



Lake Ashton

Community Development District

Carol Pontious, Chair

Borden Deane, Vice Chair

Brenda VanSickle, Assistant Secretary

Bob Ference, Assistant Secretary

Mike Costello, Assistant Secretary

March 23, 2018

Lake Ashton

Community Development District

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March 16, 2018

Board of Supervisors
Lake Ashton
Community Development District

Dear Board Members:

A **special** meeting of the Board of Supervisors of the **Lake Ashton Community Development District** will be held on **March 23, 2018 at 9:00 a.m. at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, Florida 33859.**

1. Roll Call and Pledge of Allegiance
2. Audience Comments on Specific Items on the Agenda (*speakers will fill out a card and submit it to the District Manager prior to beginning of the meeting*)
3. Approval of the Minutes of Lake Ashton CDD Meeting held on February 9, 2018 and Minutes of the Lake Ashton CDD and Lake Ashton II CDD Joint Meeting held on February 9, 2018
4. Engineer's Report
5. Unfinished Business
 - A. Discussion of RFP for the Restaurant Operations and Lease
 - B. Discussion of RFP for Amenity Management Services
 - C. Discussion on Potential Acquisition of Golf Course and Related Property
6. New Business and Supervisors Requests
 - A. Approval of Preventative Maintenance Agreement from Fitness Services of Florida
 - B. Discussion of the Amenity and Guest Policies (*requested by Supervisor VanSickle*)
 - C. Discussion of the 2018 Lake Ashton CDD Resident Feedback Survey
7. Monthly Reports
 - A. Attorney
 - B. Community Director
 - C. Field Operations Manager
 - D. CDD Manager
8. Financial Reports
 - A. Approval of Check Run Summary
 - B. Combined Balance Sheet
9. General Audience Comments
10. Adjournment

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

The regular meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on Friday, February 9, 2018 at 9:00 a.m. at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lakes Wales, Florida 33859.

Present and constituting a quorum:

Carol Pontious	Chairman
Borden Deane	Vice Chairman
Michael Costello	Assistant Secretary
Brenda VanSickle	Assistant Secretary
Bob Ference	Assistant Secretary

Also present:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Rey Malave	District Engineer (by phone)
Christine Wells	Community Director
Alan Scheerer	Field Operations Manager
Numerous Residents	

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Mr. Flint called the roll and established a quorum was present and Ms. Pontious led the pledge of allegiance.

SECOND ORDER OF BUSINESS

Audience Comments on Specific Items on the Agenda (*speakers will fill out a card and submit it to the District Manager prior to beginning of the meeting*)

Ms. Pontious: Thank you. We are going to do audience on specific items on this agenda. We have broken them apart. We have a couple that are not on the agenda. Those will be handled at the end of the meeting rather than at the beginning. We have some that we are going to defer primarily to the joint meeting so that all persons of interest can

hear it at that time. The first one is Patty Wallner. She would like to speak to us about bidding, or bidding of amenities I am assuming.

Ms. Wallner: Good morning. My statement is about the bidding of our amenities management contract to which I am strongly opposed. I agree with Mr. Ference's comment last month that if it isn't broken why are we trying to fix it. My husband and I have lived here for over 13 years and I have seen various changes in amenity management. When GMS came it has been exceptional. As many will agree we are incredibly lucky to have such a wonderful group of hardworking, devoted, pleasant and professional people providing these services. They make life at Lake Ashton more enjoyable for all of us each year. The actions of Tricia Adams and Gail Spence and the many things they did for residents above and beyond the call of duty is not fully understood or recognized by many but will be felt by most eventually. By virtue of the fact that GMS was the only company who last bid on our contract it seems a dangerous and reckless leap to bid out amenities management now and run the risk of being penny wise but pound foolish. If the scope of our requirement is changing why can't we just work with Mr. Flint to fine tune the areas that need modifications? For example as stated last month, if we want more activities coverage on the weekend that seems to be such a simple thing to remedy. There isn't a business in this country that doesn't practice that measure. Why jump to reinventing the wheel by bidding out the entire contract. If we send out RFPs I fear the bigger question. What if GMS decides not to bid again potentially leaving us with no one. I referred to Ms. Pontious's statement last month working for us can be a real trial and tribulation. We can only hope that GMS would choose Lake Ashton again. Additionally, if someone else bid and came in here there is no guarantee that they would do half the job that GMS has done let alone cheaper. You get what you pay for. GMS is honest, fair and does a fantastic job and it is thanks to them we have the incredible staff that we do. How would you like to be one of their great employees working here and have the constant stress of not knowing if you will have a job year to year or every couple of years because of the bid process? These are young people with families, children and bills to pay. They rely on benefits and steady salaries. They are nowhere

near the retirement life that we all enjoy at Lake Ashton. I would imagine GMS attracts the excellent employees they do because of hourly salary, benefits and job stability. When I was working that was everything to me. It is everything to any employee. I respectfully request the Board reconsider the decision to bid out amenities management and give prioritization and negotiation with GMS regarding scope of services a chance. I am one of many residents who are very happy with GMS and content with things just the way they are. Again nothing is broken and nothing needs fixing. Thank you.

Ms. Pontious: Mr. Daniel Storrs speaking on the restaurant.

Mr. Storrs: Good morning. My name is Dan Storrs and I live at 4016 Ashton Club Drive. I just want to make a couple of points. I don't know what is going on with the restaurant. There are all kinds of things going on about it but I just think we have a real gem of a situation over there and I hope that we can make it all work. I really feel that we should try and do this in such a way that the restaurant makes a profit and we gain in the process. Thank you.

Ms. Pontious: Mrs. Storrs will defer to the end of the meeting and, Tom, the golf course is on the agenda but we don't have time for lengthy now.

Mr. Tom Scali: I just want to say two words. You have a document received from Mr. Maxwell. I hope during your presentations today that someone will address the document and explain to us what it means.

Ms. Pontious: We have anyone else with items on the agenda?

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 12, 2018 meeting

Ms. Pontious: Approval of the minutes of the January 12, 2018 meeting. Do we have any additions or corrections? I do have one correction that I didn't get my fingers to quick enough on page 34. I believe Mr. Costello was speaking close to the bottom it says I would invite them to come and agree their case. I think it was probably argue their case. That is a very different meaning so let's change that one. On the back page when it says a resident was speaking I believe that was Mr. Ota, Frank Ota.

On MOTION by Mr. Deane seconded by Mr. Costello with all in favor the minutes of the January 12, 2018 meeting were approved.

**FOURTH ORDER OF BUSINESS Engineer's Report and
Consideration of Work
Authorization Number 2018-2**

Ms. Pontious: Mr. Rey is with us by telephone and I think he has a report for us this morning.

Mr. Malave: Good morning to all. I only have one issue to bring forth to you all. I think it is two months back the Board approved the construction of shoreline restoration along Lake Ashton. The company proposal provided for the construction of it but did not provide for the permitting and approvals of that work. What we are bringing forth to you is an additional service for us to provide the coordination and the formalization of the permit application, processing of that permit together with drawings that maybe needed to provide the contractor so that we can go ahead and start this shoreline restoration effort.

Mr. Flint: Just for the Board a little bit of elaboration on that. In the past when we have done lake bank restoration it hasn't required a permit so really there hasn't been any engineering required for that. Because we are doing it on Lake Ashton, which is not a stormwater pond, it is a water body of the State, we actually need a dredge and fill permit based on the level of restoration that is required. They are going to be adding I think about 12 feet along that whole length from out here over at the pavilion. Because of the amount of material that would have to be dredged from the lake to do the restoration it requires permitting. That is what Rey's proposal is. It wasn't originally contemplated that we would have to do that. We did do some lake bank restoration before the hurricane and because of the hurricane it basically failed. It is not covered under warranty because they can't warrant a hurricane situation. Now we are coming back in and expanding the scope of that original restoration which requires permitting.

Mr. Ference: Rey, before you leave a month ago we talked about some road repairs especially around by the pro shop near the putting green as you turn up to go toward the

golf course. I thought that was going to be taken care of. It is still like it was. It needs repair. How are we doing with that?

Mr. Flint: Did you hear that, Rey?

Mr. Malave: No I didn't. Can you repeat that?

Mr. Flint: There was some roadwork Bob Ference mentioned. One instance is over by the pro shop on Dunmore where some patching is required. Have you had an opportunity to look at that?

Mr. Malave: I have not. I will have to look at that when I go out there again. I sent an email saying that it wasn't really an issue. Let me look at my notes.

Mr. Ference: I gave you a drawing Rey, showing you exactly where the problem was. It is a big washout and very steep. It needs repair. Obviously just looking at it you can see it needs repair. It is a very sharp right turn up towards the pro shop. It is a month now and I just wondered why it hadn't been looked at before.

Mr. Flint: We will look at that also, Bob. I haven't seen that drawing either.

Mr. Ference: I gave it to Rey.

Mr. Flint: Ok. Alan and I can look at it too, in the meantime before Rey gets out to look at that. If it is a short piece of road between Dunmore, it runs along the side of the pro shop I don't believe that is Lake Ashton CDD road.

Mr. Malave: That is not ours. From the stop sign going towards the pro shop it is not our road.

Mr. Flint: The CDD boundary runs along the right side of Dunmore. That road is actually in Lake Ashton II but we will look at that.

Mr. Costello: You are talking about the intersection on Mulligan? A lot of the water has stacked up so drastically that is pushing up onto the people's property.

Mr. Flint: There has been a stormwater issue in that intersection for a number of years and the Landgrebes and the Wallners, they live right there on the end. So we are aware of that issue. Rey has looked at that issue in the past. We have had that stormwater pipe cleaned. Rey has come back with a proposal to run an additional pipe parallel to the existing pipe. I think it was \$50,000 to \$60,000. The Board had a lot of discussion

about it on several different occasions and I think you all decided because it only happens every few years and no structure has actually been flooded that you were not interested in spending the \$50,000 to \$60,000. So that's where that was left if it is the flooding issue. If it is a pavement issue, that is something else.

Mr. Dean: I believe it is a pavement issue George. There is actually what looks like a sink hole in the concrete. It is a pavement issue.

Mr. Flint: Ok, we will look at that then.

Mr. Malave: We will look. I have been called to that intersection numerous times and have not noticed anything really of a concern. I will definitely look at it again.

Ms. Pontious: Ok. We need to return to the Dewberry work order. It is actually three segments. The first one is 501 at \$3,000. The second one is 502 at \$2,000 and the third one is 503 at \$3,000 for a total of \$8,000. Apparently that is going to pick up some of the work that has already been done and moving forward. We need a motion.

Mr. Deane: I make a motion to accept authorization Work Order #2018-2.

Mr. Ference: Second.

On MOTION by Mr. Deane seconded by Mr. Ference with all in favor Work Authorization Number #2018-2 for \$8,000 from Dewberry Engineers was approved.
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Mr. Malave: Thank you much, we will do it. With that I don't have anything else unless you have any questions or comments.

Mr. Flint: Thank you, Rey.

FIFTH ORDER OF BUSINESS

Unfinished Business

A. Consideration of RFP for Amenity Management

Ms. Pontious: Ok we have some unfinished business with looking at the RFP for the amenity management. Concerns or comments?

Ms. VanSickle: I don't think it is ready to go out by any means. I think there is still some errors in here. I don't think two weeks is adequate. If we are going to put this out I would like to see us do it properly. I don't think it is ready. I don't think you are going to be able to reach the people you are going to want to in two weeks. It says it is going

out on the 16th and it has to be in by March 1st, I just think that is unrealistic. I think there are some other errors still within it.

Mr. d'Adesky: Just so you know those were suggested dates based on other RFPs we put out. It is totally up to the Board on what dates they want to put out and what time you want and how long you want to take on it. Brenda, I tried to incorporate all the comments that you sent me into the body. If you have any more just like before, send them right over and I will integrate them.

Ms. Pontious: I think the one obvious one is the activities assistant on the last page. It says that we are asking for two and I think we are just asking for one?

Mr. d'Adesky: I think the subject, the topic that really is prime for discussion is that last page. What positions you want, at what hours you want because that is the material schedule that needs to go so much, sure we are doing apples to apples to make sure we are getting the same thing from everybody who is coming before the Board.

Ms. Pontious: There is also no job descriptions attached to that.

Mr. d'Adesky: We had to get them typed up. It was only in a pdf and they weren't fully transcribed but we had the comments from the previous Board on each of those descriptions that the Board reviewed at the previous meeting and those would be attached to the end. We just need to transcribe them.

Ms. VanSickle: Under number 5, Basis for Compensation and Payments where it says such monthly payments should be made on or before the 30th day after each quarter end. We are not on a quarter basis anymore. So that wasn't making a whole lot of sense to me. We haven't been on a quarterly basis with GMS ever to my knowledge.

Mr. d'Adesky: We can change that to monthly. It is up to the Board.

Ms. VanSickle: It says monthly after quarter's end. That's what I didn't understand.

Mr. d'Adesky: We will just change it to monthly all around.

Ms. VanSickle: Further back under Administration Operations Program 5.2 Basis for Compensation. It has the statement about due to timing of the Polk County Tax Collector's Department there is a potential for the contractor maybe required to carry three to four months of invoices and receipts for services rendered within the Lake

Ashton Community Development District. Have we ever done that with GMS? So I don't think that needs to be in there.

Ms. Pontious: I think I saw several of these things too. There is a fine line between the lawyer's legalese and use being able to understand what he is telling us and knowing that people that have to read not only this contract but any contract have to be able to understand it as well. I would be willing to go through it again. Maybe we can take some of Brenda's comments and anyone else who would like to submit comments and maybe we should defer this a month and get it right. I am uncomfortable sending out something that doesn't represent what we really want.

Ms. VanSickle: This is major. I think we have to do it right.

Mr. d'Adesky: And I think the three months just to be clear after discussing it that was to represent the carry forward between when taxes are actually received by the District and when the beginning of the calendar starts. There is a gap.

Ms. VanSickle: That doesn't impact our payment to GMS does it? We have enough money in reserves that isn't an issue. I think you are going to deter people from bidding based on that. Have we ever done that to you, George?

Mr. Flint: No, that language was in there back when Lake Ashton Management had any reserves. That language was in there just in the event there was not adequate cash flow. That has not been an issue in the last eight years or so.

Mr. d'Adesky: So we will strike that.

Ms. VanSickle: I think those need to be very accurate. Like I said this is major, we need to do it right.

Ms. Pontious: I am willing to work on it. Maybe we can find a third party willing to work with us because we can't work together.

Mr. d'Adesky: Brenda sent comments directly to me and I made them to the documents the best I could. I am doing this independent of GMS so this is totally without any shadow of improprieties. I am trying to keep them out of the process, which is why I am kind of relying on getting comments from all of you. If you directly email them to me I will make the comments. If anybody else has comments send them to me.

Ms. VanSickle: I would like to see the updated job descriptions before they go out.

Mr. d'Adesky: Absolutely. I will try and get those as soon as possible. One last thing, this is kind of a larger issue when I looked back at the contracts, this is something we have to decide. Alan's contract technically falls as part of the onsite amenities management. That was not included in the package as of yet. Different communities do it differently. Some of them consider that part of the management sort of cycle as in the District Manager and field services kind of going together. Some of them put that onsite so I really want a direction as to whether or not the Board desired to have field service included or not included. That is management of your landscaping contracts that could be viewed as something different or as one and the same. That is up to the Board.

Ms. Pontious: He gets his paycheck from GMS so I'd think it is part of the bundle.

Mr. d'Adesky: Then that is going to go in there.

Mr. Costello: I make a motion that we defer this for one month while the five of us review it and send you any comments that we have and take it up again next meeting.

Ms. VanSickle: Second.

Mr. d'Adesky: Thank you everyone.

Ms. Pontious: We have a motion from Mike and a second from Brenda to defer this a month until we have a better transcript to get it where we would like to see it.

ON MOTION by Mr. Costello seconded by Ms. VanSickle with all in favor motion to defer the RFP for Amenities Management for 30 days for further review was approved.

SIXTH ORDER OF BUSINESS

New Business and Supervisors Requests

A. Discussion of Restaurant Operations and Lease

Ms. Pontious: The next item on our agenda looks a whole lot different to me than it did when it was put on the agenda. This is a discussion of restaurant operations and the lease. As of this week they did give us notice that they would be finished in 30 days. Not only do we have to move forward, we do with this topic as well.

Mr. Ference: I think most of the folks are not familiar with, we just got that email. Would you read that so they know what is in there and tell them what was said to us?

Ms. Pontious: If you have it, you read it. I don't have the email with me.

Mr. d'Adesky: I can look it up quickly on my phone.

Ms. Pontious: It was very short and sweet and concise.

Mr. d'Adesky: Here it is. Hi, Christine. As per our lease agreement we will be giving notice that our last day of operation at Lake Ashton will be March 9th. Of course we will need a few days after that to remove all of our food products/alcohol etc. and surely leave the restaurant clean and tidy. Also can we prorate the rent for March as we should be totally out by March 11th? Please let me know if you need anything from us. It has been a pleasure working with you. I wish you success and I also hope that the restaurant will find success for the residents. Thank you, Brett Hill.

Mr. Flint: We have reviewed the lease agreement and it does allow the 30 day. I believe initially we were asking for 30 days to terminate and we were asking them for 60 days to terminate. They came back and wanted the same termination provisions that we had. The Board agreed if they were not happy and we were not happy we didn't want to impede the ability of either party to get out of the agreement. Thirty days is short. I personally wish they would have their lease, it is up June 1st, but they were not interested in continuing to operate through June 1st. They wanted to exercise the 30 day notice. You all found out the day before yesterday when I forwarded that email so for the audience this is something new. It wasn't something that has happened and we haven't informed the community yet. It was so close to the Board meeting that we felt it would be better for the Board to have discussion before we sent information out to the community.

