	2:00	3,467.97
10/01/2042	Flooring, Carpet	Clubhouse	10/01/2030	12:00	3,656.98
10/01/2042	Furniture, Metal - Chairs	Clubhouse	10/01/2017	25:00	28,601.06
10/01/2042	Furniture, Metal - Rectangle Tables	Pavilion	10/01/2017	25:00	2,925.75
10/01/2042	Furniture, Metal - Square Tables	Pavilion	10/01/2017	25:00	9,752.49
10/01/2042	Golf Course Pathways, Contingency	Common Area	10/01/2041	1:00	17,358.17
10/01/2042	Gutters and Downspouts, Aluminum CH	Clubhouse	10/01/2024	18:00	30,691.55
10/01/2042	Handicap Lift, Pool	Pool/Spa	10/01/2032	10:00	8,669.93
10/01/2042	HVAC 5 Tons	Clubhouse	10/01/2027	15:00	17,817.05
10/01/2042	HVAC 5 Tons	Clubhouse	10/01/2027	15:00	17,817.05
10/01/2042	Paint	Clubhouse	10/01/2033	9:00	1,994.08
10/01/2042	Paint	Clubhouse	10/01/2033	9:00	2,020.09
10/01/2042	Ponds Erosion Contingency	Common Area	10/01/2041	1:00	17,531.99
10/01/2042	Pool - Electric Heater	Pool/Spa	10/01/2027	15:00	6,589.15
10/01/2042	Projector	Clubhouse	10/01/2032	10:00	9,377.40
10/01/2042	Refrigerator 2 Doors	Ballroom Kitch	10/01/2032	10:00	8,669.93
10/01/2042	Repave	Streets	10/01/2022	20:00	171,904.88
10/01/2042	Shuffleboard Courts, Color Coat	Shuffleboard C	10/01/2037	5:00	22,940.67
10/01/2042	Street Name Sign Plates	Common Area	10/01/2034	8:00	5,176.24
10/01/2042	Street Name Sign Plates	Common Area	10/01/2034	8:00	5,401.30
10/01/2042	Windows, Store Front	Clubhouse	10/01/2002	40:00	13,878.55
10/01/2042	Windows, Store Front	Clubhouse	10/01/2002	40:00	22,130.66
10/01/2042	Windows, Store Front	Clubhouse	10/01/2002	40:00	13,878.55
10/01/2042	Windows, Store Front	Clubhouse	10/01/2002	40:00	93,773.97
10/01/2042	Windows, Store Front	Clubhouse	10/01/2002	40:00	18,754.79
10/01/2042	Windows, Store Front	Clubhouse	10/01/2002	40:00	71,268.21
10/01/2042	Windows, Store Front	Clubhouse	10/01/2002	40:00	13,878.55
10/01/2042	Windows, Store Front	Clubhouse	10/01/2002	40:00	22,130.66
					718,935.46

Year : 2043-44

10/01/2043	Asphalt Pavement, Patch and Partial Seal Co	Streets	10/01/2039	4:00	\$ 26,889.34
10/01/2043	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2041	2:00	89,764.20
10/01/2043	Deck, Pavers	Pool/Spa	10/01/2038	5:00	9,547.67
10/01/2043	Equipment, Cardio Treadmill	Fitness Center	10/01/2033	10:00	12,617.29
10/01/2043	Equipment, Cardio Treadmill	Fitness Center	10/01/2033	10:00	12,617.29
10/01/2043	Flooring, Carpet	Clubhouse	10/01/2031	12:00	7,696.11

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/01/2043	Furniture Chairs	Ballroom	10/01/2028	15:00	\$ 122,396.87
10/01/2043	Gate Operators	Guard House	10/01/2033	10:00	71,530.31
10/01/2043	Golf Course Pathways, Contingency	Common Area	10/01/2042	1:00	17,965.71
10/01/2043	HVAC 5 Tons	Clubhouse	10/01/2028	15:00	18,440.65
10/01/2043	Pavers Low Traffic	Common Area	10/01/2038	5:00	2,354.17
10/01/2043	Pavers Low Traffic	Clubhouse	10/01/2038	5:00	4,073.02
10/01/2043	Ponds Erosion Contingency	Common Area	10/01/2042	1:00	18,145.61
10/01/2043	Pool Finishes, Plaster	Pool/Spa	10/01/2033	10:00	56,963.00
10/01/2043	Receiver	Clubhouse	10/01/2033	10:00	4,658.69
10/01/2043	Repave	Streets	10/01/2023	20:00	191,433.59
10/01/2043	Repave	Streets	10/01/2023	20:00	191,433.59
10/01/2043	Repave	Streets	10/01/2023	20:00	173,664.87
10/01/2043	Security System, Phased	Security	10/01/2029	14:00	30,087.38
10/01/2043	Spa - Therapy Motor and Pump	Pool/Spa	10/01/2033	10:00	8,973.38
					<u>1,071,252.74</u>

Year : 2044-45

10/01/2044	Charcoal Grills	Pavilion	10/01/2029	15:00	\$ 22,501.48
10/01/2044	Equipment, Cardio Treadmill	Fitness Center	10/01/2034	10:00	13,058.89
10/01/2044	Equipment, Cardio Treadmill	Fitness Center	10/01/2034	10:00	13,058.89
10/01/2044	Fences, Aluminum 10%	Common Area	10/01/2042	2:00	43,651.00
10/01/2044	Fences, Aluminum 10%	Pool/Spa	10/01/2042	2:00	3,714.98
10/01/2044	Fences, Chain Link	Common Area	10/01/2022	22:00	19,085.70
10/01/2044	Flooring LVT	Clubhouse	10/01/2019	25:00	17,762.80
10/01/2044	Golf Cart - 2021 ICON	Common Area	10/01/2034	10:00	6,027.18
10/01/2044	Golf Course Pathways, Contingency	Common Area	10/01/2043	1:00	18,594.51
10/01/2044	Handicap Lift, Spa	Pool/Spa	10/01/2034	10:00	13,002.42
10/01/2044	HVAC 15 Tons	Clubhouse	10/01/2029	15:00	70,317.11
10/01/2044	HVAC 5 Tons	Clubhouse	10/01/2029	15:00	19,086.07
10/01/2044	Paint	Clubhouse	10/01/2035	9:00	16,067.28
10/01/2044	Permanent Roofline Lighting System	Clubhouse	10/01/2024	20:00	63,211.84
10/01/2044	Permanent Roofline Lighting System	Guard House	10/01/2024	20:00	15,268.56
10/01/2044	Ponds Erosion Contingency	Common Area	10/01/2043	1:00	18,780.70
10/01/2044	Projector	Clubhouse	10/01/2034	10:00	10,045.30
10/01/2044	Repave	Streets	10/01/2024	20:00	97,450.12
10/01/2044	Screen	Ballroom	10/01/2024	20:00	12,054.36
					<u>492,739.19</u>

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
Year : 2045-46					
10/01/2045	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2043	2:00	\$ 96,157.65
10/01/2045	Draperies & Motorized Shades	Ballroom	10/01/2035	10:00	111,505.08
10/01/2045	Floor Coverings, Wood Laminate	Ballroom	10/01/2027	18:00	51,464.59
10/01/2045	Flooring LVT	Clubhouse	10/01/2020	25:00	101,645.05
10/01/2045	Flooring, Wood Laminate	Fitness Center	10/01/2025	20:00	24,506.78
10/01/2045	Furniture, Wood Laminate - Round	Restaurant	10/01/2025	20:00	12,476.26
10/01/2045	Furniture, Wood Laminate - Round	Clubhouse	10/01/2025	20:00	37,428.79
10/01/2045	Golf Course Pathways, Contingency	Common Area	10/01/2044	1:00	19,245.31
10/01/2045	HVAC 10 Tons	Clubhouse	10/01/2030	15:00	41,587.55
10/01/2045	HVAC 15 Tons	Clubhouse	10/01/2030	15:00	72,778.21
10/01/2045	Paint	Clubhouse	10/01/2036	9:00	4,075.70
10/01/2045	Paint	Clubhouse	10/01/2036	9:00	13,457.51
10/01/2045	Pavement Management Report	Streets	10/01/2040	5:00	10,396.89
10/01/2045	Pavers Low Traffic	Common Area	10/01/2040	5:00	1,542.81
10/01/2045	Ponds Erosion Contingency	Common Area	10/01/2044	1:00	19,438.03
10/01/2045	Pool - Self Priming Pump	Pool/Spa	10/01/2031	14:00	28,837.52
10/01/2045	Reme Halo LED Cartridge Replacement	HVAC	10/01/2040	5:00	15,439.32
10/01/2045	Repave	Streets	10/01/2025	20:00	179,591.77
10/01/2045	Rest Rooms, Renovation	Clubhouse	10/01/2020	25:00	39,508.17
10/01/2045	Roof, Asphalt Shingles	Guard House	10/01/2025	20:00	17,467.85
10/01/2045	Roof, Asphalt Shingles	Shuffleboard C	10/01/2025	20:00	21,210.96
10/01/2045	Tennis Courts, Color Coat	Tennis Court	10/01/2035	10:00	34,082.10
10/01/2045	Walls, Stucco, Paint Finishes and Capital Re	Guard House	10/01/2038	7:00	6,152.00
10/01/2045	Walls, Stucco, Paint Finishes and Capital Re	Pavilion	10/01/2038	7:00	5,333.02
10/01/2045	Walls, Stucco, Paint Finishes and Capital Re	Shuffleboard C	10/01/2038	7:00	6,011.66
					971,340.58

Year : 2046-47

10/01/2046	Bocce Courts, Light Poles and Fixtures	Bocce Ball Cou	10/01/2016	30:00	\$ 10,760.78
10/01/2046	Ceramic Tile	Clubhouse	10/01/2016	30:00	175,777.31
10/01/2046	Fences, Aluminum 10%	Common Area	10/01/2044	2:00	46,760.04
10/01/2046	Fences, Aluminum 10%	Pool/Spa	10/01/2044	2:00	3,979.58
10/01/2046	Golf Course Pathways, Contingency	Common Area	10/01/2045	1:00	19,918.90
10/01/2046	HVAC 10 Tons	Clubhouse	10/01/2031	15:00	43,043.11
10/01/2046	Paint	Clubhouse	10/01/2037	9:00	5,969.37
10/01/2046	Ponds Erosion Contingency	Common Area	10/01/2045	1:00	20,118.36
10/01/2046	Pool - Gas Heater	Pool/Spa	10/01/2038	8:00	7,362.22
10/01/2046	Repave	Streets	10/01/2026	20:00	140,198.29
10/01/2046	Walls, Stucco, Paint Finishes and Capital Re	Clubhouse	10/01/2039	7:00	48,389.68
11/01/2046	Repave	Streets	11/01/2026	20:00	159,706.52

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
08/01/2047	Kitchen Equipment	Restaurant	08/01/2027	20:00	\$ 7,396.59
08/01/2047	Kitchen Equipment	Restaurant	08/01/2027	20:00	18,742.97
08/01/2047	Kitchen Equipment	Restaurant	08/01/2027	20:00	3,091.16
					711,214.88

Year : 2047-48

10/01/2047	Amps	Cinema	10/01/2037	10:00	\$ 8,909.92
10/01/2047	Asphalt Pavement, Patch and Partial Seal Co	Streets	10/01/2043	4:00	30,856.13
10/01/2047	Awning, Vinyl	Restaurant	10/01/2035	12:00	81,963.73
10/01/2047	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2045	2:00	103,006.48
10/01/2047	Dishwasher	Ballroom Kitch	10/01/2037	10:00	1,113.74
10/01/2047	Equipment, Cardio - Recumbent	Fitness Center	10/01/2037	10:00	6,682.44
10/01/2047	Equipment, Cardio - Recumbent	Fitness Center	10/01/2037	10:00	6,682.44
10/01/2047	Equipment, Cardio - Recumbent Stepper	Fitness Center	10/01/2037	10:00	8,241.68
10/01/2047	Golf Course Pathways, Contingency	Common Area	10/01/2046	1:00	20,616.06
10/01/2047	Lounge Chairs (Non-Rolling)	Pool/Spa	10/01/2037	10:00	9,885.27
10/01/2047	Pavers Heavy Traffic	Common Area	10/01/2037	10:00	307,481.36
10/01/2047	Ponds Erosion Contingency	Common Area	10/01/2046	1:00	20,822.50
10/01/2047	Repave	Streets	10/01/2027	20:00	303,251.12
10/01/2047	Repave	Streets	10/01/2027	20:00	184,944.20
10/01/2047	Shuffleboard Courts, Color Coat	Shuffleboard C	10/01/2042	5:00	27,246.32
10/01/2047	Spa - Circulating Motor and Pump	Pool/Spa	10/01/2037	10:00	10,297.16
10/01/2047	Stop Signs	Common Area	10/01/2037	10:00	8,719.63
					1,140,720.18

Year : 2048-49

10/01/2048	Deck, Pavers	Pool/Spa	10/01/2043	5:00	\$ 11,339.64
10/01/2048	Equipment, Strength	Fitness Center	10/01/2033	15:00	8,760.68
10/01/2048	Equipment, Strength	Fitness Center	10/01/2033	15:00	8,760.68
10/01/2048	Equipment, Strength	Fitness Center	10/01/2033	15:00	8,760.68
10/01/2048	Equipment, Strength	Fitness Center	10/01/2033	15:00	8,760.68
10/01/2048	Fences, Aluminum 10%	Common Area	10/01/2046	2:00	50,090.52
10/01/2048	Fences, Aluminum 10%	Pool/Spa	10/01/2046	2:00	4,263.02
10/01/2048	Flooring LVT	Clubhouse	10/01/2023	25:00	33,867.50
10/01/2048	Flooring LVT	Clubhouse	10/01/2023	25:00	23,636.69
10/01/2048	Flooring LVT	Clubhouse	10/01/2023	25:00	7,839.70
10/01/2048	Flooring LVT	Clubhouse	10/01/2023	25:00	19,050.47
10/01/2048	Flooring LVT	Clubhouse	10/01/2023	25:00	5,997.37
10/01/2048	Flooring, Carpet	Clubhouse	10/01/2036	12:00	20,378.96
10/01/2048	Flooring, Carpet	Clubhouse	10/01/2036	12:00	14,085.45
10/01/2048	Golf Course Pathways, Contingency	Common Area	10/01/2047	1:00	21,337.62

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/01/2048	HVAC 5 Tons	Clubhouse	10/01/2033	15:00	\$ 21,901.71
10/01/2048	Pavers Heavy Traffic	Common Area	10/01/2038	10:00	88,057.01
10/01/2048	Pavers Low Traffic	Common Area	10/01/2043	5:00	2,796.01
10/01/2048	Pavers Low Traffic	Clubhouse	10/01/2043	5:00	4,837.47
10/01/2048	Ponds Erosion Contingency	Common Area	10/01/2047	1:00	21,551.29
10/01/2048	Repave	Streets	10/01/2028	20:00	78,941.64
10/01/2048	Repave	Streets	10/01/2028	20:00	166,974.09
10/01/2048	Repave	Streets	10/01/2028	20:00	243,132.83
					875,121.71

Year : 2049-50

10/01/2049	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2047	2:00	\$ 110,343.12
10/01/2049	Doors, Aluminum	Pavilion	10/01/2024	25:00	6,900.68
10/01/2049	Doors, Metal (Dressing Rooms)	Ballroom	10/01/2019	30:00	3,817.81
10/01/2049	Flooring, Carpet	Clubhouse	10/01/2037	12:00	2,636.53
10/01/2049	Flooring, Carpet	Clubhouse	10/01/2037	12:00	97,241.33
10/01/2049	Golf Course Pathways, Contingency	Common Area	10/01/2048	1:00	22,084.44
10/01/2049	HVAC 10 Tons	Clubhouse	10/01/2034	15:00	47,722.67
10/01/2049	Paint	Clubhouse	10/01/2040	9:00	2,384.81
10/01/2049	Paint	Clubhouse	10/01/2040	9:00	9,817.21
10/01/2049	Paint	Clubhouse	10/01/2040	9:00	15,442.80
10/01/2049	Paint	Clubhouse	10/01/2040	9:00	2,206.11
10/01/2049	Paint	Clubhouse	10/01/2040	9:00	2,956.19
10/01/2049	Ponds Erosion Contingency	Common Area	10/01/2048	1:00	22,305.58
10/01/2049	Repave	Streets	10/01/2029	20:00	191,060.10
10/01/2049	Repave	Streets	10/01/2029	20:00	90,681.54
10/01/2049	Repave	Streets	10/01/2029	20:00	58,374.14
10/01/2049	Spa - Gas Heater	Pool/Spa	10/01/2041	8:00	10,368.74
					696,343.80

Year : 2050-51

10/01/2050	Bocce Court Carpet	Bocce Ball Cou	10/01/2041	9:00	\$ 46,923.31
10/01/2050	Fences, Aluminum 10%	Common Area	10/01/2048	2:00	53,658.22
10/01/2050	Fences, Aluminum 10%	Pool/Spa	10/01/2048	2:00	4,566.66
10/01/2050	Furniture Lobby	Clubhouse	10/01/2035	15:00	22,833.28
10/01/2050	Furniture, Metal Hi-Top Chairs (Patio)	Restaurant	10/01/2030	20:00	10,372.52
10/01/2050	Furniture, Metal Tables - Hi-Top	Restaurant	10/01/2030	20:00	5,927.16
10/01/2050	Furniture, Metal Tables - Round	Restaurant	10/01/2030	20:00	20,745.04
10/01/2050	Furniture, Wood Tables - Square	Restaurant	10/01/2030	20:00	20,745.04
10/01/2050	Golf Course Pathways, Contingency	Common Area	10/01/2049	1:00	22,857.40
10/01/2050	Paint	Clubhouse	10/01/2041	9:00	5,365.82

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/01/2050	Pavement Management Report	Streets	10/01/2045	5:00	\$ 12,348.24
10/01/2050	Pavers Low Traffic	Common Area	10/01/2045	5:00	1,832.37
10/01/2050	Ponds Erosion Contingency	Common Area	10/01/2049	1:00	23,086.28
10/01/2050	Reme Halo LED Cartridge Replacement	HVAC	10/01/2045	5:00	18,337.07
10/01/2050	Repave	Streets	10/01/2030	20:00	176,233.50
10/01/2050	Repave	Streets	10/01/2030	20:00	176,233.50
10/01/2050	Repave	Streets	10/01/2030	20:00	108,214.43
10/01/2050	Repave	Streets	10/01/2030	20:00	44,915.45
10/01/2050	Street Name Sign Plates	Common Area	10/01/2042	8:00	6,816.12
10/01/2050	Street Name Sign Plates	Common Area	10/01/2042	8:00	7,112.48
10/01/2050	Warmer	Ballroom Kitch	10/01/2030	20:00	16,052.71
					805,176.60

Year : 2051-52

10/01/2051	Asphalt Pavement, Patch and Partial Seal Co	Streets	10/01/2047	4:00	\$ 35,408.12
10/01/2051	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2049	2:00	118,202.31
10/01/2051	Flooring, Carpet	Clubhouse	10/01/2039	12:00	16,945.88
10/01/2051	Golf Cart - Green Club Car (Hard Sides)	Security	10/01/2041	10:00	35,785.20
10/01/2051	Golf Cart - White 2018 EZGO TXT	Security	10/01/2041	10:00	35,785.20
10/01/2051	Golf Course Pathways, Contingency	Common Area	10/01/2050	1:00	23,657.41
10/01/2051	Paint	Clubhouse	10/01/2042	9:00	2,717.73
10/01/2051	Paint	Clubhouse	10/01/2042	9:00	2,753.18
10/01/2051	Ponds Erosion Contingency	Common Area	10/01/2050	1:00	23,894.30
10/01/2051	Repave	Streets	10/01/2031	20:00	88,243.95
10/01/2051	Repave	Streets	10/01/2031	20:00	38,105.34
10/01/2051	Roof, Asphalt Shingles	Clubhouse	10/01/2031	20:00	521,473.64
10/01/2051	Roofs, Flat	Clubhouse	10/01/2031	20:00	44,987.11
					987,959.37

Year : 2052-53

10/01/2052	Equipment, Cardio - Elliptical	Fitness Center	10/01/2042	10:00	\$ 11,375.86
10/01/2052	Equipment, Cardio - Elliptical	Fitness Center	10/01/2042	10:00	11,375.86
10/01/2052	Fences, Aluminum 10%	Common Area	10/01/2050	2:00	57,480.03
10/01/2052	Fences, Aluminum 10%	Pool/Spa	10/01/2050	2:00	4,891.92
10/01/2052	Fences, Chain Link	Common Area	10/01/2030	22:00	121,639.97
10/01/2052	Golf Course Pathways, Contingency	Common Area	10/01/2051	1:00	24,485.41
10/01/2052	Handicap Lift, Pool	Pool/Spa	10/01/2042	10:00	12,229.79
10/01/2052	Lake Ashton Blvd Landscape Refurbishment	Landscaping	10/01/2022	30:00	317,465.85
10/01/2052	Life Safety System, Control Panel and Emerg	Security	10/01/2027	25:00	39,683.23
10/01/2052	Lounge Chairs (Rolling)	Pool/Spa	10/01/2027	25:00	84,385.57
10/01/2052	Ponds Erosion Contingency	Common Area	10/01/2051	1:00	24,730.60

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/01/2052	Pool - Electric Cooling/Heating Unit	Pool/Spa	10/01/2037	15:00	\$ 15,409.54
10/01/2052	Projector	Clubhouse	10/01/2042	10:00	13,227.74
10/01/2052	Refrigerator 2 Doors	Ballroom Kitch	10/01/2042	10:00	12,229.79
10/01/2052	Repave	Streets	10/01/2032	20:00	65,784.94
10/01/2052	Rest Rooms, Renovation Gate	Guard House	10/01/2027	25:00	7,936.65
10/01/2052	Shuffleboard Court, Light Poles and Fixtures	Shuffleboard C	10/01/2027	25:00	31,746.59
10/01/2052	Shuffleboard Courts, Color Coat	Shuffleboard C	10/01/2047	5:00	32,360.08
10/01/2052	Tennis Courts, Light Poles and Fixtures	Tennis Court	10/01/2027	25:00	59,524.85
10/01/2052	Walls, Stucco, Paint Finishes and Capital Re	Guard House	10/01/2045	7:00	7,827.07
10/01/2052	Walls, Stucco, Paint Finishes and Capital Re	Pavilion	10/01/2045	7:00	6,785.09
10/01/2052	Walls, Stucco, Paint Finishes and Capital Re	Shuffleboard C	10/01/2045	7:00	7,648.51
					970,224.94

Year : 2053-54

10/01/2053	Cabinets, Ball Room Laminate	Ballroom Kitch	10/01/2033	20:00	\$ 26,724.89
10/01/2053	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2051	2:00	126,621.27
10/01/2053	Countertops, Laminate	Ballroom Kitch	10/01/2033	20:00	11,693.11
10/01/2053	Deck, Pavers	Pool/Spa	10/01/2048	5:00	13,467.94
10/01/2053	Equipment, Cardio Treadmill	Fitness Center	10/01/2043	10:00	17,797.93
10/01/2053	Equipment, Cardio Treadmill	Fitness Center	10/01/2043	10:00	17,797.93
10/01/2053	Gate Operators	Guard House	10/01/2043	10:00	100,900.57
10/01/2053	Golf Course Pathways, Contingency	Common Area	10/01/2052	1:00	25,342.40
10/01/2053	HVAC 2 Tons	Clubhouse	10/01/2038	15:00	20,536.07
10/01/2053	HVAC 3.5 Tons	Clubhouse	10/01/2038	15:00	23,274.22
10/01/2053	Ice Machine	Ballroom Kitch	10/01/2038	15:00	19,167.00
10/01/2053	Kitchen Equipment	Restaurant	10/01/2033	20:00	12,491.44
10/01/2053	Kitchen Equipment	Restaurant	10/01/2033	20:00	5,869.56
10/01/2053	Paint	Clubhouse	10/01/2044	9:00	21,898.06
10/01/2053	Pavers Low Traffic	Common Area	10/01/2048	5:00	3,320.78
10/01/2053	Pavers Low Traffic	Clubhouse	10/01/2048	5:00	5,745.39
10/01/2053	Ponds Erosion Contingency	Common Area	10/01/2052	1:00	25,596.17
10/01/2053	Pool Finishes, Plaster	Pool/Spa	10/01/2043	10:00	80,351.94
10/01/2053	Receiver	Clubhouse	10/01/2043	10:00	6,571.54
10/01/2053	Repave	Streets	10/01/2033	20:00	157,162.93
10/01/2053	Spa - Therapy Motor and Pump	Pool/Spa	10/01/2043	10:00	12,657.84
10/01/2053	Walls, Stucco, Paint Finishes and Capital Re	Clubhouse	10/01/2046	7:00	61,565.18
10/01/2053	Windows	Clubhouse	10/01/2018	35:00	90,358.72
					886,912.88

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
Year : 2054-55					
10/01/2054	Equipment, Cardio Treadmill	Fitness Center	10/01/2044	10:00	\$ 18,420.86
10/01/2054	Equipment, Cardio Treadmill	Fitness Center	10/01/2044	10:00	18,420.86
10/01/2054	Fences, Aluminum 10%	Common Area	10/01/2052	2:00	61,574.04
10/01/2054	Fences, Aluminum 10%	Pool/Spa	10/01/2052	2:00	5,240.34
10/01/2054	Flooring, Carpet	Clubhouse	10/01/2042	12:00	5,525.94
10/01/2054	Furniture, Metal Chairs Barstools	Restaurant	10/01/2034	20:00	14,148.93
10/01/2054	Furniture, Metal Chairs with Cushion	Restaurant	10/01/2034	20:00	42,509.67
10/01/2054	Golf Cart - 2021 ICON	Common Area	10/01/2044	10:00	8,501.93
10/01/2054	Golf Course Pathways, Contingency	Common Area	10/01/2053	1:00	26,229.39
10/01/2054	Handicap Lift, Spa	Pool/Spa	10/01/2044	10:00	18,341.20
10/01/2054	HVAC 2 Tons	Clubhouse	10/01/2039	15:00	21,254.83
10/01/2054	HVAC 2 Tons	Clubhouse	10/01/2039	15:00	21,254.83
10/01/2054	HVAC 2 Tons	Clubhouse	10/01/2039	15:00	21,254.83
10/01/2054	HVAC 5 Tons	Clubhouse	10/01/2039	15:00	26,922.79
10/01/2054	HVAC Gate House #17	Guard House	10/01/2039	15:00	14,169.89
10/01/2054	Paint	Clubhouse	10/01/2045	9:00	5,554.76
10/01/2054	Paint	Clubhouse	10/01/2045	9:00	18,341.20
10/01/2054	Ponds Erosion Contingency	Common Area	10/01/2053	1:00	26,492.03
10/01/2054	Pool - Gas Heater	Pool/Spa	10/01/2046	8:00	9,694.64
10/01/2054	Projector	Clubhouse	10/01/2044	10:00	14,169.89
10/01/2054	Repave	Streets	10/01/2034	20:00	102,854.95
					500,877.80

