

Lake Ashton II  
Community Development District  
Meeting

August 19, 2022

# AGENDA

# *Lake Ashton II*

## *Community Development District*

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4648 Eagle Falls Place, Tampa, FL 33619

Phone: 813-344-4844

August 12, 2022

**Board of Supervisors  
Lake Ashton II  
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Lake Ashton II Community Development District** will be held **Friday, August 19, 2022 at 9:00 AM at 6052 Pebble Beach Blvd., Winter Haven, FL 33884.**

Members of the public may attend and 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 are further encouraged to submit comments or questions in advance of the meeting by email to [jgreenwood@gmstnn.com](mailto:jgreenwood@gmstnn.com) up until **2:00 PM on Wednesday, August 17, 2022.**

**Zoom Video Link:** <https://us06web.zoom.us/j/87086582526>

**Zoom Call-In Information:** 1-646-876-9923

**Meeting ID:** 870 8658 2526

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 (*the District Manager will read any questions or comments received from members of the public in advance of the meeting; we ask those members of the public wanting to address the Board directly, first state his or her name and his or her address.*<sup>1</sup>)
4. Approval of Minutes of June 17, 2022 Board of Supervisors Meeting
5. Golf Course Update from Indigo Golf
6. Engineering Staff Report

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<sup>1</sup> All comments, including those read by the District Manager, will be limited to three (3) minutes

7. New Business
  - A. Discussion of HFC Roof Replacement
  - B. Public Hearings
    - I. Public Hearing on the Adoption of the Fiscal Year 2023 Budget
      - a) Consideration of Resolution 2022-17 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations
    - II. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
      - a) Consideration of Resolution 2022-18 Imposing Special Assessments and Certifying an Assessment Roll
    - III. Public Hearing on the Adoption of the Revised Golf Course User Fees and Rates
      - a) Consideration of Resolution 2022-19 Adopting the Revised Golf Course User Fees and Rates
  - C. Discussion of Amenity Policies & Procedures in Regard to Resident Sponsored Events
  - D. Discussion of Landscaping Scope of Services
  - E. Consideration of Resolution 2022-20 Adopting the Annual Meeting Schedule for Fiscal Year 2023
8. Staff Reports
  - A. Attorney
  - B. Lake Ashton II Community Director
  - C. District Manager's Report
9. Financial Report
  - A. Approval of Check Register
  - B. Combined Balance Sheet
  - C. Special Assessment Receipts Schedule
10. Supervisors Requests
11. Public Comments
12. Adjournment

# MINUTES

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

The regular meeting of the Board of Supervisors of the Lake Ashton II Community Development District was held on Friday, **June 17, 2022** at 9:00 a.m. at 6052 Pebble Beach Blvd., Winter Haven, Florida.

Present and constituting a quorum were:

James (Jim) Mecsics  
Bob Zelazny  
Angie Littlewood

Chairman  
Vice Chairman  
Assistant Secretary

Also present were:

Jason Greenwood  
John Monahan  
Sarah Sandy  
Alan Rayl  
Brian Rhodes  
Mary Bosman  
Lucas Martin  
James Margeson

District Manager, GMS  
GMS  
District Counsel, Kutak Rock  
Rayl Engineering  
Indigo Golf  
Community Director  
Prince & Sons, Vice-President  
HFC Maintenance Supervisor

*The following is a summary of the discussions and actions taken at the June 17, 2022 meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call and Pledge of Allegiance**

Mr. Greenwood called the meeting to order at 9:02 a.m. and three Supervisors were in attendance constituting a quorum. The Board recited the pledge of allegiance.

**SECOND ORDER OF BUSINESS**

**Approval of the Meeting Agenda**

Mr. Mecsics: Do we have approval of the meeting agenda?

Ms. Littlewood: I have a statement that I would like to read before the meeting, if that's possible.

Mr. Mecsics: Go ahead.

Ms. Littlewood: After our last meeting, I was and still am very upset about what took place. One, the proposal made by Supervisor Mecsics for him to resign and be voted back onto the Board in a seat that had another two years to run took me completely by surprise. In fact, I would say that I felt blind-sided. When you're blind-sided, you don't have time to process what is happening. While what happened maybe legal, in my opinion, it was very unethical for an elected member of the Board to bypass the democratic process to add an additional two years to their position. This came after the Chairman of the Board said about Supervisor McKie's comments in her letter of resignation, and I quote, "But there were some words in there about leadership and ethics. Let me just make it clear to everyone on this Board, you are all ethical people and I don't want anybody ever to think that we do anything or pressure anybody to do anything unethical. I just wanted to clarify that for the record." I personally feel that what we all went along with was unethical. While I feel uncomfortable with what happened, I take ownership of my part in it and want to apologize to the residents of this community. Going forward, when I feel confused by being blindsided, I will ask for more time to process the proposal. Just wanted to get that on the record.

Mr. Mecsics: Okay. Approval of meeting agenda?

On MOTION by Ms. Littlewood, seconded by Mr. Zelazny, with all in favor, the Meeting Agenda, was approved.

**THIRD ORDER OF BUSINESS**

**Public Comments on Specific Items on the Agenda (the District Manager will read any questions or comments received from members of the public in advance of the meeting; we ask those members of the public wanting to address the Board directly first state his or her name and his or her address.)**

Mr. Mecsics: Do we have any public comments?

Mr. Greenwood: I didn't receive any to discuss at this point.

Mr. Mecsecs: Okay. Anyone from the audience? Hearing none,

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the May 20, 2022 Board of Supervisors Meeting**

Mr. Mecsecs: Do I have a motion to approve the minutes of May 20, 2022 Board of Supervisors Meeting?

On MOTION by Ms. Littlewood, seconded by Mr. Zelazny, with all in favor, the Minutes of the May 20, 2022 Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Golf Course Update from Indigo Golf**

Mr. Mecsecs: Next is the golf course update from Indigo Golf.

Mr. Rhodes: Good morning. This is Brian Rhodes with Indigo Golf. Ron is on vacation this week, some well-earned vacation, so I'll cover both our parts here. We do not have financials from May, it's not final yet. I did receive a draft this week. We do have some questions on it, but I'll give you a few updates on the major revenues, we're \$25,000 higher than budget. It was about \$4,400 dollars higher than previous year, so revenues are still very strong. Labor looked right in line at maybe slightly under. That is about 10% more than prior year. So we did budget that, it's coming in right about where we thought. At first glance, it appears that EBITDA, we're going to miss budget by about \$7,000. We've had some expenses and I want Ron to go through them all to make sure they're in the right place and in the right month before we approve it. We're going to be ahead of last year and we are still well ahead of budget and last year for year-to-date. Our forecast shows that we will still be very positive at the end of the year. I did run a cash-flow analysis. We have about \$190,000 dollars more in the bank than we did this time last year with about \$26,000 dollars more in AP. So it nets out to be about \$166,000 more and it does appear that we can make it without having to request any funds. Last month, we did talk a little bit about the membership increase going up 5%. I did go around to our other clubs and just verify that everything is moving. Every club we have is moving between 5 and 15%. Many of the clubs are tied to CPI, which just came out at 8.5%. Some have CPI

plus 1.5 or 2.5%. So it's just a standard form for them unless there's something going. Some of our bigger clubs are coming in at 5% and then having some capital assessments, which we don't do here. Budgeting, we are awaiting some vital information before we'll be able to really tone in our budget. But it's really the early order programs for chemical and fertilizer. We're waiting to see what our national pricing is going to be coming in at and what the rebates will be because we'll put those back into the product. Both of those should be within at least by the end of July, we'll have pretty good idea if not earlier. Expenses that we did touch on, obviously, they were high this month, they'd been running higher. We are tied to petroleum, gas, and diesel is about double the price that we paid a year ago. Fertilizer is double or 125% more, an \$18 bag, we're now paying \$40 dollars for. Chemicals up about 25-30%, depending on what we're using. Labors, just like this month, it's about are going to be at 10% higher next year is what we're expecting, just because minimum wage increases and then everyone is still expecting to be that much higher than minimum wage. We are incurring a lot of trucking costs. Sand while it hasn't officially gone up as much, it is almost double because of the trucking costs and delivery fees are anywhere between \$15-30. If we have a locked-in contract with waste management, they may charge us an extra \$15 every time they come out. So those are some of the expenses that are why we're asking for the 5% increase that we know we're going to hit next year. I did talk to David Wilson and his team over at maintenance. They're doing a great job out there both courses that were just closed last month, agricultural practices were performed, we verified greens, tees and fairways. We did cut the greens, we're heavy into the weed eradication right now. If you go out there, you'll see some areas that are yellow or even some dying areas. Some of our weed eradication is going to cause barriers. We know that going in. We just want people to know it will take 4-6 weeks to grow in that we hope to fill in with Bermuda. We did fertilize both golf courses wall to wall. I know the west side was closed yesterday for fertilizer application and it inside the cart paths, it's been applied. Ultimately the cultural practices that we do now will really show during next season. So what we can do now and how we can really do it to get the roots going down and get the grass very healthy will really help us during next season. We do have some scheduled closures for the golf course starting July 18th to re-perform the same agricultural practices. Does anybody have any questions?

Ms. Littlewood: I just want to touch on something that I think we've been discussing for the last couple of weeks is about the people running up a debt in the Eagle's Nest. My question is when we first moved in here, we got free membership, free golf membership for a year like everybody does, which enabled us to have an account up at the Eagle's Nest. We didn't renew our membership. Do you know how many accounts there are up there where the membership hasn't been renewed and how's that looked at and taken care of?

Mr. Rhodes: For the people that buy new homes, they deal with the previous owner, they get a new membership for a year. It's about 28% that renew. Ultimately when we come in and they get a free membership, 28% of the people are moving forward is what we've seen over the last two years. I know that we will have another 20 free memberships next year. We'll expect that to continue to grow. I think we have about 40 going right now.

Ms. Littlewood: My question is because we have given them a free membership, we had an account at the Eagle's Nest so we could buy things and it was put onto an account when we could pay it. We didn't renew our membership, but we didn't cancel the account. I'm trying to eliminate this running up a bill and not paying. I know that Ron wanted to so that members of the golf club could do that. But if you've been a member of the golf club and then not renewed your membership, how are you as a business, looking into that and canceling those accounts?

Mr. Rhodes: It is a different situation here, obviously, usually, when your membership expires, we cancel your account. Here that we have quite a few members and people in the neighborhood, residents that have a charging privileges at the Eagle's Nest because they don't play golf, but they do spend a lot of time and money up there. While we don't run into very many issues, we've had some small issues with that. We're working with Sarah and the team to figure out the best way to move forward. Ultimately, my idea was to put a social membership together and just get a contract signed even if we have to charge a minimum fee for that, we could give it back in a gift card or a percentage off or something of that nature around food to make it worthwhile. That's something that we just became aware of. I just became aware of a couple of months ago, I know Ron has been aware of it for some time and when he gets back, we'll really dive

into how to do it. I know if we want to do a social membership, we're going to have to get that approved through the public meeting. I don't think there should be any issue.

Mr. Zelazny: Angie, when you get your free membership, you're entered into the system, and on the 365th day, you drop off of the system.

Ms. Littlewood: Is that automatic?

Mr. Zelazny: Yes. You're dropped off the system. The money that is owed to the golf course really is limited to those people that don't pay their bill on time. You know, as an associate member, you pay your membership, but then you have to pay for every round you play. Then if you buy anything upstairs, you buy it in the pro shop, then you get a bill at the first of the month. Some people are late paying right now and we've been very good at collecting all of that, with the exception of the one individual and he has been denied use of any of the golf course facilities. He can't golf, he can't charge upstairs, anything like that. Part of the amenity policy is to until he pays us, then you shouldn't be using the other amenities as well. But there is a roster of everybody in it. There's the associate membership that when they sign up, they sign up by year, by the date of they sign up, it's good for 365 days. Annual membership is like 1 October to 1 October. Then the people who get free golf when their one year is up, they're notified by the club either to renew or they'll come off the system.

Mr. Mecsecs: Anything else? Thank you.

## **SIXTH ORDER OF BUSINESS**

## **Engineering Staff Report**

Mr. Mecsecs: Engineering?

Mr. Rayl: Yes, sir. Good morning. I've handed out a list of bullet points I wanted to go over with the Board this morning. The first item is the work to repair the cart path behind the driving range. We understand that the ball is back in the contractor's court with the most recent edits to that contract. I haven't seen a response back from them and frankly, I'm not sure that they'd be able to hold their quote on that much longer on the prices based on the increases that have happened.

Mr. Zelazny: I looked at the quote, Alan, and their proposal was only good until September of last year, so nine months out.

Mr. Rayl: Right.

Mr. Mecsics: I'm assuming that it'll be a lot higher.

Mr. Rayl: They'd been negotiating in good faith up until this point, and I haven't heard from them that they are not, but I don't know that those negotiations have been concluded yet, so I've checked with Sarah on that, but I believe we're waiting on an answer from the contractor. It's still pending, it still needs to be done but that work isn't finalized for getting that work going. I hope to report back something more progress wise our next meeting. Next item, the hole six bathrooms, we're reaching out to solar providers to try to find the most cost-efficient way to get power to that building rather than coming in from 653. Those are our only apparent options. That's still ongoing. Item 3 we had a state-mandated stormwater needs assessment report that has to be completed and turned in. We're on track to have that in well before it's due at the end of this month and we're on track to have that to GMS well before then, we've been coordinating with Jason and Jill and everybody on getting some numbers that we need on that. Next, we gave the contractor the information that they approved for the thermoplastic stop bar installation. We haven't heard their scheduled date, but when we do, we'll make sure we coordinate with the community. I'll get that to Mary so she can put it out in a blast so everyone knows there's work at the intersection going on. The eroded area behind the HFC, the contractor was authorized to proceed with that at our last meeting. Everyone knows in the construction industry right now, concrete is the big supply chain hold up on projects nowadays. Their schedule for doing that work was based on the availability of concrete. Concrete is supposed to be here on Tuesday of next week. I imagine they will be out here the day before prepping and getting that area ready. As I said, concrete is scheduled for Tuesday for curb connecting the two other existing pieces of curb that will get the storm water down to that existing flume and into the pond. Now, I've given you some attachments with my list of things to report on this morning. One is a quote from S&S to construct three flares on the most recently constructed cart path connections. Two will be constructed at Pebble Beach, at the golf cart path end of that cart path intersection, not on the roadway side but on the cart path T intersection with two flares there. Then one at Sawgrass as you're going from the road to the cart path, it would be on your left-hand side, the down-gradient side. There is no room to put one on the right-hand side, it's only about six inches inside the tract. This quote is for three flares, they would do them all at

the same time. Again, I would say if we can get them authorized now and this was the direction of the Board at last month's meeting. If we can get them authorized, they'll get concrete scheduled immediately and then hopefully, as was the case with the flares, inside of a month, they can get that work done.

Mr. Mecsecs: I know that's from S&S. Do we have any other bids that we can look at?

Mr. Rayl: We've found that hasn't been the best results in time spent to try to get multiple bids. When we have got multiple bids from some of the other contractors that have worked out here, no one has been lower than S&S. No one has been as responsive as S&S. While in the perfect world, it's great if we can come in with three bids for everything we want to do and we can make sure we're taking the temperature of the construction costs out there. Anything they've bid on, nobody's underbid them, and so especially on these small jobs, a lot of the other contractors don't.

Mr. Zelazny: Alan, when S&S comes out to do the HFC erosion, can they do the flares at the same time? It's a relatively small amount of concrete and they're out here. I don't want to have to pay a fee to bring them out and a fee to do that. We had talked about when they come out to do everything at the same time.

Mr. Rayl: Well, we just got this quote from them last week for the flares. I don't know that they'll have time to get those areas formed up, prepped and ready, but I can certainly ask him if we get them authorized today. I'll ask him this morning.

Mr. Zelazny: I think that would be the best because it would save some activation money and stuff like that and there's not a lot of concrete for those little flares. They can do it all simultaneously. It'd be good.

Mr. Rayl: With that, I'd ask the Board to authorize S&S's contract for those three flares for a total of \$2,900.

Ms. Littlewood: Alan, the one on Sawgrass, is that the new one? It's only flares on the road side, are we not doing flares on the inside?

Mr. Rayl: None of them are on the road side. They're all on the cart path intersection side. We have a 10-foot-wide tract and that cart path is shifted almost all the way to the right-hand side in that tract because that's the uphill side and it worked out best that way for grading. There's no room in the CDD tract to make a flare on that side.

It's only on the left-hand side. That request I just made to the Board would be a not to exceed \$2,900 with the expectation we could save some dollars combining.

On MOTION by Mr. Mecsecs, seconded by Ms. Littlewood, with all in favor, the S&S Concrete Flares (4) for \$2,900, was approved.

Mr. Zelazny: Alan, while we're still on S&S, who owns that pile of gravel at the end of Pebble Beach Boulevard? That's normally where S&S stages their material to do the East. Is that S&S?

Mr. Rayl: Not that I'm aware of, I'll try to find out. It's at the dead end?

Mr. Zelazny: Olson road.

Mr. Rayl: Yeah, Olson.

Ms. Littlewood: Sorry. Going back to the erosion here and being scheduled, will we have to close the cart path until the concrete dries?

Mr. Rayl: I think we need to shut down that section for the day just for safety's sake because that work is going to be right at the edge of the cart path. We don't need anybody trying to travel through there. It's a little bit congested as it is.

Mr. Zelazny: Angie, we'll close that part of the cart path and what we'll do is we'll redirect around the front of the clubhouse and come in on the other side of the tennis courts. It'll be just for a day or two, but it's not a big problem. Just a little issue of backing up 50 feet to make the turn. There will be an announcement from the community blast to be out in the golf course. We'll put out a notification that the path is closed. That will be for walkers and bikers and everything else, so we don't have anybody putting themselves at risk.

Mr. Rayl: Thank you. Next in the attachments that I provided is another quote from S&S. There are two locations of work in this quote. The primary work effort shown on here is the entrance to the Eagle's Nest parking lot off of Pebble Beach where the curb flow line is broken. Then immediately into the asphalt of the parking lot, there's a large hump and then a dip right behind it. It's not a very good transition there. It tends to hold water on the parking lot side of that hump and it doesn't convey the water in the curb line very well to the inlet that's there at the corner of Pebble Beach and Mulligan. We were

asked to take a look at that, we did. We prepared some quantities that we recommended for repair and I'll decipher this quote for you. The first five costs are associated with what I just described. Those things total \$9,284. It extends a little bit beyond just that driveway throat. It connects back into the other curb lines and actually the proposed repair work replaces that two-foot section of Miami type curb with a three-foot-wide section of valley gutter. It's a much smoother transition. It's what we did down at Mulligan and Dunmore. Miami curb and gutter is not intended to travel through intersections. You're not supposed to be driving over that to another road or driveway. You're supposed to have that valley gutter section if you're going to travel transversely across it. That was in this recommended repair. The contractor added to that a suggestion of throwing in another 20 feet just so everything would match and look pretty for another \$1,600. I wouldn't recommend we spend dollars just for appearances and not function. But their portion of this quote that relates to that parking lot entry repair is a total of \$9,284. Further down the quote, there was a driveway repair at 1321 Oakmont. This is in the area of newer construction but this was a piece of curb line. There's a grate inlet, centered in the driveway of this home. It's awkwardly located. It shouldn't have been there in the first place. But during the construction, I don't think that curb line was constructed appropriately during the initial construction. It's cracked and it's failed about six feet on one side, then about two feet on the other side, but if we're going to work on that, we need to replace to the joint. If you do a partial joint replacement, that doesn't tend to stay very well. You can see this quantity calls for 21 feet. The joints are about 10 feet long, so round numbers to fix that area which I do recommend that we give that some attention as the Board feels warranted, but that cost is \$987. As we've recommended for the parking lot, the driveway repair at Oakmont are the two items that add up to this total at the end of their quote of \$10,271. It does not include that suggestion by the contractor of another \$1,600 for 20 feet of curb and that's what I will present for discussion.

Ms. Littlewood: We can't go back to the builder for that repair, can we? The last one?

Mr. Mecsics: No.

Ms. Littlewood: I knew that before I asked it, I thought I'd ask.

Mr. Zelazny: That's part of when we accepted the road network.

Ms. Littlewood: It wasn't done right in the first place.

Mr. Mecsecs: No, sorry.

Mr. Rayl: By the time that infrastructure was conveyed to us, it was past the warranty period and past our opportunity to do anything about it at that point. If it was in normal circumstances, our company provides engineering services for the town of Dundee and subdivision constructions going crazy up there. Before any developer dedicates those roads and utilities, all those things to the town that they have to own and maintain now, it has to pass an inspection, and then it has to pass a warranty period. We didn't get the opportunity to be involved in either one of those in this case. Unfortunately, we got what we got.

Mr. Mecsecs: Do I have a motion to approve those?

Mr. Zelazny: Can we just go through the rest of stuff? We'll bring it up later on, on the expenditures.

Mr. Mecsecs: Sure. Continue on.

Mr. Rayl: I have good news. Our water use permanent renewal was received earlier this week that allows for the watering on the golf course. We asked for 20 years, they gave us 10. As I've mentioned last month, the rates were reduced, but nothing below what we haven't been able to live with today. On paper, we have less but in function, nothing will change. Also, we provided the legal descriptions and sketches to the District attorney this week for the amendments to the District boundaries based on the golf course transaction. That effort is complete. Jump down to number 11. We're coordinating with Prince to get some vegetation cleaned up around one of the pond control structures that they'll do their next time here. When that is done, we'll be able to turn in a SWFWMD certification. That was the last item to clean up for three ponds that need to be certified. We're saving some money there by not going out to a contractor that would charge a mobilization and higher fees than what they can easily take care of with their normal landscaping efforts. That's really what we need to do with a lot of these. We need to look at how we can keep them maintained so we don't have to come in at the time the next certification is due and recover these structures out of a jungle. Better we can keep that down the more money the District is going to save with not having to get a contractor to do repairs.

Ms. Littlewood: I have a question. I know it has to be done but is this going to be an extra charge from Prince or are they doing it in the regular mowing, and if it's an extra charge, how much?

Mr. Rayl: Lucas told me it was on the house.

Ms. Littlewood: Thank you, Lucas.

Mr. Rayl: It's really pretty minimal work, but it's more suited to be done with our landscaping staff consultants that we have, rather than going out to hire a contractor to do this stuff. The last item I have is James is working on equipment shelter cover for the pool equipment that requires a building permit and we're trying to assist with regard to getting a building permit pool. That will take place after the HFC erosion work is all complete and they're out of there, so those two things don't overlap. The quote from S&S notwithstanding, that's all I have for the Board today.

Mr. Mecsecs: Further discussion, Bob?

Mr. Zelazny: Yeah. Just a quick question. The cart path behind the driving range, is that critical that we have to do something before 1 October?

Mr. Rayl: It's critical. It's something that needs to be repaired as really as soon as we can get the contractor on Board to do it. There's a lot of that cart path that is undermined. When it fails, it's going to fail catastrophically. It will dump into the pond and whatever's on it. But it's been something that I haven't noticed any major change in its conditions since we first observed and started measuring the quantities of the areas that were eroded, so I don't think it's something that's increasing in intensity as far as the failure. It's not progressing at any rate that we can tell. But I believe it's a hazardous condition we need to try to get fixed.

Mr. Zelazny: What I'd like to do then is I'd like to meet with Alan if you're available after the Board meeting on the east on Monday, if you're available for about half-hour to an hour to discuss that project. I would like to put off that project until the August meeting and I would like to vote to approve the HFCs erosion, the cart path flares, and the pro shop driveway, and the issue on Oakmont for approval.

Mr. Rayl: You already approved the flares last month.

Mr. Zelazny: Yeah.

Mr. Mecsecs: I have a motion. Do I have a second? I'll second you.

Ms. Littlewood: I'm sorry. Can you just explain what we're voting on here? Is it part of this quote that we've just gotten?

Mr. Zelazny: There's the one for \$10,000 for the Mulligan road. It's that one which includes the issue on Oakmont.

Ms. Littlewood: But we're only voting for a partial of it?

Mr. Zelazny: The only one we're approving then is the \$10,000.

On MOTION by Mr. Zelazny, seconded by Mr. Mecsics, with all in favor, the Quote from S&S for Erosion Repair for \$10,271, was approved.

**SEVENTH ORDER OF BUSINESS**

**New Business**

**A. Organizational Matters**

**i. Review of Resumes for Seat #1 – ADDED 1 Resume**

Mr. Mecsics: New business, organizational matters, reviewing resumes, receipt number 1. I will talk about what was brought up earlier and my Supervisor comments. Remember, we don't attack other members of the Board. Let's look at the review of the resumes and discuss this open seat that we have. We have one seat that'll be coming up for re-election. I believe we have two individuals that have already filed, Mr. All and Mr. Duff have filed for that position. But we have an opportunity right now to either fill it or to continue on and let the residents make their decision in November. I opened that up for Board discussion.

Ms. Littlewood: I think I said at the last Board meeting that speaking as a resident rather than a Board member and Board member too, I think we should have about the full complement of a Board. Going into November, the seat would be up anyway in November, so it wouldn't make any difference, but I do feel that we need a full Board going forward.

Mr. Mecsics: Noted. Bob, do you have any?

Mr. Zelazny: Just two comments. One, why I think it's important to fill the positions and have everybody here. We have two people who are running for an elected position in November. I think that we're so close to the time where the residents can have a vote. If the Board picks one over the other, I think it gives an unfair advantage to that candidate

versus the other. Then thirdly, with Mary not being here, it would be three people making the decision. My position would be I would prefer to go ahead and let the two candidates compete, go through the candidate forums and run for elected office in November.

Mr. Mecsecs: Are you using it as a motion?

Ms. Littlewood: I would like to respond to that.

Mr. Mecsecs: Stop a minute. I asked him if he had a motion. Are you recognized to say something?

Ms. Littlewood: Sorry. I thought it was open for discussion.

Mr. Mecsecs: I'm sorry?

Ms. Littlewood: I thought it was open for discussion.

Mr. Mecsecs: Not until he has a motion.

Ms. Littlewood: Okay.

Mr. Mecsecs: So you have a motion?

Mr. Zelazny: I really thought we were just discussing.

Mr. Mecsecs: Go ahead.

Ms. Littlewood: With Mary not being here is a reason why I believe that we should have a full complement going forward. It would only take two of us to be off. If I was sick this morning or you are sick or you're sick, then we wouldn't have even had a meeting today. Going forward with four people, I just think it's not fair to the residents.

Mr. Mecsecs: I agree with Bob by giving someone right now we are essentially a Board endorsement on that individual coming into the elections, whether we realize it or not. I know both individuals and they're both my friends. I think both of them will do a good job. But I think, as Bob said, it gives them an unfair advantage. If we meet and skip our July meeting, we will have August and October right on top of that. I agree with Bob. We have to make a decision whether we have a motion to do so, correct?

Mr. Greenwood: I don't think it will require a motion. It's just a case of staff direction that as it stands, do we want to place it on the August agenda for consideration. Or if the Board decides that we want to keep it as and we don't want to elect anyone at this time. Sarah, I don't think there's anything wrong with either placing it on the agenda in August for discussion or just leaving it off?

Ms. Sandy: That's right. If there's a disagreement between the Board members here, then we can take a vote. But I think that would either be to table the item to the August agenda or technically, we could vote to not revisit this item.

Mr. Mecsecs: Do I have a motion to either move it to the August meeting or table at right now, and not take any action?

Mr. Greenwood: I think if we just table this item, we will place it on the agenda in August.

Mr. Mecsecs: Sure, go ahead.

Ms. Littlewood: I accept your argument that we give somebody an unfair advantage, but it's just the same as if like, Bob, in November, if somebody were to run against you. It's a similar thing. You've already been on the Board. It doesn't prevent the residents from voting for somebody else just because you've been on the Board.

Mr. Mecsecs: The difference there though that I would submit is he was elected to that position, and at this point, we're appointing someone to it. Again, I agree with him on the unfair advantage that would give back to the discussion.

Mr. Zelazny: Can we put it off until the next meeting because it hasn't been decided that we're not meeting in July. It couldn't be very important to Mary that she wants to fill it then I think we need to fill it as soon as possible.

Mr. Mecsecs: Correct.

Mr. Zelazny: Jason, if you reach out to Mary about how she feels and then we can either have the meeting in July until the position or wait until August to do whatever we're going to do.

Mr. Greenwood: We just keep it on the agenda until we can make a decision all the way through.

**ii. Oath of Office for Newly Elected Supervisor**

This item was tabled.

**iii. Election of Officers, Resolution 2022-17**

This item was tabled.

**B. Discussion of Amenity Policies & Procedures in Regard to Resident Sponsored Events**

Mr. Mecsics: Discussion of amenity policies and procedures in regard to that sponsored events.

Mr. Zelazny: Well, I had asked for an update because we had the joint meeting a couple of months ago. The amenities committee was supposed to be meeting, we have another joint meeting scheduled in August, we potentially won't have a meeting until right before that. I'd like to know where we stand on the recommended changes in policy and procedures, not just in regard to resident sponsored events, but where are we? Will we see a draft amenity policy so that we can review it and we can be prepared for the next meeting?

Ms. Littlewood: Okay. I'll take that. We did have a meeting. We had a meeting this week and there were a lot of questions from yourself Bob and also from Debbie on the on the other side. It took us a while to go through them and there were some things that we all agree could change and then there were some things that went back-and-forth. On those things we didn't get anything settled, so we will be having another meeting to iron those things out. We're doing a little bit of research on some other things to make sure that what we are either proposing or not proposing is the right thing. Because this is something that's going to be down there for Mary and Christine to use and I want to make sure that they have the tools and that they're using it correctly. We will be meeting again, you will get another draft before the August meeting for you all to look at.

Mr. Mecsics: I think when we have our joint meeting Angie, we also tasked both of you and I could be wrong, that all of those questions Bob has and Debbie had on these would be addressed back to them along with the rest of the Board members to discuss. If you disagree with them why and justification, so that it's not just the draft coming back. I want to see what his questions absolutely can discuss that and make sure that everything has been addressed and we'll do that before we have that on the agenda for the next joint meeting.

Ms. Littlewood: We're hoping to get that back to you. But as Bob knows, because he's already done this once, it takes time to process and it takes time to look into things to make sure that you are doing everything correctly. So that's where we are, we're looking into it, we're checking, we're doing the research and asking the questions that

were unsure about. I think it's mainly with the golf course. So we're looking into that and asking the questions, so it is what it is. We're all busy people and we're trying to organize the meetings when it suits us all. We'll do that and we'll get things back to you as soon as we can and I promise it will be there before the next meeting.

Mr. Zelazny: I was wondering the way ahead. Do you think it would be beneficial to have a workshop of our Board once you get the draft done? I don't know how much time we're going to have to come to an agreement before the joint meeting. I just want to make sure that we as a Board are prepared. However, develop a road map, if you think a workshop is warranted or do we need one or what.

Ms. Littlewood: I think instead of meeting in July if you make that a workshop, if it's okay I can ask Steve because he does all the drafts. He's doing an amazing job. So you would propose a July workshop at the end of July?

Mr. Zelazny: No, I wasn't proposing, I was just asking you, do you think that that's a way ahead? I want to make sure that when we go into it, it's a good product that we can support as a Board, and not have dialogue and conflict at a joint meeting. I'd like to be able to get it at least have our Board agree to everything beforehand.

Mr. Mecsecs: So when we go into the joint meeting, it's been discussed, so when we go in there, we have it as a Board and it's fully staffed versus just opening up to a dialogue at a joint meaning that really, we don't get too much done.

Ms. Littlewood: I forgot what I'm going to say. Hang on a minute. That happens to me, senior moment. When's the next joint Board meeting? Did we arrange?

Mr. Mecsecs: Technically, it was in July, but I've asked for the Chairman on their Board to reconsider since we may or may not be meeting in July to move that to August because we all had delayed the last one, so we'll just keep it in that quarterly rotation to August.

Ms. Littlewood: I'm okay with having a workshop towards the end of July. I think we can all meet. We're very close to getting it all finalized.

Mr. Mecsecs: What I'm trying to do is keep people enough so that they have some of their summer, so we don't have meetings all throughout the summer and let people do what they want to do it for their vacation plans if they have them. If we wanted to do something of a workshop, then I would recommend us doing that probably a few days

before our meeting so that's all fresh in our mind that we can deal with it at our August meeting if we chose not to have a July meeting.

Ms. Littlewood: That's fine by me if that's fine by Bob. We'd have the workshop and then we'd have our meeting and then we'd have a joint meeting maybe the following week, is that what you're saying?

Mr. Mecsecs: I think we could do that.

Mr. Zelazny: My concern, Angie, is however you do it, I just wanted to have adequate time to be able to discuss it. Not just look at the document, but discuss it with you as our lead agent to go back to Steve and resolve it before we go to the joint meeting.

Mr. Mecsecs: All right. Any further, Angie?

Ms. Littlewood: We have to decide.

Mr. Mecsecs: We decided that we will schedule before our meeting. Well, we will have to make a decision on whether we will have to have a July meeting. But if we do not have a July meeting then we will schedule a workshop prior to our August meeting so that with the preparation before that all the information getting through the Board members so we as a Board can decide what we see on that preparing for the Board for the joint meeting.

### **C. Discussion of Landscaping Scope of Services**

Mr. Mecsecs: Next one, discussion of landscaping, scope of services to be provided under a separate cover. Go ahead.

Mr. Greenwood: The Board has seen that we circulated a scope services at our last meeting. I was just making sure, Alan, you've got your signatures because you need those. But at our last meeting, the Board had their concerns of we've got landscaping that is currently being administered under two different contracts essentially. The idea was is that staff were directed to build a scope of services to bring this all under one contract. You will see in your agenda packet and also this was also provided under separate cover where it's the full scope of services making sure that you've got all of your essential trimmings, and your mowing, handled via the contract. Also with that, Prince & Sons are actually here because I would like them to go over their scope. They are familiar with the scope of services and what the requirement is. I believe the idea was the Board would

have the option if they wanted to do a possible informal RFP because it doesn't meet that dollar threshold to go out for a formal one, which is a cost savings. But at that point, if Prince, and I know we have Lucas and also James is available here, so if there were any questions regarding the scope and what they would do, it'd be prudent to talk at this point.

Mr. Martin: Hello, I'm Lucas Martin, Vice President over at Prince & Sons. We do everything out here except for detailing the beds currently and honestly, we don't have any other contracts like that and we really want the accountability and we want the risks. We really want the accountability and the responsibility of maintaining your landscape totally. It's better for the plants, better for a lot of reasons. We would just propose to be able to do the rest of your services out here. You're going to get better service also. We are out here every week right now, the other vendor right now is set up, they are only here twice a month. We're going to be weeding and detailing your plants every week while we're out here versus two times a month. You're going to get better service and I think I can get you a better price even than what you're currently paying. It should be a win-win for you guys. That's what I'm proposing.

Mr. Mecsics: Are you making a proposal to us to take over the contract for the services?

Mr. Martin: Yeah. I sent over some pricing to Jason via email last night so that he has some. I can obviously do something more formal if it's requested.

Mr. Mecsics: Okay. Angie, this falls in your area. Your comments?

Ms. Littlewood: Yeah, the Board hasn't seen any of the prices. I don't think unless they came last night and after 10 o'clock I wasn't back on there, so I can't comment on that. But the rest of my stuff is just with the proposal that we've got. Thank you for that. I don't want to make a decision on that today, but thank you.

Mr. Mecsics: Well, that would be a Board decision. Go ahead.

Mr. Zelazny: Jason, do you have the number?

Mr. Greenwood: The whole number, you've got your detailing of the contract that's going to be your mowing, trimming, and going through with your essential service, that's the mowing detail, and irrigation and pest. Currently, with your contract where you have the two combined contracts, you have a dollar amount of \$168,000 in your budget. Overall with the two, Prince & Sons is actually going to be coming in at \$160,000. That's what's

proposed there. That was an email that we received so, that is a cost savings doing both services together. Just a couple of factors to consider at this point being in the summer, typically, if this was an RFP process or informal whatnot, this is going to be a process where it takes a minimum of 60 to sometimes even 90 days to make sure that we get through this depending on when we're meeting as well. That is just a factor that I wanted the Board to understand. The most important thing is that we do the fiduciary responsibility of what's right for the District and obviously, saving money is one. Fox Hollow did provide a proposal to do the detailing of their service. Angie, if I'm not mistaken, there was actually an increase in fees it was 41, it went up to 50 if I wasn't mistaken, right?

Ms. Littlewood: It did go up, I can't remember the figure but it did go up. They put a fuel charge into that as well. Yeah, it did go up.

Mr. Greenwood: With the scope that you're looking at, this was something that was vetted by our field operations division, Clayton Smith. He's done several of these where he's gone from \$50,000 contracts over \$1.5 million landscape contracts. Scope of services is always good to have because I think it was said the accountability factor, it was something that you did have prior your last landscape company. However, I don't know if they deviated. With this one, I know Prince & Sons are very familiar with this. This scope is something that we can almost go point the finger and say, something's not is not being done, we can essentially say you're not following your scope of services. Obviously, it's a lot easier to manage at this point if it's being done. I know that there are other extra services like annual changes, palm pruning, and mulch. Mulch is one of those if you put an application down, sometimes, it's just a top up, you don't need to continuously reapply mulching. Palm pruning, I think, Angie, you said that that's something that typically you want done twice a year. Is that correct?

Ms. Littlewood: Yeah.

Mr. Greenwood: That's something that because there's a special service, it's one of those that you want to keep it separate because essentially if you want to do palm pruning and mulch, you might want to go to a separate client to do that. Or vendors do the blowing mulch. I know typically when speaking with Lucas, mulch is one of those that he provides it as a pass-through because it just helped him make his site look good. It is very detailed so I just wanted to put that together for you.

Mr. Mecsecs: Okay.

Ms. Littlewood: This new landscape scope of work was sent. I was out all day yesterday, I didn't get it until 10:00 o'clock last night and I haven't gone through it. I had a load of questions that I sent to you, which we've had the discussion about. Just please respond to my emails and let me know you've got them. You're going to go through some things that can be and can't be done. Can you go through that with me?

Mr. Greenwood: Yeah. Turf maintenance, there was one and it was possible for the HFC open at 05:00 AM done prior to normal business hours. With that question going back with Clayton, it was depending on county ordinance is when you can come in and mow. I'm pretty sure I think most landscape companies would like to come in as early as possible but obviously they need to do where they can actually know.

Ms. Littlewood: I think you misread that question because if I remembered it correctly in your scope, you actually said that to have all the work done prior to normal business hours and what I was saying was, I don't think that's possible because the HFC opens at 5:30. I don't think all the works can be done before normal business.

Mr. Greenwood: Whatever the county ordinance is when a landscape company and I think, Lucas, if you can speak of that like typically once when would normally work hours be when you guys come through.

Mr. Martin: We usually get here around 7:30. Most HOAs don't want you to starting before eight anyway so it gives us time to stage everything and maybe take care of some outer areas, but yeah.

Mr. Zelazny: Not to put words in Angie's mouth but what she says is your contract says that the work would be done before normal working hours, and obviously, you can't get everything done here before business hours because you cut well into the afternoon. I believe that's the direction she's going, not when you start, but the contract says it'll be done before normal business hours.

Mr. Mecsecs: Since you got this just a couple of days ago.

Ms. Littlewood: Last night.

Mr. Mecsecs: We can go back and forth hashing but I think what I would recommend for the Board is we put this on the agenda for our next meeting, whenever, and let Angie work with Jason too so you get all your questions answered, and then we

can come in and if we want to do this as a full proposal then we come back with a proposal because then Sarah, correct me if I'm wrong, we have to give the incumbents legal notice, etc., correct?

Ms. Sandy: That's right. In fact, we'll talk to the Hollow's agreements and we can provide 30 days' notice without cause. I believe Prince and Sons' contract, it runs through August. We only have the ability to terminate 30 days with cause.

Mr. Greenwood: How do we want to move forward? Currently, we've got Fox Hollow. Do we continue expressing that they're on a 30-day notice or is it the case that we want to have Prince provide all of the service right now either which way, I just want to have direction.

Mr. Mecsics: In all fairness to Angie, I think what we should do is you guys work together to come up with that, put it as a proposal for our next meeting to take over this contract and then the Board will have the discussion as to whether we do and whether we give the termination to Fox Hollow on the 30th because their contract ends in August. Is that correct?

Ms. Littlewood: No. It's ended. The new contract should have started 1st of June.

Ms. Sandy: In review, as we determined at the last meeting, there happened to be two contracts with Fox Hollow that were executed. Last year, I think there was some confusion and the first contract that was executed, that Fox Hollow provided to Angie had a term and date of May 31st. However, the scope that was included for that did not include all the services they are providing and it did not include all the compensation that we are paying them. The second contract I believe is the correct contract in controlling. It provides the entire amount that we are paying them of just \$1,600 a month. Additionally, we included a provision in there saying that this is the full understanding of the services between us so that in effect acts as a termination of the prior contract. I believe that's the controlling contract and that does run through September 30th.

Mr. Zelazny: Sarah, this is Bob. One quick question. Because this is under the threshold and it doesn't require RFP process, is there something that precludes us from taking the scope of work and offering it to a second vendor to see what their price is? I just want to make sure that there's not like we're going down one road. I will say I'm very pleased with Prince & Sons and the work they do. It's been excellent, the product is good.

I look at the pet parks and stuff in there as nice as they've been since I've been here. I just want to make sure that we have a good sense of what we're getting and how much we're paying. I do think that we are significantly overpaying in the Fox Hollow side, we have to change that. Bringing it under one I think would be extremely helpful and beneficial for us as a Board, for the community, and Angie, for you to be able to direct staff to make it. But if we can reach out to other people based on the scope of work, Angie, whenever you are prepared to bring it back to the Board, I'm prepared to support you one way or the other to get under one contract and get the work done.

Mr. Mecsecs: I don't think there's any question, the one contract is the way to go. But in fairness with Bob saying this, yes, so what I would recommend that we do, Jason, is Angie, you get with Jason, take that scope of work. We have a pricing or you're going to provide a pricing to us, check and see if there's anyone else out there that will seize the scope of work without doing a full RFP process because we don't have this under the threshold and then come back to us with a recommendation.