Mr. Ference: George, did they indicate why they were going to not renew the lease? Did they complain about our behavior or give any reasons why they were leaving?

Mr. Flint: Well there has been discussion over the course of the lease but I think their 30 day notice speaks for itself. I really don't want to tread a conjecture beyond that.

Mr. Ference: They gave no reason? Just that they are not going to renew the lease?

Mr. Flint: They have the legal right to do that.

Mr. d'Adesky: We did shortly before ask them to attend the meeting and they said they weren't going to attend. I don't want to read into whether that has any relevance.

Mr. Flint: They were asked to be at today's meeting and they said they weren't available. That was a couple weeks ago.

Ms. Pontious: Suggestions on how to move forward?

Ms. VanSickle: I guess we need to do another RFP. We have talked about the lease as the best arrangement. Do we need to hire a restaurant manager? Maybe we need to discuss this. What we are doing is obviously not working or we haven't gotten the right restaurant.

Mr. Costello: I think that most of the residents would like to see a restaurant maintained. We do have an obligation to the homeowners to try and find somebody who will run the restaurant. Like Brenda said we need to put out another RFP and find somebody who is going to maintain the restaurant.

Ms. Pontious: Have we not in the past talked about RFPs that included both lease and employment?

Ms. VanSickle: I think the route to go is list it as a lease, but we haven't had a lot of success with a lease so I'd like to see it offered both ways and see what we get. We need to make this work. We want a restaurant, but we are doing something wrong.

Mr. Ference: An anticipation of moving forward with the golf course etc. etc. would it be consistent that the people who operate the restaurant Eagles Nest would find some reason and motivation to want to run this restaurant as well so that we would have a consistency in ownerships for restaurants? I was just wondering, they seem to be very successful from what I understand. I know it is a different operation.

Mr. Costello: They are very successful and people have jokingly said would you consider running the restaurant. Apparently the answer was no. There was no doubt she has no desire to run this restaurant. I do feel we should find somebody to run it.

Mr. Ference: Maybe that was before it was available for them to run it. It might be one thing to say I don't want it because someone is there already but now the circumstances have changed. We are anticipating the golf course and it may behoove us.

Mr. Deane: That is so far down the road there is no sense even mentioning it.

Mr. Costello: We could approach them. There is no harm in asking somebody with them leaving if they would like to take over the restaurant. All she can do is say no.

Ms. VanSickle: We have a room full of people. They all like to go out to eat I am sure. Start checking out restaurants. Start talking it up. Who would you like to see come in here? We need to get as many responses so we have a good choice.

Mr. Costello: How many of you would like to see a restaurant in here? That is what I assumed.

Mr. Ference: But you know what someone told me and it is so true that this restaurant depends on a large nature for public participation but because we are a golf course community. I belong to and many of you have as well where as members of a golf course community we pay \$50 a month or \$100 a month towards our use of the restaurant which guaranteed the restaurant income which also allowed us to maintain it as a private place. Not that it wouldn't be open to the public, but the public is not supporting it. Then does it behoove us to support it if we all paid \$50 a month and ate \$50 a month. The restaurant would know that they have an income and certainly we would use the restaurant. I am just throwing that out just as a possibility. Whether we were to poll the community to see if they would be willing to accept a monthly fee.

Mr. Costello: I would want to make that contingent on the fact that both CDDs come into an agreement that their residents dedicate "X" amount of dollars a month. It should not be a thing where Lakes Wales is paying or Winter Haven is paying. Everybody should pay.

Mr. Ference: I have no problem with that. I am just wondering if that may not be a way to ensure the restaurateur will have income and we will have the service of a restaurant.

Ms. VanSickle: One thing you have to be very careful is that in any business there has to be some motivation. If you take away all that motivation you are going to lose their effort. We have enough people in here to support a restaurant. We are already subsidizing a restaurant with utilities and everything else. I don't see charging the residents a fee. We have restaurants where I didn't want to eat in there. I would hate to have to pay \$50 or \$100 for something when I would rather spend my dining dollars elsewhere. The community is already subsidizing them. How far do we have to go? They need to step up to the plate. Any decent restaurant should be able to earn their keep.

Mr. Ference: What luck have we had with that?

Mr. Deane: You are talking between \$600 and \$1,200 additional assessment a year to everyone. We have a lot of people in here that are living on fixed incomes that may not have \$600 to \$1,200 to pay for a restaurant. We are already paying for all the utilities and everything else to operate the restaurant. I have never been in a restaurant before where we supply everything but the food. We supply everything but the food for them. The overhead for that restaurant is next to nothing compared to a normal restaurant.

Ms. Pontious: Well I think the RFP is going to address those issues. We have had people with proposals come talk to us before and it was decided we didn't want to do it at that time but that doesn't negate us from doing it now if it appears to be a better offer.

Mr. Ference: I didn't make this a commandment. I just raised a question, Borden.

Ms. Pontious: I have peace with bringing both then it would be up to us to decide how we want to handle it.

Mr. Costello: Mr. Flint, have we had any inquiries as far as running the restaurant?

Mr. Flint: No, not that I am aware of.

Ms. Pontious: So do we have a motion to submit an RFP?

Mr. Deane: So moved.

Mr. Costello: Second.

Mr. Deane moved to begin the RFP process for restaurant service and Mr. Costello seconded the motion.

Ms. Pontious: We have a motion from Borden and a second from Mike to begin the RFP process for restaurant services. Discussion?

Mr. Flint: Do you want me to use the RFP basic format we used last time until I get authority from one of the Board to sign off on it? Otherwise we probably need to bring the document back to you. If you are going to do something different you can always continue this meeting if you want to. I think that the previous document did lend flexibility to a straight lease versus a management contract. It left it kind of wide open for them to come and propose what they believed what the structure should be.

Ms. Pontious: We had some proposals last time of people who wanted to charge us to run it.

Mr. Flint: There are companies out there including the consultant we hired to evaluate the last proposals who operate restaurants but you pay a management fee.

Ms. Pontious: Can you send it to us and let us review it and get it back to you rather than waiting the full month to look at it?

Mr. Flint: Yes, if the Board is ok with that. I would still like one Board member to be designated as the person saying it is ready to be issued.

Mr. Costello: Since Borden was in the business I think if he would be willing to take it we need it sent to him. You can get any other contact from anybody else yourself.

Mr. Deane: I would be willing to do it.

Mr. Flint: Ok so the motion I think then would be amended delegate authority to Borden to sign off on the form or the document.

Ms. VanSickle: We would all get to see it and send back comments to you correct?

Mr. Flint: Yes.

Ms. Pontious: Ok so refresh my memory, who made the motion?

Mr. Flint: Borden made the motion and Mike seconded it.

Ms. Pontious: Borden's motion, Mike second and the only change to that is an amendment to have Borden review it and act on our behalf.

On VOICE VOTE with all in favor the prior motion to begin the RFP process for restaurant services was amended to delegate authority to Mr. Deane to work with staff and review and approve the document.

B. Discussion of Items on Joint Meeting Agenda

Ms. Pontious: The next item is to prepare for the joint meeting that is going to be held following this one. We wanted to make sure there are no topics we needed to talk about on that agenda. So do we have any other suggestions for items on that agenda?

Mr. Flint: Does everyone have the joint meeting agenda? The reason I put this general item on here is because I didn't want to necessarily want to relist everything that is on the joint meeting. But to the extent you all want to talk about anything just as Lake

Ashton I Board in advance of talking as a joint Board we put this item on here. The golf course being one that you may or may not want to talk about it in advance of the joint meeting. There are other items as well.

Ms. Pontious: Any comments or are we good to go with the joint meeting? Ok I guess we are good to go.

SEVENTH ORDER OF BUSINESS Monthly Reports

A. Attorney

Ms. Pontious: Monthly Reports. Andrew, do you have anything else for us?

Mr. d'Adesky: Nothing additional.

B. Community Director

Ms. Pontious: Alright, Ms. Christine. I just want to commend this lady. We have dumped an awful lot in her lap. She has done a super job.

Ms. Wells: I included the community director report in the agenda packet. Does anyone have any questions? There was a list of potential public safety messages and corresponding dates for the messenger service we approved so I just wanted to see if we could move forward with establishing those messages and move forward with the service.

Ms. Pontious: Anything else to add to that? There were some things that I spoke with her about that we are still working on. Our roof estimates and patio fence panel estimates are still coming in so she is working on some things. The shuffleboard resurfacing is in someone else's hands so those things are being attended to. She got very good information from Tricia before she left about what she needs to continue with. We are just very proud of her for taking this step forward. Darrin also has been working in the background so we appreciate what he has been doing to learn this business. Things are running as smoothly as we could expect. We thank you very much.

Ms. Wells: Thank you.

C. Field Operations Manager

Mr. Scheerer: Good morning. The field manager report was included as part of your agenda package. I did speak with Brenda briefly this morning about the shuffleboard court. We will have that stenciling on by the end of this month. I confirmed

with Jimmy Bock. He is going to handle the stenciling for us. Please do not walk on the courts and hopefully that will put most of that to rest. They are also having a company come out and take a look at the courts to see if they notice anything that was missed by the previous contractor. The previous contractor states that they feel that the work was complete and that they have no other obligations to that. There is some other concerns that were raised by the shuffleboard group we are trying to get addressed, as well. They say it is a court issue, not a restriping issue so we trying to work through some of that right now. I can answer any questions if you have any. Thank you.

Mr. Ference: Alan, before you leave is there anything outstanding that we have overlooked as you go through and do your surveys? Can you foresee that we are going to have a problem anywhere? How are things looking to you?

Mr. Scheerer: I think the community looks great. I know when I pull in I see that the landscaping is coming along nicely. We are starting to grain up. The new roof on the clubhouse really just sets it off. If you noticed maybe the fountain out front is off. We have had some extremely windy days. That is chlorinated water. It is kind of taken a toll on the turf so I have asked Matt to please keep the fountain off for the time being. We are going to allow the grass to recoup and it is coming along nicely. I think Applied Aquatic is doing a good job. I was inspecting the ponds Wednesday with Archie. We did a complete thorough inspection of the CDD stormwater ponds. They are in good shape. We have some minor algae as we start to warm up. You will probably see a little more algae, but like I said Applied Aquatic treats the ponds monthly. If there is any retreatment there is no expense to the District and they can do it within a fourteen day period. Other than that I think the CDD stuff has been looking really good.

Mr. Ference: Can you address the issue with not cutting grass on private property, the golf course grass that we talked about?

Mr. Scheerer: I may need some help with that from George, but I know that I have been asked a couple of times whether or not some of these ponds that are maintained by the golf course are being maintained. My initial inspection here is we are in the slow grow season so you are really not seeing any effects of a fully mowed pond, you are only

mowing a couple times a month usually right now. I did notice on the edge of the ponds that some of those areas are not being trimmed. I don't know what obligation the District will have to mow ponds on private property unless it affected the efficiency of the pond or the ability for the pond to perform its function as related to stormwater.

Mr. d'Adesky: Alan just stated the law very clearly. If it is related to stormwater functions and it is impeding the function of our stormwater system then you can go in and maintain it to the level that is needed for stormwater purposes.

Mr. Ference: The golf course has discontinued cutting the grass that supports on either side of the pond but is on our private property side, is that the point?

Mr. Flint: The ponds themselves and the bank up to the top of the slope is all owned by the golf course. Those ponds do fall under a water management district permit that is held by the CDD. The CDD maintains the stormwater system in general but we don't own those ponds. We have an easement over those ponds to the extent we have to go in and maintain something that preserves the stormwater system but the lake banks themselves, the mowing of that is more of an esthetic issue. It doesn't impact the functionality of the pond. Actually probably water management would say taller grass would even be better for the functionality of the pond because it is going to filter anything going into the pond. We are prevented from maintaining private property as a government unless it is deemed that there is an issue where the permit is going to be violated. Then we can step in and do it. It is a little bit of a difficult situation for us and for the homeowner. I have not gotten an official word from the golf course owner that they have changed any level of service on their maintenance.

Mr. Ference: Well they have because I am on the water and it has not been cut. I can see that along the whole property line. My neighbors have said to me, Bob, should we pay our own lawn man to cut the grass down to the lake?

Mr. Flint: That is an issue between them and the golf course owner because it is golf course property.

Mr. Ference: So is it up to us individually to call the golf course and say can I cut my grass or does the CDD do that?

Mr. Flint: We don't really have a role in that.

Mr. d'Adesky: The issue is we can't spend public funds on private property. What I am saying is if a private individual wanted to go out there and to contact the golf course that is a private transaction. The golf course said go ahead and do it. That is totally separate from anything the CDD would be doing. We just have to make sure it is clear the distinction between what somebody who is private can do and what the CDD can do.

Mr. Ference: I understand, but would we be in violation if I were to do that, would the golf course sue me for being transgressive?

Mr. d'Adesky: We can't comment on that.

Mr. Flint: I would be happy to call Jim Lee and ask him what their position is on the maintenance of those lake banks.

Mr. Ference: My neighbors are asking me and I don't know what to tell them.

Mr. Flint: It is not necessarily a CDD issue, but we do have communications with them right now on the potential acquisition and other things, so I can try and find out what their position is and if they have changed. I can let the Board know that.

Mr. Ference: Ask him if it is alright if private individuals can cut?

Mr. Flint: I will ask him, but each individual is going to have to get that permission.

Mr. d'Adesky: What we don't want to do is seem like we are giving an opinion that everybody has the green light, everybody out there has a green light to go ahead and do it because we simply can't do that.

Mr. Scheerer: Thank you.

Ms. Pontious: Thank you, Alan. There is a lovely map in the office up there that shows all the water bodies and who owns what so if anyone has a question about that it is a good resource map in the office.

Mr. Flint: I think it is on the website, as well.

D. CDD Manager

Ms. Pontious: Do you have anything else for us, George?

Mr. Flint: No, that is all we have.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Combined Balance Sheet

Ms. Pontious: Alright, we are ready to do the check run summary then. Do we have any comments or concerns about the check run summary?

Mr. Deane: Motion to accept the check run summary.

Ms. VanSickle: Second.

Ms. Pontious: We have a motion from Borden and a second from Brenda.

On MOTION by Mr. Deane seconded by Ms. VanSickle with all in favor the approval of the check run summary was approved.

Ms. Pontious: Would you like to talk to us about the combined balance sheet?

Mr. Flint: You have the unaudited balance sheet and statement of revenue and expenditures through December 31, 2017. This reflects the first three months of fiscal year 2018. The statement of revenue and expenditures shows you the adopted budget, prorated budget, and actual expenses. We have collected \$1.47 million of the \$1.57 million in assessments that we certified for collection on the tax roll. We have through the end of March for people to pay their tax bills on time. We have traditionally been 100% collected on those assessments. We are in good shape as far this time of the fiscal year. We are right on target on our administrative expenses prorated versus actual. We are higher on our maintenance expenses and that is primarily due to the storm damage. You can see there we have a line item called storm damage with \$113,000. The good news is we do have insurance. We do have a deductible on a named storm of 2% so we will be using insurance proceeds to reimburse us for a lot of those costs. We have exposure for example on the roof of this building. This building is valued at over \$3,000,000 so our deductible is between \$70,000 and \$80,000. The cost of the roof replacement was approximately \$300,000 so we will see on the revenue side and the insurance procedures line items some revenue offsetting those expenses. Otherwise if there is any questions I will be happy to answer those.

Ms. Pontious: Any further questions?

NINTH ORDER OF BUSINESS

General Audience Comments

Ms. Pontious: Alright we are ready for audience comments. I do have one from Jane Storrs so if she would like to go first and then anyone else who would like to speak we will be happy to listen.

Ms. Jane Storrs: Good morning. My name is Jane Storrs. I live at 4016 Ashton Club Drive. I will start on a positive note. I think we can all agree that the CDD Board did a good job sending out a survey to us last year. It was quite extensive. When you are dealing with a large group of people a survey can be one of the valid ways of gauging the positives and negatives that people find in their community. My concern is and was is that we have gotten the results of that survey. I did speak with Brenda and I did speak with Christine and they told me that the survey results are about 90% compiled and will be available. My thought is as I remember I thought we filled it out in March of last year. So some of those things may still be relevant and some of them may not. I think that if we can somehow get the results of the survey out to us a little quicker I would certainly recommend that. Also as we move towards maybe not combining but our two CDDs working together, I would hope that any other surveys that go out would include both communities. Perhaps the CDDs could work together to formulate a survey and also to be able to compile the results in a little timelier manner. In speaking of I know you are going to be sending out information on hopefully finding another restaurant perhaps it might be a good idea to find some type of a simple survey to what you people want in a restaurant so that you can then give that feedback so we would all work together to find a restaurant that is going to serve the community the way we want to be served. Some will be happy, some may not but at least we will have some kind of goal in what we want as a restaurant. I think rather than a lot of rumors and complaints going on a simple survey might serve a good purpose in finding a new restaurant. Thank you.

Ms. Landgrebe: Good morning. Debby Landgrebe lot 71. So in view of what is going on with the restaurant I don't know when the contract with GMS expires but I am going to suggest maybe extend that contract to work on the restaurant because those are two big issues. Going forward I would suggest 90 days out instead of the 30. I did some

math assuming \$50 a household and I assume 950 homes on the east and 703 for the west. That might be a little far out but assuming 950 homes on the east that is \$570,000 a year and for 703 homes with the west that is an additional 421 homes. That is between \$600,000 and \$900,000 almost a \$1,000,000 potentially if we choose to do per household. Just bear in mind ok. Thank you.