Year : 2055-56

10/01/2055	Asphalt Pavement, Patch and Partial Seal Co	Streets	10/01/2051	4:00	\$ 40,631.63
10/01/2055	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2053	2:00	135,639.87
10/01/2055	Draperies & Motorized Shades	Ballroom	10/01/2045	10:00	157,288.92
10/01/2055	Flooring, Carpet	Clubhouse	10/01/2043	12:00	11,629.35
10/01/2055	Furniture, Metal - Chairs	Pavilion	10/01/2030	25:00	29,331.67
10/01/2055	Furniture, Metal - Chairs	Common Area	10/01/2030	25:00	7,332.92
10/01/2055	Golf Course Pathways, Contingency	Common Area	10/01/2054	1:00	27,147.42
10/01/2055	Paint	Clubhouse	10/01/2046	9:00	8,135.63
10/01/2055	Pavement Management Report	Streets	10/01/2050	5:00	14,665.84
10/01/2055	Pavers Low Traffic	Common Area	10/01/2050	5:00	2,176.28
10/01/2055	Ponds Erosion Contingency	Common Area	10/01/2054	1:00	27,419.26
10/01/2055	Reme Halo LED Cartridge Replacement	HVAC	10/01/2050	5:00	21,778.69
10/01/2055	Repave	Streets	10/01/2035	20:00	272,864.39
10/01/2055	Rest Rooms, Renovation	Fitness Center	10/01/2030	25:00	111,460.35
10/01/2055	Rest Rooms, Renovation	Clubhouse	10/01/2030	25:00	83,595.27
10/01/2055	Tennis Courts, Color Coat	Tennis Court	10/01/2045	10:00	48,076.17

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
12/01/2055	Kitchen Equipment	Restaurant	12/01/2035	20:00	\$ 6,512.66
12/11/2055	Kitchen Equipment	Restaurant	12/11/2035	20:00	11,043.20
					1,016,729.52

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Location	Reserve Item	Desc	Condition	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Ballroom										
	Doors, Large Wooden		Good	10/01/2034	\$ 1,406.08	10 Ea	\$ 14,061	30:00	8:00	\$ 18,515
	Doors, Metal (Dressing Rooms)		Good	10/01/2049	865.28	2 Ea	1,731	30:00	23:00	3,818
	Draperies & Motorized Shades		Good	10/01/2035	58,000.00	1 Allow	58,000	10:00	9:00	79,048
	Floor Coverings, Wood Laminate		Good	10/01/2027	162.24	165 SY	26,770	18:00	1:00	27,707
	Furniture Chairs		Good	10/01/2028	155.00	440 Ea	68,200	15:00	2:00	73,058
	Moveable Partition, Ballroom		Good	10/01/2039	104.92	970 SF	101,772	35:00	13:00	159,168
	Screen		Good	10/01/2044	6,489.60	1 Ea	6,490	20:00	18:00	12,054
							277,023			373,367
Ballroom Kitchen										
	Cabinets, Ball Room Laminate		Good	10/01/2033	\$ 86.53	122 LF	\$ 10,557	20:00	7:00	\$ 13,431
	Countertops, Laminate		Good	10/01/2033	37.86	122 SF	4,619	20:00	7:00	5,877
	Dishwasher		Good	10/01/2027	540.80	1 Ea	541	10:00	1:00	560
	Ice Machine		Good	10/01/2038	7,571.20	1 Ea	7,571	15:00	12:00	11,441
	Refrigerator 2 Doors		Good	10/01/2032	5,000.00	1 Ea	5,000	10:00	6:00	6,146
	Warmer		Good	10/01/2030	7,030.40	1 Ea	7,030	20:00	4:00	8,068
							35,318			45,522
Bocce Ball Court										
	Bocce Court Carpet		Good	10/01/2032	\$ 20,550.40	1 Allow	\$ 20,550	9:00	6:00	\$ 25,262
	Bocce Courts, Light Poles and Fixtures		Good	10/01/2046	2,704.00	2 Ea	5,408	30:00	20:00	10,761
							25,958			36,022
Cinema										
	Amps		Good	10/01/2027	\$ 2,163.20	2 Ea	\$ 4,326	10:00	1:00	\$ 4,478
	Floor Lighting		Good	10/01/2036	2,704.00	1 Ea	2,704	20:00	10:00	3,814
							7,030			8,292
Clubhouse										
	Bowling Alley Equipment		Good	10/01/2036	\$ 25,000.00	3 Ea	\$ 75,000	30:00	10:00	\$ 105,795
	Ceilings, Acoustical Tiles and Grid		Good	10/01/2034	4.33	14,500 SF	62,785	30:00	8:00	82,676
	Ceramic Tile	Bar and Server	Good	10/01/2032	81.12	270 SF	21,902	30:00	6:00	26,924
	Ceramic Tile	Kitchen	Good	10/01/2046	81.12	1,089 SF	88,340	30:00	20:00	175,777

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Location	Reserve Item	Desc	Condition	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
	Ceramic Tile	Craft Room	Good	10/01/2032	\$ 81.12	459 SF	\$ 37,234	30:00	6:00	\$ 45,770
	Ceramic Tile	Maintenance Of	Good	10/01/2032	81.12	30 SF	2,434	30:00	6:00	2,992
	Ceramic Tile	Guard House	Good	10/01/2032	81.12	233 SF	18,901	30:00	6:00	23,234
	Ceramic Tile	Gym	Good	10/01/2032	81.12	40 SF	3,245	30:00	6:00	3,989
	Doors, Metal with Glass	East Entrance	Good	10/01/2034	2,704.00	1 Ea	2,704	30:00	8:00	3,561
	Doors, Metal with Glass	Ballroom	Good	10/01/2034	2,704.00	3 Ea	8,112	30:00	8:00	10,682
	Doors, Metal with Glass	Restaurant	Good	10/01/2034	2,704.00	3 Ea	8,112	30:00	8:00	10,682
	Doors, Metal with Glass	Office	Good	10/01/2034	2,704.00	2 Ea	5,408	30:00	8:00	7,121
	Flooring LVT	Restaurant	Good	10/01/2040	18.39	768 SF	14,124	25:00	14:00	22,862
	Flooring LVT	Bowling Lanes	Good	10/01/2048	18.39	864 SF	15,889	25:00	22:00	33,868
	Flooring LVT	Media Center	Good	10/01/2048	18.39	603 SF	11,089	25:00	22:00	23,637
	Flooring LVT	Foyer, Main Hal	Good	10/01/2045	18.39	2,875 SF	52,871	25:00	19:00	101,645
	Flooring LVT	Community Dire	Good	10/01/2048	18.39	200 SF	3,678	25:00	22:00	7,840
	Flooring LVT	Ballroom Kitche	Good	10/01/2044	18.39	520 SF	9,563	25:00	18:00	17,763
	Flooring LVT	Card Room	Good	10/01/2048	18.39	486 SF	8,938	25:00	22:00	19,050
	Flooring LVT	Clubhouse Offic	Good	10/01/2048	18.39	153 SF	2,814	25:00	22:00	5,997
	Flooring, Carpet	Game Room	Good	10/01/2027	70.30	102 SY	7,171	12:00	1:00	7,422
	Flooring, Carpet	Cinema Flooring	Good	10/01/2036	70.30	136 SY	9,561	12:00	10:00	13,486
	Flooring, Carpet	Activities Offi	Good	10/01/2037	70.30	17 SY	1,195	12:00	11:00	1,745
	Flooring, Carpet	Bowling Lanes	Good	10/01/2030	70.30	30 SY	2,109	12:00	4:00	2,420
	Flooring, Carpet	Ballroom	Good	10/01/2037	70.30	627 SY	44,078	12:00	11:00	64,353
	Flooring, Carpet	Cinema	Good	10/01/2036	70.30	94 SY	6,608	12:00	10:00	9,322
	Flooring, Carpet	Restaurant	Good	10/01/2031	70.30	61 SY	4,288	12:00	5:00	5,093
	Furniture Lobby		Good	10/01/2035	10,000.00	1 Allow	10,000	15:00	9:00	13,629
	Furniture, Metal - Chairs	Restaurant	Good	10/01/2042	270.40	61 Ea	16,494	25:00	16:00	28,601
	Furniture, Wood Laminate - Round	Ballroom	Good	10/01/2045	540.80	36 Ea	19,469	20:00	19:00	37,429
	Gutters and Downspouts, Aluminum CH		Good	10/01/2042	11.80	1,500 LF	17,700	18:00	16:00	30,692
	HVAC 10 Tons	Fitness Center	Good	10/01/2031	21,632.00	1 Ea	21,632	15:00	5:00	25,692
	HVAC 10 Tons	Bar Side #7	Good	10/01/2034	21,632.00	1 Ea	21,632	15:00	8:00	28,485
	HVAC 10 Tons	Kitchen Side #8	Good	10/01/2030	21,632.00	1 Ea	21,632	15:00	4:00	24,823
	HVAC 15 Tons	Ballroom SW #1	Good	10/01/2029	37,856.00	1 Ea	37,856	15:00	3:00	41,972
	HVAC 15 Tons	Ballroom SE #3	Good	10/01/2030	37,856.00	1 Ea	37,856	15:00	4:00	43,441

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Location	Reserve Item	Desc	Condition	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
	HVAC 2 Tons	Craft Room #13	Good	10/01/2039	\$ 8,112.00	1 Ea	\$ 8,112	15:00	13:00	\$ 12,687
	HVAC 2 Tons	Foyer #6	Good	10/01/2039	8,112.00	1 Ea	8,112	15:00	13:00	12,687
	HVAC 2 Tons	Media Center #	Good	10/01/2039	8,112.00	1 Ea	8,112	15:00	13:00	12,687
	HVAC 2 Tons	Card Room #12	Good	10/01/2038	8,112.00	1 Ea	8,112	15:00	12:00	12,258
	HVAC 3.5 Tons	Cinema #5	Good	10/01/2038	9,193.60	1 Ea	9,194	15:00	12:00	13,892
	HVAC 5 Tons	Bowling Alley #	Good	10/01/2033	10,275.20	1 Ea	10,275	15:00	7:00	13,073
	HVAC 5 Tons	Ballroom NW #2	Good	10/01/2027	10,275.20	1 Ea	10,275	15:00	1:00	10,635
	HVAC 5 Tons	Kitchen #9	Good	10/01/2028	10,275.20	1 Ea	10,275	15:00	2:00	11,007
	HVAC 5 Tons	Ballroom NE #4	Good	10/01/2027	10,275.20	1 Ea	10,275	15:00	1:00	10,635
	HVAC 5 Tons	Game Room #1	Good	10/01/2029	10,275.20	1 Ea	10,275	15:00	3:00	11,392
	HVAC 5 Tons	Conference Roo	Good	10/01/2039	10,275.20	1 Ea	10,275	15:00	13:00	16,070
	Paint	Card Room	Good	10/01/2032	1.00	2,350 Allow	2,350	9:00	6:00	2,889
	Paint	Community Dire	Good	10/01/2031	1.00	1,081 Allow	1,081	9:00	5:00	1,284
	Paint	Restaurant	Good	10/01/2031	1.00	4,450 Allow	4,450	9:00	5:00	5,285
	Paint	Media Center	Good	10/01/2033	1.00	1,150 Allow	1,150	9:00	7:00	1,463
	Paint	Game Room	Good	10/01/2027	1.00	2,120 Allow	2,120	9:00	1:00	2,194
	Paint	Clubhouse	Good	10/01/2031	1.00	7,000 Allow	7,000	9:00	5:00	8,314
	Paint	Fitness Center	Good	10/01/2028	1.00	3,000 Allow	3,000	9:00	2:00	3,214
	Paint	Office	Good	10/01/2031	1.00	1,000 Allow	1,000	9:00	5:00	1,188
	Paint	Bar and Server	Good	10/01/2027	1.00	7,000 Allow	7,000	9:00	1:00	7,245
	Paint	Ballroom	Good	10/01/2035	1.00	8,650 Allow	8,650	9:00	9:00	11,789
	Paint	Craft Room	Good	10/01/2033	1.00	1,165 Allow	1,165	9:00	7:00	1,482
	Paint	Activities Offi	Good	10/01/2031	1.00	1,340 Allow	1,340	9:00	5:00	1,592
	Pavers Low Traffic	Clubhouse Rest	Good	10/01/2028	0.75	3,026 SF	2,270	5:00	2:00	2,431
	Permanent Roofline Lighting System		Good	10/01/2044	41.10	828 LF	34,031	20:00	18:00	63,212
	Projector	Ballroom	Good	10/01/2034	5,408.00	1 Ea	5,408	10:00	8:00	7,121
	Projector	Cinema	Good	10/01/2032	5,408.00	1 Ea	5,408	10:00	6:00	6,648
	Receiver	Cinema	Good	10/01/2033	2,595.84	1 Ea	2,596	10:00	7:00	3,303
	Rest Rooms, Renovation	Hallway	Good	10/01/2045	10,275.20	2 Ea	20,550	25:00	19:00	39,508
	Rest Rooms, Renovation	Dressing Rooms	Good	10/01/2030	10,275.20	3 Ea	30,826	25:00	4:00	35,373
	Roof, Asphalt Shingles		Good	10/01/2031	6.49	34,000 SF	220,660	20:00	5:00	262,075
	Roofs, Flat		Good	10/01/2031	1,189.76	16 SQ	19,036	20:00	5:00	22,609

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Location	Reserve Item	Desc	Condition	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
	Roofs, Metal		Good	10/01/2057	\$ 35.00	330 SF	\$ 11,550	50:00	31:00	\$ 33,553
	Walls, Stucco, Paint Finishes and Capital		Good	10/01/2032	1.00	24,319 Allow	24,319	7:00	6:00	29,894
	Windows	Ballroom S	Good	10/01/2053	54.08	660 SF	35,693	35:00	27:00	90,359
	Windows	Foyer	Good	10/01/2039	54.08	208 SF	11,249	35:00	13:00	17,592
	Windows	Ballroom N	Good	10/01/2039	54.08	500 SF	27,040	35:00	13:00	42,289
	Windows, Store Front	Offices	Good	10/01/2042	108.16	74 Ea	8,004	40:00	16:00	13,879
	Windows, Store Front	Community Dire	Good	10/01/2042	108.16	118 Ea	12,763	40:00	16:00	22,131
	Windows, Store Front	Game Room	Good	10/01/2042	108.16	74 Ea	8,004	40:00	16:00	13,879
	Windows, Store Front	Restaurant	Good	10/01/2042	108.16	500 Ea	54,080	40:00	16:00	93,774
	Windows, Store Front	Craft Room	Good	10/01/2042	108.16	100 Ea	10,816	40:00	16:00	18,755
	Windows, Store Front	Fitness Center	Good	10/01/2042	108.16	380 Ea	41,101	40:00	16:00	71,268
	Windows, Store Front	Media Center	Good	10/01/2042	108.16	74 Ea	8,004	40:00	16:00	13,879
	Windows, Store Front	Community Dire	Good	10/01/2042	108.16	118 Ea	12,763	40:00	16:00	22,131
							1,482,190			2,221,089
Common Area										
	Bridge Decking Replacement	Bridge 5	Good	10/01/2037	\$ 30.29	580 SF	\$ 17,568	30:00	11:00	\$ 25,649
	Bridge Decking Replacement	Bridge 13	Good	10/01/2040	30.29	600 SF	18,174	30:00	14:00	29,418
	Bridge Decking Replacement	Bridge 11	Good	10/01/2040	30.29	4,870 SF	147,512	30:00	14:00	238,777
	Bridge Decking Replacement	Bridge 9	Good	10/01/2039	30.29	970 SF	29,381	30:00	13:00	45,951
	Bridge Decking Replacement	Bridge 8	Good	10/01/2039	30.29	895 SF	27,110	30:00	13:00	42,398
	Bridge Decking Replacement	Bridge 4	Good	10/01/2037	30.29	2,010 SF	60,883	30:00	11:00	88,887
	Bridge Decking Replacement	Bridge 10	Good	10/01/2035	30.29	805 SF	24,383	30:00	9:00	33,232
	Bridge Decking Replacement	Bridge 2	Good	10/01/2036	30.29	254 SF	7,694	30:00	10:00	10,853
	Bridge Decking Replacement	Bridge 7	Good	10/01/2038	30.29	790 SF	23,929	30:00	12:00	36,159
	Bridge Decking Replacement	Bridge 3	Good	10/01/2036	30.29	254 SF	7,694	30:00	10:00	10,853
	Bridge Decking Replacement	Bridge 1	Good	10/01/2035	30.29	3,920 SF	118,737	30:00	9:00	161,826
	Bridge Decking Replacement	Bridge 12	Good	10/01/2040	30.29	1,990 SF	60,277	30:00	14:00	97,570
	Bridge Decking Replacement	Bridge 6	Good	10/01/2038	30.29	700 SF	21,203	30:00	12:00	32,039
	Bridge Substructure Replacement	Bridge 5	Good	10/01/2037	540.80	58 LF	31,366	30:00	11:00	45,794
	Bridge Substructure Replacement	Bridge 13	Good	10/01/2040	540.80	60 LF	32,448	30:00	14:00	52,523
	Bridge Substructure Replacement	Bridge 11	Good	10/01/2040	540.80	487 LF	263,370	30:00	14:00	426,315

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Location	Reserve Item	Desc	Condition	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
	Bridge Substructure Replacement	Bridge 9	Good	10/01/2039	\$ 540.80	97 LF	\$ 52,458	30:00	13:00	\$ 82,041
	Bridge Substructure Replacement	Bridge 8	Good	10/01/2039	540.80	89.5 LF	48,402	30:00	13:00	75,698
	Bridge Substructure Replacement	Bridge 4	Good	10/01/2037	540.80	201 LF	108,701	30:00	11:00	158,700
	Bridge Substructure Replacement	Bridge 10	Good	10/01/2035	540.80	80.5 LF	43,534	30:00	9:00	59,333
	Bridge Substructure Replacement	Bridge 2	Good	10/01/2036	540.80	25.4 LF	13,736	30:00	10:00	19,376
	Bridge Substructure Replacement	Bridge 7	Good	10/01/2038	540.80	79 LF	42,723	30:00	12:00	64,558
	Bridge Substructure Replacement	Bridge 3	Good	10/01/2036	540.80	25.2 LF	13,628	30:00	10:00	19,224
	Bridge Substructure Replacement	Bridge 1	Good	10/01/2035	540.80	392 LF	211,994	30:00	9:00	288,926
	Bridge Substructure Replacement	Bridge 12	Good	10/01/2040	540.80	199 LF	107,619	30:00	14:00	174,203
	Bridge Substructure Replacement	Bridge 6	Good	10/01/2038	540.80	70 LF	37,856	30:00	12:00	57,203
	Fences, Aluminum 10%	Thompson	Good	10/01/2026	5.00	4,700 LF	23,500	2:00	0:00	23,500
	Fences, Chain Link	Olsen Rd	Good	10/01/2030	20.55	2,420 LF	49,731	22:00	4:00	57,067
	Fences, Chain Link	Pet Play Park	Good	10/01/2044	20.55	500 LF	10,275	22:00	18:00	19,086
	Furniture, Metal - Chairs	Pet Play Park	Good	10/01/2030	270.40	10 Ea	2,704	25:00	4:00	3,103
	Golf Cart - 2021 ICON		Good	10/01/2034	3,244.80	1 Ea	3,245	10:00	8:00	4,273
	Golf Course Pathways, Contingency		Good	10/01/2026	0.41	24,416 LF	10,011	1:00	0:00	10,011
	Irrigation System		Good	10/01/2039	1.08	70,000 SF	75,600	30:00	13:00	118,235
	Pavers Heavy Traffic	Lake Ashton Blv	Good	10/01/2027	8.00	18,663 Allow	149,304	10:00	1:00	154,530
	Pavers Heavy Traffic	Circular Drive	Good	10/01/2028	8.00	5,164 Allow	41,312	10:00	2:00	44,254
	Pavers Low Traffic	Sidewalks	Good	10/01/2028	0.75	1,749 SF	1,312	5:00	2:00	1,405
	Pavers Low Traffic	Bocce Ball Cour	Good	10/01/2030	0.75	1,070 SF	803	5:00	4:00	921
	Ponds Erosion Contingency		Good	10/01/2026	0.20	50,554 LF	10,111	1:00	0:00	10,111
	Sign Poles		Good	10/01/2034	540.80	47 Ea	25,418	30:00	8:00	33,470
	Stop Signs		Good	10/01/2027	146.00	29 Ea	4,234	10:00	1:00	4,382
	Street Name Sign Plates		Good	10/01/2034	129.79	23 Ea	2,985	8:00	8:00	3,931
	Street Name Sign Plates		Good	10/01/2026	129.79	24 Ea	3,115	8:00	0:00	3,115
							1,986,038			2,868,900
Fitness Center										
	Equipment, Cardio - Elliptical	A	Good	10/01/2032	\$ 4,650.88	1 Ea	\$ 4,651	10:00	6:00	\$ 5,717
	Equipment, Cardio - Elliptical	B	Good	10/01/2032	4,650.88	1 Ea	4,651	10:00	6:00	5,717
	Equipment, Cardio - Recumbent	A	Good	10/01/2027	3,244.80	1 Ea	3,245	10:00	1:00	3,358

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Location	Reserve Item	Desc	Condition	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
	Equipment, Cardio - Recumbent	B	Good	10/01/2027	\$ 3,244.80	1 Ea	\$ 3,245	10:00	1:00	\$ 3,358
	Equipment, Cardio - Recumbent Stepper		Good	10/01/2027	4,001.92	1 Ea	4,002	10:00	1:00	4,142
	Equipment, Cardio Treadmill	A	Good	10/01/2033	7,030.40	1 Ea	7,030	10:00	7:00	8,945
	Equipment, Cardio Treadmill	B	Good	10/01/2034	7,030.40	1 Ea	7,030	10:00	8:00	9,258
	Equipment, Cardio Treadmill	C	Good	10/01/2034	7,030.40	1 Ea	7,030	10:00	8:00	9,258
	Equipment, Cardio Treadmill	D	Good	10/01/2033	7,030.40	1 Ea	7,030	10:00	7:00	8,945
	Equipment, Strength	Dual Lat Pull D	Good	10/01/2033	4,110.08	1 Ea	4,110	15:00	7:00	5,229
	Equipment, Strength	Dual Leg Press	Good	10/01/2033	4,110.08	1 Ea	4,110	15:00	7:00	5,229
	Equipment, Strength	Ab Bicep Machi	Good	10/01/2033	4,110.08	1 Ea	4,110	15:00	7:00	5,229
	Equipment, Strength	Chest-Shoulder	Good	10/01/2033	4,110.08	1 Ea	4,110	15:00	7:00	5,229
	Flooring, Wood Laminate		Good	10/01/2045	89.77	142 SY	12,747	20:00	19:00	24,507
	Rest Rooms, Renovation		Good	10/01/2030	10,275.20	4 Ea	41,101	25:00	4:00	47,164
							118,203			151,285
Guard House										
	Gate Operators		Good	10/01/2033	\$ 9,964.24	4 Ea	\$ 39,857	10:00	7:00	\$ 50,709
	HVAC Gate House #17	Gate House #17	Good	10/01/2039	5,408.00	1 Ea	5,408	15:00	13:00	8,458
	Permanent Roofline Lighting System		Good	10/01/2044	41.10	200 LF	8,220	20:00	18:00	15,269
	Rest Rooms, Renovation Gate		Good	10/01/2027	3,244.80	1 Ea	3,245	25:00	1:00	3,358
	Roof, Asphalt Shingles		Good	10/01/2045	6.49	1,400 SF	9,086	20:00	19:00	17,468
	Walls, Stucco, Paint Finishes and Capital		Good	10/01/2031	1.00	3,200 Allow	3,200	7:00	5:00	3,801
							69,016			99,062
HVAC										
	Reme Halo LED Cartridge Replacement		Good	10/01/2030	\$ 535.39	15 Ea	\$ 8,031	5:00	4:00	\$ 9,216
							8,031			9,216
Landscaping										
	Lake Ashton Blvd Landscape Refurbishme		Good	10/01/2052	\$ 129,792.00	1 Allow	\$ 129,792	30:00	26:00	\$ 317,466
	Reflection Garden Refurbishment		Good	10/01/2038	64,896.00	1 Ea	64,896	30:00	12:00	98,062
							194,688			415,528

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Location			Replace	Basis		Current	Adj	Rem	Future
Reserve Item	Desc	Condition	Date	Cost	Quantity	Cost	Life	Life	Cost
Pavilion									
Charcoal Grills		Good	10/01/2029	\$ 3,028.48	4 Ea	\$ 12,114	15:00	3:00	\$ 13,431
Doors, Aluminum		Good	10/01/2049	1,563.99	2 Ea	3,128	25:00	23:00	6,901
Furniture, Metal - Chairs	Pavilion	Good	10/01/2030	270.40	40 Ea	10,816	25:00	4:00	12,412
Furniture, Metal - Rectangle Tables		Good	10/01/2042	843.65	2 Ea	1,687	25:00	16:00	2,926
Furniture, Metal - Square Tables		Good	10/01/2042	703.04	8 Ea	5,624	25:00	16:00	9,752
Walls, Stucco, Paint Finishes and Capital		Good	10/01/2031	1.00	2,774 Allow	2,774	7:00	5:00	3,295
						36,144			48,716
Pool/Spa									
Deck, Pavers		Good	10/01/2028	\$ 0.70	7,600 SF	\$ 5,320	5:00	2:00	\$ 5,699
Fences, Aluminum 10%	Pool/Spa	Good	10/01/2026	5.00	400 LF	2,000	2:00	0:00	2,000
Handicap Lift, Pool		Good	10/01/2032	5,000.00	1 Ea	5,000	10:00	6:00	6,146
Handicap Lift, Spa		Good	10/01/2034	7,000.00	1 Ea	7,000	10:00	8:00	9,218
Lounge Chairs (Non-Rolling)		Good	10/01/2027	400.00	12 Ea	4,800	10:00	1:00	4,968
Lounge Chairs (Rolling)		Good	10/01/2027	1,500.00	23 Ea	34,500	25:00	1:00	35,708
Pool - Electric Cooling/Heating Unit		Good	10/01/2037	6,300.00	1 Ea	6,300	15:00	11:00	9,198
Pool - Electric Heater		Good	10/01/2027	3,800.00	1 Ea	3,800	15:00	1:00	3,933
Pool - Gas Heater		Good	10/01/2030	3,700.00	1 Ea	3,700	8:00	4:00	4,246
Pool - Self Priming Pump		Good	10/01/2031	15,000.00	1 Ea	15,000	14:00	5:00	17,815
Pool Finishes, Plaster		Good	10/01/2033	11.50	2,760 SF	31,740	10:00	7:00	40,382
Pool, Light Poles and Fixtures		Good	10/01/2057	4,500.00	3 Ea	13,500	40:00	31:00	39,218
Spa - Circulating Motor and Pump		Good	10/01/2027	5,000.00	1 Ea	5,000	10:00	1:00	5,175
Spa - Gas Heater		Good	10/01/2033	4,700.00	1 Ea	4,700	8:00	7:00	5,980
Spa - Therapy Motor and Pump		Good	10/01/2033	5,000.00	1 Ea	5,000	10:00	7:00	6,361
						147,360			196,046
Restaurant									
Awning, Vinyl		Good	10/01/2035	\$ 21.63	1,840 Ea	\$ 39,799	12:00	9:00	\$ 54,242
Doors, Metal with Glass (single)		Good	10/01/2034	1,352.00	1 Ea	1,352	30:00	8:00	1,780
Furniture, Metal Chairs Barstools		Good	10/01/2034	450.00	12 Ea	5,400	20:00	8:00	7,111
Furniture, Metal Chairs with Cushion		Good	10/01/2034	108.16	150 Ea	16,224	20:00	8:00	21,364
Furniture, Metal Hi-Top Chairs (Patio)		Good	10/01/2030	324.48	14 Ea	4,543	20:00	4:00	5,213