Ms. Littlewood: I've been fending off all week and I know other Board members have and I know the residents in the community have been coming, they've been fending off as well that the areas around the ponds have grown significantly. It's not your fault. I've written to everybody and said that everybody has complained and said the contract says you could do it in the winter months every three weeks and then every other week in the summer months. I didn't negotiate the last contract so I don't know where it came from but nearly every landscaper that we have had dealings with their winter months have been like December, January, February, March, and then maybe started the summer months in April or May. I know that yours has been June. Well, it's the beginning of the rainy season so it's going to grow. Am I unreasonable in saying that the winter months or it should be a shorter period and the summer months longer? That would increase the number of cuts that we need, right?

Ms. Littlewood: My question to you is for you to do your job properly, we need to shorten our expectations of what the winter months are and lengthen the summer months, right? It's the winter months where they are being cut every three weeks. See this last month, we've had a little bit of rain but hey, grass just shoots right up as soon as you put a drop of water on it. For me the summer months should start in April.

Mr. Martin: They do.

Ms. Littlewood: Well, I was told they start at June.

Mr. Martin: No.

Ms. Littlewood: Well, I don't know what happened then because the grass has had a lot of complaints but I think you sent Mary a complaint as well. We read a lot of complaints about the grass. Do we need more cuts?

Mr. Martin: I was just saying that even every other week, you'll probably get complaints because even every other week, you will get seed heads and then the ponds will be tall. It's just the time of year with the rain and even day length actually makes a huge difference with the grass and there's a big growing period.

Ms. Littlewood: Explain to me again why we can't do it every week in the summer months?

Mr. Martin: There is increase in a budget. You're going to almost double what we're doing now. It's just man hours, is all it's about. All we do is man hours.

Mr. Mecsics: I think what he was saying also Angie, is if he'd go there every weekend, especially during the summer, you could cause some damage and erosion around the ponds. I mean, that's what he was mainly saying.

Mr. Martin: Some of the steeper areas especially if it's a steeper area and you're mowing every week, you can cause some damage and some problems for Alan.

Ms. Littlewood: I have another question for you, James. I don't know whether you remember. We spoke on the car park there that ridiculous strip of six-inch grass that goes across that you have to spray. You said you could send me something where we could improve that and also the view for the residents that live behind that by planting up some grass and putting some salt down. Can you get back to me?

Mr. Margeson: I don't know why you don't have it, but I'll make sure you get it.

Mr. Mecsics: Any other questions?

Mr. Zelazny: Part of the problem is when we tried to reduce the cost a couple of years ago, we picked a different mowing cycle. Perhaps you as the professional should bring to Angie what you think the mowing cycle should be to support the community. Because we did it from when we cost cut it. When we did it first time it was to save money,

so we arbitrarily picked a number. It might not be the best number maybe when you deal with Angie, you can have a better number or if that number is good, that's fine too.

Mr. Mecsics: That should be included when we do the proposal on that. That should be all included in there. We have a one of way of doing it, not doing it and switching it back and forth.

Mr. Martin: A lot of that's due to just the tolerances of the community, what you want and where the pond is. If you have a pond that backs up to a residence or something, sometimes you want to designate that pond out for maybe a more frequent mowing. That's again, it's up to you guys, how are you guys want to do it. If it's a pond that's off the back or something, you might not want to waste your dollar mowing that every week, whereas so maybe we can look at it and designate certain ponds that you want to increase the frequency on. We'd be happy to do that obviously that's easy for us to do.

Ms. Littlewood: That'd be awesome if you could do that.

Mr. Mecsics: The direction from the Board then is for to come up with a proposal based upon the statement of work after you all worked out any differences and disagreements, and then we'll bring that to the Board at our next meeting for a decision. Keeping all within the legal guidelines of what our staffing costs for the contracts and make sure you know what the contracts say.

Ms. Littlewood: I've had a request by the resident that lives in the house, just there behind the car park, there that very first house. I worked with Ron and he has removed some of the plants behind their house, which it belongs to the golf course and if they're going to put the turf in there, which is great and they were very happy about that. But she's asked me if they can do some landscaping before the turf is put down. Now, the property is CDD property and what she'd like to do is put a palm tree in there and some colorful plants, which the turf would mow up. My first question was, who's going to maintain it? Is it something that your landscape is going to maintain? A palm tree dies and who will replace it. I said, well, who's going to maintain it? Is it your landscaper that's going to maintain it? Are you expecting the CDD to maintain it? What would happen if we did maintain it? The plants died, what would happen? At that point, she didn't have an answer, she said she would speak to her landscaper. I said I would bring it to the Board this meeting to see what the Board felt about some of the landscaping CDD.

Mr. Mecsics: Well, I think that's something we have to bounce off our legal staff as well. In the past, we've had people put trees on CDD property with the stipulation is that once it's on the CDD property, it becomes CDD itself. They have no other responsibilities with that and if there's any issues that come with that, then it's our responsibility either get rid of the plant if it dies or something like that. We did not have at that time so that's why I think we need to have a question made as to whether we can do, they're not having someone's private contractor come on and work on CDD property.

Mr. Zelazny: Well, there are a couple of places already and I talked to the lady and I asked her to give you a call because it's landscaping. But are two or three spots on the West that we have already approved for people to put plants on and it's always been that they are 100% responsible. If the tree dies, it dies, if the bushes die, it dies. We have no responsibility as the CDD. I mean I personally have no problem with her as a matter of fact I said if there's something you want to do, you should do it before the golf course puts down the sod because that's just wasting money.

Ms. Littlewood: If we have no responsibility for it, does that mean we maintain it or we don't?

Mr. Zelazny: We don't.

Mr. Mecsics: We don't. No.

Ms. Littlewood: Does she maintain all the shrubs?

Mr. Mecsics: Well no, that's why I want a legal review before we tie a resident to maintaining CDD property. That will want that legal review because that way it'll keep us out of trouble.

Mr. Zelazny: We don't have to go too far. We have behind the driving range all of those yellow bushes are on CDD properties that are owned and maintained by the residents. That's been adjudicated before. So I don't I don't know why it needs to be rehashed.

Mr. Mecsics: Well, I think, Sarah, because we've done a lot of things in the past, where we did not necessarily get legal review and that's my concern here. Sarah, so the question is, if someone is a resident wants to put something on CDD property, can they have their own landscaper maintain it and what responsibilities do we have as CDD?

Ms. Sandy: It depends what kind of arrangement the District wants to have. Also keep in mind, you'd be setting a precedent moving forward. Technically, if it's on District property, the District should be the one maintaining it, unless we have in place a bill of sale indicating that the tree or whatever landscaping belongs to the residents and we provide them with a license agreement to have their landscaper come on the property to properly maintain it. We certainly have had agreements like that in the past. Usually, it would be in regards to something like a fence that is on District property. It's called an encroachment agreement. We essentially say, yes, a homeowner resident, you can have this on the District's property, but you are responsible for maintaining it if it harms or damages District improvements that they are responsible for that damage. They also are responsible for removing it. If at any time the District decides that it no longer wants it there, those are things that we typically would have in place and that I would recommend. But as I said, keep in mind the precedent part where if it's a special circumstance and why would it be different from other residents coming forward in the future to make another request.

Mr. Mecsecs: What you're saying is that we can but we should have an agreement between the District and them as to what they're responsible for?

Ms. Sandy: Yes. If the District doesn't want to be responsible for the maintenance of the item, then yes.

Mr. Mecsecs: I think with revenue raising your budget for saying that we're going to do more landscaping if they would do that. But I again, Bob's right, there's other places in the past we've done and we've never really talked about that. My concern is the liability within the District on that and just make sure because this could be a precedent for the future, if someone else wants to do it and we do it right this way, so go ahead.

Ms. Littlewood: Sarah, does that mean the resident can put whatever they want in there or do they have to come through us and let us know what plants they're putting in and we have to approve the plants?

Ms. Sandy: We could do it either way. I would suggest that the District be involved in approving or at least have yourself, Angie and our landscapers work with them to make sure that they're putting in something that goes with the aesthetic of the community that's not going to cause any issues for the surrounding areas.

Mr. Zelazny: Clearly, the resident has to let the District know what they want to put in, and Angie, you would have to approve whatever they're going to put in.

Mr. Mecsics: In this case, what we can do is, you can go back to the resident, and Sarah, let's get something so that we can have get with Angie so that we're recovered legally and then whatever they want to put in, you have the approval authority on that.

Ms. Littlewood: Sarah, I've got another one for you. What are the lift stations at the moment, are they ours and can we landscape them?

Ms. Sandy: The one lift station, on Sawgrass, we have received a scanned copy of the executed deed from the developer. I am currently waiting and have to receive the original before I can record it, which I believe hopefully I will receive by early next week. Once we receive that and record it, then we can landscape that specific lift station. The other ones in the District, I wasn't asked to look into all of it, but my understanding is that all the other ones are owned by the CDD.

Ms. Littlewood: We have two that need landscaping. I really would rather, we've heard the quote from Prince & Sons to do it and prices of everything is going up and I really would like them to do them both at the same time to save costs on them coming back and forth. Can I just authorize them to do that, to do both or do you want me to wait until you've got it all recorded and send me a notification?

Mr. Mecsics: Would have to be a Board approval on that, especially because we're annexing property itself. You just can't approve on that. That would have me a Board approved. I know there was a question about one of our residents the last time as to the condition that they are right now and do we accept them from the city or the developer without any stipulations? That's a good question and I think that's something we would have to have legally with the developer if they will do any improvements on that before they turn it over to us. Go ahead.

Ms. Sandy: Jim, are you referring to the lift stations?

Mr. Mecsics: Yes.

Ms. Sandy: We have. I believe, by the execution of the deed, we accepted it. I guess I understand the Board's direction from the last meeting. When I updated that, we would be asking for the deed that we were okay moving forward as is.

Mr. Mecsics: We would accept that property as is?

Ms. Sandy: Yes. The Sawgrass lift station specifically, all the other ones the District has already previously accepted.

Mr. Mecsics: In the past, when we've accepted them from that, they've all been as-is condition. There were no improvements made beforehand that I do remember. Go ahead.

Ms. Littlewood: Did the Board approve the money for the landscaping?

Mr. Mecsics: Yes. We're good to go on that, and what I'm saying is once we get the transfer then you're free to go and get that executed, is that correct, Sarah?

Ms. Sandy: Correct. Yes. If the Board previously approved it, then as soon as that's done, which hopefully it will be next week.

Ms. Littlewood: I opened up my emails last night when I got home and there was an email from somebody from one of the pickleball people. They have a request that we ask the landscapers to change the time of when they cut around the pickleball court because they said the noise is deafening and it's affecting their play. I'm going to leave this to the Board, but here's my opinion on this. We all have landscapers that take care of our yard as most of us do. We all know that those landscapers do the schedule to suit themselves and I would ask if any members or any residents ask their contractors to come at a specific time or after a specific time, it's just not feasible. I would ask the pickleball players to just show a little bit of grace and accept that maybe just for that one day, they may be disturbed. I don't know whether the Board wants me to go ahead and ask them to change the time or whether we should just say just give us some grace.

Mr. Mecsics: Go ahead, Bob. Do you have any?

Mr. Zelazny: I think, Angie, you can ask them if they can do it. If they can't, the schedule to get the work done in the community is the highest priority.

Mr. Mecsics: Yeah. That takes over, and then I agree with you. They should show a little grace.

Ms. Littlewood: My last point is the wetlands area that were cut, I am waiting to speak with Chez LaRue. They weren't cut by Applied Aquatics. I'm waiting to speak with Chez LaRue to see where we stand on who can cut them and who can't, and I would request that the golf course landscapers do not cut anymore until I've got that authorization.

Mr. Mecsecs: Okay. This is the general buffer. It's not those three areas that you had to recuse yourself from, correct?

Ms. Littlewood: Yes.

Mr. Mecsecs: Okay. Just want to make sure that's straight. Anything else?

Mr. Zelazny: One thing, Angie, on the pet parks, we have approved two contracts to resod parts of them. I was through the pet parks yesterday talking to some of the people, and the pet parks actually look quite good. I'm not a professional landscaper, but I don't know if the amount of sod that we had contracted for, is that necessary right now? I think those two contracts could maybe be reduced in size. I would just ask you to look at that and see if we can reduce because I think it was \$1,700 for each one or something like that.

Ms. Littlewood: I think it was 16 for one and 14 for the other something, but yeah, we actually have also been given some seed. I was going to speak with the contracts about that. We've been given quite a substantial amount of seed. I can't remember the brand, but I was going to speak to the landscapers about that to see if we could use that too.

#### **D. Approval of Rate Increase for Jani-King Contract**

Mr. Mecsecs: The next one, approval of rate increased for Jani-King contract.

Mr. Greenwood: I understand you've had Jani-King here for some time now. Essentially, what it was, they provided their notes. John reached out to our office, John Anderson, and it was a case of we see the minimum wage has gone up and they are proposing an increase of 8%, which will bring the monthly cost at \$2,549. That's the case if the Board is happy with the cleaning services and they're okay with that rate increase.

Mr. Mecsecs: Bob, as you were doing some of your numbers and submitting to Mary, I know Mary is not here, do we have that increase accounted for in our next year's budget?

Mr. Zelazny: No.

Mr. Mecsecs: That would be something. Were they asking for it to be effective immediately or in the next year's budget?

Mr. Greenwood: We can ask if we can push it off into the next fiscal year, but ultimately, it would be one of those if approved, they'll make it applicable effective next month.

Mr. Mecsics: That would have to be adjusting for our budget when we do it in end of August. All the feedback I get is Jani-King does a very good job. They're in here working all the time. I know that, Mary, you concur with that. What I would then ask for Jason to go back and talk with them some more, see if they can push it up, but if not, then I would recommend that we approve the adjustment to the next year's budget. If they can do that, that's fine. If they wait till October, that would be in better arms, but I think I'll probably need a motion for that, don't I? Do I have a motion to adjust their costing by that percentage point and then put it into the budget for next year?

Ms. Littlewood: Is 8% not a little steep? I know inflation's high at the minute, but everybody else seems to be just increasing by 5%.

Mr. Mecsics: Well, inflation is at 8.6% right now and from what I saw this morning, rising. I'm sorry, I don't want to get into politics because I'm cynical that it's ever going to drop for a while yet, but that's a good point.

Ms. Littlewood: It's just that the other companies are printing out 5% and then we jump to an 8% increase.

Mr. Mecsics: Any further discussion? First, I seconded. Then we had a discussion. All in favor of adjusting that? I need a response.

Mr. Zelazny: What did you want?

Mr. Mecsics: Well, you made a motion. I seconded. We had a discussion on Angie and that was to accept that 8% on that. We have a vote.

Mr. Zelazny: I'd said yes.

On MOTION by Mr. Mecsics, seconded by Mr. Zelazny, with all in favor, the Jani-King Contract for an 8% Rate Increase, was approved.

**E. Discussion of Non-Exclusive License Agreement with Select Rehabilitation, LLC Regarding the Use of the District's Amenity Facilities for Providing Outpatient Therapy Services**

Mr. Meccics: The next discussion of the non-exclusive license agreement with Select Rehabilitation, LLC regarding the use of the District's amenity facilities for providing outpatient therapy services. I know Mary Clark had asked us to look over the rehab and some of the things there and make sure there's no liability and we've gotten Sarah involved with it for an agreement with them so that we can get some remuneration for them, the use of the facilities here. It is a very well-accepted program. People really like having the Select Rehab here. Sarah, I'm going to turn it over to you on this.

Ms. Sandy: Thanks, Jim. As I discussed with the Board at the last meeting, I let you know that I would go back and revisit the arrangements that we could have. License agreements like this are fairly common at several of the Districts that I have. If there is a third-party vendor that wants to come in and provide certain services, swimming lessons, workout classes, things like that, typically we would have them enter into a license agreement like this. It gives them the ability to not only be at the amenity facilities and access it, it requires that they have certain insurance, that they have the proper types of licenses, and also lays out the agreement between both the District and the vendor. Here in particular, some of the points that I want to go through with the Board. First, it provides that these services that they're providing would only be available to patrons of the Districts Lake Ashton I, Lake Ashton II. The term patron would be defined under our joint amenity facility policies. That means that they can't bring in non-residents that are not paying the user fee to have access to our amenity's facilities. They can only provide those services to those that already have their own access to be in a facility. Additionally, it provides that coverage for the wear and tear of providing their services. There's a mountain here, I believe it's about \$250 a month is what we settled on. Different Districts take different approaches, whether that's doing a percentage of the revenues that come in or a flat fee for the month. The idea is to cover their use of the facilities as the wear and tear that it would take the electricity help supplement that in the same way that when we rent out a room, we ask for a certain fee. That also is up for discussion for the Board on if that amount is sufficient. I will say that Supervisor Clark sent me some comments. I've corresponded with her a little bit before the meeting because she had brought this up at

the prior meeting and wouldn't be here today. She did review the agreement and provided me some comments on it that I'd like to go through with the Board. I can wait until I get your thoughts and opinions on the agreement and then we can go through those in more detail and see if there are any. One, any changes that the Board would like to make to it, and two, if you'd like to approve it. The last thing I wanted to address, again, Supervisor Clark brought up at the last meeting that she had heard that Select Rehabilitation was using the HFC as their primary business address. I looked into that some more and Select Rehabilitation LLC, which is who would have the agreement with. It's not with any individual therapists. It is their therapists that they would be able to have working at the facility, but it's not the actual legal entity. They are based out of Illinois, actually. They have a primary business address that is not the HFC within Florida. I think what Mary had seen or had been provided, one of the therapists that worked for Select Rehab has an NPI number and it's given out for those that receive Medicare or Medicaid payments for services that they provide. It lists a couple of different addresses on where they provide services. One of the addresses was the HFC. I spoke with both Jim and Mary Bosman about seeing if we can get that therapist to switch it over to Select Rehabilitation, Florida office. They are not listing the HFC as where they are operating their business out of. I just wanted to make sure and clarify the Board that that is not the case here.

Mr. Mecsics: I know the folks from the Select Rehab has a copy that agreement for them to take with. Because obviously, their corporate legal folks have to go. I know you have inputs from Mary, so I would recommend then whatever which you have with Mary get with Mary Bosman. Then we can hash that out so that we can hopefully continue this program. Because it is very positive for a lot of the residents. Can we do that, Mary?

Ms. Bosman: What?

Ms. Sandy: If the Board doesn't mind, and unless Bob and Angie have any specific comments, there are a handful of Mary's comments that I want to go through with the Board to make sure that everybody is on the same page with the changes that she's suggesting. The first one was, there is a provision in there saying that they do not have exclusive rights to any portion of the HFC. However, if at some point they needed exclusive access to a certain area that the Community Director being Mary Bosman, would be able to approve that. I think Mary Clark did not think that they should have any

right to have exclusive access. But if they did, she wanted the approval to be at both direction of the Community Director as well as the Overseeing Board Supervisor. I guess I would ask the Board, do we want to just take out the exclusive rights piece altogether or if you want to leave it in, are you okay with having the approval at both the Community Director and Supervisor?

Mr. Mecsics: Yeah. I think my personal angle leave it at the Community Director and the Supervisor, which would be me, if we have any issues on that. Any comment? Okay. Go ahead.

Ms. Sandy: The next item is that she wanted to add a limiter on the rights of use and we talked about this at the last meeting, so I don't think that the Board would have an issue at it. At no time to be able to ask other users of the amenity facility to step away from machine or any of the facilities to take precedents to indicate that they have a right to use that equipment over somebody else that's using it.

Mr. Mecsics: Yeah, I think that was discussed with Mary. They understand that no, they cannot preempt a resident or anything like that for the exclusive use. I've been there myself, quite a bit. I do know we have some residents that just don't like having them in there. I'm sorry about that, but that will be part of our agreement and we'll continue to keep an eye on that.

Ms. Sandy: Then last thing that she said she had a strong feeling on, was that the \$250 fee was too low. Her justification was that we charged non-residents a \$4,000 annual fee for the facilities which amounts to \$333 monthly. That's just for a single person and that Select Rehabilitation, will use the facilities for multiple individuals and the fees should reflect that. She thought \$500 monthly fee, which comes to about \$6,000 annually, is still significantly less than what's been if they had to operate at their own building and use their own equipment. She felt strongly that the monthly fee should be a higher one.

Mr. Mecsics: Mary, we can go back with Select Rehab and talk about adjusting that pricing, if the Board concurs. Anything else on that Sarah?

Ms. Sandy: No. Those were the only items that I have to ask the Board. If comfortable with those, then I'd ask for a motion to approve the non-exclusive license agreement with Select Rehabilitation as amended.

On MOTION by Mr. Mecsecs, seconded by Ms. Littlewood, with all in favor, the Non-Exclusive License Agreement with Select Rehabilitation, was approved as amended.

**F. Update on Lake Hart (Requested by Supervisor Littlewood) – ADDED**

Mr. Mecsecs: Next is the update on Lake Hart. Was that the part you talked about before?

Ms. Littlewood: No. But it is requested by me. But really, it's an update to see where you are on it really.

Mr. Mecsecs: I've got to stop you there. Because you can't talk about that. Remember the last meeting we had. Are you talking about the three areas?

Ms. Littlewood: No. I just wanted you to give an update for the residents of where you are on this.

Mr. Zelazny: The residents then have to come to talk to me. You have had to recuse yourself on that, Angie, so you can't.

Ms. Littlewood: I can't even talk about it, Sarah?

Mr. Mecsecs: Remember we had this at a meeting.

Ms. Littlewood: Okay.

Mr. Mecsecs: Now, saying that, the three individuals that I work with, I have an update from the folks next week and I will get with them.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Mecsecs: Staff reports. Attorney?

Ms. Sandy: Everything else I had for the Board we've already discussed. I have discussed working with Supervisor Zelazny on the golf course rates to advertise for the public hearing in August. We've got that ironed out and should be set for the August public hearing. Otherwise, I don't have anything else to report unless the Board has any questions.

Mr. Mecsecs: We're going to set a public meeting for that in August. Does that fit your schedule?

Mr. Zelazny: Correct. That's to set the new parameters, high and low so we can adjust the rates during the year, next year without going back to the Board.

#### **B. Lake Ashton II Community Director**

Mr. Mecsics: Alright. Now Community Director Mary.

Ms. Bosman: It's summertime, so the residents are on hiatus of some of the activities are as beginning of summer activity that we do is we contact all the chairman of all the activities and say, what are your plans for the summer and so forth, so we don't have some of the newer residents come in for an activity because it's published on a calendar that's not accurate. We get a handle on what's on hiatus, how long it's going to be on hiatus, and when it's going to start back up again, and residents really like that. One thing I did notice, I've been here for several years and there's more and more residents staying here year-round. That's just a thing that I've seen happening. There was a time when almost 50% of the activities were on hiatus in the summertime, but that's not the case now, actually, we only had 11 that were on hiatus. We have two seminars monthly continuing to do that through the summer because I feel strongly that the residents that are here deserve to have a continuum of activities and seminars and so forth. Yoga classes, we have something new this year. Our yoga instructor goes up north for the summer and she's partnered with a person that is enabling Zoom classes to be held at no cost to the District. That's something new that we're doing and helping her out with letting the residents know how to hook up with that Zoom connection. That's nice for our residents. I'm going to save one of the announcements on activities until the very end because it's a fun one. We are having dances and so forth, huge success. We have tables reserved. It's a packed house all the time, and that's a plus in many ways. June 3rd, we did have a cancellation, however, because of a low number of table reservations, that is the exception for the entire year. So with one exception, I don't think that's too bad. Maintenance projects. James is due back in here momentarily. Lighting for the next to the final phase, Phase 4 has been ordered and they are in and installed. We are working now. I have it on my calendar after July 1st, the fourth quarter, then we can begin ordering for the final phase of those LED lights, and they do make a big difference. I had requested at one time if we could get a copy of the TECO bills so that we can monitor past and

present for a comparison, wondering if I could get a copy of that, so James and I can sit down and actually give you a measurable difference and what those LEDs are doing for us. Thank you. Some of the things that James has done, I always have to sing his accolades, because he saves us tons and tons of money. The pool filter grids change. He does all this himself, he and Karen. They changed the pool filter grids, that's an annual thing and quite a lengthy process. They replaced the swimming pool room, door locks, two of them, they've changed all the air AC filters, that's a routine thing that's done. Replace the sprinkler head at the HFC was a case of a quarter to six at night and we had a geyser on the south wall here. I called James and he showed me how to shut the sprinklers off, and the next morning he went over to Home Depot and he took care of business. I appreciate the fact that I've been working with Angie and we have all the irrigation systems by zones, we know where they are, and we can actually tell the irrigation machine out there the time or the clock and shut off that specific zone instead of shutting down the whole system. That's been really good to have that knowledge, Prince worked with us too on that, didn't they? Repair the pool heater, there was a valve leak in that. He repaired the popcorn machine, repair the freezer condenser motor, repair the back gear on the ice cream machine, repair the matrix hydro-machine bike, he fixed the brake light in the Red Golf cart, replace the dimmer switch in the community center, replace two lights in the pickle-ball courts, and change two door locks in the HFC, in addition to the ones that I've mentioned in the pool. James is a good guy to have around and he saves us lots of money. Does anyone have any questions?

Ms. Littlewood: I don't have any questions, but I just wanted to say thank you to all of you, all the staff. I know you all work very hard on these dances and James and Karen always prepare all the props and I think you do an awesome job. Thank you.

Mr. Mecsics: Mary, as one whom is at most of the dances and sometimes we'll do you guys do a phenomenal job.

Ms. Bosman: Thank you. I appreciate that.

Mr. Mecsics: Part of that is I think we've talked a little bit, we're going to get a credit card reader here for the front desk so that we don't have to worry about petty cash for keeping money on hand. We'll be setting that up with the bank to have a credit card reader here for that.

Ms. Bosman: That would be very much help. My big surprise is we have things firmed up and approved. We're going to have our first new year's eve dance this Saturday, December 31st here with a five-piece band.

Mr. Mecsecs: There'll be a Rocking New Year's Eve.

Ms. Bosman: Thank you.

Mr. Mecsecs: Angie, you had one more thing you wanted to bring up.

Ms. Littlewood: I did. I'm sorry, I missed it in landscaping. I've given you all a proposal that came through. The outdoor controller needs fixing and we have to have an old clock and the new clock. The old clock taken out, the new clock taken in and that came to \$597.50. I need approval from the Board for that work to be done.

Mr. Mecsecs: For which? Can you say that again, please?

Ms. Littlewood: Do you want me to say it in English this time?

Mr. Mecsecs: Yes.

Ms. Littlewood: I know I babbled a bit there. I don't know what this is. It's 100 proceed 12 station fixed the outdoor controller.

Mr. Mecsecs: Is that the clock thing?

Ms. Littlewood: Then there's the labor to remove the old and install a new clock. I'm guessing it is.

Ms. Littlewood: I make a motion to approve this bill to have the clock renewed.

On MOTION by Ms. Littlewood, seconded by Mr. Zelazny, with all in favor, the Clock Renewal/Installation, was approved.

### C. District Manager's Report

Mr. Mecsecs: District Manager's report.

Mr. Greenwood: There was the landscape scope of services. That was something that field operations and myself, we worked extremely diligently on putting it together. This is the scope of service that was put together. It was circulated yesterday. I will work with Angie. Angie provided some questions regarding the scope. I will be providing that feedback from my field operations. I did only receive that yesterday, understanding that they're busy and I wanted to go to the expert that put the scope together. I wanted to

make sure that it was done correctly. Now we're going to be able to get apples to apples and something that we can actually hold whoever the landscape vendor is accountable for. Also with that field operations provided at the last meeting, the Board requested proposals for the installation of two solar lights. I provided the picture at the last meeting. Essentially it stands on an 11-foot pole. It looks like one of those. I know it's very difficult for the Board members to see from here. There are two options. You either go with the 100 watt or you go for the 300 watt. That looks like a floodlight, very bright. The installation of these two poles, labor, equipment, materials. If we wanted to do the 100-watt lights, that would be for a total of \$1,170. If we wanted to move up to the 300 watt, we would have to add an additional \$150 per fixture. That was the proposal that I had our field operations put together for us.

Mr. Mecsics: Can you send that to all of us so we can look at it and we'll discuss it at one of our next meetings?

Mr. Greenwood: Not a problem if you wanted to have that circulated. I'll have it in the agenda for you guys.

Ms. Littlewood: Can you do that in black? Because it's in white there. Can you do it in black?

Mr. Greenwood: I will have to ask the specifics if they can do that. I know that the pole itself is aluminum. I can't change that. Maybe that can be painted a different color but you meaning the top of the fixture?

Ms. Littlewood: I mean all of it. I know you can get powder coated aluminum. It's actually spelled different to how we spell it. You can get powder coated aluminum, which you can get in black because the lights are black. Our lights are black so I wouldn't want something that was going to stand out like a sore thumb apart from the light, obviously.

Mr. Greenwood: I can ask the specifics on that and if we can actually get a different color for that. I know that we did discuss if we will be anticipating to hold our July meeting. I didn't know if we wanted to have that discussion about if we are planning to hold the July meeting or we just going to meet in August. I didn't know if the Board wanted to just confirm that or is it tentative?

Mr. Mecsics: Well, I think for the Board itself, again, I elicit comments. We try to keep so we save some money with having meetings successive or every month and

skimming it by every month. Other than discussing with the appointment of the other Board member and do we need to have a July meeting?

Mr. Zelazny: There are two issues. One is the appointment of the Board member and two, is Angie, whatever your path is on the amenity policy. I don't think we need one unless Angie identifies a need for it for the amenity policy, and Mary thinks we need to move forward with appointing a replacement early. I believe that if she believes strongly because that would be two and two, I think we should go ahead and proceed and have the meeting and fill the position. Will you check, Jason, with Mary to see if she is amenable to or she thinks we need to have a meeting and if it's that then we will have a meeting because that would be that.

Mr. Greenwood: If she's available for July.

Mr. Mecsics: Well, if she believes is to explain to her about that what Bob was just saying as far as the having the appointment of the person, do we need to have a July meeting to do that then or do it in August, but she will be driving them.

Mr. Greenwood: That sounds good.

## **NINTH ORDER OF BUSINESS**

## **Financial Report**

### **A. Approval of Check Register**

Mr. Greenwood: We've got the financial reports, you have your approval, the check register, combined balance sheet, special assessment receipt schedule. I know, Bob, you mentioned one question that I'm going to circle back. Also I'm corresponding with Sharon right now to figure out what that question was. Other than that, I'll be looking for a motion to approve their check register.

On MOTION by Mr. Zelazny, seconded by Mr. Mecsics, with all in favor, the Check Register, was approved.

### **B. Combined Balance Sheet**

Mr. Zelazny: Let's talk about the combined balance sheet for the financials for May. There's a couple of things that the Board needs to be aware of if you just go down the sheet. One is revenues are up by \$57,000. That sounds good, \$36,000 of that was contributions from the residents along the lakes for the buffer zone. But buried in that is

an \$18,000 increase from the amenity manager for events that she has held here. We've made \$18,000 profit so far this year on events. Kudos to Mary and her staff and everything for the planning of that. When you go down through the expenses, admin, we are underspent, which is good. In the field, unfortunately, we are \$144,000 overspent. That's primarily to engineering security personnel, electric butane, and then paying for the lake buffers. If you extrapolate out to the end of the year, we are still going to be have deficits spending, but the budget that we proposed for next year has that Delta already included. The Delta is covered in the 2023 budget. Overall, revenue is up \$57,000, admin is under spent by \$21,000, field is \$144,000 over, which gives us a Delta of about \$65,000 out of that \$142,000 that was uncommitted funds in the general fund. You can see that in the budget, we're going to take query over approximately \$80,000 plus that's in that and then the first-quarter reserves. The budget looks good in that regard. When you go down to the capital budget, you'll see that we have approximately \$366,000 left in the budget for the capital projects. However, we've approved \$4,800 for the pet parks, \$5,400 for the lift stations, \$9,000 for pickleball, \$32,000 for the driving range, \$2,500 for LEDs, \$2,000 for the pump house roof and today, we just approved \$20,000 in additional projects. That brings that 55 close to about \$80,000. You'd have to subtract the \$80,000 from the \$366,000. The carryover would not be \$366,000. We'd actually be carrying over about \$280,000. In a good position this year, the only unknown is the roof for the HFC. It was originally in the budget for two years ago then it was in the budget this year. We haven't replaced it. It's in the budget for next year. My concern and the concern of James is that the quotes that we've had were around the \$200,000 range and that's what's in the budget. That number could go significantly higher and so we just have to be prepared for that. Any questions on the May financials?

Ms. Littlewood: The money for the roof is not going to come out of the carryover or have we already got that budgeted in?

Mr. Zelazny: The \$200,000 for the roof this year is in the budget. If we don't spend it this year, we have put it in the budget for next year. If we do it this year, then the carryover for the capital budget will go down by \$200,000. There is a concern obviously that 8.5% inflation, that equates to about \$260 per resident. We need to be very mindful of how we spend our money going forward. There is some flexibility in the next year's

budget in terms of landscape replacement and other capital projects and things like that. We can identify about \$50,000-\$70,000 which is soft money. I think we're okay for next year with no issues, but we have to be very conscious of where we spend our money and how we spend our money. Then, of course, the following year, we're going to have to take a really hard look at what the expenses are. Let me see if I covered everything on the budget.

Mr. Mecsecs: Anything else with the financial areas?

### **C. Special Assessment Receipts Schedule**

*This item was not discussed.*

## **TENTH ORDER OF BUSINESS**

### **Supervisor Requests**

Mr. Mecsecs: Supervisor's requests?

Mr. Zelazny: Angie, I got a call again the other day this time from the golf course referencing Jerry Duffy's request on a memorial bench.

Ms. Littlewood: I've emailed that lady and left messages and she's not getting back to me. I'll reach out to her again, but so far, she's not got back to me.

Mr. Zelazny: I'm sure that's probably the case which she would like to have the bench put on the driving range and the golf course has no issues with that. If she wants to move forward, golf course is fine with that.

Ms. Littlewood: I'll try to reach out again.

Mr. Mecsecs: Anything else? Any other supervisor comments? I have a statement.

Mr. Zelazny: Before you close up. Let me just give you an update on some of the projects especially the pickleball court. I talked with varsity yesterday, talked with their construction supervisor/foreman and it looks like right now it's going to be the last week in July that they'll be able to come in and do it. They said it could be a week earlier, could be a week later. Anytime they have substantial rain, they could lose three days of work. I did talk with chuck from pickleball group, I gave them an update that it looks like we're looking at the last week in July for the pickleball courts to be resurfaced.

Mr. Mecsecs: Anything else, Bob?

Mr. Zelazny: No, that was it.

Mr. Mecsics: In regards to the statement that was made earlier, let me remind Board members that we do not allow personal attacks. That was explained numerous times and when we had other Board members that went on and it should have been called out-of-order, but let me say this. I've been in Lake Ashton for almost 14 years. I've given my heart and soul. I have never done anything unethically or illegally here because what we did was discussed with the District Manager as we came in and our legal. As far as ethics, I'm a veteran and I uphold our democratic principles and I'm personally ashamed of someone saying those things about me. If you have been spun up or anyone that says that to you, have them come and talk to me personally. If they don't have the guts to do so then let them remain silent. But I wanted to correct for the record right now and I will be talking to my attorney about slander. That there was no unethical or illegal method's done with what we did and it's not open anymore discussions. That's my statement. Thank you. Do we have any other comments? If not, this is the point where we talk about adjourning the meeting. Do I have a motion to adjourn the meeting?

**ELEVENTH ORDER OF BUSINESS**

**Public Comments**

Ms. Littlewood: No public comments?

Mr. Mecsics: Oh, I'm sorry. I beg your pardon. Yes.

Jim Hellman (6140 Pebble Beach Boulevard): I just had a comment regarding the discussion about resident funded improvements on CDD property. I would just suggest that the Board and not take into consideration when they're making those decisions, maintenance agreements with those property owners, that one I think that would be very hard to enforce and secondly, I'm sure they would not survive the change in property ownership. At some point, the CDD is going to end up holding the bag on the maintenance for those improvements anyway. I don't think you should take those into consideration and they should stand on their own based on the benefit to the community in general. Secondly, with regards to the therapy services that are offered here. One I think it's great and I think it's nice to have the convenience for the residents and I think that's a huge benefit for those that need those. Hopefully, I'll never have to take advantage of that, but it's nice and comforting to know it's available, but one of the things that you're on the agreement, I don't know if it's limited to Lake Ashton residents only or if it's open for them

to bring outside clients in. If it is, I would suggest that we not allow that. Then secondly, there's a little bit of a discussion today about the number of clients at any one time, but I think that agreement should include some limitation on the max number of clients at any one time that it doesn't take over that facility for therapy and not leave access for the residents. I certainly agree with the agreement not to allow them priority or exclusive use of the equipment or any particular time on the equipment over there.