Mr. Ron Destefano: Good morning. I live at 4231 Birkdale Drive. Full disclosure I received a ticket for rolling through the stop sign here on the corner and I did it. I spoke to the police officer as I was picked up and I asked have we had accidents. No. He said over the last hour I have gotten 20 people. I said 20 people, I couldn't conceive of that. That is 3 minutes a person to write up a ticket. Over the course of the time that they were here they had to have written 200 tickets, a \$30,000 fine on this community, which would perfectly be acceptable if it improved the life we have here or whatever. It does not. The biggest issue with me is quality of life. I had my kids come down this past weekend. Instead of telling them to go to the clubhouse and enjoy themselves, I had to tell them to make sure they stopped and locked their wheels and didn't cross the white line. I heard some bizarre rumors. I heard one that we invited them in. Two that we may have paid for it. Three that people are getting tickets for not having their driver's license in their golf carts. Four that they get it for crossing the line. Five for they get it for stopping on the line. It just goes on. This is a quality of life issue besides being a money issue and I spend my time worrying about it. I have never gotten a moving violation in my life. So I spend my life now worrying about when I am going to get the next one. I really think that was disservice to the community frankly.

Mr. Brad Myerson: My name is Brad Myerson. I live right across the street, the second house from the bank. On the same issue I just want to say a few words about the police presence, as well. First of all I do compliment the citizens of Lake Ashton that they are respectful safety conscious people. People follow the law and make Lake Ashton a great place to live. I read the meeting minutes online and the meeting minutes talk about the stop control options like speed bumps. They talk about highlighting the stop signs. They talk about rumble strips. The minutes talk about various stop sign problems being

discussed over the past three years. The minutes seem to quickly move to no warning write tickets. The Lake Wales Police that we also apparently have talked to, like they said they capped it at \$50 an hour we are subsidizing the police with the CDD money. Over 5,000 hours maybe 7,500, again there is no discretion and I am one of the people that received a ticket right down here on Dunmore and Lake Ashton. In fact I stopped. I live right across the street so I see all these police cars and all the activity so I stopped. I stopped past the white bar one car past the white bar and I am looking for the cop car not expecting to see a cop car sitting there and surely he was. I sat there put my hands on the steering wheel and I looked at him for ten seconds before I moved. As soon as I started rolling through that intersection he turned on his lights, the little siren thing going, the lights are going. I got a \$164 ticket so I made a \$164 check, sent them a check this week. You can go to court if you want. One of my friends also got the same ticket. He did go to court this week. The clerk kind of made a lot of fun of it and said you have to be kidding. A golf cart ticket for \$164? So a lot of people are really upset about this. I have also talked to some state policers officers retired living here. I talked to a couple of them. If you run these stops signs you should be ticketed but when you are just rolling through a stop sign? Are you kidding me? You get a \$164 ticket?

Ms. Pontious: Please be respectful of our time we need to make this brief.

Mr. Myerson: This needs to be addressed. I think a few made these decisions without the support of the community. I think we need to call out this attack on the residents. We need data. Who are they stopping? Is it just guys in golf carts? Cars? Is it the workers? We need to have this addressed and shared. There are no bulletins, no warnings. We just need to be a little bit clearer and work with what we want to do with the community here. What we are doing is discouraging to everybody.

Ms. Pontious: Let me just address a couple of things before you go on. As of this morning there had been 80 citations, 13 warnings, 1 warning for no seatbelt, 75 citations for running the stop signs, 4 for expired tags and registrations. We have been addressing this speeding and running stop sign issues for years. Years. If you run the stop sign and you hit the person on the bicycle coming from the other way you will never forget that.

You have had ample warning. We have talked about it in the news. We have talked about it at the meetings. We have talked about it in LA Times. It is time to do something about it and we wouldn't have to do that if you would do what needs to be done. So you want things to be done that is fine.

Ms. VanSickle: Just for the record we have not been paying the police department. We were willing to but I talked to the police chief and he said he is well aware of the amount of taxes that Lake Ashton pays so we are owed some police services. We are hoping that this will remedy it but I do a lot of walking on Lake Ashton Club and it is dangerous out there. I carry a little noodle with me to the pool. My noodle got hit one day. I was walking facing traffic so that car came up behind me and hit my noodle. It could have been me. We have had two hit and runs of our dear sandhill cranes. You may think that is just an animal, but anybody that would hit one of those sweet cranes it could be somebody else. We have people on walkers, we have people unsteady out there. We need to be very cognizant and very respectful of our community. We want a safe community. We are talking about quality of life. Stop at the stop signs. We have a resident that has a video camera and she sent us a copy and she sent a copy to the police and people just completely roll right through that stop sign. The law is to stop. So please stop. Tricia put it out I don't know how many times in the newsletter. Carol announced it at Monday Coffee that the police are going to be in here, please stop at the stop sign. That is all we are asking.

Ms. Cheryl Winchester: Good morning. My name is Cheryl Winchester. I live at 5453 Hogan Lane. I am here to ask a couple of questions and speak to the CDD Board about Gail Spence who I, along with many other residents in the community, feel that Gail was and should still be an extremely important asset to Lake Ashton. We have attended more events that you can count that were organized by Gail. She has made my and many other residents experiences here priceless. So my first question is why does this CDD Board allow or accept Gail's resignation without giving us residents any notice. It is very hard for many of the residents here to understand why the CDD did not disclose to us the possibility of losing Gail. We all agree that we vote you in to represent us for

many decisions however when the ultimate decision that you make will affect thousands of us residents we should be informed and possibly even have an open forum to express our opinions on that matter before things get out of hand. For example your non-transparency on this matter has led to gossip of why and how Gail resigned. The biggest rumor or maybe the truth is that Gail was being paid \$12 an hour and asked for a raise which was denied. Gail was an employee who always showed up to work and showed up with a smile on her face. She was an employee who always made each person who stood in front of her to be the most important person at that moment. Gail searched out to find it was an amazing entertainment series, movies, meeting from Monday Coffee, she set up some travel excursions, she created and cut every ticket for events by hand and honestly the list can go on. After discussing Gail with other residents here at Lake Ashton I know I speak for many of us when I say that we feel a raise should have been given. Let's be fair and honest here, most of the country believes even the minimum wage should now be \$15 an hour. We understand that Gail was working for us through a management company, however we are in belief that the CDD hires that management company and can oversee certain changes such as hiring and firing of individuals. If this is not the case then there clearly needs to be more communication to us the residents. So I stand here in front of you this morning along with many residents who have attended the meeting to ask you kindly to consider being the bigger group reach out to Gail to discuss with her the issues that led to her resignation with the hopes that this will create the possibility of you rehiring Gail. Whether through the management company or directly through the CDD. I personally believe that she would love that and would be open to this possibility. That being said, let us be very clear and trust us when we say that this is no way or intended to reflect any negativity on any of the other employees. The employees here mean a lot to us at Lake Ashton. This is probably why we feel we need to go to bat for Gail. My husband and I had such an easy decision when we decided to move into Lake Ashton. We didn't do it just for the activities which we love, we did it for the sense of the united community. Right now with all the division in our country I am so proud to be part of a united community like this. I was hoping some of those

divisive feelings in the world would not creep into Lake Ashton but I feel it is starting to happen. So my last question to you is which is also the question that I placed in front of some other groups within Lake Ashton is why can't we all play in the sandbox together. Why can't we support one another and keep our community strong rather than letting an employee like Gail get away who had such an impact here. Thank you for listening and one last time I appeal to the CDD Board to consider rehiring Gail. Make this community feel that something they stood for united was a success and worthwhile.

Ms. Pontious: Let me clarify a couple things that she had on her paper before we move forward with an additional topic. Gail is an employee of GMS so he is not going to discuss personnel issues probably. However she submitted her resignation, gave us two weeks notice. She told us she intended to move on and that is what we had to respect. The ball was all in her court. We have to move forward.

Audience: No.

Ms. Pontious: Don't tell me no. I saw the resignation letter.

Mr. d'Adesky: Thank you for those facts Carol, but I would just advise the Board before there is any more conversation, once again this is a personnel issue for GMS and in order to avoid certain liability for the District we should minimize discussion as a Board matter. Once again I have discussed with the other CDDs of some of the benefits of having a management company versus not having a management company. One of the benefits is when you have an employment dispute all that liability is on GMS. If they did something wrong, that is on them.

Mr. Costello: As much as you say it is on GMS, it still comes back to us. Quite honestly two months ago when I had asked about it and I was told we are not going to hire our own people. GMS is going to. I see a lot of people here today because they are aggravated with what happened. Normally we are lucky if we can fill four tables here. I liked Gail. I thought she did a great job. She did submit a resignation according to what she told me, but I do also believe, like Cheryl said, she would like to still work here.

Ms. Joyce Hanlon: I am Joyce Hanlon corner of Dunmore and Tralee. A resident here of almost 14 years. This is referring back to the restaurant problem. A few years

ago when this was open for the same situation, we spoke to a restaurateur that was one of the most successful ones in the area, the Sizzling Grill down the road and I know it is one of your favorites because we favor that restaurant once a week and we see people from Lake Ashton. When this was open we spoke to John, the manager, who is also a friend of ours, about coming here to Lake Ashton and doing our restaurant. He was very interested, checked it out and said the size of that kitchen is not sufficient to support a restaurant of this size. So I think that maybe we should take this item into consideration when we are making the change this time and I would suggest you look into it. If it means rearranging some of the facilities on the other end or making an addition or whatever it takes we have a problem that we need to solve whatever it takes.

Mr. Bob Bink: My name is Bob Bink: I live at 4307 Ashton Club Drive. I wanted to speak regarding the traffic enforcement. I have not received a ticket and I am not going to receive a ticket. Regarding the safety of Lake Ashton, everyone here agrees with that. Everyone in this room thinks we want a safe community. You people have to know that all we are asking that you use some common sense.

Mr. Doug Robinson: Doug Robinson, 4309 Dunmore Drive. I am also the Chairman of Lake Ashton II CDD. We are in the process of working on our pickleball courts and our parking lot and I have done a survey of our streets on our side to patch and do repairs. I obviously noticed the one on Dunmore Drive by Eagles Nest so when I was having my crew go up and assess it I actually went over and said, would you also give me a quote to get the piece done on Dunmore by the green and the Eagles Nest and they offered me a quote of \$300 which I was going to pass onto you to get it done while I am getting the other stuff done. I have that problem solved if you want to take me up on it.

Mr. Ference: I make a motion we get that done.

Mr. Scali: I have two comments. One, I was disappointed that the Board did not discuss the piece of paper that was provided by Mr. Maxwell so that we would understand what it said prior to the next meeting. Two, Joyce Haylen raised a very interesting point. If we do consider the real estate we may have a lot of extra room and maybe we can move the gym to something across the street and potentially open up the

restaurant kitchen area in that area there. It would cost money, but I think it would be something that we could manage and effectively use. Lastly, I did not get a ticket, but the police are telling us that the Board said no warnings, tickets only. If that is true I am very disappointed. I agree safety is the paramount here but when you stop and then just roll just a little bit over the white line and then get a ticket for rolling over the white line that is ridiculous. The police should not be condoning it. The Board should not be insisting tickets only, no warnings.

Mr. Costello: We have no control. Writing a summons is in every state I have ever heard of is at the officers discretion.

Mr. Scali: You were told no warnings, tickets only.

Mr. Costello: And writing a summons is at the discretion of the police officer.

Mr. Scali: You know well they are out there to collect money and that is it.

Mr. Costello: Why didn't they take the \$5,000?

A resident: I have a one question. How many tickets have been written up on the commercial trucks and vehicles that whisk through here at 60 mph?

Mr. Deane: We know they issue tickets. We don't know who they issue them to.

A resident: Somebody said they know exactly how many.

Ms. Pontious: All we were given was a list of how many citations were issued. We could ask, but we have no idea.

A resident: I have a home on Litchfield Loop and one on the corner of Hogan. I would like to speak to the issue of the restaurant. I would like to suggest that a community or consulting group from the residents be formed since you tried so many times through the Board to put a restaurant in there and it hasn't worked. Perhaps even hooking up with a school of restaurant management to use as a not-for-profit facility for training their students. It has worked very well for other associations. I would volunteer being on that committee if you put one together. Thank you.

Mr. John Castelli: John Castelli, lot 8. I feel that we need to have police out here for the Bingo night or in the evenings when we have big weddings. That is when we need to have them out here, not to ticket us. We support these communities and we do

look out for each other. I feel if you want to bring the police out here let's get it in the evening when we have these big events and we have people from outside. They don't care if they ride on the lawns or on the drain covers. They park on both sides of the street. Let's get them out here at those events. Thank you.

Ms. Dorothy Wade: I am Dorothy Wade. I live on Birkdale Drive, lot 357. We talk for months and years about the restaurant. This has been going on, I have been here almost 14 years and out of the 14 years this has been a subject every year for 12 years. People want to keep it but how many come here and use this restaurant. How many come here at least once a week and use the restaurant? Very few hands. I don't object to the police being here if the Lake Ashton CDD does some reimbursement for gasoline tax and having the police here. They are going about it the wrong way with petty stop signs. Stop signs is not the problem, it is the speeding on the streets. They should be watching how many miles an hour they are going over 20 mph. The other thing about the property that is going to be discussed it might be nice to have the gym across the street but things that need to be considered is how much is it going to cost to get it. Number two what is the upkeep on it every month. Number 3 what is the real estate tax on it that we will be charged per family. If they don't think there is another room to do your exercise or whatever with what we have then join a gym it would be cheaper. Thank you.

Mr. Marlin Middleton: I am Marlin Middleton. I live on Ashton Club Drive. I did not get a ticket, my wife got a ticket. I will tell you she is one of the safest drivers I know. She came up to the stop sign here at Lake Ashton Club Drive. She could not see to the left so she pulled up and came to a complete stop beyond the white line. Saw the police. She got pulled over. They are telling people they were told to give tickets not warnings. They are right, they have the discretion. In fact they have been and harassed my wife for not having a driver's license. She said I am on my way to the golf course I don't take my driver's license and they said I can give you a citation for that. I found it interesting since we have advertised that 14 year olds can drive carts around here.

Mr. Costello: I found the same thing interesting and the police received a copy from somebody who lived on the corner had a camera out there, there were cars that

quite honestly seemed like they accelerated going into the stop sign. I understand that stopping on the line couldn't see, pulled up. If I was her I would be in court. I would fight that summons because any reasonable judge is going to say at that point it is at the judge's discretion. I do believe that any reasonable judge is going to dismiss that.

Mr. Middleton: In addition, she was harassed by the police to see do you have that cart license? She said no. Nobody has their cart license. They said we are kind of overlooking that but I could give you a citation for not having a driver's license.

Mr. Costello: On that point I would go talk to his chief. As a police officer, I don't believe any police officer has the right to harass anybody.

Mr. Middleton: So he gave her a ticket for going over the line, harassed her for not having a driver's license, said I could give you a citation for not having that cart license, and do you have liability insurance, which we have. The only reason I'm telling you is because to let you know what is going on. You can say you didn't tell them certain things, but this is what they are telling people they stop. They are stopping the wrong people.

Mr. Costello: Well at this point I think what we should do is get on the phone with the police chief and tell him that his officers don't have a right to come in here and harass people. That is wrong.

Mr. Middleton: We have an issue and I agree I am worried that someone is going to get hurt mostly for speeding but running over a white line is not warranted.

Mr. Costello: I agree with you. A month ago there was a police officer, he was a police chief and I think that in the 32 years that he served I don't think he ever wrote anybody for going over a white line as long as they stopped. The only thing like I said in most states it is at the officer discretion. Whether they were told no warnings, I don't know because I didn't speak to the police. Tricia did. She is not here to answer that question. Like I said it would be up to the police chief to say it is at the officer's discretion.

Mr. Middleton: They are telling people they were told to give tickets not warnings.

Ms. Landgrebe: I just want to say in regards to all the tickets and stuff at Monday Coffee two weeks ago there was an officer here. I really felt that we should have had a forum as opposed to the officer getting bombarded but he made it very clear, and I was

very surprised at this, if our tires touch the white line we have not stopped at the stop sign. He was very clear about that. So now I am stopping back here because if your tires just touch them we have run the stop sign. I never heard that before.

Mr. Bink: I am Bob Bink again and I am not going to make a big deal out of this but you said that we should go to the judge and complain about it. We are here today to tell you people and Mr. Deane in the minutes it states you explicitly said no warnings, tickets. That is what the minutes said.

Mr. Deane: I didn't argue with anyone when they said that, did I?

Mr. Bink: I appreciate that. Mr. Costello indicates that we should do it with the judge. That might be the thing to do but we are here today because you are our governing agent here. We expect you to go to the police department and tell them that the complaints you are getting and ask them to do it right.

Mr. Deane: I planned on doing that.

Mr. Allen Goldstein: I am Allen Goldstein. 4324 Heathland Lane. I promised myself I wouldn't get up this morning, but listening to all this I think I have to. I was one of the supporters of bringing the police. I know Chief Velasquez very well. He is very honorable. I think if he looked at the tickets that have been written, 90% of what everybody is mentioning about rolling past the stop sign, giving tickets for golf carts etc. comes to one officer. I think that by bringing this up to Chief Velasquez without even asking that question he would look at it. This police department serves this community and does not want to cause a disruption. So I think if we could invite Chief Velasquez to the next meeting or immediately to the Monday Morning Coffee he would come up and straighten this out. Why do we keep fighting with the CDD or fighting amongst ourselves. We need law and order in here. We don't need to be overcome by an overzealous young police officer. The other thing that I would like to mention about the restaurant, the Fire Restaurant again Mike Costello, Brenda, Borden all know Carol that I was one of the big supporters about bringing the Fire in here. The agreement was never kept. The contract as written was never honored by the Fire. The management, the ownership of the Slice and Fire Restaurants promised this Board and promised this

community that this restaurant would be open 6 days a week. It hasn't been. It also promised that the ownership would be here once or twice a week every week to follow-up. They are never here. This restaurant has been a failure. One suggestion I would like to make, and I think Brenda brought it up, maybe we should consider hiring a restaurateur himself and make this restaurant strictly for the CDD and the community to run it. It can be very profitable. Thank you.