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Location	Reserve Item	Desc	Condition	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
	Furniture, Metal Tables - Hi-Top		Good	10/01/2030	\$ 865.28	3 Ea	\$ 2,596	20:00	4:00	\$ 2,979
	Furniture, Metal Tables - Round		Good	10/01/2030	757.12	12 Ea	9,085	20:00	4:00	10,426
	Furniture, Wood Laminate - Round		Good	10/01/2045	540.80	12 Ea	6,490	20:00	19:00	12,476
	Furniture, Wood Tables - Square		Good	10/01/2030	378.56	24 Ea	9,085	20:00	4:00	10,426
	Kitchen Equipment	True 3 Door Ref	Good	01/01/2041	1.00	6,640.91 Ea	6,641	20:00	14:03	10,842
	Kitchen Equipment	True Single Doo	Good	01/01/2040	1.00	3,564.25 Ea	3,564	20:00	13:03	5,622
	Kitchen Equipment	True Single Doo	Good	01/01/2040	1.00	3,564.25 Ea	3,564	20:00	13:03	5,622
	Kitchen Equipment	Hoshizaki Ice M	Good	10/01/2033	1.00	4,934.27 Ea	4,934	20:00	7:00	6,278
	Kitchen Equipment	Artic Walk-In C	Good	10/01/2033	1.00	2,318.55 Ea	2,319	20:00	7:00	2,950
	Kitchen Equipment	Artic Walk-In F	Good	08/01/2027	1.00	3,612.22 Ea	3,612	25:00	0:10	3,717
	Kitchen Equipment	Baker's Pride P	Good	04/30/2041	1.00	9,940.78 Ea	9,941	20:00	14:06	16,370
	Kitchen Equipment	Artic Air 2-Doo	Good	01/01/2042	1.00	2,689.44 Ea	2,689	20:00	15:03	4,545
	Kitchen Equipment	Atosa 3-Door Re	Good	12/01/2035	1.00	2,387.8 Ea	2,388	20:00	9:02	3,273
	Kitchen Equipment	Swisher Dishwa	Good	08/01/2027	1.00	9,153.37 Ea	9,153	25:00	0:10	9,420
	Kitchen Equipment	True 2 Door Rea	Good	01/01/2042	1.00	2,813.77 Ea	2,814	20:00	15:03	4,755
	Kitchen Equipment	True 2 Door Rea	Good	01/01/2042	1.00	2,813.77 Ea	2,814	20:00	15:03	4,755
	Kitchen Equipment	Manitowoc Q27	Good	08/01/2027	1.00	1,509.61 Ea	1,510	25:00	0:10	1,554
	Kitchen Equipment	Imperial Convec	Good	12/11/2035	1.00	4,048.88 Ea	4,049	20:00	9:02	5,550
	Kitchen Equipment	Ranges Hot Plat	Good	04/30/2041	1.00	2,500 Ea	2,500	20:00	14:06	4,117
	Kitchen Equipment	Charbroiler 48"	Good	04/30/2041	1.00	2,000 Ea	2,000	20:00	14:06	3,294
	Kitchen Equipment	Fryer 3 Units	Good	04/30/2041	1.00	3,000 Ea	3,000	20:00	14:06	4,940
	Kitchen Equipment	Flattop Gas Cou	Good	04/30/2041	1.00	1,500 Ea	1,500	20:00	14:06	2,470
							163,566			226,090
Security										
	Golf Cart - Green Club Car (Hard Sides)		Good	10/01/2031	\$ 15,142.40	1 Ea	\$ 15,142	10:00	5:00	\$ 17,984
	Golf Cart - White 2018 EZGO TXT		Good	10/01/2031	15,142.40	1 Ea	15,142	10:00	5:00	17,984
	Life Safety System, Control Panel and Em		Good	10/01/2027	16,224.00	1 Ea	16,224	25:00	1:00	16,792
	Security System, Phased		Good	10/01/2029	16,764.80	1 Ea	16,765	14:00	3:00	18,587
							63,274			71,348

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Location			Replace	Basis		Current	Adj	Rem	Future
Reserve Item	Desc	Condition	Date	Cost	Quantity	Cost	Life	Life	Cost
Shuffleboard Court									
	Gutters and Downspouts, Aluminum SC	Good	10/01/2041	\$ 10.24	266 LF	\$ 2,724	18:00	15:00	\$ 4,563
	Roof, Asphalt Shingles	Good	10/01/2045	6.49	1,700 SF	11,033	20:00	19:00	21,211
	Shuffleboard Court, Light Poles and Fixtur	Good	10/01/2027	1,622.40	8 Ea	12,979	25:00	1:00	13,433
	Shuffleboard Courts, Color Coat	Good	10/01/2027	47.59	278 SY	13,230	5:00	1:00	13,693
	Shuffleboard Courts, Surface Replacemen	Good	10/01/2057	2,812.16	8 Ea	22,497	40:00	31:00	65,355
	Walls, Stucco, Paint Finishes and Capital	Good	10/01/2031	1.00	3,127 Allow	3,127	7:00	5:00	3,714
						65,590			121,970
Streets									
	Asphalt Pavement, Patch and Partial Seal	Good	10/01/2027	\$ 0.54	27,746 SY	\$ 14,983	4:00	1:00	\$ 15,507
	Concrete Curbs, Gutters, Catch Basins	Good	10/01/2027	18.91	2,645 LF	50,017	2:00	1:00	51,768
	Parking Lot Resurface	East Lot	10/01/2038	12.98	3,033 SY	39,368	20:00	12:00	59,488
	Parking Lot Resurface	West Lot	10/01/2038	12.98	2,870 SY	37,253	20:00	12:00	56,291
	Pavement Management Report	Good	10/01/2030	5,408.00	1 Allow	5,408	5:00	4:00	6,206
	Repave	Heath Land Ln	10/01/2031	21.76	1,716 SY	37,340	20:00	5:00	44,348
	Repave	Birkdale Dr	10/01/2044	21.76	2,411 SY	52,463	20:00	18:00	97,450
	Repave	Dunmore (Mulli	10/01/2027	21.76	6,767 SY	147,250	20:00	1:00	152,404
	Repave	Grayhawk Dr	10/01/2031	21.76	741 SY	16,124	20:00	5:00	19,150
	Repave	Ashton Club (B	10/01/2035	21.76	4,624 SY	100,618	20:00	9:00	137,132
	Repave	LA Blvd In	10/01/2030	21.76	3,547 SY	77,183	20:00	4:00	88,569
	Repave	Coconut Dr	10/01/2041	21.76	822 SY	17,887	20:00	15:00	29,967
	Repave	Sable Loop Dr	10/01/2026	21.76	3,238 SY	70,459	20:00	0:00	70,459
	Repave	Ashton Club (Be	10/01/2045	21.76	4,293 SY	93,416	20:00	19:00	179,592
	Repave	Waterford Dr	11/01/2026	21.76	3,678 SY	80,033	20:00	0:01	80,263
	Repave	LA Blvd Out	10/01/2030	21.76	3,547 SY	77,183	20:00	4:00	88,569
	Repave	Ventana Ln	10/01/2028	21.76	1,702 SY	37,036	20:00	2:00	39,673
	Repave	Aberdeen Ln	10/01/2036	21.76	2,944 SY	64,061	20:00	10:00	90,365
	Repave	Muirfield Loop	10/01/2039	21.76	5,889 SY	128,145	20:00	13:00	200,413
	Repave	Roebelenii Dr	10/01/2041	21.76	878 SY	19,105	20:00	15:00	32,008
	Repave	Litchfield Loop	10/01/2029	21.76	3,980 SY	86,605	20:00	3:00	96,020
	Repave	Berwick (A to W	10/01/2028	21.76	3,600 SY	78,336	20:00	2:00	83,915

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Location	Reserve Item	Desc	Condition	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
	Repave	Tralee Dr	Good	10/01/2030	\$ 21.76	2,178 SY	\$ 47,393	20:00	4:00	\$ 54,385
	Repave	Gullane Dr	Good	10/01/2038	21.76	1,902 SY	41,388	20:00	12:00	62,539
	Repave	Limerick Dr	Good	10/01/2027	21.76	4,127 SY	89,804	20:00	1:00	92,947
	Repave	Dornoch Dr	Good	10/01/2029	21.76	1,889 SY	41,105	20:00	3:00	45,573
	Repave	Ashton Palms D	Good	10/01/2041	21.76	2,904 SY	63,191	20:00	15:00	105,867
	Repave	Troon Ln	Good	10/01/2030	21.76	904 SY	19,671	20:00	4:00	22,573
	Repave	MacArthur Palm	Good	10/01/2034	21.76	1,804 SY	39,255	20:00	8:00	51,691
	Repave	Blackmoor Ln	Good	10/01/2029	21.76	1,216 SY	26,460	20:00	3:00	29,337
	Repave	Strathmore Dr	Good	10/01/2037	21.76	3,456 SY	75,203	20:00	11:00	109,793
	Repave	Stone Creek Loo	Good	10/01/2028	21.76	5,242 SY	114,066	20:00	2:00	122,190
	Repave	Ashton Blvd (N	Good	10/01/2042	21.76	4,556 SY	99,139	20:00	16:00	171,905
	Repave	Berwick (W to T	Good	10/01/2032	21.76	1,236 SY	26,895	20:00	6:00	33,061
	Repave	Dunmore (LA II	Good	10/01/2040	21.76	2,211 SY	48,111	20:00	14:00	77,878
	Repave	Turnberry (Wat	Good	10/01/2033	21.76	2,853 SY	62,081	20:00	7:00	78,985
	Repave	Dunmore (Asht	Good	10/01/2043	21.76	4,902 SY	106,668	20:00	17:00	191,434
	Repave	Turnberry	Good	10/01/2043	21.76	4,902 SY	106,668	20:00	17:00	191,434
	Repave	Berwick to Wat	Good	10/01/2043	21.76	4,447 SY	96,767	20:00	17:00	173,665
							2,434,135			3,334,815
Tennis Court										
	Tennis Courts, Color Coat		Good	10/01/2035	\$ 11.08	1,600 SY	\$ 17,728	10:00	9:00	\$ 24,161
	Tennis Courts, Fence		Good	10/01/2032	37.86	480 LF	18,173	30:00	6:00	22,339
	Tennis Courts, Light Poles and Fixtures		Good	10/01/2027	2,704.00	9 Ea	24,336	25:00	1:00	25,188
	Tennis Courts, Surface Replacement		Good	10/01/2031	37.86	1,600 SY	60,576	25:00	5:00	71,945
							120,813			143,634
							7,234,378			10,370,903

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Amps

Basis	Ea
Basis Cost	\$ 2,163.20
Quantity	2
Replace Date	10/2027
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	1 Year
Current Cost	\$ 4,326.40
Future Cost	\$ 4,477.82



Asphalt Pavement, Patch and Partial Seal Coat ...

Basis	SY
Basis Cost	\$ 0.54
Quantity	27,746
Replace Date	10/2027
Estimated Life	4 Years
Adjustment Life	4 Years
Remaining Life	1 Year
Current Cost	\$ 14,982.84
Future Cost	\$ 15,507.24



Awning, Vinyl

Basis	Ea
Basis Cost	\$ 21.63
Quantity	1,840
Replace Date	10/2035
Estimated Life	12 Years
Adjustment Life	12 Years
Remaining Life	9 Years
Current Cost	\$ 39,799.20
Future Cost	\$ 54,242.22



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Bocce Court Carpet

Basis	Allow
Basis Cost	\$ 20,550.40
Quantity	1
Replace Date	10/2032
Estimated Life	9 Years
Adjustment Life	9 Years
Remaining Life	6 Years
Current Cost	\$ 20,550.40
Future Cost	\$ 25,261.69



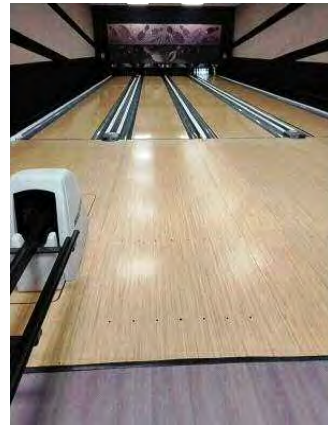
Bocce Courts, Light Poles and Fixtures

Basis	Ea
Basis Cost	\$ 2,704.00
Quantity	2
Replace Date	10/2046
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	20 Years
Current Cost	\$ 5,408.00
Future Cost	\$ 10,760.78



Bowling Alley Equipment

Basis	Ea
Basis Cost	\$ 25,000.00
Quantity	3
Replace Date	10/2036
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	10 Years
Current Cost	\$ 75,000.00
Future Cost	\$ 105,794.91



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Bridge Decking Replacement

Basis	SF
Basis Cost	\$ 30.29
Quantity	18,638
Replace Date	10/35 - 10/40
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	11 Yr 11 Mn
Current Cost	\$ 564,545.02
Future Cost	\$ 853,612.40



Bridge Substructure Replacement

Basis	LF
Basis Cost	\$ 540.80
Quantity	1,863.6
Replace Date	10/35 - 10/40
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	11 Yr 11 Mn
Current Cost	\$ 1,007,834.88
Future Cost	\$ 1,523,893.63



Cabinets, Ball Room Laminate

Basis	LF
Basis Cost	\$ 86.53
Quantity	122
Replace Date	10/2033
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	7 Years
Current Cost	\$ 10,556.66
Future Cost	\$ 13,431.02



Lake Ashton CDD

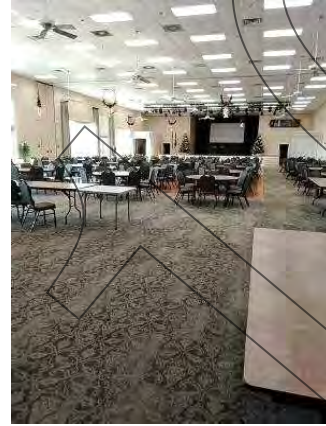
Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Ceilings, Acoustical Tiles and Grid

Basis	SF
Basis Cost	\$ 4.33
Quantity	14,500
Replace Date	10/2034
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	8 Years
Current Cost	\$ 62,785.00
Future Cost	\$ 82,675.86



Ceramic Tile

Basis	SF
Basis Cost	\$ 81.12
Quantity	2,121
Replace Date	10/32 - 10/46
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	13 Yr 2 Mn
Current Cost	\$ 172,055.52
Future Cost	\$ 278,685.46



Charcoal Grills

Basis	Ea
Basis Cost	\$ 3,028.48
Quantity	4
Replace Date	10/2029
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	3 Years
Current Cost	\$ 12,113.92
Future Cost	\$ 13,430.92



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Concrete Curbs, Gutters, Catch Basins

Basis	LF
Basis Cost	\$ 18.91
Quantity	2,645
Replace Date	10/2027
Estimated Life	2 Years
Adjustment Life	2 Years
Remaining Life	1 Year
Current Cost	\$ 50,016.95
Future Cost	\$ 51,767.54



Countertops, Laminate

Basis	SF
Basis Cost	\$ 37.86
Quantity	122
Replace Date	10/2033
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	7 Years
Current Cost	\$ 4,618.92
Future Cost	\$ 5,876.56



Deck, Pavers

Basis	SF
Basis Cost	\$ 0.70
Quantity	7,600
Replace Date	10/2028
Estimated Life	5 Years
Adjustment Life	5 Years
Remaining Life	2 Years
Current Cost	\$ 5,320.00
Future Cost	\$ 5,698.92



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Dishwasher

Basis	Ea
Basis Cost	\$ 540.80
Quantity	1
Replace Date	10/2027
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	1 Year
Current Cost	\$ 540.80
Future Cost	\$ 559.73



Doors, Aluminum

Basis	Ea
Basis Cost	\$ 1,563.99
Quantity	2
Replace Date	10/2049
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	23 Years
Current Cost	\$ 3,127.98
Future Cost	\$ 6,900.68



Doors, Large Wooden

Basis	Ea
Basis Cost	\$ 1,406.08
Quantity	10
Replace Date	10/2034
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	8 Years
Current Cost	\$ 14,060.80
Future Cost	\$ 18,515.39



Lake Ashton CDD

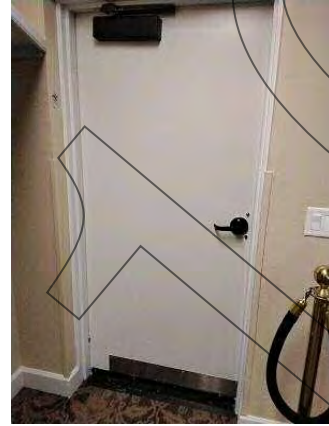
Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Doors, Metal (Dressing Rooms)

Basis	Ea
Basis Cost	\$ 865.28
Quantity	2
Replace Date	10/2049
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	23 Years
Current Cost	\$ 1,730.56
Future Cost	\$ 3,817.81



Doors, Metal with Glass

Basis	Ea
Basis Cost	\$ 2,704.00
Quantity	9
Replace Date	10/2034
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	8 Years
Current Cost	\$ 24,336.00
Future Cost	\$ 32,045.85



Doors, Metal with Glass (single)

Basis	Ea
Basis Cost	\$ 1,352.00
Quantity	1
Replace Date	10/2034
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	8 Years
Current Cost	\$ 1,352.00
Future Cost	\$ 1,780.33



Lake Ashton CDD

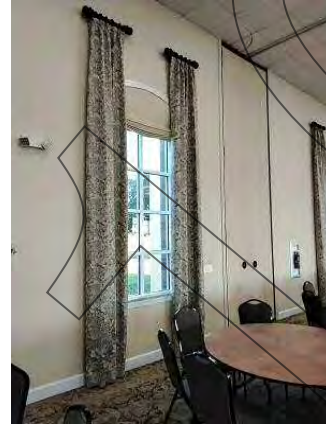
Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Draperies & Motorized Shades

Basis	Allow
Basis Cost	\$ 58,000.00
Quantity	1
Replace Date	10/2035
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	9 Years
Current Cost	\$ 58,000.00
Future Cost	\$ 79,048.05



Equipment, Cardio - Elliptical

Basis	Ea
Basis Cost	\$ 4,650.88
Quantity	2
Replace Date	10/2032
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	6 Years
Current Cost	\$ 9,301.76
Future Cost	\$ 11,434.24



Equipment, Cardio - Recumbent

Basis	Ea
Basis Cost	\$ 3,244.80
Quantity	2
Replace Date	10/2027
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	1 Year
Current Cost	\$ 6,489.60
Future Cost	\$ 6,716.74



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Equipment, Cardio - Recumbent Stepper

Basis	Ea
Basis Cost	\$ 4,001.92
Quantity	1
Replace Date	10/2027
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	1 Year
Current Cost	\$ 4,001.92
Future Cost	\$ 4,141.99

Equipment, Cardio Treadmill

Basis	Ea
Basis Cost	\$ 7,030.40
Quantity	4
Replace Date	10/33 - 10/34
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	7 Yr 6 Mn
Current Cost	\$ 28,121.60
Future Cost	\$ 36,404.64



Equipment, Strength

Basis	Ea
Basis Cost	\$ 4,110.08
Quantity	4
Replace Date	10/2033
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	7 Years
Current Cost	\$ 16,440.32
Future Cost	\$ 20,916.68



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Fences, Aluminum 10%

Basis	LF
Basis Cost	\$ 5.00
Quantity	5,100
Replace Date	10/2026
Estimated Life	2 Years
Adjustment Life	2 Years
Remaining Life	0 Year
Current Cost	\$ 25,500.00
Future Cost	\$ 25,500.00



Fences, Chain Link

Basis	LF
Basis Cost	\$ 20.55
Quantity	2,920
Replace Date	10/30 - 10/44
Estimated Life	22 Years
Adjustment Life	22 Years
Remaining Life	6 Yr 5 Mn
Current Cost	\$ 60,006.00
Future Cost	\$ 76,153.17



Floor Coverings, Wood Laminate

Basis	SY
Basis Cost	\$ 162.24
Quantity	165
Replace Date	10/2027
Estimated Life	18 Years
Adjustment Life	18 Years
Remaining Life	1 Year
Current Cost	\$ 26,769.60
Future Cost	\$ 27,706.54



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Floor Lighting

Basis	Ea
Basis Cost	\$ 2,704.00
Quantity	1
Replace Date	10/2036
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	10 Years
Current Cost	\$ 2,704.00
Future Cost	\$ 3,814.26



Flooring LVT

Basis	SF
Basis Cost	\$ 18.39
Quantity	6,469
Replace Date	10/40 - 10/48
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	19 Yr 5 Mn
Current Cost	\$ 118,964.91
Future Cost	\$ 232,661.24



Flooring, Carpet

Basis	SY
Basis Cost	\$ 70.30
Quantity	1,067
Replace Date	10/27 - 10/37
Estimated Life	12 Years
Adjustment Life	12 Years
Remaining Life	9 Yr 3 Mn
Current Cost	\$ 75,010.10
Future Cost	\$ 103,840.33



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Flooring, Wood Laminate

Basis	SY
Basis Cost	\$ 89.77
Quantity	142
Replace Date	10/2045
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	19 Years
Current Cost	\$ 12,747.34
Future Cost	\$ 24,506.78

Furniture Lobby

Basis	Allow
Basis Cost	\$ 10,000.00
Quantity	1
Replace Date	10/2035
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	9 Years
Current Cost	\$ 10,000.00
Future Cost	\$ 13,628.97



Furniture Chairs

Basis	Ea
Basis Cost	\$ 155.00
Quantity	440
Replace Date	10/2028
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	2 Years
Current Cost	\$ 68,200.00
Future Cost	\$ 73,057.55



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Furniture, Metal - Chairs

Basis	Ea
Basis Cost	\$ 270.40
Quantity	111
Replace Date	10/30 - 10/42
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	10 Yr 7 Mn
Current Cost	\$ 30,014.40
Future Cost	\$ 44,115.57



Furniture, Metal - Rectangle Tables

Basis	Ea
Basis Cost	\$ 843.65
Quantity	2
Replace Date	10/2042
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	16 Years
Current Cost	\$ 1,687.30
Future Cost	\$ 2,925.75



Furniture, Metal - Square Tables

Basis	Ea
Basis Cost	\$ 703.04
Quantity	8
Replace Date	10/2042
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	16 Years
Current Cost	\$ 5,624.32
Future Cost	\$ 9,752.49



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Furniture, Metal Chairs Barstools

Basis	Ea
Basis Cost	\$ 450.00
Quantity	12
Replace Date	10/2034
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	8 Years
Current Cost	\$ 5,400.00
Future Cost	\$ 7,110.77



Furniture, Metal Chairs with Cushion

Basis	Ea
Basis Cost	\$ 108.16
Quantity	150
Replace Date	10/2034
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	8 Years
Current Cost	\$ 16,224.00
Future Cost	\$ 21,363.91



Furniture, Metal Hi-Top Chairs (Patio)

Basis	Ea
Basis Cost	\$ 324.48
Quantity	14
Replace Date	10/2030
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	4 Years
Current Cost	\$ 4,542.72
Future Cost	\$ 5,212.88



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Furniture, Metal Tables - Hi-Top

Basis	Ea
Basis Cost	\$ 865.28
Quantity	3
Replace Date	10/2030
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	4 Years
Current Cost	\$ 2,595.84
Future Cost	\$ 2,978.79



Furniture, Metal Tables - Round

Basis	Ea
Basis Cost	\$ 757.12
Quantity	12
Replace Date	10/2030
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	4 Years
Current Cost	\$ 9,085.44
Future Cost	\$ 10,425.75



Furniture, Wood Laminate - Round

Basis	Ea
Basis Cost	\$ 540.80
Quantity	48
Replace Date	10/2045
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	19 Years
Current Cost	\$ 25,958.40
Future Cost	\$ 49,905.05



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Furniture, Wood Tables - Square

Basis	Ea
Basis Cost	\$ 378.56
Quantity	24
Replace Date	10/2030
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	4 Years
Current Cost	\$ 9,085.44
Future Cost	\$ 10,425.75



Gate Operators

Basis	Ea
Basis Cost	\$ 9,964.24
Quantity	4
Replace Date	10/2033
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	7 Years
Current Cost	\$ 39,856.96
Future Cost	\$ 50,709.18



Golf Cart - 2021 ICON

Basis	Ea
Basis Cost	\$ 3,244.80
Quantity	1
Replace Date	10/2034
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	8 Years
Current Cost	\$ 3,244.80
Future Cost	\$ 4,272.78



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Golf Cart - Green Club Car (Hard Sides)

Basis	Ea
Basis Cost	\$ 15,142.40
Quantity	1
Replace Date	10/2031
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	5 Years
Current Cost	\$ 15,142.40
Future Cost	\$ 17,984.42



Golf Cart - White 2018 EZGO TXT

Basis	Ea
Basis Cost	\$ 15,142.40
Quantity	1
Replace Date	10/2031
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	5 Years
Current Cost	\$ 15,142.40
Future Cost	\$ 17,984.42



Golf Course Pathways, Contingency

Basis	LF
Basis Cost	\$ 0.41
Quantity	24,416
Replace Date	10/2026
Estimated Life	1 Year
Adjustment Life	1 Year
Remaining Life	0 Year
Current Cost	\$ 10,010.56
Future Cost	\$ 10,010.56



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Gutters and Downspouts, Aluminum CH

Basis	LF
Basis Cost	\$ 11.80
Quantity	1,500
Replace Date	10/2042
Estimated Life	18 Years
Adjustment Life	18 Years
Remaining Life	16 Years
Current Cost	\$ 17,700.00
Future Cost	\$ 30,691.55



Gutters and Downspouts, Aluminum SC

Basis	LF
Basis Cost	\$ 10.24
Quantity	266
Replace Date	10/2041
Estimated Life	18 Years
Adjustment Life	18 Years
Remaining Life	15 Years
Current Cost	\$ 2,723.84
Future Cost	\$ 4,563.38



Handicap Lift, Pool

Basis	Ea
Basis Cost	\$ 5,000.00
Quantity	1
Replace Date	10/2032
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	6 Years
Current Cost	\$ 5,000.00
Future Cost	\$ 6,146.28



Lake Ashton CDD

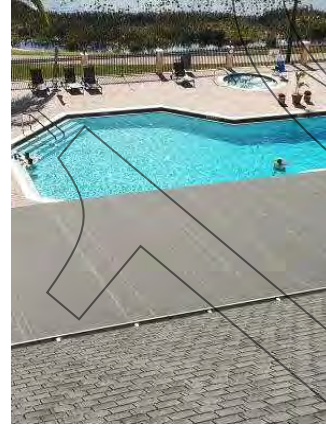
Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Handicap Lift, Spa

Basis	Ea
Basis Cost	\$ 7,000.00
Quantity	1
Replace Date	10/2034
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	8 Years
Current Cost	\$ 7,000.00
Future Cost	\$ 9,217.66



HVAC 10 Tons

Basis	Ea
Basis Cost	\$ 21,632.00
Quantity	3
Replace Date	10/30 - 10/34
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	5 Yr 8 Mn
Current Cost	\$ 64,896.00
Future Cost	\$ 79,000.46



HVAC 15 Tons

Basis	Ea
Basis Cost	\$ 37,856.00
Quantity	2
Replace Date	10/29 - 10/30
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	3 Yr 6 Mn
Current Cost	\$ 75,712.00
Future Cost	\$ 85,412.25



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

HVAC 2 Tons

Basis	Ea
Basis Cost	\$ 8,112.00
Quantity	4
Replace Date	10/38 - 10/39
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	12 Yr 9 Mn
Current Cost	\$ 32,448.00
Future Cost	\$ 50,318.22



HVAC 3.5 Tons

Basis	Ea
Basis Cost	\$ 9,193.60
Quantity	1
Replace Date	10/2038
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	12 Years
Current Cost	\$ 9,193.60
Future Cost	\$ 13,892.16



HVAC 5 Tons

Basis	Ea
Basis Cost	\$ 10,275.20
Quantity	6
Replace Date	10/27 - 10/39
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	4 Yr 6 Mn
Current Cost	\$ 61,651.20
Future Cost	\$ 72,811.89



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

HVAC Gate House #17

Basis	Ea
Basis Cost	\$ 5,408.00
Quantity	1
Replace Date	10/2039
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	13 Years
Current Cost	\$ 5,408.00
Future Cost	\$ 8,457.87



Ice Machine

Basis	Ea
Basis Cost	\$ 7,571.20
Quantity	1
Replace Date	10/2038
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	12 Years
Current Cost	\$ 7,571.20
Future Cost	\$ 11,440.60



Irrigation System

Basis	SF
Basis Cost	\$ 1.08
Quantity	70,000
Replace Date	10/2039
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	13 Years
Current Cost	\$ 75,600.00
Future Cost	\$ 118,235.08



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Kitchen Equipment

Basis	Ea
Basis Cost	\$ 1.00
Quantity	68,991.87
Replace Date	8/27 - 1/42
Estimated Life	20 Years
Adjustment Life	21 Years
Remaining Life	10 Yr 4 Mn
Current Cost	\$ 68,991.87
Future Cost	\$ 100,073.82



Lake Ashton Blvd Landscape Refurbishment

Basis	Allow
Basis Cost	\$ 129,792.00
Quantity	1
Replace Date	10/2052
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	26 Years
Current Cost	\$ 129,792.00
Future Cost	\$ 317,465.85



Life Safety System, Control Panel and Emerge...