Mr. Mecsics: Thank you, Jim. Any other public comments? Hearing none,

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

# SECTION VII

# SECTION B

# SECTION 1

# SECTION a

## RESOLUTION 2022-17

### THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Lake Ashton II Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) 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 days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> 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 II 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 II Community Development District for the Fiscal Year Ending September 30, 2023."
- 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 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, 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:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND – SERIES 2021	\$_____
DEBT SERVICE FUND – SERIES 2022	\$_____
CAPITAL PROJECTS FUND	\$_____
GOLF COURSE FUND	\$_____
TOTAL ALL FUNDS	\$_____

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 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 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 19th DAY OF AUGUST 2022.**

ATTEST:

**LAKE ASHTON II COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** FY 2022/2023 Budget

# Lake Ashton II

## Community Development District

## General Fund

Description	Adopted Budget FY 2022	Actual Thru 7/31/22	Projected Next 2 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<b>REVENUES:</b>					
Special Assessments - Tax Collector	\$1,649,343	\$1,668,027	(\$17,630)	\$1,650,397	\$1,639,641
Interest Earned	\$750	\$2,206	\$441	\$2,647	\$750
Rental Fees	\$1,000	\$150	\$0	\$150	\$1,000
Security Guard Revenue	\$0	\$2,594	\$0	\$2,594	\$0
Table Rentals	\$0	\$1,373	\$0	\$1,373	\$0
Off Duty Officer Revenue	\$0	\$102	\$0	\$102	\$0
Ice Cream Social	\$0	\$772	\$0	\$772	\$0
Contributions	\$0	\$49,522	\$0	\$49,522	\$0
HFC Revenues	\$0	\$17,936	\$3,587	\$21,523	\$0
Carry Forward Surplus	\$136,916	\$167,195	\$0	\$167,195	\$277,472
<b>TOTAL REVENUES</b>	<b>\$1,788,010</b>	<b>\$1,909,876</b>	<b>(\$13,602)</b>	<b>\$1,896,275</b>	<b>\$1,918,863</b>
<b>EXPENDITURES:</b>					
<b>ADMINISTRATIVE</b>					
Arbitrage Consultant	\$1,200	\$600	\$600	\$1,200	\$1,200
Annual Audit	\$5,050	\$0	\$8,000	\$8,000	\$8,000
Boundary Amendment	\$45,000	\$2,315	\$0	\$2,315	\$0
Computer Time	\$1,000	\$833	\$167	\$1,000	\$1,000
Dissemination Agent	\$6,500	\$3,500	\$0	\$3,500	\$6,500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Insurance	\$12,730	\$12,568	\$0	\$12,568	\$15,764
Legal Advertising	\$1,500	\$3,550	\$538	\$4,088	\$2,050
Management Fees	\$61,800	\$51,500	\$10,300	\$61,800	\$64,890
Office Supplies	\$250	\$395	\$79	\$474	\$675
Other Current Charges	\$2,700	\$1,807	\$361	\$2,169	\$2,500
Postage	\$2,000	\$1,285	\$257	\$1,542	\$2,000
Copies	\$1,000	\$23	\$250	\$273	\$500
Telephone	\$50	\$0	\$25	\$25	\$50
Trustee Fees	\$10,600	\$4,310	\$6,573	\$10,883	\$11,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$151,555</b>	<b>\$82,862</b>	<b>\$27,150</b>	<b>\$110,012</b>	<b>\$116,304</b>

# Lake Ashton II

## Community Development District

	General Fund				
Description	Adopted Budget FY 2022	Actual Thru 7/31/22	Projected Next 2 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<b>FIELD EXPENDITURES</b>					
Attorney	\$40,000	\$26,453	\$8,818	\$35,271	\$40,000
Building Contract Services					
Security Services-Alarm/Fire Systems Only	\$7,200	\$5,052	\$1,590	\$6,642	\$7,200
Cleaning Services	\$28,320	\$23,600	\$4,720	\$28,320	\$28,320
Pool Maintenance	\$8,400	\$8,008	\$1,237	\$9,244	\$8,400
Building/Grounds Maintenance Supplies					
Building/Maintenance Supplies	\$30,363	\$14,553	\$2,911	\$17,464	\$30,363
Grounds Maintenance/Supplies	\$7,897	\$762	\$152	\$914	\$7,897
Building/Maintenance-Golf Course	\$0	\$280	\$56	\$336	\$2,500
Grounds Maintenance-Golf Course	\$0	\$3,995	\$799	\$4,794	\$7,500
Maintenance-Dog Park	\$0	\$196	\$250	\$446	\$2,500
Maintenance-Pickleball Courts 1 and 2	\$0	\$193	\$250	\$443	\$2,500
Maintenance-Pickleball Courts 3 and 4	\$0	\$86	\$250	\$336	\$2,500
Pest Control	\$1,340	\$1,261	\$2	\$1,263	\$1,340
Mileage	\$400	\$166	\$150	\$316	\$400
Engineering	\$25,000	\$42,277	\$8,455	\$50,732	\$25,000
HFC Special Events	\$5,000	\$10,387	\$0	\$10,387	\$10,000
Information Technology	\$0	\$0	\$0	\$0	\$1,500
Landscape Contract Services	\$168,610	\$127,020	\$24,952	\$151,972	\$168,610
Irrigation Maintenance	\$2,000	\$4,123	\$1,000	\$5,123	\$2,000
Lake Maintenance	\$35,560	\$28,700	\$5,460	\$34,160	\$35,560
Lake Maintenance-Rattlesnake Lake (Resident Funded)	\$0	\$13,208	\$544	\$13,752	\$714
Lake Maintenance-Hart Lake (Resident Funded)	\$0	\$28,594	\$9,988	\$38,582	\$9,988
Office Supplies/Printing/Binding	\$13,000	\$9,198	\$6,570	\$15,767	\$13,000
Permits/Inspections	\$1,500	\$6,631	\$0	\$6,631	\$1,500
Personnel Expenses					
Salaries	\$205,900	\$179,944	\$35,989	\$215,933	\$227,857
FICA Expense	\$15,751	\$13,766	\$2,753	\$16,519	\$17,431
Exercise Instructors	\$18,000	\$18,374	\$3,675	\$22,049	\$22,500
Health Insurance	\$10,623	\$7,658	\$1,729	\$9,387	\$10,623
Wokers Compensation Insurance	\$1,824	\$2,233	\$0	\$2,233	\$2,345
Property Insurance	\$25,665	\$28,522	\$0	\$28,522	\$33,646
Security Contract Services					
Gate Attendants	\$196,170	\$189,170	\$37,834	\$227,005	\$224,313
Off Duty Security-Events	\$0	\$238	\$0	\$238	\$0
Security Extras	\$4,000	\$2,883	\$577	\$3,460	\$4,000
Utilities					
Electric	\$135,000	\$124,335	\$25,829	\$150,164	\$155,000
Refuse	\$3,000	\$3,085	\$712	\$3,798	\$5,000
Water	\$26,000	\$14,047	\$3,607	\$17,655	\$26,000
Telephone	\$15,000	\$10,283	\$2,066	\$12,349	\$15,000
Gas/Propane	\$26,000	\$31,383	\$0	\$31,383	\$38,289
<b>TOTAL FIELD EXPENDITURES</b>	<b>\$1,057,523</b>	<b>\$980,664</b>	<b>\$192,925</b>	<b>\$1,173,589</b>	<b>\$1,191,295</b>
First Quarter Operating Reserves	\$243,730	\$0	\$0	\$0	\$297,824
<b>TOTAL RESERVE EXPENDITURES</b>	<b>\$243,730</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$297,824</b>
<b>OTHER SOURCES/(USES)</b>					
Interfund Transfers In/(Out)	(\$335,202)	(\$335,202)	\$0	(\$335,202)	(\$340,362)
<b>TOTAL EXPENDITURES</b>	<b>\$1,788,010</b>	<b>\$1,398,728</b>	<b>\$220,075</b>	<b>\$1,618,803</b>	<b>\$1,945,784</b>
<b>Assigned Fund Balance</b>	<b>\$0</b>	<b>\$511,148</b>	<b>(\$233,677)</b>	<b>\$277,472</b>	<b>(\$26,921)</b>
	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
<b>NET ASSESSMENTS</b>	\$1,218,686	\$1,218,686	\$1,445,344	\$1,649,343	\$1,639,641
<b>PLUS COLLECTION FEES (7%)</b>	\$91,729	\$91,729	\$108,789	\$124,144	\$123,414
<b>GROSS ASSESSMENTS</b>	\$1,310,416	\$1,310,416	\$1,554,133	\$1,773,488	\$1,763,055
<b>NO. OF TOTAL PLANNED UNITS</b>	680	680	680	680	676
<b>GOLF COURSE</b>	15	15	0	0	0
<b>GROSS PER UNIT ASSESSMENT</b>	\$1,885	\$1,885	\$2,285	\$2,608	\$2,608

**LAKE ASHTON II  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

**REVENUES:**

**Special Assessments - Tax Collector:**

The District will levy a non ad-valorem special assessment on the platted property within the District and certify to the Polk County Tax Collector for collection to fund operating expenditures of the District. #36300 \$1,639,641

**Interest Earned**

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. #36100 \$750

**Rental Fees**

Represents miscellaneous income received for activities held at the HCF. #36200 \$1,000

**EXPENDITURES:**

**Arbitrage**

The District is required to annually have an arbitrage rebate calculation on the District's Series 2005A&B and Series 2006A&B Capital Improvement Revenue Bonds. #31200 \$1,200

**Annual Audit**

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. #32200 \$8,000

**Boundary Amendment**

Legal Fees and filing fees associated with amending the boundaries of the District. #31501 \$0

**Computer Time**

The District processes all of its financial activities, i.e., accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services. #35100 \$1,000

**Dissemination Agent**

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. #31300 \$6,500

**Dues, Licenses & Subscriptions**

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. #54000 \$175

**Insurance**

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. Florida Insurance Alliance specializes in providing insurance coverage to governmental agencies. #45000 \$15,764

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation. #48000 \$2,050

**Management Fees**

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. #34000 \$64,890

**Office Supplies**

Miscellaneous office supplies. #51000 \$675

**Other Current Charges**

Bank charges and any other miscellaneous expenses that are incurred during the year. #49000 \$2,500

**Postage**

Mailing of agenda packages, overnight deliveries, correspondence, etc. #42000 \$2,000

**Printing & Binding**

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc. #42500 \$500

**Telephone**

Telephone and fax machine. #41000 \$50

**Trustee Fees**

The District issued Series 2005A&B and Series 2006A&B Capital Improvement Revenue 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. #32300 \$11,000

**LAKE ASHTON II**  
**COMMUNITY DEVELOPMENT DISTRICT**  
GENERAL FUND BUDGET  
FISCAL YEAR 2023

<u>Attorney</u>			
	General legal services, i.e., preparation for and attendance at meetings, review operating and maintenance contracts. etc.	#31500	\$40,000
<u>Building Contract Services</u>			
	Hartline Alarm /Fire Systems	#34510	\$7,200
	Cleaning - JanKing	#46010	\$28,320
	Pool & Spa - Pool Sure	#46400	\$8,400
<u>Building/Grounds Maintenance Supplies</u>			
	Building - Paper goods, small repairs, chemicals/ cleaning supplies, Small plant replacement, pool-sauna-spa parts/repairs	#46020	\$30,363
	Grounds - HFC grounds, Dog Parks, Blvd, Courts	#46030	\$7,897
	Florida Pest	#34800	\$1,340
	Mileage	#46050	\$400
<u>Engineering</u>			
	General engineering services, i.e. attendance at and preparation for, board meetings.	#31100	\$25,000
<u>HFC Special Events</u>			
	The District will have shows , dances and other events throughout the year.	#49400	\$10,000
<u>Landscape/Lake Maintenance Contracts</u>			
	Pond and Lake Maintenance - Applied Aquatics	#46500	\$35,560
	Mowing, irrigation management - Yellowstone	#46200	\$168,610
	Irrigation Repairs	#46210	\$2,000
<u>Office Supplies/Printing/Binding</u>			
	Skedda, Google Suite, Amazon Prime, Sam's Club	#51000	\$13,000
	DEX - copier lease and printing costs.		
<u>Permits/Inspections</u>			
	The District is required to renew permits and other inspections on an annual basis with the City of Winter Haven, Polk County and The State of Florida to comply with regulations.	#49300	\$1,500
<u>Personnel Expenses</u>			
	1099/Contract Employees	#34100	\$22,500
	FICA - Employers share of Social Security and Medicare w/h from employee wages.	#21000	\$17,431
	Health Insurance - Reimbursement to employees.	#23000	\$10,623
	The Districts Workers Comp insurance is with SUMMIT.	#45000	\$2,345
	Salaries & Wages - The District employees personnel to manage and supervise the HFC.	#12000	\$227,857
<u>Property Insurance</u>			
	The District's property insurance is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.	#45001	\$33,646
<u>Security Contract Services</u>			
	Gate Attendants and Roving Patrols - Securitas	#34500	\$224,313
	Security Extras - carts, paper copies, etc.	#34530	\$4,000
<u>Utilities</u>			
	Electricity - TECO	#43000	\$155,000
	Propane - Amerigas	#43100	\$38,289
	Refuse - Florida Refuse	#34900	\$5,000
	Telephone/Internet - Spectrum	#41000	\$15,000
	Water - City of Winter Haven	#43200	\$26,000

**Lake Ashton II**  
Community Development District

Capital Projects

Description	Adopted Budget FY 2022	Actual Thru 7/31/22	Projected Next 2 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<b>Revenues</b>					
(1) Capital Reserve - Transfer In	\$335,202	\$335,202	\$0	\$335,202	\$340,362
Interest Income	\$600	\$1,507	\$301	\$1,809	\$600
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0
Carry Forward Surplus	\$380,441	\$403,208	\$0	\$403,208	\$276,823
<b>TOTAL REVENUES</b>	<b>\$716,243</b>	<b>\$739,917</b>	<b>\$301</b>	<b>\$740,219</b>	<b>\$617,785</b>
<b>Expenditures</b>					
<b>Capital Projects - FY23</b>					
Athletic Equipment	\$0	\$0	\$0	\$0	\$10,000
Walk in Freezer-Eagle's Nest	\$0	\$0	\$0	\$0	\$16,000
Chiller-Eagle's Nest	\$0	\$0	\$0	\$0	\$6,500
Kitchen Equipment	\$0	\$0	\$0	\$0	\$10,000
Landscape Replacement	\$0	\$0	\$0	\$0	\$10,000
Pool/Spa Repairs	\$0	\$0	\$0	\$0	\$7,700
Public Works-Bridges/Pathways (Roadways)	\$0	\$0	\$0	\$0	\$20,000
Pond Side Drain Repairs	\$0	\$0	\$0	\$0	\$25,000
Bridges-Clean, Seal, Repair	\$0	\$0	\$0	\$0	\$10,000
Golf Cart	\$0	\$0	\$0	\$0	\$10,000
Paint Pool Area Walls	\$0	\$0	\$0	\$0	\$6,000
Split System (Air Handler)	\$0	\$0	\$0	\$0	\$50,000
Other Capital Project Expenses	\$0	\$0	\$0	\$0	\$30,000
Roof Repairs	\$0	\$0	\$0	\$0	\$234,000
Information Technology	\$0	\$0	\$0	\$0	\$1,400
Promissory Note Payment	\$0	\$0	\$0	\$0	\$139,167
Other Current Charges - Bank Charges	\$0	\$0	\$0	\$0	\$800
<b>Capital Projects - FY22</b>					
Athletic Equipment	\$4,500	\$8,006	\$0	\$8,006	\$0
Fitness Floor	\$0	\$15,370	\$0	\$15,370	\$0
Ice Machine	\$0	\$0	\$0	\$0	\$0
Landscape Replacement	\$10,000	\$23,210	\$10,200	\$33,410	\$0
Pool/Spa Repairs	\$14,400	\$16,813	\$0	\$16,813	\$0
Public Works-Bridges/Pathways (Roadways)	\$20,000	\$56,071	\$13,546	\$69,617	\$0
Split System (Air Handler)	\$50,000	\$695	\$0	\$695	\$0
Sports Floor	\$0	\$33,454	\$0	\$33,454	\$0
Water Heater	\$0	\$0	\$0	\$0	\$0
Other Capital Project Expenses	\$30,000	\$25,623	\$0	\$25,623	\$0
Surge Protection	\$23,000	\$0	\$0	\$0	\$0
Ashton Blvd.	\$65,246	\$0	\$0	\$0	\$0
Roof	\$200,000	\$4,907	\$0	\$4,907	\$0
Kitchen Equipment	\$10,000	\$0	\$0	\$0	\$0
Paint HFC/GS	\$20,000	\$18,750	\$0	\$18,750	\$0
Pickleball CT	\$0	\$1,955	\$9,000	\$10,955	\$0
Hole 6 Restroom	\$0	\$28,772	\$0	\$28,772	\$0
Promissory Note Payment	\$142,997	\$142,997	\$0	\$142,997	\$0
Driving Range Flume	\$0	\$0	\$31,749	\$31,749	\$0
LED Lights	\$0	\$9,530	\$0	\$9,530	\$0
Pump House Roof	\$0	\$0	\$2,261	\$2,261	\$0
4th Hole Cart Path	\$0	\$0	\$6,885	\$6,885	\$0
Pathway Flairs	\$0	\$2,900	\$0	\$2,900	\$0
Other Current Charges - Bank Charges	\$600	\$586	\$117	\$703	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$590,743</b>	<b>\$389,637</b>	<b>\$73,758</b>	<b>\$463,396</b>	<b>\$586,567</b>
<b>EXCESS REVENUES</b>	<b>\$125,500</b>	<b>\$350,280</b>	<b>(\$73,457)</b>	<b>\$276,823</b>	<b>\$31,218</b>

CAPITAL PROJECT FUTURE PROJECTIONS					
Revenues	Fiscal Year 2023	Fiscal Year 2024	Fiscal Year 2025	Fiscal Year 2026	Fiscal Year 2027
Capital Reserves - Transfer In	\$340,362	\$331,853	\$331,853	\$331,853	\$331,853
Interest Income	\$600	\$600	\$600	\$600	\$600
Carry Forward Surplus	\$276,823	\$56,218	\$124,535	(\$39,489)	\$88,064
<b>Total</b>	<b>\$617,785</b>	<b>\$388,671</b>	<b>\$456,988</b>	<b>\$292,964</b>	<b>\$420,517</b>
<b>Annual Projected Expenses:</b>					
Roadways	\$0	\$0	\$265,760	\$90,000	\$207,400
Public Works-Bridges/Pathways	\$20,000	\$32,000	\$32,000	\$32,000	\$32,000
Landscape Replacement	\$10,000	\$15,000	\$15,000	\$15,000	\$15,000
Athletic Equipment	\$10,000	\$8,000	\$4,000	\$0	\$0
Other Capital Projects	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Golf Course Payment	\$139,167	\$135,336	\$131,517	\$0	\$0
Bank Service Charge	\$800	\$800	\$800	\$800	\$800
<b>Specific Projects:</b>					
Fitness Floor	\$0	\$0	\$0	\$0	\$0
Ice Machine	\$0	\$0	\$0	\$0	\$0
Pool/Spa Repairs	\$7,700	\$0	\$3,400	\$6,400	\$6,400
Split System (Air Handler)	\$50,000	\$0	\$0	\$0	\$0
Sports Floor	\$0	\$0	\$0	\$0	\$0
Water Heater	\$0	\$0	\$0	\$0	\$0
Ashton Blvd.	\$0	\$0	\$0	\$0	\$0
Roof	\$234,000	\$0	\$0	\$0	\$0
Kitchen Equipment	\$10,000	\$15,000	\$7,500	\$10,000	\$1,000
Information Technology	\$1,400	\$0	\$6,000	\$700	\$0
Paint HFC/GS	\$6,000	\$0	\$0	\$0	\$0
Eagles Nest	\$22,500	\$16,000	\$500	\$20,000	\$1,000
Bridges-Clean, Seal, Repair	\$10,000	\$0	\$0	\$0	\$0
Golf Cart	\$10,000	\$0	\$0	\$0	\$0
Tennis CT	\$0	\$12,000	\$0	\$0	\$0
Pickleball CT	\$0	\$0	\$0	\$0	\$11,000
<b>Total Expenditures</b>	<b>\$561,567</b>	<b>\$264,136</b>	<b>\$496,477</b>	<b>\$204,900</b>	<b>\$304,600</b>
<b>Excess Revenues</b>	<b>\$56,218</b>	<b>\$124,535</b>	<b>(\$39,489)</b>	<b>\$88,064</b>	<b>\$115,917</b>

# Lake Ashton II

Community Development District

Debt Service Fund

Series 2021

Description	Proposed Budget FY 2022	Actual Thru 7/31/22	Projected Next 2 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<b>Revenues</b>					
(1) Assessments - On Roll	\$283,691	\$277,333	\$5,982	\$283,314	\$281,983
Interest Income	\$5	\$3	\$2	\$5	\$25
Carry Forward Surplus	\$9,450	\$9,450	\$0	\$9,450	\$49,635
<b>TOTAL REVENUES</b>	<b>\$293,145</b>	<b>\$286,785</b>	<b>\$5,984</b>	<b>\$292,769</b>	<b>\$331,643</b>
<b>Expenditures</b>					
Series 2021					
Interest - 11/1	\$9,450	\$9,450	\$0	\$9,450	\$35,886
Interest - 5/1	\$36,977	\$0	\$36,977	\$36,977	\$35,886
Principal - 5/1	\$205,000	\$0	\$205,000	\$205,000	\$210,000
<b>TOTAL EXPENDITURES</b>	<b>\$251,426</b>	<b>\$9,450</b>	<b>\$241,977</b>	<b>\$251,426</b>	<b>\$281,771</b>
<b>Other Sources/(Uses)</b>					
Interfund Transfers In/(Out)	\$8,293	\$8,293	\$0	\$8,293	\$0
<b>TOTAL OTHER</b>	<b>\$8,293</b>	<b>\$8,293</b>	<b>\$0</b>	<b>\$8,293</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>\$50,012</b>	<b>\$285,628</b>	<b>(\$235,993)</b>	<b>\$49,635</b>	<b>\$49,872</b>
(1) Maximum Annual Debt Service				11/1/2023 Interest	<b>\$34,616</b>

FY 2023	
NET ASSESSMENTS	\$262,244.41
PLUS COLLECTION FEES (7%)	\$19,738.83
GROSS ASSESSMENTS	\$281,983.24
NO. OF UNITS	308
GROSS PER UNIT ASSESSMENT	\$984.44

# Lake Ashton II

Community Development District  
Series 2021 Revenue Refunding Bonds

## AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/21	\$ 3,535,000.00	\$ -	\$ 9,449.59	\$ 9,449.59
05/01/22	\$ 3,535,000.00	\$ 205,000.00	\$ 36,976.65	
11/01/22	\$ 3,330,000.00	\$ -	\$ 35,885.54	\$ 277,862.18
05/01/23	\$ 3,330,000.00	\$ 210,000.00	\$ 35,885.54	
11/01/23	\$ 3,120,000.00	\$ -	\$ 34,616.09	\$ 280,501.62
05/01/24	\$ 3,120,000.00	\$ 210,000.00	\$ 34,616.09	
11/01/24	\$ 2,910,000.00	\$ -	\$ 33,124.77	\$ 277,740.86
05/01/25	\$ 2,910,000.00	\$ 215,000.00	\$ 33,124.77	
11/01/25	\$ 2,695,000.00	\$ -	\$ 31,374.13	\$ 279,498.90
05/01/26	\$ 2,695,000.00	\$ 220,000.00	\$ 31,374.13	
11/01/26	\$ 2,475,000.00	\$ -	\$ 29,392.92	\$ 280,767.06
05/01/27	\$ 2,475,000.00	\$ 225,000.00	\$ 29,392.92	
11/01/27	\$ 2,250,000.00	\$ -	\$ 27,202.21	\$ 281,595.13
05/01/28	\$ 2,250,000.00	\$ 225,000.00	\$ 27,202.21	
11/01/28	\$ 2,025,000.00	\$ -	\$ 24,868.96	\$ 277,071.17
05/01/29	\$ 2,025,000.00	\$ 230,000.00	\$ 24,868.96	
11/01/29	\$ 1,795,000.00	\$ -	\$ 22,357.71	\$ 277,226.67
05/01/30	\$ 1,795,000.00	\$ 240,000.00	\$ 22,357.71	
11/01/30	\$ 1,555,000.00	\$ -	\$ 19,624.83	\$ 281,982.53
05/01/31	\$ 1,555,000.00	\$ 245,000.00	\$ 19,624.83	
11/01/31	\$ 1,310,000.00	\$ -	\$ 16,732.23	\$ 281,357.06
05/01/32	\$ 1,310,000.00	\$ 250,000.00	\$ 16,732.23	
11/01/32	\$ 1,060,000.00	\$ -	\$ 13,687.61	\$ 280,419.84
05/01/33	\$ 1,060,000.00	\$ 255,000.00	\$ 13,687.61	
11/01/33	\$ 805,000.00	\$ -	\$ 10,499.85	\$ 279,187.46
05/01/34	\$ 805,000.00	\$ 260,000.00	\$ 10,499.85	
11/01/34	\$ 545,000.00	\$ -	\$ 7,174.97	\$ 277,674.83
05/01/35	\$ 545,000.00	\$ 270,000.00	\$ 7,174.97	
11/01/35	\$ 275,000.00	\$ -	\$ 3,652.69	\$ 280,827.66
05/01/36	\$ 275,000.00	\$ 275,000.00	\$ 3,652.69	\$ 278,652.69
		\$ 3,535,000.00	\$ 666,815.23	\$ 4,201,815.23

# Lake Ashton II

Community Development District

Debt Service Fund

Series 2022

Description	Proposed Budget FY 2022	Actual Thru 7/31/22	Projected Next 2 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<b>Revenues</b>					
Special Assessments	\$0	\$0	\$0	\$0	\$254,162
Interest Earned	\$0	\$0	\$0	\$0	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$48,765
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$302,927</b>
<b>Expenditures</b>					
Interest - 11/1	\$0	\$0	\$0	\$0	\$42,811
Interest - 5/1	\$16,411	\$0	\$16,411	\$16,411	\$42,811
Principal - 5/1	\$0	\$0	\$0	\$0	\$170,000
<b>TOTAL EXPENDITURES</b>	<b>\$16,411</b>	<b>\$0</b>	<b>\$16,411</b>	<b>\$16,411</b>	<b>\$255,622</b>
<b>Other Sources/(Uses)</b>					
Interfund Transfer In/(Out)	\$58,818	\$58,818	\$6,358	\$65,176	\$0
<b>TOTAL OTHER</b>	<b>\$58,818</b>	<b>\$58,818</b>	<b>\$6,358</b>	<b>\$65,176</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>\$42,407</b>	<b>\$58,818</b>	<b>(\$10,053)</b>	<b>\$48,765</b>	<b>\$47,305</b>
				11/1/2023 Interest	<b>\$41,309</b>

	FY 2023
NET ASSESSMENTS	\$254,162.30
PLUS COLLECTION FEES (7%)	\$19,130.50
GROSS ASSESSMENTS	\$273,292.80
NO. OF UNITS	256
GROSS PER UNIT ASSESSMENT	\$1,067.55

# Lake Ashton II

Community Development District  
Series 2022 Revenue Refunding Bonds

## AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/22	\$ 3,245,000.00	\$ -	\$ 16,410.88	
11/01/22	\$ 3,245,000.00	\$ -	\$ 42,810.99	\$ 59,221.86
05/01/23	\$ 3,075,000.00	\$ 170,000.00	\$ 42,810.99	
11/01/23	\$ 3,075,000.00	\$ -	\$ 41,308.53	\$ 254,119.51
05/01/24	\$ 3,075,000.00	\$ 170,000.00	\$ 41,308.53	
11/01/24	\$ 2,905,000.00	\$ -	\$ 39,603.60	\$ 250,912.12
05/01/25	\$ 2,905,000.00	\$ 175,000.00	\$ 39,603.60	
11/01/25	\$ 2,730,000.00	\$ -	\$ 37,720.07	\$ 252,323.67
05/01/26	\$ 2,730,000.00	\$ 180,000.00	\$ 37,720.07	
11/01/26	\$ 2,550,000.00	\$ -	\$ 35,677.79	\$ 253,397.86
05/01/27	\$ 2,550,000.00	\$ 185,000.00	\$ 35,677.79	
11/01/27	\$ 2,365,000.00	\$ -	\$ 33,484.06	\$ 254,161.85
05/01/28	\$ 2,365,000.00	\$ 185,000.00	\$ 33,484.06	
11/01/28	\$ 2,180,000.00	\$ -	\$ 31,206.34	\$ 249,690.40
05/01/29	\$ 2,180,000.00	\$ 190,000.00	\$ 31,206.34	
11/01/29	\$ 1,990,000.00	\$ -	\$ 28,788.02	\$ 249,994.36
05/01/30	\$ 1,990,000.00	\$ 195,000.00	\$ 28,788.02	
11/01/30	\$ 1,795,000.00	\$ -	\$ 26,229.91	\$ 250,017.93
05/01/31	\$ 1,795,000.00	\$ 200,000.00	\$ 26,229.91	
11/01/31	\$ 1,595,000.00	\$ -	\$ 23,529.91	\$ 249,759.83
05/01/32	\$ 1,595,000.00	\$ 210,000.00	\$ 23,529.91	
11/01/32	\$ 1,385,000.00	\$ -	\$ 20,616.90	\$ 254,146.81
05/01/33	\$ 1,385,000.00	\$ 215,000.00	\$ 20,616.90	
11/01/33	\$ 1,170,000.00	\$ -	\$ 17,563.90	\$ 253,180.80
05/01/34	\$ 1,170,000.00	\$ 220,000.00	\$ 17,563.90	
11/01/34	\$ 950,000.00	\$ -	\$ 14,375.00	\$ 251,938.90
05/01/35	\$ 950,000.00	\$ 225,000.00	\$ 14,375.00	
11/01/35	\$ 725,000.00	\$ -	\$ 11,053.21	\$ 250,428.21
05/01/36	\$ 725,000.00	\$ 235,000.00	\$ 11,053.21	
11/01/36	\$ 490,000.00	\$ -	\$ 7,524.92	\$ 253,578.13
05/01/37	\$ 490,000.00	\$ 240,000.00	\$ 7,524.92	
11/01/37	\$ 250,000.00	\$ -	\$ 3,866.00	\$ 251,390.92
05/01/38	\$ 250,000.00	\$ 250,000.00	\$ 3,866.00	\$ 253,866.00
		\$ 3,245,000.00	\$ 847,129.14	\$ 4,092,129.14

# SECTION II

# SECTION a

## RESOLUTION 2022-18

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; 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 II 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 the City of Winter Haven, 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, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), 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 2022/2023; 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 II 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 II 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. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

**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 19th day of August 2022.

ATTEST:

**LAKE ASHTON II COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll

<b>Lake Ashton II CDD FY 23 Assessment Roll</b>
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<b>PARCEL ID</b>	<b>Units</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
262924690596000010	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000020	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000030	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000040	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596000050	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000060	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596000070	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000080	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000090	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000100	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000110	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000120		\$0.00	\$0.00	\$0.00
262924690596000130		\$0.00	\$0.00	\$0.00
262924690596000140		\$0.00	\$0.00	\$0.00
262924690596000150	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000160	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000170	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000180	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000190	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596000200	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000210	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000220	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596000230	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000240	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000250	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000260	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000270	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000280	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596000290	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000300	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000310	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000320	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000330	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000340	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000350	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000360	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596000370	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000380	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596000390	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000400	1.00	\$2,608.00	\$984.44	\$3,592.44

<b>PARCEL ID</b>	<b>Units</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
262924690596000410	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000420	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000430	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596000440	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596000450	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000460	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000470	1.00	\$2,608.00		\$2,608.00
262924690596000480	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596000490	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596000500	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000510	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000520	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000530	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596000540	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000550	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000560	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596000570	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000580	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000590	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000600	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000610	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000620	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596000630	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000640	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000650	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596000660	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596000670	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596000680	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000690	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596000700	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000710	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000720	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000730	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000740	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596000750	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596000760	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596000770	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000780	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596000790	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000800	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000810	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000820	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000830	1.00	\$2,608.00	\$0.00	\$2,608.00

<b>PARCEL ID</b>	<b>Units</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
262924690596000840	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000850	1.00	\$2,608.00		\$2,608.00
262924690596000860	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596000870	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596000880	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000890	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596000900	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000910	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000920	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000930	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596000940	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000950	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000960	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000970	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596000980	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596000990	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001000	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001010	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001020	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596001030	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001040	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001050	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001060	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001070	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001080	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596001090	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001100	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001110	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001120	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001130	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596001140	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001150	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001160	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596001170	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001180	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001190	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001200	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596001210	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001220	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596001230	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001240	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001250	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001260	1.00	\$2,608.00	\$0.00	\$2,608.00

<b>PARCEL ID</b>	<b>Units</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
262924690596001270	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001280	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596001290	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001300	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001310	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001320	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001330	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001340	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001350	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001360	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001370	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001380	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001390	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001400	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001410	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001420	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001430	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596001440	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001450	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596001460	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596001470	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001480	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001490	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001500	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596001510	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001520	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001530	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001540	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001550	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001560	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001570	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596001580	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001590	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001600	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001610	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001620	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001630	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596001640	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001650	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001660	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001670	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001680	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001690	1.00	\$2,608.00	\$984.44	\$3,592.44

<b>PARCEL ID</b>	<b>Units</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
262924690596001700	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596001710	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596001720	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001730	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001740	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001750	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001760	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001770	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001780	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001790	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001800	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596001810	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001820	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001830	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001840	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001850	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001860	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596001870	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001880	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001890	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001900	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001910	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596001920	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596001930	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001940	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001950	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001960	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001970	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001980	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596001990	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596002000	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002010	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002020	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596002030	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002040	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002050	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002060	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002070	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596002080	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002090	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002100	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002110	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002120	1.00	\$2,608.00	\$984.44	\$3,592.44

<b>PARCEL ID</b>	<b>Units</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
262924690596002130	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002140	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002150	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002160	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002170	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002180	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002190	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002200	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002210	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002220	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002230	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002240	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596002250	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002260	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002270	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002280	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002290	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002300	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002310	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596002320	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002330	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596002340	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002350	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596002360	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002370	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002380	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002390	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002400	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596002410	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002420	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002430	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002440	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002450	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002460	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002470	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002480	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002490	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002500	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002510	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002520	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002530	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002540	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002550	1.00	\$2,608.00	\$984.44	\$3,592.44

<b>PARCEL ID</b>	<b>Units</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
262924690596002560	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002570	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002580	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002590	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002600	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002610	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002620	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596002630	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002640	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002650	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596002670	2.00	\$5,216.00	\$1,968.88	\$7,184.88
262924690596002680	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002690	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002700	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596002710	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596002720	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002730	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002740	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002750	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002760	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596002770	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002780	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002790	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002800	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596002810	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002820	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002830	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002840	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002850	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002860	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596002870	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002880	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596002890	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002900	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002910	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002920	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002930	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002940		\$0.00	\$0.00	\$0.00
262924690596002950	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596002960	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596002970	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596002980	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596002990	1.00	\$2,608.00	\$984.44	\$3,592.44

<b>PARCEL ID</b>	<b>Units</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
262924690596003000	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003010	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003020	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003030	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003040	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596003050	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596003060	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596003070	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596003080	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003090	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003100	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596003110	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003120	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003130	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596003140	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596003150	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003160	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003170	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003180	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003190	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003200	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596003210	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596003220	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596003230	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003240	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003250	1.00	\$2,608.00		\$2,608.00
262924690596003260	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003270	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003280	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596003290	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003300	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003310	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003320	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596003330	1.00	\$2,608.00		\$2,608.00
262924690596003340	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003350	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003360	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596003370	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003380	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003390	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596003400	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003410	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003420	1.00	\$2,608.00		\$2,608.00

<b>PARCEL ID</b>	<b>Units</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
262924690596003430	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003440	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596003450	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003460	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690596003470	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003480	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003490	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003500	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690596003510		\$0.00	\$0.00	\$0.00
262924690596003520		\$0.00	\$0.00	\$0.00
262924690596003540		\$0.00	\$0.00	\$0.00
262924690596003560		\$0.00	\$0.00	\$0.00
262924690596003570		\$0.00	\$0.00	\$0.00
262924690596003580		\$0.00	\$0.00	\$0.00
262924690596003590		\$0.00	\$0.00	\$0.00
262924690596003600		\$0.00	\$0.00	\$0.00
262924690596003610		\$0.00	\$0.00	\$0.00
262924690596003620		\$0.00	\$0.00	\$0.00
262924690596003621		\$0.00	\$0.00	\$0.00
262924690596003622		\$0.00	\$0.00	\$0.00
262924690596003623		\$0.00	\$0.00	\$0.00
262924690596003630		\$0.00	\$0.00	\$0.00
262924690596003631		\$0.00	\$0.00	\$0.00
262924690596003632		\$0.00	\$0.00	\$0.00
262924690596003633		\$0.00	\$0.00	\$0.00
262924690596003634		\$0.00	\$0.00	\$0.00
262924690596003640		\$0.00	\$0.00	\$0.00
262924690596003641		\$0.00	\$0.00	\$0.00
262924690596003642		\$0.00	\$0.00	\$0.00
262924690596003650		\$0.00	\$0.00	\$0.00
262924690596003660		\$0.00	\$0.00	\$0.00
262924690596003670		\$0.00	\$0.00	\$0.00
262924690596003671		\$0.00	\$0.00	\$0.00
262924690596003680		\$0.00	\$0.00	\$0.00
262924690596003681		\$0.00	\$0.00	\$0.00
262924690596003682		\$0.00	\$0.00	\$0.00
262924690596003683		\$0.00	\$0.00	\$0.00
262924690596003690		\$0.00	\$0.00	\$0.00
262924690596003700		\$0.00	\$0.00	\$0.00
262924690596003710		\$0.00	\$0.00	\$0.00
262924690596003720		\$0.00	\$0.00	\$0.00
262924690596003730		\$0.00	\$0.00	\$0.00
262924690596003740		\$0.00	\$0.00	\$0.00

<b>PARCEL ID</b>	<b>Units</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
262924690596003750		\$0.00	\$0.00	\$0.00
262924690596003760		\$0.00	\$0.00	\$0.00
262924690596003770		\$0.00	\$0.00	\$0.00
262924690596003780		\$0.00	\$0.00	\$0.00
262924690596003790		\$0.00	\$0.00	\$0.00
262924690596003800		\$0.00	\$0.00	\$0.00
262924690596003810		\$0.00	\$0.00	\$0.00
262924690596003820		\$0.00	\$0.00	\$0.00
262924690596003830		\$0.00	\$0.00	\$0.00
262924690596003840		\$0.00	\$0.00	\$0.00
262924690597012050	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690597012060	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690597012070	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690597012080	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690597012090	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690597012100	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690597012110	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690597012120	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690597012130	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690597012140	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690597012150	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690597012160	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690597012170		\$0.00	\$0.00	\$0.00
262924690598012170	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690598012180	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012190	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012200	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012210	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012220	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012230	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012240	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012250	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690598012260	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012270	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012280	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012290	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690598012300	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690598012310	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012320	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012330	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012340	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012350	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012360	1.00	\$2,608.00	\$984.44	\$3,592.44

<b>PARCEL ID</b>	<b>Units</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
262924690598012370	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690598012380	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012390	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012400	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012410	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012420	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690598012430	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012440	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012450	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012460	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012470	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012480	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012490	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012500	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012510	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690598012520	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012530	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012540	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012550	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012560	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012570	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012580	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012590	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012600	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690598012610	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690598012620	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012630	1.00	\$2,608.00	\$984.44	\$3,592.44
262924690598012640		\$0.00	\$0.00	\$0.00
262924690599007010	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690599007020	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007030	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690599007040	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007050	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007060	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007070	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007080	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007090	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007100	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007110	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007120	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007130	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690599007140	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007150	1.00	\$2,608.00	\$1,067.55	\$3,675.55

<b>PARCEL ID</b>	<b>Units</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
262924690599007160	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007170	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007180	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007190	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007200	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007210	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007220	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007230	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007240	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007250	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007260	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007270	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007280	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007290	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007300	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007310	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007320	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007330	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690599007340	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690599007350	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007360	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007370	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007380	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007390	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007400	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007410	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007420	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007430	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007440	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007450	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007460	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007470	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007480	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007490	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690599007500	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690599007510	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007520	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007530	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007540	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007550	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007560	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007570	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007580	1.00	\$2,608.00	\$1,067.55	\$3,675.55

<b>PARCEL ID</b>	<b>Units</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
262924690599007590	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007600	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007610	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007620	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690599007630	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007640	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007650	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007660	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007670	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007680	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007690	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007700	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007710	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007720	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007730	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007740	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007750	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007760	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007770	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007780	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007790	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007800	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007810	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007820	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007830	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007840	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007850	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007860	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007870	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007880	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007890	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007900	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007910	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007920	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007930	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007940	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690599007950	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007960	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007970	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007980	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599007990	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008000	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008010	1.00	\$2,608.00	\$1,067.55	\$3,675.55

<b>PARCEL ID</b>	<b>Units</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
262924690599008020	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008030	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008040	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008050	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008060	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008070	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008080	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690599008090	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008100	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008110	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008120	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008130	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008140	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008150	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008160	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008170	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008180	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008190	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008200	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008210	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008220	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008230	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008240	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008250	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008260	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008270	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008280	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008290	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008300	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008310	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008320	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008330	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008340	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008350	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690599008360	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008370	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008380	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008390	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008400	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008410	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008420	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008430	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008440	1.00	\$2,608.00	\$1,067.55	\$3,675.55

<b>PARCEL ID</b>	<b>Units</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
262924690599008450	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008460	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008470	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008480	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008490	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008500	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008510	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008520	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008530	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008540	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008550	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008560	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008570	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008580	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008590	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008600	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008610	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008620	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008630	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008640	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008650	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690599008660	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008670	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008680	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008690	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008700	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008710	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008720	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690599008730	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008740	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690599008750		\$0.00	\$0.00	\$0.00
262924690599008760		\$0.00	\$0.00	\$0.00
262924690599008770		\$0.00	\$0.00	\$0.00
262924690599008780		\$0.00	\$0.00	\$0.00
262924690600008780	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600008790	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600008800	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600008810	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600008820	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600008830	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690600008840	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600008850	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600008860	1.00	\$2,608.00	\$1,067.55	\$3,675.55

<b>PARCEL ID</b>	<b>Units</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
262924690600008870	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690600008880	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600008890	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600008900	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600008910	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600008920	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600008930	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600008940	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600008950	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600008960	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690600008970	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600008980	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600008990	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009000	1.00	\$2,608.00	\$0.00	\$2,608.00
262924690600009010	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009020	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009030	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009040	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009050	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009060	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009070	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009080	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009090	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009100	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009110	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009120	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009130	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009140	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009150	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009160	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009170	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009180	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009190	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009200	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009210	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009220	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009230	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009240	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009250	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009260	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009270	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009280	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009290	1.00	\$2,608.00	\$1,067.55	\$3,675.55



<b>PARCEL ID</b>	<b>Units</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
262924690600009730	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009740	1.00	\$2,608.00	\$1,067.55	\$3,675.55
262924690600009750		\$0.00	\$0.00	\$0.00
262924690600009760		\$0.00	\$0.00	\$0.00
262924690600009770		\$0.00	\$0.00	\$0.00
262924690600009780		\$0.00	\$0.00	\$0.00
<b>Total Gross Assessments</b>	<b>676.00</b>	<b>\$1,763,008.00</b>	<b>\$570,344.35</b>	<b>\$2,333,352.35</b>
<b>Total Net Assessments</b>		<b>\$1,639,597.44</b>	<b>\$530,420.25</b>	<b>\$2,170,017.69</b>

# SECTION III

# SECTION a

## RESOLUTION 2022-19

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT ADOPTING REVISED USER RATES AND FEES REGARDING THE USE OF THE DISTRICT GOLF COURSE FACILITIES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Lake Ashton II Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entire]y within the City of Winter Haven, Polk County, Florida; and

**WHEREAS**, Chapter 190 and 120, *Florida Statutes*, authorizes the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, the District owns in part and leases in part the Lake Ashton Golf Club facilities, ("Lake Ashton Golf Course Facilities"); and

**WHEREAS**, the District previously adopted Resolution 2020-09, adopting user rates and fees regarding the use of the Lake Ashton Golf Course Facilities, dated July 2, 2020; and

**WHEREAS**, after providing notice pursuant to Florida law, and after holding a public hearing thereon, the Board of Supervisors ("Board") finds that it is in the best interests of the District and necessary for the efficient operation of the District and the Lake Ashton Golf Course Facilities to adopt by resolution revised user rates and fees related to the use of the Lake Ashton Golf Course Facilities, as more particularly set forth in **Exhibit A** attached hereto, and incorporated herein by this reference ("Rates"), for immediate use and application.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The above stated recitals are true **and** correct and are hereby incorporated herein by reference.

**SECTION 2.** The Rates as set forth in Exhibit A are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. These Rates shall stay in full force and effect until such time as the Board of Supervisors may amend or revise in accordance with Chapter 190, *Florida Statutes*, and shall replace and supersede any rules setting user rates and fees for the Lake Ashton Golf Course Facilities previously adopted.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of August 2022.