Mr. Flint: On the issue with the communication with Lake Wales Police Department, it might be good so there is one point of communication from the Board, not multiple Board members call so that we all understand who is going to communicate with them. I don't think it is the concern of enforcement, maybe it is the concern of the level of discretion that is being used in borderline situations. Again as Mike indicated my experience has been you can't dictate whether an officer is going to write a citation. It is fully in their judgement based on the record of the driver, maybe their attitude when they are pulled over. There is a lot of things that go into it. One of the things the city asked though when we asked them if they would come in here and do this is that we would support them when this very situation occurred. So we have a good relationship with Lake Wales Police Department. They have been very responsive and supportive whenever we have had issues. I think we want to continue to have a good relationship with them. It would probably be good to just have, we don't want to appear reactive, but I think we want to communicate with them that we appreciate their effort and presence however we would like more focus on speeding, less on stop signs. Maybe some more discretion on stop sign enforcement and see how that works rather than asking them to totally pull out because you may not get them back here again if you do it that way.

Mr. d'Adesky: Like Supervisor Costello said and also like George said at the last meeting, we don't have the authority or the power to direct them to give a ticket.

Mr. Costello: I remember you saying that. Like I said I have been working with law enforcement people all my life. It is at their discretion.

Mr. d'Adesky: Exactly, so it is something that needs to be said and it needs to be made clear for the record that we really don't have the authority to tell them to even if

somebody did say to do it, even if it was said during the meeting, that still doesn't mean we had the authority to do that.

Mr. Costello: I think we had a young police officer who apparently was a little bit overzealous with this ticket book. I do believe that we should contact the chief but as far as having contact with the thing of bringing in people for speeding I think that they were in here. Most of these cars have radar units, so they would know what the problem is with speeding. Let them take care of their job.

Ms. VanSickle: I just want to make sure that we let them know we appreciate them for being attentive. We asked them to come in. I think we have gotten everybody's attention. Hopefully people will be more cognizant. Like I said I do a lot of walking up and down Ashton Club and I have seen people stop. That was all that we were ever after. I think we need to show our appreciation to the chief, but like George said maybe now concentrate more on the speeding. We want to keep that relationship good because they have done an excellent job for us.

A resident: Good morning. All I have to say to about all of this driving, we are all retired. We are here on a so-called vacation but who has to drive so fast that the police has to stop you? My golf cart goes very slow and I see it on Berwick when I get passed up by all those cars. If you are on a time limit, then get up earlier. They are posted with 20 mph so what is your problem? Thank you very much.

Ms. Pontious: Mike, are you willing to make that contact with the chief?

Mr. Costello: Would you like me to call him?

Ms. Pontious: Yes. I think that we should appoint just one person to do that rather than multiple people calling about it.

Mr. Costello: Sure. If you would like for me to do so, I would be more than happy to talk to him.

Ms. Pontious: I think it would be a good idea. Thank you. Alright, everyone. We are going to take a short intermission at this time, but we are going to reconvene at eleven o'clock for the joint Board meeting. We hope you will be with us at that point and thank you for your input today.

TENTH ORDER OF BUSINESS

Adjournment

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

Assistant Secretary/ Secretary

Chairman/ Vice Chairman

**MINUTES OF THE JOINT MEETING FOR
LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT
AND
LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT**

The joint meeting of the Board of Supervisors of the Lake Ashton Community Development District and Board of Supervisors of the Lake Ashton II Community Development District was held on February 9, 2018 at 11:00 a.m. at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lakes Wales, Florida 33859.

Present and constituting a quorum were:

Carol Pontious	Lake Ashton CDD Chairperson
Borden Deane	Lake Ashton CDD Vice Chairman
Mike Costello	Lake Ashton CDD Assistant Secretary
Brenda VanSickle	Lake Ashton CDD Assistant Secretary
Bob Ference	Lake Ashton CDD Assistant Secretary
Doug Robertson	Lake Ashton II CDD Chairman
Jim Mecsecs	Lake Ashton II CDD Vice Chairman
Daniel Murphey	Lake Ashton II CDD Assistant Secretary
Stanley Williams	Lake Ashton II CDD Assistant Secretary
Carla Wright	Lake Ashton II CDD Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Christine Wells	Lake Ashton CDD Community Director
Mary Bosman	Lake Ashton II CDD Community Director
Numerous Residents	

FIRST ORDER OF BUSINESS

Roll Call / Pledge of Allegiance

Mr. Flint called the roll and everyone recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

**Audience Comments on Specific
Items on the Agenda (*speakers will
fill out a card and submit to the District
Manager prior to beginning of meeting*)**

Ms. Pontious: Thank you. The purpose of this meeting today is for us to have an opportunity to meet together. We can speak to the members of the Board on the other side even though we can't speak to the members of the Board on our side, but this gives

us all a chance to communicate and hopefully get on the same page. We have some agenda items that are pertinent to both of us, so we will move forward. Please remember as I call your name that we have a three minute limitation to speaking and because I am sure we are going to have a lot of opinions, we are going to stick to that. So three minutes, make it short and concise, and we will move on. The first one is Mr. John Castelli. Let's keep them in the order which they were handed to me. Mr. Howard Goodhand, Mr. Alex Vogt, and then Ms. Collette Farland-Vogt. Please be ready and we will move on forward.

Mr. Castelli: The developer is a very smart man. He wouldn't be selling the golf course if it was profitable. I feel that he can't afford it. It would be so expensive to run the golf course here. You would tack on \$5,000 on every household. I feel we need to get a lawyer to get an assessment of what it will cost. You have too many expenses. You have bridges, gold cart paths, the sprinkler system, chemicals, employees, the liability. Nobody is going to buy this golf course so let them give it to you.

Ms. Pontious: Howard.

Mr. Goodhand: My wife and I have built three houses here in Lake Ashton. We have paid off the CDD debt on one, and now we are in another house. When we sold the house on Limerick, we looked at other communities, and we decided that staying in Lake Ashton was the best thing for us. Paying the CDD debt we accepted, nothing is free. Now through some research I had found that there are going to be 1,600 homes when the building is done. That is 3,000 people. These Boards, the two of you, have to start looking to the future. Close your eyes and picture this, 3,000 people at the fitness center, or Monday Coffee, or at a CDD meeting. I got the last parking space today. Picture 3,000 people at a dance, or the entertainment center, or bingo. I think what we have to look at is restrictions, and I know that there is something on the agenda about ID cards, but I don't want to share this. I own part of this building. I pay some of your salaries. I don't want to share it. I am selfish. You should have to be a resident to enjoy these amenities.

Ms. Pontious: Alex.

Mr. Vogt: I want to comment on a few items. First is the consolidation of the CDDs. I think that is the wrong way to go. It is too hard to coordinate Winter Haven and

Lake Wales since we are two separate cities. I would like to know if that has ever been done with two separate cities before and what that costs and how that works because you want fair representation when you go vote for your CDD members. If you live in Winter Haven you cannot vote in Lake Wales. So I wanted to know if that has ever been done between two municipalities or two cities and I am not in favor of it. The second item I wanted to talk about is the potential purchase of some of the properties here. I think it would be a great idea. As Howard just spoke about the number of people we have here, we are probably going to need some more facilities and buying the sales office or the bank building across the street would be a great asset to provide more meeting rooms, card rooms, and things like that. I am in favor of buying those types of properties. The golf course is probably an item we have to be most careful on because it is a big expensive item and you have to get these things at fair market value or a good sale. Thank you.

Ms. Pontious: Collette.

Ms. Farland-Vogt: Good morning. I am just having the option today of talking because I know I have been to some of these meetings where if you don't sign up ahead of time, you don't always have the option during the meeting to talk and if I feel I want to make a comment I want to be able to. Right now I would like to just pass on saying anything other than I would like to have the option that if something is being talked about and I have a concern I will be allowed to speak.

Mr. Robertson: What specific item are you concerned about?

Ms. Farland-Vogt: I am concerned about the restaurant. I am concerned about the swimming pool and other facilities that are too crowded. I am concerned about the police and that we had to pay \$8,000 and we are told that these are not private roads, these are public roads. So if they are public roads, why am I paying, well I am not because I live in Winter Haven, but why are the people living in Lake Wales paying \$8,000?

Ms. Pontious: We aren't.

Ms. Farland-Vogt: So that is a rumor? See, that is why I would like to have the option on keeping my lips zipped until I need to and I thank you for letting me have an opportunity ahead of time.

Mr. Flint: On that point real quick because there is an issue, each District has a different public speaking policy. Lake Ashton II amended their public speaking policy to allow people who submit speaker cards at the beginning to also speak on the specific item, which is not the same as Lake Ashton I. I think the Boards need to agree what public speaking policy we are going to follow for purposes of the joint meeting since you have two different policies.

Mr. Robertson: I would like to make a comment then. What we have done is if somebody has a specific interest in a particular thing, we have our Board meeting and we discuss things, but before we take a vote, we give the individual their three minutes to make a comment because it just allows them to be more specific. It is still only the three minutes and so far it has worked pretty well. So that is what we have adopted.

Ms. Pontious: We have a lot of people here today.

Mr. Robertson: Yes.

Mr. Flint: You only have limited speaker cards. It is only people who submitted speaker cards would be able to speak on the item.

Ms. Pontious: Okay. I also want to tell us all that Mr. Tom Scali has submitted a request to speak. His topic is the golf course and he has done a visual for us to look at. I think the visual is 15-20 minutes. I told him that we probably don't have 15-20 minutes, but, Tom, if you can breeze us through what you have, we would be happy to listen.

Mr. Scali: I have seen the prospectus for the document release by the developer. Clearly this is not a prospectus, it is a document. However, I would hope that someone on the Board would walk us through, maybe explain what it means. I know there is no reality behind it, but we need to understand it. Secondly, are there any legal reasons why Lake Wales and Winter Haven CDDs cannot work together on this project? Someone just raised the question on how do we vote. Can we vote? Would we have a central Board? Hopefully legal can give us advice on that. Third, do both CDDs have the authority to purchase additional funds? It is my understanding that at least CDD I has an issue with its bonds. There is a condition in there saying that we cannot take additional monies unless they are paid off. I don't know if that is true for CDD II, but I would hope that our

attorneys can clarify if we are allowed to go out for additional funding. I don't need an answer now, but hopefully you will discuss this. How does the Board hope to go forward? Are we going to let the management company do the groundwork and provide recommendations to the Board? Are we going to develop an action plan from expertise within Lake Ashton? Some combination of both? Or should we hire an outside vendor who specializes in acquisitions? The main thing is to please communicate with the community. Keep us informed as to what is going on. This is the most important issue we have ever faced. This is a make-or-break financially. If we do not have the golf course, our property values will go down anywhere from \$10,000 to \$45,000 for the most expensive properties. That is a lot of money. We need to understand what is going on. The next slide is an organizational chart. The first thing we need to do is organize, while the second thing is to evaluate, and then we need to finally come to some decision. Because of the Sunshine Laws, we cannot have committees, so I would suggest developing consulting teams for real estate, the golf course, for financial planning, for legal, for consolidation of the two CDDs, one specific interface for the developer to develop a high level plan with assumptions and dates of completion. Each of those teams would go back and evaluate whatever data we have and refine what additional data is required. Again, two way communication with the residents is crucial. Finally, decisions. Each of the teams would come back with recommendations to the Board and then the Board ultimately makes the decision as to which way to go. I am not going to walk through each slide because there is too much detail, but again, I offer this as work that I have done that will hopefully help the Boards if you go down the path of using consulting teams. If we go to slide #10, it discusses considerations and concerns. We will have two restaurants, the Eagle's Nest and whatever the new name will be. How are we going to deal with that? More importantly, we need to secure the walking paths on the golf course no matter who owns it. I don't know Winter Haven. I do know Lake Wales. I don't know if it is documented or not, but that needs to be defined and both cities must guarantee us that those paths will remain open. Lastly, we need somehow to prevent additional development on the golf course's property. Hopefully if we decide to go

forward with purchasing the real estate, we can use some of those things for our future growth such as a second pool or maybe moving the CDD I gym across the street so we can enlarge the restaurant. Those are decisions the Boards will have to address or the committees would have to address. A committee needs to be formed to generate a set of requirements the developer must provide so we can get a true prospectus. We are talking about millions of dollars. We must be proactive.

Mr. Robertson: We have to be fair to everybody. I understand because I have personally met with you and gone through all of this, so I am not trying to be mean, but to be fair to everybody else you need to wrap it up.

Mr. Scali: Okay. Am I already beyond three minutes?

Mr. Robertson: Yes.

Mr. Scali: Then I will ask that you at least review the recommendations and take them into consideration.

Ms. Pontious: Thanks, Tom. You have done a fine job putting this together and we will review it.

Mr. d'Adesky: And it can be made available through the submittal of public record which can be requested.

Ms. Pontious: Christine may already have copies of those. Do you have any additional copies of Mr. Scali's presentation?

Ms. Wells: No.

Mr. Flint: I have a copy. I will make sure we make extras.

THIRD ORDER OF BUSINESS

Discussion of Items Relative to CDD Coordination

A. Legal Consolidation of Lake Ashton CDD and Lake Ashton II CDD

B. Shared District Manager

C. Alternate Management Approach

D. Changes to Interlocal Agreement

Ms. Pontious: The first topic on the agenda is Legal Consolidation of Lake Ashton CDD and Lake Ashton II CDD. Is there a person who put that on the agenda, and would you like to further explain?

Mr. Williams: All of those are not individual topics. I think we need to move forward and figure out how as a community we join, as many people have said. There are many different ways of doing that, combining CDDs, combining managers, there may be a myriad of different ways to do this. I am not suggesting one way or another. I am not proposing one way or another. I was hoping to get this discussed so we can at least figure some way to move forward as a group, maybe as suggested with committees of residents from both sides and maybe one Board member from both sides. We need to come together to see whether that path leads to a joint CDD as a possibility, maybe not, but what that might be and how do we go about doing that. So I guess my overall thought was can we do something to bring some committee together to look at the possible path, what the steps might be, and what the end result would look like.

Mr. Mecics: Thanks, Stan. As you know, I always view Lake Ashton as one community. I always look at it like New York City. There is Manhattan and there is the Bronx. I am not saying who is the Bronx, and I am not saying who is Manhattan, but there are a lot of considerations as far as combining the CDDs. And yes our legal officer will tell you that there is a possibility, but it doesn't come without a cost. Right now, ladies and gentlemen, there are ways that we as two Boards can work together. I agree with Stan. We need to work much closer together, but I think that is something we need to keep in the back of our minds right now and we need to think about working together as two Boards and not one. As Mr. Scali said, we have a two hundred pound gorilla sitting in front of us that we have to go around or approach first. I always put things in priority being a military guy. While combining the CDDs is nice, I think if we continue these kind of Board meetings and continue communication between the two Boards we can explore other opportunities, but at this time I think we have much bigger obstacles that we have to overcome and work with.

Ms. Pontious: Andrew, can you give us some idea of what we would need to do to do a combination and do you have any cost projections?

Mr. d'Adesky: I think I presented it to both CDD Boards separately, but I will say it again here today, and while there are lots of ways to combine formally and informally.

The informal way to combine, one of which the CDDs have already taken is the interlocal agreement. You can always work on those interlocal agreements, tighten them up and be more specific. We have different Districts that have different interlocal agreements that specify different ways that they cooperate, but if you are talking about actually merging the CDDs, that is a statutory process. It is dictated by the statutes. To answer the public comment question, it has been done before by other Districts. The requirements are pretty specific and it is pretty specific on how the members are selected after the merger. Initially you select two members from one side, and two members from the other side, and then one extra member can be from either side per mutual agreement between the Districts. During the next election cycle, two people are elected from the former CDD I, two people are elected from the former CDD II, and one is elected at large by all citizens within the combined boundary of the merged CDD. In terms of the costs, the costs are variable. The largest and most significant cost, and this is for any establishment, expansion of the CDD, is what the cities are going to charge for their administrative fees. Frankly we have had some cities practically waive their fee, and we have had some take the statutory amount of \$15,000. Being conservative, we don't like to make an assumption that they are going to waive a fee. When you take that into account that you would have to pay a fee to Lake Wales, Winter Haven, and to the state, because ultimately this will be ruled on by the state judicial commission, it would probably be in the range of \$60,000 on the conservative side. Now granted if those fees were lower, which I cannot attest to, that would be a significantly lower cost. Our fees on our side aren't going to be very high on that because we are working for both CDDs. If there were two counsels, it would be much higher costs. The process itself is not very intensive. The biggest issue is coming to an agreement as to who is going to be on those Boards, what is going to happen to the assets, and what is going to happen going forward in terms of that. So once all of that is agreed to, that is really the biggest first step in going and getting those approvals. And to be clear, the state is the one who ultimately has the final say to approve whether it goes forward or not. Yes we have to pay a fee to Lake Wales and Winter Haven, but the state is the one who would decide.

Mr. Robertson: A couple things in the process. One, we are one community and we want to be one community and behave as one community. That can be accomplished, but there are two pieces. One is how we manage our amenities, which are the prime interaction with all of our residents. How do we book our rooms, how do we do different things like that? We can do that through a unified process where if someone wanted to book something at the HFC from over here they could. If we had a coordinated system, it would be transparent. The whole community would just work as one community working together. That could be done by a common staff that works between the two sides. That is one of the proposals we talked about, how we might accomplish this. The second piece is how we administer our funds and maintain our buildings. To maintain the HFC and the cost to maintain the HFC, one Board can easily handle those issues ourselves the same way CDD I can handle the clubhouse. So to combine the two CDDs to make decisions about how to maintain our buildings isn't really necessary. We are really quite competent at doing that right now I think. What the community would like to see is how we just operate as one community and that is through all of the amenities we have. If we have a single staff, single organization running that, responsible to both Boards, I think that would work very smoothly and everybody in the community would feel like they are just one community. So that is in essence one of the proposals I put on here to discuss. I think we can solve this without having to spend the money and going through the effort to formally put the two together. And we will have the opportunity to deal with that as to how well we can cooperate because as the big gorilla as it has been suggested is dealing with the golf course. The decision process we have to deal with right away is how to handle that. That is going to go forward much faster than joining the CDDs. We have a good opportunity to demonstrate to you that we can cooperate as two Boards and do something for the good of the community as a whole.