Basis	Ea
Basis Cost	\$ 16,224.00
Quantity	1
Replace Date	10/2027
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	1 Year
Current Cost	\$ 16,224.00
Future Cost	\$ 16,791.84

Lake Ashton CDD

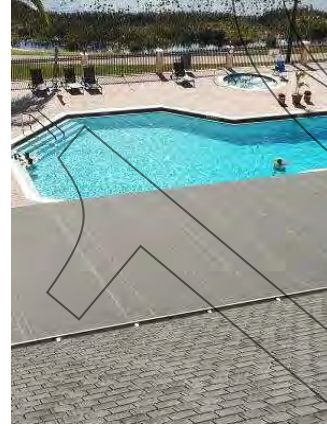
Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Lounge Chairs (Non-Rolling)

Basis	Ea
Basis Cost	\$ 400.00
Quantity	12
Replace Date	10/2027
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	1 Year
Current Cost	\$ 4,800.00
Future Cost	\$ 4,968.00



Lounge Chairs (Rolling)

Basis	Ea
Basis Cost	\$ 1,500.00
Quantity	23
Replace Date	10/2027
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	1 Year
Current Cost	\$ 34,500.00
Future Cost	\$ 35,707.50



Moveable Partition, Ballroom

Basis	SF
Basis Cost	\$ 104.92
Quantity	970
Replace Date	10/2039
Estimated Life	35 Years
Adjustment Life	35 Years
Remaining Life	13 Years
Current Cost	\$ 101,772.40
Future Cost	\$ 159,167.56



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Paint

Basis	Allow
Basis Cost	\$ 1.00
Quantity	40,306
Replace Date	10/27 - 10/35
Estimated Life	9 Years
Adjustment Life	9 Years
Remaining Life	4 Yr 11 Mn
Current Cost	\$ 40,306.00
Future Cost	\$ 47,938.10



Parking Lot Resurface

Basis	SY
Basis Cost	\$ 12.98
Quantity	5,903
Replace Date	10/2038
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	12 Years
Current Cost	\$ 76,620.94
Future Cost	\$ 115,779.50



Pavement Management Report

Basis	Allow
Basis Cost	\$ 5,408.00
Quantity	1
Replace Date	10/2030
Estimated Life	5 Years
Adjustment Life	5 Years
Remaining Life	4 Years
Current Cost	\$ 5,408.00
Future Cost	\$ 6,205.80

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Pavers Heavy Traffic

Basis	Allow
Basis Cost	\$ 8.00
Quantity	23,827
Replace Date	10/27 - 10/28
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	1 Yr 3 Mn
Current Cost	\$ 190,616.00
Future Cost	\$ 198,784.09



Pavers Low Traffic

Basis	SF
Basis Cost	\$ 0.75
Quantity	5,845
Replace Date	10/28 - 10/30
Estimated Life	5 Years
Adjustment Life	5 Years
Remaining Life	2 Yr 4 Mn
Current Cost	\$ 4,383.75
Future Cost	\$ 4,757.22



Permanent Roofline Lighting System

Basis	LF
Basis Cost	\$ 41.10
Quantity	1,028
Replace Date	10/2044
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	18 Years
Current Cost	\$ 42,250.80
Future Cost	\$ 78,480.40



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Ponds Erosion Contingency

Basis	LF
Basis Cost	\$ 0.20
Quantity	50,554
Replace Date	10/2026
Estimated Life	1 Year
Adjustment Life	1 Year
Remaining Life	0 Year
Current Cost	\$ 10,110.80
Future Cost	\$ 10,110.80



Pool - Electric Cooling/Heating Unit

Basis	Ea
Basis Cost	\$ 6,300.00
Quantity	1
Replace Date	10/2037
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	11 Years
Current Cost	\$ 6,300.00
Future Cost	\$ 9,197.81



Pool - Electric Heater

Basis	Ea
Basis Cost	\$ 3,800.00
Quantity	1
Replace Date	10/2027
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	1 Year
Current Cost	\$ 3,800.00
Future Cost	\$ 3,933.00



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Pool - Gas Heater

Basis	Ea
Basis Cost	\$ 3,700.00
Quantity	1
Replace Date	10/2030
Estimated Life	8 Years
Adjustment Life	8 Years
Remaining Life	4 Years
Current Cost	\$ 3,700.00
Future Cost	\$ 4,245.84



Pool - Self Priming Pump

Basis	Ea
Basis Cost	\$ 15,000.00
Quantity	1
Replace Date	10/2031
Estimated Life	14 Years
Adjustment Life	14 Years
Remaining Life	5 Years
Current Cost	\$ 15,000.00
Future Cost	\$ 17,815.29



Pool Finishes, Plaster

Basis	SF
Basis Cost	\$ 11.50
Quantity	2,760
Replace Date	10/2033
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	7 Years
Current Cost	\$ 31,740.00
Future Cost	\$ 40,382.14



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Pool, Light Poles and Fixtures

Basis	Ea
Basis Cost	\$ 4,500.00
Quantity	3
Replace Date	10/2057
Estimated Life	40 Years
Adjustment Life	40 Years
Remaining Life	31 Years
Current Cost	\$ 13,500.00
Future Cost	\$ 39,217.93



Projector

Basis	Ea
Basis Cost	\$ 5,408.00
Quantity	2
Replace Date	10/32 - 10/34
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	7 Years
Current Cost	\$ 10,816.00
Future Cost	\$ 13,769.11



Receiver

Basis	Ea
Basis Cost	\$ 2,595.84
Quantity	1
Replace Date	10/2033
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	7 Years
Current Cost	\$ 2,595.84
Future Cost	\$ 3,302.63



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Reflection Garden Refurbishment

Basis	Ea
Basis Cost	\$ 64,896.00
Quantity	1
Replace Date	10/2038
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	12 Years
Current Cost	\$ 64,896.00
Future Cost	\$ 98,062.31



Refrigerator 2 Doors

Basis	Ea
Basis Cost	\$ 5,000.00
Quantity	1
Replace Date	10/2032
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	6 Years
Current Cost	\$ 5,000.00
Future Cost	\$ 6,146.28



Reme Halo LED Cartridge Replacement

Basis	Ea
Basis Cost	\$ 535.39
Quantity	15
Replace Date	10/2030
Estimated Life	5 Years
Adjustment Life	5 Years
Remaining Life	4 Years
Current Cost	\$ 8,030.85
Future Cost	\$ 9,215.59

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Repave

Basis	SY
Basis Cost	\$ 21.76
Quantity	105,106
Replace Date	10/26 - 10/45
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	8 Yr 6 Mn
Current Cost	\$ 2,287,106.56
Future Cost	\$ 3,145,554.62



Rest Rooms, Renovation

Basis	Ea
Basis Cost	\$ 10,275.20
Quantity	9
Replace Date	10/30 - 10/45
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	7 Yr 4 Mn
Current Cost	\$ 92,476.80
Future Cost	\$ 122,045.37



Rest Rooms, Renovation Gate

Basis	Ea
Basis Cost	\$ 3,244.80
Quantity	1
Replace Date	10/2027
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	1 Year
Current Cost	\$ 3,244.80
Future Cost	\$ 3,358.37

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Roof, Asphalt Shingles

Basis	SF
Basis Cost	\$ 6.49
Quantity	37,100
Replace Date	10/31 - 10/45
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	6 Yr 2 Mn
Current Cost	\$ 240,779.00
Future Cost	\$ 300,753.67



Roofs, Flat

Basis	SQ
Basis Cost	\$ 1,189.76
Quantity	16
Replace Date	10/2031
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	5 Years
Current Cost	\$ 19,036.16
Future Cost	\$ 22,608.99



Roofs, Metal

Basis	SF
Basis Cost	\$ 35.00
Quantity	330
Replace Date	10/2057
Estimated Life	50 Years
Adjustment Life	50 Years
Remaining Life	31 Years
Current Cost	\$ 11,550.00
Future Cost	\$ 33,553.11



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Screen

Basis	Ea
Basis Cost	\$ 6,489.60
Quantity	1
Replace Date	10/2044
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	18 Years
Current Cost	\$ 6,489.60
Future Cost	\$ 12,054.36



Security System, Phased

Basis	Ea
Basis Cost	\$ 16,764.80
Quantity	1
Replace Date	10/2029
Estimated Life	14 Years
Adjustment Life	14 Years
Remaining Life	3 Years
Current Cost	\$ 16,764.80
Future Cost	\$ 18,587.43



Shuffleboard Court, Light Poles and Fixtures

Basis	Ea
Basis Cost	\$ 1,622.40
Quantity	8
Replace Date	10/2027
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	1 Year
Current Cost	\$ 12,979.20
Future Cost	\$ 13,433.47



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Shuffleboard Courts, Color Coat

Basis	SY
Basis Cost	\$ 47.59
Quantity	278
Replace Date	10/2027
Estimated Life	5 Years
Adjustment Life	5 Years
Remaining Life	1 Year
Current Cost	\$ 13,230.02
Future Cost	\$ 13,693.07



Shuffleboard Courts, Surface Replacement

Basis	Ea
Basis Cost	\$ 2,812.16
Quantity	8
Replace Date	10/2057
Estimated Life	40 Years
Adjustment Life	40 Years
Remaining Life	31 Years
Current Cost	\$ 22,497.28
Future Cost	\$ 65,355.31



Sign Poles

Basis	Ea
Basis Cost	\$ 540.80
Quantity	47
Replace Date	10/2034
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	8 Years
Current Cost	\$ 25,417.60
Future Cost	\$ 33,470.13



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Spa - Circulating Motor and Pump

Basis	Ea
Basis Cost	\$ 5,000.00
Quantity	1
Replace Date	10/2027
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	1 Year
Current Cost	\$ 5,000.00
Future Cost	\$ 5,175.00



Spa - Gas Heater

Basis	Ea
Basis Cost	\$ 4,700.00
Quantity	1
Replace Date	10/2033
Estimated Life	8 Years
Adjustment Life	8 Years
Remaining Life	7 Years
Current Cost	\$ 4,700.00
Future Cost	\$ 5,979.71



Spa - Therapy Motor and Pump

Basis	Ea
Basis Cost	\$ 5,000.00
Quantity	1
Replace Date	10/2033
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	7 Years
Current Cost	\$ 5,000.00
Future Cost	\$ 6,361.40



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Stop Signs

Basis	Ea
Basis Cost	\$ 146.00
Quantity	29
Replace Date	10/2027
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	1 Year
Current Cost	\$ 4,234.00
Future Cost	\$ 4,382.19



Street Name Sign Plates

Basis	Ea
Basis Cost	\$ 129.79
Quantity	47
Replace Date	10/26 - 10/34
Estimated Life	8 Years
Adjustment Life	8 Years
Remaining Life	3 Yr 11 Mn
Current Cost	\$ 6,100.13
Future Cost	\$ 7,045.86



Tennis Courts, Color Coat

Basis	SY
Basis Cost	\$ 11.08
Quantity	1,600
Replace Date	10/2035
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	9 Years
Current Cost	\$ 17,728.00
Future Cost	\$ 24,161.44



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Tennis Courts, Fence

Basis	LF
Basis Cost	\$ 37.86
Quantity	480
Replace Date	10/2032
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	6 Years
Current Cost	\$ 18,172.80
Future Cost	\$ 22,339.01



Tennis Courts, Light Poles and Fixtures

Basis	Ea
Basis Cost	\$ 2,704.00
Quantity	9
Replace Date	10/2027
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	1 Year
Current Cost	\$ 24,336.00
Future Cost	\$ 25,187.76



Tennis Courts, Surface Replacement

Basis	SY
Basis Cost	\$ 37.86
Quantity	1,600
Replace Date	10/2031
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	5 Years
Current Cost	\$ 60,576.00
Future Cost	\$ 71,945.29



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Walls, Stucco, Paint Finishes and Capital Repairs

Basis	Allow
Basis Cost	\$ 1.00
Quantity	33,420
Replace Date	10/31 - 10/32
Estimated Life	7 Years
Adjustment Life	7 Years
Remaining Life	5 Yr 9 Mn
Current Cost	\$ 33,420.00
Future Cost	\$ 40,703.40



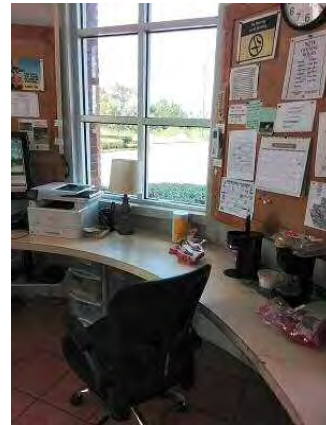
Warmer

Basis	Ea
Basis Cost	\$ 7,030.40
Quantity	1
Replace Date	10/2030
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	4 Years
Current Cost	\$ 7,030.40
Future Cost	\$ 8,067.55



Windows

Basis	SF
Basis Cost	\$ 54.08
Quantity	1,368
Replace Date	10/39 - 10/53
Estimated Life	35 Years
Adjustment Life	35 Years
Remaining Life	19 Yr 9 Mn
Current Cost	\$ 73,981.44
Future Cost	\$ 150,240.47



Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Windows, Store Front

Basis	Ea
Basis Cost	\$ 108.16
Quantity	1,438
Replace Date	10/2042
Estimated Life	40 Years
Adjustment Life	40 Years
Remaining Life	16 Years
Current Cost	\$ 155,534.08
Future Cost	\$ 269,693.94



SECTION VI

SECTION A

Lake Ashton
Community Development District
Combined Balance Sheet
June 30, 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	\$ 43,518	\$ -	\$ -	\$ 43,518
Capital Reserve Account	\$ -	\$ -	\$ 27,434	\$ 27,434
Lease Receivable	\$ 39,095	\$ -	\$ -	\$ 39,095
Due from General Fund	\$ -	\$ 25,967	\$ -	\$ 25,967
<u>Investments:</u>				
Investment Pool - State Board of Administration Series 2015	\$ 508,110	\$ -	\$ 995,977	\$ 1,504,088
Reserve	\$ -	\$ 170,500	\$ -	\$ 170,500
Revenue	\$ -	\$ 120,916	\$ -	\$ 120,916
Prepayment 2015-1	\$ -	\$ 38,155	\$ -	\$ 38,155
Prepayment 2015-2	\$ -	\$ 3,266	\$ -	\$ 3,266
Total Assets	\$ 590,724	\$ 358,804	\$ 1,023,411	\$ 1,972,939
Liabilities:				
Accounts Payable	\$ 72,466	\$ 4,061	\$ -	\$ 76,527
Due to Debt Service	\$ 25,967	\$ -	\$ -	\$ 25,967
Deposits Ballroom Rentals	\$ 6,310	\$ -	\$ -	\$ 6,310
Deposits-Restaurant	\$ 5,000	\$ -	\$ -	\$ 5,000
Deferred Revenue-Leases	\$ 30,988	\$ -	\$ -	\$ 30,988
Total Liabilities	\$ 140,731	\$ 4,061	\$ -	\$ 144,792
Fund Balance:				
Restricted for:				
Debt Service - Series 2015	\$ -	\$ 354,742	\$ -	\$ 354,742
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 1,023,411	\$ 1,023,411
Unassigned	\$ 449,993	\$ -	\$ -	\$ 449,993
Total Fund Balances	\$ 449,993	\$ 354,742	\$ 1,023,411	\$ 1,828,147
Total Liabilities & Fund Balance	\$ 590,724	\$ 358,804	\$ 1,023,411	\$ 1,972,939

SECTION B

Lake Ashton
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues				
Interest	\$ 30,000	\$ 22,500	\$ 24,805	\$ 2,305
Total Revenues	\$ 30,000	\$ 22,500	\$ 24,805	\$ 2,305
Expenditures:				
Capital Projects	\$ 312,319	\$ 234,239	\$ -	\$ 234,239
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	\$ -	\$ -	\$ 83,735	\$ (83,735)
Contingencies	\$ 223,150	\$ 167,363	\$ -	\$ 167,363
Other Current Charges	\$ 650	\$ 488	\$ 491	\$ (3)
Total Expenditures	\$ 536,119	\$ 402,089	\$ 315,021	\$ 87,068
Excess (Deficiency) of Revenues over Expenditures	\$ (506,119)		\$ (290,217)	
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)		\$ 171,328	
Fund Balance - Beginning	\$ 955,705		\$ 852,083	
Fund Balance - Ending	\$ 911,131		\$ 1,023,411	

SECTION C

Lake Ashton
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - Levy	\$ 2,336,605	\$ 2,336,605	\$ 2,347,421	\$ 10,816
Rental Income	\$ 40,000	\$ 30,000	\$ 35,525	\$ 5,525
Entertainment Fees	\$ 165,000	\$ 123,750	\$ 125,853	\$ 2,103
Newsletter Ad Revenue	\$ 95,000	\$ 71,250	\$ 97,262	\$ 26,012
Interest Income	\$ 15,000	\$ 11,250	\$ 17,915	\$ 6,665
Restaurant Lease Income	\$ 9,000	\$ 6,750	\$ 3,164	\$ (3,586)
Sponsorship - Advent Health	\$ 8,000	\$ 8,000	\$ 8,000	\$ -
Miscellaneous Income	\$ 9,000	\$ 6,750	\$ 13,009	\$ 6,259
Security Credentials	\$ -	\$ -	\$ 4,550	\$ 4,550
Miscellaneous Income-Reimbursed Repairs	\$ -	\$ -	\$ 4,450	\$ 4,450
Total Revenues	\$ 2,677,605	\$ 2,594,355	\$ 2,657,150	\$ 62,795
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 5,400	\$ 3,600
FICA Expense	\$ 918	\$ 689	\$ 413	\$ 275
Engineering	\$ 65,000	\$ 48,750	\$ 49,903	\$ (1,153)
Arbitrage	\$ 600	\$ 600	\$ 600	\$ -
Dissemination	\$ 1,545	\$ 1,159	\$ 1,159	\$ -
Dissemination-Amortization Schedules	\$ -	\$ -	\$ 950	\$ (950)
Attorney	\$ 45,000	\$ 33,750	\$ 66,242	\$ (32,492)
Annual Audit	\$ 4,000	\$ 4,000	\$ 3,250	\$ 750
Trustee Fees	\$ 4,434	\$ 4,434	\$ 4,445	\$ (10)
Management Fees	\$ 71,823	\$ 53,867	\$ 53,867	\$ (0)
Management Fees-Beyond Contract	\$ 525	\$ 394	\$ 250	\$ 144
Accounting System Software	\$ 1,030	\$ 773	\$ 772	\$ 0
Postage	\$ 3,500	\$ 2,625	\$ 2,176	\$ 449
Printing & Binding	\$ 500	\$ 375	\$ 635	\$ (260)
Newsletter Printing	\$ 55,000	\$ 41,250	\$ 41,261	\$ (11)
Marketing	\$ 3,000	\$ 2,250	\$ -	\$ 2,250
Rentals & Leases	\$ 4,000	\$ 3,000	\$ 2,494	\$ 506
Insurance	\$ 90,034	\$ 90,034	\$ 84,008	\$ 6,026
Legal Advertising	\$ 1,500	\$ 1,125	\$ 2,380	\$ (1,255)
Other Current Charges	\$ 750	\$ 563	\$ 898	\$ (335)
Property Taxes	\$ 13,500	\$ 10,125	\$ -	\$ 10,125
Office Supplies	\$ 300	\$ 225	\$ 241	\$ (16)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 379,134	\$ 309,162	\$ 321,519	\$ (12,357)

Lake Ashton
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management Services	\$ 552,842	\$ 414,631	\$ 414,633	\$ (1)
Gate/Patrol/Pool Officers	\$ 384,846	\$ 288,635	\$ 269,478	\$ 19,156
Gate/Patrol/Pool Officers-Special Events	\$ -	\$ -	\$ 4,099	\$ (4,099)
Security/Fire Alarm/Gate Repairs	\$ 9,500	\$ 7,125	\$ 828	\$ 6,297
Access Control System	\$ 67,118	\$ 50,339	\$ 44,745	\$ 5,593
Pest Control	\$ 4,690	\$ 3,518	\$ 6,299	\$ (2,782)
Telephone/Internet	\$ 7,000	\$ 5,250	\$ 5,453	\$ (203)
Electric	\$ 240,000	\$ 180,000	\$ 182,261	\$ (2,261)
Water	\$ 16,000	\$ 12,000	\$ 7,455	\$ 4,545
Gas-Pool	\$ 25,000	\$ 18,750	\$ 26,059	\$ (7,309)
Refuse	\$ 8,000	\$ 6,000	\$ 7,020	\$ (1,020)
Repairs and Maintenance-Clubhouse	\$ 85,600	\$ 64,200	\$ 68,783	\$ (4,583)
Repairs and Maintenance-Fitness Center	\$ 3,000	\$ 2,250	\$ 1,259	\$ 991
Repairs and Maintenance-Bowling Lanes	\$ 17,000	\$ 12,750	\$ 8,950	\$ 3,801
Repairs and Maintenance-Restaurant	\$ 6,000	\$ 4,500	\$ 20,216	\$ (15,716)
Furniture, Fixtures, Equipment	\$ 10,000	\$ 7,500	\$ 9,802	\$ (2,302)
Repairs and Maintenance-Pool	\$ 15,000	\$ 11,250	\$ 23,791	\$ (12,541)
Repairs and Maintenance-Golf Cart	\$ 8,000	\$ 6,000	\$ 3,981	\$ 2,019
Repairs and Maintenance-Reimbursed	\$ -	\$ -	\$ 2,319	\$ (2,319)
Landscape Maintenance-Contract	\$ 194,520	\$ 145,890	\$ 145,890	\$ -
Landscape Maintenance-Improvements	\$ 15,000	\$ 32,429	\$ 32,429	\$ -
Irrigation Repairs	\$ 8,500	\$ 6,375	\$ 5,355	\$ 1,020
Lake Maintenance-Contract	\$ 56,894	\$ 42,670	\$ 37,690	\$ 4,980
Lake Maintenance-Other	\$ 2,000	\$ 1,500	\$ 2,700	\$ (1,200)
Wetland/Mitigation Maintenance	\$ 48,099	\$ 36,074	\$ 16,100	\$ 19,974
Permits/Inspections	\$ 3,000	\$ 2,250	\$ 1,396	\$ 854
Office Supplies/Printing/Binding	\$ 5,000	\$ 3,750	\$ 1,669	\$ 2,081
Credit Card Processing Fees	\$ 5,500	\$ 4,125	\$ 3,014	\$ 1,111
Dues & Subscriptions	\$ 9,500	\$ 7,125	\$ 8,187	\$ (1,062)
Decorations	\$ 2,500	\$ 1,875	\$ 567	\$ 1,308
Special Events	\$ 165,000	\$ 119,447	\$ 119,447	\$ -
Total Operations & Maintenance	\$ 1,975,109	\$ 1,498,208	\$ 1,481,873	\$ 16,335
Total Expenditures	\$ 2,354,243	\$ 1,807,370	\$ 1,803,392	\$ 3,978
Excess (Deficiency) of Revenues over Expenditures	\$ 323,362		\$ 853,758	
<u>Other Financing Sources/(Uses):</u>				
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)		\$ 392,213	
Fund Balance - Beginning	\$ 138,183		\$ 57,780	
Fund Balance - Ending	\$ -		\$ 449,993	

Lake Ashton

Community Development District

Debt Service Fund Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 362,500	\$ 362,500	\$ 379,032	\$ 16,532
Assessments - PPMT 2015-1	\$ -	\$ -	\$ 68,023	\$ 68,023
Assessments - PPMT 2015-2	\$ -	\$ -	\$ 3,262	\$ 3,262
Interest Income	\$ 500	\$ 375	\$ 10,654	\$ 10,279
Total Revenues	\$ 363,000	\$ 362,875	\$ 460,972	\$ 98,097
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		\$ (11,653)	
Net Change in Fund Balance	\$ 3,250		\$ (11,653)	
Fund Balance - Beginning	\$ 117,841		\$ 366,396	
Fund Balance - Ending	\$ 121,091		\$ 354,742	