**ATTEST:**

**LAKE ASHTON II COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chairman, Board of Supervisors

**Exhibit A:** Rates

**Exhibit A**  
Rates

**Exhibit A: Proposed Fees and Rates**

Membership Category	Fee Range	
	Min	Max
<b>Annual (October 1 to September 30)</b>		
Single	\$ 4,600	\$ 5,313
Family	\$ 5,900	\$6,815
Non-Resident Member - Single	\$ 5,000	\$5,775
Non-Resident Member - Family	\$ 6,300	\$7,277
Super Senior (80 yr+) - Single	\$ 3,641	\$4,274
Super Senior (80 yr+ for all family members) - Family	\$ 4,850	\$5,602
<b>Associate (October 1 to September 30)</b>		
Single	\$ 1,071	\$1,733
Family	\$ 1,365	\$2,079
<b>Seasonal</b>		
<u>Winter (October - May)</u>		
Single	\$ 4,338	\$5,024
Family	\$ 5,300	\$6,122
<u>Summer (June - September)</u>		
Single	\$ 1,499	\$1,964
Family	\$ 1,730	\$2,195
<u>6-Month (October - March)<sup>2</sup></u>		
Single	\$ 4,358	\$4,793
Family	\$ 4,358	\$4,793
<b>Daily (per round; max 1 round/week)</b>		
<u>Winter (Oct - May)</u>		
Single (18 holes)	\$55	\$69
Single (9 holes)	\$27	\$69
Associate (18 holes)	\$33	\$69
Associate (9 holes)	\$22	\$29
Non-Resident	\$108	\$139
<u>Summer (June - September)</u>		
Single (18 holes)	\$27	\$46
Single (9 holes)	\$16	\$46
Associate (18 holes)	\$17	\$35
Associate (9 holes)	\$11	\$29
Non-Resident	\$55	\$69
<b>Short-Term Renter/Visitng Guests of Lake Ashton Patron<sup>8</sup></b>		
<u>Weekly (2 Week Max)</u>		
Winter (Oct - May) - Single	\$210	\$266
Winter (Oct - May) - Family	\$263	\$335
Summer (June - September) - Single	\$105	\$266

Summer (June - September) - Family	\$131	\$335
<i>Monthly</i>		
1 Month - Single	\$1,050	\$1,386
1 Month - Family	\$1,208	\$1,675
2 Month - Single	\$1,890	\$2,426
2 Month - Family	\$2,205	\$2,772
3 Month - Single	\$2,530	\$3,119
3 Month - Family	\$2,993	\$3,638
<b>Guests of Golf Course Members</b>		
Guest of Professional Staff (ProShop)	50% of Daily Rate	
All Other Guests - Winter (Oct - May)	\$10 off Daily Rate	
All Other Guests - Summer (June - September)	\$5 off Daily Rate	
Visiting PGA Professionals	\$0	
Reciprocal Rates <sup>7</sup>	Same Rate as Other Course	
<b>Non-Resident Groups/Tournaments</b>		
Non-Resident - Winter	\$42	\$69
Non-Resident - Summer	\$21	\$35
<b>Golf Cart Rental</b>	\$11	\$23
<b>Transfer Fee<sup>4</sup></b>	\$158	\$231
<b>Driving Range</b>		
Single (per month)	\$26	\$116
Single (per day)	\$26	\$29
<b>Employees</b>		
Professional Staff (ProShop)	\$0	\$0
All Other Staff - Single - Winter	\$26	\$58
All Other Staff - Single - Summer	\$16	\$58
<b>Social Membership</b>	\$25	\$75
<b>No Show Fees</b>	\$21	\$23

# SECTION C

**JOINT AMENITY FACILITIES POLICIES**

**OF THE**

**LAKE ASHTON  
COMMUNITY DEVELOPMENT DISTRICT**

**AND**

**LAKE ASHTON II  
COMMUNITY DEVELOPMENT DISTRICT**

Draft - 7/18/22

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Draft - 11/8/22

**JOINT AMENITY FACILITY POLICIES:  
Lake Ashton Community Development District  
Lake Ashton II Community Development District**

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2019)  
Effective Date: ~~October~~ Month xx19, 20220

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**In accordance with Chapter 190 of the Florida Statutes, and on ~~October 19, 2020~~ Month XX, 2022, at a duly noticed joint public meeting and after a duly noticed joint public hearing, the Boards of Supervisors of the Lake Ashton Community Development District and Lake Ashton II Community Development District adopted the following rules / policies to govern the operation of the Districts' Amenity Facilities. All prior rules / policies of the Districts governing this subject matter are hereby rescinded.**

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**I. DEFINITIONS**

“Amenity Facilities” or “Amenities”- shall mean the properties and areas owned by the Districts ~~and intended for recreational use~~ and shall include, but not specifically be limited to, the Lake Ashton Clubhouse, the Lake Ashton Health and Fitness Center (HFC), the Golf Course, Eagles Nest, Pro Shop and the Pathways/Bridges, roadways, ponds, and other district property together with appurtenant facilities and areas.

“Amenities Facilities Policies” or “Policies” – shall mean the Joint Amenity Facilities Policies of the Lake Ashton Community Development District and Lake Ashton II Community Development District.

“Amenity Manager” – shall be each respective Districts’ “Community Director,” or in his/her absence, the designated representative.

“Board of Supervisors” or “Boards” – shall mean the Board of Supervisors of the Lake Ashton Community Development District and/or Lake Ashton II Community Development District.

“Commercial Purposes” – shall mean those activities which involve, in any way, the provision of goods or services for compensation but shall not include any activities of the Districts.

“Districts” – shall mean the Lake Ashton Community Development District (“LA CDD”) and Lake Ashton II Community Development District (“LAII CDD”), each a political subdivision of the State of Florida, created pursuant to Chapter 190 of the Florida Statutes. Each individually may be referred to herein as a “District.”

“District Manager” – shall mean the professional management company with which each District has contracted to provide management services to the respective District.

“Golf Cart” – shall be defined as such term and the term ‘low-speed vehicle’ is defined in Florida Statutes, as amended.

“Golf Course” – shall mean the Lake Ashton Golf ~~Course~~Club properties and facilities within the Districts.

“Guest” – shall be any Non-Resident invited by a Patron to access and use the Amenity Facilities. Guests must be properly registered and comply with all Policies. (A Patron’s ability to register may be reviewed by an Amenity Manager if exceeding 12 Guest registrations annually.)

“Individual” – shall mean any Patron, Guest, or Non-Resident utilizing an Amenity.

“Inappropriate Content” – shall mean content that is fraudulent, harassing, embarrassing, sexually explicit, profane, obscene, intimidating, defamatory, or contains sexual comments, obscenities, nudity, pornography, abusive or degrading language, antisocial behavior, or inappropriate comments concerning race, color, religion, sex, national origin, marital status, or disability, violates any District Policies or rules, has the potential to cause the District(s) public harm or disrepute, or is otherwise unlawful..

“Lake Ashton Community” or “Community” – shall mean the Lake Ashton residential golf development within which both the LA CDD and LAII CDD are located.

“May” and “Shall” - as used herein, the word “may” is permissive; the word “shall” is mandatory.

“Media” – shall mean certain publications and media produced by the Districts and solely intended to provide community information, including but not limited to the Lake Ashton Times.

“Non-Resident” – shall mean any person(s) who is not a resident as defined herein ~~does not own or rent property within either District~~ and has not paid the Annual User Fee.

“Non-Golfer” – shall mean any Individual on the Golf Course not playing golf.

“Annual User Fee” – shall mean the fee established by each District for any person that is not a Resident and wishes to become a Non-Resident Member. The amount of the Annual User Fees is set forth herein, and is subject to change based on Board action.

“Non-Resident Member” – shall mean any individual not owning or renting property in either District who is paying the Annual User Fee to the District(s) for the non-exclusive right to use of all Amenity Facilities.

“Owner” – shall mean the record owner of legal title to any Lot or Living Unit.

“Pathways/Bridges” – shall mean all golf cart pathways, walking paths, and/or ancillary bridges within the ~~Districts~~Golf Course.

“Patron” or “Patrons” – shall mean Residents, Non-Resident Members, and Renters/Leaseholders.

“Political Issue” – shall mean any candidate, whether partisan or nonpartisan, political party, issue, referendum, or amendment that is subject to a vote of electors, whether local, state or federal.

“Ponds” – shall mean one of the over sixty (60) ~~lakes or ponds~~ bodies of water located within the Lake Ashton Community, with the exception of Lake Ashton, Rattlesnake Lake, and Hart Lake.

“Renter/Leaseholder” (residential) – shall mean any tenant residing in a Resident’s living unit pursuant to a valid rental or lease agreement.

“Rental Facilities” – shall mean the Amenity Facilities available to Patrons, Non-Residents, and Lake Ashton Community organizations for rent or reservation including, but not limited to, the Clubhouse Ballroom, Reflection Garden, Card Rooms, Game Room, Cinema, Conference Rooms, HFC Community Center, Rose Garden Courtyard, Catering Kitchens, Sports Court, Poker Room, Media Centers and Craft Rooms.

“Resident” – shall mean any person or persons currently residing in or owning a home or lot within either District.

“Staff” – shall mean any employee, contractor, or volunteer that works under the Amenity Manager or District Manager.

## II. PURPOSE

This document, jointly prepared and agreed to by both the LA CDD and LAII CDD Boards of Supervisors, applies to all Individuals, pursuant to usage of all Amenities within both Districts. Compliance with the Policies and provisions is mandatory and will be enforced.

The Board(s), the District Manager, the Amenity Manager and Staff shall have full authority to enforce these Policies. However, the Boards by a vote at a public meeting, District Manager, and/or Amenity Manager shall have the authority in ~~its/there~~ their sole discretion to waive strict application of any of these Policies when prudent, necessary or in the best interest of the Districts and Patrons, provided however, any permanent waiver must be approved by both Boards and such a temporary waiver of any Policy by the Amenity Manager shall not constitute a continuous, ongoing waiver of said Policy.

The Boards jointly reserve the right to amend, modify, or delete, in part or in their entirety, these Policies, when necessary, at a duly-noticed Board meeting, and will notify the Patrons of any changes. Use of the Amenity Facilities may be subject to payment of applicable fees or rates set by the respective Districts. To change or modify rates or fees beyond the increases specifically allowed by District(s) rules and regulations, the Boards must hold a duly-noticed public hearing

on said rates and fees. Each district may unilaterally updated rules specific to amenities solely within their respective boundaries.

### III. AUTHORIZED USERS

Only Patrons and Guests are authorized to use the Amenity Facilities (each such a “Users”), ~~all~~ as further provided within these Policies and below; provided however certain events may be available to the general public where permitted by the Districts and subject to payment of any applicable fees and satisfaction of any other applicable requirements. Specifically, Users are subject to the following:

**RESIDENTS:** Residents, upon producing proper identification, can access and use all Amenity Facilities within the Districts. They are entitled to bring up to four (4) guests at a time, unless other arrangements have been made with an Amenity Manager.

**RENTERS/LEASEHOLDERS:** Residents who rent or lease out their residential unit(s) in the Districts for a period of at least 30 days shall have the right to designate the Renter/Leaseholder of their residential unit(s) as the beneficial users of the Resident’s membership privileges for purposes of Amenity Facilities use.

The Renter/Leaseholder may be required to acquire a membership with respect to the residence which is being rented or leased, as well as purchase an ID card in order to be entitled to use the Amenity Facilities. A Renter/Leaseholder who is designated as the beneficial user of the Resident’s membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.

During the period when a Renter/Leaseholder is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.

~~Residents Owners and Non-Resident Members~~ shall be responsible for all ~~charges-property damage charges~~ incurred by themselves or their Guests/Renters/Leaseholders which remain unpaid after 60 days, following the customary billing and collection procedure established by the Districts. ~~Resident Owners, and Non-Resident Members~~ are responsible for the department of their respective Guests/ Renters/Leaseholders.

**NON-RESIDENT MEMBERS:** Non-Residents may pay an Annual User Fee and have access to all Amenity Facilities. As previously set by each District, both District’s Annual User Fee for any person not owning real property within the District is ~~\$2,400.00~~ 4000.00 per year (split evenly amongst LA CDD and LAII CDD, as permitted by law), and this fee shall include privileges for two (2) people. Such Annual User Fee is adopted by: (i) LA CDD, pursuant to its Chapter II: Non-Residents User Fees, ~~last set on February 26, 2007~~; and (ii) by LAII CDD, pursuant to its Chapter II: Non-Residents User Fees, ~~last set on January 8, 2008~~. This payment must be paid-in-full at the time of completion of the Non-Resident Member application and the corresponding agreement. This fee will cover membership to all Amenity Facilities for one (1) full year from the date of receipt of payment by either District. Each subsequent annual membership fee shall be paid-in-full on the anniversary date of application for membership. Each District retains the

authority to establish its own Annual User Fee, per these policies it is the intent of both Districts to set both Annual User Fees at the same level. As previously provided in the Districts rules setting such Annual User Fees, such fee may be increased, not more than once per year, by actions of the respective Boards, to reflect increased costs of operation of the Amenity Facilities. This membership is not available for commercial purposes.

**GUESTS:** All Guests, regardless of age, must register with the office of the Amenity Manager prior to using the Amenity Facilities. The Patron inviting the Guest must be present upon registration, unless other arrangements have been made with the Amenity Manager's office.

All Guests under eighteen (18) years of age must be accompanied at all times while using the Amenity Facilities by a parent or adult Patron over eighteen (18) years of age.

Registered Guests over the age of eighteen (18) ~~must register and~~ may use the Amenity Facilities unaccompanied by a Patron, and must ~~also~~ sign a waiver of liability.

Patrons ~~who have registered a Guest~~ are responsible for ensuring that their Guests adhere to the Policies set forth herein and any and all actions taken by said Guest. Violation by a Guest of any of these Policies as set forth by the Districts could result in loss of that Patron's privileges and membership as set forth in Section VI – Suspension and Termination of Privileges.

#### **IV. IDENTIFICATION CARDS**

ID cards (or similar access devices) may be issued to all members of each Resident's household and/or Non-Resident Members. Guest Passes shall be issued to all Guests upon registering with Amenity Manager. Each Patron and/or Guest will be required to present proper credentials upon request by Staff. If not presented, the individual will be asked to leave the venue. Renters/Leaseholders will be required to purchase their own ID cards (or similar access devices). All lost or stolen ID cards should be reported immediately to the Amenity Manager's office. A fee will be assessed for any replacement cards or additional cards.

#### **V. LOSS OR DESTRUCTION OF PROPERTY AND/OR INSTANCES OF PERSONAL INJURY**

Patrons and their Guests assume sole responsibility for his or her personal property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.

Any Patron or Guest utilizing District equipment is responsible for said equipment. Should the equipment be returned to the District damaged, missing pieces or in worse condition than when it was when usage began, that Patron or Guest will be responsible to the District for any cost associated with repair or replacement of the equipment. Owners and Non-Resident Members are responsible for any damage to equipment incurred by their Guests/Renters/Leaseholders. Patrons should contact the Activities Desk or Security to report missing or damaged equipment.

Individuals who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the Districts or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the Districts, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the Districts, or their respective operators, supervisors, employees, representatives, contractors or agents. Any Patron shall have, owe, and perform the same obligation to the Districts and their respective operators, supervisors, employees, representatives, contractors, and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of said Patron.

Should any party bound by these Policies bring suit against the District, the Board of Supervisors or Staff, agents or employees of the District, or any Amenity Facility operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the Amenity Facilities' operators, officers, employees, representatives, contractors or agents, said party bringing suit shall be liable to the prevailing party (i.e., the District, etc.) for all costs and expenses incurred by it in the defense of such suit, including court costs and attorney's fees through all appellate proceedings.

Amenity Facilities are unattended facilities. Persons using the Amenity Facilities do so at their own risk. Amenity Manager's staff members are not present to provide personal training, exercise consultation, athletic instruction, or lifeguard duties, unless otherwise noted, to Patrons or Guests. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a fitness program.

## **VI. SUSPENSION AND TERMINATION OF PRIVILEGES**

i. **Offenses:** An Individual's privileges to use the Amenity Facilities may be subject to various lengths of suspension or termination for up to one (1) calendar year by the Board of Supervisors, and the Individual may also be required to pay restitution for any property damage, if he or she:

1. fails to abide by any District rules or policies, including but not limited to these Policies and the Amenity Rate Rules;
2. submits false information on the application for a photo ID card, golf cart registration or Guest pass;
3. permits unauthorized use of a photo ID card or Guest pass;
4. exhibits unsatisfactory behavior, deportment, or appearance;
5. engages in unreasonable and abusive behavior that threatens the welfare, safety or reputation of the District, or its supervisors, Staff, contractors, vendors, or other Patrons or Guests;

6. treats the Districts' supervisor, Staff, contractors, vendors, or other Patrons or Guests in an unreasonable or abusive manner;
7. damages or destroys District property.

ii. **Suspension and Termination Process:** In response to any violation of the rules, regulations, policies and procedures specified herein, including, but not limited to, those set forth in the section (i) above, the Districts, through its Boards, District Manager, and/or Amenity Manager, may follow the process outlined below with regard to suspension or termination of a Patron's ~~or Guest's~~ privileges:

1. ~~First Offense~~Step One – Verbal warning may be issued by ~~Amenity Manager~~Staff of such violations; the warning shall be summarized in a brief written report by ~~Staff~~Amenity Manager and kept on file in the Clubhouse and ~~HFC~~Community Center.
- ~~2. Second Offense~~Step Two – Automatic suspension by the Amenity Manager of all Amenity Facilities privileges commencing immediately and running through closing of the following day. Written warning by ~~Staff~~Amenity Manager of continued violations sent by certified mail to the Patron/~~Guest~~, Supervisors notified and kept on file in the Clubhouse and ~~HFC Community Center~~ offices. ~~In addition, the Patron/Guest will be suspended from the Amenity Facilities for the remainder of the day on which the written warning is issued.~~
- ~~2.~~3. Third OffenseStep Three – ~~A~~automatic suspension by the Amenity Manager of all Amenity Facilities privileges, commencing immediately for one (1) week. A written report will be created; a ~~certified~~ letter will be sent by certified mail to the Patron/~~Guest~~, Supervisors notified and a copy of such letter kept on file in the Clubhouse and ~~HFC Community Center~~ Offices.
4. ~~Fourth Offense~~Step Four – ~~A~~automatic suspension by the Amenity Manager from all Amenity Facilities privileges, commencing immediately for up to thirty (30) days or until the date of the next meeting of the Board of Supervisors of the District within which the violation occurred, whichever occurs first. ~~A~~ complete record of all previous documented offenses within the previous twelve (12) months will be presented to the Board for recommendation of suspension beyond thirty (30) days or possible termination of the Patron's/Guest's privileges for up to one (1) calendar year from the Board's approval of termination of privileges.

iii. **Health, Safety, Welfare.** Notwithstanding anything contained herein, the Amenity Manager may, at any time, remove, restrict or suspend an individual's privileges when such action is necessary to protect the health, safety and welfare of Districts' supervisor, Staff, contractors, vendors, or other Patrons and their Guests, or to protect the Amenity Facilities from damage.

Such restriction or suspension shall be for a maximum period of thirty (30) days or until the date of the next meeting of the Board of Supervisors of the District within which the violation occurred, whichever occurs first. Such infraction and suspension shall be documented by the Amenity Manager. The Operations Manager, District Manager and Board of Supervisors shall be notified to review this action at the next Board of Supervisors meeting.

iv. **Jurisdiction Reciprocal.** The ability to suspend or terminate privileges as provided herein shall be held by the District, through its Boards, District Manager, and/or Amenity Manager, in whose boundaries the violation at issue occurred. Violations that result in a suspension or termination in one District shall be brought up at the next Board of Supervisors meeting for the other District. Suspension or termination of privileges shall in no way prevent a member of the District Boards, the District Manager, District ~~S~~staff or members of the public from attending a duly advertised public meeting of either District.

v. **Appeals.** Any Individual who has his or her Amenities privileges restricted/suspended for at least thirty (30) days and/or terminated in accordance with this Policies may appeal such restriction, suspension, or termination to the respective Board for reversal or reduction at the next regular meeting of such Board. The Board's decision on appeal shall be final.

## VII. RESERVING FACILITIES

Amenity Facilities are available on a first-come, first-served basis, and subject to applicable fees or rates as set by the appropriate District. Requests to reserve facilities should be submitted through the Staff at the appropriate Amenity Facility.

Reservations ~~are may be~~ available for up to ~~three-two (23)~~ hour increments for all facilities listed in the reservation policy, with the exception of the Clubhouse Ballroom and HFC Community Center. These can be reserved for periods up to ~~five (5)-four (4)~~ hours. Longer time increments may be approved by the Amenity Manager.

There are no personal "standing" weekly reservations allowed for the Amenity Facilities listed in the reservation policies. Lake Ashton activities taking place within the Amenity Facilities should be open to all Lake Ashton residents and not be labeled as "private". If the room is not occupied/reserved by a club, group or organization, tables may be individually reserved, with the understanding that the Amenity Manager has the right to may move or cancel reservations, if required, up to 48 hours prior to the reservation time.

Clubs, Groups, and organizations may make "standing" reservations. These will be reviewed semi-annually by the Amenity Manager. (Refer to section IX on what constitutes a club)

If a standing reservation made by a registered Club, Group, or Organization is cancelled or unused more than 3 times in a 6-month period then the reservation may be revoked by the Amenity Manager. This does not apply to a group going on a planned hiatus previously arranged with staff.

Reservations for commercial or profit-making purposes will be charged a fee in accordance with LA CDD and LAII CDD Chapter III: Rules for Amenities Rates, (respectively)

The Amenity Manager can reschedule any reservation if requested by a District. The Clubhouse or HFC must be notified if a scheduled reservation cannot be kept so the slot may be re-assigned. Reservations will be held for 15 minutes past ~~theyour~~ scheduled start time, ~~before re-assigning the reservation time slot, after which the Amenity Manager has the right to may re-assign the reservation.~~

## VIII. RENTAL FACILITIES TERMS

Amenity Facilities are available for rent by Patrons, Lake Ashton approved Clubs/Organizations, and Non-Residents in accordance with the Policies of the District and the laws of the State of Florida. A complete list of Amenity Facilities available for rent, along with associated fees and deposits, are located as follows: (i) for LA CDD, in its Chapter III: Rules for Amenities Rates, ~~last revised on September 7, 2018~~; and (ii) for LAII CDD, in its Chapter III: Rules for Amenities Rates, ~~last revised on August 22, 2019~~, as may be amended from time to time (collectively, the “Amenity Rate Rules”).

For functions held at an Amenity Facility having more than 25 people in attendance, a final guaranteed number of guests is to be conveyed to the Amenity Facilities events planner no later than ~~five (5) 14~~ days before the date of the scheduled event. In absence of a final guarantee, the number indicated on the original agreement will be considered correct. A check shall be made payable to the applicable District.

If required by the Amenity Rate Rules of the respective District, deposit(s) or fees shall be submitted to the Clubhouse or HFC in the form of a separate check made payable to the “Lake Ashton Community Development District” or the “Lake Ashton II Community Development District,” as applicable.

## IX. CLUBS, GROUPS, AND OTHER ORGANIZATIONS

Any Club, Group or Organization (collectively, “Clubs”) desiring to utilize the Amenity Facilities ~~activities display space, Channel 96/732, Coffee Meetings, or the Lake Ashton Times and the LA Connection newsletters or District Media~~ to promote Club activities must be registered with the Amenity Manager and meet the following criteria:

1. Clubs must be comprised of a minimum of at least five (5) active members; all members must be Residents or Renters/Leaseholders.
2. No Club may be formed, and no activities held within the Amenities Facilities, for commercial or profit-making purposes.
3. The purpose of each Club must be to provide lifestyle-enhancing opportunities to Residents or Renters/Leaseholders and not to effectuate sales of products or services. ~~No one household can profit from the club.~~ Clubs may generate funds through dues and proceeds from Club organized events. If a Club chooses to

generate funds, a check-and-balance system must be in place ~~as well as a Club checking account.~~

4. Club membership and Club activities must be available to all Residents or Renters/Leaseholders. Residents of Lake Ashton will be given priority to attend any club activity or event. Registered guests may be invited to attend if space permits. The Amenity Manager has the right to ask registered guests and other non-residents to leave if necessary to accommodate Lake Ashton Residents.
- 4.5. Criteria for Club membership should be governed by the individual club's by-laws.
5. ~~Rules applying to the formation and admissibility of Clubs may be modified at the discretion of the Boards of Supervisors.~~
6. Violations of these Policies by any Club may result in the loss of that Club's privileges within the Amenity Facilities.

## X. AMENITY POLICIES – GENERAL USAGE

The following policies apply to the usage of all District Amenities and must be followed at all times. Residents of Lake Ashton will be given priority for usage of all amenities. The Amenity Manager has the right to ask registered guests and other non-residents to leave any amenity, if necessary, to accommodate Lake Ashton Residents. Patrons are responsible for ensuring their Guests adhere to the Policies set forth herein.

CONDUCT: Individuals using the Amenity Facilities are expected to conduct themselves in a responsible, respectful, courteous and safe manner, in compliance with all Policies/provisions and rules of the Districts governing the Amenity Facilities. Violation of the District(s) Policies and/or misuse or destruction of Amenity Facilities equipment may result in the suspension or termination of Amenity Facilities privileges with respect to the offending Individual.

CONFLICTS: Conflicts between Amenity users should be referred to Staff or security. Under no circumstances should verbal or physical confrontation occur between Amenity users.

ALCOHOL: All persons must be twenty-one (21) years of age to consume alcohol at any Amenity Facility, and must do so in a responsible manner.

In regards to LA-CDD's Clubhouse: no alcohol may be brought into the physical structure of the Clubhouse, adjoining outdoor patio and pool deck. Alcoholic beverages held and/or consumed within the physical structure of the Clubhouse, adjoining outdoor patio and pool deck must be purchased through the holder of the liquor license registered with the State of Florida to serve alcoholic beverages at 4141 Ashton Club Drive, Lake Wales, Florida. Any registered holder of said liquor license shall be required to provide the Amenity Manager with an applicable certificate of insurance naming the District as an additional named insured. If there isn't a liquor license holder registered with the State of Florida to serve alcoholic beverages at the Clubhouse, the Clubhouse Amenity Manager may approve consumption of alcohol for events held in the Clubhouse. Alcoholic beverage service, if approved, shall only be obtained through a service

licensed to serve alcoholic beverages. Such service will be required to provide the Amenity Manager with a certificate of insurance, naming the District as an additional insured party. The Amenity Manager may make an exception to this requirement, in advance, for community events such as pot luck dinners, bingo events and private functions held by Patrons who have reserved a room in the Clubhouse. Patrons will be allowed to bring beer or wine for personal use when such a community event is held.

In regards to LAHOLA II CDD's HFC Community Center: The HFC Community Center Amenity Manager may approve consumption of alcohol for events held at the Community Center by a vendor who is in possession of a valid liquor license and proof of insurance. See Section XI (vi) regarding the HFC Community Center herein for more specific information regarding alcohol at the HFC Community Center.

SMOKING: Lake Ashton is a smoke-free community. Smoking tobacco products or electronic cigarettes are prohibited at all facilities and venues unless in a designated area.

PETS: Pets, (with the exception of duly registered service animals, as defined by the ADA) are not permitted at Amenities Facilities with the exception of Pet Parks unless. ~~If~~ a special event allowing pets has been approved by the Amenity Manager, ~~pets~~ Pets must be leashed and under control of an adult handler at all times. ~~or in an appropriate carrier, or placed in a cage.~~ Users Handlers are responsible ~~to~~ for picking up after their pets and ~~to~~ disposing of any waste in a designated pet waste receptacle or outdoor dumpster. Adult handlers must be in control of pets at all times.

PARKING: Vehicles must be parked in designated areas. Vehicles, bicycles and golf carts should not be parked on grass lawns, in any way which blocks the normal flow of traffic, or in any way that limits the ability of emergency service workers to respond to situations. The Amenity Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.

OVERNIGHT PARKING: There shall be no overnight parking in Amenity Facility parking lots unless authorized by the Amenity Manager.

OFF-ROAD VEHICLES: Off-road motorbikes/vehicles, excluding golf carts, are prohibited on all property owned, maintained and operated by the District(s).

OPEN PLAY: Certain amenities are available on a first come, first serve basis at various times. No reservations are accepted during the time period listed as Open Play at the respective amenity.

FIRE SAFETY/FIREWORKS: Candles, open burning or combustion of any kind are not permitted inside any Amenity Facility. Fireworks of any kind are not permitted on any Amenity Facility or property held by the Districts, with the following exception: the respective Board may approve the use of fireworks over specific bodies of water within its District's boundaries.

GRILLS/SMOKERS: Patrons are not allowed to bring grills or smokers to the Amenity Facilities. Upon approval by the Amenity Manager, Patrons may hire an insured caterer to provide this service. The location of any grill or smoker will be at the discretion of the Amenity Manager. Such catering service will be required to provide the Amenity Manager with a certificate of insurance, naming the District as an additional insured party.

SERVICE AREAS: Service areas within the Amenity Facilities are off-limits except for Staff.

DRONES: Drones and all forms of unmanned aerial vehicles are not permitted to be used inside Amenity Facility buildings any time without the written authorization of the District, except as permitted by law or regulation of an applicable government entity.

CHILD CARE: The District will not offer childcare services to Patrons or Guests at any of the Amenity Facilities.

SKATEBOARDING: Skateboarding is not permitted on the Amenity Facilities property at any time. Roller blading is permitted on cart paths and roadways only.

OUTSIDE ENTERTAINMENT: Performances at any Amenity Facility, including those by outside entertainers, must be approved, in advance, by the Amenity Manager.

ADVERTISING: Advertisements for Commercial Purposes shall not be posted or circulated in the Amenity Facilities. Petitions, posters, or promotional material shall not be originated, solicited, circulated or posted on Amenity Facility property unless approved, in writing, by the Amenity Manager.

COMMERCIAL PURPOSES: Activities with Commercial Purposes must have approval from the Amenity Manager.

UNATTENDED GUESTS: Amenity users should not leave Guests who have adverse or debilitating health conditions unattended in any of the Amenity Facilities or District property.

PROGRAM/ACTIVITY APPROVAL: All programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities must be approved by the Amenity Manager.

MANAGEMENT SPONSORED EVENTS: The Amenity Manager has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc.

NOISE: The volume of live or recorded music shall not violate applicable Local Noise Ordinances.

LOITERING: Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.

COMPLIANCE TO STATUTES: Individuals shall abide by and comply with any and all federal, state and local laws and ordinances while utilizing the Amenity Facilities, and shall ensure that any minor for whom they are responsible also complies with same.

EQUIPMENT: The Districts maintains a limited amount of equipment to support individual activities such as Bocce, Billiards, Pickleball, Racquetball, Shuffleboard, Yoga, and exercise classes. Please check their availability with the Amenity Manager. Patrons are encouraged to provide their own equipment for recurring use.

HOURS: Hours of operation, including holiday schedules, for Amenities Facilities are established and published by the Amenity Manager(s), and such hours are subject to change at the discretion of the Amenity Manager.

EMERGENCIES: After contacting 911 (if required), all emergencies and injuries must be reported to the gate attendant service (Thompson Nursery Road phone number 863-324-7290, CR 653 phone number 863-318-0237) or Amenity Manager (phone number Clubhouse 863-324-5457 or ~~Community Center~~HFC 863-595-1562) and to the office of the District Manager (phone number 407-841-5524). If immediate attention to the facilities is required and the Amenity Manager is not present, please contact one of the gate attendants employed by the District.

SIGNAGE: All Political Issue and Commercial Purpose signs outside Amenity Facility buildings are strictly prohibited. All other signs need the approval of ~~an~~the Amenity Manager.

#### GOLF CARTS:

1. Golf Cart operations within the Districts shall abide by all applicable provisions of this Policy, Florida Statutes, as amended, and local ordinances and regulations, ~~including~~, but not limited to, compliance with Chapters 316 and 320, *Florida Statutes*, all traffic control devices, and local traffic laws, ~~and the City of Winter Haven's Ordinance Sec. 18-155.~~
2. All Golf Carts used on or within the Amenities, including but not limited to the Golf Course and the Pathways/Bridges, must be registered at ~~LAH-CDD's~~the HFC Health and Fitness Center. Registration includes acknowledgement of these Policies, including specifically but not limited to this Section X. - GOLF CARTS and Section XII. (USE AT OWN RISK; INDEMNIFICATION) and displaying the appropriate Golf Cart decal when operating a Golf Cart within or on the Amenities. If the decal is not properly displayed, the Golf Cart operator ~~may~~will be asked to ~~remove the Golf Cart from~~leave the Amenity.
3. Golf Cart operators must be at least 16 years of age.
4. The speed limit for golf carts is 20 MPH on roads and 12 MPH on cart paths and bridges.
- 2.5. Golf Carts must have street/turf tires for operation on the Golf Course turf.

3-6. Safety Recommendations: the Districts recommends all owners and/or operators of Golf Carts used on or within the Amenities abide by the following safety recommendations:

- i. Use extreme caution when traveling on Pathways/Bridges, especially if within the Golf Course when golf is being played;
- ii. The Districts recommend Golf Cart owners obtain liability insurance insuring against personal injury and damage to property with limits of at least \$300,000;
- iii. Equip Golf Cart with efficient brakes, reliable steering apparatus, safe street/turf tires, a rearview mirror, and red reflectorized warning devices in both the front and rear.
- iv. Regularly check Golf Cart for safe operation of brakes, lights, steering, turn signals, and tires.
- v. Make sure batteries are charged to good operating levels.
- vi. When passing or approaching another Golf Cart on a path, one Golf Cart should move to the side toward the Amenity property to allow the other cart to pass. Under no circumstances, should passing Golf Carts drive onto private property.
- vii. Passengers and drivers should keep all body parts inside the Golf Cart while it is in motion;
- viii. Passengers should have both feet planted firmly on the floor while the Golf Cart is moving;
- ix. Passengers should sit with their right hip against the right arm of the seat;
- x. Passengers should be aware of traffic conditions. A sharp, unexpected turn can throw a rider from the Golf Cart. On turns and fast straightaways, passenger should use right hand to grasp the right arm of the seat.

PHOTOS AT EVENTS: By using District Amenities, patrons grant the District the right to use and publish photographs and/or videos in which they may be included in Lake Ashton media without their inspection or approval.

## **XI. AMENITIES POLICIES – SPECIFIC USAGE**

Patrons are responsible for ensuring their Guests adhere to the Policies set forth herein. In addition to the general Policies listed above, each Amenity Facility has the following specific Policies that must be followed:

### i. LOBBY

The Lobby at the Clubhouse and HFC are not reservable spaces. Tables can only be set up by registered Clubs, Groups, and Organizations, with prior approval from the Amenity Manager, for the purpose of selling tickets or registration for events in rooms reserved by the same group. Approved vendors may also set up a table as part of a sponsorship agreement. Tables must not block means of ingress/egress or access to the rest of the building.

### i.ii. CLUBHOUSE BALLROOM

1. All food and beverages consumed in the Clubhouse Ballroom must be purchased and provided by the Restaurant contracted by the District.
2. Any Resident or Resident activity that qualifies for, and is granted a fee waiver under the Rules of Lake Ashton Community Development District, Chapter III, may, with the

approval of the Amenity Manager, have an outside caterer provide food and non-alcoholic beverages for an event compliant with Chapter III. The Amenity Manager shall have sole discretion to grant or deny such a request, and may require the submission of a certificate of insurance, a waiver of liability, or other administrative documentation as deemed appropriate by the District.

3. Each organization, group or individual reserving the use of an Amenity Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the Amenity Facility and the owner's officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District lands, premises and/or Amenity Facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.38, Florida Statutes.
4. ~~The volume of live or recorded music shall not violate applicable City of Lake Wales Noise Ordinances.~~
- 4.5. Amenity Room reservations are non-exclusive. At the Amenity Manager's discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time in this room. When multiple group activities are scheduled, please be courteous of others.

#### ii.iii. BOCCE

1. Appropriate dress is required on the court. Shirts and shoes must be worn at all times.
2. Bocce balls should not be tossed or thrown outside of the court.
3. Players on the opposite side of the playing or thrower's end should stand outside the court walls. Sitting on the walls is permissible provided one's legs are on the outside of the walls. Please report any loose boards, protruding nails, etc., to the Staff.
4. ~~Children under eighteen (18) years of age must be supervised by an adult Patron who understands the rules of the game.~~
5. There are Open Play days designated by the Amenity Manager where reservations are not accepted to allow for "first come, first served" use of the amenity.
- 4.6. Amenity Room reservations are non-exclusive. At the Amenity Manager's discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time in this room. When multiple group activities are scheduled, please be courteous of others.

#### iii.iv. BOWLING

1. The center is available for open bowling when league play is not scheduled. Reservations are made through the Amenity Manager on a first-come basis.
2. Proper attire must be worn. Bowling shoes are the only acceptable footwear on the lanes.
3. The bowling machines are all self-scoring. If you are unsure how to operate the machines or need assistance, please contact the Amenity Manager or Staff for instructions.
4. No one is allowed past the foul line or on a bowling lane at any time. If it becomes necessary to traverse the lanes, all walking shall be done in the gutter(s).

5. Proper bowling etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
6. No food or drink is allowed in the approach area.
7. If, at any time, the equipment fails to operate properly or your ball does not return, please contact the Amenity Manager or Staff for assistance.
8. No one is allowed behind the pin-setting machines without the permission of the Amenity Manager.
9. Return all balls and shoes to racks when you have finished bowling.
10. Guests under the age of eighteen (18) years of age must be supervised by adult Patron who understands the rules and regulations of the game.
11. There are Open Play days designated by the Amenity Manager where reservations are not accepted to allow for "first come, first served" use of the amenity.
- 10.12. Amenity Room reservations are non-exclusive. At the Amenity Manager's discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time in this room. When multiple group activities are scheduled, please be courteous of others.

#### iv.v. CINEMA

1. Movies are scheduled on a regular basis by the Amenity Manager and open to all Patrons. Seating capacity is 55 and admittance is on a first-come basis. Guests under eighteen (18) years of age must be accompanied by an adult.
2. Movie selections are made by the Amenity Manager's office based on new releases. Suggestions from Residents are also considered.
3. Scheduled movies and show times are posted and subject to change.
4. Closed-captioning is available for certain movies at certain show times. Please check with the Amenity Manager or Staff to obtain the schedule.
5. Be courteous and arrive on time. Movies are not to begin prior to the scheduled show time.
6. Reservations for the Cinema shall be made through the Amenity Manager's office.
7. Contact the Amenity Manager or Staff for assistance with equipment.
8. Be sure the Cinema is clean and free from trash and debris following any function. Any Resident or Non-Resident Member who reserves and holds a function in the Cinema and fails to clean up and return it to the condition in which it was obtained may be charged a clean-up fee by the Amenity Manager.
9. Report any loose seats, lighting issues, or other facility needs to the Amenity Manager or Staff.

#### v.vi. CARD ROOMS/HFC BILLIARDS ROOM/CLUBHOUSE GAMES ROOM/HFC POKER ROOM

1. Rooms are available during normal hours for Open Play, however, as many different card and billiard games are held at regularly scheduled times, you should contact ~~either the Activities Office or Ashtonliving.net~~ for a list of scheduled activities.
2. ~~Reservations for the Card/Game Room can be made through the Amenity Manager's office.~~

- ~~3. When group activities are scheduled, please be courteous of others. Random play is acceptable when the rooms are not scheduled for group activities.~~
2. Due to the large demand for these rooms, reservations should include the number of tables required to meet the needs of the group. Tables not used will be considered “open” and will be made available for use by another group or individual.
3. AmenityRoom reservations are non-exclusive. At the Amenity Manager’s discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time in this room. When multiple group activities are scheduled, please be courteous of others.
4. Residents booking the Clubhouse Game Room for a Lake Ashton club, group, or organization meeting or activity should be aware that the room will still be available for Billiards play.

~~vi.vii. CLUBHOUSE AND HFC COMMUNITY CENTER~~

- ~~1. Residents, Non Resident Members, and members of the general public are responsible for ensuring that their Guests adhere to the Policies set forth herein.~~
- ~~2. The volume of live or recorded music must not violate applicable local government noise ordinances.~~
- ~~3. No open burning or candles are allowed at the facility.~~
- 4.1. Alcoholic beverage service, if approved, shall only be obtained through a service licensed to serve alcoholic beverages. Such service will be required to provide the Amenity Manager with a certificate of insurance, naming the District as an additional insured party. The Amenity Manager may make an exception to this requirement, in advance, for community events such as pot luck dinners, bingo events and private functions held by Patrons who have reserved the HFC Community Center. Patrons will be allowed to bring beer or wine for personal use when such a community event is held.
- ~~5. Patrons are not allowed to bring or use grills or smokers at the HFC Community Center. Upon approval by the Amenity Manager, Patrons may hire an insured caterer to provide this service. The location of any grill or smoker will be at the discretion of the Amenity Manager. Such catering service will be required to provide the Amenity Manager with a certificate of insurance, naming the District as an additional insured party.~~
2. Each organization, group or individual reserving the use of an Amenity Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the Amenity Facility and the owner’s officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District lands, premises and/or Amenities Facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District’s sovereign immunity granted pursuant to Section 768.38, Florida Statutes.
- 6.3. AmenityRoom reservations are non-exclusive. At the Amenity Manager’s discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time in this room. When multiple group activities are scheduled, please be courteous of others.

#### vii.viii. COURTYARD-ROSE GARDEN AND OUTDOOR KITCHEN

1. The ~~courtyard-Rose Garden~~ is furnished with tables, chairs, and grilling equipment. ~~Reservations for the Rose Garden courtyard may be made through the Community CenterHFC Activities Amenity Manager's office.~~
2. If you are unsure how to operate the grills or need assistance with any equipment, please contact the ~~Community CenterHFC~~ Amenity Manager or Staff for instructions.
3. Please contact the ~~Community CenterHFC~~ Amenity Manager or Staff for assistance if equipment at the ~~Rose Gardene~~~~courtyard~~ fails to operate properly.
4. Guests must be eighteen (18) years of age to operate the grills ~~at-in~~ the ~~courtyardRose Garden~~. ~~A deposit fee will be charged in accordance with Rules of Lake Ashton CDD II, Chapter III.~~
5. ~~The courtyard-Rose Garden~~ and surrounding area must be clean and free from trash and debris following any function. Patrons reserving and holding a function ~~at-in~~ the ~~courtyardRose Garden~~ and fails to clean up and return it to the condition in which it was obtained may be charged a clean-up fee ~~by the Community Center Amenity Manager.~~
- ~~5-6. AmenityRoom reservations are non-exclusive. At the Amenity Manager's discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time in this room. When multiple group activities are scheduled, please be courteous of others.~~

#### viii-ix. CRAFT ROOMS

1. Craft Rooms are open during normal operating hours. They are available for general use when not reserved.
2. Reservations for the Craft Rooms can be made through the Amenity Manager's office.
3. If, at any time, the equipment in the Craft Room fails to operate properly, please contact the Amenity Manager or Staff for assistance.
4. Please be courteous of others' projects and do not touch or handle them.
5. ~~Guests under eighteen (18) years of age must be properly supervised by an adult.~~
- ~~5-6. AmenityRoom reservations are non-exclusive. At the Amenity Manager's discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time in this room. When multiple group activities are scheduled, please be courteous of others.~~

#### ix-x. FITNESS CENTERS

1. Fitness centers are open daily during normal operating hours.
2. Patrons are encouraged to receive training on the apparatus before utilizing equipment
3. Each facility provides televisions for Patrons. Please be considerate when setting volume levels.
4. Individuals must be fourteen (14) years of age and older to use District Fitness Centers. Individuals 14-17 years of age must be accompanied by an adult.
5. Food, including chewing gum, is not permitted within the District Fitness Centers. Beverages, however, are permitted in the Fitness Centers if contained in non-breakable containers with screw-top or sealed lids.