Mr. Ference: Doug, so I understand that you are not in favor of merging and you would rather have interlocal communication between the two CDDs?

Mr. Robertson: I think that at this point and time, if we do the stepwise process and combine the amenities activities so we look like and behave like one community as

we use our facilities and everything else like that, we can accomplish that ourselves and without having to go to the state to ask their permission. If we can accomplish that right now, we have to deal with the golf courses right now, we have to deal with those issues as two Boards, and if going through that process we find that is sufficient and we are doing really well, why would we spend the extra money to combine them?

Mr. Ference: So if we have an interlocal relationship, you still see that as our being one Lake Ashton?

Mr. Robertson: Absolutely. I think the example I am looking at, there was a pothole that I went and looked at, and our guy was here so we got a price.

Mr. Ference: How is that any different than what we are already doing now aside from just forming more committees to work together? We are not doing much more to encourage a unity just by having committees working together.

Mr. Robertson: Not just committees. Amenities employees that you are in the process of bidding, if we combined that into a single bid where we jointly find an amenities staff that was common to the whole community.

Mr. Ference: But we have a management style here to hire employees through our management company. Would you have us disengage that in favor of your model?

Mr. Robertson: No. I foresee that the same company would be offering the same services. I think that GMS could bid the process. If we were to be able to combine our two requirements into one joint RFP, I think that GMS would be very happy to do that and we can as we did when we rebid the security contract, every single employee that we thought that was important to the community that was on the security staff remained within the community. We didn't lose a single person that we wanted so the same process would remain here. We would keep every single staff member that we like and it could be integrated into a unified program.

Mr. Ference: I don't understand how it is interlocal if GMS were to manage both yours and ours. It would not be interlocal, it would be singularly done by one company.

Mr. Robertson: Yes. We would need one GMS contract that we would both support. The two Boards would support one contract.

Mr. Ference: But who is to decide that your security should be different from ours? I don't understand the distinction that you would rather have your own security, which you voted on as opposed to having the same one, but you want to have a management company managing both sides?

Mr. Robertson: Please be careful. We had eight votes in favor of a common security company. Our Board decided on a security company and your Board decided at the second vote, somebody changed their vote, and decided to split it in two. Our Board did not do that. We are still capable of having a single one. I am not trying to criticize anybody, but they voted and it ended up splitting it. We didn't have to split it. We could have had a common security system.

Mr. Ference: If we were to have a common security and common management system, wouldn't that lend itself to a true merger, not just interlocal relationships?

Mr. Robertson: You wouldn't have to spend all of the money to the government to put us together when we have already demonstrated that we can work together.

Mr. d'Adesky: I guess the question you are asking is practical similarity versus legal joinder. Technically even if it is the same security company, it is technically two different contracts, which they as we have seen, they have the freedom as a separate entity to choose a separate contract, as they do with the landscaper, pressure-washer, anybody else they use. So that is the difference between talking about an actual legal joinder and becoming one entity and having one contract versus agreeing mutually in a collaborative method to do so. That is two different things, so I hope that distinction makes sense.

Mr. Deane: At the present time, we have a management company. Their Board takes care of their management. I am trying to understand that.

Mr. d'Adesky: Can I clarify one thing that I think is very important? There are two separate functions that seems to be clear. There is a District management function, which is required by statute. You are required to have a manager that does certain functions, auditing, accounting, minutes, etc. That is a separate contract from onsite amenity management. So Lake Ashton II still currently has GMS performing the District

management functions. They do not have onsite amenity management. They directly employ those employees that are performing those functions. Lake Ashton operates differently. It sounds like the suggestion is to have one onsite amenity management contract servicing both communities. Technically it would still be two separate contracts, but you can jointly bid it as you could bid landscaping together, security together, etc., to get that economy of scale and perhaps get better offers and rates from those vendors.

Mr. Mecsics: Our model is the employees, Mary Bosman and those folks work directly for the Board. There is no flow through, no management, and that is how we retained them on an economy of scale, but it does take a little bit more oversight from various different Board members. But as Andrew said, by law the District Manager is contracted with Mr. Flint.

Mr. Ference: But he is not responsible for Mary's relationship to you, is he?

Mr. Robertson: No.

Mr. Ference: So how do you provide Mary with vacation time, health insurance, retirement benefits, etc.? How do you do it when you hire her yourself? Are you skilled enough to be able to provide those services for each individual? How do you do that?

Mr. Mecsics: We do that currently right now. We work through that, but there is no real science to that, but we do provide them with salaries, with a benefits package, all of the HR aspects. The Board does all of that.

Mr. Ference: But who does that for you? Who provides the 401K, retirement, vacation, insurance and all of that? How does it work?

Mr. Mecsics: When we vote on those, that is partially what the Board agrees to as far as compensation and all of that.

Mr. Ference: So you have an insurance company that provides all of that?

Mr. Mecsics: We offer them compensation so they can attain their own. It is different from what you have.

Mr. Ference: Okay. You just give them a salary, but they are responsible for their retirement and health insurance?

Mr. Mecsics: We give them a salary and there are certain statutory requirements like unemployment compensation, workman's comp, and those sorts of things. However, the benefits package such as insurance and that, we can give them so much money for that and then that leads to them being able to choose to do it their own way.

Mr. Ference: And that is the economy of scale to have them do it on their own?

Mr. Mecsics: I am not going to pick on my good friend George, but let's say Jim Mecsics is a janitor and I work here and make \$50,000 a year. Whatever else we put on them for what we call a burden rate in the contract, then that would give that. Sometimes when you have management companies, you get a multiple of that. So if Jim Mecsics has agreed to \$50,000 a year as a janitor, the management company could get a multiple of 1.5 times that salary, which would be \$75,000.

Mr. Ference: What management company? GMS? I didn't think GMS had anything to do with that, though?

Mr. Mecsics: They don't with us, but with you they do.

Mr. Ference: But how do you deal with individual people and their benefits?

Mr. Mecsics: We hire them directly.

Mr. Ference: But is it economy of scale for them to go out and find their own insurance coverage? I don't understand that. It seems to me it would be cheaper to do it the way we do.

Mr. Robertson: What we want to do is bid this out if we decide to do it together, and we can bid it out to an outside amenities service company like GMS, they can give us the pricing that way, and we can also evaluate pricing doing it ourselves and managing it ourselves. Then we can weigh the two choices and see if it is worth the extra money to do it that way versus the other way. It still gives the entire community one common face to the community, one system to book something, one way of handling everything. I don't want to debate the actual costs because other companies may come in and be very competitive to what we are doing. We provide health care benefits. We provide all of those things so if there is not a lot of risk from their point-of-view, they don't have to mark up the pricing. So you can look at their cost of their bid versus an in-

house operation and we can decide as two Boards which one we like. I am willing to go with either one, whichever is the best solution.

Mr. Ference: But what about what you are doing now, not what you are proposing to do.

Mr. Robertson: Right now we manage ourselves. We have the experience to do this. I am not going to apologize for my experience.

Ms. VanSickle: The way it works right now we have two different CDDs in two different cities. We take care of the clubhouse and our amenities, you all take care of your clubhouse and your amenities. I think for the most part that works. I think what we need to work on is those two Boards working together, for the residents so it should be seamless, but because of the finances involved, taxes, and all of the legal fees to get that changed, do we want to go there right now or could that money be better spent on other things? I think we want to work together, the two Boards, but keep the CDDs separate. For big objects we might have to work on something together going forward, but for the time being, I think what we are doing is working. We just need to work together. For the residents it should be seamless, but behind the scenes, I think the two Boards is fine.

Mr. Costello: I agree with Brenda. We have to work together and I think one of the best things we can consider doing, the Sunshine Laws tie our hands so bad because of the fact that your people can't talk to your people, our people can't talk to our people, but I can go talk to any of you. It is insanity. It really is. But by the same token, if we are going to take the important things that involve both communities, like security, amenities, different aspects that both Boards can approve one person and allow the two of them to talk together and be more-or-less a liaison between the two communities, I think we would be able to prove to everybody that this is one community.

Mr. Robertson: In my written proposal that I submitted last time and sent to your Board, I said if we set up a common amenities organization and we can bid it any way we want, it gives both transparency to the community and then you assign the two Chairs of each Board to supervise that company. Obviously I don't want to be in conflict with Carol about anything. I would much rather resolve those things with the professional

District Manager and run things properly, and then only if we had something that was really different would we have to come back to both Boards and say we have a conflict. I cannot imagine anything of that nature because we are talking about how to run amenities. We are not talking about whether I change my roof now or later. That is your call when you want to do that. It is my call on when we want to do that on this side. So we are not trying to combine those things which are more controversial. We are just trying to run a consistent homogenous amenity.

Mr. Costello: And I agree with you. I think the key to it all is going to be communication. We have to communicate between the two CDDs.

Ms. VanSickle: One concern, though I like the idea of having the two Chairs liaison and talk together, but as far as supervising and controlling, this is a five member Board and I think any decisions need to be made by five members. That is my personal opinion. I have the upmost respect for our Chair, but I think anything important needs to come before all five of us. I am not looking to delegate that.

Mr. Deane: That is what has kept things running so smooth on our side. Everything is a joint decision and every made decision is voted on. It is not one person doing everything.

Mr. Robertson: That is not the suggestion. You misinterpreted it then because if GMS were to win the contract to provide the common amenities, you would be operating exactly the same way you are now. Our Board would be changing by hiring GMS to do the amenities. You don't supervise each individual member. You have delegated that to GMS. That is one of the models we just talked about. GMS would be the common thread for both of us. It is not an intention to concentrate power to one person. That is of no interest to me whatsoever. That is exactly how you are running it right now. You have a Board and GMS reports to you as a Board. We would still have that.

Ms. VanSickle: But you said the two Chairs would be overseeing that.

Mr. Robertson: Just for day-to-day. For any issues you have on a regular monthly basis it would be discussed.

Mr. Williams: Just for my clarification more than anybody else's, the standard contract is the same for all of the statutory requirements. We both have that. The only thing that is different is the amenity management. Under the current way it is done, all of the employees and contracts are managed on Lake Ashton's side by GMS and we are suggesting to do the same thing? Is that what we are suggesting that we do, too, Doug?

Mr. Robertson: No. I said that we should be bidding it so GMS can offer a complete amenities package, but we can also bid it and see if the Board might want to manage that managerial function through the Supervisors and hire its own employees. Either way, it still makes it look like one community. One method may be a little more expensive than the other, and we may decide if it is worth it or not worth it, but it still doesn't change how we as the Board decides. George comes back to us every meeting and reports on the activities that he is responsible for, and we as a Board decide the same things on the Lake Ashton CDD Board. But on a week-to-week basis, George makes decisions on how to run this facility on his own. It is a delegated responsibility to run the facility, to schedule people, to fix golf carts, etc. All those things don't come back to the Board. He brings back things that are beyond his delegated authority and the Board makes a decision. I am not trying to change that at all. Not one iota. I am retired. I don't want to do this all of the time.

Mr. Williams: So you are talking about putting the second part of the contract, the RFP two ways. One with a District Manager managing and hiring all of the amenities and all of the people and all of the contracts, and the other way for the Board to do it. And we will see what we come back with. I don't think that is much different than what we are doing now. Beyond that if it makes sense to go further then we can.

Mr. Mecsics: It bears for us to consider this because both Boards are going to have to vote on that and agree to that. I agree with Mike that we need to communicate a heck of a lot more. Our Board has designated something to each of us to handle. I have public safety. What I would like to do is have your Board appoint one of your people to the same things because we can talk to each other. I can talk to Mike Costello or whoever else one-on-one without worrying about the Sunshine Laws. We can talk about public

safety issues. So I think in the interim we should move in that direction and then we will be acting as one.

Ms. VanSickle: But right now there is nothing preventing you and me from talking about security, Dan and me talking about landscaping, etc. I don't want to prohibit that in any way.

Mr. Costello: Let's try to designate one person from both sides to talk about common things that affect both sides in order to make it one community.

Mr. d'Adesky: That is what many of our larger CDDs do. They have one representative come forward with all of the concerns of the other District or other entity such as a HOA. They will come forward with one representative that will come do a report just like there are attorney's report, field reports, etc., you have a liaison report. They will come to the meeting and give a report on common interests and what the other Board is thinking of doing. That is just how some other people do it, and that is in line with what was just said.

Ms. Pontious: I just don't understand why we are not doing that when we have had the opportunity to do it. For instance in scheduling, there is no reason we can't schedule an event at the HFC from here or vice versa, yet we can't do that, and now we have reached a point where if you have an event over there you have to even buy tickets over there. You can't always buy the tickets over here. Those are the kinds of things that I think the community needs to have be more seamless. So whatever is happening within the community you can purchase tickets both places, you can make commitments both places, and there is not a line drawn someplace in the sand that says if you want to do that you have to hike over to the HFC to do it. I think that is where we have gone astray and we need to get back on target with the things like that which affect the residents.

Mr. Mecsics: We have two community directors sitting right here. There is no reason why they can't work together to come out with a common scheduling or a common way to buy tickets for both. It has always been there. Yes there may have been some conflicts, but I think we have two ladies that can work together on it so that would be my recommendation to do that and go forth and prosper.

Ms. Pontious: I think that is where we need to start. The things that affect the residents the most need to be seamless. The financials and behind the scenes things that have to go on, we can deal with that, but we would really like our residents to feel like they are welcome no matter where they are, in what room, in what building, and there is no discrimination based on where you live as to whether or not you can use this or that. I think that is where we have gone astray.

Mr. Robertson: We have two different software programs for scheduling that we can look at combining and sharing equally. We have Monday Morning Coffee that we could also do jointly, taking alternate turns. That would work very well. I know we had some issues around new member orientation. Carol and I met and discussed that, and we came up with a great solution already that has new members getting orientation packages immediately when they come in. Then when we meet with them and have a new members orientation social, we invite the Board members from both sides to come in and instead of telling them after they have been here for three months to put out their trash on Thursdays, they already know all of that. So they get to meet the Boards and have more in depth discussions having been here for a while. We have worked on that already and we have had very successful joint orientation meetings since then. So I think we are working to resolve those problems already.

Mr. Williams: As far as the RFP going out, how do we proceed to put out the two RFPs from the joint Boards?

Mr. Mecsics: Right now our Board has voted on doing the RFPs for legal services and for District management services. That has to be written, reviewed, and changed at our Board level, not as a joint.

Mr. d'Adesky: At this point, Lake Ashton I is contemplating a RFP for onsite amenities services. They are not bidding out District management services. Meanwhile Lake Ashton II, which does not have onsite services, is bidding out District management services and legal services. I guess if Lake Ashton II goes through with it, they will need to resolve those issues first. Now Lake Ashton I would need to amend the RFP to include as a service area both Districts and also specify that there will be two separate contracts

with both Districts. We have done RFPs like that, but that would require an amendment of the RFP. That is the status as of right now. And to be clear, you could have a different CDD manager and onsite amenity manager. Those are two different things and those are two different services. It just so happens that GMS overlaps, but GMS is one of the few entities in the state of Florida, and we know this from working with many other CDDs, is that they are one of the few entities that does both. There is one other that does both, but most specify in doing one or the other.

Mr. Williams: I guess I don't understand why it would have to be separate. The District management contract, which is statutory regulations and all of that, is the same for both CDDs. Exactly the same. Then why do we need two?

Mr. Deane: Because it is two CDDs and it is the law.

Mr. Flint: It could be a tri-party agreement.

Mr. d'Adesky: It could be a tri-party agreement George just said. We have that sometimes. We have it for landscaping, and it would have probably been one if the security had been the same.

Ms. VanSickle: We both use the same landscaping company. I think they do an excellent job. You have a contract with them, we have a contract with them. Residents drive around and see that it looks beautiful everywhere. The contracts work. I don't see any problem with keeping the contracts separate on what needs to be separate, but the residents experience needs to be seamless. I think the separate contracts are fine. We have our amenity management, you have your amenity management. As long as the residents are able to go back and forth seamlessly, not are you from the east or the west. That is what we need to get rid of. We need the experience to be the same.

Mr. Costello: Another thing we have to look at is communication that goes out. There are times where especially like after a hurricane, we had messages going out from two different CDDs that were so redundant you were getting the same message. It would be great if Mary and Christine could sit down and iron it out so they put out one communication to the entire community. Communication is a big part of the game here. If we want to be one community, we need to talk to each other about it.

Ms. VanSickle: I think communication is the biggest thing, as Mike just said. Have one e-mail blast sent out with information throughout the entire community. I have to give kudos to Lake Ashton II, you all did a good job after Hurricane Irma because you got the information out and I think you did a good job, but I would like to see that go to the entire community.

Mr. Flint: If this is something the Board wants to move forward with, obviously Lake Ashton CDD is already in the process, and if it is something Lake Ashton II CDD wants to move forward with, then you probably will want to both approve the same scope of work and bid documents, whether you are going to enter into separate agreements or not. Lake Ashton CDD has deferred it for thirty days so they haven't made a decision on their scope and it is going to be on their March agenda. So if Lake Ashton II CDD wants to do a joint bid, we can do that. Probably the best thing would be to appoint a representative from each Board to work on the scope of work together and then Lake Ashton II CDD can either continue their meeting this afternoon, or schedule another meeting for March to coincide with Lake Ashton CDD and deal with it that way. I see that as a way to move forward if that is the direction you want to move towards.

Ms. VanSickle: What is the benefit of putting it out together if you are going to have two different contracts? I see subtle differences between the two. We have different amenities that we are handling.