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	\$ -	\$ 21,519	\$ -	\$ -	\$ -	\$ 2,347,421
Rental Income	\$ 3,700	\$ 5,150	\$ 4,150	\$ 7,725	\$ 2,350	\$ 2,700	\$ 3,450	\$ 2,800	\$ 3,500	\$ -	\$ -	\$ -	\$ 35,525
Entertainment Fees	\$ 6,434	\$ 1,752	\$ 88,931	\$ 2,112	\$ 8,902	\$ 8,398	\$ 3,779	\$ 4,957	\$ 588	\$ -	\$ -	\$ -	\$ 125,853
Newsletter Ad Revenue	\$ 14,983	\$ 4,838	\$ 10,062	\$ 33,533	\$ 4,099	\$ 11,210	\$ 8,504	\$ 9,459	\$ 575	\$ -	\$ -	\$ -	\$ 97,262
Interest Income	\$ 167	\$ 43	\$ 98	\$ 3,816	\$ 3,367	\$ 3,446	\$ 2,735	\$ 2,416	\$ 1,827	\$ -	\$ -	\$ -	\$ 17,915
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	\$ 1,569	\$ 685	\$ 554	\$ -	\$ -	\$ -	\$ 13,009
Security Credentials	\$ 600	\$ 430	\$ 430	\$ 430	\$ 910	\$ 230	\$ 530	\$ 610	\$ 380	\$ -	\$ -	\$ -	\$ 4,550
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	\$ 28,943	\$ -	\$ -	\$ -	\$ 2,657,150
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 450	\$ 900	\$ 450	\$ 450	\$ 450	\$ 900	\$ 450	\$ 450	\$ 900	\$ -	\$ -	\$ -	\$ 5,400
FICA Expense	\$ 34	\$ 69	\$ 34	\$ 34	\$ 34	\$ 69	\$ 34	\$ 34	\$ 69	\$ -	\$ -	\$ -	\$ 413
Engineering	\$ 3,645	\$ 3,251	\$ 9,283	\$ 5,122	\$ 9,104	\$ 6,926	\$ 5,525	\$ 3,777	\$ 3,269	\$ -	\$ -	\$ -	\$ 49,903
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Dissemination	\$ 129	\$ 129	\$ 129	\$ 129	\$ 129	\$ 129	\$ 129	\$ 129	\$ 129	\$ -	\$ -	\$ -	\$ 1,159
Dissemination	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 950
Attorney	\$ 5,293	\$ 4,846	\$ 8,714	\$ 13,359	\$ 9,604	\$ 6,362	\$ 6,947	\$ 6,117	\$ 5,000	\$ -	\$ -	\$ -	\$ 66,242
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	\$ 5,985	\$ -	\$ -	\$ -	\$ 53,867
Management Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250
Accounting System Software	\$ 86	\$ 86	\$ 86	\$ 86	\$ 86	\$ 86	\$ 86	\$ 86	\$ 86	\$ -	\$ -	\$ -	\$ 772
Postage	\$ 201	\$ 46	\$ 335	\$ 271	\$ 45	\$ 435	\$ 49	\$ -	\$ 794	\$ -	\$ -	\$ -	\$ 2,176
Printing & Binding	\$ 170	\$ -	\$ -	\$ -	\$ -	\$ 13	\$ -	\$ -	\$ 452	\$ -	\$ -	\$ -	\$ 635
Newsletter Printing	\$ 4,631	\$ 4,787	\$ 4,472	\$ 4,544	\$ 4,544	\$ 4,544	\$ 4,616	\$ 4,866	\$ 4,257	\$ -	\$ -	\$ -	\$ 41,261
Marketing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rentals & Leases	\$ 145	\$ 145	\$ 385	\$ 145	\$ 145	\$ -	\$ 598	\$ 145	\$ 787	\$ -	\$ -	\$ -	\$ 2,494
Insurance	\$ 84,008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,008
Legal Advertising	\$ -	\$ -	\$ 119	\$ -	\$ 283	\$ -	\$ -	\$ 178	\$ 1,800	\$ -	\$ -	\$ -	\$ 2,380
Other Current Charges	\$ 122	\$ 140	\$ 87	\$ -	\$ -	\$ 86	\$ 180	\$ 129	\$ 154	\$ -	\$ -	\$ -	\$ 898
Office Supplies	\$ 3	\$ 3	\$ 4	\$ 3	\$ 3	\$ 3	\$ 4	\$ -	\$ 221	\$ -	\$ -	\$ -	\$ 241
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 105,426	\$ 20,386	\$ 30,082	\$ 30,128	\$ 30,413	\$ 25,787	\$ 33,498	\$ 21,896	\$ 23,903	\$ -	\$ -	\$ -	\$ 321,519

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
<u>Operations & Maintenance</u>													
Field Expenditures													
Field Management Services	\$ 46,071	\$ 46,070	\$ 46,070	\$ 46,070	\$ 46,070	\$ 46,070	\$ 46,070	\$ 46,070	\$ 46,070	\$ -	\$ -	\$ -	\$ 414,633
Gate/Patrol/Pool Officers	\$ 31,427	\$ 30,613	\$ 29,004	\$ 31,538	\$ 25,710	\$ 26,824	\$ 26,824	\$ 34,009	\$ 33,530	\$ -	\$ -	\$ -	\$ 269,478
Gate/Patrol/Pool Officers-Events	\$ -	\$ -	\$ 194	\$ 303	\$ 3,333	\$ -	\$ -	\$ 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	\$ 2,160	\$ 400	\$ 400	\$ -	\$ -	\$ -	\$ 6,299
Telephone/Internet	\$ 549	\$ 550	\$ 550	\$ 554	\$ 961	\$ 627	\$ 554	\$ 554	\$ 554	\$ -	\$ -	\$ -	\$ 5,453
Electric	\$ 23,450	\$ 17,379	\$ 20,619	\$ 20,226	\$ 22,080	\$ 19,144	\$ 19,623	\$ 19,370	\$ 20,369	\$ -	\$ -	\$ -	\$ 182,261
Water	\$ 703	\$ 813	\$ 603	\$ 1,483	\$ 352	\$ 1,015	\$ 733	\$ 465	\$ 1,287	\$ -	\$ -	\$ -	\$ 7,455
Gas-Pool	\$ 565	\$ 870	\$ 724	\$ 1,447	\$ 7,923	\$ 10,412	\$ 1,390	\$ 1,783	\$ 945	\$ -	\$ -	\$ -	\$ 26,059
Refuse	\$ 716	\$ 786	\$ 384	\$ 1,088	\$ 278	\$ 965	\$ 786	\$ 920	\$ 1,097	\$ -	\$ -	\$ -	\$ 7,020
Repairs and Maintenance-Clubhouse	\$ 4,030	\$ 11,344	\$ 13,485	\$ 3,656	\$ 3,741	\$ 6,355	\$ 10,613	\$ 2,256	\$ 13,303	\$ -	\$ -	\$ -	\$ 68,783
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	\$ 1,981	\$ -	\$ -	\$ -	\$ 23,791
Repairs and Maintenance-Golf Cart	\$ 345	\$ 345	\$ 345	\$ 345	\$ 345	\$ -	\$ 1,194	\$ 372	\$ 690	\$ -	\$ -	\$ -	\$ 3,981
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	\$ 16,210	\$ -	\$ -	\$ -	\$ 145,890
Landscape Maintenance-Improvements	\$ 417	\$ 4,990	\$ 3,790	\$ -	\$ 3,836	\$ -	\$ -	\$ 1,800	\$ 17,597	\$ -	\$ -	\$ -	\$ 32,429
Irrigation Repairs	\$ 4,470	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 885	\$ -	\$ -	\$ -	\$ -	\$ 5,355
Lake Maintenance-Contract	\$ 5,000	\$ -	\$ 4,670	\$ 4,670	\$ 4,670	\$ 4,670	\$ 4,670	\$ 4,670	\$ 4,670	\$ -	\$ -	\$ -	\$ 37,690
Lake Maintenance-Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350	\$ -	\$ 1,350	\$ -	\$ -	\$ -	\$ 2,700
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	\$ 305	\$ -	\$ -	\$ -	\$ 1,669
Credit Card Processing Fees	\$ 273	\$ 155	\$ 120	\$ 118	\$ 379	\$ 1,004	\$ 426	\$ 391	\$ 149	\$ -	\$ -	\$ -	\$ 3,014
Dues & Subscriptions	\$ 31	\$ 239	\$ 1,220	\$ 499	\$ 49	\$ 420	\$ 1,127	\$ 63	\$ 4,537	\$ -	\$ -	\$ -	\$ 8,187
Decorations	\$ -	\$ 300	\$ -	\$ -	\$ 267	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 567
Special Events	\$ 20,823	\$ 378	\$ 1,303	\$ 27,075	\$ 41,504	\$ 8,176	\$ 15,938	\$ 3,152	\$ 1,100	\$ -	\$ -	\$ -	\$ 119,447
Total Expenditures	\$ 105,426	\$ 161,926	\$ 180,380	\$ 196,838	\$ 226,347	\$ 198,012	\$ 197,935	\$ 173,730	\$ 190,046	\$ -	\$ -	\$ -	\$ 1,803,392
Excess (Deficiency) of Revenues over Expenditures	\$ (76,035)	\$ 422,542	\$ 1,493,866	\$ (74,947)	\$ (226,347)	\$ (138,122)	\$ (131,151)	\$ (152,052)	\$ (161,103)	\$ -	\$ -	\$ -	\$ 853,758
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)	\$ (226,347)	\$ (138,122)	\$ (131,151)	\$ (152,052)	\$ (161,103)	\$ -	\$ -	\$ -	\$ 392,213

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
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SECTION D

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

July 20, 2026

Date	Check Numbers	Amount
<u>General Fund</u>		
06/18/25	10225-10246	\$144,120.62
07/06/26	10247-10258	\$14,703.44
07/08/26	10259	\$0.00
07/09/26	10260-10272	\$51,180.05
<u>Auto Pay</u>	8042-8048	\$28,447.49
General Fund Total		\$238,451.60

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
6/18/26	00823	6/18/26 0257315 DEPOSIT 06/26	202606 320-57200-46201	AHVD LLC	*	2,000.00	2,000.00 010225
6/18/26	00823	6/18/26 0257315- BALANCE 06/26	202606 320-57200-46201	AHVD LLC	*	6,616.00	6,616.00 010226
6/18/26	00831	6/05/26 42709973 SUPPLIES 06/26	202606 320-57200-54500	CINTAS CORP	*	56.22	152.06 010227
		6/08/26 42712524 SUPPLIES 06/26	202606 320-57200-54500		*	47.92	
		6/15/26 42725069 SUPPLIES 06/26	202606 320-57200-54500		*	47.92	
6/18/26	00741	6/11/26 40 AMENITY MGMT 06/26	202606 320-57200-34000	COMMUNITY ASSOCIATIONS AND	*	46,070.17	46,070.17 010228
6/18/26	00621	6/13/26 1083691 PEST CONTROL 06/26	202606 320-57200-54501	COUNTRY BOY PEST CONTROL	*	250.00	400.00 010229
		6/13/26 1083692 PEST CONTROL 06/26	202606 320-57200-54501		*	150.00	
6/18/26	00466	6/01/26 52190 JUNE 2026 LA TIMES	202606 310-51300-42501	CUSTOMTRADEPRINTING.COM	*	4,257.00	4,507.00 010230
		6/14/26 52221 BUSINESS CARDS 06/26	202606 320-57200-51000		*	250.00	
6/18/26	00846	6/15/26 06152026 BOOTS BY THE LAKE EVENT	202606 320-57200-49400	TOMMY DEVANE	*	200.00	200.00 010231
6/18/26	00215	6/01/26 492 MGMT FEE 06/26	202606 310-51300-34000		*	5,985.25	
		6/01/26 492 INFO TECH 06/26	202606 310-51300-35100		*	85.83	
		6/01/26 492 DISSEMINATION AGENT SVCS	202606 310-51300-31300		*	128.75	
		6/01/26 492 OFFICE SUPPLIES 06/26	202606 310-51300-51000		*	2.65	
		6/01/26 492 POSTAGE 06/26	202606 310-51300-42000		*	2.06	
				GMS-CENTRAL FLORIDA, LLC			6,204.54 010232
				LAKA LAKE ASHTON SHENNING			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
6/18/26	00834	6/02/26 052026	202605 320-57200-49400	TRIVIA 05/12 & 05/26/26	*	150.00	
				STEPHANIE ISZAK			150.00 010233
6/18/26	00845	6/16/26 06162026	202606 320-57200-49400	BOOTS BY THE LAKE 06/26	*	200.00	
				NORMAN JACKSON			200.00 010234
6/18/26	00112	6/01/26 11911	202606 320-57200-54000	MEMBERSHIP FEES 06/26	*	160.00	
				LAKE WALES AREA CHAMBER OF COMMERCE			160.00 010235
6/18/26	00164	6/11/26 153424	202605 310-51300-31500	SVCS 05/26	*	6,116.69	
				LATHAM, LUNA, EDEN & BEAUDINE, LLP			6,116.69 010236
6/18/26	00720	5/07/26 25-0526	202605 320-57200-49400	KARAOKE ENTERTAINMENT	*	300.00	
		6/26/26 26-0626	202606 320-57200-49400	DECADES DANCE 06/26	*	250.00	
				WAYNE A. MORSE			550.00 010237
6/18/26	00837	3/02/26 101055	202602 320-57200-34501	SECURITY SVCS 02/26	*	6,706.00	
		6/01/26 102270	202605 320-57200-34501	SECURITY SVCS 05/26	*	7,184.80	
		6/08/26 102396	202606 320-57200-34501	SECURITY SVCS 06/26	*	6,706.00	
		6/15/26 102495	202606 320-57200-34501	SECURITY SVCS 06/26	*	6,706.00	
		6/22/26 102608	202606 320-57200-34501	SECURITY SVCS 06/26	*	6,706.00	
				NATION SECURITY SERVICE			34,008.80 010238
6/18/26	00538	6/01/26 10198	202606 320-57200-54506	SVCS 06/26	*	345.00	
				PERFORMANCE GOLF CARTS			345.00 010239
6/18/26	00753	5/12/26 10108153	202605 320-57200-45300	SUPPLIES 05/26	*	78.24	
				POOL & PATIO CENTER			78.24 010240
6/18/26	00345	6/04/26 34703	202606 320-57200-54500	SVCS 06/26	*	116.40	
				PRECISION SAFE & LOCK, LLC			116.40 010241
				LAKA LAKE ASHTON SHENNING			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
6/18/26	00830	6/01/26 PSI26876	202606 320-53800-46800	MAINT 06/26	*	4,670.00	
				SOLITUDE LAKE MANAGEMENT			4,670.00 010242
6/18/26	00238	2/19/26 325343	202602 320-57200-45300	SUPPLIES 02/26	*	647.00	
				SPIES POOL,LLC			647.00 010243
6/18/26	00430	5/13/26 50387417	202605 310-51300-42502	COPIER LEASE 05/26	*	144.90	
				WELLS FARGO VENDOR FINANCIAL SVCS			144.90 010244
6/18/26	00445	5/31/26 1191169	202605 320-57200-46201	MULCH 05/26	*	3,623.58	
		5/31/26 1191170	202605 320-57200-46201	LANDSCAPE ENHANCEMENT	*	5,357.06	
		6/01/26 1187748	202606 320-57200-46200	LANDSCAPE MAINT 06/26	*	16,210.00	
				YELLOWSTONE LANDSCAPE			25,190.64 010245
6/18/26	00696	3/31/26 12517748	202603 320-57200-34504	CCTV ACS VMS	*	5,593.18	
				SECURITAS SECURITY SERVICES USA, INC			5,593.18 010246
7/06/26	00760	6/23/26 9078820	202606 310-51300-42000	MAIL SVCS 06/26	*	638.95	
		6/23/26 9078820	202606 310-51300-42500	MAIL SVCS 06/26	*	452.02	
		6/23/26 9078820	202606 310-51300-51000	MAIL SVCS 06/26	*	218.47	
				ACTION MAIL SERVICES			1,309.44 010247
7/06/26	00695	6/21/26 16744750	202606 320-57200-41000	SVCS 06/26	*	480.48	
				CHARTER COMMUNICATIONS			480.48 010248
7/06/26	00831	3/09/26 42619710	202603 320-57200-54500	SUPPLIES 03/26	*	56.22	
		6/22/26 42732473	202606 320-57200-54500	SUPPLIES 06/26	*	47.92	
		6/29/26 42740750	202606 320-57200-54500	SUPPLIES 06/26	*	56.22	
				CINTAS CORP			160.36 010249
7/06/26	00055	6/15/26 20735-06	202606 320-57200-43100	SVCS 06/26	*	736.13	

LAKA LAKE ASHTON SHENNING

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		6/15/26	20740-06 202606 320-57200-43100 SVCS 06/26		*	465.00	
		6/15/26	37767-06 202606 320-57200-43100 SVCS 06/26		*	85.64	
				CITY OF LAKE WALES-UTILITIES DEPT			1,286.77 010250
7/06/26	00621	5/07/26	1079551 202605 320-57200-54501 PEST CONTROL 05/26		*	250.00	
		5/07/26	1079553 202605 320-57200-54501 PEST CONROL 05/26		*	150.00	
				COUNTRY BOY PEST CONTROL			400.00 010251
7/06/26	00821	6/17/26	06298518 202606 320-57200-43200 SVCS 06/26		*	202.73	
				GAS SOUTH			202.73 010252
7/06/26	99999	7/06/26	VOID 202607 000-00000-00000 VOID CHECK		C	.00	
				*****INVALID VENDOR NUMBER*****			.00 010253
7/06/26	00098	4/07/26	9612838 202604 320-57200-54500 SUPPLIES 04/26		*	139.15	
		4/13/26	3243974 202604 320-57200-54500 SUPPLIES 04/26		*	133.42	
		4/14/26	22016688 202604 320-57200-54500 CREDIT		*	40.93-	
		4/14/26	2613385 202604 320-57200-54500 SUPPLIES 04/26		*	173.99	
		4/14/26	2613410 202604 320-57200-54500 SUPPLIES 04/26		*	40.32	
		4/16/26	613567 202604 320-57200-54500 SUPPLIES 04/26		*	363.10	
		4/17/26	9622192 202604 320-57200-54500 SUPPLIES 04/26		*	59.91	
		4/18/26	8522964 202604 320-57200-54500 SUPPLIES 04/26		*	39.20	
		4/21/26	5030659 202604 320-57200-54500 SUPPLIES 04/26		*	283.19	
		4/23/26	3614110 202604 320-57200-54500 SUPPLIES 04/26		*	113.50	
		4/27/26	9513750 202604 320-57200-54500 SUPPLIES 04/26		*	326.84	
		4/28/26	8614518 202604 320-57200-54500 SUPPLIES 04/26		*	69.94	
		5/04/26	2514307 202605 320-57200-54500 SUPPLIES 05/26		*	72.86	

LAKA LAKE ASHTON SHENNING

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		5/06/26 610119	202605 320-57200-54500		*	70.81	
		SUPPLIES 05/26					
		5/08/26 8520037	202605 320-57200-54500		*	49.97	
		SUPPLIES 05/26					
		5/12/26 4610525	202605 320-57200-54500		*	164.01	
		SUPPLIES 05/26					
		5/18/26 8620339	202605 320-57200-54500		*	116.83	
		SUPPLIES 05/26					
		5/19/26 7610981	202605 320-57200-54500		*	184.80	
		SUPPLIES 05/26					
		5/26/26 242898	202605 320-57200-54500		*	245.80	
		SUPPLIES 05/26					
		5/26/26 621207	202605 320-57200-54500		*	211.30	
		SUPPLIES 05/26					
		5/29/26 7611727	202605 320-57200-54500		*	13.96	
		SUPPLIES 05/26					
		6/01/26 4511457	202606 320-57200-54500		*	217.65	
		SUPPLIES 06/26					
		6/02/26 3020783	202606 320-57200-54500		*	149.93	
		SUPPLIES 06/26					
		6/03/26 2243430	202606 320-57200-54500		*	116.00	
		SUPPLIES 06/26					
				HOME DEPOT CREDIT SERVICES			3,315.55 010254
7/06/26 00512		7/01/26 3459894	202607 320-57200-41000		*	73.50	
		POOL PHONES 07/26					
				KINGS III OF AMERICA, INC.			73.50 010255
7/06/26 00361		6/22/26 317194	202606 320-57200-54500		*	2,950.00	
		MAINT 06/26					
				MILLER'S CENTRAL AIR, INC.			2,950.00 010256
7/06/26 00817		7/01/26 10129567	202607 320-57200-45300		*	1,255.63	
		WATER MGMT 07/26					
				POOLSURE			1,255.63 010257
7/06/26 00631		7/02/26 RES19-16	202606 310-51300-31100		*	3,268.98	
		SVCS 06/26					
				RAYL ENGINEERING & SURVEYING, LLC			3,268.98 010258
7/08/26 00847		7/08/26 070826	202607 310-51300-49000		*	.01	
		VOIDED CHECK EDWARD JONES					
		7/08/26 070826	202607 310-51300-49000		V	.01-	
		VOIDED CHECK EDWARD JONES					
				EDWARDJONES			.00 010259
				LAKA LAKE ASHTON SHENNING			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT	#
7/09/26	00831	7/06/26 42747532 SUPPLIES 07/26	202607 320-57200-54500		CINTAS CORP	*	47.92	47.92	010260
7/09/26	00466	7/06/26 52278 LA TIMES 07/26	202607 310-51300-42501		CUSTOMTRADEPRINTING.COM	*	3,817.00	3,817.00	010261
7/09/26	00214	6/24/26 AR155537 COPIER LEASE 06/26	202606 310-51300-42502		DEX IMAGING	*	641.99	641.99	010262
7/09/26	00003	6/30/26 93613835 DELIVERY THRU 06/18/26	202606 310-51300-42000		FEDEX	*	35.93	35.93	010263
7/09/26	00720	7/02/26 26-0726 KARAOKE 07/26	202607 320-57200-49400		WAYNE A. MORSE	*	750.00	750.00	010264
7/09/26	00837	6/29/26 102749 SECURITY 06/22-06/28/26	202606 320-57200-54501			*	6,706.00		
		7/01/26 102749 SECURITY 06/22-06/28/26	202606 320-57200-34501			*	6,706.00		
		7/06/26 102854 SECURITY 06/29-07/05/26	202607 320-57200-34501			*	7,184.80		
					NATION SECURITY SERVICE			20,596.80	010265
7/09/26	00538	7/01/26 10200 SVCS/MAINT 07/26	202607 320-57200-54506		PERFORMANCE GOLF CARTS	*	345.00	345.00	010266
7/09/26	00799	7/08/26 07082026 SUMMER MUSIC SERIES 07/26	202607 320-57200-49400		JAMES RICH	*	600.00	600.00	010267
7/09/26	00830	6/23/26 PSI27710 BALANCE 06/26	202606 320-53800-46803			*	1,350.00		
		7/02/26 PSI28373 MAINT 07/26	202607 320-53800-46800			*	4,670.00		
					SOLITUDE LAKE MANAGEMENT			6,020.00	010268
7/09/26	00234	6/25/26 60671075 SUPPLIES 06/26	202606 320-57200-51000			*	55.11		
		6/25/26 60671075 SUPPLIES 06/26	202606 320-57200-54500			*	115.80		
					STAPLES BUSINESS CREDIT			170.91	010269
					LAKA LAKE ASHTON				
					SHENNING				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/09/26	00781	6/30/26 00077783	202606 310-51300-48000		*	1,612.56	
		#12394970					
		6/30/26 00077783	202606 310-51300-48000		*	69.44	
		#12346748					
		6/30/26 00077783	202606 310-51300-48000		*	117.60	
		#12348046					
				USA TODAY MEDIA CORP			1,799.60 010270
7/09/26	00430	6/13/26 50391161	202607 310-51300-42502		*	144.90	
		COPIER LEASE 07/26					
				WELLS FARGO VENDOR FINANCIAL SVCS			144.90 010271
7/09/26	00445	7/01/26 1213954	202607 320-57200-46200		*	16,210.00	
		LANDSCAPE MAINT 07/26					
				YELLOWSTONE LANDSCAPE			16,210.00 010272
TOTAL FOR BANK A						210,004.11	

LAKA LAKE ASHTON SHENNING

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/30/26	00825	6/16/26 20000461	202606 320-57200-43200	SERVICE THRU 6/11/2026	*	741.83	
				CENTRAL FLORIDA GAS-ACH			741.83 008042
6/30/26	00826	5/08/26 10294172	202606 310-51300-42000	SEND PRO MAILSTATION	*	58.65	
				PITNEY BOWES INC.			58.65 008043
6/30/26	00826	5/22/26 10295011	202606 310-51300-42000	SENDPRO CPO MAILSTATION	*	58.65	
				PITNEY BOWES INC.			58.65 008044
6/30/26	00217	5/14/26 06540013	202605 320-57200-43300	SERVICE THRU 6/30/2026	*	356.23	
				REPUBLIC SERVICES #654			356.23 008045
6/30/26	00217	5/31/26 06540013	202605 320-57200-43300	SERVICE THRU 5/31/2026	*	370.21	
				REPUBLIC SERVICES #654			370.21 008046
6/30/26	00061	6/15/26 JUNE-26	202606 320-57200-43000	SERVICE THRU 6/9/2026	*	20,369.11	
				TECO-ACH			20,369.11 008047
6/30/26	00664	6/03/26 1928-063	202605 320-57200-52000	CC PURCHASES THRU 6/3/26	*	6,492.81	
				WELLS FARGO-ACH			6,492.81 008048
TOTAL FOR BANK Z						28,447.49	
TOTAL FOR REGISTER						238,451.60	

LAKA LAKE ASHTON SHENNING

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

Date Received	Collection Period	O&M Receipts	Debt Svc Receipts	O&M Discounts/ Penalties	Debt Discounts/ Penalties	Commissions Paid	Property Appraiser	Net Amount Received	\$2,512,482.00 .36300.10100 General Fund 86%	\$406,104.15 025.36300.10000 21A Debt Svc Fund 14%	\$2,918,586.15 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)
06/15/26	05/01/26-05/31/26	\$ 13,904.09	\$ 2,133.52	\$ -	\$ -	\$ 320.75	\$ -	\$ 15,716.86	\$ 13,626.01	\$ 2,090.85	\$ 15,716.86
06/25/26	06/01/26-06/30/26	\$ 8,053.81	\$ 1,364.31	\$ -	\$ -	\$ 188.37	\$ -	\$ 9,229.75	\$ 7,892.73	\$ 1,337.02	\$ 9,229.76
		\$ 2,515,675.88	\$ 405,525.93	\$ 109,422.97	\$ 71,421.40	\$ 85,325.59	\$ 29,185.86	\$ 2,726,453.25	\$ 2,347,420.88	\$ 379,032.37	\$ 2,726,453.26

Gross Percent Collected	100.09%
Balance Due	(\$2,615.66)

SECTION VII

SECTION 1

Lake Ashton Community Development District

REQUEST FOR PROPOSALS
FOR
FOOD AND BEVERAGE OPERATIONS SERVICES

_____, 2026

Lake Ashton Community Development District
Request for Proposals
Food and Beverage Operations Services

Table of Contents

- I. General Information**
 - A. Notice of Request for Proposals
 - B. Instructions to Proposers
 - C. Evaluation Criteria

PART I.A. NOTICE OF REQUEST FOR PROPOSALS

Lake Ashton Community Development District

Request for Proposals for Food and Beverage Operations Services

The Lake Ashton Community Development District (the “**District**”), located in Polk County, Florida, hereby announces that it is soliciting proposals from qualified firms (“**Proposers**”) to provide management, supervision, labor, materials, equipment, and related services necessary for the operation of the District’s onsite food and beverage facility, and to provide catering services for special events through a lease/license agreement structure.

The RFP, consisting of instructions to Proposers, technical information, and other materials, will be available upon request to jburns@gmscfl.com and is expected to be available beginning _____, at _____ .m. (EST). The District reserves the right in its sole discretion to make changes to the RFP until up until the Proposal Deadline, as defined herein, and to provide notice of such changes only to those Proposers who have provided their contact information to the District Manager via e-mail at jburns@gmscfl.com.

To be eligible to submit a proposal, and in addition to any other requirements set forth in the RFP packet, an interested firm must hold all required local, state, and federal licenses in good standing, and be authorized to do business in Polk County and the State of Florida.

Firms desiring to provide Food and Beverage Operations Services to the District must submit one (1) original copy and one (1) electronic copy (PDF format and all documents included on a USB flash drive) of the required Proposal no later than _____, at _____ .m. (EST), at the District’s administrative office located at _____ (or at an alternative location to be determined and announced).

Proposals shall be in the form provided in the RFP package and submitted in a sealed envelope that shall bear “RESPONSE TO REQUEST FOR PROPOSALS FOR LAKE ASHTON CDD FOOD AND BEVERAGE OPERATIONS SERVICES ENCLOSED” on the face of it. The District reserves the right to return to the Proposer any Proposals received after the time and date stipulated above. Each Proposal shall remain binding for a minimum of one hundred twenty (120) days after the Proposal opening.