6. Appropriate attire and footwear (covering the entire foot) must be worn at all times in the District Fitness Centers. Appropriate attire includes tee-shirts, tank tops, shorts, and/or athletic wear (no swimsuits).
7. Each individual is responsible for wiping off fitness equipment after use with the antiseptic wipes provided by the Districts.
8. Use of personal trainers is permitted in the District Fitness Centers with approval from the Amenity Manager.
9. Hand chalk is not permitted to be used in the District Fitness Centers.
10. ~~Personal audio devices Radios, tape players, MP3 players and CD players~~ are not permitted unless they are ~~personal units equipped-utilized~~ with headphones.
11. No bags, gear, or jackets are permitted on the floor of the District Fitness Centers or on the fitness equipment.
12. Weights or other fitness equipment may not be removed from the District Fitness Centers.
13. Limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
14. Be respectful of others. Allow other Patrons and Guests to also use equipment, especially the cardiovascular equipment.
15. Replace weights to their proper location after use.
16. Free-weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
17. Any fitness program operated, established and run by the Amenity Manager may have priority over other users of the District Fitness Centers.

## ~~x-xi.~~ GOLF COURSE

### 1. **Cart Paths and Bridges**

- i. All Pathways/Bridges within the Golf Course are shared equally between golfers, golf carts, pedestrians and bicyclists. Use of the Pathways/Bridges by Non-Golfers during hours when golf is being played creates potential safety hazards; therefore, all users of the Golf Course must exercise extreme caution when golf is being played.
- ii. To reduce danger and likelihood of being struck by a golf ball, Non-Golfers should walk or ride in the opposite direction of play (starting on Hole 18 and ending on Hole 1), pause as golfers (“Golfers”) are about to hit, and only continue once the Golfers have struck their balls. Golfers should wave Non-Golfers through if the approaching Non-Golfers are fast moving or can pass by quickly.
- iii. **Non-Golfers must stay on the Pathways/Bridges or Pond banks**. Non-Golfers are encouraged to monitor the daily email circulated by Pro Shop ~~S~~staff members announcing course conditions, closures, and starting times for the groups on each course. In doing so, Non-Golfers can identify periods when no golfers are on the course. One course is normally closed on Monday and League play (Tuesday, Wednesday, and Thursday) does not start until 9:00 a.m.; however, Non-Golfers should check the conditions of each course before use. Additionally, it is generally safer to walk before 8:00 a.m. or after 4:00 p.m., when golfers are less likely to be present.
- iv. Pathways adjacent to Ponds and bridges can be dangerous. Golf Carts should operate at a safe speed and always use headlights after dusk. Extreme caution should be taken when traveling through standing water on Pathways.

- v. Pets are permitted to be walked and exercised on the Pathways/Bridges. At no time should they be in the fairways or within thirty feet of a green. Pets must be on leash or in a Golf Cart at all times. Pet owners are responsible to pick up after their pet.
- vi. **Use Golf Course At Own Risk:** All Individuals who enter the Golf Course and/or utilize Pathways/Bridges and/or Ponds, including as a Non-Golfer pedestrian or within a Golf Cart, shall do so at his or her own risk as further provided in Section XII herein and assumes all risks associated with entering property used for playing golf, including but not limited to errant golf balls and golf clubs.

~~2. Ponds within the Golf Course~~

- ~~i. The Districts encourage a “catch and release” policy for any fish caught in the Ponds because of the frequency with which the Golf Course is treated with herbicides and fertilizers which may produce run-off into the Ponds within the Golf Course.~~
- ~~ii. Non Golfers using the Ponds along the Golf Course must exercise extreme caution when Golfers are present and playing golf because of the risk of being hit by an errant golf ball or golf club. Non Golfers using the Ponds should position themselves away from the flight of any Golfer’s shot and be aware of Golfers hitting. Golf Carts being used by Non Golfers using the Ponds should be parked way from play and off the Pathways/Bridges.~~
- ~~iii. See Section XI.xiii. for additional rules regarding Ponds.~~

~~3.2. Golf~~

- ~~i. Golf may be played at the Golf Course for a fee. Any unauthorized individual found using the Golf Course facilities or playing the course will be asked to make restitution. If payment is not received, the individual will be removed and receive a warning.~~
- ~~ii. Non-Members or Associate Members that have not checked in with the Pro Shop, and are determined to be playing golf, will be charged the published daily greens rate.~~
- ~~iii. Tee times are available upon request through the Pro Shop. Prior to play, Golfers must report to the Pro Shop. Golfers are asked to abide by local rules regarding dress, behavior, and play. Golfers should comply with announcements on course playing conditions. Complete Golf Course rules are available at the Pro Shop.~~
- ~~iv. Golfers are reminded that they share the Pathways/Bridges and Ponds with Non-Golfers. Golfers do not have any higher priority for use than any Non-Golfer and need to be considerate in allowing use by all Lake Ashton Community members.~~

~~xii. HORSESHOES~~

1. Horseshoe equipment, if available, may be obtained from the Shuffleboard storage closet.
2. Appropriate dress is required on the court. Shirts and shoes must be worn at all times.
3. No tossing of horseshoes while someone is in a pit or in the throwing lane. Horseshoes tumble when thrown and participants need to safely clear the pit.
4. Guests under the age of eighteen (18) years of age may play provided they are supervised by an adult Patron and are physically capable of tossing a shoe to the pit. Supervising adults are responsible for children’s safety.

~~xii~~-xiii. INDOOR SPORTS COURTS

1. Various articles of equipment, if available, may be obtained from the equipment storage area.
2. Proper etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
3. Proper athletic shoes and attire are required at all times while on the courts. Shirts must be worn. No black-soled shoes are allowed.
4. Proper safety equipment, such as protective eyewear, must be used when appropriate to the sport being played.
5. Beverages are permitted at the sports courts if they are contained in non-breakable containers with screw-top or sealed lids.
6. No chairs, other than those provided by the Districts, are permitted on the sports courts.
7. Guests under the age of eighteen (18) must be accompanied by an adult Patron.
8. ~~Courts must be cleaned up after use~~ Equipment must be returned to storage after use.

~~xiii~~-xiv. LAKES AND PONDS (FISHING)

1. Patrons may fish from any District owned Pond within the Lake Ashton Community Development District and Lake Ashton II Community Development District. Please check with the Amenity Manager for rules and regulations pertaining to fishing and for proper access points to these bodies of water.
2. No water crafts of any kind are allowed in the Ponds, except for small remote-controlled boats intended for recreational purposes.
3. Swimming, wading, and/or pets are not allowed in any Pond.
4. The Ponds may be occupied with Alligators and other wildlife that can present a danger to Individuals along the Pond banks. All Individuals should exercise extreme caution, but Individuals must be especially mindful of the risk if small children or pets are present. They should not be left unattended.
5. Regarding Ponds within the ~~Golf Course~~ Districts:
  - a. The Districts ~~encourage~~ have a “catch and release” policy for any fish caught in the Ponds because of the frequency ~~with which the Golf Course is of~~ treatments with herbicides and fertilizers which may produce run-off into the Ponds. ~~within the Golf Course.~~
  - b. Non-Golfers using the Ponds along the Golf Course must exercise extreme caution when Golfers are present and playing golf because of the risk of being hit by an errant golf ball or golf club. Non-Golfers using the Ponds should position themselves away from the flight of any Golfer’s shot and be aware of Golfers hitting. Golf Carts being used by Non-Golfers using the Ponds should be parked way from play and off the Pathways/Bridges.

~~xiv~~-xv. LIBRARY/MEDIA CENTERS

1. There are two library/media centers, one in the Clubhouse and one in the ~~HFCC~~ Community Center. They have books, puzzles, computers, tables, DVDs and an area for reading.

2. Books and puzzles are donated by Patrons for use by other Patrons. They may be removed but must be returned upon completion to either Amenity Facility.
3. District computers and their content, including email, are subject to monitoring and access by the District at any time with or without consent or prior knowledge of the user. The District reserves the right to monitor any use of network resources, to monitor computer and internet usage, including, but not limited to: sites visited, searches conducted, information uploaded or downloaded and to access, retrieve and delete any data stored in, created, received, or sent over the network or using network resources for any reason.
4. It is strictly prohibited to use a District computer for wireless internet access to seek, send or store Inappropriate Content (as defined herein) and/or for unauthorized copying of copyrighted material. Examples of copyrighted materials include, but are not limited to: commercial music, video, graphics, or other intellectual property. The Districts assume no responsibility for any damages, direct or indirect, that may occur from the use of its electronic resources. Users of the Districts computers and/or wireless internet access peruse the internet at their own risk, realizing the potential for accessing offensive, inaccurate, illegal, or fraudulent information.
5. The District reserves the right to revoke any User's access to the Districts' computers and/or wireless internet -at any time.

~~xv-xvi.~~ MEDIA

1. Districts' Media (as defined herein) is provided for the dissemination of factual community information by the Districts to Patrons. The District hereby adopts a no commercial advertisements policy, including those related to Political Issues. This policy provides that the District will not, through its ~~newsletter~~, e-blast system, website, on the recreational facilities walls or grounds or through other District medium, allow commercial advertisements of any kind, regardless of content. The only commercial advertisements permitted are those that are of official District or Club events, as determined by the Amenity Manager.
2. It is the intent of the Districts to maintain Media as a non-public forum for the dissemination of factual community information by the Districts to Patrons.
3. Clubs that meet the criteria for a Club under the Policies and are properly registered with the Amenity Manager, may submit material for inclusion in Media.
4. All information included in Media shall be limited to factual information, shall not advocate passage or defeat of a candidate, party, measure or other Political Issue, and shall not support, endorse or oppose a candidate for nomination or election to a public office or office of political party or public officer.
5. The provisions hereunder regarding Media shall not be interpreted to prohibit any publications, postings, mailings or information produced, endorsed or circulated by the Supervisor of Elections, local, state, federal or other government of competent jurisdiction over the Districts or to such publications, postings, mailings or information permitted under local, state or federal law.
6. The Districts may accept paid political advertising that complies with Chapter 106, Florida Statutes, and all applicable local, state and federal laws. The advertising rates for such paid political advertising shall be the same as those rates charged to other members of the public for paid advertising. It is the sole responsibility of the party submitting the paid political

advertising to ensure the advertisements compliance with all laws, including, but not limited to, those laws requiring mandatory language and/or a disclaimer within the paid political advertising.

7. Notwithstanding any of the foregoing, the Districts reserve full editorial rights to select, exclude, modify, add or delete material submitted for inclusion in Media, including the right to edit material relating to Political Issues, and the Districts additionally reserve the right to include a disclaimer in Media noting the LA CDD and LAII CDD does not endorse or support a particular candidate, party, measure or issue.

#### xvi.xvii. PAVILION

1. Use of the Pavilion is by reservation only. Reservations can be made through the Amenities Manager's office.
2. The Pavilion is furnished with tables, chairs, fans, electricity, and grills. If you are unsure how to operate the grills or need assistance with any equipment, please contact the Amenity Manager or Staff for instructions. No grills or smokers are allowed inside the pavilion.
3. If, at any time, the equipment at the Pavilion fails to operate properly, please contact the Amenity Manager or Staff for assistance.
4. Guests must be eighteen (18) years of age and older to operate the grills.
5. Ensure that the Pavilion and surrounding area is clean and free from trash and debris following any function. Patron who reserves and holds a function at the pavilion and fails to clean up and return it to the condition in which it was obtained may be charged a clean-up fee by the Amenity Manager.

5.6. Room reservations are non-exclusive. At the amenity manager's discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time in this room. When multiple group activities are scheduled, please be courteous of others.

#### xvii.xviii. PET PARKS

1. Pet parks are open daily from sunrise to sunset. Specific times will vary based on the time of year.
2. The ~~S~~security ~~S~~staff will unlock and lock the gates daily.
3. ~~Both~~ All pet play parks welcome all sized pets.
4. Pets must be kept on a leash until through the transition gates. Owners must carry a leash with them at all times.
5. Owners are liable for the actions and behavior of their pets at all times.
6. All pets must wear a collar with identification, current license, and rabies certification. All pets must have all required current vaccinations.
7. All pet waste must be cleaned up immediately by the owners and disposed of properly in the receptacles provided.
8. Aggressive or unruly pets must be leashed and removed from the parks immediately.
9. Pets in heat, displaying aggression or signs of illness or disease are prohibited from using the facility until the circumstances are corrected. This applies equally to pets with worms, fleas, or ticks.

10. All pet handlers must be at least eighteen (18) years of age.
11. No children are allowed in the parks without adult supervision.
12. Pets are not allowed to dig holes. Their owners are responsible for immediately stopping the digging and refilling any holes with soil.
13. At the first sign of aggression or if a pet becomes unruly and plays too rough, the pet must be leashed and removed from the pet park immediately and banned for the remainder of the day. This will also cause a verbal warning to be issued to the owner by the Amenity Manager.
14. In the event the pet harms, bites or fights another pet or an owner, the pet will be banned from visiting the parks while other pets are present for a period of thirty days.
15. If a second incident of harm, biting, or fighting occurs within a six (6) month period, the pet will be banned from the pet park for one (1) year.
- 15:16. All pet toys should be picked up and removed when done.

xviii-xix. PICKLEBALL

1. Pickleball courts can be reserved through the Amenity Manager. Non-reserved courts are available for ~~open~~ Open play ~~Play~~ on a first-come, first-served basis.
2. Use of a pickleball court is limited to one hour when others are waiting, unless the court is used pursuant to a reservation discussed above. Play may continue if no one is waiting.
3. If you find it necessary to “bump” other players when it is your turn to play:
  - a. Never attempt to enter someone else’s court before your reservation time.
  - b. Never enter the court or distract players while others are in the middle of a point or game.
  - c. Wait outside the entrance gate and politely inform the players that you have a reservation time.
  - d. Allow players to finish one more point, and then begin the player changeover for the court.
  - e. If you are bumped from a court and wish to continue play, please notify the office Staff and they will do their best to get you on the next available court.
4. Proper pickleball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
5. Proper court shoes and attire, as determined by the Amenity Manager, are required at all times while on the courts. Shirts must also be worn at all times.
6. Due to demand, there is a three (3) Guest limit per court. Guests must be accompanied by a Patron and properly registered.
7. No jumping over nets.
8. Players must clean up after play. This includes “dead” balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
9. Court hazards or damages must be immediately reported to the Amenity ~~ies~~ Manager for repair.
10. No temporary or permanent boundary markers or lines may be placed on the courts, other than the existing lines, unless approved in advance by the Amenity Manager.
11. Beverages are permitted at the facility if they are contained in non-breakable containers with screw-top or sealed lids. No ~~food or~~ glass containers are permitted on the ~~tennis~~ courts.

12. No chairs, other than those provided by the District are permitted on the ~~pickleball~~ courts.
13. Lights at the pickleball facility must be turned off after use.

~~xi-xx.~~ RESTAURANT

1. The Lake Ashton Clubhouse restaurant is open to Patrons and Non-Residents. Operating hours and menu are determined by the restaurant and are posted at the Clubhouse ~~and on~~ [www.ashtonliving.net](http://www.ashtonliving.net).
2. Proper attire must be worn at all times when in the restaurant or when seated on its patio; shoes and shirts are required.
3. All Patrons and Guests are also required to adhere to any posted Policy regarding the restaurant that has been approved by the Board of Supervisors.

~~xx-xxi.~~ SHUFFLEBOARD

1. Shuffleboard equipment, if available, may be obtained from the Shuffleboard storage closet.
2. Appropriate dress is required on the court. Shirts and shoes are required at all times.
3. Pucks or sticks are not to be thrown.
4. No person or person(s) should walk on or across the Shuffleboard Court.
- ~~5.~~ Guests under eighteen (18) years of age may play if supervised by an adult Patron who understands the rules and regulations of the game.
- ~~6.~~ Beverages are permitted at the facility if they are contained in non-breakable containers with screw-top or sealed lids. No glass containers are permitted on the courts.
- ~~5.7.~~ Room reservations are non-exclusive. At the Amenity Manager's discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time in this room. When multiple group activities are scheduled, please be courteous of others.

~~xi-xxii.~~ SPAS

1. There is no lifeguard on duty. Patrons and Guests swim at their own risk and must adhere to swimming pool rules at all times.
2. Spas ~~are is~~ open during normal operating hours.
3. You must be thirteen (13) years of age or older to use the spa.
4. Children under the age of eighteen (18) must be accompanied by an adult.
5. Maximum capacity is seven (7) people.
- ~~6.~~ No food or beverages are allowed within six (6) feet of the spa. No food or drink are allowed within the area of the wet pool deck (which is defined as the area within four (4) feet of the pool).
- ~~6.~~ Beverages must be in non-breakable containers with a lid. Food and drinks are permitted outside the wet pool deck area. Glass containers are prohibited. Food and non-alcoholic beverages may be brought to the pool area for personal use.
- ~~7.~~ Proper swim attire (no cutoffs) must be worn. Adults with bladder control issues or incontinence must wear appropriate waterproof attire.

8. Personal audio devices and televisions are not permitted unless they are utilized with headphones.
9. Individuals with open sores should not use the spa.
10. The Amenity Manager will control whether swimming is permitted in inclement weather, and the spa facility may be closed or opened at their discretion. If the lightning alarm sounds, all Patrons must evacuate the spa immediately
- 7-11. Patrons must comply with posted signage in addition to the rules listed above.

### xxii-xxiii. SWIMMING POOLS

1. The Swimming pool is open for free swim unless restricted due to the scheduling of swim lessons and aquatic/recreational programs approved by the Amenity Manager.
2. There is no lifeguard on duty. Patrons and Guests swim at their own risk and must adhere to swimming pool rules at all times.
3. All Patrons must present proper identification or Guest Passes when requested by Staff. As a rule, a Resident may allow up to four (4) Guests to the swimming pool areas.
4. Use of the swimming pools is permitted only during designated hours.
5. Pool and spa availability may be limited or rotated in order to facilitate maintenance of the facility and to maintain health code regulations.
6. Any person swimming during non-posted swimming hours will be subject to suspension and termination policy.
7. Guests under eighteen (18) years of age must be accompanied by an adult at all times
8. Proper swim attire (no cutoffs) must be worn in the pool.
9. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber-lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
10. Adults with bladder control issues or incontinence must wear appropriate waterproof attire.
11. The changing of diapers or clothes is not allowed poolside.
12. Showers are required before entering the pool.
13. No one shall pollute the pool. Anyone who pollutes the pool is liable for any costs incurred in treating and reopening the pool.
14. Loud, profane, or abusive language is absolutely prohibited; no physical or verbal abuse will be tolerated.
15. Diving is prohibited; no diving, jumping, pushing, running, throwing any item or other horseplay is allowed in the pool or on the pool deck area.
16. No pets (except service animals), bicycles, skateboards, roller blades, scooters and golf carts are permitted on the pool deck area.
17. ~~Personal audio devices~~ ~~Radios, tape players, CD players, MP3 players~~ and televisions are not permitted unless they are ~~personal units~~ equipped with headphones and utilized or for scheduled activities ~~such as aqua fitness classes.~~
18. Play equipment, such as floats, rafts, snorkels, flotation devices and other recreational items must meet with Staff approval. Radio controlled water craft are not allowed at any time in the pool area. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern.
19. Pool entrances must be kept clear at all times.

20. No swinging on ladders, fences, or railings is allowed.
21. Pool furniture is not to be removed from the pool area.
22. No food or drink are allowed within the area of the wet pool deck (which is defined as the area within four (4) feet of the pool).
23. Food and drinks are permitted outside the wet pool deck area. Glass containers, ~~dishes, and drinking cups~~ are prohibited. Food and non-alcoholic beverages may be brought to the pool area for personal use.
24. No chewing gum is permitted in the pool or spa or on the surrounding deck areas.
25. The Districts are not responsible for lost or stolen items.
- ~~26.~~ Chemicals used in the pool/spa may affect certain hair or fabric colors. The Districts are not responsible for these effects.
- ~~26-27.~~ Individuals with open sores should not use the pool.
- ~~28.~~ The Amenity Manager will control whether swimming is permitted in inclement weather, and the pool facility may be closed or opened at their discretion. While at the Clubhouse outdoor Pool, If the lightning alarm sounds, all Patrons must evacuate the pool immediately.
- ~~29.~~ Patrons must comply with posted signage in addition to the rules listed above.
- ~~27.~~ —

#### ~~xxiii-xxiv.~~ TENNIS COURTS

1. Tennis courts can be reserved through the Amenity Manager. Non-reserved courts are available for Open Play on a first-come, first-served basis. Patrons desiring to use the tennis courts should check with Staff to verify availability. Use of a tennis court is limited to one and a half (1.5) hours when others are waiting, unless the court is used pursuant to a reservation discussed above. Play may continue if no one is waiting.
2. If you find it necessary to “bump” other players when it is your turn to play:
  - a. Never attempt to enter someone else’s court before your reservation time.
  - b. Never enter the court or distract players while others are in the middle of a point or game.
  - c. Wait outside the entrance gate and politely inform the players that you have a reservation time.
  - d. Allow players to finish one more point, and then begin the player changeover for the court.
  - e. If you are bumped from a court and wish to continue play, please notify the office Staff and they will do their best to get you on the next available court.
3. Proper tennis etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
4. Proper tennis shoes and attire are required at all times while on the courts. Shirts must be worn at all times.
5. Guests are limited to three (3) to a single court. Guests under the age of eighteen (18) are not allowed to use the tennis facility unless accompanied by an adult Patron.
6. No jumping over nets.
7. Players must clean up after play. This includes “dead” balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.

8. Court hazards or damages of any type need to be reported to the Amenity Manager for repair.
9. Persons using the tennis facility must supply their own equipment (rackets, balls, etc.).
10. No temporary or permanent boundary markers or lines may be placed on the tennis courts, other than the existing tennis lines, unless approved in advance by the Amenity Manager.
11. Beverages are permitted at the tennis facility if they are contained in non-breakable containers with screw-top or sealed lids. No ~~food or~~ glass containers are permitted on the ~~tennis~~ courts.
12. No chairs, other than those provided by the District, are permitted on the ~~Tennis C~~ courts.
13. Lights at the tennis facility must be turned off after use.
14. A Spinshot tennis ball machine is available at the Clubhouse tennis facility. Use of the machine must be used in accordance with posted instructions. Training for the use of the equipment must occur prior to use and persons using this piece of equipment do so at their own risk.
- 14.15. Reservations are non-exclusive. At the Amenity Manager's discretion and depending upon scheduling availability, reservations for multiple groups may be booked at the same time at this amenity. When multiple group activities are scheduled, please be courteous of others.

xxiv-xxv. WILDLIFE

1. When using the Amenity Facilities, including especially outdoor areas and open spaces, please adhere to the following guidelines in regards to non-domesticated animals ("Wildlife"):
  - i. Wildlife encountered within the Amenity Facilities should never be approached.
  - ii. Never leave small children unattended.
  - iii. Never feed wild animals, or leave food/garbage unattended.
  - iv. Wildlife are is likely to be present in all natural waters or wetlands. Please take caution and be vigilant when close to such areas.
2. The Lake Ashton Community is a natural Wildlife habitat; therefore, exercise caution and vigilance at all times.
3. Please visit the Florida Fish and Wildlife Conservation Commission's website for more information regarding interaction with Wildlife common to Florida, found here: <https://myfwc.com/conservation/you-serve/wildlife/>

**XII. USE AT OWN RISK; INDEMNIFICATION**

**Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the Districts and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature**

arising out of, or in connection with, the participation in the Activities, by said Patron, Guest, or other person, and any of his or her Guests and any members of his or her family.

Should any Patron, Guest, or other person, bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the Districts for all attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term "Activities," shall mean the use of or acceptance of the use of the Amenities, utilization of the Golf Course, Pathways/Bridges, and/or Ponds (including but not limited to as a pedestrian or within a Golf Cart), or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged or sponsored by the Districts, its contractors or third parties authorized by the Districts.

### **XIII. SOVEREIGN IMMUNITY**

Nothing herein shall constitute or be construed as a waiver of the Districts' limitations on liability contained in Section 768.28, F.S., or other statutes or law.

### **XIV. SEVERABILITY**

The invalidity or unenforceability of any one or more provisions of these Policies shall not affect the validity or enforceability of the remaining provisions, or any part of the Policies not held to be invalid or unenforceable.

### **XV. OTHER RULES AND POLICIES**

The Districts have also adopted other rules and policies governing the use of District property. Please contact the District Manager for copies of all such rules and policies.

# SECTION D

# Landscaping Scope of Services

#1

Lake Ashton II CDD - Landscape Scope of Service		
Service	Freq Per Year	Notes
St Aug - High Visibilty Areas	40	1x per week April - Sept, 3x per month March and Oct, once every other week November-February
Bahia - High Visibilty Areas	40	1x per week April - Sept, 3x per month March and Oct, once every other week November-February
Undeveloped Bahia	22	Once every other week from March-Oct, 1x per month from Nov-Feb
Pond Mowing (homesite side)	40	
Pond String Trimming (home site side)	21	
Pond Mowing and String Trimming (Non homesite side)	4-6x	NOT INCLUDED. Done by golf course now
Weed/Disease (St Aug)	2	March and October
Fertilization (St Aug)	4	February, April, June, October
Fertilization (Shrubs and Trees)	3	February, May, and October
Pest Control (St Aug)	4	March, May, July, and September
Pest Control (Shrubs and Trees)	6	February, April, June, August, October, and December
Shrub Pruning & Detail	17	
Fig Vine Trimming Exterior	4	
Weeds in beds and hardscape	Ongoing	Just says to maintain to a level that is acceptable to the owner
Fluffing of mulch	8.5	Says to do every other shrub detail cycle
Mulching	2	Spring and Fall: 1.5-2 inches
Annuals	4	
Annual Soil Replenishment	2	
Annual Bed Maintenance	52	
Flower Fert/Pest/Disease	4	
Tree Pruning	2	See specifics for different varieties
Palm Tree Pruning	2-3x	Sabals and Washys 2x, Queens Royals and medjools 3x
Irrigation Inspection	26	Says to do no less than once every two weeks
Pressure Washing	2	Perimeter wall caps and balls
Trash Receptacles	5x Per Week	Shall be emptied and disposed of

# A Brighter View for your Landscape Services



Prepared for:

**Lake Ashton II  
CDD**

August 2022

August 2022



Angie Littlewood, Landscape Chair  
Lake Ashton II CDD  
6052 Pebble Beach Blvd  
Winter Haven, FL 33884

RE: Lake Ashton II CDD,

BrightView is pleased to submit a proposal for the landscape maintenance of Lake Ashton. Based on our history servicing communities similar to Lake Ashton II, as well as BrightView's 81 year service history, we will focus on being pro-active, providing predictable, high quality service, and constant, written communication between your office, and our local BrightView branch.

Your landscape is an expression of your community that can instill pride throughout the neighborhood. A well-maintained landscape makes an optimal first impression and enhances quality of life for your residents, guests and future residents. The enclosed proposal was developed based on feedback we received during our Community walks and will demonstrate how our experienced and skilled team will achieve your landscape goals and keep your property looking its best.

The enclosed Proposal will address:

- **The challenges with Communication to the Community**
- **Inconsistent turf Mowing, Trimming and Edging schedules**

Lake Ashton II deserves a landscape management partner that will deliver on your key objectives without compromise. BrightView's **experience, depth of knowledge, resources,** and **dedicated team members** make that possible.

Our Lakeland Landscape Maintenance Team is looking forward to the opportunity to meet and exceed your expectations. After reviewing our Proposal I will follow up to see if you have any questions. Please feel free to contact me for further dialog, and Thank You for your consideration

Sincerely,

*Eric Mizen*

Cell: 813-613-2085

Email: [eric.mizen@brightview.com](mailto:eric.mizen@brightview.com)

# Lake Ashton II CDD Service Plan

## Communication with your BrightView Manager

Your community will be assigned an Account Manager. Your Account Manager will be Marc Fortson.

Mark is the single-point-of-contact for Management. He oversees all services including irrigation technician, mowing and detail crew, enhancement manager, and your spray technician. You will always know exactly who to call with issues... Marc.

- Every week Marc will send an email report to management to recap that service week. It covers services the crew accomplished that week and any issues that might have occurred,
- In addition to his weekly report, every other month he'll complete a Quality Site Assessment. This includes a thorough report with picture references of any issues currently on property, issues he foresees and recommendations for enhancement or improvement. Management is encouraged to accompany Marc on these assessments.
- Every month you will also receive an Irrigation Report containing what we did, and any issues we resolved and recommendations for improvement.

## Weekly Plan

Marc will designate a specific crew for the Lake Ashton community. This crew will be the same crew every week, and as they quickly become comfortable with the community, they will developed a sense of pride, this is now their community and reflects their efforts.

Your landscape Crew includes a Production Manager that will be on property with the crew weekly. If there is turnover or a new crew member, the Production Manager will transition the new crew member to the property. Any issues that crew members see on property will be reported immediately to the manager on site. At the end of the day the Production Manager will evaluate the property before leaving.

Your irrigation technician will visit the property per our agreed upon schedule. He will go through your entire system thoroughly and make sure each zone is working properly and water coverage is adequate. He will also check for any broken heads.

# Proactive Communication Protocols

## Drive Accountability

Successful partnerships are built on a platform of effective communication. BrightView's **Client Partnership Plan** provides the foundation to exceed customer expectations while understanding your needs and priorities.

Your Account Manager will continually engage with you to understand the opportunities and challenges that naturally occur over the lifetime of a partnership. The intent is to gain a deeper understanding of your business, future plans, budget forecasting, and a strategy as to how we can deliver more value.

### Quality Site Assessments

We begin our partnership with a promise: quality landscape and client centric customer service. BrightView's formal **Quality Site Assessments** ensure we keep that promise. Our QSAs deliver:

- Well defined expectations for landscape quality
- A forum for you to share feedback
- Progress updates on our work
- Time set aside to discuss opportunities
- A stronger partnership with you in the management of your landscape
- Accountability that ensures your success

Turf Quality		
	Score	Notes
Turf color	2	
Turf edging hard and softscapes	2	
Weed, pest and disease control	2	
Mowing	3	
Overall appearance	2	
Category Total	11	

Seasonal Flowers		
	Score	Notes
Detail	2	
Spacing	3	
Moisture	3	
Overall Appearance	1	Flowers are of poor quality
Category Total	9	

Tree & Shrub Care		
	Score	Notes
Shrub pruning	2	
Tree pruning	2	
Weed, pest and disease control	2	
Category Total	6	

Site Cleanliness		
	Score	Notes
Litter and debris	2	
Handscaped areas	2	
Category Total	4	

Irrigation Management		
	Score	Notes
Shrub beds	2	
Turf areas	3	
Category Total	5	

BrightView.com  
Confidential Page 2 of 3

BrightView





## Weekly Reports Provided

We utilize a simple, yet effective reporting tool to communicate on weekly services. The report below can be used by our Account Manager during weekly site visits to recap the priorities back to you



### Field Report

Crew Leader: \_\_\_\_\_

Client Fax: \_\_\_\_\_

Client Name: \_\_\_\_\_ Date: \_\_\_\_\_

Property Name: \_\_\_\_\_ Manager: \_\_\_\_\_

**THE FOLLOWING SERVICES WERE PERFORMED:**

Operation	Complete	Ongoing
POLICE SITE	<input type="checkbox"/>	<input type="checkbox"/>
MOW	<input type="checkbox"/>	<input type="checkbox"/>
BLOWING	<input type="checkbox"/>	<input type="checkbox"/>
WEED BEDS	<input type="checkbox"/>	<input type="checkbox"/>
EDGE BEDS	<input type="checkbox"/>	<input type="checkbox"/>
EDGE HARD LINES	<input type="checkbox"/>	<input type="checkbox"/>
SPOT PRUNE SHRUBS	<input type="checkbox"/>	<input type="checkbox"/>
MAJOR PRUNE SHRUBS	<input type="checkbox"/>	<input type="checkbox"/>
PRUNE GROUND COVERS	<input type="checkbox"/>	<input type="checkbox"/>
PRUNE TREES	<input type="checkbox"/>	<input type="checkbox"/>
FLOWER CARE	<input type="checkbox"/>	<input type="checkbox"/>
SPRAY INSECTICIDE	<input type="checkbox"/>	<input type="checkbox"/>
SPRAY HERBICIDE	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## Business Reviews

We conduct business reviews to ensure alignment on individual site performance. The reviews keep you in the know, informing you of what we've done and what we're going to do, and also evaluate our performance and provide recommendations and guidance on future plans for your property.

## Customer Satisfaction Surveys

We seek ongoing feedback from our clients using objective sources such as targeted telephone surveys or other out-reach discussions in order to verify we are exceeding expectations.

# Seamless Transitions Create Successful Partnerships

At our initial kick-off meeting we will confirm communication protocols, review the contract and scope of work along with a timeline on completion of key site initiatives. Moreover, we review our safety protocols, our QSA process and scheduling, and discuss pre-approval thresholds on emergency spending.



30

- Monthly Review: Client, Account Manager, Branch Manager and Business Developer
- Review agreed upon first month expectations, progress on key initiatives, and lessons learned
- Implement course corrections as may be needed
- Perform site QSA with client



60

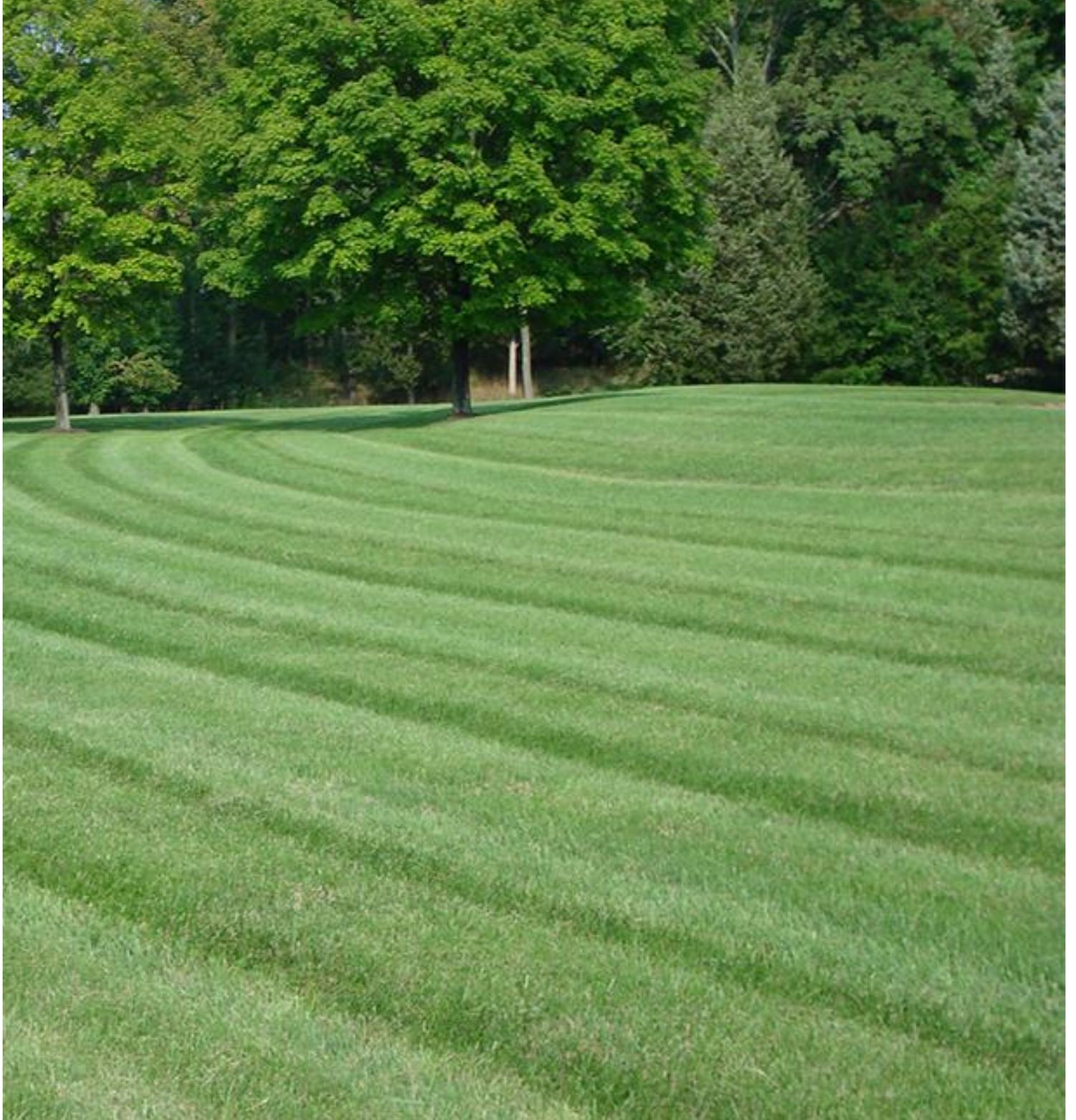
- Monthly Review: Client, Account Manager, Branch Manager and Business Developer
- Confirm scope alignment & expectations are being exceeded
- Review details on QSA and any carryover items
- Check progress and/or completion of key site initiatives
- Client Survey touch point



90

- Business Review: Client, Account Manager, Branch Manager and Business Developer
- Review 90 Day Follow-up Partnership Transition Guide
- Review details on QSA and any carryover items

# Turf Management Program





## Mow Crew– (4/5 crew members)

Your community will be mapped and the crews will follow that mapping progression through the property . This “mapping” will be provided to Your team. This crew will move through the property to complete all mowing, edging and string trimming operations. If additional help is needed due to inclement weather or events, the next available day will be utilized to complete operations with additional crews as needed.

## Detail & Pruning Crew (Same Crew Members)

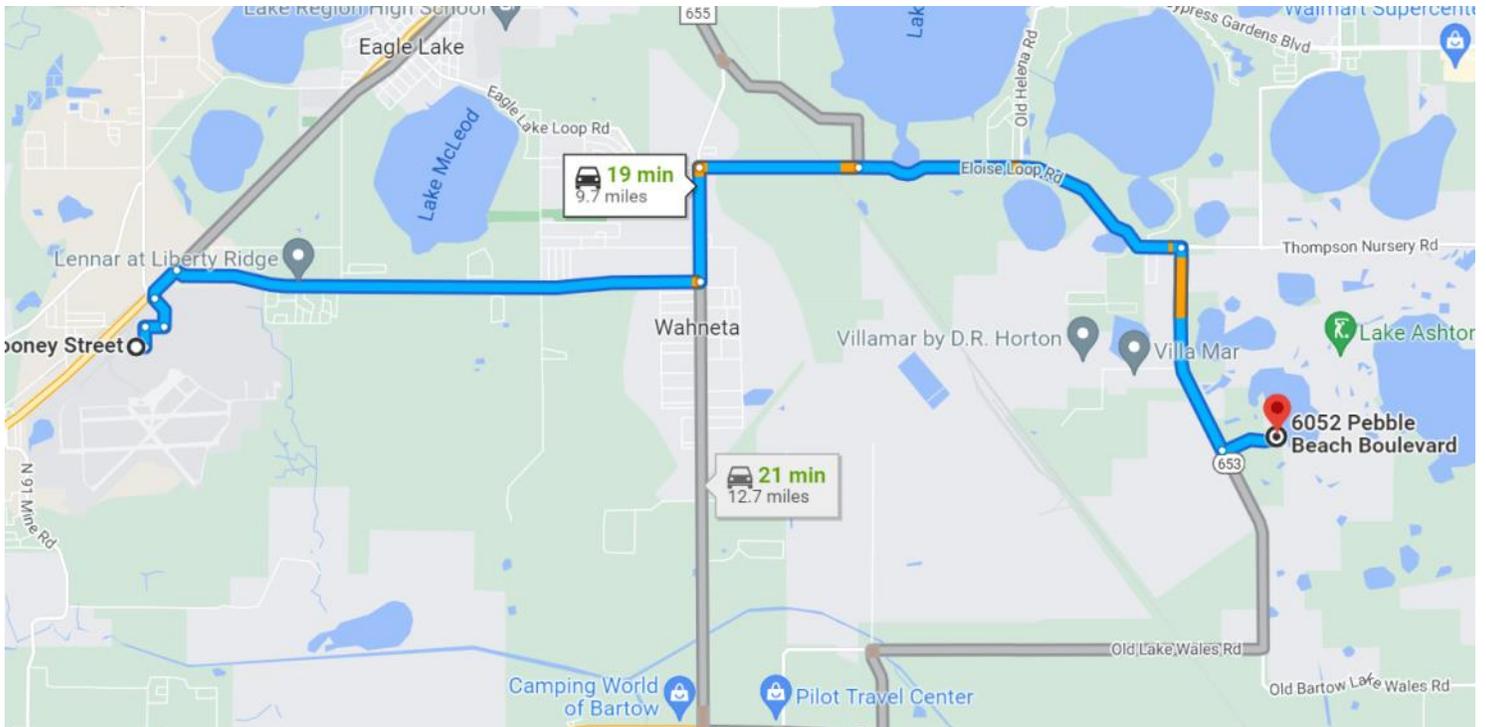
The crew’s duties will include ornamental, shrub and tree care along with site policing and weed removal. The property will be divided into sections; during every visit, crew members will progress through the property sections to complete entire property each month.

## Account Manager– Marc Fortson

Owner of our relationship. He is your **single point of contact** for the management team for all services. He will be responsible for scheduling and managing all operational activities, providing weekly reports to you, communication with leadership. The Account Manager creates Quality Site Assessments or QSA, for your site on a bi-monthly basis. This will serve as a snapshot of the conditions on site and a management tool that helps both parties visually understand areas of concern or needs that can be tailored to specific areas.