Mr. Flint: You may get a better cost because you have more facilities. You may or may not. I think one of the keys to the coordination and it is going to be better if you have one same amenity management company versus two just because the nature of it will be that coordination will be better. It is not to say that you can't come with ways to improve coordination with two different companies, it is just probably going to be easier to have one, but it is up to you all on that one.

Ms. VanSickle: Are you recommending one contract or two?

Mr. Flint: It is really up to you, but if you have one contract and you have a tri-party agreement, it is more limiting on each legal entity as far as terminating the agreement and things like that. That would be the shortcoming of a tri-party agreement,

the ability to take unilateral action if you decided you wanted to do that. If you have separate agreements, then you are free to do whatever you want to do.

Ms. VanSickle: I would be in favor of the two contracts because I think that works. Just like we have proven with landscaping, it works.

Ms. Pontious: I feel badly that it is this time of the year because Christine has been great with everything, but at the first appropriate time period, if the two of you can begin to look at the issues that affect both resident sides and come up with some solutions as to how we can get back on track with one thing versus two, and maybe we do part, they do part, but I think the Monday Morning Coffee meetings, the orientations, the scheduling of events, the ticketing, the messages going out, all of those are really valuable assets to have being one community. So if we can charge them with trying to move forward on those issues, that is going to be the resolution to a lot of our issues right there. That would be a good first step, so if you would do that, we would appreciate it. Shared District Manager, we have already discussed. Alternate Management Approach, done. What about Changes to the Interlocal Agreement?

Mr. Williams: That was a little bit separate from the other ones. At our meetings, we have had one or two residents come up and have had some concerns about current and future facilities. The first concern was about the current facilities. There have been rumors or talk over the last eight to ten years about maybe closing down certain amenities, like the bowling alley or whatever. Those are decided by individual Boards. The residents who talked to me were wondering if something could be done to the interlocal that would require more of a joint voice before a decision is made to close down an amenity. On the other hand, if we are going to provide a new amenity, such as another swimming pool, is there something we can do with an interlocal agreement where we share the cost and process of that? Those are the two things that have been brought up, the current amenities and future amenities, and is there something that needs to be added to the interlocal agreement that takes care of the concerns from both the east and the west.

Ms. VanSickle: I think my take on this, and correct me if I am wrong, but we each have our own amenities that we take care of. We have a bowling alley. We have the

restaurant. We have the outdoor pool. We both have tennis courts. You have pickleball courts. We have the indoor pool. When we have gone forward with things the side that has had to fund it is the side that has to maintain it. We are a little bit further down the line than you are, but as you build out, I see those as your responsibility. I know everybody gets to use everything, but we put a lot of money into that bowling alley. We refurbished the cinema. We see that as our responsibility and we do it for the community as an entire community. We are not saying it is just for this side. It is for everybody. So going forward, if you all decide to put in another pool, I think that is a responsibility you will have to maintain.

Mr. Williams: I disagree. With something as big as a pool, I don't think one side is going to be able to do that on their own. I don't believe that is going to be cost effective to do it on their own. And what would happen if we decided for instance that we want to expand the sports court, and take down a wall and do away with the racquetball courts? I think that would hurt some people. So before we did that, I would think it would behoove us to have some way of ensuring that you have a voice in that.

Ms. VanSickle: All of these meetings are public meetings and everyone is invited to speak. I make a point to attend Lake Ashton II's meetings and I know some of your people attend ours. I think that is a good thing.

Mr. Ference: Stan, I think going forward what you are saying is correct. If we are going to build a swimming pool to serve both communities, then I think we should share the cost and decide where it is going to be. But existing facilities, I think Brenda has spoken well about that. The existing facilities through the years have been our responsibility past, present, and I think future. I think if we decide that we want to turn something into something else, I don't know that we should look to people who don't have the history. I don't know if that is a reasonable request. Going forward, I think cooperation and sharing is very significant, but for existing amenities, I think we should each manage them, take care of them, past present, and future.

Mr. Murphey: I think what Stan is trying to say is all of the amenities, and I know at some point there was a possibility that you weren't going to go ahead and refurbish it

because it was cost prohibitive or whatever. Obviously that amenity affects a lot of people on the west side, too. I think what he is trying to say is rather than the Lake Ashton CDD Board unilaterally say you are going to close it down, we get a say. As Brenda said, people can come in and comment and give their opinions and so on, but maybe there is a way that we can do situations like that as a joint meeting rather than it just happening and we can't do anything.

Mr. Ference: We were talking about the kitchen being too small. We said maybe we should move the sports court out to make the kitchen larger because we feel that is required. So we want to close down the sports court and put it somewhere else or maybe wait until the future and design something else. I don't know.

The record will reflect that the recording cut off at this time.

FOURTH ORDER OF BUSINESS

Implementation of Card Access for Amenities

After a brief discussion, it was determined that Mr. Costello and Mr. Mecsics would work together on an analysis regarding this item.

FIFTH ORDER OF BUSINESS

Potential Purchase of Developer Assets Including Golf Courses, Sales Center, etc.

Mr. Robertson: The piece that is missing that we need to talk about is he is losing money on the golf course operations. That is why it is not worth much because he is not making any money. Some people believe that the prices of the golf course membership, people think it is rather high, and some people have left the community and go golfing elsewhere. If we have 25% membership right now, one in four houses are members of the golf course and that results in a net loss if we are all built out of about \$400,000. That is \$235,000 a lot. That is under \$30 a month that the shortfall would occur. If we change our membership by getting people back and move up to 30% resident, then the cost of the golf course would be zero. It would be self-sustaining. The 30% people who play would pay for the entire golf course. If we had tiered memberships for people and

walkup arrangements where people who are members of this community can walk up and pay the daily fee, you can't reserve in advance because the people who pay the big bucks will get the nine o'clock slots and the eight o'clock slots, but if you want to come at two in the afternoon and pay a fee, you can play at the golf course in your own community. Right now we don't have that happening. So there are ways to get our membership up from 25% to 30%. That is not really an outrageous number. If you want us to do this, we would need somebody from each Board to negotiate with Mr. Maxwell, do a proper analysis of what the costs are so we can come back and give a full Board report, and see our way clear to purchasing these golf courses with not a single extra penny spent by the members if we do it the correct way, and if we fell short of our expectations, the size of the problem would be \$30 a month per household. I think that is a doable number versus selling to somebody outside of the community, but somebody has to negotiate that, and sit down with them to get the right numbers. And then at that point you would bring it back to both Boards, we have a public meeting so everybody here knows exactly what is going on, proper communication, this is the value of the piece and what it will cost, and go through all of the steps of why we think we can actually manage this golf course. Eventually the Boards will have to make that decision based on the feedback we got from the public. I think that is a doable solution rather than doing nothing and having it sold outside.

Mr. Deane: Does that include the pro shop and the coffee shop and everything else in there?

Mr. Robertson: That includes The Eagle's Nest and the golf courses.

Mr. Deane: What kind of revenues does The Eagle's Nest produce?

Mr. Robertson: I don't have those numbers right now. Based on the information he gave me, I have created an analysis on what I was able to work out on a per lot basis and based on reserves, I figured out if we do it this way, we can probably afford it and not hurt our community in the process. That is how I am approaching it for all of us. I don't have all of the numbers yet. That is why you have to designate somebody on this

Board to go and say you're authorized to deal with Mr. Jim Lee primarily, see all of the pieces, and say these numbers are valid and we can do it for that amount of money.

Mr. Ference: I am a member of the golf course and I would volunteer to be the Board member representing us.

Ms. Pontious: Can you tell us how many houses are remaining that he owes?

Mr. Flint: It is 289 houses.

Mr. Robertson: So that money is promised and guaranteed contractually if he takes that money as part of the negotiation, and we take over the operations. The other thing is, when you own the golf course as the community, we are probably more apt to look after it. I am sorry, but I know lots of people play on the golf course like I do and we drive out there where we probably shouldn't and we don't do things that we should because it is Maxwell's money, not ours. But if we own our own golf course, we would tend to take a little more care because it is our own as opposed to somebody else's. So that will help us. We can manage our costs and bring them down. I know we have some people who have experience running golf courses. I actually know that this poor gentleman beside me running a couple of Air Force Bases has also had four or five golf courses over the years. If you think about how running a golf course on an Air Force Base, all retired generals and everybody else in there trying to play golf every day, believe me, he has dealt with retired people and golf courses.

Ms. Pontious: This number does not reflect the maintenance building, nor any of the equipment, right?

Mr. Robertson: The equipment would be included. The maintenance building is the wild card. I know we talked about that when I talked about all of the other amenities. So that is where we are at with the golf course. Personally it doesn't scare me and I think those numbers are well within how we can manage it. The only decision to make today would be to appoint somebody to negotiate with Mr. Lee.

Mr. Costello: I have one question on that. What is the projected time before you complete the other side as far as building goes?

Mr. Robertson: Three to five years.

Mr. Costello: As time goes on, do you think the price will go down due to the fact that he wants to maintain these courses in order to sell houses, and are we better off maybe to hold back a little and maybe see where the price goes? I just don't see it going up, not for these courses.

Mr. Robertson: With passing time, he gets \$10,000 for every house he has sold so that is off the table because he has already gotten it. So there is \$2.6 million that has already gone into his pockets. If we take this step earlier, then we would be getting that revenue instead. That is one good point. There is not going to be any rush to get more members to come back because a lot of people have said that they don't like the way they are running it so they are not golfing there anymore. If we take it over and make it part of our community, then the choice becomes that I can go spend my \$30 outside somewhere else, or I can spend the money inside. I think we get more members to come back, which will help the community in the long run.

Mr. Costello: That makes sense. Personally I don't want to be in the position of looking into it because I don't know that much about it, but if you feel we should appoint two people, then let's appoint them and have them negotiate.

Mr. Ference: I think you are absolutely right. I play with guys who will go to Sebring before they play here because they pay \$17 or \$22. They try to play here and it costs \$25 for nine holes, but they can only play twice a month. Tiered memberships for people who are here seasonally should be available. And there should be some opportunities for people who play more than just twice a month. I think there is a way to arrange memberships so that the people who live here have who have an invested interest would play here more often if they had the opportunity between memberships and pricing.

Mr. Robertson: If we have that flexibility to look at all of these choices we can all get it right the first time. I don't know anything about this business. I am an engineer. When I design something I never get it right the first time. If we decide something and approve it, it will take a while to fine tune it, but we will get to the point where I think if

we would have all the members we need, then they would be able to enjoy the golf course, it would pay for itself, and it would maintain our property values.

Mr. Ference: Absolutely.

Mr. Robertson: Can I go on to the next piece?

Mr. Ference: Shouldn't we choose a member to represent the golf course?

Mr. Robertson: Let's finish the whole discussion first, then we can decide. The other pieces of property that he wants to sell are the retail sales center, the RV storage facility, the maintenance building, and Lake Ashton Realty. In the analysis I included everything. The first thing I would say is that I was told by George that Lake Ashton Realty is not an amenity and I don't even think we are allowed to own it as a CDD. It is a business. So we can eliminate that. I talked to him about the other items since they gave us a list of everything for sale. They said they would be quite happy to keep Lake Ashton Realty and run it themselves. They said they are really good at that business and know how to sell and entered a long term lease agreement on the property for their portion of the building. The total cost of all of the items to purchase is \$5.777 million. The estimated income, and of course we have to confirm these things, but he is telling us he will sell us these items because they are profitable and he sold things on multiples of earnings and profits. That is where he comes up with these numbers. If he can't justify these numbers, his price has to come down. His estimated income is \$687,000 off of these operations. A ten year note to pay for these at 5.5% I was told is \$640,000. So the expected revenue if we were to buy them, we would get \$43,000 a year more in income than we are paying to buy them. That would be for a ten year period. After that ten year period, that \$687,000 would just go into the pockets of our two CDDs to support ongoing operations. So in the long run, it would probably have a tendency to reduce the maintenance costs rather than increase them. The down payment that he would want would be 15%, which is around \$860,000. Actually it would be a little less because the Realty would go away. As a reference point again, the cost to purchase these things, there would be no assessment involved, would be a value of \$4,300 per lot to buy all of that

and we would expect a revenue of about \$680,000 after the first ten years and \$43,000 in the first ten years.

Mr. Costello: Do we have a way of verifying any of this?

Mr. Robertson: That is the whole point of doing this analysis to see if we want to even go talk to him any further. When I read those numbers and wrote them down this way, it looked like it was a doable thing. So we would have to go in and examine everything. When you acquire a business, they offer it up, you go in and go through the process of seeing are the sales where they are, are the products where they are, and once those things are confirmed, we come back to the Board and say this is our recommendation on how to proceed. Now this is a lot. So my recommendation is to start negotiations on the golf course and have a stipulation where we want the right of first refusal on all of these other activities. I don't really want to digest all of this at once, but if we can say we will start with the golf course because that is the highest priority and once we decide it is a good purchase, once we have assimilated that into our ongoing operations, we can then buy the second piece if we thought it was appropriate or ask for a right of first refusal for the second thing and do this on a two-base approach rather than try to do it all at once.

Mr. Deane: Your numbers would change dramatically. It would be \$4,700,000 and it would be a \$750,000 down payment assuming the income numbers are correct and wouldn't change. So the only cost involved would be the initial down payment, which changes by \$150,000. That makes a big difference.

Mr. Robertson: What we really want what I thought in my mind is separating it because we really want to solve this golf course problem first, and then this other piece looks reasonable enough to say we have the right of first refusal so we can look at that when we have the time and management talent to do the second piece and we will also have the history of working with them on the first one. So my suggestion was that we don't pursue all of these other buildings until we have dealt with the golf course issue.

Mr. Deane: I agree with the way you are going, but I heard you wanted to do it all at one time.

Mr. Robertson: That is why I had this conversation. I told him if he expected me to go in front of the Board and our community and ask for a big operations and maintenance assessment to do these things, he was crazy. It would never happen. I am not going to recommend it or even offer it so come up with a way to make this work for us. Mr. Maxwell is I think 77 and doesn't really want to own these things anymore, so I said give me a way to be able to buy these things without scaring myself and all of our residents with a high O&M cost and come up with a cash flow that makes sense to us. So that is what I have started with now. Another thing I asked, why ten years and not fifteen. Then at fifteen years our positive cash flow is much better and allows us to do this. I have to do one iteration to figure out whether this was an unbreakable problem we couldn't deal with or if it was something we could adjust and I came to the conclusion in my analysis that we could actually accomplish this. I wouldn't want to put the burden on all of our current residents to buy this out so I would try to extend this as far as I could so that was paid for by the members who lived here over time. But to try to charge everybody right up front is not fair to the community and I didn't want to do that. I can't tell you what the numbers are. Whoever you select will have to negotiate and try to get the longest term spread out number that we can deal with. This is money Mr. Maxwell doesn't want to spend himself. Yes he wants it for his children and their trust funds, but when the money comes in is not as important. So I think I would try to push for a longer period of time. I would give ten years to start with, but try to negotiate for longer.

Ms. VanSickle: That is one of my major concerns. If he is losing money on this and wants to get rid of it, how much are we going to be indebting our residents? It is good to think about if we do things differently we might make money, but at one time people thought we were going to get rich off the restaurant and that didn't happen. So I would like to see us go very cautiously. I don't know anything about owning a golf course. From what I hear, it is not a particularly good position to be into, so I want to see a lot of research and hard numbers before we even consider doing this.

Mr. Robertson: Absolutely.

Mr. Costello: I think we also need a lot more input from the community.

Mr. Robertson: Yes, we do. Having public meetings to share the information that we have learned is the way to go. Having all of this documentation that you want to see is the way to go. The question is do we say no thank you and let him do what he wants, or do we try and negotiate with him to get the best possible deal we can have? And again, it is a community-wide communication and joint Board decision as to whether that it is something we want to do. The first step is to authorize somebody to at least talk to them.

Several residents: You.

Ms. VanSickle: How about the two Chairs?

A resident: How about an expert in buying and selling golf courses? You wouldn't pay this much for a golf course that is losing money.

Mr. Robertson: The way we are structured we cannot respond. That is why we have our forms in front and comments later. We cannot just make this into an open town hall meeting with back and forth. That is not how we are authorized to operate. That is why we have the joint public meetings to communicate. The Boards have to decide now whether we want to continue some form of dialogue with Mr. Maxwell or if we want to say no thank you and let him go his own way.

Mr. Ference: You would be our obvious choice, Doug. You play golf. You understand the circumstances. Would you not accept the responsibility to do that?

Mr. Robertson: I would agree to do that, and again, each meeting we have, I would bring back information as we learn it because it is not my decision. I will only bring back the terms under which Mr. Maxwell will enter into an agreement and have the justification for these things to see if we like those numbers or don't like those numbers. And he has already stated he would much rather sell it to us. He has done that successfully with every other golf course he has owned when he has developed communities. He wants to work with us rather than go outside. So everybody has a pony in this game. It is not he wants it to come to us if we can come to a reasonable thing. He wants to negotiate a settlement if he can get that because he knows he is losing money. That is why he is saying often a golf course is worth \$100,000 a hole. We have thirty-six holes, so that is \$3.6 million. He is saying he will sell it for \$400,000. That is

acknowledgement that he is not making money and is a pretty good starting point of him saying come talk to me and we can come up with a solution that says he doesn't have to own it anymore and the community can embrace it and make it successful.

Mr. Deane: Like you said before, we need a lot more hard numbers. I think we should negotiate. That is my opinion.

Mr. Robertson: We will need a joint meeting or if we have separate Board meetings we can make a recommendation and if you want me, I will be willing to do it on your behalf and if my Board wants I can do it on my Board's behalf, but you have to decide.

Mr. Murphey: The first thing we have to do is get an appraisal of the golf course property rather than taking his numbers.

Mr. Robertson: We already have an appraisal that was done by a bank. That is already done. It is \$6.29 million from a bank in January 2016.