Proposals will be evaluated in accordance with the criteria included in the RFP packet. **The District reserves the right to reject any and all Proposals, make modifications to the work, award the contracts in whole or in part with or without cause, and waive minor or technical irregularities in any Proposal, as it deems appropriate, and if the District determines in its discretion that it is in the District’s best interests to do so.** There is no requirement that these services be publicly procured; therefore, no interested party shall be afforded protest rights by submitting or not submitting a proposal. Additional information and requirements regarding protests are set forth in the RFP packet and the District’s Rules of Procedure, which are available from the District Manager, Governmental Management Services - Central Florida, LLC, at 219 East Livingston Street, Orlando, Florida 32801, or by sending an email to jburns@gmscfl.com, or by telephone at (407) 841-5524.

Any and all questions relative to this procurement shall be directed in writing by e-mail only to the District Manager, Jill Burns (jburns@gmscfl.com) and District Counsel, Savannah Hancock (savannah@cddl原因ers.com). No phone inquiries please.

PART I.B. INSTRUCTIONS TO PROPOSERS

General Instructions

1. STATEMENT OF INTENT.

The Lake Ashton Community Development District (the “**District**”), located in Polk County, Florida, hereby announces that it is soliciting proposals from qualified firms (“**Proposers**”) to provide management, supervision, labor, materials, equipment, and related services necessary for the operation of the District’s onsite food and beverage facility, consisting of a restaurant and bar, and to provide catering services for special events through a **[lease/license agreement]** contract structure.

The District reserves the right to enter into agreements with multiple Proposers, waive any irregularities submitted, reject any and/or all submittals, re-advertise, and accept any submittals deemed to be in the best interest of the District. There is no requirement that these services be publicly procured; therefore, no interested party shall be afforded protest rights by submitting or not submitting a proposal. All interested parties must register by email to the District Manager (jburns@gmscfl.com) with their name, email address, address and telephone number to receive any future changes, additions, addendums or notices concerning this RFP.

At the discretion of the District, a short list of the most qualified Proposers may be developed, and Proposers may be asked to give a short presentation or interview as part of the evaluation and selection process. All information provided shall be considered by the District in making a recommendation to enter into an agreement with the selected Proposer.

It is the District’s intent that restaurant operation will drive its own revenue, generate publicity for the Lake Ashton food and beverage facility over a wider geographic area, and provide the following advantages over the current operation:

- Offer consistent hours of operation;
- Offer a high-quality standard fare and menu selection;
- Appeal to, and market to, the general public;
- Cater to private groups, meetings and events;
- Deliver quality, refreshment, and restaurant service and catering services for events;
- Promote and market facility to improve revenue and economic performance;
- Develop and implement recommendations for capital improvements; and
- Initiate new programs and services to increase usage of the facility with the approval of the District’s Board of Supervisors.

The District desires to make this opportunity available to all qualified Proposers. The District has made a significant investment in acquiring the restaurant facility that is the centerpiece amenity of the Lake Ashton community and is looking for firms or individuals to partner with the District who share its vision for maintaining and operating a quality restaurant facility.

The successful Proposer shall be an independent contractor and shall furnish all management, supervision, labor, and any or all other services, as required by the District, consistent with generally accepted operations of a quality restaurant facility with public access. It is the desired

goal of the District to have an executed agreement with the successful Proposer to be effective on _____.

2. RESTAURANT OPERATION BACKGROUND.

The District's food and beverage operation consists of one on-site venue ("Restaurant"). The District's intent is that the Restaurant operation can be improved and operate as a high-quality, stand-alone restaurant operation capable of attracting residents, as well as the public, for lunch and dinner. Improvement in this area is a top priority of the Board.

In addition to the Restaurant facility, the District maintains a quality commercial kitchen and dining room. Proposers will be given an opportunity to fully inspect the facility at the pre-bid meeting and shall not interrupt daily operation of the facility.

The Restaurant's seating capacity is ____.

It is suggested that the facility be open 7 days a week to patrons and the general public to appeal to the residents and general public seeking to dine out. Coffee and light breakfast service is also desirable. Operating hours for lunch and dinner should appeal to residents of Lake Ashton and the general public.

The successful Proposer will be expected to provide a food and beverage service plan within the first 90 days of entering into contract with the District, with the service plan focusing on the following: menu options appealing to community residents, operating hours per day and week compatible with District goals, coffee and light breakfast service, and a market plan.

3. ANTICIPATED TERMS AND SUBMITTAL REQUIREMENTS.

The District's interest is to entertain proposals from Proposers to provide food and beverage operation services through a [lease/license agreement] contract structure. **Proposers shall outline their proposed terms, monthly lease and/or management fee, structure, approach and final terms will be negotiated with the successful firm.**

- A. Proposers submitting proposals for the Restaurant operation shall, at a minimum, include the following in their responses:
 - i. Letter of interest describing legal composition of the entity; and
 - ii. Business plan to address the following:
 - a. description of the business from an ownership, organizational, historical, and structural perspective; and
 - b. number of proposed full time and part-time employees by position title, educational experience to be required to qualify for each type of position and anticipated salary range; and
 - c. expected market for its product and its marketing plan to include growth of customer base; management plan, including operational and financial issues; and
 - d. projected schedule for expansion or initiation of operations; and critical risks and perceived problems or obstacles.
 - iii. Operator Experience/Project Team(s) Qualifications/Financial Capability; and
 - iv. Resumes of key management staff; and

- v. References: four (4) verifiable references of which two (2) must be letters of reference; and
- vi. Financial capability:
 - a. Proposer should have a demonstrated record of financial responsibility commensurate with the obligations contemplated under this RFP.
 - b. Proposers should include profit and loss statement as well as balance sheet from the most recent complete year of operation for existing businesses or a financial plan (cash flow pro forma) with proof of financial capacity for new ventures.
- vii. Familiarity with the District's restaurant point of sales ("POS") system or comparable system; and
- viii. Duration and renewal options; and
- ix. Lease and/or Managerial fee structure, license fee, any proposed net profit sharing proposal; and
- x. Be prepared to discuss and project budgets for capital improvements and operational budgets in compliance with governmental accounting procedures; and
- xi. Demonstrate the ability to provide the District with timely, monthly financial reports for the month preceding the monthly Board meeting(s) held on the third Thursday of each month. The monthly reports shall be submitted to the District's management company no later than eleven (11) days after month's end. The operator will be required to submit monthly statements of gross receipts from all categories of income in a format approved by the District. At the end of each operating year, the operator will be required to submit a detailed income and expense statement for the past year's operation that will be subject to audit by the District. The vendor will be required to maintain cash handling and revenue control systems to ensure the accurate and complete deposit and recording of all revenues, in a form and manner acceptable to the District.

B. Restaurant Operations

Specific to food and beverage operations, the District is interested in the following information, keeping in mind the demographics of Lake Ashton residents, the public, and the District's goals to provide first-rate food and beverage services.

- i. **Business Plan**
 - a. Briefly state the Proposer's understanding of the work to be done.
 - b. Explain why the Proposer is deserving of being awarded this contract.
 - c. Proposer should briefly describe their vision for the Food and Beverage operation at Lake Ashton.
 - d. Describe Proposer's customer service philosophy.
 - e. Give a brief description of Proposer's creative ideas to provide first-rate concessions.
 - f. What will draw patrons to your services?
 - g. What will keep them coming back?
 - h. What will be Proposer's specialty?
 - i. Provide a staffing plan.
 - j. Provide a proposed menu with prices for all items and services.

- k. Provide a statement regarding Proposer's interest and ability to provide catering for special events.
- l. How will Proposer monitor customer satisfaction? How would Proposer address customer dissatisfaction?
- m. Provide a detailed schedule of the maintenance of both premises and equipment.
- n. How does Proposer anticipate promoting and marketing the facility?
- o. Proposed annual management fee to be paid by District and/or proposed annual lease payments to be paid to the District.
- p. Address how Proposer intends to fund 100% of the annual operating costs from annual revenue.
- q. Specify Proposer's expectations of accomplishment in the first year of operation.
- r. Please include Proposer's vision of the services to be offered to Lake Ashton as well as examples of Proposer's approach, activities & work products.
 - (1) Plans for the future methods of operation.
 - (2) Types of uniforms used.
 - (3) Menu and food selection process.
 - (4) Schedule of hours of operation.
 - (5) Labor scheduling/staffing.
 - (6) Equipment maintenance schedule.
 - (7) Sanitation policies.
 - (8) Proposed site improvements.
 - (9) Regular pest control inspections and extermination, in compliance with all State and local regulations concerning pesticide applications.

ii. **Qualifications and Experience**

- a. Demonstrate a minimum of 3-5 years' experience of restaurant operation or catering.
- b. Provide information about Proposer's experience and current relationships with food & beverage suppliers.
- c. Provide 3 current clients and 3 former clients references, preferably from the last 5-10 years.
- d. Explain what experience Proposer and your team have provided in concession services at similar venues. Please be specific in terms of length of experience (years, seasons) and roles (owner, supervisor, cook, etc.).
- e. Has Proposer ever failed to complete any work awarded to you or defaulted on a contract? If so, please explain.

iii. **Background Information**

- a. Name and address of legal entity submitting the proposal.

- b. Name and address of principal officers and/or all owners of proposing organization.
- c. Legal status of proposing organization (i.e., corporation, partnership, sole proprietorship).
- d. Please describe the proposing organization in terms of size, longevity, areas of specialization, and any other information that the District can use to come to an opinion about the stability and fiscal strength of the organization.
- e. Please provide bank references.
- f. Will Proposer, upon request, be able to fill out a detailed financial statement and furnish any other information that may be required by the District?
- g. Provide a statement of Proposer's financial stability, including information as to current or prior bankruptcy proceeding if any.
- h. Corporation registration with the Secretary of State of Florida.
- i. For out of state businesses, provide evidence of authority to do business in the state of Florida.

C. Operational Notes

- i. **Enforcement of Regulations Pertaining to the Dress of Restaurant Customers**
 - a. The successful firm shall be permitted to enforce only Dress Code Rules and other Regulations as determined and approved by the District for the Lake Ashton residents and guests.
- ii. **Exclusivity**
 - a. The successful firm shall be the only person or company permitted to operate a food and refreshment service. However, the District reserves the right to provide refreshments to participants of District sponsored events.
- iii. **Equipment**
 - a. The District intends to furnish the equipment necessary for the operation of the Restaurant such as pots, pans, dishes, silverware, cups, glasses, cooking utensils, etc.
 - b. The District will also furnish the following major kitchen equipment: stove(s), refrigerator(s), freezer(s), washing equipment and grill.
 - c. The District will also furnish counter stools, tables, and chairs.
 - d. The successful firm will be expected to operate the Restaurant with the present major equipment now located in the facility. The successful firm will be responsible for the daily maintenance of the District's equipment.
 - e. The District will be responsible for all major repairs to its equipment, assuming normal wear and tear and not due to the lack of care by the successful firm. Any changes of existing major equipment or renovation must be mutually agreed upon by the successful firm and the District in writing.
 - f. If the Proposer intends to provide any of its own equipment, please note this in the response. Any equipment provided by the Proposer which may be on

premises during the term of this agreement shall be at the sole risk and hazard of the Proposer.

- g. The successful firm shall be solely liable and responsible for all cash and merchandise losses resulting from spoilage, accident, theft, dishonesty, vandalism, equipment failure or any other cause.

iv. **Maintenance**

- a. The successful firm will maintain the Restaurant in as good condition and repair as it now is, natural wear and unavoidable damages excepted. The successful firm will be responsible for normal housekeeping, minor repairs and maintenance of the facility.
- b. The successful firm will, at all times, maintain the Restaurant in a clean and safe manner that is acceptable to the District and other agencies having jurisdiction (i.e., Health Department) and shall be subject to regular inspection by the District in addition to any inspections conducted by other agencies having jurisdiction.
- c. The successful firm will be responsible for the maintenance (including but not limited to preventative maintenance), cleanliness and payment of all exhaust fans cleaning, hood cleaning, monthly grease trap cleaning, monthly carpet cleaning, and exhaust duct work servicing.
- d. The successful firm will be responsible for regular pest control inspections and extermination, in compliance with all State and local regulations concerning pesticide applications.
- e. The District will be responsible for major repairs, major improvements and renovations.

v. **Compliance with Federal, State and Local Laws**

- a. The successful firm shall be required to operate the Restaurant, in strict compliance with applicable federal, state, and local laws, and all rules and regulations adopted by the District.

vi. **Permits**

- a. Unless otherwise agreed, the successful firm will be responsible for acquiring and maintaining any permits, certificates, etc. necessary for the operation of the Restaurant. Copies of health inspections, permits, certificates, etc. must be provided to the District.

vii. **Liquor License & Insurance**

- a. The successful firm shall provide any required food and beverage licensure, including a liquor license.
- b. The successful firm will be required to sell alcoholic beverages on the premises. The successful firm shall maintain liquor liability insurance, including contractual liability coverage, by endorsement to commercial general liability insurance or otherwise, with limits of not less than Two Million Dollars (\$2,000,000) per occurrence. Said policy shall designate as

an additional named insured “Lake Ashton CDD and its Board of Supervisors, employees, staff, officers, and consultants.”

- c. All licensing shall be coordinated with the District and all servers shall be required to undertake safe server training.

viii. **Staff**

- a. The successful firm will provide, at all times, adequate help in the Restaurant to reasonably accommodate customers at the facility. The successful firm shall only employ persons of good moral character, and all employees of the successful firm shall be neatly dressed at all times.
- b. The Restaurant should operate as a drug free workplace and personnel should successfully pass a drug screening test and background check prior to employment.
- c. All employees of the successful firm shall conduct themselves courteously in their relations with the public. When on duty, employees shall direct their full attention to the operation of the Restaurant. No employee shall engage in inappropriate conduct during working hours, including, but not limited to, horseplay, card playing, conversations that are loud, inappropriate, or of an excessive duration, or any other activity which would tend to cause discredit to the District.
- d. All employees of successful firm shall be clean and shall wash prior to commencing work and after any clean-up activity. All employees will comply to the rules and regulations of the Polk County Health Department governing personal hygiene.

ix. **Outside Facilities**

- a. The successful firm may provide food services and personnel for special events happening at other District facilities, such as the District’s ballroom. The hours of operation will be subject to the approval of the District.

x. **Hours of Restaurant Operation**

- a. The successful firm shall, at a minimum, operate during lunch and dinner hours.
- b. The successful firm, in consultation with the District, reserves the right to modify hours and dates of operation it deems the same to be necessary or desirable. The District reserves the right to require the successful firm to operate the Restaurant during any special events as may be designated by the District.
- c. In the event of adverse weather conditions, as determined by the District in its sole discretion, the successful firm shall be permitted to close the Restaurant during the otherwise normal hours of operation.

xi. **Standard of Service**

- a. The successful firm shall use reasonable care and diligence, at all times, in operation of the Restaurant in order to avoid any possible accidents.

- b. The successful firm shall conduct the operation of the Restaurant in a manner that will be satisfactory, at all times, to the patrons and visitors of the District and the District's Board of Supervisors.

D. Basic Requirements for Lease and/or Management Contract

Prior to commencement of the contract, the successful firm shall work cooperatively with the District Board to further clarify the intended goals and purpose of the lease and/or management contract; discuss and clarify any issues; gain an understanding of District operations; and establish responsibilities and timeframes. The lessee and/or management company will assume responsibility for the following operations associated with the food and beverage operation on an annual basis:

- i. Formulating and implementing business plans, maintenance, and operating programs, and budgets to be submitted to the Board for review and/or approval for each year.
- ii. Purchasing of all supplies, consumables, etc. for use in the operation of the food and beverage facility.
- iii. Propose facility improvements, with specific recommended projects and an implementation schedule subject to District approval. The extent of District involvement will be dependent on the size, scope, and budget of each proposed facility improvement project.
- iv. Meeting with the District Board and/or District's designee monthly, or as deemed necessary by the District, to review operations, expense/revenue reports, marketing/promotion programs, repair and improvement projects, long-range plans, etc.
- v. Presenting monthly reports for both maintenance and expense/revenue reports to the District by the 5th business day of each month to allow inclusion into pre-Board meeting informational packets for Board Supervisors.
- vi. The successful firm will provide an in-person representative to attend Board meetings that currently occur on the third Monday of each month at 9:00 a.m.
- vii. The successful firm, as a rule, must schedule the use of ballroom through the District Community Director a minimum of 30 days prior to use of venue. Exceptions may be made, but after the deadline, there is no guarantee that the venue will be made available to the successful firm.
- viii. In accordance with District policy, in the event that catering services are desired for a function at the ballroom, the Restaurant shall be offered the chance to provide such catering services, which it may accept or deny in its sole discretion. Catering services provided by a vendor other than the Restaurant may only be utilized in the event that the restaurant has first been provided an opportunity to provide the services and has thereafter declined such opportunity.
- ix. Comply with all applicable laws, rules, and regulations while performing its obligations under the Management Contract, including that Vendor will not take a tax position inconsistent with it being a manager and not owner of the any of the District facilities.

E. Agreement Terms for [Lease/License] Contract. The District is not currently setting specific requirements for length of term or level of compensation. The District expects proposals

to be negotiable based on other terms of the final agreement. The District is open to operational ideas, considerations and other factors.

F. Lease and/or Management Fee for Operations. Proposers shall specify whether they are proposing a lease, management contract, or alternative structure, and include a proposed annual lease amount and/or annual management fee (ex. fixed, incentive-based, or a hybrid thereof), and/or a proposed incentive fee with their proposals, if any is being proposed. If profits are to be shared, specify the plan for doing so.

G. Term of Agreement. The term of the Agreement shall begin on an agreed-upon date, which is expected to be no later than _____, and shall end on the last day of the month preceding the first anniversary of the start date unless terminated by the District prior to that date. The lease and/or management contract may be renewed for one (1) year terms for up to three (3) additional renewals at the District's sole discretion.

H. Termination for Convenience. The Agreement may be terminated upon mutual consent of the operator and the District. If either party wishes to terminate the agreement for convenience, it must notify the other party in writing at least sixty (60) days prior to the proposed termination date.

I. Termination for Cause. The District shall have the right to terminate the contract for cause, based on the lessee and/or management company's performance, as follows:

- i. Consistent inability to maintain economic performance of the District's Restaurant facility;
- ii. Persistent or repeated failure to meet the performance standards for the Restaurant facility;
- iii. Persistent or repeated disregard of laws, ordinances, rules, regulations or orders of a public authority having jurisdiction;
- iv. Persistent or repeated failure to supply properly skilled workers that results in performance impairments;
- v. Breach of fiduciary obligations under the lease and/or management contract;
- vi. Filing of a voluntary petition for protection under federal bankruptcy laws or the failure to obtain the dismissal of an involuntary petition under federal bankruptcy laws within ninety (90) days;
- vii. Discontinuance of its business or activities at the Restaurant facility; or
- viii. Any other substantial breach of the lease and/or management contract.

If the District terminates the lease and/or management contract for cause, the lessee and/or management company will not be entitled to receive any further payment. In addition, the lessee and/or management company will vacate the facility within seven (7) days, or such other time as required by Florida law, and turn over the facility and all equipment, supplies, inventory, goods, property, etc., to the District, unless such date is extended in writing by the District. If the cost of completing the services that were the responsibility of the lessee and/or management company under the lease and/or management contract exceeds the balance of the costs in the lease and/or management contract between the lessee and/or management company and the District, the lessee

and/or management company shall be responsible for paying the difference to the District. The obligation for payment shall survive termination of the lease and/or management contract.

J. Financial Notes. Under a management contract, the successful firm shall furnish to the District's Board a report of total revenues and losses at the conclusion of each month, in writing. Said report shall be subject to audit by the District. Under a lease agreement, the successful firm and the District shall come to mutual agreement regarding the successful firm furnishing said reports to the District. The successful firm shall also provide the following:

- i. **Monthly Accounting.** The successful firm shall maintain such bookkeeping and accounting methods and methods of collection of moneys as shall permit successful firm to accurately compute the revenues and expenses relating to the Restaurant facility. Such records shall be made available to District during the normal hours of business of the facility. The successful firm shall furnish to the District a statement of gross revenues relating to the facility operation for each month, and such statement shall be delivered to the District no later than eleven (11) days following month's end.
- ii. **Annual Accounting.** The successful firm shall submit to District, no later than ninety (90) days after the close of the fiscal year (September 30) a profit and loss statement relating to the Restaurant facility, prepared by a certified public accountant licensed by the State of Florida. Such statement shall contain an appropriate certification that all gross receipts during the yearly accounting period have been duly and properly reported to the District.
- iii. **Point of Sales System.** The successful firm will be required to use the District's Point of Sales System ("POS") and provide the District POS reports upon request.
- iv. **Tax Records.** District reserves the right to require the successful firm to furnish District a certified copy of the successful firm's federal income tax return for the preceding calendar year insofar as it relates to the subject matter of financial reports.
- v. **On-Site Audit.** District reserves the right to audit and inspect the successful firm's employees, sales, and inventory at the site or wherever appropriate, and all inventory records relating to the operation of the Restaurant facility at any time during the collection of receipts and stocking processes.
- vi. **Bank Deposits.** The successful firm shall maintain a separate bank account for the operation of the Restaurant facility. The successful firm shall maintain all banking records and bank deposit receipts concerning the same. District reserves the right to require the successful firm to furnish such records and receipts to District at any time during the term of the lease and/or management contract.

4. SUBMISSION OF PROPOSALS.

Firms desiring to provide to the District must submit one (1) original copy and one (1) electronic copy (PDF format and all documents included on a USB flash drive) of the required Proposal no later than _____, at _____ (EST), at the District's administrative office located at _____ (or at an alternative location to be determined and announced). Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened at that time. Proposer shall assume full responsibility for timely delivery at location designated for receipts of Proposals. Proposals received either in person, or by

mail after the time and date for receipt of Proposals will not be accepted and will be returned unopened. Oral, telephonic, or e-mail Proposals are invalid and will not be considered.

5. SUMMARY OF SCHEDULE. The District anticipates the following schedule for the procurement, though certain dates may be subject to change:

Date/Time	Event
	RFP Notice Issued.
	RFP packet available upon request to District Manager.
	Deadline to challenge RFP packet.
	Mandatory Pre-Proposal Meeting.
	Site inspections available upon request. Prior approval from District Manager is required.
	Deadline for questions.
	Deadline for addenda to be issued.
	Proposal submittal deadline and official bid opening.

6. MANDATORY PRE-PROPOSAL MEETING.

A. A **mandatory** pre-proposal meeting will be held at _____.m. (EST) on _____.

B. Proposers are **required** to attend the pre-bid meeting for a detailed discussion of the proposal process. At that time, Proposers will have the opportunity to tour the facility.

C. Proposers should not attempt to tour facility without prior authorization from the District Manager or General Manager and must not in any way disrupt employees or operations during the proposal process.

7. FAMILIARITY WITH THE LAW. By submitting a Proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the Proposal in compliance with all such laws, ordinances and regulations. Moreover, Proposers shall comply with all laws, ordinances and regulations applicable to the development contemplated herein, including those applicable to conflict of interest and collusion. Proposers are presumed to be familiar with all Federal, State and local laws, ordinances, codes and regulations that may in any way affect the services offered. The proposals shall comply with the District's Rules of Procedure, City of Lake Wales and Polk County Land Development Code, Building Code and other applicable regulatory requirements. Approval by the District, in its proprietary capacity does not constitute regulatory approval of any aspect of the proposal by the District, in a regulatory capacity.

8. INTERPRETATIONS AND ADDENDA; ZONE OF SILENCE. Any and all questions relative to this procurement shall be directed in writing by e-mail only to the District Manager, Jill

Burns (jburns@gmscfl.com) and District Counsel, Savannah Hancock (savannah@cddlattorneys.com). No phone inquiries please.

All questions must be received no later than _____.m. (EST) on _____, to be considered. Interpretations or clarifications considered necessary by the District in response to such questions will be issued by addenda e-mailed to all parties recorded as having received the RFP packet. Only questions answered by formal written addenda will be binding. No interpretations will be given verbally. All questions and answers will be distributed to all Proposers via e-mail and, accordingly, all Proposers should email the District Manager at jburns@gmscfl.com to request to be placed on the distribution list.

Except as set forth in this Section, Proposers (including Proposer's officers, directors, employees, agents, representatives, contractors, affiliates, subsidiaries or anyone else acting on a Proposer's behalf) should not communicate during the submission and evaluation process with any District Supervisor, staff member, or other representative of the District in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication. This does not apply to pre-solicitation conferences or communications with staff not concerning this solicitation. **ANY COMMUNICATION CONTRARY TO THE REQUIREMENTS OF THIS SECTION MAY CAUSE AN INDIVIDUAL FIRM, OR TEAM, TO BE DISQUALIFIED FROM PARTICIPATING.**

9. INSURANCE. All Proposers shall include as part of the Proposal a current Certificate of Insurance detailing the company's insurance coverage, or some other evidence of insurance or insurability. In the event the Proposer is notified of award, it shall provide proof of insurance in the form required by the District within such time period as the District may request, which may include requirements to name the District as an additional insured on certain policies.

10. SUBMISSION OF ONLY ONE PROPOSAL. Proposers may be disqualified, and their Proposals rejected, if the District has reason to believe that collusion may exist among Proposers, the Proposer has defaulted on any previous contract, or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

11. PROPOSAL MODIFICATION; INQUIRIES BY THE DISTRICT; WITHDRAWAL. Proposals may be modified by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any time prior to the time Proposals are due. The District reserves the right to ask clarification questions and seek additional information from any of the Proposers at any time. Prior to the time and date designated for receipt of Proposals, Proposals submitted early may be modified or withdrawn only by an appropriate document duly executed (in the manner that a Proposal must be executed) and hand-delivered by notice to the party receiving Proposals at the place and prior to the time designated for receipt of Proposals. No Proposal may be withdrawn for a period of one hundred and twenty (120) days from the due date for the Proposals.

12. ACKNOWLEDGEMENTS. In addition to any other requirements set forth in this RFP packet, by submitting a Proposal, the Proposer acknowledges the following:

- A. The Proposer has carefully reviewed the RFP packet, including any other documentation included within the RFP packet. The documents contained within the RFP packet are complementary, and what is called for by one is binding as if called for by all. If the Proposer finds any conflicts, errors, ambiguities or discrepancies with the RFP packet, he/she shall call it to the District's and/or the District's designees' attention in writing within the time period allotted for asking questions as part of the procurement process.
- B. The Proposer is responsible for inspecting the site prior to submitting a Proposal and notifying the District and/or its designee of discrepancies in the RFP packet that may affect its costs, timing, etc.
- C. Unless otherwise specified, if any are required, the successful firm shall secure and pay for all fees associated with necessary permits or approvals.
- D. All materials and services provided by Proposer shall be performed in strict compliance with all applicable governmental regulations, permits required, 2010 American with Disabilities Act ("ADA") Accessibility Guidelines, and local, state and federal laws.
- E. Proposer certifies, by submitting a proposal in response to this RFP, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction per the provision of section 287.133(2)(a), *Florida Statutes*.
- F. Proposer certifies, by submitting a proposal in response to this RFP, that neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, created pursuant to section 215.473, *Florida Statutes*, and in the event such status changes, Proposer shall immediately notify the District.
- G. Proposer agrees that, if awarded an agreement at the conclusion of the District's solicitation of services pursuant to this RFP, Proposer shall comply with and perform all applicable provisions of section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, the successful Proposer shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the agreement with the successful Proposer immediately for cause if there is a good faith belief that the successful Proposer has knowingly violated section 448.09(1), *Florida Statutes*. By submitting a proposal in response to this RFP, Proposer represents that no public employer has terminated a contract with the Proposer under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of Proposer's submission of its response to this RFP.