---

## Our Lakeland Branch will be servicing Lake Ashton II CDD



### Our Lakeland team is located at

795 Mooney St. Bartow, FL 33830      813-621-6619

**Lakeland Branch is 10 miles from Lake Ashton; a 19 min drive.**

Other Branches in the Area include:

- Tampa East
- Central Tampa/Airport area
- St Petersburg/Clearwater
- Sun City/Ruskin
- North Tampa/Lutz

# Lake Ashton II CDD Landscape Calendar



## FUNCTION FREQUENCY CHART

<b>Turf Maintenance</b>	As Needed	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
Turf- Mowing		2	2	3	4	4	5	4	5	4	3	2	2	40
Hard Edge		2	2	3	4	4	5	4	5	4	3	2	2	40
Bed Edge		1	1	1	2	2	2	3	3	2	2	1	1	21
Weed/Disease Control (St Aug)				1							1			2
Fertilization (St Augustine)			1		1		1				1			4
Pest Control (St Aug)				1		1		1		1				4
Policing & Debris Clean-up		2	2	3	4	4	5	4	5	4	3	2	2	40
Disease/Insect Control				1		1		1		1				4
<b>Shrub &amp; Bed Maintenance</b>	As Needed	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Trim		1	1	1	1	1	2	2	2	1	1	1	1	15
Fertilization (Shrub and Tree)			1			1					1			3
Weed Control-Fert				1						1				2
Pest Control (Shrub and Tree)			1		1		1		1		1		1	6
Disease Control	X													
Fig Vine Trimming Exterior				1			1			1			1	4
<b>Misc. Maintenance</b>	As Needed	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Mulch (1.5" - 2")					1							1		2
Pressure Washing Exterior Caps/Balls				1						1				2
Dog Park Trash Recepticals		4	4	8	10	8	8	10	8	8	4	4	4	80
<b>Irrigation Service</b>	As Needed	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Check & Adjust		2	2	2	2	2	2	2	2	2	2	2	2	24
<b>Tree Care</b>	As Needed	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Sabals/Washingtonias					1						1			2
Queens/Royals/Medjools				1				1				1		3
Medjool Inoculations		1		1			1			1				4

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# Meet Your BrightView Team

Over the past 80+ years our Company has been a leading innovator in many of today's Best practices.

**We have always provided a single point of contact to our Clients to streamline communication and to have accountability in service delivery.**

We also have developed a team to best service each Client. Below you will see how each member plays a role in successful client satisfaction:



## Account Manager

### Focus on Client

- Your primary phone call and contact
- Develop Relationship with Management and Board
- Communicate client needs to Production Manager and Crews
- Oversees Production Manager and Crews

## On-Site Production Manager

### Focus on Execution of the Work

- Manage crews to execute the work
- Develop, Evaluate, and Retain Crew Members
- Safety, Quality, and Efficiency
- Reports to the Account Manager

## Department Managers

### Focus on Ancillary Work

- Irrigation Inspections
- Mulch and Annual Installation
- Palm Pruning, Street Tree clearance , Canopy thinning and lifting.
- Community Enhancement Projects

## Organizational Structure and Staffing Model

We spent a great deal of time and effort to inspect, walk and measure the entirety of the community. Over the past several weeks we have developed an operational plan for a daily presence on campus designed to merge efficiency with your expectations and the needs of the site.

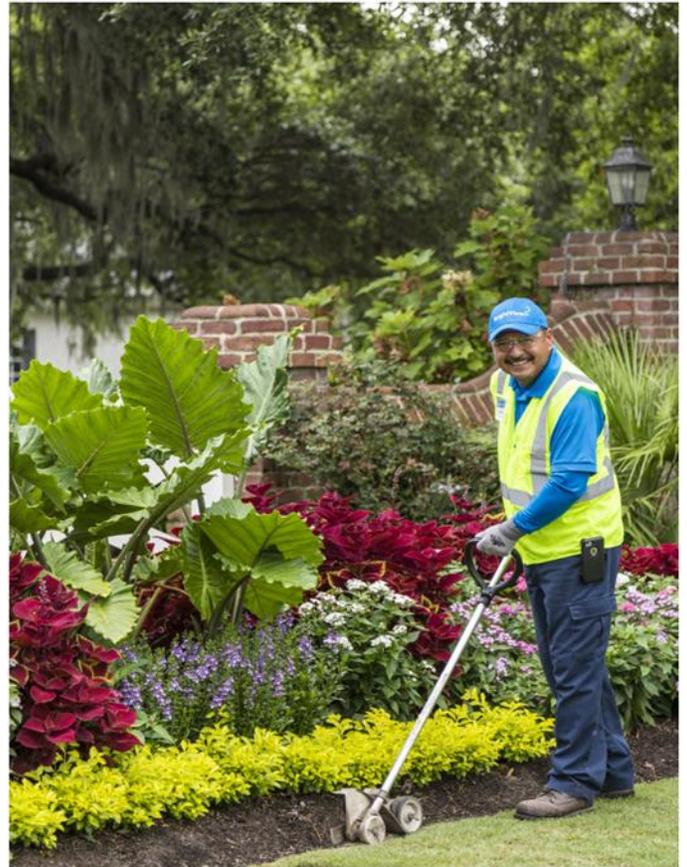
**Mow Crew:** This crew will move through the site to complete all mowing operations as scheduled. If additional help is needed due to inclement weather or events Friday and/or Saturday will be utilized to complete operations with additional crews as needed.

**Detail & Pruning Crew\*:** This crew will have a weekly schedule as noted in the Detail schedule map. Their duties will include ornamental, shrub and tree care along with site policing, weed removal, and leaf removal.

**Account Manager:** Fosters relationship with your general manager and primary point of contact. He will be responsible for scheduling and managing all operational activities, QSA's, and communication with leadership. The Account Manager creates Quality Site Assessment or QSA for your site on a bi-monthly basis. This will serve as a snapshot of the conditions on site and a management tool that helps both parties visually understand areas of concern or needs and can be tailored to be area specific.

**Production Manager:** This team member will be on site and the right hand of the Account Manager. This person will provide leadership and supervision to the field crews above along with directing daily operational movement to cover specific work orders communicated to us by your team and the Account Manager.

**Ancillary Services:** There are several additional teams that will handle a portion of the work load specific to their expertise. Tree Care outside of ground clearance will be handled by Tree Care Crews as scheduled. Seasonal color bed consultation, design, installation, and maintenance will be handled by our Seasonal Color Department. Chemical applications for fertilization, insects, and specific weed control products will be handled by Spray Technician who use specialized equipment to move through the site in a more efficient manner. Improvements to the landscape that involve light construction will be performed by a separate team skilled in the area of landscape installation



# Meet Your BrightView Team



**Marc Fortson**

Branch Manager

## Education

- University of Georgia; B.S. Landscape Management

## Experience

- 21 years Landscape Maintenance, Design, Installation
- 16 years with BrightView Landscaping

## Certifications

- State of Florida Green Industries Best Management Practice
- FNGLA Certified Horticultural Specialist
- UG Landscape Palm Management
- Qualified ISA Tree Risk Assessment Specialist



**Yander Morales**

Production Manager

## Experience

- 22 years' experience in the green industry
- 15 year's employed with BrightView

## Certifications

- Florida Pest Control Applicator
- Brightview Production Systems
- Account Manager Training Program

# Meet Your BrightView Branch Manager



Your Branch Manager will be Marc Fortson. Marc currently manages landscape maintenance business throughout the Tampa area and has been a key member of the BrightView team for 16 years. Over this time Marc has gained a broad insight into how BrightView can best serve you as he has served in several positions throughout the company including Landscape Gardener, Production Manager, Supervisor, Operations Manager, Account Manager and Tree Care Manager

My focus is to work with your Account Manager to see that all your goals are met in maintaining your property. I visit properties periodically to review how we are doing in meeting our promises and your expectations. I will review with your Account Manager frequently and discuss our progress in these goals.

## Here are BrightView, we offer more than just mowing:

- Landscape Design and Maintenance
- Hardscapes
- Tree Care Services
- Irrigation
- ... And Much More



Marc Fortson

Senior Branch Manager

### Education

- University of Georgia; B.S. Landscape Management

### Experience

- 21 years Landscape Maintenance, Design, Installation

### Certifications

- State of Georgia Green Industries Best Management Practice
- FNGLA Certified Horticultural Specialist
- UG Landscape Palm Management
- Qualified ISA Tree Risk Assessment Specialist



# Meet Your BrightView Production Manager and CST Member



Yander Morales has been working in the landscape industry for over 22 years. Yander currently supervises landscape maintenance Teams throughout Polk County and has been a key member of the BrightView Team for 15 years.

My focus is to work on site regularly, with the main responsibility of working hand in hand with the Crews and Crew Leaders on quality control as well as assisting in scheduling maintenance tasks week in and week out.

I am your Team Member in the CST and will be your supervisor developing schedules and service days.

## Here are BrightView, we offer more than just mowing:

- Landscape Design and Maintenance
- Hardscapes
- Tree Care Services
- Irrigation
- ... And Much More



## Tasks Associated

- Yander will be on property with the Crews each week. He will be the Account Manager's right hand while on property.
- Teaches any new Crew Members the rotational map. .
- Makes sure any issues communicated by management are addressed.



**Yander Morales**

Production Manager

BrightView Landscapes

## Experience

- 22 years' experience in the green industry
- 15 year's employed with Brightview

## Certifications

- Florida Pest Control Applicator
- Brightview Production Systems
- Account Manager Training Program

# Meet Your BrightView Team

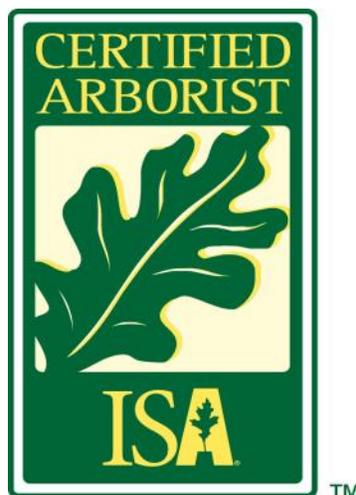
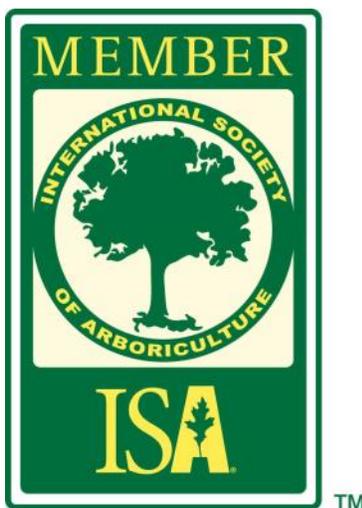
Tree Care Manager, Arborist-

## Justin Romero

Justin G Romero represents the BrightView tree care team as our staff ISA Certified arborist. He has been in the Arboriculture industry for over 25 years. Justin has performed in all spectrums of Arboriculture across the country as well as overseas in the British Virgin Islands and the West Indies. Justin has worked on and assisted with large scale consulting projects. He works with clients on tree care pruning and removal plans (3 and 5 year plans), tree care inventory and management plans, tree and plant health care diagnosis and treatment, Arborist reports and urban canopy management plans.



My goal is to provide clients with information and answers to all arbor care needs. I have overseen tree care management and development plans of over 12,000.00 trees for active community and homeowner associations. I have worked with many large commercial firms helping to develop tree preservation protocols while also helping to reduce tree mitigation costs. I am extremely passionate about this industry and approach each and every project with fervor.



### Experience

- Paul Smith's—Forest Management / Forest Resources Management
- Over 25 years working within the Arboriculture industry

### Certifications

- Tree Risk Assessment Qualified (TRAQ)
- ISA Certified Arborist FL-9753A
- Palm Management Certified
- Best Management Certified
- TCIA -Tree Care Industries of America CTSP - Certified Tree Care Safety Professional



Your Property, Our Expertise



## A Safe Community and Workplace is Our Priority

Safety is our top priority at BrightView and we are committed to keeping our people safe every day across our business. As an organization committed to constant improvement, we actively work to continue developing a best-in-class Safety Management System that results in zero injuries to our team members. We take pride in conducting our business operations in a manner that helps to ensure the safety and well-being of our team members, customers, and the properties in which we operate.

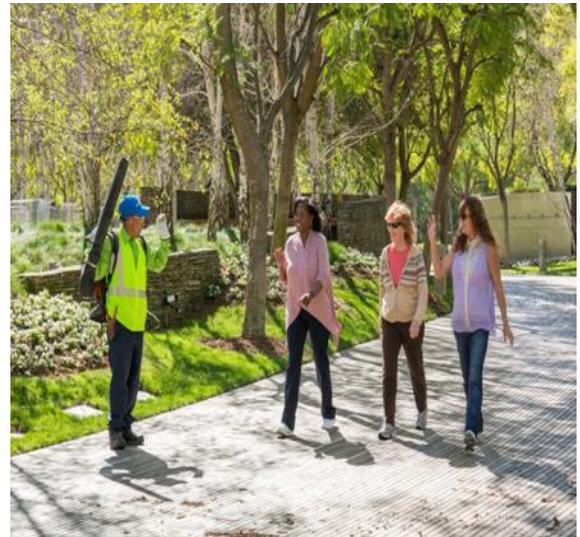
**BrightView** Job Start-Up Safety Inspection

Job Number: \_\_\_\_\_  
 Street Address: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_  
 Job #: \_\_\_\_\_  
 Job Start Date: \_\_\_\_\_

<b>Trees</b>	<b>Comments</b>
<input type="checkbox"/> Use eye-level branches	_____
<input type="checkbox"/> Branches obstruct traffic signals, lights, signage	_____
<input type="checkbox"/> Roads/living walks, curbs, parking, etc. etc.	_____
<input type="checkbox"/> Guy wires insufficiently marked for visibility	_____
<input type="checkbox"/> Large sections of dead wood on large trees	_____
<input type="checkbox"/> Other: _____	_____
<b>Turf</b>	<b>Comments</b>
<input type="checkbox"/> Dirt from puffer roundspiles thrown by mowers	_____
<input type="checkbox"/> Puffs left from grading (i.e. new landscapes)	_____
<input type="checkbox"/> Obstacles (tree removal, etc. stumps and stumps, broken trees)	_____
<input type="checkbox"/> Bare areas needing re-seeding or sodding	_____
<input type="checkbox"/> Holes dug around sprinklers (in clearance), flipping hoses	_____
<input type="checkbox"/> Depressions, ruts or holes in turf	_____
<input type="checkbox"/> Other: _____	_____
<b>Shrub</b>	<b>Comments</b>
<input type="checkbox"/> Overgrowth onto walk	_____
<input type="checkbox"/> Growth covering signs, hydrants, lighting	_____
<input type="checkbox"/> Growth reduces traffic visibility	_____
<input type="checkbox"/> Growth blocks sprinkler coverage	_____
<input type="checkbox"/> Areas of neglect, unattended watering, etc. poor maintenance	_____
<input type="checkbox"/> Other: _____	_____
<b>Hardscape</b>	<b>Comments</b>
<input type="checkbox"/> Chunks, uneven surfaces	_____
<input type="checkbox"/> Glazing, heavy surfaces from slanting or flexing walls	_____
<input type="checkbox"/> Other: _____	_____

### We believe in the following principles:

- Safety is our top priority
- Appropriate PPE must be worn
- Follow-up, report, and learn from incidents
- Everyone is responsible for each other
- Training is the first step to safe behavior
- You are the key to making a difference



BrightView's management is committed to providing a safe work environment and establishing safe work practices for all our employees. We begin all new jobs with a safety inspection. This identifies any job site hazards, roadway hazards and the safest place to operate from onsite. Trucks are always equipped with cones that are placed around the truck and trailer at all times. We also demonstrate this commitment to safety through a continuing program of education and training, accident prevention, reporting, investigation and analysis, and the development of positive attitudes about safety and awareness about safety by all employees.

The following can be provided upon request:

- Safety Manual
- OSHA Compliance Manual
- Right to Know Program
- Safety Rules and Regulations
- HAZCOM Policy
- Safety Compliance Checklists
- Crew Member Equipment Safety Training Program
- Weekly Safety Talks

## A Safe Community

**Dedicated Account Manager** – Marc will be the main point of contact for all your property needs and reporting. The Account Managers primary focus is providing proactive, outstanding communication and customer service to your team. They will direct, schedule and oversee all operations that occur on your property including routine maintenance, irrigation, agronomics and specialty services such as tree trimming, mulch and seasonal annuals. Your Account Manager will also partner with you to discuss site improvements and lead monthly meetings and walks to provide property inspections and reporting.

**Your Dedicated BrightView Crew** - will always be in full uniform – company shirt, pants, belt, hat and work boots. This not only presents a professional look to our team, it also brings positive comments from onsite security and employees who can instantly recognize our team members.

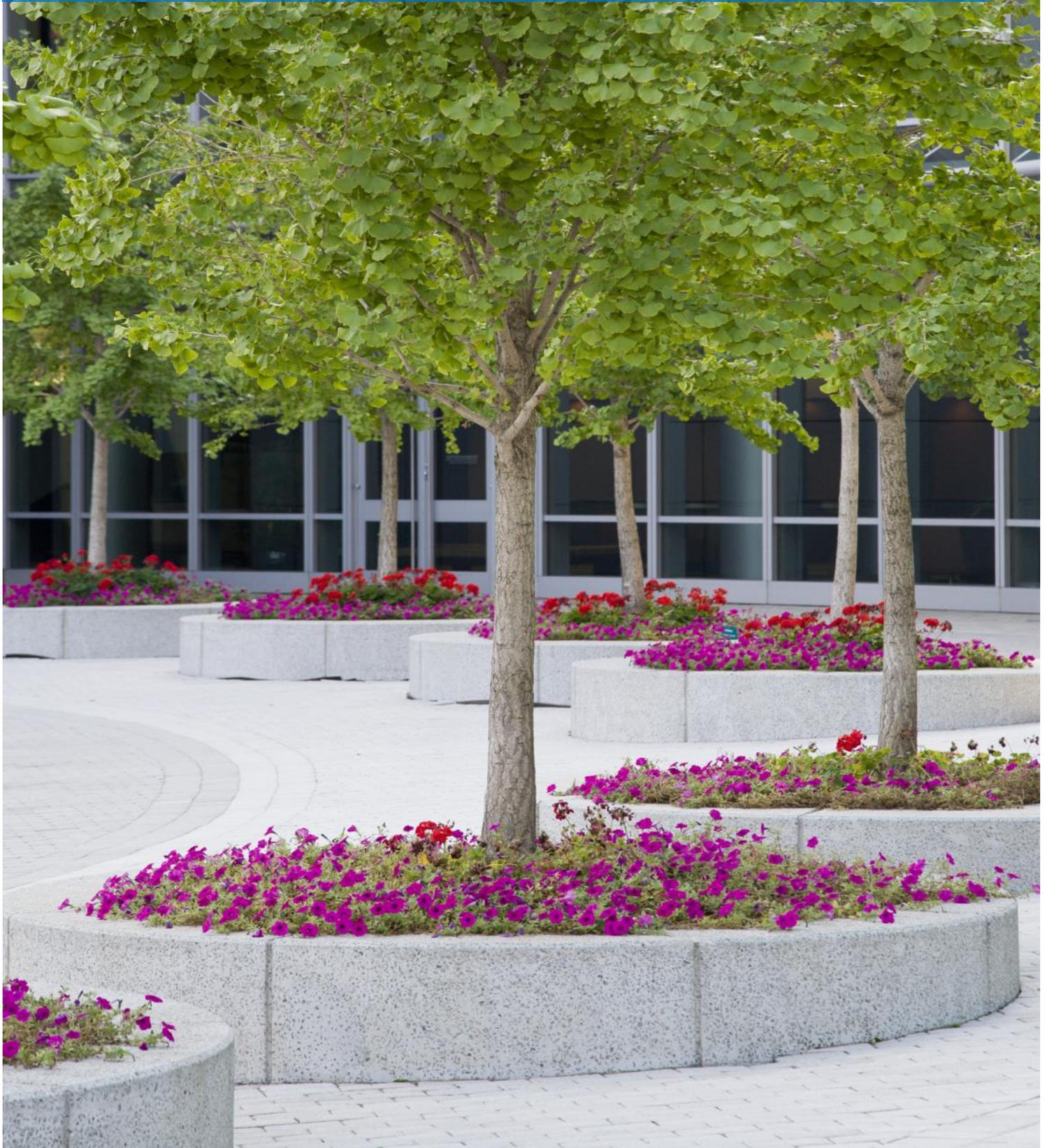
Uniforms Crew Leader – Landscape Services option A (Black logo on back of safety vest) \*Preferred/Recommended



Uniforms Crew Worker – Landscape Services option B (Blue logo on back of safety vest)



# Tree Management Program



# Tree Management

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You can count on us to preserve your trees, enhance their appearance, increase their production, improve safety and reduce liability.

Our ISA Certified Arborists offer a comprehensive set of additional services and will be available to you for everything you may need to keep your trees healthy and beautiful.

## Available Tree Care Services:

- Tree pruning
- Soil and tissue analysis
- Cabling and bracing
- Emergency storm clearance
- Tree removal and stump grinding
- Inventory and management plans
- Insect and disease control
- Nutrient management
- Fertilization
- Transplant and relocation
- Nuisance fruit production control
- Hazard evaluation and management



**Winter** Maintenance Pruning of Crape Myrtles (February-March), Hardwood elevation and deadwood removal if necessary



**Spring** (April-May) Pruning of all Palms to remove brown fronds and seed stalks.

**Summer** Maintenance Pruning of Hardwoods to remove excess foliage, building, security, vehicle and pedestrian clearance issues.



**Fall** (September-October) Pruning of all Palms to remove brown fronds

# Irrigation Management



Water Management is so much more than just sprinkler repairs. After confirming that all the heads are working properly, we will need to understand which zones water which plants, and whether they are growing in full sun or shade. It is also important to monitor the soil conditions and daily weather conditions. Please note that this is an initial estimate and we will need to perform a complete and thorough audit in order to provide accurate pricing.

Every Irrigation clock will be checked thoroughly once per month by the full time Irrigation Technician. A report will be provided to the HOA board. Any irrigation heads or damages will be repaired immediately; other problems will be reported immediately to HOA.



- The monthly irrigation check will assure us that every zone is fully operational, and that the coverage is adequate to keep a healthy and lush landscape.
- Water management is a key element in a successful Landscape Management program.
- The best preventative maintenance program is the one that consistently checks the system, keeps it up and running properly, and repairs any issues in a timely manner.



# Competitive Pricing



# Pricing of Maintenance Services

We are committed to fulfilling the specific landscape needs while providing the service you expect.

Price is for one year of service and does not include tax.

## Lake Ashton II CDD August 2022

Scope of Work	Monthly	Yearly
<b>Turf Maintenance</b>		<b>\$100,726</b>
Mowing		
Edging		
Line Trimming		
Weed/Disease Control (St Augustine)		
Fertilization (St Augustine)		
Pest Control (St Augustine)		
Blowing, Policing & Debris Clean-up		
<b>Shrub &amp; Bed Maintenance</b>		<b>\$31,931</b>
Shrub Prune & Detail		
Fertilization (Shrub & Tree)		
Pest Control (Shrub & Tree)		
Weed in Beds and Hardscapes		
<b>Irrigation Service</b>		<b>\$12,000</b>
Check and adjust		
Quarterly irrigation reports		
<b>Ancillary Service</b>		<b>\$24,128</b>
Palm Pruning over 12' Sabals/Washingtonias		
Palm Pruning over 12' Queens/Royals/Medjools		
Medjool inoculations \$75 per tree		
Mulch 1.5"-2"		
<b>TOTAL MAINTANCE PRICE</b>	<b>\$14,065</b>	<b>\$168,785</b>
<b>Additional Services</b>		<b>\$7,364</b>
Pressure Washing exterior column caps		
Dog Park Trash receptacles		
<b>TOTAL MAINTANCE PRICE WITH ADDITIONAL SERVICES</b>	<b>\$14,679</b>	<b>\$176,149</b>

## Available Equipment

### Route Trucks

- (10) Ford F150 ½ Ton Pick Ups
- (12) Ford F250 ¾ Ton Pick Ups
- (6) Ford F550 –Trucks

### Spray Trucks

- (1) Ford F250 Spray Truck 200 Gallon
- (1) Ford 450 RC Spray Truck with 2 skid mounted sprayers -300 gallons
- (4) 50 gallon Sprayer Skid Mount
- (5) Ride on z-sprayers
- (2) Toro ride on boom sprayers
- (1) Vortex spreader ornamental fertilizer

### Irrigation Truck

- (4) Ford F250 SC XL
- (2) E-150

### Dump Body Trucks

- (3) Ford F450 Trucks
- (3) Isuzu Dump Trucks

### Trailers

- (12) Custom Built Equipment Trailer
- (2) Weld Rite 16' Batwing Trailer
- (1) 10' Flatbed
- (1) Ray side 16'x6'
- (1) Weld Rite 16'x6'
- (9) 20' Enclosed Trailer



### Mower Equipment

- (8) 48" Walk behind mowers
- (15) 52" Stand on mower
- (2) 11' Batwing Mowers
- (30) 61" Riding Mowers



### Field Equipment (400 units)

- Gas articulating shears
- Hand shears
- Straight shears
- Back pack sprayers
- Fertilizer spreaders
- Hand spreaders
- Walk behind spreaders
- Riding fertilizer spreaders



### Large Equipment

- (2) Nifty Aerial Lift
- (3) Bandit 1590 Brush Chipper
- (1) Skid Steer Loaders
- (2) Aerial Lift Trucks

### Utility Vehicle

- (6) John Deere

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## *Equal Employment Opportunity Policy*

It is the policy of the Company to select, develop, and promote employees based on individual ability and job performance. It has been, and shall continue to be, the policy of this Company to provide equal employment to all people regardless of race, color, religion, sex, sexual orientation, national origin, ancestry, pregnancy, marital status, age, and disability. This policy affects decisions including, but not limited to, an employee's compensation, benefits, terms and conditions of employment, opportunities for promotion, training and development, transfer, and other privileges of employment. It has been, and shall continue to be, the Company's policy to maintain a working environment free of sexual harassment and intimidation. Further, it is the policy of the Company to comply with the letter and spirit of applicable local, state and federal statutes concerning equal employment opportunity.

## *BrightView Your E-Verified Employer*

Ensure 100% compliance with all labor and immigration laws we are enrolled in E-Verify in all states in which we operate.

The organization's participation in E-Verify improves our ability to ensure the individuals we hire and are working on our client's sites are authorized to work in the United States.

Additionally, E-Verify is only part of our robust employment verification program. The program includes a consistent policy and process enterprise-wide, as well as regular training of our staff and semi-annual auditing to maintain compliance with labor and immigration regulations.





# CERTIFICATE OF LIABILITY INSURANCE

DATE(MMDDYYYY)  
09/28/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Aon Risk Services Northeast, Inc. New York NY Office One Liberty Plaza 165 Broadway, Suite 3201 New York NY 10006 USA	<b>CONTACT NAME:</b> PHONE (A/C No. Ext.): (866) 283-7122      FAX (A/C No.): (800) 363-0105	
	<b>E-MAIL ADDRESS:</b>	
<b>INSURED</b> BrightView Landscape Services, Inc 980 Jolly Road Suite 300 Blue Bell PA 19422 USA	<b>INSURER(S) AFFORDING COVERAGE</b>	
	<b>INSURER A:</b> ACE American Insurance Company	NAIC # 22667
	<b>INSURER B:</b> American Guarantee & Liability Ins Co	26247
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	

Holder Identifier :

**COVERAGES**      **CERTIFICATE NUMBER:** 570084218989      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. Limits shown are as requested

INSUR LTR	TYPE OF INSURANCE	ADDITIONAL INSURED	SUBROGATED	POLICY NUMBER	POLICY EFF (MMDDYYYY)	POLICY EXP (MMDDYYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Contractual Liability <input checked="" type="checkbox"/> XCU Hazard GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:			XSLG72473826 SIR applies per policy terms & conditions	10/01/2021	10/01/2022	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$2,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$5,000,000 PRODUCTS - COMP/OP AGG \$5,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRE/AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			ISA H25581593	10/01/2021	10/01/2022	COMBINED SINGLE LIMIT (Ea accident) \$5,000,000 BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED    RETENTION			AUC5085968-17	10/01/2021	10/01/2022	EACH OCCURRENCE \$3,000,000 AGGREGATE \$3,000,000
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in Nt) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WLR67804041 WC - AOS SCFC67804089 WC - WI	10/01/2021	10/01/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$2,000,000 E.L. DISEASE-EA EMPLOYEE \$2,000,000 E.L. DISEASE-POLICY LIMIT \$2,000,000

Certificate No : 570084218989

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 Evidence of Insurance.

<b>CERTIFICATE HOLDER</b>  BrightView Landscape Services, Inc 980 Jolly Road Suite 300 Blue Bell PA 19422 USA	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE  
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# Emergency Storm Response



We will help you be ready for whatever hurricane season throws your way! With help from our local teams we can provide recommendations on structural pruning to developing a post storm clean up action plan tailored to your property. Thanks to our large footprint within Florida we're able to bring in outside help if necessary to get you cleaned up quickly in the event of large storms.

Safety before and after a storm is our primary focus. Immediately following a storm our teams will ensure:

- Vehicle access is cleared, allowing emergency personnel access.
- Debris that may pose immediate risk is cleared.
- Plant material that may have a chance of surviving is replanted.
- Hazardous damaged limbs that remain in trees are trimmed or removed.
- Tree limbs, root balls, or large wood debris remaining on the ground is chipped and removed.
- Final restoration of any remaining damages or losses resulting from the storm is performed





Submitted by:

**Eric Mizen**

813-613-2085

Eric.mizen@brightview.com



[www.brightview.com](http://www.brightview.com)

**Chino's Lawn Care, Inc.**  
**607 Dr. Martin Luther King St**  
**Dundee, FL 33838**  
**(206) 823-9253**

**Job Proposal**  
**08/15/2022**

**For: Lake Ashton II CDD**

**Job description includes the following services:**

**Maintaining**

- St. Aug – High visibility areas
- Bahia – High visibility areas
- Undeveloped Bahia
- Edging & Weed Eating
- Blowing
- Weeds in beds and hardscape
- Trash Receptacles
- Trash Removal
- Mowing – Home site side
- String trimming – Home site side
- Blowing (parking lot & tennis courts)

**Frequency**

- 40 times per year
- 40 times per year
- 22 times per year
- 40 times per year
- 40 times per year
- Ongoing
- 260 times per year (5 times per week)
- 260 times per year (5 times per week)
- 40 times per year
- 21 times per year
- 260 time per year (5 times per week)

**Seasonal Maintenance**

- Weed Disease – St. Aug
- Fertilization – St. Aug
- Fertilization – Shrubs & Trees
- Pest Control – St. Aug
- Pest Control – Shrubs & Trees
- Shrub Pruning & Detail
- Tree Pruning
- Fig Vine Trimming Exterior
- Fluffing of Mulch
- Flower/Fert/Pest/Disease
- Irrigation Inspection
- Pressure Washing

- 2 times per year
- 4 times per year
- 3 times per year
- 4 times per year
- 6 times per year
- 17 times per year
- 2 times per year
- 4 times per year
- 8.5 times per year
- 4 times per year
- 26 times per year
- 2 times per year

Other services provided at extra cost: Mulching (2 times per year) / Palm Tree Pruning (2-3 times per year)

The proposed monthly rate is \$9,833.00 per month, for an annual grand total of \$ 118,000.00

The above work will be performed year-round by 2-3 persons. All work will be completed in a professional manner according to the set frequency and seasonal time frames as stated above for the amount stated above.

Payments will be made as follows: \_\_\_\_\_

**Acceptance of Proposal:**

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as described above.

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

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

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

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

**Lake Ashton II CDD - Landscape  
Scope of Service**

Service	Freq Per Year	Notes
St Aug - High Visibilty Areas	40	1x per week April - Sept, 3x per month March and Oct, once every other week November-February
Bahia - High Visibilty Areas	40	1x per week April - Sept, 3x per month March and Oct, once every other week November-February
Undeveloped Bahia	22	Once every other week from March-Oct, 1x per month from Nov-Feb
Pond Mowing (homesite side)	40	
Pond String Trimming (home site side)	21	
Pond Mowing and String Trimming (Non homesite side)	4-6x	NOT INCLUDED. Done by golf course now
Weed/Disease (St Aug)	2	March and October
Fertilization (St Aug)	4	February, April, June, October
Fertilization (Shrubs and Trees)	3	February, May, and October
Pest Control (St Aug)	4	March, May, July, and September
Pest Control (Shrubs and Trees)	6	February, April, June, August, October, and December
Shrub Pruning & Detail	17	
Fig Vine Trimming Exterior	4	
Weeds in beds and hardscape	Ongoing	Just says to maintain to a level that is acceptable to the owner
Fluffing of mulch	8.5	Says to do every other shrub detail cycle
Mulching	2	Spring and Fall: 1.5-2 inches
Annuals	4	
Annual Soil Replenishment	2	
Annual Bed Maintenance	52	
Flower Fert/Pest/Disease	4	Included with Shrub Program
Tree Pruning	2	See specifics for different varieties
Palm Tree Pruning	2-3x	Sabals and Washys 2x, Queens Royals and medjools 3x
Irrigation Inspection	26	Says to do no less than once every two weeks
Pressure Washing	2	Perimeter wall caps and balls
Trash Receptacles	5x Per Week	Shall be emptied and disposed of

40 is not enough cuts for St. Augustine turf & too many for Bahia- \$49,600

Not sure what this mean

Currently 19 mows- \$96,000 for 40 cuts

Full service 6 treatments on St. Augustine- \$1,238

Full service 6 treatments (Currently 4) on Shrubs/ Trees/ Ground Cover- \$5,568

Not Enough/ Currently Monthly- \$4,800

??

\$52 per yard

\$2 Per annual

Currently 42/ 10 additional services- \$1,680

Per Bid

\$35 for Sabals and Washy \$55 for Specialty

\$8,400/ 14 more checks

Currently included and 3 X Per week 2 additional services every week- \$31,200

NA

# Landscaping Scope of Services

#2

# LAKE ASHTON II CDD LANDSCAPE SCOPE OF WORK

## ***THE RIGHT PLANT, THE RIGHT PLACE. THE RIGHT FERTILIZER, THE RIGHT WATER.***

*The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories and services necessary or incidental to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract.*

### **GENERAL SERVICES**

#### **A. Turf Maintenance**

*Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. High traffic and high profile areas such as the entrances and Amenity/clubhouse areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the CDD Management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.*

##### **1. Mowing**

- a. Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.
- b. St. Augustine, Bahia turf shall be mowed weekly during the growing season from April 1<sup>st</sup> through September 30<sup>th</sup> and bi-weekly during the winter season. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the CDD Management. Contractor should anticipate 42 mows annually for all common areas and ROWS. Ponds will be mowed between 19 and 26 times as needed.
- c. St. Augustine and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Bahia will be cut between 3.5" and 4.5". St Augustine will be cut between 4.5" and 5.5". At no time will mowing height be reduced so that more than 1/3 of the grass blade is removed at any cutting. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Mowing pattern shall be varied where feasible to prevent rutting and minimize compaction.
- d. Contractor shall complete a minimum of two passes along all waterways/wetlands with a 50" mower or larger discharging clippings away from the water. Any waterway edges that cannot be reached with the full size mower will be string trimmed every other mow cycle at minimum or as needed to maintain an intended look as per the discretion of CDD management.
- e. Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is unacceptable and if it occurs they shall be removed prior to the end of each service day.
- f. Contractor will take special care to prevent damage to plant material as a result of the mowing operations. Any damage caused by contractor's mowing equipment may result in the replacement of damaged material at the contractor's cost. Determination as to replacement will be at the sole discretion of the CDD representative. Replacement material will be of similar size to the material being replaced.

## 2. Edging

Sidewalks, curbs, and concrete slabs, and other paved surfaces will be edged in conjunction with mowing operations each time. Beds, tree rings, and other landscape edges will be edged once during each detail rotation, every three weeks. Edging is defined as removal of unwanted turf and vegetation along the above borders by use of a mechanical edger. Edges are to be perpendicular to the ground. String trimmers will not be used for this function. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

## 3. String Trimming

- a. String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the mowing operation. Trimming shall be completed with each mowing operation.
- b. Under no circumstance will it be an acceptable practice to string trim bed edges or small areas that may be cut utilizing a walk behind mower.
- c. Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the CDD.
- d. Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during every other mowing cycle at minimum.

## 4. Blowing

When using forced air machinery to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces. In addition, care also must be taken to disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smooth.

## 5. Damage Prevention/Repair

Special care shall be taken to protect building foundations, light poles, sign posts and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD or homeowners within 30 days for any damage to property caused by their crew members or equipment.

## B. Detailing

Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. Based on three sections, the contractor will completely detail the entire property once every three weeks. The exception will be the entrances and clubhouse areas. These are high traffic, focal areas and as such will be included to provide weekly attention minimally. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week 42-52 times per year as needed to accomplish the full amount of annual detail rotations

### 1. Pruning

- a. Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant. Provide remedial attention and repair to plant material as appropriate to season or in response to incidental damage.
- b. Only Contractor's staff that have been trained and demonstrate competency in proper pruning techniques shall perform pruning. Use only hand pruners or loppers on trees and shrubs,

particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by the CDD representative.

- c. Pruning of trees up to a height of 12 feet is included in the scope of the work. If pruning is required above the height of 12 feet, contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. The branching height of trees shall be raised only for the following reasons:
  - Provide clearance for pedestrians, vehicles, mowers and buildings.
  - Maintain clearance from shrubs in bed areas.
  - Improve visibility in parking lots and around entries.
- d. Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.
- e. Prune all shrubbery in accordance with the architectural intent as it relates to adjacent plantings and intended function.
- f. Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.
- g. Structural pruning will be required for several varieties of plants bi-annually, annually or semi-annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. Following this schedule, all structural pruning should be completed within a six week cycle each time it is performed. All needed structural pruning will be done once per year at minimum. All Ornamental Grasses are to be haystack cut one time per year.
- h. Crepe Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts. "Hat Racking" will not be permitted unless directed otherwise by the CDD representative.
- i. Pruning of all palms less than 15' in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods and any loose boots.

## 2. Weed Control

- a. Bed areas are to be left in a weed free condition after each detail service. While pre and post-emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand.
- b. Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required for complete removal.

## 3. Trash Removal

- a. Removing trash from all landscape areas will be the responsibility of the contractor. The contractor will remove trash from all focal areas, including medians, around amenity areas, and monuments every visit. Other trash will be removed during normal detail rotations.

## C. General

### 1. Policing

- a. Contractor will police the grounds during each service visit to remove trash, debris and fallen tree litter as needed prior to mowing and edging. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval with supplemental proposal.
- b. As needed contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.
- c. All litter shall be removed from the property and disposed of off-site.

### 2. Communication

- a. Daily, the contractor will communicate with the CDD representative for any landscape issues requiring immediate attention.
- b. Communication is of the utmost importance. Contractor will provide a monthly written report in a form approved by the CDD representative which details all aspects of the previous month's maintenance activities.
- c. When requested by CDD management contractor will provide a Monthly Service Calendar for the upcoming period. A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided monthly. A copy of these documents should be submitted to the CDD representative by the 5<sup>th</sup> of each month electronically, or in person. This is only necessary should management request, likely due to performance concerns.
- d. Contractor agrees to take part in regular weekly, bi-weekly or monthly inspections, as decided by CDD management, of the property to ensure their performance of this agreement meets the standards required herein and protects the overall well-being of the property's landscape. Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them. Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for inspection meeting as needed or requested by CDD management.

### 3. Staffing

- a. The Contractor shall have a well-experienced Foreman/Supervisor on site at all times with the crew. This person should have extensive knowledge of horticultural practices and be capable of properly supervising others. He/she and other supervisors should be in a certain type of uniform that distinguishes them from the crew. The Foreman/Supervisor should communicate regularly, daily when needed, with the property's manager. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. This will assure the BOD and Management that maintenance personnel remain familiar with the maintenance specifications, the site and any changing conditions.
- b. The crew members should be properly trained to carry out their assigned task, and should work in a safe professional manner. Each crew member should be in full uniform at all times.
- c. Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides and fungicides must be certified by the FL Department of Agriculture and Consumer Services. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

- d. Contractor agrees to screen all crew members for criminal background, advise Management and not employ persons for this Contract that have been convicted of or pled guilty to a felony crime or misdemeanor to which Management objects. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.
- e. Contractor is expected to staff the property with adequately trained personnel a minimum 3 days per week between Monday & Friday. Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, and any other day agreed to by CDD Management. Normal working hours are from 7:00 AM until 7:00 PM. No power equipment will be operated near homes before 9:00 AM. Efforts will be made such that ALL work performed around the Amenity Areas and pool area is to be completed prior to normal member attendance hours. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

### **SCHEDULE "A" – TURF CARE PROGRAM - ST. AUGUSTINE**

**A. Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.**

<u>Month</u>	<u>Application</u>
January:	Winter fertilization, broadleaf weed control and disease control
March:	Spring granular fertilization, broadleaf weed control, insect and disease control
May:	Late spring heavy, 100% slow release Nitrogen fertilization with Arena and weed Control
October:	Heavy fall granular fertilization and broadleaf weed/disease control

**B. Application Requirements**

1. Fertilization

- a. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a maximum of 4 lbs. of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.
- b. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
- c. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.
- d. The irrigation system will be fully operational prior to any fertilizer application.
- e. At the request of management, soils shall be tested at a reliable testing facility once per year to monitor for pH, Nematodes, Take All Root Rot and chemical make-up. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.

- f. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.
2. Insect/Disease Control
    - a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.
    - b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.
  3. Weed Control
    - a. Weed control will be limited to the broadleaf variety and sedge type grasses under this program.
    - b. Contractor shall alert management of outbreaks of Crabgrass, Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss.
  4. Warranty

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

#### **SCHEDULE "B" – TURF CARE PROGRAM – BAHIA – Where Applicable**

##### **A. Application Schedule**

<u>Month</u>	<u>Application</u>
March:	Complete liquid 18-0-8 N-P-K fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
June:	Chelated Iron application and Mole Cricket control.
October:	Complete liquid 18-0-8 N-P-K fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.

##### **B. Application Requirements**

1. Fertilization
  - a. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.
  - b. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
  - c. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.