Mr. Murphey: They appraised the golf course?

Mr. Robertson: Yes.

Mr. Williams: Is there any prohibition for the CDD to accept a loan or financial contract with Maxwell to buy it? I know in order to get another bond issue, we would have to pay off the bond or get the bondholders approval, but would we also have to get the approval of the bondholders to take on that financial responsibility?

Mr. d'Adesky: If we are talking about entering into a private note, the city is authorized to engage in all forms of indebtedness that any other corporate entity could enter into in addition to issuing bonds. So we can have notes, we can have private mortgages, we can enter into other agreements. I think private financing here has been discussed, which may be a better rate than bonds, and CDDs are authorized to do that. Now granted this is an asset that is in both CDDs so once again we are talking about something that we are going to need to come to an agreement, alter the interlocal agreement, come up with some cost sharing and some delegation because once again it is in both CDDs. So that is just looking forward. And on a separate topic, we have worked with companies that specialize in analyzing golf courses because that is kind of a specialized asset so if you would like us to recommend to you we can.

Mr. Flint: The financing also depends on what the pledged repayment is going to be. You have trust indentures in both communities which preclude you from issuing additional debt, pledging the same, basically a lien of assessments against the homes within the community. So depending on what the pledged repayment of that private loan is, it could be precluded. When we get the details that will be part of the analysis.

Mr. Robertson: There is no reasonable way to pledge any asset but the golf course.

Mr. Flint: If it is a revenue of the golf course it is repaying the note on the golf course and you probably don't have a problem, but we would have bond counsel look at it just to make sure you didn't have an issue. I also want to mention, we manage three or four CDDs that own golf courses. I know more about golf courses than I really want to know, just like Jim, and we have also been involved with two CDDs that have acquired golf courses and we are working on an acquisition right now on another CDD. I know Andrew was also involved with one CDD that looked at acquiring one. I kind of see what you are doing right now as a preliminary due diligence process and depending on that, there is an entity called the National Golf Foundation, which is a consultant that has been really involved in just about every CDD acquisition of golf courses and they are somewhat seen as an independent entity that has good qualifications and is well-respected. So you might want to get to a point where we ask for a proposal from them, and that is a shared expense between both CDDs. They will come in and analyze all of the assets, they will look at the equipment, the condition of the course, the business side of it, and they will also come up with an opinion of value. There are a number of different tasks and you can pay for all of them, or for some, depending on what you want to do, but they are probably who we would recommend the most. Mr. Darrin Mossing has been involved in those other acquisitions and is heavily involved on the accounting for the Viera East CDD in Brevard County where that CDD owns a golf course. So we have a fair amount of experience on that to the extent that you all want that. I am going to volunteer Darrin to be happy to work with you guys even though he is my boss.

Mr. Costello: What is the success rate of the club owned communities that have bought golf courses?

Mr. Flint: Our general experience is that golf courses can be run to cover their operating expenses, but they typically can't cover their operating expenses and debt service. So it is usually going to be one or the other. We haven't seen an instance where it has covered the note and the operating. So in those couple instances, there has been an increase in the operations and maintenance assessments to cover the operating losses that are projected here on the spreadsheet, and you can probably figure they are annually going to lose anywhere between \$200,000 to \$300,000 a year for each golf course. And that is kind of what he is showing on here. He is not hiding that fact. Depending on how they are operated, they can break even operationally, but then you have your equipment and various other expenses to factor in.

Mr. Costello: You have larger liability and maintenance bills right down the line.

Mr. d'Adesky: In another community we've worked with, once they actually got that analysis from an expert who specializes in golf courses and looked at the capital outlay that would be required, that was so inefficient that they decided to not go through with the purchase.

Mr. Robertson: What was the alternative solution?

Mr. d'Adesky: To leave it under private ownership. It was an offer to sell it to the CDD or maybe someone else.

Mr. Flint: We are happy to help in that process if you want that.

Mr. Robertson: Yes, please. I wasn't going to do all this work myself because I don't have that expertise. I was planning to utilize GMS as our District Manager and as we get further in that process where we go ahead and talk to Mr. Maxwell and get some hard numbers or better numbers, from there we can hire a consultant to help us in the proper analysis of that. So that is what we have to decide. Should we proceed at all, take the first big step, or not?

Ms. Pontious: So we will move forward and that means we need another joint meeting to come up with the results and share that information?

Mr. Robertson: If we are authorizing this we would have to have motions. We need two motions then.

Mr. Deane: Can we make a single motion for the joint CDD meeting?

Mr. Flint: No.

Mr. d'Adesky: It should be two separate motions.

ON MOTION by Mr. Deane seconded by Ms. VanSickle with all in favor the Board designated the Chair, Carol Pontious as the Lake Ashton CDD liaison representative for preliminary due diligence to meet with the owner of the golf courses to get more information on potentially buying them.

ON MOTION by Mr. Mecsics seconded by Mr. Murphey with all in favor the Board designated the Chair, Doug Robertson as the Lake Ashton II CDD liaison representative for preliminary due diligence to meet with the owner of the golf courses to get more information on potentially buying them.

SIXTH ORDER OF BUSINESS

Supervisors Requests and General Audience Comments

Ms. Pontious: Do we have any additional Supervisors requests for today?

Mr. Costello: Yes. I would like to request that all of the people who are here attend all of our meetings. It is good to see this many people here today.

Ms. Pontious: All right. Then we will finish with General Audience Comments.

Ms. Farland-Vogt: I am glad we are going to consider buying the golf course. I recently read two articles from the Washington Post and the Economist magazine and I think that we all know that golfing is on a decline. Both the Washington Post and the Economist had the same three points, that it is a combination that it takes too much time, it is too costly, and the golf courses over the last few years, they have been making them harder and more difficult. So I think you are not going to have to just be looking at the cost for us and the possibility that we won't be able to meet the costs, but you are also going to have to look at if you choose to go forward and buy the golf course, I hope you will possibly look into redesigning or coming up with strategies to make those of us who don't golf here make it more friendly for my age and gender. I am glad you are looking to doing this, though. I would also like to make a comment that for forty minutes you

had a discussion about it being seamless, but then I heard one of the members say, if I heard correctly and if I didn't please correct me, that you didn't want to pay for something if Lake Ashton II purchased something. When I bought in Lake Ashton, I didn't realize that I lived on the west side. I have a comment on the bowling alley. I am just saying if you chose to close it. I am willing to pay for it. If we buy the building over here, I am willing to pay for part of that cost. If we need a pool on the west side or if we need any other amenities on this side, I am willing to pay for the costs for one community. I am really sad that it is so broken up. Please think about that. We are one community.

Mr. Jack VanSickle: I am glad you are looking at numbers. Doug, you put together some good numbers from your RV lot. A little more info for you: there are 60 covered spaces, there are 50 uncovered spaces, and the current price as of February 1, 2018 with tax is \$197 a month for covered spaces. Look at the new costs. I will give it to my Supervisor so she will have it and maybe she can pass it on to you. That is a money maker. The golf courses are probably not so you may want to consider that also because you have revenue and there is a waiting list to get into a covered space and the empty or outside storage is starting to fill up. So that is a way to recoup some costs. There is very little maintenance on that building.

Ms. Janice Gordon: I have two things I would like to bring up. One, when you assessed the number of lots, did you include the ones that are unsold?

Mr. Robertson: Yes.

Ms. Gordon: Then how would you get the assessment from people who haven't even signed a contract or bought here yet? How would they pay?

Mr. Flint: The developer is paying for those right now.

Ms. Gordon: Okay. So he would pay those. Two, I am curious to know what the median age of golfers is. Does anybody have that statistic? Because if the median age is, let's say 75 or 70, and you take a ten year loan, that puts them in their eighties, so are the people who are now moving in of that median age, or are they younger, and are they golfers? Those are just questions I would like for you to consider before you enter into

an agreement not only to purchase the golf course, but to maintain it and also the salaries and benefits you were talking about that are going to be associated with this purchase.

Mr. Scali: I would like to propose that there be one financial budget you allocate the differences between the CDDs by the number of lots and there is no such thing as the east paying for the bowling alley versus the west paying for whatever pickleball courts they are proposing. One budget, divided by the number of lots and we don't have to go any further as far as consolidation. That methodology could work so I propose that.

Mr. Vogt: I want to thank the Boards for the meeting today. Good discussion on purchasing the amenities. I want to talk a little bit to both Boards about what has been happening here with some of the traffic control and stop signs. I am a retired civil engineer. I worked for the DOT for almost thirty years. I talked a little bit with Jim Mecsics about what could be done and I wanted to talk a little more on that. What we really need is a plan here, not just enforcement. It puts the hammer down now, but a month from now people are back to doing the same things they have always done. A good plan would be to do an evaluation. First, we need to decide when it is a problem, if we have a problem, and you do it ahead of time so you know what you are trying to fix. You can evaluate it later on after you do some fixing. You do some engineering, look at what you can change engineering wise, do some education, more education than just saying you have to stop at stop signs. Two Monday Morning Coffees ago, a police officer explained how they were enforcing the laws. You need to go beyond that and get the word out to a lot more people. And you also need to encourage a final evaluation before you do the enforcement. Enforcement should be the last thing when we want to target the specific violators. Ultimately I think we have a great and safe community. I don't think we have a big traffic problem, but I am willing to volunteer and help with any committee you want to put together and come up with some solutions if we need some.

Mr. Castelli: I would like to have both CDDs to have a survey to all of the residents and have their feedback, do you want to buy the golf course or do you not want to buy the golf course because I am not a golfer and I really don't care if we have a golf course, but there are golfers here, so others may want to buy the golf course. Leave me out of it.

I would like to say beware because any time Maxwell offers you something, you are going to get burned. We have been burned before. Thank you.

Ms. Angela Littlewood: The Board is going to have to bear with me because I am going to talk numbers and my husband will tell you I have to take my shoes and socks off to count to twenty. The retail sales center, \$2.1 million, is that based on the sales that they are getting from that now? Or is it the price of the building?

Mr. Deane: The price of the building.

Mr. Robertson: Yes. The price of the building based on the revenue and profit he is making from the operations. He sold seventy resales at the retail office. That is how he has priced that. He has a price per square foot of the building that he leases out and that is how he has come up with the sales price.

Ms. Littlewood: But we are not going to get that profit, are we? That profit will go away if we can't buy the Lake Ashton Realty, then we are not going to get any money from new sales. So what we are basically doing is buying the building and then we are going to be renting it out and get income for the rent.

Mr. Robertson: Exactly what you just said.

Mr. Flint: There are two different items. One is the building itself, which is the \$2.1 million. He has priced it at seventeen and a half dollars a square foot lease times \$9,750 at an 8% cap rate.

Ms. Littlewood: So we are going to get that price.

Mr. Flint: Yes. And the other one is the business, which we are not buying.

Ms. Littlewood: And what are the taxes on that building?

Mr. Flint: We don't pay taxes.

Ms. Littlewood: There is no state tax?

Mr. Deane: No. It is a CDD.

Ms. Littlewood: Okay. So the building is worth \$2.13 million?

Mr. Flint: That is what he is saying.

Mr. d'Adesky: Those are the numbers he is giving. And just as a reminder because I know for some people this is the first time, it is not really structured as a back-and-forth

question and answer session. Everybody has to kind of move through their allotted three minutes and not expect answers to each question.

Ms. Littlewood: Then I am glad you have answered my questions. Thank you.

Mr. Bob Zelazny: I have a couple comments. Doug, I think you have done a tremendous job bringing the numbers together to evaluate where we need to go. It is amazing to me that we have sat here for forty minutes and have talked about nuts and bolts on this and it took us that long to get to let's just move forward and evaluate. This is government at its worst, I am sorry. We have three things on the agenda today. One is the legal consolidation, one is shared District Manager, and alternate management approach. It went nowhere. Thirty minutes nowhere other than just discussing between yourselves, we do it this way, you do it that way. One of the subjects Stan brought up was the interlocal agreements to make sure we have amenities. Brenda says we don't really need them. I think we do. I was the one who went to our Board to ask for that. Right now there is one interlocal agreement that says you use the west facilities, we use the east facilities. I think there should be an interlocal agreement that says you have to maintain the facilities to a certain standard and keep them open because when I bought, I bought all of the facilities and amenities to include the bowling alley, to include the theater, etc. The interlocal agreement should have it so everyone has a say on what the outcome of those facilities are. To your point on the swimming pool that we should pay and if you build it there, when we did the Focus 2020, which was a community-wide survey, we received about 400 responses. The majority of the people that wanted another outdoor pool was from the east side. Unfortunately you don't have a lot of property unless you take something out of here and that would mean we would have to build it in the west side. A majority of the responses were from the east, saying they wanted another outdoor pool. I think what we were asking is for an interlocal agreement that says a new facility or amenity should be a shared cost between the two CDDs and an existing amenity should be the way it is in the interlocal agreement now. But the interlocal agreement needs to say that we on the west have a say towards something on the east and vice versa so you don't close facilities on the east or vice versa. Anyway, I hope we

agree that we are going to move forward and figure out what we are going to move forward with. This isn't a crisis. I will tell you, whether or not you are a golfer, if you bought your home for \$350,000, when that golf course goes away, your house will be worth \$250,000. For argument's sake it might not be that amount, but if the golf course goes away, your property values are going to go down significantly. That will be true whether you are a golfer or not.

Mr. Tom Smith: You know, recently in the news I have been hearing a lot about trust, but verify. Now I remember the negotiations we just did with the same party who gave us three lots that were overpriced and they weren't the original lots that we wanted and it was basically said well if you don't agree to this, sue me. That is what I was told by the Board. This is the way this guy negotiates. So I don't know if the Board, and I am sorry to even say this, is capable of negotiating with this guy. I think that if we are going to do the golf course, which is a make-it-or-break-it for this community, we need some professionals in here that are going to really negotiate. I don't think if he wants to open it up as a public golf course, I don't think these golf courses, with all of the golf courses in the area that somebody is going to buy it for it awhile. So I think we should look at some alternatives, but we should really get somebody in here that can really negotiate because what is he going to do with these buildings if we don't buy them? Who is going to come in and buy them right away? So my thought is just don't rush into this because I don't believe he is holding all of the cards at this time. Like I said before, verify everything because I don't trust him.

Ms. Victoria Howell: One thing I do want to bring up as the gentleman before said about the storage, the RV storage unit, yes, he wants \$2 million for that. Come on. It is 60 covered and a small area for outside. I have had my RV in there and I know years ago it started at \$50. Now he just raised it with no clause whatsoever proves to you that he is making money. He raised the price and now if you want to pay monthly it is \$200 a month for under cover. I don't think we need to ruin everybody's little bit of enjoyment if you want to park your boat or an extra vehicle, why are we being punished? That is what I feel like that we are being punished. He wants to prove to people that he can make

more income. He just raised that. I personally called Jim Lee and asked for a price because I am thinking the people who have RVs would want to buy that, but he never even called me back to give me a price. The \$2 million, he can keep it. I will take my RV out and go somewhere else. It is very convenient and we would really like to keep it here, but if you are going to do that, it is too expensive. He is not giving you anything.

Mr. Frederick Sutherland: My opinion is that we'd have to search long and hard to find somebody more qualified than Doug Robertson to negotiate this deal.

Mr. Fred Poole: One of my observations is that you all are saying me more than we. If you want to have a unified community, you have got to talk as if you are unified. You have got to approach everything as if you are unified. I heard too many people up here saying we do it this way or we do it that way. It is how the community does it. I encourage you to think about the community rather than your own position, power, and Boards. Thank you.

SEVENTH ORDER OF BUSINESS Adjournment

Ms. Pontious: All right. Seeing no additional speakers, I think we are ready to adjourn for today and we thank you for attending.

Mr. Costello: Before we adjourn, can we have both sides in agreement that we will have another meeting like this in April or May?

Mr. Robertson: May.

Mr. Flint: They have a meeting scheduled in May.

Mr. Costello: It is already set? Great.

Mr. Flint: Well their next meeting is scheduled in May so you could do a joint meeting again like this in between both of yours.

Mr. Robertson: And if we get data sooner, we can have another Board meeting.

Mr. Costello: Okay. Thanks.

Ms. Pontious: Are we ready to adjourn then? Thank you to everyone for attending and giving your input.

ON MOTION by Mr. Costello seconded by Mr. Mecsics with
all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Lake Ashton Golf Course Acquisition Monthly Update Report

Date: March 13, 2018

From: Doug Robertson, Chair - Lake Ashton II CDD
Carol Pontious, Chair - Lake Ashton CDD
Darrin Mossing, GMS - District Manager

To: Lake Ashton Community

Re: Golf Course Acquisition - Due Diligence Process

The following is monthly update report that will be generated to keep the community informed on the progress and information gathered in order to help educate everyone on the positive and negative impacts of the Districts potentially acquiring the Lake Ashton Golf Courses.

February 9th: Joint meeting of Lake Ashton and Lake Ashton II CDD Chair Robertson, Chair Pontious and Darrin Mossing with GMS selected as liaisons for due diligence process for potential acquisition of certain assets owned by the developer.

February 20th: Meeting with Jim Lee to discuss one page summary of purchase price, other revenue sources and operating results that was presented at the joint board meeting February 9th. This discussion included financing options if needed.

March 5 and 6th: Chair Robertson conducted town hall style meeting with residents from the community to address questions and concerns. The following is a summary of that meeting:

About 120 residents came to ask questions about the golf course blast and gain a better understanding of our options. Everyone wanted us to carefully consider all the options. Most were reassured that the Boards would conduct a survey of all resident's opinions once all the data was collected and shared. Many were worried about large assessments in the future due to unforeseen golf course costs. Using an outside consultant to value the courses was also popular. Everyone understood that the CDD had an obligation to maintain the green space in our community even if there were no courses. There was some confusion about public and private courses. If we purchased the golf course operations, then by law, the courses would be available to the public in some fashion. Some asked if the courses could be sold to the golfing members.