13. EVALUATION OF PROPOSALS.

All qualified submissions received by the deadline will be analyzed by the District according to the criteria outlined in Section I.C. of this RFP package. Failure to comply with the provisions of the RFP may cause any proposal to be ineligible for evaluation.

Proposers responding to this RFP shall be available for interviews with the District. Discussions may be conducted with Proposers for purposes of clarification to assure full understanding of and conformance to the RFP requirements. After proposals are opened, any selected entity notified by the District should be prepared to meet with the District at the time and date determined by the District. Selection shall be based on the firms' qualifications and proposal, as applicable to the scope and nature of this RFP. Determination of qualifications shall be based on written proposals, responses from past and current references and information presented to the District during oral interviews, if any.

Each proposal will be initially analyzed and evaluated according to the evaluation criteria below. In addition to the proposal, the Board of Supervisors and its staff may request additional material, information or references from the submitting entity or others.

Importance and weighting of the criteria may change depending on the overall proposal options received. Upon completion of the evaluations, the final selection and award of a contract or contract(s) rests with the Board of Supervisors, which has the sole discretion at which option they believe will best meet the interests of the District.

Provided it is in the best interest of the District, the Proposer(s) determined to be the most responsive, taking into consideration the evaluation factors set forth in this RFP, will be selected to begin contractual negotiations. The Proposer(s) selected will be invited to submit more comprehensive information if necessary. If no satisfactory agreement can be reached with the "most responsive entity," then the District is anticipated to begin contractual negotiations with the Proposer determined to be the next most responsive, and, if unsuccessful in reaching a satisfactory agreement, will continue the process of entering into contractual negotiations with any/all Proposers whom proposals are determined to be in the best interest of the District.

As a part of the Proposal evaluation process, the District may conduct a background investigation of Proposer, including a record check by the City of Lake Wales and Polk County Sheriff's Office or private security firm, as determined by the District. Proposer's submission of a proposal constitutes acknowledgment of the process and consent to such investigation.

14. DISTRICT'S RIGHT TO TAKE ACTIONS IN ITS BEST INTERESTS. The District reserves the right to reject any and all Proposals, make modifications to the work, award the contract in whole or in part with or without cause, and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District's best interests to do so.

15. RFP POSTPONEMENT/CANCELLATION/WAIVER OF IRREGULARITIES. The District may, at its sole and absolute discretion, reject any and all, or parts of any and all, proposals; re-advertise this RFP; postpone or cancel, at any time, this RFP process; or waive any irregularities in this RFP or in the proposals received as a result of this RFP.

16. INDEMNIFICATION. To the fullest extent permitted by law, Proposer shall indemnify, hold harmless, and defend the District and its Board members, officers, directors, supervisors, staff, lawyers, managers, engineers, consultants, employees, representatives, contractors, subcontractors, agents, successors and assigns of each and any of all of the foregoing entities and individuals (together, “Indemnitees”) from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney’s fees, relating to the Proposal and/or this RFP and to the extent caused, in part or in whole, by the negligence, recklessness, or intentionally wrongful misconduct of the Proposer or those acting on Proposer’s behalf. In the event that any indemnification, defense or hold harmless provision of this RFP is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Indemnitees.

17. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District’s limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute or law.

18. PUBLIC RECORDS AND PROPRIETARY INFORMATION. Responses to this RFP, upon receipt by the District, become public records subject to the provisions of Chapter 119, Florida Statutes, Florida’s Public Records Law. To the extent permitted by law, all documents pertaining to this RFP shall be kept confidential until the proposal evaluation is complete, and a contract is awarded. No information about any submission of proposals shall be released to anyone until the process is complete, except to the appropriate District staff and Board of Supervisors. If Proposer(s) believe that any portion of its response is exempt from Florida Public Records Law, Proposer(s) should clearly identify the specific documents for which confidentiality is claimed and provide specific legal authority of the asserted exemption. It is also strongly recommended that those specific materials that you assert qualify for exemption from Chapter 119, Florida Statutes, be submitted in a separate envelope and clearly identified as “TRADE SECRETS EXCEPTION,” with your firm’s name and the proposal number marked on the outside. Please also note that details of proposals, including alleged trade secrets, with the exception of a company’s financial statements, may be disclosed at a public meeting.

In the event the District determines that any materials claimed to be exempt as trade secrets do not qualify as such, the Proposer will be contacted and will have the opportunity to rescind their proposal or waive their claim to confidentiality. Please be aware that the designation of an item as a trade secret by Proposer, and the refusal to disclose any materials submitted to the District, may be challenged in court by any person. By Proposer’s designation of material in its proposal as a “trade secret” Proposer(s) agree to hold harmless the District for any award to a plaintiff for damages, costs or attorneys’ fees and for costs and attorneys’ fees incurred by the District by reason of any legal action challenging Proposer’s claim, and the District’s refusal to disclose.

Please be aware that public meetings will be required through the approval process for the chosen project, and that the designation of financial or other information as a trade secret does not preclude this subject matter from discussion during a public meeting. In the event that a claim of any kind is filed challenging the confidentiality of the Proposer’s information, the District may require the Proposer to indemnify, defend and hold harmless the Indemnitees from all claims,

liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, relating to the claim.

19. MANDATORY AND PERMISSIVE REQUIREMENTS. The only mandatory requirements contained within this RFP are that: (i) an interested firm must hold all required local, state and federal licenses in good standing, and (ii) be authorized to do business in Polk County and the State of Florida. All of the requirements or provisions set forth in the RFP shall be deemed "permissive," in that a Proposer's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify the Proposer's Proposal, but instead may be taken into account in the evaluation and scoring of the Proposal.

20. PROTESTS. There are no protest rights afforded to any proposer through this Request for Proposal process.

PART I.C. EVALUATION CRITERIA

Evaluation Criteria	Points
Proposer's qualifications, experience, and past performance of the firm/team	35 points
Business concept, as proposed in response to this RFP	30 points
Financial analysis, capability, proposed terms, gross revenue sharing and fees	35 points

SECTION VIII

SECTION A

SECTION 1

SECTION (a)

RESOLUTION 2026-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors (“**Board**”) of the Lake Ashton Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing Fiscal Year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing Fiscal Year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the Fiscal Year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Lake Ashton Community Development District for the Fiscal Year Ending September 30, 2027."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	\$ _____
DEBT SERVICE FUND (SERIES 2015-1)	\$ _____
DEBT SERVICE FUND (SERIES 2015-2)	\$ _____
CAPITAL RESERVE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that Fiscal Year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20th DAY OF JULY 2026.

ATTEST:

**LAKE ASHTON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2027

**Approved Budget
Fiscal Year 2027**



LAKE ASHTON
Community Development District

July 20, 2026



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Lake Ashton

Community Development District

Approved Budget

General Fund

Description		Actual Thru 9/30/25	Adopted Budget FY 2026	Actual Thru 6/30/26	Projected Next 3 Months	Total Projected 9/30/26	Approved Budget FY 2027
Revenues							
Special Assessments - Levy	001.300.36300.10100	\$2,355,621	\$2,336,605	\$2,347,421	\$0	\$2,347,421	\$2,495,773
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	\$2,821,773

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

Approved 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	Approved 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)	(\$424,838)
TOTAL OTHER SOURCES AND USES		(\$496,380)	(\$461,545)	(\$461,545)	\$49,301	(\$412,244)	(\$424,838)
EXCESS REVENUES		\$57,780	\$0	\$449,993	(\$449,993)	\$0	\$0
	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027
Net Assessment	\$1,703,644	\$1,789,053	\$2,055,306	\$2,145,886	\$2,336,610	\$2,336,605	\$2,495,773
Plus Collection Fees (7%)	\$128,231	\$134,660	\$154,700	\$161,518	\$175,874	\$175,873	\$187,854
Gross Assessment	\$1,831,875	\$1,923,713	\$2,210,006	\$2,307,404	\$2,512,484	\$2,512,478	\$2,683,626
No. of Units	977	977	974	974	978	978	978
Gross Per Unit Assessment	\$1,875.00	\$1,969.00	\$2,269.00	\$2,369.00	\$2,569.00	\$2,569.00	\$2,744.00

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

REVENUES:

Special Assessments 001.300.36300.10100

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

Rental Income 001.300.36200.10100

Rental fees charged for rental of facilities for events.

Entertainment Fees 001.300.36200.10000

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

Newsletter Income 001.300.36200.10200

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

Interest Income 001.300.36100.10000

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

Restaurant Lease Income 001.300.34900.10000

Monthly lease payment for lease of the Restaurant.

Sponsorship – AdventHealth 001.300.36300.10000

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

Contributions 001.300.36600.10000

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

Special Event – Security 001.300.36200.10500

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

Security Credentials 001.300.36200.10600

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

Revenue-Reimbursed Repairs 001.300.36200.10900

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

Miscellaneous Income 001.300.36900.10000

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

Carryforward Surplus 001.300.27100.10000

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

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.

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

Bridge Repairs and Maintenance 001.320.57200.54508

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

Clubhouse Repairs and Maintenance 001.320.57200.54500

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

Fitness Center Repairs and Maintenance 001.320.57200.54510

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

Bowling Lanes Repairs and Maintenance 001.320.57200.54530

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

Restaurant Repairs and Maintenance 001.320.57200.54520

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

Furniture, Fixtures, Equipment 001 320.57200.52010

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

Pool Maintenance-Pool 001.320.57200.45300

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

Pool Repairs 001.320.57200.45301

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

Golf Cart Repairs and Maintenance 001.320.57200.54506

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

Reimbursed Repairs and Maintenance 001.320.57200.54540

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

Maintenance Contingency 001.320.57200.49100

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

Landscape Maintenance Contract 001.320.57200.46200

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

Landscape Maintenance Improvements 001.320.57200.46201

Replacement of plants needed throughout the District.

Irrigation Repairs 001.320.57200.46202

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

Lake Maintenance Contract 001.320.53800.46800

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

<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
Approved 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	Approved Budget FY 2027
Revenues						
Capital Reserve-Transfer In (From General Fund to Capital Reserve)	\$496,380	\$461,545	\$461,545	(\$49,301)	\$412,244	\$424,838
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	\$1,432,053
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	\$0	\$0	\$0	\$0	\$0	\$0
Golf Course Reserves	\$0	\$0	\$0	\$0	\$0	\$0
Capital Projects	\$0	\$0	\$0	\$0	\$0	\$451,358
Contingencies	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$650
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	\$980,045

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	\$980,695	\$711,245	\$790,333	\$839,185
Reserves	\$424,838	\$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	\$980,695	\$711,245	\$790,333	\$839,185	\$846,038

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	Approved 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

SECTION 2

SECTION (a)

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lake Ashton Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Lake Ashton Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 20th DAY OF JULY 2026.

ATTEST:

**LAKE ASHTON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

**Approved Budget
Fiscal Year 2027**



LAKE ASHTON
Community Development District

July 20, 2026



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Lake Ashton

Community Development District

Approved Budget

General Fund

Description		Actual Thru 9/30/25	Adopted Budget FY 2026	Actual Thru 6/30/26	Projected Next 3 Months	Total Projected 9/30/26	Approved Budget FY 2027
Revenues							
Special Assessments - Levy	001.300.36300.10100	\$2,355,621	\$2,336,605	\$2,347,421	\$0	\$2,347,421	\$2,495,773
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	\$2,821,773

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

Approved 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	Approved 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)	(\$424,838)	
TOTAL OTHER SOURCES AND USES		(\$496,380)	(\$461,545)	(\$461,545)	\$49,301	(\$412,244)	(\$424,838)	
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	\$2,495,773
Plus Collection Fees (7%)		\$128,231	\$134,660	\$154,700	\$161,518	\$175,874	\$175,873	\$187,854
Gross Assessment		\$1,831,875	\$1,923,713	\$2,210,006	\$2,307,404	\$2,512,484	\$2,512,478	\$2,683,626
No. of Units		977	977	974	974	978	978	978
Gross Per Unit Assessment		\$1,875.00	\$1,969.00	\$2,269.00	\$2,369.00	\$2,569.00	\$2,569.00	\$2,744.00

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

REVENUES:

Special Assessments 001.300.36300.10100

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

Rental Income 001.300.36200.10100

Rental fees charged for rental of facilities for events.

Entertainment Fees 001.300.36200.10000

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

Newsletter Income 001.300.36200.10200

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

Interest Income 001.300.36100.10000

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

Restaurant Lease Income 001.300.34900.10000

Monthly lease payment for lease of the Restaurant.

Sponsorship – AdventHealth 001.300.36300.10000

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

Contributions 001.300.36600.10000

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

Special Event – Security 001.300.36200.10500

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

Security Credentials 001.300.36200.10600

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

Revenue-Reimbursed Repairs 001.300.36200.10900

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

Miscellaneous Income 001.300.36900.10000

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

Carryforward Surplus 001.300.27100.10000

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

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.

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

Bridge Repairs and Maintenance 001.320.57200.54508

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

Clubhouse Repairs and Maintenance 001.320.57200.54500

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

Fitness Center Repairs and Maintenance 001.320.57200.54510

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

Bowling Lanes Repairs and Maintenance 001.320.57200.54530

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

Restaurant Repairs and Maintenance 001.320.57200.54520

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

Furniture, Fixtures, Equipment 001 320.57200.52010

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

Pool Maintenance-Pool 001.320.57200.45300

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

Pool Repairs 001.320.57200.45301

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

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

Golf Cart Repairs and Maintenance 001.320.57200.54506

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

Reimbursed Repairs and Maintenance 001.320.57200.54540

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

Maintenance Contingency 001.320.57200.49100

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

Landscape Maintenance Contract 001.320.57200.46200

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

Landscape Maintenance Improvements 001.320.57200.46201

Replacement of plants needed throughout the District.

Irrigation Repairs 001.320.57200.46202

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

Lake Maintenance Contract 001.320.53800.46800

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

<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
Approved 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	Approved Budget FY 2027
Revenues						
Capital Reserve-Transfer In (From General Fund to Capital Reserve)	\$496,380	\$461,545	\$461,545	(\$49,301)	\$412,244	\$424,838
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	\$1,432,053
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	\$0	\$0	\$0	\$0	\$0	\$0
Golf Course Reserves	\$0	\$0	\$0	\$0	\$0	\$0
Capital Projects	\$0	\$0	\$0	\$0	\$0	\$451,358
Contingencies	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$650
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	\$980,045

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	\$980,695	\$711,245	\$790,333	\$839,185
Reserves	\$424,838	\$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	\$980,695	\$711,245	\$790,333	\$839,185	\$846,038

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	Approved 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

Lake Ashton CDD FY 27 Assessment Roll
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PARCEL ID	Units	FY 27 O&M	Debt	Total
272918865152000010	1	\$2,744.00	\$765.82	\$3,509.82
272918865152000020	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000030	1	\$2,744.00	\$539.74	\$3,283.74
272918865152000040	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000050	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000060	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000070	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000080	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000090	1	\$2,744.00	\$539.74	\$3,283.74
272918865152000100	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000110	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000120	1	\$2,744.00	\$765.82	\$3,509.82
272918865152000130	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000140	1	\$2,744.00	\$765.82	\$3,509.82
272918865152000150	1	\$2,744.00	\$765.82	\$3,509.82
272918865152000160	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000170	1	\$2,744.00	\$765.82	\$3,509.82
272918865152000180	1	\$2,744.00	\$765.82	\$3,509.82
272918865152000190	1	\$2,744.00	\$765.82	\$3,509.82
272918865152000200	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000210	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000220	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000230	1	\$2,744.00	\$765.82	\$3,509.82
272918865152000240	1	\$2,744.00	\$765.82	\$3,509.82
272918865152000250	1	\$2,744.00	\$765.82	\$3,509.82
272918865152000260	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000270	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000280	1	\$2,744.00	\$765.82	\$3,509.82
272918865152000290	1	\$2,744.00	\$765.82	\$3,509.82
272918865152000300	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000310	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000320	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000330	1	\$2,744.00	\$765.82	\$3,509.82
272918865152000340	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000350	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000360	1	\$2,744.00	\$765.82	\$3,509.82
272918865152000370	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000380	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000390	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000400	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000410	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000420	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000430	1	\$2,744.00	\$765.82	\$3,509.82
272918865152000440	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000450	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000460	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000470	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000480	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000490	1	\$2,744.00	\$539.74	\$3,283.74
272918865152000500	1	\$2,744.00	\$539.74	\$3,283.74
272918865152000510	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000520	1	\$2,744.00	\$539.74	\$3,283.74
272918865152000530	1	\$2,744.00	\$765.82	\$3,509.82
272918865152000540	1	\$2,744.00	\$539.74	\$3,283.74
272918865152000550	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000560	1	\$2,744.00	\$539.74	\$3,283.74
272918865152000570	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000580	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000590	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000600	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000610	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000620	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000630	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000640	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000650	1	\$2,744.00	\$539.74	\$3,283.74
272918865152000660	1	\$2,744.00	\$539.74	\$3,283.74
272918865152000670	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000680	1	\$2,744.00	\$539.74	\$3,283.74
272918865152000690	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000700	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000710	1	\$2,744.00	\$765.82	\$3,509.82
272918865152000720	1	\$2,744.00	\$539.74	\$3,283.74
272918865152000730	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000740	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000750	1	\$2,744.00	\$539.74	\$3,283.74

PARCEL ID	Units	FY 27 O&M	Debt	Total
272918865152000760	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000770	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000780	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000790	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000800	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000810	1	\$2,744.00	\$539.74	\$3,283.74
272918865152000820	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000830	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000840	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000850	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000860	1	\$2,744.00	\$539.74	\$3,283.74
272918865152000870	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000880	1	\$2,744.00	\$765.82	\$3,509.82
272918865152000890	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000900	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000910	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000920	1	\$2,744.00	\$765.82	\$3,509.82
272918865152000930	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000940	1	\$2,744.00	\$539.74	\$3,283.74
272918865152000950	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000960	1	\$2,744.00	\$539.74	\$3,283.74
272918865152000970	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000980	1	\$2,744.00	\$0.00	\$2,744.00
272918865152000990	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001000	1	\$2,744.00	\$765.82	\$3,509.82
272918865152001010	1	\$2,744.00	\$765.82	\$3,509.82
272918865152001020	1	\$2,744.00	\$765.82	\$3,509.82
272918865152001030	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001040	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001050	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001060	1	\$2,744.00	\$765.82	\$3,509.82
272918865152001070	1	\$2,744.00	\$765.82	\$3,509.82
272918865152001080	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001090	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001100	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001110	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001120	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001130	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001140	1	\$2,744.00	\$539.74	\$3,283.74
272918865152001150	1	\$2,744.00	\$539.74	\$3,283.74
272918865152001160	1	\$2,744.00	\$539.74	\$3,283.74
272918865152001170	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001180	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001190	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001200	1	\$2,744.00	\$539.74	\$3,283.74
272918865152001210	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001220	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001230	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001240	1	\$2,744.00	\$539.74	\$3,283.74
272918865152001250	1	\$2,744.00	\$539.74	\$3,283.74
272918865152001260	1	\$2,744.00	\$539.74	\$3,283.74
272918865152001270	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001280	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001290	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001300	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001310	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001320	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001330	1	\$2,744.00	\$539.74	\$3,283.74
272918865152001340	1	\$2,744.00	\$539.74	\$3,283.74

PARCEL ID	Units	FY 27 O&M	Debt	Total
272918865152001540	1	\$2,744.00	\$539.74	\$3,283.74
272918865152001550	1	\$2,744.00	\$539.74	\$3,283.74
272918865152001560	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001570	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001580	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001590	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001600	1	\$2,744.00	\$539.74	\$3,283.74
272918865152001610	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001620	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001630	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001640	1	\$2,744.00	\$765.82	\$3,509.82
272918865152001650	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001660	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001670	1	\$2,744.00	\$765.82	\$3,509.82
272918865152001680	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001690	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001700	1	\$2,744.00	\$765.82	\$3,509.82
272918865152001710	1	\$2,744.00	\$765.82	\$3,509.82
272918865152001720	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001730	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001740	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001750	1	\$2,744.00	\$539.74	\$3,283.74
272918865152001760	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001770	1	\$2,744.00	\$539.74	\$3,283.74
272918865152001780	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001790	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001800	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001810	1	\$2,744.00	\$539.74	\$3,283.74
272918865152001820	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001830	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001840	1	\$2,744.00	\$539.74	\$3,283.74
272918865152001850	1	\$2,744.00	\$539.74	\$3,283.74
272918865152001860	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001870	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001880	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001890	1	\$2,744.00	\$539.74	\$3,283.74
272918865152001900	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001910	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001920	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001930	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001940	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001950	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001960	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001970	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001980	1	\$2,744.00	\$0.00	\$2,744.00
272918865152001990	1	\$2,744.00	\$0.00	\$2,744.00
272918865152002000	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002010	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002020	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002030	1	\$2,744.00	\$0.00	\$2,744.00
272918865152002040	1	\$2,744.00	\$0.00	\$2,744.00
272918865152002050	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002060	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002070	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002080	1	\$2,744.00	\$765.82	\$3,509.82
272918865152002090	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002100	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002110	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002120	1	\$2,744.00	\$0.00	\$2,744.

PARCEL ID	Units	FY 27 O&M	Debt	Total
272918865152002320	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002330	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002340	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002350	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002360	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002370	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002380	1	\$2,744.00	\$0.00	\$2,744.00
272918865152002390	1	\$2,744.00	\$765.82	\$3,509.82
272918865152002400	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002410	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002420	1	\$2,744.00	\$0.00	\$2,744.00
272918865152002430	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002440	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002450	1	\$2,744.00	\$0.00	\$2,744.00
272918865152002460	1	\$2,744.00	\$765.82	\$3,509.82
272918865152002470	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002480	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002490	1	\$2,744.00	\$0.00	\$2,744.00
272918865152002500	1	\$2,744.00	\$0.00	\$2,744.00
272918865152002510	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002520	1	\$2,744.00	\$0.00	\$2,744.00
272918865152002530	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002540	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002550	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002560	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002570	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002580	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002590	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002600	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002610	1	\$2,744.00	\$0.00	\$2,744.00
272918865152002620	1	\$2,744.00	\$0.00	\$2,744.00
272918865152002630	1	\$2,744.00	\$0.00	\$2,744.00
272918865152002640	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002650	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002660	1	\$2,744.00	\$0.00	\$2,744.00
272918865152002670	1	\$2,744.00	\$0.00	\$2,744.00
272918865152002690			\$0.00	\$0.00
272918865152002700			\$0.00	\$0.00
272918865152002701			\$0.00	\$0.00
272918865152002710			\$0.00	\$0.00
272918865152002720			\$0.00	\$0.00
272918865152002730			\$0.00	\$0.00
272918865152002740			\$0.00	\$0.00
272918865152002750			\$0.00	\$0.00
272918865152002760			\$0.00	\$0.00
272918865152002770			\$0.00	\$0.00
272918865152002780			\$0.00	\$0.00
272918865152002800	1	\$2,744.00	\$539.74	\$3,283.74
272918865152002810	5	\$13,720.00	\$2,978.25	\$16,698.25
272918865153001010	1	\$2,744.00	\$684.62	\$3,428.62
272918865153001020	1	\$2,744.00	\$684.62	\$3,428.62
272918865153001030	1	\$2,744.00	\$684.62	\$3,428.62
272918865153001040	1	\$2,744.00	\$684.62	\$3,428.62
272918865153001050	1	\$2,744.00	\$684.62	\$3,428.62
272918865153001060	1	\$2,744.00	\$0.00	\$2,744.00
272918865153001070	1	\$2,744.00	\$0.00	\$2,744.00
272918865153001080	1	\$2,744.00	\$0.00	\$2,744.00
272918865153002010	1	\$2,744.00	\$684.62	\$3,428.62
272918865153002020	1	\$2,744.00	\$684.62	\$3,428.62
272918865153002030	1	\$2,744.00	\$684.62	\$3,428.62
272918865153002040	1	\$2,744.00	\$684.62	\$3,428.62
272918865153002050	1	\$2,744.00	\$684.62	\$3,428.62
272918865153002060	1	\$2,744.00	\$684.62	\$3,428.62
272918865153002070	1	\$2,744.00	\$684.62	\$3,428.62
272918865153002080	1	\$2,744.00	\$684.62	\$3,428.62
272918865153002090	1	\$2,744.00	\$0.00	\$2,744.00
272918865153002100	1	\$2,744.00	\$0.00	\$2,744.00
272918865153002110	1	\$2,744.00	\$0.00	\$2,744.00
272918865153002120	1	\$2,744.00	\$0.00	\$2,744.00
272918865153010000			\$0.00	\$0.00
272918865153020000			\$0.00	\$0.00
272918865154006000	1	\$2,744.00	\$765.82	\$3,509.82
272918865154006010	1	\$2,744.00	\$765.82	\$3,509.82
272918865154006020	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006030	1	\$2,744.00	\$765.82	\$3,509.82
272918865154006040	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006050	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006060	1	\$2,744.00	\$765.82	\$3,509.82

PARCEL ID	Units	FY 27 O&M	Debt	Total
272918865154006070	1	\$2,744.00	\$765.82	\$3,509.82
272918865154006080	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006090	1	\$2,744.00	\$765.82	\$3,509.82
272918865154006100	1	\$2,744.00	\$765.82	\$3,509.82
272918865154006110	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006120	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006130	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006140	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006150	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006160	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006170	1	\$2,744.00	\$765.82	\$3,509.82
272918865154006180	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006190	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006200	1	\$2,744.00	\$765.82	\$3,509.82
272918865154006210	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006220	1	\$2,744.00	\$765.82	\$3,509.82
272918865154006230	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006240	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006250	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006260	1	\$2,744.00	\$765.82	\$3,509.82
272918865154006270	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006280	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006290	1	\$2,744.00	\$765.82	\$3,509.82
272918865154006300	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006310	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006320	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006330	1	\$2,744.00	\$765.82	\$3,509.82
272918865154006340	1	\$2,744.00	\$765.82	\$3,509.82
272918865154006350	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006360	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006370	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006380	1	\$2,744.00	\$765.82	\$3,509.82
272918865154006390	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006400	1	\$2,744.00	\$765.82	\$3,509.82
272918865154006410	1	\$2,744.00	\$765.82	\$3,509.82
272918865154006420	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006430	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006440	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006450	1	\$2,744.00	\$765.82	\$3,509.82
272918865154006460	1	\$2,744.00	\$765.82	\$3,509.82
272918865154006470	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006480	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006490	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006500	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006510	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006520	1	\$2,744.00	\$765.82	\$3,509.82
272918865154006530	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006540	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006550	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006560	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006570	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006580	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006590	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006600	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006610	1	\$2,744.00	\$765.82	\$3,509.82
272918865154006620	1	\$2,744.00	\$765.82	\$3,509.82
272918865154006630	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006640	1	\$2,744.00	\$765.82	\$3,509.82</