- d. The irrigation system will be fully operational prior to any fertilizer application.
  - e. Soils shall be tested at a reliable testing facility twice per year to monitor for PH and chemical makeup. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.
2. Insect/Disease Control
- a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.
  - b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.
3. Weed Control
- a. Weed control will be limited to the broadleaf variety under this program.
  - b. Contractor shall alert management of outbreaks of Sedge, invasive Bermuda, or Crabgrass. Failure to do so will make the contractor liable for resulting turf loss.
4. Warranty
- Only turf loss due to dramatic negligence or mismanagement by the contractor will be considered for replacement by contractor.

### **SCHEDULE "C" – TREE/SHRUB CARE PROGRAM**

#### **A. Application Schedule**

<u>Month</u>	<u>Application</u>
March/April:	Insect/disease control/fertilization.
May/June:	Insect/disease control as needed.
July/August:	Minor nutrient blend with insect/disease control.
October:	disease control as needed
December:	Insect/disease control/fertilization as needed

#### **B. Application Requirements**

1. Fertilization
- a. Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.
  - b. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.
  - c. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

- d. This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.
- e. There will be a deep root feeding on an as needed basis to establish newly planted trees.
- f. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to "clump" fertilizer neither at the base nor in the crown of plants.
- g. The irrigation system will be fully operational prior to any fertilizer application.
- h. Soils shall be tested at a reliable testing facility once per year to monitor for pH, Nematodes, Take All Root Rot and chemical make-up. The results will be provided to management along with the contractor's recommendation as to any changes in the Tree/Shrub care program based on these results.

## 2. Insect/Disease Control

- a. Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.
- b. Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.
- c. This program covers all disease and Insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.
- d. Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.
- e. Contractor will provide a copy of the license for the Certified Operator in charge of chemical applications for this property.

## 3. Specialty Palms

- a. Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud drench for potential disease and infestation.
- b. When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

## 4. Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by contractor if it is reasonably decided to be from negligence by CDD management. Exclusions to this warranty would be Acts of God, along with pre-existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

## SCHEDULE "D" – IRRIGATION MAINTENANCE

### A. Frequency of Service

- a. Contractor will perform the following itemized services under "Specifications" on a monthly basis completing 25% of the inspection each week.
- b. The irrigation inspection will be performed during the same week(s) each month.

### B. Specifications

- a. Activate each zone of the system.
- b. Visually check for any damaged heads or heads needing repair.
- c. Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- d. Clean filters located at each zone valve monthly if applicable.
- e. Clean, straighten or adjust any heads not functioning properly.
- f. Straighten, re-attach to bracing and touch up paint on riser heads as needed.
- g. Report any valve or valve box that may be damaged in any way.
- h. Leave areas in which repairs or adjustments are made free of debris.
- i. Adjust controller to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- j. Contractor will provide a written report of the findings by zone.

### C. Qualifying Statements

#### 1. Repairs

- a. Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in overall landscape maintenance contract.
- b. Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management's discretion to allow contractor to proceed with repairs at an agreed threshold without prior approval.

#### 2. Service Calls

- a. Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.
- b. When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.

#### 3. Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows or parking areas.

- a. Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

#### 4. Damage resulting from contractor's crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.

5. Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.
6. Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.
7. Contractor will visually inspect irrigation system weekly while performing routine maintenance.
8. Contractor will provide a 24 hour "Emergency" number for irrigation repairs.
9. Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

**SCHEDULE "E" – ADDITIONAL SERVICES – To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.**

**Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractor should and is expected to recommend when they believe these services should be carried out in their bid documents. Additionally, all "Additional Services" will be billed in the month they are performed as a separate line item on that month's invoice. Additional services costs will not be spread out across the full annual contract.**

**A. Bedding Plants – Annuals ( If Applicable )**

*The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.*

1. Schedule
  - a. The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.
  - b. Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion and display.
  - c. All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.
  - d. Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.
2. Installation
  - a. Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.
  - b. Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with clean growing medium composed of 60% peat and 40% fine aged Pine Bark.

- c. All beds will be cleaned and hand or machine cultivated to a depth of 6" prior to the installation of new plants.
  - d. Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.
  - e. A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.
  - f. All beds should be covered with 1" layer of Pine bark Fines after planting.
  - g. Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.
  - h. Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.
3. Maintenance
- a. Flower beds unique to the property will be reviewed daily or at each service visit for the following:
    - Removal of all litter and debris.
    - Beds are to remain weed – free at all times.
    - All declining blooms are to be removed immediately.
    - Inspect for the presence of insect or disease activity and treat immediately.
  - b. Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.
  - c. Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly.
  - d. Pre-emergent herbicides are not to be used in annual beds.
  - e. Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.
4. Warranty
- Any bedding plant that dies due to insect damage or disease will be replaced under warranty. Exclusions to this warranty would be freeze, theft, or vandalism.

## **B. Bed Dressing**

- 1. Schedule
  - a. Mulching will be carried out twice per year. Once in the spring, once in the fall. The most desirable months are May and Early November. Mulch will be priced "per yard".
  - b. Application will be completed within a two week time period.
- 2. Installation
  - a. Prior to application, areas will be prepared by removing all foreign debris and accumulated mulch material and establishing a defined, uniform edge to all bed and tree rings as well as a 1" to 2" deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place.

- b. Bed dressing should be installed in weed free beds that have been properly edged and prepared.
- c. Bed Dressing should be installed to maintain a 2" thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2 inch depth across beds then an additional proposal will be created by the contractor for the additional needed yards.
- d. A summary of shipping tickets or invoices for products or subcontract services will be submitted prior to requesting payment for this work.

## **C. Palm Trimming**

### 1. Schedule

- 2. Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date, etc.) in excess of 12' will be trimmed up to two times per year in June and/or December as needed. All vegetation will be removed from their trunk and nut and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary.
- 3. All palms less than 12' will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.
- 4. Washingtonia palms in excess of 12' will be trimmed up to two times per year in the months of February and August as needed.
- 5. All palms other than Washingtonia, in excess 15' will be trimmed up to once per year in the month of August.
- 6. Trimming shall include removal of all dead fronds, loose boots and seed stalks.
- 7. Trim palms so that the lowest remaining fronds are left at a ten and two o'clock profile or nine and three o'clock at the discretion of management. "Hurricane" cuts are only to be done at the direction of the CDD representative.
- 8. When trimming, cut the frond close to the trunk without leaving "stubs"
- 9. It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from tree to tree

## Lake Ashton II CDD Landscape Fee Summary

Contractor:

Property:

Address:

Address: 4648 Eagle Falls Pl.  
Tampa, FL 33619

Phone:

Phone:

Fax:

Contact:

Contact:

Email:

Email:

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
<b>GENERAL SERVICES</b> (Schedule A) - Mowing/Detailing													\$0
<b>TURF CARE</b> (Schedule B) Bahia/St Augustine Fert													\$0
<b>TREE/SHRUB CARE</b> (Schedule C) Tree/Shrub Fert													\$0
<b>BED DRESSING - Estimate mulch yds</b> (Schedule E - B.) <i>Per Yard Pricing:</i>					<i>Mulch Yds</i>								\$0
<b>PALM TRIMMING</b> (Schedule E - C.) <i>Per Palm Price:</i>													\$0
<b>ANNUAL CHANGES - None at this time</b> (Schedule E - A.) <i>Per Annual Pricing:</i>													\$0
<b>IRRIGATION MAINT.</b> (Schedule D)													\$0
<b>TOTAL FEE PER MONTH:</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

<b>Flat Fee Schedule</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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<b>Essential Services</b> Mowing/Detailing/Irrigation/Fert and Pest	\$0
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<b>Extra Services</b> Annual Changes, Palm Pruning, Mulch	\$0
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<b>TOTAL</b>	\$0.00
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# SECTION E

**RESOLUTION 2022-20**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2022-23; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Lake Ashton II 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 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 2022-23 annual meeting schedule attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The Fiscal Year 2022-23 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 19th day of August 2022.

ATTEST:

**LAKE ASHTON II COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2022-23 Annual Meeting Schedule

## Exhibit A

### **BOARD OF SUPERVISORS MEETING DATES LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022-23**

The Board of Supervisors of the Lake Ashton II Community Development District will hold their regular meetings for Fiscal Year 2022-23 at the Lake Ashton II Health & Fitness Center, 6052 Pebble Beach Blvd., Winter Haven, Florida 33884, at 9:00 a.m. on the 3<sup>rd</sup> Friday of each month, unless otherwise indicated as follows:

October 21, 2022  
November 18, 2022  
December 16, 2022  
January 20, 2023  
February 17, 2023  
March 17, 2023  
April 21, 2023  
May 19, 2023  
June 16, 2023  
July 21, 2023  
August 18, 2023  
September 15, 2023

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 the District Manager, Governmental Management Services – Tampa, LLC, 4668 Eagle Falls Place, Tampa, Florida 33619, or by calling (813) 344-4844.

There may be occasions when one or more Supervisors or staff will participate by speaker 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 (813) 344-4844 at least 48 hours 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.

Jason Greenwood  
District Manager

# SECTION VIII

# SECTION B



# LA II CDD COMMUNITY DIRECTOR REPORT

*Meeting date: August 19, 2022*

**Mary Bosman**  
[mbosman@lakeashton2cdd.com](mailto:mbosman@lakeashton2cdd.com)

## ***Projects/Summaries***

***The following is a listing of updates around the HFC and projects that are being worked on or have been completed since the last LA II Board of Supervisors' Meeting, on May 20, 2022 (Not necessarily in order).***

### ***Activities:***

***All new graphics have been designed for the television activity news clips and are being displayed on the Media Center and Reception area televisions.***

***New golf cart registration reports have been sent to security and we will be working with the HOA's to get a complete directory listing combining all resources in one location.***

***A new lighted telescoping flag and flagpole have been donated by Mecsics and Associates and are in place in front of the HFC building. Quotes are being requested for a 3-foot paver circle edge around the pole with pea gravel in the center, which will be donated also by Mecsics and Associates. Fox Hollow and Prince and Sons have been contacted for bids and Jim Mecsics will approve. A plaque or brick designating the donation could be ordered as the Board so chooses.***

***Requests have been made to numerous vendors and meetings are being held to secure sponsorships for upcoming events such as the Breast Cancer Awareness Walk, monthly dances, corn hole tournaments, and ice cream socials to name a few. This will result in less money needed for Activity events as well as promoting good PR in the community.***

***The Director of Select Rehab Services, Matthew Wright has left Lake Ashton to advance his career with another rehabilitation company. Select Rehab has designated Nancy Garcie as acting replacement. There have been no changes in the services provided to our residents by this staff change.***

***The Winged Foot Lane Pet Play Park paver project is completed. This was funded by a donation from a resident wishing to remain anonymous.***

***The ceramic kiln has had new coils installed and is firing at the correct temperatures again.***

***Monthly dances with a mixture of DJ and live bands continue to be well attended and cost effective.***

***Yoga classes continue via Zoom throughout the summer months, and we've acquired a new Aqua Yoga class which will begin this fall. The volunteer instructor is a resident of Lake Ashton.***

***New windscreens have been ordered for the Pickleball Court #1***

***The owl puzzle has been mounted and framed in the Media Center for the residents.***

***The fitness class attendance for July was: Aqua Reloaded 110, Triple B (Batwings, Bellies, and Butts) 37, Cardio Swing/Yoga Cool 78, Classical Stretch 79, Fitness Equipment Orientation 2 (held 1 X month), Beginning Chair Balance 13, Functional Fitness 70, Back to the Basics 67, and Aqua Motion 56. Water classes have historically been the most popular during the summer months.***

***Additionally, Water Volleyball, group Ping Pong play and the LA Swim Club meets twice a week. Air ball is held weekly in the pool also.***

## ***Maintenance Projects completed:***

### ***LED replacement (Phase IV)***

- ***Men's gym bathroom***
- ***Ladies' gym bathroom***
- ***Sports Court***
- ***Racquetball Court***
- ***Community Center***
- ***Hall can lights***

### ***Pool repairs***

- ***Drained and scrubbed tiles (7/25/2022)***
- ***Pool inspected 7/18/2022***
- ***New pool ropes and floats installed***
- ***Slider door has new rollers installed by entrance door***
- ***Both pool heaters repaired (leaking)***

- ***Changed and greased the belts on 2 fans over the pool. The 3<sup>rd</sup> fan location and condition of the roof in that area prevents work from being done at this time.***

***The LA II CDD Board Members sign frame was built and another frame built combining 3 old frames from storage for the residents' owl in the Media Center  
Cleaned, painted, and reinstalled all air vents in the Sports & Racquetball Courts  
AC repair was done for the Community Center***

***Fixed ping pong tables (2x in July)***

***Re-adjusted door timers on handicapped doors for bathrooms***

***Cleaned the coils on both the refrigerator and freezer***

***Changed the filters on the ice machine***

***Replaced outdoor light bulbs at the gate house***

***Measured for new wind screens on Court 1***

***Installed the new Pickleball bulletin board***

***Respectfully submitted,***

***Mary Bosman***

# SECTION IX

# SECTION A

**LAKE ASHTON II CDD  
CHECK REGISTER-GENERAL FUND**

Check Date	Vendor #	Vendor Name	Invoice Date	Invoice Number	Expense Year/Month	Description	GL Dp-Acct-Sub	Amount	Check#
6/15/22	81	MARY BOSMAN	6/01/22	60122	2022/6	HEALTH INSURANCE-JUNE 22	320-57200-23000	\$250.00	279
6/15/22	140	RYAN A BUSWELL	6/01/22	60122	2022/6	HEALTH INSURANCE-JUNE 22	320-57200-23000	\$46.48	280
6/15/22	140	RYAN A BUSWELL	6/12/22	61222	2022/6	IT SERVICES	320-57200-34100	\$280.00	280
6/15/22	259	KRYSTLE FUNK	6/01/22	60122	2022/6	HEALTH INSURANCE-JUNE 22	320-57200-23000	\$190.08	281
6/15/22	170	JAMES MARGESON	6/01/22	60122	2022/6	HEALTH INSURANCE-JUNE 22	320-57200-23000	\$250.00	282
6/15/22	170	JAMES MARGESON	6/08/22	60822	2022/6	MILEAGE REIMBURSEMENT	320-57200-46050	\$57.77	282
6/15/22	87	KAREN VANKIRK	6/01/22	60122	2022/6	HEALTH INSURANCE-JUNE 22	320-57200-23000	\$128.04	283
6/16/22	51	AMERIGAS	6/18/22	31376542	2022/6	POOL HEAT	320-57200-43100	\$665.20	284
6/16/22	3	FEDEX	6/01/22	77800715	2022/6	DELIVERIES THRU 06/01/22	310-51300-42000	\$35.58	285
6/16/22	3	FEDEX	6/01/22	77800715	2022/6	DELIVERIES THRU 06/01/22	310-51300-42000	(\$35.58)	285
6/16/22	58	GMS-CENTRAL FLORIDA, LLC	6/01/22	70	2022/6	MGMT FEES-06/22	310-51300-34000	\$5,250.00	286
6/16/22	58	GMS-CENTRAL FLORIDA, LLC	6/01/22	70	2022/6	INFORMATION TECHNOLOGY	310-51300-35100	\$83.33	286
6/16/22	58	GMS-CENTRAL FLORIDA, LLC	6/01/22	70	2022/6	OFFICE SUPPLIES	310-51300-51000	\$2.50	286
6/16/22	58	GMS-CENTRAL FLORIDA, LLC	6/01/22	70	2022/6	POSTAGE	310-51300-42000	\$19.69	286
6/16/22	152	SECURITAS SECURITY SERVICES USA, INC	6/09/22	10842999	2022/6	SVCS-06/03-06/09/22	320-57200-34500	\$4,498.82	287
6/16/22	62	TAMPA ELECTRIC COMPANY	6/14/22	622	2022/6	SVCS-06/22	320-57200-43000	\$13,285.66	288
6/16/22	218	WELLS FARGO-ELITE CARD	6/03/22	3184-052	2022/5	PURCHASES-05/22	320-57200-46020	\$1,082.22	289
6/16/22	218	WELLS FARGO-ELITE CARD	6/03/22	3184-052	2022/5	PURCHASES-05/22	320-57200-51000	\$448.83	289
6/16/22	218	WELLS FARGO-ELITE CARD	6/03/22	3184-052	2022/5	PURCHASES-05/22	300-36900-10300	(\$58.27)	289
6/16/22	218	WELLS FARGO-ELITE CARD	6/03/22	3184-052	2022/5	PURCHASES-05/22	600-53800-69000	\$77.25	289
6/16/22	3	FEDEX	6/01/22	77800715	2022/6	DELIVERIES THRU 06/01/22	310-51300-42000	\$38.58	290
6/16/22	266	BAY KINGS BAND	6/16/22	6162022	2022/6	20% DEPOSIT-NYE EVENT	300-15500-10000	\$1,210.00	291
6/16/22	243	FOX HOLLOW ENTERPRISES INC	5/01/22	7144	2022/5	MAY 2022 LANDSCAPE MAINT.	320-57200-46200	\$3,200.00	292
6/16/22	248	PRINCE & SONS INC	6/08/22	6195	2022/6	IRIGATION SERVICE	320-57200-46210	\$84.91	293
6/16/22	248	PRINCE & SONS INC	6/08/22	6196	2022/6	IRRIGATION SERVICE	320-57200-46210	\$58.35	293
6/23/22	70	FLORIDA PEST CONTROL	5/16/22	874087	2022/5	PEST CONTOL	320-57200-34800	\$128.00	294
6/23/22	248	PRINCE & SONS INC	3/01/22	5547	2022/3	IRR MAINTENANCE	320-57200-46210	\$316.16	295
6/23/22	248	PRINCE & SONS INC	3/02/22	5546	2022/3	IRR MAINTENANCE	320-57200-46210	\$683.45	295
6/23/22	248	PRINCE & SONS INC	3/02/22	5548	2022/3	IRR MAINTENANCE	320-57200-46210	\$282.32	295
6/23/22	248	PRINCE & SONS INC	5/01/22	5917	2022/5	MAY 2022 LANDSCAPE MAINT.	320-57200-46200	\$9,275.83	295
6/23/22	150	RAYL ENGINEERING & SURVEYING, LLC	5/31/22	1710165	2022/5	SERVICE THRU 05/31/2022	310-51300-31100	\$6,822.78	296

**LAKE ASHTON II CDD  
CHECK REGISTER-GENERAL FUND**

Check Date	Vendor #	Vendor Name	Invoice Date	Invoice Number	Expense Year/Month	Description	GL Dp-Acct-Sub	Amount	Check#
6/23/22	150	RAYL ENGINEERING & SURVEYING, LLC	5/31/22	2116012	2022/5	SERVICE THRU 05/31/2022	310-51300-31100	\$2,063.50	296
6/23/22	241	RIDGE GLASS AND MIRROR INC	6/09/22	88266	2022/6	3 ROLLERS/3 TRACK	320-57200-46020	\$600.00	297
6/23/22	152	SECURITAS SECURITY SERVICES USA,INC	6/16/22	10851157	2022/6	GUARD SVC 6/10-6/16/2022	320-57200-34500	\$4,512.29	298
6/23/22	161	THE HARTLINE ALARM CO INC	6/15/22	220287	2022/7	FIRE ALARM MONITORING	320-57200-34510	\$195.00	299
6/23/22	36	TRADITION CENTRAL AIR, INC.	6/16/22	227401	2022/6	SAFETY SWITCH/ALARMS	600-53800-68010	\$212.48	300
6/28/22	76	CHARTER COMMUNICATIONS	6/12/22	5018300	2022/6	SERVICE THRU 07/10/22	320-57200-41000	\$742.06	301
6/28/22	140	RYAN A BUSWELL	6/26/22	62622	2022/6	IT SERVICES	320-57200-34100	\$210.00	302
6/29/22	267	BERNARDO ABETRANI	6/23/22	6232022	2022/6	REFUND-DAMAGE DEPOSIT	300-22000-10000	\$750.00	303
6/29/22	51	AMERIGAS	6/22/22	31381122	2022/6	POOL HEAT	320-57200-43100	\$1,507.33	304
6/29/22	92	APPLIED AQUATIC MANAGEMENT, INC.	6/21/22	203443	2022/6	SVCS-JUN/JUL/AUG LAKEHART	320-57200-46502	\$4,994.00	305
6/29/22	92	APPLIED AQUATIC MANAGEMENT, INC.	6/21/22	203444	2022/6	SVCS-JUN/JUL/AUG RATTLESN	320-57200-46501	\$700.00	305
6/29/22	64	CITY OF WINTER HAVEN	6/17/22	79240100	2022/5	SVCS-05/22	320-57200-43200	\$363.16	306
6/29/22	3	FEDEX	6/14/22	77868258	2022/6	DELIVERIES THRU 06/09/22	310-51300-42000	\$38.82	307
6/29/22	258	KUTAK ROCK LLP	6/22/22	3066531	2022/5	SVCS-05/22	310-51300-31100	\$6,456.26	308
6/29/22	258	KUTAK ROCK LLP	6/22/22	3066532	2022/5	SVCS-05/22	310-51300-31501	\$168.00	308
6/29/22	101	POOLSURE	7/01/22	5631779	2022/7	SVCS-07/22	320-57200-46400	\$667.85	309
6/29/22	248	PRINCE & SONS INC	6/21/22	6241	2022/6	SVCS-06/22	320-57200-46210	\$597.50	310
6/29/22	152	SECURITAS SECURITY SERVICES USA,INC	6/23/22	10858490	2022/6	SVCS-06/17-06/23/22	320-57200-34500	\$4,726.32	311
6/29/22	119	WELLS FARGO VENDOR FIN SERV	6/17/22	50206350	2022/6	COPIER LEASE	320-57200-51000	\$252.57	312
6/30/22	3	FEDEX	5/17/22	77584648	2022/5	REISSUE-DAMAGED IN MAIL	310-51300-42000	\$22.16	313
7/01/22	68	PAULETTE EDMONDS	6/30/22	63022	2022/6	CLASS INSTRUCTION	320-57200-34100	\$325.00	314
7/01/22	69	LAURIE HEVERLY	6/30/22	63022	2022/6	CLASS INSTRUCTION	320-57200-34100	\$1,025.00	315
7/01/22	242	SANDRA PAPINEAU	6/30/22	63022	2022/6	CLASS INSTRUCTION	320-57200-34100	\$200.00	316
7/15/22	140	RYAN A BUSWELL	7/10/22	71022	2022/7	IT SERVICES	320-57200-34100	\$140.00	317
7/15/22	64	CITY OF WINTER HAVEN	6/17/22	79240200	2022/5	SERVICE THRU 06/03/2022	320-57200-43200	\$612.67	318
7/15/22	64	CITY OF WINTER HAVEN	6/17/22	79240300	2022/5	SERVICE THRU 06/03/2022	320-57200-43200	\$60.24	319
7/15/22	64	CITY OF WINTER HAVEN	6/17/22	79240600	2022/5	SERVICE THRU 06/03/2022	320-57200-43200	\$10.74	320
7/15/22	64	CITY OF WINTER HAVEN	6/17/22	84336300	2022/5	SERVICE THRU 06/03/2022	320-57200-43200	\$29.32	321
7/15/22	80	REPUBLIC SERVICES #654	6/14/22	0654-001	2022/7	JULY 22 REFUSE SVCS.	320-57200-34900	\$367.55	322
7/18/22	84	DEX IMAGING	7/04/22	AR791844	2022/7	COPIER LEASE	320-57200-51000	\$132.22	323
7/18/22	3	FEDEX	6/28/22	96286671	2022/5	SVCS-05/22	310-51300-42000	\$4.76	324

**LAKE ASHTON II CDD  
CHECK REGISTER-GENERAL FUND**

Check Date	Vendor #	Vendor Name	Invoice Date	Invoice Number	Expense Year/Month	Description	GL Dp-Acct-Sub	Amount	Check#
7/18/22	243	FOX HOLLOW ENTERPRISES INC	6/01/22	8015	2022/6	MAINT-06/22	320-57200-46200	\$3,200.00	325
7/18/22	58	GMS-CENTRAL FLORIDA, LLC	7/01/22	71	2022/7	MGMT FEES-07/22	310-51300-34000	\$5,250.00	326
7/18/22	58	GMS-CENTRAL FLORIDA, LLC	7/01/22	71	2022/7	INFORMATION TECHNOLOGY	310-51300-35100	\$83.33	326
7/18/22	58	GMS-CENTRAL FLORIDA, LLC	7/01/22	71	2022/7	POSTAGE	310-51300-42000	\$21.20	326
7/18/22	58	GMS-CENTRAL FLORIDA, LLC	7/01/22	71	2022/7	COPIES	310-51300-42500	\$0.15	326
7/18/22	86	HOME DEPOT CREDIT SERVICES	3/24/22	4211580	2022/3	RETURN-REFUND	320-57200-46020	(\$351.14)	327
7/18/22	86	HOME DEPOT CREDIT SERVICES	4/27/22	25247	2022/4	SUPPLIES	320-57200-46020	\$43.01	327
7/18/22	86	HOME DEPOT CREDIT SERVICES	5/09/22	8030383	2022/5	SUPPLIES	320-57200-46020	\$36.32	327
7/18/22	86	HOME DEPOT CREDIT SERVICES	5/17/22	27677	2022/5	SUPPLIES	320-57200-46020	\$99.94	327
7/18/22	86	HOME DEPOT CREDIT SERVICES	5/18/22	9030495	2022/5	SUPPLIES	320-57200-46020	\$126.71	327
7/18/22	86	HOME DEPOT CREDIT SERVICES	5/26/22	1020423	2022/5	SUPPLIES	320-57200-46020	\$221.81	327
7/18/22	86	HOME DEPOT CREDIT SERVICES	6/02/22	4021287	2022/6	SUPPLIES	320-57200-46020	\$8.47	327
7/18/22	86	HOME DEPOT CREDIT SERVICES	6/08/22	8021962	2022/6	SUPPLIES	320-57200-46020	\$84.81	327
7/18/22	86	HOME DEPOT CREDIT SERVICES	6/09/22	7679311	2022/6	SUPPLIES	600-53800-67000	\$2,762.49	327
7/18/22	236	JANI-KING OF ORLANDO	7/01/22	2204692	2022/7	SVCS-07/22	320-57200-46010	\$2,360.00	328
7/18/22	193	PERFORMANCE PLUS CARTS	7/01/22	10094	2022/7	SVCS-07/22	320-57200-34530	\$300.00	329
7/18/22	248	PRINCE & SONS INC	7/01/22	6325	2022/7	MAINT-07/22	320-57200-46200	\$9,275.83	330
7/18/22	152	SECURITAS SECURITY SERVICES USA,INC	6/30/22	10873755	2022/6	SVCS-06/24-06/30/22	320-57200-34500	\$4,749.07	331
7/18/22	152	SECURITAS SECURITY SERVICES USA,INC	7/07/22	10879952	2022/7	SVCS-07/01-07/07/22	320-57200-34500	\$4,786.18	331
7/18/22	152	SECURITAS SECURITY SERVICES USA,INC	7/14/22	10888213	2022/7	SVCS-07/08-07/14/22	320-57200-34500	\$4,498.83	331
7/18/22	218	WELLS FARGO-ELITE CARD	7/03/22	3184-062	2022/6	PURCHASES 06/22	320-57200-46020	\$1,072.64	332
7/18/22	218	WELLS FARGO-ELITE CARD	7/03/22	3184-062	2022/6	PURCHASES 06/22	320-57200-46030	\$125.37	332
7/18/22	218	WELLS FARGO-ELITE CARD	7/03/22	3184-062	2022/6	PURCHASES 06/22	320-57200-49400	\$2,060.47	332
7/18/22	218	WELLS FARGO-ELITE CARD	7/03/22	3184-062	2022/6	PURCHASES 06/22	320-57200-51000	\$627.48	332
7/20/22	62	TAMPA ELECTRIC COMPANY	7/14/22	JUL-22	2022/7	SERVICE THRU 07/08/2022	320-57200-43000	\$13,505.40	333
7/26/22	81	MARY BOSMAN	7/01/22	70122	2022/7	HEALTH INSURANCE	320-57200-23000	\$250.00	334
7/26/22	140	RYAN A BUSWELL	7/01/22	70122	2022/7	HEALTH INSURANCE	320-57200-23000	\$46.48	335
7/26/22	140	RYAN A BUSWELL	7/24/22	72422	2022/7	IT SERVICES	320-57200-34100	\$175.00	335
7/26/22	170	JAMES MARGESON	7/01/22	70122	2022/7	HEALTH INSURANCE	320-57200-23000	\$250.00	336
7/26/22	87	KAREN VANKIRK	7/01/22	70122	2022/7	HEALTH INSURANCE	320-57200-23000	\$128.04	337
7/27/22	51	AMERIGAS	7/12/22	31389080	2022/7	SITE:POOL HEAT	320-57200-43100	\$1,171.36	338

**LAKE ASHTON II CDD  
CHECK REGISTER-GENERAL FUND**

Check Date	Vendor #	Vendor Name	Invoice Date	Invoice Number	Expense Year/Month	Description	GL Dp-Acct-Sub	Amount	Check#
7/27/22	51	AMERIGAS	7/20/22	31391372	2022/7	SITE:POOL HEAT	320-57200-43100	\$473.92	338
7/27/22	92	APPLIED AQUATIC MANAGEMENT, INC.	1/24/22	201830	2022/1	EAST RATTLESNAKE	320-57200-46501	\$845.00	339
7/27/22	245	CA FLORIDA HOLDINGS LLC	5/11/22	7271972	2022/5	NOTICE OF MEETING	310-51300-48000	\$104.16	340
7/27/22	245	CA FLORIDA HOLDINGS LLC	5/25/22	7292409	2022/5	NOTICE OF MEETING	310-51300-48000	\$104.16	340
7/27/22	245	CA FLORIDA HOLDINGS LLC	5/27/22	7329951	2022/5	NOTICE OF QUALIFY PERIOD	310-51300-48000	\$52.64	340
7/27/22	64	CITY OF WINTER HAVEN	7/15/22	79240100	2022/6	SERVICE THRU 07/01/2022	320-57200-43200	\$345.51	341
7/27/22	3	FEDEX	7/12/22	78167722	2022/7	DELIVERIES THRU 07/12/22	310-51300-42000	\$18.13	342
7/27/22	3	FEDEX	7/19/22	78240502	2022/7	DELIVERIES THRU 7/19/22	310-51300-42000	\$39.14	342
7/27/22	58	GMS-CENTRAL FLORIDA, LLC	7/20/22	74	2022/7	MGMT FEES	310-51300-34000	\$1,000.00	343
7/27/22	107	POOL & PATIO CENTER	6/06/22	10221275	2022/6	SALE	320-57200-46400	\$1,049.70	344
7/27/22	101	POOLSURE	8/01/22	5632944	2022/8	AUG 22 POOL MAINTENANCE	320-57200-46400	\$667.85	345
7/27/22	248	PRINCE & SONS INC	7/21/22	6452	2022/7	IRRIGATION REPAIRS	320-57200-46210	\$85.40	346
7/27/22	248	PRINCE & SONS INC	7/21/22	6453	2022/7	IRRIGATION REPAIRS	320-57200-46210	\$350.76	346
7/27/22	150	RAYL ENGINEERING & SURVEYING, LLC	6/30/22	2016020	2022/6	SERVICE THRU 06/30/2022	320-57200-46060	\$280.00	347
7/27/22	150	RAYL ENGINEERING & SURVEYING, LLC	6/30/22	2116013	2022/6	SERVICE THRU 06/30/2022	320-57200-49300	\$210.00	347
7/27/22	150	RAYL ENGINEERING & SURVEYING, LLC	7/13/22	1710166	2022/6	SERVICE THRU 06/30/2022	320-57200-49300	\$777.50	347
7/27/22	150	RAYL ENGINEERING & SURVEYING, LLC	7/13/22	1710166	2022/6	SERVICE THRU 06/30/2022	310-51300-31100	\$1,893.94	347
7/27/22	150	RAYL ENGINEERING & SURVEYING, LLC	7/13/22	1710166	2022/6	SERVICE THRU 06/30/2022	600-53800-64000	\$1,442.50	347
7/27/22	152	SECURITAS SECURITY SERVICES USA,INC	7/21/22	10892553	2022/7	GUARD SVC 7/15/22-7/21/22	320-57200-34500	\$4,724.80	348
7/27/22	119	WELLS FARGO VENDOR FIN SERV	7/16/22	50210403	2022/7	COPIER LEASE	320-57200-51000	\$252.57	349
7/28/22	76	CHARTER COMMUNICATIONS	7/12/22	5018300	2022/7	SERVICE THRU 08/10/2022	320-57200-41000	\$745.99	350
8/03/22	68	PAULETTE EDMONDS	7/29/22	72922	2022/7	CLASS INSTRUCTION	320-57200-34100	\$275.00	351
8/03/22	259	KRYSTLE FUNK	7/01/22	70122	2022/7	HEALTH INSURANCE	320-57200-23000	\$190.08	352
8/03/22	69	LAURIE HEVERLY	7/29/22	72922	2022/7	CLASS INSTRUCTION	320-57200-34100	\$900.00	353
8/03/22	242	SANDRA PAPINEAU	7/29/22	72922	2022/7	CLASS INSTRUCTION	320-57200-34100	\$225.00	354
8/11/22	140	RYAN A BUSWELL	8/07/22	80722	2022/8	IT SERVICES	320-57200-34100	\$105.00	355
8/11/22	92	APPLIED AQUATIC MANAGEMENT, INC.	7/31/22	204444	2022/7	JULY 22 AQUATIC MAINT.	320-57200-46500	\$2,730.00	356
8/11/22	84	DEX IMAGING	8/02/22	AR803838	2022/7	COPIER LEASE	320-57200-41000	\$160.33	357
8/11/22	70	FLORIDA PEST CONTROL	7/13/22	875733	2022/7	PEST CONTROL SERVICE	320-57200-34800	\$79.00	358
8/11/22	243	FOX HOLLOW ENTERPRISES INC	7/01/22	8082	2022/7	JULY 2022 MAINTENANCE	320-57200-46200	\$3,200.00	359
8/11/22	58	GMS-CENTRAL FLORIDA, LLC	8/01/22	75	2022/8	AUG 22 MGMT FEES	310-51300-34000	\$5,150.00	360

**LAKE ASHTON II CDD  
CHECK REGISTER-GENERAL FUND**

Check Date	Vendor #	Vendor Name	Invoice Date	Invoice Number	Expense Year/Month	Description	GL Dp-Acct-Sub	Amount	Check#
8/11/22	58	GMS-CENTRAL FLORIDA, LLC	8/01/22	75	2022/8	AUG 22 INFO TECHNOLOGY	310-51300-35100	\$83.33	360
8/11/22	236	JANI-KING OF ORLANDO	8/01/22	2-205976	2022/8	AUG 22 CLEANING SERVICE	320-57200-46010	\$2,360.00	361
8/11/22	258	KUTAK ROCK LLP	7/31/22	3083280	2022/6	LEGAL FEES THRU 06/30/22	310-51300-31500	\$4,207.20	362
8/11/22	258	KUTAK ROCK LLP	7/31/22	3083282	2022/6	LEGAL FEES THRU 06/30/22	310-51300-31501	\$418.50	362
8/11/22	16	LAKE ASHTON II C/O US BANK	8/11/22	81122	2022/8	TXFER OF TAX RCPTS	300-20700-10100	\$6,260.56	363
8/11/22	168	LAKE ASHTON II C/O US BANK	8/11/22	81122	2022/8	TXFER OF TAX RCPTS	300-20700-10300	\$6,654.70	364
8/11/22	193	PERFORMANCE PLUS CARTS	8/01/22	10097	2022/8	GOLF CART MAINTENANCE	320-57200-34530	\$300.00	365
8/11/22	55	POLK COUNTY PROPERTY APPRAISER	8/08/22	4651926	2022/8	1% PROP APPRAISER FEE	700-36300-10000	\$2,764.69	366
8/11/22	55	POLK COUNTY PROPERTY APPRAISER	8/08/22	4651926	2022/8	1% PROP APPRAISER FEE	700-36300-10000	\$2,938.75	366
8/11/22	55	POLK COUNTY PROPERTY APPRAISER	8/08/22	4651927	2022/8	1% PROP APPRAISER FEE	300-36300-10100	\$17,630.08	366
8/11/22	248	PRINCE & SONS INC	8/01/22	6516	2022/8	AUG 22 LANDSCAPE MAINT.	320-57200-46200	\$9,275.83	367
8/11/22	152	SECURITAS SECURITY SERVICES USA,INC	7/28/22	10900531	2022/7	GUARD SVC 7/22/22-7/28/22	320-57200-34500	\$4,498.82	368
8/11/22	152	SECURITAS SECURITY SERVICES USA,INC	8/04/22	10915274	2022/8	GUARD SVC 7/29/22-8/04/22	320-57200-34500	\$4,498.84	368
8/11/22	91	STATE FIRE EXT SERVICE INC	8/02/22	32344	2022/7	FIRE EXT INSPECTION	320-57200-49300	\$84.95	369
8/11/22	252	SYSCO - CENTRAL FLORIDA	8/04/22	42263940	2022/8	ICE CREAM SOCIAL SUPPLIES	320-57200-49401	\$123.50	370
8/11/22	218	WELLS FARGO-ELITE CARD	8/03/22	3184-080	2022/7	CC PURCHASES THRU 8/3/22	320-57200-46020	\$1,823.28	371
8/11/22	218	WELLS FARGO-ELITE CARD	8/03/22	3184-080	2022/7	CC PURCHASES THRU 8/3/22	320-57200-49400	\$158.30	371
8/11/22	218	WELLS FARGO-ELITE CARD	8/03/22	3184-080	2022/7	CC PURCHASES THRU 8/3/22	320-57200-51000	\$212.13	371
8/11/22	218	WELLS FARGO-ELITE CARD	8/03/22	3184-080	2022/7	CC PURCHASES THRU 8/3/22	600-53800-67000	\$1,389.49	371
8/11/22	218	WELLS FARGO-ELITE CARD	8/03/22	3184-080	2022/7	CC PURCHASES THRU 8/3/22	600-53800-64000	\$462.26	371
8/11/22	268	ROBERT ZELAZNY	8/09/22	80922	2022/8	REFUND OVERPAYMENT	300-36600-10200	\$785.00	372
								<b>\$233,722.32</b>	

**LAKE ASHTON II CDD**  
**CHECK REGISTER-CAPITAL PROJECTS FUND**

Check Date	Vendor #	Vendor Name	Invoice Date	Invoice Number	Expense Year/Month	Description	GL Dp-Acct-Sub	Amount	Check#
7/18/22	25	S&S CONTRACTING OF POLK COUNTY INC	6/23/22	9578	2022/6	CART PATH FLARES	600-53800-68465	\$2,900.00	123
7/18/22	25	S&S CONTRACTING OF POLK COUNTY INC	6/24/22	9581	2022/6	CURB HEALTH CLUB CART PAT	600-53800-64000	\$7,710.00	123
7/18/22	10	TRADITION CENTRAL AIR, INC	6/25/22	227773	2022/6	SVCS-06/22	600-53800-68010	\$328.70	124
								<b>\$ 10,938.70</b>	

# SECTION B

# LAKE ASHTON II

## COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL REPORTING

AS OF

July 31, 2022

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I. FINANCIAL STATEMENTS - JULY 31, 2022

II. CHECK RUN SUMMARY

III. SPECIAL ASSESSMENT RECEIPTS SCHEDULE - JULY 31, 2022

**LAKE ASHTON II**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**July 31, 2022**

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
<b>ASSETS:</b>				
CASH-WELLS FARGO	\$12,635	---	\$19,854	\$32,489
CASH-HANCOCK WHITNEY	\$56,279	---	---	\$56,279
PETTY CASH	\$10,857	---	---	\$10,857
DUE FROM OTHER FUNDS	\$6,346	\$18,619	---	\$24,965
INVESTMENT - STATE BOARD - SURPLUS FUNDS	\$472,766	---	\$336,773	\$809,538
<b>SERIES 2021</b>				
REVENUE	---	\$43,653	---	\$43,653
PREPAYMENT	---	\$32,491	---	\$32,491
<b>SERIES 2022</b>				
REVENUE	---	\$42,407	---	\$42,407
PREPAYMENT	---	\$24,828	---	\$24,828
COST OF ISSUANCE	---	---	\$8,027	\$8,027
DEPOSITS	\$23,307	---	---	\$23,307
PREPAID EXPENDITURES	\$1,210	---	---	\$1,210
<b>TOTAL ASSETS</b>	<b>\$583,400</b>	<b>\$161,998</b>	<b>\$364,653</b>	<b>\$1,110,051</b>
<b>LIABILITIES:</b>				
ACCOUNTS PAYABLE	\$28,535	---	---	\$28,535
ACCRUED EXPENSES	\$3,500	---	---	\$3,500
ROOM RENTAL DEPOSITS	\$1,000	---	---	\$1,000
DEFERRED REVENUE	\$8,183	---	---	\$8,183
DUE TO GENERAL FUND	---	---	\$6,346	\$6,346
DUE TO DEBT SERVICE - SERIES 2021A	\$9,025	---	---	\$9,025
DUE TO DEBT SERVICE - SERIES 2022	\$9,593	---	---	\$9,593
<b>TOTAL LIABILITIES</b>	<b>\$59,836</b>	<b>\$0</b>	<b>\$6,346</b>	<b>\$66,183</b>
<b>FUND BALANCES:</b>				
NONSPENDABLES:				
DEPOSITS - TECO	\$24,517	---	---	\$24,517
RESTRICTED FOR:				
DS-SERIES 2021	---	\$85,169	---	\$85,169
DS-SERIES 2022	---	\$76,829	---	\$76,829
CAPITAL PROJECTS	---	---	\$358,307	\$358,307
ASSIGNED FOR GENERAL FUND	\$136,916	---	---	\$136,916
UNASSIGNED FOR GENERAL FUND	\$360,921	---	---	\$360,921
<b>TOTAL FUND BALANCES</b>	<b>\$523,564</b>	<b>\$161,998</b>	<b>\$358,307</b>	<b>\$1,043,869</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$583,400</b>	<b>\$161,998</b>	<b>\$364,653</b>	<b>\$1,110,051</b>