PARCEL ID	Units	FY 27 O&M	Debt	Total
272918865154006850	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006860	1	\$2,744.00	\$765.82	\$3,509.82
272918865154006870	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006880	1	\$2,744.00	\$765.82	\$3,509.82
272918865154006890	1	\$2,744.00	\$765.82	\$3,509.82
272918865154006900	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006910	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006920	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006930	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006940	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006950	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006960	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006970	1	\$2,744.00	\$0.00	\$2,744.00
272918865154006980	1	\$2,744.00	\$765.82	\$3,509.82
272918865154006990	1	\$2,744.00	\$0.00	\$2,744.00
272918865154007000	1	\$2,744.00	\$765.82	\$3,509.82
272918865154007010	1	\$2,744.00	\$0.00	\$2,744.00
272918865154007020	1	\$2,744.00	\$765.82	\$3,509.82
272918865154007030	1	\$2,744.00	\$0.00	\$2,744.00
272918865154007040	1	\$2,744.00	\$765.82	\$3,509.82
272918865154007050	1	\$2,744.00	\$765.82	\$3,509.82
272918865154007060	1	\$2,744.00	\$765.82	\$3,509.82
272918865154007070	1	\$2,744.00	\$0.00	\$2,744.00
272918865154007080	1	\$2,744.00	\$765.82	\$3,509.82
272918865154007090	1	\$2,744.00	\$539.74	\$3,283.74
272918865154007100			\$0.00	\$0.00
272918865155008000	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008010	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008020	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008030	1	\$2,744.00	\$0.00	\$2,744.00
272918865155008040	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008050	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008060	1	\$2,744.00	\$0.00	\$2,744.00
272918865155008070	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008080	1	\$2,744.00	\$0.00	\$2,744.00
272918865155008090	1	\$2,744.00	\$0.00	\$2,744.00
272918865155008100	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008110	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008120	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008130	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008140	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008150	1	\$2,744.00	\$0.00	\$2,744.00
272918865155008160	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008170	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008180	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008190	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008200	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008210	1	\$2,744.00	\$0.00	\$2,744.00
272918865155008220	1	\$2,744.00	\$0.00	\$2,744.00
272918865155008230	1	\$2,744.00	\$0.00	\$2,744.00
272918865155008240	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008250	1	\$2,744.00	\$0.00	\$2,744.00
272918865155008260	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008270	1	\$2,744.00	\$0.00	\$2,744.00
272918865155008280	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008290	1	\$2,744.00	\$0.00	\$2,744.00
272918865155008300	1	\$2,744.00	\$0.00	\$2,744.00
272918865155008310	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008320	1	\$2,744.00	\$765.82	\$3,5

PARCEL ID	Units	FY 27 O&M	Debt	Total
272918865155008520	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008530	1	\$2,744.00	\$0.00	\$2,744.00
272918865155008540	1	\$2,744.00	\$0.00	\$2,744.00
272918865155008550	1	\$2,744.00	\$0.00	\$2,744.00
272918865155008560	1	\$2,744.00	\$0.00	\$2,744.00
272918865155008570	1	\$2,744.00	\$0.00	\$2,744.00
272918865155008580	1	\$2,744.00	\$0.00	\$2,744.00
272918865155008590	1	\$2,744.00	\$0.00	\$2,744.00
272918865155008600	1	\$2,744.00	\$0.00	\$2,744.00
272918865155008610	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008620	1	\$2,744.00	\$0.00	\$2,744.00
272918865155008630	1	\$2,744.00	\$0.00	\$2,744.00
272918865155008640	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008650	1	\$2,744.00	\$0.00	\$2,744.00
272918865155008660	1	\$2,744.00	\$0.00	\$2,744.00
272918865155008670	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008680	1	\$2,744.00	\$0.00	\$2,744.00
272918865155008690	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008700	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008710	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008720	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008730	1	\$2,744.00	\$0.00	\$2,744.00
272918865155008740	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008750	1	\$2,744.00	\$0.00	\$2,744.00
272918865155008760	1	\$2,744.00	\$0.00	\$2,744.00
272918865155008770	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008780	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008790	1	\$2,744.00	\$0.00	\$2,744.00
272918865155008800	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008810	1	\$2,744.00	\$765.82	\$3,509.82
272918865155008820			\$0.00	\$0.00
272918865156009010	1	\$2,744.00	\$0.00	\$2,744.00
272918865156009020	1	\$2,744.00	\$977.74	\$3,721.74
272918865156009030	1	\$2,744.00	\$0.00	\$2,744.00
272918865156009040	1	\$2,744.00	\$977.74	\$3,721.74
272918865156009050	1	\$2,744.00	\$0.00	\$2,744.00
272918865156009060	1	\$2,744.00	\$977.74	\$3,721.74
272918865156009070	1	\$2,744.00	\$0.00	\$2,744.00
272918865156009080	1	\$2,744.00	\$977.74	\$3,721.74
272918865156009090	1	\$2,744.00	\$977.74	\$3,721.74
272918865156009100	1	\$2,744.00	\$0.00	\$2,744.00
272918865156009110	1	\$2,744.00	\$977.74	\$3,721.74
272918865156009120	1	\$2,744.00	\$977.74	\$3,721.74
272918865156009130	1	\$2,744.00	\$0.00	\$2,744.00
272918865156009140	1	\$2,744.00	\$0.00	\$2,744.00
272918865156009150	1	\$2,744.00	\$977.74	\$3,721.74
272918865156009160	1	\$2,744.00	\$977.74	\$3,721.74
272918865156009170	1	\$2,744.00	\$0.00	\$2,744.00
272918865156009180	1	\$2,744.00	\$977.74	\$3,721.74
272918865156009190	1	\$2,744.00	\$0.00	\$2,744.00
272918865156009200	1	\$2,744.00	\$0.00	\$2,744.00
272918865156009210	1	\$2,744.00	\$0.00	\$2,744.00
272918865156009220	1	\$2,744.00	\$0.00	\$2,744.00
272918865156009230	1	\$2,744.00	\$977.74	\$3,721.74
272918865156009240	1	\$2,744.00		\$2,744.00
272918865156009250	1	\$2,744.00	\$0.00	\$2,744.00
272918865156009260	1	\$2,744.00	\$0.00	\$2,744.00
272918865156009270	1	\$2,744.00	\$977.74	\$3,721.74
272918865156009280	1	\$2,744.00	\$977.74	\$3,721.74
272918865156009290	1	\$2,744.00	\$977.74	\$3,721.74
272918865156009300	1	\$2,744.00	\$977.74	\$3,721.74
272918865156009310	1	\$2,744.00	\$0.00	\$2,744.00
272918865156009320	1	\$2,744.00	\$0.00	\$2,744.00
272918865156009330	1	\$2,744.00	\$977.74	\$3,721.74
272918865156009340	1	\$2,744.00	\$977.74	\$3,721.74
272918865156009350	1	\$2,744.00	\$0.00	\$2,744.00
272918865156009360	1	\$2,744.00	\$977.74	\$3,721.74
272918865156009370	1	\$2,744.00	\$977.74	\$3,721.74
272918865156009380	1	\$2,744.00	\$0.00	\$2,744.00
272918865156009390	1	\$2,744.00	\$977.74	\$3,721.74
272918865156009400	1	\$2,744.00	\$977.74	\$3,721.74
272918865156009410	1	\$2,744.00	\$977.74	\$3,721.74
272918865156009420	1	\$2,744.00	\$977.74	\$3,721.74
272918865156009430	1	\$2,744.00	\$977.74	\$3,721.74
272918865156009440	1	\$2,744.00	\$977.74	\$3,721.74
272918865156009450	1	\$2,744.00	\$977.74	\$3,721.74
272918865156009460	1	\$2,744.00	\$0.00	\$2,744.00
272918865156009470	1	\$2,744.00	\$977.74	\$3,721.74

PARCEL ID	Units	FY 27 O&M	Debt	Total
272918865156009480	1	\$2,744.00	\$0.00	\$2,744.00
272918865156009490	1	\$2,744.00	\$0.00	\$2,744.00
272918865156009500	1	\$2,744.00	\$0.00	\$2,744.00
272918865156009510	1	\$2,744.00	\$0.00	\$2,744.00
272918865156009520	1	\$2,744.00	\$977.74	\$3,721.74
272918865156009530			\$0.00	\$0.00
272918865156009540			\$0.00	\$0.00
272918865157009540	1	\$2,744.00	\$977.74	\$3,721.74
272918865157009550	1	\$2,744.00	\$977.74	\$3,721.74
272918865157009560	1	\$2,744.00	\$977.74	\$3,721.74
272918865157009570	1	\$2,744.00	\$0.00	\$2,744.00
272918865157009580	1	\$2,744.00	\$977.74	\$3,721.74
272918865157009590	1	\$2,744.00	\$0.00	\$2,744.00
272918865157009600	1	\$2,744.00	\$977.74	\$3,721.74
272918865157009610	1	\$2,744.00	\$977.74	\$3,721.74
272918865157009620	1	\$2,744.00	\$977.74	\$3,721.74
272918865157009630			\$0.00	\$0.00
272918865157009640			\$0.00	\$0.00
272919865200003160	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003170	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003180	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003190	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003200	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003210	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003220	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003230	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003240	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003250	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003260	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003270	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003280	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003290	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003300	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003310	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003320	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003330	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003340	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003350	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003360	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003370	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003380	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003390	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003400	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003410	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003420	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003430	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003440	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003450	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003460	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003470	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003480	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003490	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003500	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003510	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003520	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003530	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003540	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003550	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003560	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003570	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003580	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003590	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003600	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003610	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003620	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003630	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003640	1	\$2,744.00	\$539.74	\$3,283.74
272919865200003650	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003660	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003670	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003680	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003690	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003700	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003710	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003720	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003730	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003740	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003750	1	\$2,744.00	\$765.82	\$3,509.82

PARCEL ID	Units	FY 27 O&M	Debt	Total
272919865200003760	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003770	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003780	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003790	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003800	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003810	1	\$2,744.00	\$539.74	\$3,283.74
272919865200003820	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003830	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003840	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003850	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003860	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003870	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003880	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003890	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003900	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003910	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003920	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003930	1	\$2,744.00	\$539.74	\$3,283.74
272919865200003940	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003950	1	\$2,744.00	\$539.74	\$3,283.74
272919865200003960	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003970	1	\$2,744.00	\$765.82	\$3,509.82
272919865200003980	1	\$2,744.00	\$0.00	\$2,744.00
272919865200003990	1	\$2,744.00	\$765.82	\$3,509.82
272919865200004000	1	\$2,744.00	\$765.82	\$3,509.82
272919865200004010	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004020	1	\$2,744.00	\$765.82	\$3,509.82
272919865200004030	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004040	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004050	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004060	1	\$2,744.00	\$765.82	\$3,509.82
272919865200004070	1	\$2,744.00	\$765.82	\$3,509.82
272919865200004080	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004090	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004100	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004110	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004120	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004130	1	\$2,744.00	\$765.82	\$3,509.82
272919865200004140	1	\$2,744.00	\$765.82	\$3,509.82
272919865200004150	1	\$2,744.00	\$765.82	\$3,509.82
272919865200004160	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004170	1	\$2,744.00	\$765.82	\$3,509.82
272919865200004180	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004190	1	\$2,744.00	\$765.82	\$3,509.82
272919865200004200	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004210	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004220	1	\$2,744.00	\$765.82	\$3,509.82
272919865200004230	1	\$2,744.00	\$765.82	\$3,509.82
272919865200004240	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004250	1	\$2,744.00	\$765.82	\$3,509.82
272919865200004260	1	\$2,744.00	\$765.82	\$3,509.82
272919865200004270	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004280	1	\$2,744.00	\$539.74	\$3,283.74
272919865200004290	1	\$2,744.00	\$539.74	\$3,283.74
272919865200004300	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004310	1	\$2,744.00	\$765.82	\$3,509.82
272919865200004320	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004330	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004340	1	\$2,744.00	\$539.74	\$3,283.74
272919865200004350	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004360	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004370	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004380	1	\$2,744.00	\$539.74	\$3,283.74
272919865200004390	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004400	1	\$2,744.00	\$765.82	\$3,509.82
272919865200004410	1	\$2,744.00	\$765.82	\$3,509.82
272919865200004420	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004430	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004440	1	\$2,744.00	\$539.74	\$3,283.74
272919865200004450	1	\$2,744.00	\$765.82	\$3,509.82
272919865200004460	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004470	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004480	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004490	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004500	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004510	1	\$2,744.00	\$539.74	\$3,283.74
272919865200004520	1	\$2,744.00	\$539.74	\$3,283.74
272919865200004530	1	\$2,744.00	\$0.00	\$2,744.00

PARCEL ID	Units	FY 27 O&M	Debt	Total
272919865200004540	1	\$2,744.00	\$539.74	\$3,283.74
272919865200004550	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004560	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004570	1	\$2,744.00	\$539.74	\$3,283.74
272919865200004580	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004590	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004600	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004610	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004620	1	\$2,744.00	\$539.74	\$3,283.74
272919865200004630	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004640	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004650	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004660	1	\$2,744.00	\$765.82	\$3,509.82
272919865200004670	1	\$2,744.00	\$539.74	\$3,283.74
272919865200004680	1	\$2,744.00	\$539.74	\$3,283.74
272919865200004690	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004700	1	\$2,744.00	\$765.82	\$3,509.82
272919865200004710	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004720	1	\$2,744.00	\$539.74	\$3,283.74
272919865200004730	1	\$2,744.00	\$765.82	\$3,509.82
272919865200004740	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004750	1	\$2,744.00	\$765.82	\$3,509.82
272919865200004760	1	\$2,744.00	\$765.82	\$3,509.82
272919865200004770	1	\$2,744.00	\$765.82	\$3,509.82
272919865200004780	1	\$2,744.00	\$539.74	\$3,283.74
272919865200004790	1	\$2,744.00	\$765.82	\$3,509.82
272919865200004800	1	\$2,744.00	\$539.74	\$3,283.74
272919865200004810	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004820	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004830	1	\$2,744.00	\$539.74	\$3,283.74
272919865200004840	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004850	1	\$2,744.00	\$539.74	\$3,283.74
272919865200004860	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004870	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004880	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004890	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004900	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004910	1	\$2,744.00	\$765.82	\$3,509.82
272919865200004920	1	\$2,744.00	\$765.82	\$3,509.82
272919865200004930	1	\$2,744.00	\$765.82	\$3,509.82
272919865200004940	1	\$2,744.00	\$765.82	\$3,509.82
272919865200004950	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004960	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004970	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004980	1	\$2,744.00	\$0.00	\$2,744.00
272919865200004990	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005000	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005010	1	\$2,744.00	\$765.82	\$3,509.82
272919865200005020	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005030	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005040	1	\$2,744.00	\$539.74	\$3,283.74
272919865200005050	1	\$2,744.00	\$539.74	\$3,283.74
272919865200005060	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005070	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005080	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005090	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005100	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005110	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005120	1	\$2,744.00	\$0.00	\$2,74

PARCEL ID	Units	FY 27 O&M	Debt	Total
272919865200005320	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005330	1	\$2,744.00	\$765.82	\$3,509.82
272919865200005340	1	\$2,744.00	\$765.82	\$3,509.82
272919865200005350	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005360	1	\$2,744.00	\$765.82	\$3,509.82
272919865200005370	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005380	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005390	1	\$2,744.00	\$765.82	\$3,509.82
272919865200005421			\$0.00	\$0.00
272919865200005430	1	\$2,744.00	\$765.82	\$3,509.82
272919865200005440	1	\$2,744.00	\$765.82	\$3,509.82
272919865200005450	1	\$2,744.00	\$765.82	\$3,509.82
272919865200005460	1	\$2,744.00	\$765.82	\$3,509.82
272919865200005470	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005480	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005490	1	\$2,744.00	\$765.82	\$3,509.82
272919865200005500	1	\$2,744.00	\$765.82	\$3,509.82
272919865200005510	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005520	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005530	1	\$2,744.00	\$765.82	\$3,509.82
272919865200005540	1	\$2,744.00	\$765.82	\$3,509.82
272919865200005550	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005560	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005570	1	\$2,744.00	\$765.82	\$3,509.82
272919865200005580	1	\$2,744.00	\$765.82	\$3,509.82
272919865200005590	1	\$2,744.00	\$765.82	\$3,509.82
272919865200005600	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005610	1	\$2,744.00	\$765.82	\$3,509.82
272919865200005620	1	\$2,744.00	\$765.82	\$3,509.82
272919865200005630	1	\$2,744.00	\$765.82	\$3,509.82
272919865200005640	1	\$2,744.00	\$765.82	\$3,509.82
272919865200005650	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005660	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005670	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005680	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005690	1	\$2,744.00	\$765.82	\$3,509.82
272919865200005700	1	\$2,744.00	\$765.82	\$3,509.82
272919865200005710	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005720	1	\$2,744.00	\$765.82	\$3,509.82
272919865200005730	1	\$2,744.00	\$765.82	\$3,509.82
272919865200005740	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005750	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005760	1	\$2,744.00	\$765.82	\$3,509.82
272919865200005770	1	\$2,744.00	\$765.82	\$3,509.82
272919865200005780	1	\$2,744.00	\$765.82	\$3,509.82
272919865200005790	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005800	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005810	1	\$2,744.00	\$0.00	\$2,744.00
272919865200005820	1	\$2,744.00	\$539.74	\$3,283.74
272919865200005840			\$0.00	\$0.00
272919865200005850			\$0.00	\$0.00
272919865200005860			\$0.00	\$0.00
272919865200005870			\$0.00	\$0.00
272919865200005880			\$0.00	\$0.00
272919865200005890			\$0.00	\$0.00
272919865200005900			\$0.00	\$0.00
272919865200005910			\$0.00	\$0.00
272919865200005920			\$0.00	\$0.00
272919865200005930			\$0.00	\$0.00
272919865201010020	1	\$2,744.00	\$977.74	\$3,721.74
272919865201010030	1	\$2,744.00	\$977.74	\$3,721.74
272919865201010040	1	\$2,744.00	\$977.74	\$3,721.74
272919865201010051	1	\$2,744.00	\$0.00	\$2,744.00
272919865201010061	1	\$2,744.00	\$977.74	\$3,721.74
272919865201010071	1	\$2,744.00	\$977.74	\$3,721.74
272919865201010072	1	\$2,744.00	\$977.74	\$3,721.74
272919865201010081	1	\$2,744.00	\$0.00	\$2,744.00
272919865201010091	1	\$2,744.00	\$977.74	\$3,721.74
272919865201010101	1	\$2,744.00	\$977.74	\$3,721.74
272919865201010120	1	\$2,744.00	\$0.00	\$2,744.00
272919865201010130	1	\$2,744.00	\$977.74	\$3,721.74
272919865201010140	1	\$2,744.00	\$0.00	\$2,744.00
272919865201010150	1	\$2,744.00	\$0.00	\$2,744.00
272919865201010160	1	\$2,744.00	\$0.00	\$2,744.00
272919865201010170	1	\$2,744.00	\$0.00	\$2,744.00
272919865201010180	1	\$2,744.00	\$0.00	\$2,744.00
272919865201010190	1	\$2,744.00	\$0.00	\$2,744.00
272919865201010200	1	\$2,744.00	\$977.74	\$3,721.74

PARCEL ID	Units	FY 27 O&M	Debt	Total
272919865201010210	1	\$2,744.00	\$977.74	\$3,721.74
272919865201010220	1	\$2,744.00	\$0.00	\$2,744.00
272919865201010230	1	\$2,744.00	\$0.00	\$2,744.00
272919865201010240	1	\$2,744.00	\$977.74	\$3,721.74
272919865201010250	1	\$2,744.00	\$0.00	\$2,744.00
272919865201010260	1	\$2,744.00	\$0.00	\$2,744.00
272919865201010270	1	\$2,744.00	\$977.74	\$3,721.74
272919865201010280	1	\$2,744.00	\$977.74	\$3,721.74
272919865201010290	1	\$2,744.00	\$977.74	\$3,721.74
272919865201010300	1	\$2,744.00	\$0.00	\$2,744.00
272919865201010310	1	\$2,744.00	\$0.00	\$2,744.00
272919865201010320	1	\$2,744.00	\$977.74	\$3,721.74
272919865201010330	1	\$2,744.00	\$0.00	\$2,744.00
272919865201010340	1	\$2,744.00	\$977.74	\$3,721.74
272919865201010350	1	\$2,744.00	\$977.74	\$3,721.74
272919865201010360	1	\$2,744.00	\$977.74	\$3,721.74
272919865201010370	1	\$2,744.00	\$977.74	\$3,721.74
272919865201010380	1	\$2,744.00	\$0.00	\$2,744.00
272919865201010390	1	\$2,744.00	\$977.74	\$3,721.74
272919865201010400	1	\$2,744.00	\$977.74	\$3,721.74
272919865201010410	1	\$2,744.00	\$977.74	\$3,721.74
272919865201010420	1	\$2,744.00	\$0.00	\$2,744.00
272919865201010430	1	\$2,744.00	\$0.00	\$2,744.00
272919865201010440	1	\$2,744.00	\$0.00	\$2,744.00
272919865201010450	1	\$2,744.00	\$0.00	\$2,744.00
272919865201010460	1	\$2,744.00	\$0.00	\$2,744.00
272919865201010470	1	\$2,744.00	\$977.74	\$3,721.74
272919865201010480	1	\$2,744.00	\$977.74	\$3,721.74
272919865201010490	1	\$2,744.00	\$977.74	\$3,721.74
272919865201010500	1	\$2,744.00	\$0.00	\$2,744.00
272919865201010510	1	\$2,744.00	\$977.74	\$3,721.74
272919865201010520	1	\$2,744.00	\$0.00	\$2,744.00
272919865201010530	1	\$2,744.00	\$0.00	\$2,744.00
272919865201010540	1	\$2,744.00	\$0.00	\$2,744.00
272919865201010550	1	\$2,744.00	\$0.00	\$2,744.00
272919865201010560	1	\$2,744.00	\$977.74	\$3,721.74
272919865201010570	1	\$2,744.00	\$977.74	\$3,721.74
272919865201010580	1	\$2,744.00	\$0.00	\$2,744.00
272919865201010590	1	\$2,744.00	\$977.74	\$3,721.74
272919865201010600	1	\$2,744.00	\$0.00	\$2,744.00
272919865201010610			\$0.00	\$0.00
272919865201010620			\$0.00	\$0.00
272919865201010630	11	\$30,184.00	\$6,552.15	\$36,736.15
272919865201010640			\$0.00	\$0.00
272919865201010650			\$0.00	\$0.00
272919865202011000	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011010	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011020	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011030	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011040	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011050	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011060	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011070	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011080	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011090	1	\$2,744.00	\$0.00	\$2,744.00
272919865202011100	1	\$2,744.00	\$1,092.43	\$3,836.43
272919865202011110	1	\$2,744.00	\$1,092.43	\$3,836.43
272919865202011120	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011130	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011140	1	\$2,744.00	\$0.00	\$2,744.00
272919865202011150	1	\$2,744.00	\$0.00	\$2,744.00
272919865202011160	1	\$2,744.00	\$0.00	\$2,744.00
272919865202011170	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011180	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011190	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011200	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011210	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011220	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011230	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011240	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011250	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011260	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011270	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011280	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011290	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011300	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011310	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011320	1	\$2,744.00	\$1,092.43	\$3,836.43

PARCEL ID	Units	FY 27 O&M	Debt	Total
272919865202011330	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011340	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011350	1	\$2,744.00	\$0.00	\$2,744.00
272919865202011360	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011370	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011380	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011390	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011400	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011410	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011420	1	\$2,744.00	\$1,092.43	\$3,836.43
272919865202011430	1	\$2,744.00	\$1,092.43	\$3,836.43
272919865202011440	1	\$2,744.00	\$0.00	\$2,744.00
272919865202011450	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011460	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011470	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011480	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011490	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011500	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011510	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011520	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011530	1	\$2,744.00	\$1,092.43	\$3,836.43
272919865202011540	1	\$2,744.00	\$1,092.43	\$3,836.43
272919865202011550	1	\$2,744.00	\$0.00	\$2,744.00
272919865202011560	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011570	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011580	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011590	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011600	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011610	1	\$2,744.00	\$1,092.43	\$3,836.43
272919865202011620	1	\$2,744.00	\$1,092.43	\$3,836.43
272919865202011630	1	\$2,744.00	\$1,092.43	\$3,836.43
272919865202011640	1	\$2,744.00	\$1,092.43	\$3,836.43
272919865202011650	1	\$2,744.00	\$0.00	\$2,744.00
272919865202011660	1	\$2,744.00	\$0.00	\$2,744.00
272919865202011670	1	\$2,744.00	\$1,092.43	\$3,836.43
272919865202011680	1	\$2,744.00	\$0.00	\$2,744.00
272919865202011690	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011700	1	\$2,744.00	\$0.00	\$2,744.00
272919865202011710	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011720	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011730	1	\$2,744.00	\$0.00	\$2,744.00
272919865202011740	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011750	1	\$2,744.00	\$1,092.43	\$3,836.43
272919865202011760	1	\$2,744.00	\$1,092.43	\$3,836.43
272919865202011770	1	\$2,744.00	\$0.00	\$2,744.00
272919865202011780	1	\$2,744.00	\$1,092.43	\$3,836.43
272919865202011790	1	\$2,744.00	\$1,092.43	\$3,836.43
272919865202011800	1	\$2,744.00	\$0.00	\$2,744.00
272919865202011810	1	\$2,744.00	\$1,092.43	\$3,836.43
272919865202011820	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011830	1	\$2,744.00	\$0.00	\$2,744.00
272919865202011840	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011850	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011860	1	\$2,744.00	\$0.00	\$2,744.00
272919865202011870	1	\$2,744.00	\$1,092.43	\$3,836.43
272919865202011880	1	\$2,744.00	\$1,092.43	\$3,836.43
272919865202011890	1	\$2,744.00	\$1,092.43	\$3,836.43
272919865202011900	1	\$2,744.00	\$0.00	\$2,744.00
272919865202011910	1	\$2,744.00	\$0.00	\$2,744.00
272919865202011920	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011930	1	\$2,744.00	\$0.00	\$2,744.00
272919865202011940	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011950	1	\$2,744.00	\$1,028.98	\$3,772.98
272919865202011960	1	\$2,744.00	\$0.00	\$2,744.00
272919865202011970	1	\$2,744.00	\$1,092.43	\$3,836.43
272919865202011990			\$0.00	\$0.00
272919865202012000			\$0.00	\$0.00
Total Gross Assessments	978	\$2,683,632.00	\$391,114.59	\$3,074,746.59
Total Net Assessments		\$2,495,777.76	\$363,736.57	\$2,859,514.33

SECTION B

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026/2027; AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2026/2027 annual meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Fiscal Year 2026/2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of July 2026

ATTEST:

**LAKE ASHTON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2026/2027 Annual Meeting Schedule

Exhibit A

BOARD OF SUPERVISORS MEETING DATES LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026/2027

The Board of Supervisors of the Lake Ashton Community Development District will hold their regular meetings for Fiscal Year 2026/2027 at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, FL 33859 at 9:00 a.m. on the 3rd Monday of each month, unless otherwise indicated as follows:

October 19, 2026
November 16, 2026
December 21, 2026
January 25, 2027 (4th Monday)
February 15, 2027
March 15, 2027
(Budget Workshop @ 10:00 AM on March 15, 2027)
April 19, 2027
May 17, 2027
June 21, 2027
July 19, 2027
August 16, 2027
September 20, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

In accordance with sections 119.071(3)(a) and 286.0113(1), *Florida Statutes*, portions of the meetings may be closed to the public, as it relates to details of the District's security system plan. The closed sessions are expected to last approximately one (1) hour but may end earlier or extend longer

Two or more Supervisors of the Lake Ashton II Community Development District may be in attendance at the Lake Ashton Community Development District Fiscal Year 2026/2027 meeting dates as advertised above.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SECTION IX

*CLOSED
SECURITY
DISCUSSION
AVAILABLE*