**LAKE ASHTON II**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JULY 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/22	ACTUAL THRU 07/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
SPECIAL ASSESSMENTS - TAX COLLECTOR	\$1,649,343	\$1,649,343	\$1,668,027	\$18,684
INTEREST EARNED	\$750	\$625	\$2,206	\$1,581
RENTAL FEES	\$1,000	\$833	\$150	(\$683)
SECURITY GUARD REVENUE	\$0	\$0	\$2,594	\$2,594
TABLE RENTALS	\$0	\$0	\$1,373	\$1,373
OFF DUTY OFFICER REVENUE	\$0	\$0	\$102	\$102
ICE CREAM SOCIAL REVENUE	\$0	\$0	\$772	\$772
CONTRIBUTIONS	\$0	\$0	\$1,042	\$1,042
CONTRIBUTIONS-RATTLESNAKE LAKE	\$0	\$0	\$11,723	\$11,723
CONTRIBUTIONS-WINGED FOOT DOG PARK	\$0	\$0	\$2,150	\$2,150
CONTRIBUTIONS-LAKE HART	\$0	\$0	\$31,091	\$31,091
CONTRIBUTIONS-HOGAN LANE	\$0	\$0	\$1,956	\$1,956
CONTRIBUTIONS-PEBBLE BEACH BLVD.	\$0	\$0	\$1,560	\$1,560
HFC REVENUE	\$0	\$0	\$17,936	\$17,936
<b>TOTAL REVENUES</b>	<b><u>\$1,651,094</u></b>	<b><u>\$1,650,802</u></b>	<b><u>\$1,742,682</u></b>	<b><u>\$91,880</u></b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
ARBITRAGE	\$1,200	\$600	\$600	\$0
ANNUAL AUDIT	\$5,050	\$4,208	\$0	\$4,208
BOUNDARY AMENDMENT	\$45,000	\$37,500	\$2,315	\$35,186
COMPUTER TIME	\$1,000	\$833	\$833	\$0
DISSEMINATION	\$6,500	\$5,417	\$3,500	\$1,917
DUES, LICENSES, SUBSCRIPTIONS	\$175	\$146	\$175	(\$29)
INSURANCE	\$12,730	\$12,730	\$12,568	\$162
LEGAL ADVERTISING	\$1,500	\$1,250	\$3,550	(\$2,300)
MANAGEMENT	\$61,800	\$51,500	\$51,500	\$0
OFFICE SUPPLIES	\$250	\$208	\$395	(\$186)
OTHER CURRENT CHARGES	\$2,700	\$2,250	\$1,807	\$443
POSTAGE	\$2,000	\$1,667	\$1,285	\$381
PRINTING & BINDING	\$1,000	\$833	\$23	\$810
TELEPHONE	\$50	\$42	\$0	\$42
TRUSTEE FEES	\$10,600	\$4,310	\$4,310	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b><u>\$151,555</u></b>	<b><u>\$123,494</u></b>	<b><u>\$82,862</u></b>	<b><u>\$40,632</u></b>
<b><u>FIELD:</u></b>				
ATTORNEY	\$40,000	\$33,333	\$26,453	\$6,880
BUILDING CONTRACT SERVICES				
SECURITY SERVICES	\$7,200	\$6,000	\$5,052	\$948
CLEANING SERVICES	\$28,320	\$23,600	\$23,600	\$0
POOL MAINTENANCE	\$8,400	\$7,000	\$8,008	(\$1,008)
BUILDING GROUNDS MAINTENANCE & SUPPLIES				
BUILDING MAINTENANCE/SUPPLIES	\$30,363	\$25,303	\$14,553	\$10,749
GROUNDS MAINTENANCE/SUPPLIES	\$7,897	\$6,581	\$762	\$5,819
BUILDING MAINTENANCE-GOLF COURSE	\$0	\$0	\$280	(\$280)
GROUNDS MAINTENANCE-GOLF COURSE	\$0	\$0	\$3,995	(\$3,995)
MAINTENANCE-DOG PARK	\$0	\$0	\$196	(\$196)
MAINTENANCE-PICKELBALL #1 & #2	\$0	\$0	\$193	(\$193)
MAINTENANCE-PICKELBALL #3 & #4	\$0	\$0	\$86	(\$86)
PEST CONTROL	\$1,340	\$1,117	\$1,261	(\$144)
MILEAGE	\$400	\$333	\$166	\$168

**LAKE ASHTON II**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JULY 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/22	ACTUAL THRU 07/31/22	VARIANCE
ENGINEERING	\$25,000	\$20,833	\$42,277	(\$21,444)
HFC SPECIAL EVENTS	\$5,000	\$4,167	\$10,387	(\$6,221)
LANDSCAPE CONTRACT SERVICES	\$168,610	\$140,508	\$127,020	\$13,488
IRRIGATION MAINTENANCE	\$2,000	\$1,667	\$4,123	(\$2,457)
LAKE MAINTENANCE	\$35,560	\$29,633	\$28,700	\$933
LAKE MAINTENANCE-RATTLESNAKE LAKE	\$0	\$0	\$13,208	(\$13,208)
LAKE MAINTENANCE-HART LAKE	\$0	\$0	\$28,594	(\$28,594)
OFFICE SUPPLIES/PRINTING/BINDING	\$13,000	\$10,833	\$9,198	\$1,636
PERMITS/INSPECTIONS	\$1,500	\$1,250	\$6,631	(\$5,381)
PERSONNEL EXPENSES				
EXERCISE INSTRUCTORS	\$18,000	\$15,000	\$18,374	(\$3,374)
FICA EXPENSE	\$15,751	\$13,126	\$13,766	(\$640)
HEALTH INSURANCE	\$10,623	\$8,853	\$7,658	\$1,194
SALARIES	\$205,900	\$171,583	\$179,944	(\$8,361)
INSURANCE	\$1,824	\$1,520	\$2,233	(\$713)
PROPERTY INSURANCE	\$25,665	\$25,665	\$28,522	(\$2,857)
SECURITY CONTRACT SERVICES				\$0
GATE ATTENDANTS	\$196,170	\$163,475	\$189,170	(\$25,695)
OFF DUTY SECURITY-EVENTS	\$0	\$0	\$238	(\$238)
VIDEO SECURITY-ADT	\$0	\$0	\$0	\$0
SECURITY EXTRAS	\$4,000	\$3,333	\$2,883	\$450
UTILITIES				
ELECTRIC	\$135,000	\$112,500	\$124,335	(\$11,835)
REFUSE	\$3,000	\$2,500	\$3,085	(\$585)
WATER	\$26,000	\$21,667	\$14,047	\$7,619
TELEPHONE	\$15,000	\$12,500	\$10,283	\$2,217
GAS/PROPANE	\$26,000	\$21,667	\$31,383	(\$9,716)
<b>TOTAL FIELD</b>	<b>\$1,057,523</b>	<b>\$885,547</b>	<b>\$980,664</b>	<b>(\$95,117)</b>
<b><u>TOTAL PROJECT:</u></b>				
FIRST QUARTER OPERATING RESERVES	\$243,730	\$203,108	\$0	\$203,108
<b>TOTAL PROJECT</b>	<b>\$243,730</b>	<b>\$203,108</b>	<b>\$0</b>	<b>\$203,108</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,452,808</b>	<b>\$1,212,149</b>	<b>\$1,063,526</b>	<b>\$148,623</b>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<b>\$198,286</b>	<b>\$438,653</b>	<b>\$679,156</b>	<b>\$240,503</b>
<b>OTHER FINANCING SOURCES/(USES):</b>				
INTERFUND TRANSFER IN/(OUT)-CAPITAL RESERVE	(\$335,202)	(\$335,202)	(\$335,202)	\$0
INTERFUND TRANSFER IN/(OUT)-DEBT SERVICE	\$0	\$0	\$12,416	\$12,416
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>(\$335,202)</b>	<b>(\$335,202)</b>	<b>(\$322,786)</b>	<b>\$12,416</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(\$136,916)</b>	<b>\$103,451</b>	<b>\$356,370</b>	<b>\$252,919</b>
FUND BALANCE - Beginning	\$136,916		\$167,195	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$523,564</b>	

**LAKE ASHTON II**  
**COMMUNITY DEVELOPMENT DISTRICT**  
GENERAL FUND - FY 2022

	ADOPTED BUDGET	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	TOTAL
<b>REVENUES:</b>														
SPECIAL ASSESSMENTS - TAX COLLECTOR	.300.363.10000	\$1,649,343	\$0	\$255,994	\$1,109,826	\$43,427	\$80,571	\$28,409	\$108,313	\$25,591	\$15,896	\$0	\$0	\$1,668,027
INTEREST EARNED	.300.361.10000	\$750	\$5	\$2	\$0	\$0	\$10	\$149	\$223	\$432	\$595	\$790	\$0	\$2,206
RENTAL FEES	.300.362.10000	\$1,000	\$0	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
SECURITY GUARD REVENUE	.300.362.10100	\$0	\$472	\$0	\$200	\$150	\$0	\$375	\$920	\$477	\$0	\$0	\$0	\$2,594
TABLE RENTALS	.300.362.10200	\$0	\$260	\$313	\$0	\$0	\$60	\$370	\$290	\$80	\$0	\$0	\$0	\$1,373
OFF DUTY OFFICER REVENUE	.300.362.10300	\$0	\$0	\$0	\$0	\$0	\$0	\$102	\$0	\$0	\$0	\$0	\$0	\$102
ICE CREAM SOCIAL REVENUE	.300.362.10500	\$0	\$340	\$0	\$0	\$0	\$116	\$0	\$316	\$0	\$0	\$0	\$0	\$772
CONTRIBUTIONS	.300.366.10100	\$0	\$0	\$412	\$250	\$200	\$90	\$90	\$0	\$0	\$0	\$0	\$0	\$1,042
CONTRIBUTIONS-RATTLESNAKE LAKE	.300.366.10200	\$0	\$0	\$0	\$845	\$10,818	\$0	\$60	\$0	\$0	\$0	\$0	\$0	\$11,723
CONTRIBUTIONS-WINGED FOOT DOG PARK	.300.366.10300	\$0	\$0	\$0	\$0	\$0	\$2,150	\$0	\$0	\$0	\$0	\$0	\$0	\$2,150
CONTRIBUTIONS-LAKE HART	.300.366.10400	\$0	\$0	\$0	\$0	\$0	\$23,600	\$7,491	\$0	\$0	\$0	\$0	\$0	\$31,091
CONTRIBUTIONS-HOGAN LANE	.300.366.10500	\$0	\$0	\$0	\$0	\$0	\$0	\$1,956	\$0	\$0	\$0	\$0	\$0	\$1,956
CONTRIBUTIONS-PEBBLE BEACH BLVD.	.300.366.10600	\$0	\$0	\$0	\$0	\$0	\$0	\$1,560	\$0	\$0	\$0	\$0	\$0	\$1,560
HFC REVENUE	.300.369.10000	\$0	\$1,498	\$154	\$35	\$0	\$4,430	\$111	\$1,460	\$6,924	\$2,753	\$571	\$0	\$17,936
CARRY FORWARD SURPLUS	.300.271.10000	\$136,916	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>		<b>\$1,788,010</b>	<b>\$2,575</b>	<b>\$256,875</b>	<b>\$1,111,156</b>	<b>\$54,745</b>	<b>\$85,217</b>	<b>\$54,569</b>	<b>\$121,910</b>	<b>\$34,472</b>	<b>\$19,802</b>	<b>\$1,360</b>	<b>\$0</b>	<b>\$1,742,682</b>

<b>EXPENDITURES:</b>														
<b>ADMINISTRATIVE</b>														
ARBITRAGE	310.513.31200	\$1,200	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
ANNUAL AUDIT	310.513.32200	\$5,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
BOUNDARY AMENDMENT	310.513.31501	\$45,000	\$0	\$0	\$0	\$0	\$1,415	\$0	\$313	\$168	\$419	\$0	\$0	\$2,315
COMPUTER TIME	310.513.31500	\$1,000	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$833
DISSEMINATION	310.513.31300	\$6,500	\$792	\$542	\$542	\$542	\$542	\$542	\$0	\$0	\$0	\$0	\$0	\$3,500
DUES, LICENSES, SUBSCRIPTIONS	310.513.54000	\$175	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
INSURANCE	310.513.45000	\$12,730	\$12,568	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,568
LEGAL ADVERTISING	310.513.48000	\$1,500	\$2,717	\$87	\$274	\$0	\$103	\$108	\$0	\$261	\$0	\$0	\$0	\$3,550
MANAGEMENT	310.513.34000	\$61,800	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$0	\$0	\$51,500
OFFICE SUPPLIES	310.513.51000	\$250	\$43	\$20	\$253	\$0	\$74	\$0	\$3	\$0	\$3	\$0	\$0	\$395
OTHER CURRENT CHARGES	310.513.49000	\$2,700	\$209	\$209	\$256	\$197	\$112	\$102	\$153	\$199	\$173	\$196	\$0	\$1,807
POSTAGE	310.513.42000	\$2,000	\$136	\$136	\$120	\$143	\$145	\$147	\$153	\$97	\$78	\$0	\$0	\$1,285
PRINTING & BINDING	310.513.42500	\$1,000	\$0	\$22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23
TELEPHONE	310.513.41000	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRUSTEE FEES	310.513.32300	\$10,600	\$0	\$0	\$4,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,310
<b>TOTAL ADM. EXPENDITURES</b>		<b>\$151,555</b>	<b>\$21,874</b>	<b>\$6,251</b>	<b>\$10,988</b>	<b>\$6,715</b>	<b>\$7,609</b>	<b>\$6,129</b>	<b>\$5,850</b>	<b>\$6,015</b>	<b>\$5,925</b>	<b>\$5,508</b>	<b>\$0</b>	<b>\$82,862</b>

**FIELD:**

ATTORNEY	310.513.31500	\$40,000	\$3,108	\$3,480	\$688	\$4,299	\$1,671	\$4,993	\$509	\$0	\$4,207	\$3,500	\$0	\$26,453
<b>BUILDING CONTRACT SERVICES</b>														
SECURITY SERVICES	320.572.34510	\$7,200	\$195	\$0	\$0	\$962	\$0	\$2,310	\$1,390	\$0	\$0	\$195	\$0	\$5,052
CLEANING SERVICES	320.572.46010	\$28,320	\$2,360	\$2,360	\$2,360	\$2,360	\$2,360	\$2,360	\$2,360	\$2,360	\$2,360	\$0	\$0	\$23,600
POOL MAINTENANCE	320.572.46400	\$8,400	\$692	\$567	\$618	\$1,134	\$618	\$755	\$618	\$618	\$1,718	\$668	\$0	\$8,008
<b>TOTAL BUILDING CONTRACT SERVICES</b>		<b>\$43,920</b>	<b>\$3,247</b>	<b>\$2,927</b>	<b>\$2,978</b>	<b>\$4,457</b>	<b>\$2,978</b>	<b>\$5,425</b>	<b>\$4,368</b>	<b>\$2,978</b>	<b>\$4,078</b>	<b>\$3,223</b>	<b>\$0</b>	<b>\$36,660</b>
<b>BUILDING/GROUNDS MAINTENANCE &amp; SUPPLIES</b>														
BUILDING MAINTENANCE/SUPPLIES	320.572.46020	\$30,363	\$691	\$2,198	(\$113)	\$1,676	\$1,450	\$1,338	\$1,342	\$2,228	\$1,920	\$1,823	\$0	\$14,553
GROUNDS MAINTENANCE/SUPPLIES	320.572.46030	\$7,897	\$28	\$77	\$0	\$384	\$90	\$0	\$57	\$0	\$125	\$0	\$0	\$762
BUILDING MAINTENANCE-GOLF COURSE	320.572.46060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$280	\$0	\$0	\$280
GROUNDS MAINTENANCE-GOLF COURSE	320.572.46070	\$0	\$0	\$0	\$0	\$0	\$2,610	\$70	\$1,315	\$0	\$0	\$0	\$0	\$3,995
MAINTENANCE-DOG PARK	320.572.46081	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$196	\$0	\$0	\$0	\$0	\$196
MAINTENANCE-PICKELBALL #1 & #2	320.572.46090	\$0	\$0	\$0	\$0	\$0	\$27	\$27	\$139	\$0	\$0	\$0	\$0	\$193
MAINTENANCE-PICKELBALL #3 & #4	320.572.46091	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$86	\$0	\$0	\$0	\$0	\$86
PEST CONTROL	320.572.34800	\$1,340	\$128	\$128	\$128	\$207	\$128	\$128	\$207	\$128	\$0	\$79	\$0	\$1,261
MILEAGE	320.572.46050	\$400	\$0	\$0	\$52	\$0	\$0	\$0	\$0	\$56	\$58	\$0	\$0	\$166
<b>TOTAL BUILDING/GROUNDS MAINTENANCE &amp; SUPPLIES</b>		<b>\$40,000</b>	<b>\$847</b>	<b>\$2,404</b>	<b>\$67</b>	<b>\$2,267</b>	<b>\$4,305</b>	<b>\$1,563</b>	<b>\$3,341</b>	<b>\$2,412</b>	<b>\$2,383</b>	<b>\$1,902</b>	<b>\$0</b>	<b>\$21,492</b>
ENGINEERING	310.513.31100	\$25,000	\$1,963	\$4,485	\$3,865	\$5,409	\$572	\$4,173	\$1,844	\$15,343	\$1,894	\$2,728	\$0	\$42,277
HFC SPECIAL EVENTS	320.572.49400	\$5,000	\$979	\$623	\$910	\$1,479	\$1,190	\$844	\$995	\$87	\$2,623	\$658	\$0	\$10,387

**LAKE ASHTON II**  
**COMMUNITY DEVELOPMENT DISTRICT**  
GENERAL FUND - FY 2022

		ADOPTED BUDGET	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	TOTAL
LANDSCAPE CONTRACT SERVICES	320.572.46200	\$168,610	\$12,126	\$12,126	\$12,126	\$12,126	\$14,968	\$12,476	\$12,476	\$13,646	\$12,476	\$12,476	\$0	\$0	\$127,020
IRRIGATION MAINTENANCE	320.572.46210	\$2,000	\$0	\$0	\$235	\$0	\$0	\$1,791	\$80	\$841	\$741	\$436	\$0	\$0	\$4,123
LAKE MAINTENANCE	320.572.46500	\$35,560	\$2,730	\$2,730	\$3,430	\$2,730	\$2,730	\$3,430	\$2,730	\$2,730	\$2,730	\$2,730	\$0	\$0	\$28,700
LAKE MAINTENANCE-RATTLESNAKE LAKE	320.572.46501	\$0	\$0	\$0	\$845	\$11,663	\$0	\$0	\$0	\$0	\$700	\$0	\$0	\$0	\$13,208
LAKE MAINTENANCE-HART LAKE	320.572.46502	\$0	\$0	\$0	\$0	\$0	\$0	\$23,600	\$0	\$0	\$4,994	\$0	\$0	\$0	\$28,594
OFFICE SUPPLIES/PRINTING/BINDING	320.572.51000	\$13,000	\$217	\$893	\$1,187	\$405	\$829	\$1,220	\$1,913	\$954	\$982	\$597	\$0	\$0	\$9,198
PERMITS/INSPECTIONS	320.572.49300	\$1,500	\$0	\$159	\$0	\$0	\$4,091	\$748	\$0	\$0	\$1,548	\$85	\$0	\$0	\$6,631
<b>PERSONNEL EXPENSES</b>															
EXERCISE INSTRUCTORS	320.572.34100	\$18,000	\$2,035	\$1,583	\$1,718	\$1,955	\$1,758	\$2,245	\$1,580	\$1,746	\$2,040	\$1,715	\$0	\$0	\$18,374
FICA EXPENSE	320.572.21000	\$15,751	\$1,120	\$1,102	\$1,755	\$1,315	\$1,315	\$1,291	\$1,308	\$1,310	\$1,947	\$1,301	\$0	\$0	\$13,766
HEALTH INSURANCE	320.572.23000	\$10,623	\$576	\$576	\$704	\$865	\$615	\$865	\$865	\$865	\$865	\$865	\$0	\$0	\$7,658
SALARIES	320.572.12000	\$205,900	\$14,642	\$14,410	\$22,945	\$17,196	\$17,186	\$16,878	\$17,100	\$17,124	\$25,457	\$17,007	\$0	\$0	\$179,944
INSURANCE	320.572.24000	\$1,824	\$1,514	\$0	\$0	\$0	\$0	\$0	\$719	\$0	\$0	\$0	\$0	\$0	\$2,233
PERSONNEL EXPENSES		\$252,098	\$19,887	\$17,671	\$27,122	\$21,331	\$20,872	\$21,279	\$21,572	\$21,044	\$30,309	\$20,888	\$0	\$0	\$221,975
PROPERTY INSURANCE	320.572.45000	\$25,665	\$28,522	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,522
<b>SECURITY CONTRACT SERVICES</b>															
GATE ATTENDANTS	320.572.34500	\$196,170	\$16,471	\$21,044	\$16,852	\$20,570	\$18,326	\$22,453	\$13,664	\$22,797	\$18,487	\$18,509	\$0	\$0	\$189,170
OFF DUTY SECURITY-EVENTS	320.572.34501	\$0	\$238	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$238
VIDEO SECURITY-ADT	320.572.34520	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SECURITY EXTRAS	320.572.34530	\$4,000	\$183	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$0	\$0	\$2,883
TOTAL SECURITY CONTRACT SERVICES		\$200,170	\$16,892	\$21,344	\$17,152	\$20,870	\$18,626	\$22,753	\$13,964	\$23,097	\$18,787	\$18,809	\$0	\$0	\$192,291
<b>UTILITIES</b>															
ELECTRIC	320.572.43000	\$135,000	\$11,394	\$11,151	\$10,878	\$12,134	\$13,103	\$12,729	\$12,915	\$13,240	\$13,286	\$13,505	\$0	\$0	\$124,335.14
REFUSE	320.572.34900	\$3,000	\$264	\$264	\$269	\$269	\$273	\$327	\$339	\$356	\$355	\$368	\$0	\$0	\$3,085.24
WATER	320.572.43200	\$26,000	\$2,603	\$2,500	\$725	\$1,942	\$2,065	\$1,202	\$45	\$1,544	\$1,422	\$0	\$0	\$0	\$14,047.31
TELEPHONE	320.572.41000	\$15,000	\$977	\$977	\$977	\$975	\$1,034	\$1,034	\$1,033	\$1,038	\$1,038	\$1,202	\$0	\$0	\$10,282.70
GAS/PROPANE	320.572.43100	\$26,000	\$2,722	\$4,108	\$3,263	\$4,002	\$5,905	\$4,015	\$1,547	\$2,003	\$2,173	\$1,645	\$0	\$0	\$31,382.59
TOTAL UTILITIES		\$205,000	\$17,959	\$19,000	\$16,112	\$19,322	\$22,380	\$19,308	\$15,878	\$18,180	\$18,273	\$16,720	\$0	\$0	\$183,133
<b>TOTAL FIELD EXPENDITURES</b>															
		\$1,057,523	\$108,477	\$87,842	\$86,717	\$106,357	\$95,213	\$100,002	\$79,671	\$101,312	\$101,728	\$84,752	\$0	\$0	\$980,664
FIRST QUARTER OPERATING RESERVES		\$243,730	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>OTHER SOURCES/(USES)</b>															
INTERFUND TRANSFER IN/(OUT)	300.581.10000	(\$335,202)	\$0	\$0	\$0	(\$335,202)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$335,202)
INTERFUND TRANSFER IN/(OUT)	300.381.10000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,416	\$0	\$0	\$0	\$0	\$12,416
TOTAL OTHER SOURCES/(USES)		(\$335,202)	\$0	\$0	\$0	(\$335,202)	\$0	\$0	\$0	\$12,416	\$0	\$0	\$0	\$0	(\$322,786)
<b>TOTAL EXPENDITURES</b>															
		\$1,788,010	\$130,351	\$94,092	\$97,705	\$448,273	\$102,822	\$106,131	\$85,521	\$94,910	\$107,652	\$90,261	\$0	\$0	\$1,386,312
<b>EXCESS/REVENUES(EXPENDITURES)</b>															
		\$0	(\$127,776)	\$162,783	\$1,013,451	(\$393,528)	(\$17,605)	(\$51,562)	\$36,390	(\$60,438)	(\$87,851)	(\$88,900)	\$0	\$0	\$356,370

**LAKE ASHTON II**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS**  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JULY 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/22	ACTUAL THRU 07/31/22	VARIANCE
<b>REVENUES:</b>				
CAPITAL RESERVE - TRANSFER IN	\$335,202	\$335,202	\$335,202	\$0
MISCELLANEOUS INCOME	\$0	\$0	\$0	\$0
INTEREST EARNED	\$600	\$500	\$1,507	\$1,007
<b>TOTAL REVENUES</b>	<b>\$335,802</b>	<b>\$335,702</b>	<b>\$336,709</b>	<b>\$1,007</b>
<b>EXPENDITURES:</b>				
BANK CHARGES	\$600	\$500	\$586	(\$86)
<b>CAPITAL PROJECTS - FY19</b>				
<b>ANNUAL EXPENSES:</b>				
PUBLIC WORKS-BRIDGES/PATHWAYS (ROADWAYS) <sup>(1)</sup>	\$20,000	\$20,000	\$56,071	(\$36,071)
EQUIPMENT-ATHLETIC	\$4,500	\$8,006	\$8,006	\$0
LANDSCAPE REPLACEMENT	\$10,000	\$10,000	\$23,210	(\$13,210)
OTHER CAPITAL PROJECT EXPENSES	\$30,000	\$34,514	\$34,514	\$0
BOUNDARY AMENDMENT				
<b>SPECIFIC PROJECTS:</b>				
KITCHEN EQUIPMENT	\$10,000	\$8,333	\$0	\$8,333
POOL/SPA REPAIRS	\$14,400	\$16,813	\$16,813	\$0
SPLIT SYSTEM (AIR HANDLER)	\$50,000	\$41,667	\$695	\$40,971
ASHTON BLVD.	\$65,246	\$54,372	\$0	\$54,372
SURGE PROTECTION	\$23,000	\$19,167	\$0	\$19,167
CONFERENCE SYSTEM	\$0	\$0	\$640	(\$640)
PAINT HFC/GS	\$20,000	\$20,000	\$18,750	\$1,250
ROOF REPAIRS	\$200,000	\$166,667	\$4,907	\$161,760
HOLE 6 RESTROOM	\$0	\$0	\$28,772	(\$28,772)
FITNESS FLOOR	\$0	\$0	\$15,370	(\$15,370)
RACQUETBALL/SPORTS COURT	\$0	\$0	\$33,454	(\$33,454)
PICKLEBALL COURTS	\$0	\$0	\$1,955	(\$1,955)
CART PATH FLARES	\$0	\$0	\$2,900	(\$2,900)
PROMISSORY NOTE PAYMENT	\$142,997	\$142,997	\$142,997	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$590,743</b>	<b>\$543,035</b>	<b>\$389,637</b>	<b>\$153,397</b>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<b>(\$254,941)</b>	<b>(\$207,333)</b>	<b>(\$52,928)</b>	<b>\$154,405</b>
NET CHANGE IN FUND BALANCE	<b>(\$254,941)</b>	<b>(\$207,333)</b>	<b>(\$52,928)</b>	<b>\$154,405</b>
FUND BALANCE - Beginning	\$380,441		\$403,208	
FUND BALANCE - Ending	<u>\$125,500</u>		<u>\$350,280</u>	

<sup>(1)</sup> Road repairs not used during the current fiscal year will be set aside in an investment account to use for future road repairs.

**LAKE ASHTON II**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2006A**  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JULY 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/22	ACTUAL THRU 07/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - ON ROLL	\$306,900	\$306,900	\$304,386	(\$2,514)
ASSESSMENTS - PPMTS	\$0	\$0	\$24,828	\$24,828
INTEREST INCOME	\$0	\$0	\$5	\$5
<b>TOTAL REVENUES</b>	<b><u>\$306,900</u></b>	<b><u>\$306,900</u></b>	<b><u>\$329,219</u></b>	<b><u>\$22,319</u></b>
<b><u>EXPENDITURES:</u></b>				
<b><u>SERIES 2006A:</u></b>				
INTEREST - 11/1	\$90,365	\$90,365	\$89,703	\$663
INTEREST - 5/1	\$90,365	\$0	\$0	\$0
PRINCIPAL - 5/1	\$125,000	\$0	\$0	\$0
SPECIAL CALL - 11/1	\$40,000	\$40,000	\$65,000	(\$25,000)
<b>TOTAL EXPENDITURES</b>	<b><u>\$345,730</u></b>	<b><u>\$130,365</u></b>	<b><u>\$154,703</u></b>	<b><u>(\$24,338)</u></b>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<b><u>(\$38,830)</u></b>	<b><u>\$176,535</u></b>	<b><u>\$174,516</u></b>	<b><u>(\$2,019)</u></b>
<b><u>OTHER FINANCIANG SOURCES/(USES):</u></b>				
REFUNDING BOND PROCEEDS	\$0	\$0	\$3,052,636	\$3,052,636
INTERFUND TRANSFER	\$0	\$0	(\$85,589)	(\$85,589)
PAYMENT TO ESCROW AGENT	\$0	\$0	(\$3,385,105)	(\$3,385,105)
<b>TOTAL OTHER FINANCIANG SOURCES/(USES)</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>(\$418,058)</u></b>	<b><u>(\$418,058)</u></b>
NET CHANGE IN FUND BALANCE	<b><u>(\$38,830)</u></b>	<b><u>\$176,535</u></b>	<b><u>(\$243,542)</u></b>	<b><u>(\$420,077)</u></b>
FUND BALANCE - Beginning	\$136,978		\$243,542	
<b>FUND BALANCE - Ending</b>	<b><u>\$98,148</u></b>		<b><u>\$0</u></b>	

**LAKE ASHTON II**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2021**  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JULY 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/22	ACTUAL THRU 07/31/22	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - ON ROLL	\$368,950	\$368,950	\$286,358	(\$82,592)
ASSESSMENTS - PPMT	\$0	\$0	\$32,491	\$32,491
INTEREST INCOME	\$25	\$2	\$4	\$2
<b>TOTAL REVENUES</b>	<b><u>\$368,975</u></b>	<b><u>\$368,952</u></b>	<b><u>\$318,853</u></b>	<b><u>(\$50,099)</u></b>
<b>EXPENDITURES:</b>				
<b>SERIES 2021:</b>				
INTEREST - 11/1	\$100,916	\$100,916	\$9,450	\$91,466
INTEREST - 5/1	\$100,916	\$100,916	\$36,977	\$63,939
PRINCIPAL - 5/1	\$170,000	\$170,000	\$205,000	(\$35,000)
SPECIAL CALL - 11/1	\$55,000	\$55,000	\$0	\$55,000
<b>TOTAL EXPENDITURES</b>	<b><u>\$426,831</u></b>	<b><u>\$426,831</u></b>	<b><u>\$251,426</u></b>	<b><u>\$175,405</u></b>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<b><u>(\$57,857)</u></b>	<b><u>(\$57,879)</u></b>	<b><u>\$67,427</u></b>	<b><u>\$125,306</u></b>
<b>OTHER FINANCING SOURCES/(USES):</b>				
INTERFUND TRANSFER	\$0	\$0	\$7,544	\$7,544
<b>TOTAL OTHER FINANCIANG SOURCES/(USES)</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$7,544</u></b>	<b><u>\$7,544</u></b>
NET CHANGE IN FUND BALANCE	<b><u>(\$57,857)</u></b>	<b><u>(\$57,879)</u></b>	<b><u>\$74,971</u></b>	<b><u>\$132,850</u></b>
FUND BALANCE - Beginning	\$192,448		\$10,198	
<b>FUND BALANCE - Ending</b>	<b><u>\$134,592</u></b>		<b><u>\$85,169</u></b>	

**LAKE ASHTON II**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2022**  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JULY 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/22	ACTUAL THRU 07/31/22	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - ON ROLL	\$0	\$0	\$0	\$0
ASSESSMENTS - PREPAYMENTS	\$0	\$0	\$24,828	\$24,828
INTEREST INCOME	\$0	\$0	\$1	\$1
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$24,828</b>	<b>\$24,828</b>
<b>EXPENDITURES:</b>				
<b>SERIES 2022:</b>				
INTEREST - 11/1	\$0	\$0	\$0	\$0
INTEREST - 5/1	\$0	\$0	\$16,411	(\$16,411)
PRINCIPAL - 5/1	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$16,411</b>	<b>(\$16,411)</b>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<b>\$0</b>	<b>\$0</b>	<b>\$8,417</b>	<b>\$8,417</b>
<b>OTHER FINANCING SOURCES/(USES):</b>				
INTERFUND TRANSFER	\$0	\$0	\$68,411	\$68,411
<b>TOTAL OTHER FINANCIANG SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$68,411</b>	<b>\$68,411</b>
NET CHANGE IN FUND BALANCE	<b>\$0</b>	<b>\$0</b>	<b>\$76,829</b>	<b>\$76,829</b>
FUND BALANCE - Beginning	\$0		\$0	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$76,829</b>	

**LAKE ASHTON II**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Long Term Debt Report**  
**FY 2022**

**Series 2021, Capital Improvement Revenue Refunding Bonds**

Interest Rate:	Various	
Maturity Date:	5/1/36	\$3,535,000.00
Bonds outstanding - 9/15/2021		\$3,535,000.00
	May 1, 2022 (Mandatory)	\$0.00
<b>Current Bonds Outstanding</b>		<b>\$3,535,000.00</b>

**Series 2022, Capital Improvement Revenue Refunding Bonds**

Interest Rate:	Various	
Maturity Date:	5/1/38	\$3,245,000.00
Bonds outstanding - 2/22/2022		\$3,245,000.00
	May 1, 2022 (Mandatory)	\$0.00
<b>Current Bonds Outstanding</b>		<b>\$3,245,000.00</b>

<b>Total Current Bonds Outstanding</b>	<b>\$6,780,000.00</b>
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**LAKE ASHTON II**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS - SERIES 2006**  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JULY 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/22	ACTUAL THRU 07/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
INTEREST EARNED	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
<b>OTHER FINANCIANG SOURCES/(USES):</b>				
PAYMENT TO ESCROW AGENT	\$0	\$0	(\$4,791)	(\$4,791)
INTERFUND TRANSFER IN/(OUT)	\$0	\$0	\$4,762	\$4,762
BOUNDARY AMENDMENT				
<b>TOTAL OTHER FINANCIANG SOURCES/(USES)</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>(\$29)</u></b>	<b><u>(\$29)</u></b>
NET CHANGE IN FUND BALANCE	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>(\$29)</u></b>	<b><u>(\$29)</u></b>
FUND BALANCE - Beginning	\$0		\$29	
FUND BALANCE - Ending	<b><u>\$0</u></b>		<b><u>\$0</u></b>	

**LAKE ASHTON II**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS - SERIES 2021**  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JULY 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/22	ACTUAL THRU 07/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
INTEREST EARNED	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
<b><u>EXPENDITURES:</u></b>				
COST OF ISSUANCE	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
<b>OTHER FINANCIANG SOURCES/(USES):</b>				
REFUNDING BOND PROCEEDS	\$0	\$0	\$0	\$0
INTERFUND TRANSFER	\$0	\$0	(\$7,544)	(\$7,544)
<b>TOTAL OTHER FINANCIANG SOURCES/(USES)</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>(\$7,544)</u></b>	<b><u>(\$7,544)</u></b>
NET CHANGE IN FUND BALANCE	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>(\$7,544)</u></b>	<b><u>(\$7,544)</u></b>
FUND BALANCE - Beginning	\$0		\$7,544	
FUND BALANCE - Ending	<b><u>\$0</u></b>		<b><u>\$0</u></b>	

**LAKE ASHTON II**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS - SERIES 2022**  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JULY 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/22	ACTUAL THRU 07/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
INTEREST EARNED	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
<b><u>EXPENDITURES:</u></b>				
COST OF ISSUANCE	\$0	\$0	\$184,338	(\$184,338)
<b>TOTAL EXPENDITURES</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$184,338</u></b>	<b><u>(\$184,338)</u></b>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>(\$184,337)</u></b>	<b><u>(\$184,337)</u></b>
<b>OTHER FINANCIANG SOURCES/(USES):</b>				
REFUNDING BOND PROCEEDS	\$0	\$0	\$192,364	\$192,364
<b>TOTAL OTHER FINANCIANG SOURCES/(USES)</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$192,364</u></b>	<b><u>\$192,364</u></b>
NET CHANGE IN FUND BALANCE	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$8,027</u></b>	<b><u>\$8,027</u></b>
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	<b><u>\$0</u></b>		<b><u>\$8,027</u></b>	

# SECTION C

# Lake Ashton II CDD

Special Assessment Receipts  
Fiscal Year Ending September 30, 2022

Date Received	Collection Period	O&M Receipts	Debt Svc Receipts	O&M Discounts/ Penalties	Debt Discounts/ Penalties	Commissions Paid	Net Amount Received	\$1,763,008.00	\$302,223.08	\$321,250.00	\$623,473.08
								.36300.10000 General Fund 100.00%	024.36300.10000 21A Debt Svc Fund 48.474%	022.36300.10200 06A Debt Svc Fund 51.526%	Debt Total 100%
11/23/21	10/01/21-10/31/21	\$ 2,608.00	\$ 984.44	\$ 104.31	\$ 39.38	\$ 68.99	\$ 3,379.77	\$ 2,452.73	\$ 449.37	\$ 477.66	\$ 927.04
11/24/21	11/01/21-11/07/21	\$ 16,594.40	\$ 4,028.21	\$ 876.02	\$ 213.31	\$ 390.67	\$ 19,142.61	\$ 15,429.78	\$ 1,799.77	\$ 1,913.07	\$ 3,712.84
11/24/21	11/01/21-11/07/21	\$ 86,064.00	\$ 27,797.72	\$ 3,442.50	\$ 1,111.94	\$ 2,186.15	\$ 107,121.13	\$ 81,006.49	\$ 12,658.84	\$ 13,455.80	\$ 26,114.64
11/30/21	11/08/21-11/17/21	\$ 166,912.00	\$ 53,814.32	\$ 6,676.34	\$ 2,152.61	\$ 4,237.95	\$ 207,659.42	\$ 157,104.89	\$ 24,505.87	\$ 26,048.67	\$ 50,554.54
12/14/21	11/15/21-11/23/21	\$ 432,928.00	\$ 147,161.84	\$ 17,316.81	\$ 5,886.66	\$ 11,137.73	\$ 545,748.64	\$ 407,383.22	\$ 67,071.42	\$ 71,294.01	\$ 138,365.43
12/17/21	11/24/21-11/30/21	\$ 490,304.00	\$ 167,725.12	\$ 19,611.81	\$ 6,709.22	\$ 12,634.16	\$ 619,073.93	\$ 461,358.73	\$ 76,451.05	\$ 81,264.15	\$ 157,715.20
12/31/21	12/01/21-12/15/21	\$ 255,913.25	\$ 85,631.02	\$ 9,979.12	\$ 3,332.39	\$ 6,564.66	\$ 321,668.10	\$ 241,084.50	\$ 39,062.19	\$ 41,521.41	\$ 80,583.60
01/18/22	12/16/21-12/31/21	\$ 45,782.48	\$ 19,153.57	\$ 1,425.68	\$ 599.58	\$ 1,258.22	\$ 61,652.57	\$ 43,427.30	\$ 8,834.54	\$ 9,390.74	\$ 18,225.28
02/18/22	01/01/22-01/31/22	\$ 84,137.16	\$ 34,905.32	\$ 1,846.05	\$ 765.75	\$ 2,328.61	\$ 114,102.07	\$ 80,570.85	\$ 16,253.96	\$ 17,277.25	\$ 33,531.21
03/16/22	02/01/22-02/28/22	\$ 29,348.06	\$ 13,468.03	\$ 312.97	\$ 142.03	\$ 847.22	\$ 41,513.87	\$ 28,409.21	\$ 6,352.37	\$ 6,752.29	\$ 13,104.66
04/15/22	03/01/22-03/31/22	\$ 110,688.71	\$ 50,131.23	\$ -	\$ -	\$ 3,216.40	\$ 157,603.54	\$ 108,312.60	\$ 23,893.35	\$ 25,397.59	\$ 49,290.94
05/20/22	04/01/22-04/30/22	\$ 26,158.23	\$ 12,263.97	\$ -	\$ -	\$ 768.44	\$ 37,653.76	\$ 25,590.54	\$ 5,847.54	\$ 6,215.68	\$ 12,063.21
06/14/22	05/01/22-05/31/22	\$ 8,058.72	\$ 3,588.97	\$ -	\$ -	\$ 232.95	\$ 11,414.74	\$ 7,886.63	\$ 1,710.22	\$ 1,817.89	\$ 3,528.11
06/30/22	TAX SALE 06/01/22	\$ 8,176.07	\$ 3,086.22	\$ -	\$ -	\$ 225.25	\$ 11,037.04	\$ 8,009.67	\$ 1,467.49	\$ 1,559.88	\$ 3,027.37
		\$ 1,763,673.08	\$ 623,739.98	\$ 61,591.61	\$ 20,952.87	\$ 46,097.38	\$ 2,258,771.20	\$ 1,668,027.12	\$ 286,357.98	\$ 304,386.09	\$ 590,744.07
BALANCE REMAINING		(\$665.08)	(\$266.90)								

Date	CK#	2021A	2022A
12/15/21	25/26	\$ 106,485.27	\$ 113,189.21
1/12/22	56/57	\$ 115,513.24	\$ 122,785.56
1/25/22	78/79	\$ 8,834.55	\$ 9,390.74
4/22/22	203/204	\$ 46,499.67	\$ 49,427.13
		\$ 277,332.73	\$ 294,792.64

Due To DSF 2021A	\$ 9,025.25	V# 16	001.300.20700.10100
Due to DSF 2022A	\$ 9,593.45	V# 168	001.300.20700.10300

Gross Percent Collected	100.04%
Balance Due	(\$931.98)