The biggest concerns were the unknown future costs and how the the two boards would run the courses. One or two residents expressed the opinion that they didn't want to own a golf course regardless of the price our consequences. Everyone was told that as more information became

available it would be shared with residents.

Doug

March 13, 2018: See attached proposal from National Golf Foundation for the Acquisition Feasibility Study which provides an independent comprehensive analysis of the golf course operation

March 13, 2018: The following restriction provisions of the Lake Ashton CDD, Series 2015 Bonds will need to be addressed if the District's needed to enter into long term debt obligation to acquire the golf courses. We have asked the District's investment bankers to discuss potential options regarding below:

Optional Redemption:

The Series 2015 Bonds are subject to redemption prior to maturity at the option of the District in whole or in part on any date on or after May 1, 2025 (less than all Series 2015 Bonds to be selected by lot) at the Redemption Price of the principal amount being redeemed, together with accrued interest to the date of redemption.

Additonal Debt:

Pursuant to the Supplemental Indenture, the District covenants and agrees that so long as there are any Series 2015 Bonds Outstanding, it shall not cause or permit to be caused any lien, charge or claim against the Series 2015 Trust Estate. However, the Supplemental Indenture provides that the District may impose Assessments on lands subject to the Series 2015 Assessments for capital repairs or improvements necessary for the health, safety or welfare of the residents of the District. The District imposes "Maintenance Assessments" on the properties subject to the Series 2015 Assessments.



March 12, 2018

Lake Ashton Community Development District
c/o Darrin Mossing
Governmental Management Services - Central Florida, LLC
135 West Central Blvd, Suite 320
Orlando, Florida 32801

Re: Lake Ashton Golf Course Acquisition Feasibility Study

Proposal #218012

Dear Mr. Mossing:

National Golf Foundation Consulting, Inc. ("NGF Consulting" or "NGF") is pleased to submit this proposal for consulting services concerning the due diligence related to the Lake Ashton Community Development District's ("Client") potential acquisition of the 36-hole Lake Ashton Golf Course ("Lake Ashton GC"). We understand that the Client would like an independent golf industry expert to evaluate the golf course in the context of its present condition, capital needs, the local/regional golf market, and net cash flow potential. The Client may also consider having NGF Consulting provide statistical review of the impact closed golf courses have on surrounding golf community real estate values.

As the unquestioned leader in golf facility consulting, NGF Consulting is uniquely qualified and prepared to assist the Client in this effort. The National Golf Foundation and its Consulting division have more experience than any firm in the country in working with clients to understand the economic performance golf course assets, and helping to identify the most appropriate operational, physical and administrative structure for these facilities. NGF has worked with many entities all across the U.S. in evaluating potential golf course acquisitions, including recent engagements with clients in Florida communities such as the Twin Rivers HOA, Golden Lakes CDD, South Village CDD, Crossings at Fleming Island CDD, City of Casselberry, City of Tamarac and the City of Gainesville. **Because NGF does not design, finance, construct, or operate any golf courses, we offer our clients the highest level of independence and objectivity in all consulting assignments.**

This proposal has been designed to provide the Client with the appropriate information and insights to establish the proper course of action in consideration of the golf facility acquisition. In summary, NGF Consulting sees its role as assisting the Client by estimating the expense associated with improving and operating the golf course (including deferred maintenance items and necessary improvements) and project the net cash flows that the facility will generate in order to determine an appropriate "warranted investment" for the golf course. This includes helping the Client identify areas in physical plant, operations and marketing that can lead to long-term sustainability of the golf course, if it were to be acquired as proposed.

NATIONAL GOLF FOUNDATION CONSULTING, INC.

A Subsidiary of the National Golf Foundation

501 NORTH HIGHWAY A1A, JUPITER, FL 33477 • (561) 744-6006 • FAX: (561) 744-9085 • www.ngf.org

SCOPE OF SERVICES

NGF will complete a comprehensive review of the subject Lake Ashton GC operation and physical plant, both on-site and in review of data and documents. The operations and physical review of the subject property will be the basis for any subsequent facility improvement or operational recommendations made to the Client in this proposed acquisition.

Upon receiving authorization from the Client to proceed, NGF Consulting will begin the analysis of the Lake Wales / Winter Haven, FL area golf market. Among the field activities expected for this project are:

- Meet with appropriate Client staff to review the scope of work and discuss any necessary refinements.
- Collect from the Client or property owner copies of any available relevant data and documents that pertain to the historical golf course operations.
- Collect demographic and economic data on the local market area.
- Visit the key potentially competitive golf facilities in the market area, and obtain (to extent available) operating data and market placement information on each.
- Conduct a physical inspection and evaluation of the Lake Ashton GC facility.

These field activities will provide NGF Consulting with first-hand information on key market and site factors in the Lake Wales / Winter Haven area. These factors will include site characteristics, area competition, planned new golf facilities, present use levels, and community golfing needs.

Task One: Review of Lake Ashton Golf Course

NGF Consulting will review the operation and market of Lake Ashton Golf Course, including an analysis of recent historical activity levels and financial results. This information, taken in context with our facility review and market analysis, will help us establish reasonable use projections, as well as revenue and expense estimates, for the continued operation of Lake Ashton GC after acquisition by the CDD. Our analysis will include a review of:

- Fee structures
- Financial statements (revenue and expense analysis)
- Profit center performance and key operating metrics
- Fee history / market positioning
- Marketing activities and strategies
- Clubhouse operations (F&B, merchandise, golf staffing, etc.)
- Programs in place (customer service, lessons, tournaments, etc.)
- Opportunities for potential membership, public rounds and/or revenue growth

Preliminary Review of Physical Plant

The lead NGF consultant will complete a preliminary inspection of all facilities subject to acquisition (golf course, maintenance facilities, cart barn, restaurant, pro shop). This will involve a cursory review of key "mission critical" systems for the purpose of establishing their present condition and identifying areas of primary concern for the new owners. This inspection will focus on areas of concern that are "readily apparent" upon initial inspection and will not constitute a thorough physical plant inspection of the property that will be completed in Task Four of this engagement (see below as optional task).

Task Two: Golf Market Analysis

NGF Consulting will develop an analysis to gain a thorough understanding of the supply/demand dynamic that is driving the competitive public access golf market in the Leesburg market area. We will document relevant local competition in terms of relative quality, as well as trends with respect to fees and activity levels, so that we can identify the appropriate price value proposition for Lake Ashton after acquisition (memberships and public rounds). We will also identify demographic and economic trends that may impact the continued operation of Lake Ashton Golf Course.

Task Three: Recommendations and Financial Projections

Based on our market analysis and review of the subject Lake Ashton GC, NGF Consulting will summarize its findings and recommendations related to the management, operations, market positioning, pricing, marketing strategies, and amenities/services offered that would give Lake Ashton GC the greatest chance for success in the area golf market under its new ownership. NGF Consulting will analyze key revenue and expense categories to estimate potential financial performance of Lake Ashton GC, assuming the implementation of NGF operations and capital improvement recommendations. In consideration of market conditions and proposed quality of services, we will estimate attainable fee levels, revenues and expenses for each facet of the golf operation. We will integrate market findings and expected use levels into a five-year cash flow pro forma for the golf facility. NGF Consulting's financial pro formas are prepared for feasibility purposes and therefore will be conservative and unbiased.

In context with the other potential benefits that the purchase may have for the Client, the needed capital improvements and the projected net cash flows, NGF will be able to provide the Client an estimated level of "warranted" investment in the facility. This can help to establish an appropriate purchase price for the facility that will meet the Client's objectives and required rate-of-return. The NGF-estimated "warranted investment" will be prepared so as to consider both direct acquisition costs (purchase price) and any new capital investment that may be required.

Task Four: Comprehensive Physical Review (Optional)

NGF Consulting will perform a comprehensive physical inspection and review of the maintenance and agronomic condition of the subject Lake Ashton GC, working in conjunction with a qualified golf course architect, engineer and/or Agronomist. This will include review of the physical condition of the Lake Ashton GC and amenities (including clubhouse) for the purpose of documenting the present condition and identifying potential short-term and long-term capital investment needs that the Client will need to consider prior to purchase. The areas to be examined include but are not limited to:

- Golf layout and playability
- Overall maintenance condition and aesthetics
- Condition of greens, tees, fairways, roughs, bunkers, and cart paths
- Irrigation system
- Equipment, including long-term capital expense related to replacement
- Driving range + practice green
- Clubhouse and other structures
- Potential cost savings measures
- Potential capital upgrades
- Property reconfiguration options

Task Five: Closed Golf Course Impact on Real Estate Values Analysis (Optional)

NGF Consulting will perform a statistical-based review of between three and five golf course communities in Florida that have experienced a golf course closure, or significant reduction in maintenance quality. The NGF Consulting provide a “best efforts” statistical review of:

- Impact of closure on the value residential real estate within the community
- Impact of closure on marketability and “time on market” of residential real estate within the community
- Expense to properly maintain as “greenspace” the areas formerly occupied by golf course playing surfaces
- Review of creative alternate uses of areas formerly occupied by golf course playing surfaces

PROJECT DELIVERABLES

NGF Consulting anticipates frequent communication with appropriate Client staff during this engagement. Deliverables to the client for this project include:

- Consultant(s) activities on-site with the Client (or agents / attorneys) and at Lake Ashton GC, including meetings and presentations with Client and discussions with golf course operations staff.
- At Client request, the lead NGF consultant will be available to complete an “out brief” interim report of initial findings after the opening site visit and facility inspection. This will allow the Client to understand preliminary findings and the direction of the full consulting engagement and final deliverable, before a draft report is complete.
- A written report containing all key findings, recommendations, and documentation related to the proposed golf course acquisition. A draft version of the document will be made available to the Client for review and comments. Upon authorization, up to 10 bound copies and an electronic version of the final report will be delivered.
- At Client request, the lead NGF consultant will be available to make a formal presentation of findings to the Client and be available to answer questions from any group(s) the Client may deem appropriate (additional travel expenses may apply).

CLIENT REQUIREMENTS

Specific items to be provided by the Client within the first week of the engagement include:

- Most recent three years of P&L statements (broken down by major line items), plus current year-to-date P&L and budget for next year.
- Rounds played by type 5-year history.
- Golf membership history (if applicable) by category.
- Recent fee history.
- Golf course staffing with organizational chart (identify full/part time positions)
- List of assets to be included in any sale of property (structures, equipment, shop inventory, carts, etc.).
- List of recent and planned capital improvements.

PROFESSIONAL FEES AND TIMING

National Golf Foundation Consulting, Inc. proposes a total not-to-exceed price of \$31,500, including all Tasks and all project expenses. The engagement can be divided into three segments, with the facility, market and financial analyses in the first segment (\$15,000 + expenses), the physical / design review as a second segment (\$9,000 + expenses) and the closed golf course / real estate value Impact as a third segment (\$5,000). This professional fee and expense limit is inclusive of all deliverables as noted up to and through the delivery of a final report to the Client. NGF Consulting will require approximately seven (7) weeks for completion of this engagement. Assuming the project is formally commenced during the week of April 2nd 2018; NGF Consulting will be able to provide an initial draft report to the Client on Tasks 1-3 by May 11, 2018, and all four tasks by June 1, 2018.

Lake Ashton Golf Course NGF Professional Fees by Service	
Service	Fees
Task 1: Review of Lake Ashton GC	
Task 2: Golf Market Analysis	\$15,000
Task 3: Findings, Recommendations and Financial Projections	
Total Direct Reimbursable Expenses*	\$1,000
Total (Task 1-3):	\$16,000
Task 4: Comprehensive Physical Review (Optional)	\$9,000
Additional Reimbursable Expenses*	\$1,000
Total Task 4 (Optional):	\$10,000
Task 5: Closed Golf Course / Real Estate Value Impact (Optional)	\$4,000
Total Task 5 (Optional):	\$4,000
TOTAL (Including all Expenses)	\$30,000
*Direct expenses are not included in the professional fees, and contain expenses for travel, including 2 visits to Leesburg (TBD). All travel expenses will comply with client guidelines and receipts will be provided.	

The NGF Consulting effort will be managed by Richard Singer, Sr. Director of Consulting, one of the most experienced golf consultants in the U.S. Mr. Singer will personally coordinate all NGF Consulting efforts on this project, serve as the primary point of contact between NGF and the Client, and complete any required meetings with Client officials and others (if applicable). John Sanford of the Jupiter-based architectural firm of Sanford Golf Design will provide golf course architectural and agronomic support.

ACCEPTANCE

Acceptance of this proposal may be indicated by signing one copy and returning it to NGF Consulting's Jupiter office. **A retainer equivalent to 33% of professional fees for Tasks 1-3 (\$5,000)** will be required for the project to commence. A second billing of 33% plus direct expenses for Task 1-3 will be made upon completion of all on-site activities, with a final invoice at the delivery of a final report to the Client. **Additional retainers of 50% of professional fees will also apply for Task 4 and 5 (\$4,500 / \$2,000) and** will be required to commence activity on these task assignments. At the completion of Task 5 a final invoice will be provided to cover all outstanding professional fees and expenses on the engagement.

Mr. Mossing, we appreciate you thinking of the National Golf Foundation for this opportunity to work with the Lake Ashton Community Development District. If you need any clarification or additional information, please call me directly at the number below.

Sincerely,



Richard B. Singer
Senior Director of Consulting Services
561-354-1642
rsinger@ngf.org

Acceptance _____ Date _____

NATIONAL GOLF FOUNDATION CONSULTING, INC.
Addendum to Consulting Agreement – Standard Terms and Conditions

1. It is understood by the client that National Golf Foundation Consulting, Inc. (NGF Consulting) can make no guarantees concerning the recommendations which will result from the proposed assignment, since these recommendations must be based upon facts discovered by NGF Consulting during the course of the study and those conditions existing as of the date of the report. To protect you and other clients, and to assure that the research results of NGF Consulting's work will continue to be accepted as objective and impartial by the business community, it is understood that our fee for the undertaking of this project is in no way dependent upon the specific conclusions reached or the nature of the advice given by us in our report to you.
2. Every reasonable effort will be exerted in order that the data contained in the written report reflects the most accurate and timely information possible, and is believed to be reliable. However, no responsibility will be assumed for inaccuracies in reporting by the client, client's agents, or any other data source used in preparing the report.
3. Contractual obligations do not include access to or ownership transfer of any electronic data processing files, programs, or models completed directly for or as a byproduct of this research effort.
4. It is agreed by the client that the report may not be used for any purpose other than that for which it is prepared. Neither all nor any part of the contents of the study shall be disseminated to the public through advertising media, news media, sales media, or any other public means of communication without the prior written consent and approval of NGF Consulting. It is further agreed by the client that the report will be presented to third parties in its entirety and that no abstracting of the report will be made without first obtaining the permission of NGF Consulting. The client agrees that the report is not to be used in conjunction with any public or private offering of debt or equity securities or to otherwise induce investment without the prior written consent of NGF Consulting which may be conditioned upon client agreeing to pay an additional fee in an amount to be reasonably determined by NGF Consulting. Notwithstanding the foregoing, NGF Consulting agrees that the Client may disclose the report, in its entirety, to third parties for purposes of establishing an acquisition strategy for the golf course. NGF Consulting understands that some of those parties are public entities subject to the Florida Public Records Law.
5. It is agreed by the client that payment for the services of NGF Consulting is due upon receipt of the invoice; that full payment is due upon receipt of the completed draft report; and that NGF Consulting has the right to withhold delivery of the final report pending receipt of any overdue payments. In the event any invoice is not paid within 30 days after rendering of the invoice, it shall commence bearing interest on the date the invoice was rendered at the rate of 18 percent per annum (or such lesser rate as may be the maximum interest permissible under applicable law) and the client agrees to pay all accrued interest, together with the charges for services rendered as provided for in this agreement. In addition, should an unpaid invoice be referred to our attorneys for collection, the client agrees to pay their reasonable fee for such work, as well as any costs of suit which may be incurred.
6. It is understood by NGF Consulting that the findings to this report are the proprietary property of the client and they will not be made available to any other organization or individual without the consent of the client. This proposal will remain in force for a period of 90 days from the date shown hereon.

NGF QUALIFICATIONS AND PROJECT TEAM

National Golf Foundation Qualifications

The NGF's work is supported by a base of approximately 3,500 members representing every facet of the industry: public and private golf facilities; Golf Resort architects; developers and builders; companies offering specialized services to the golf industry; national, regional, state, and local golf associations; instructors; schools, and individuals. The NGF's board of directors includes senior executives from the leading companies in each major segment in the golf industry including officers from The First Tee, Callaway Golf Company, Billy Casper Golf, Myrtle Beach Golf Holiday, GOLF Magazine/Sports Illustrated, TaylorMade-Adidas Golf, Toro Golf Company, and the United States Golf Association.

There is no greater authority than the NGF on the economics of supply and demand in the business of golf. The NGF's exclusive Golf Demand Model provides best-in-class data on every U.S. market and is utilized by many clients to improve both forecasting and customer targeting. The NGF's database of U.S. golf facilities is the industry's gold standard and is licensed by the USGA, PGA of America, Club Managers Association of America and the Golf Resort Superintendents Association of America, as well as private enterprise such as Weather.com and NAVTEQ.

Our most important research is published and distributed to NGF members and non-members and is widely quoted in local, national, and international press and are used by numerous other golf-oriented consulting and information firms. NGF publications include: *Golf Participation in the U.S.*, annual editions; *Golf Facilities in the U.S.*, annual editions; *NGF Dashboard* newsletter, published monthly; *The Future of Public Golf in America*, 2010; *Golf Industry Overview* 2009; *Golfer Technology Profile*, 2009; *Golf Consumer Buying Profiles*, 2009; *Golf Travel in the U.S.*, 2009; *The Future of Private Golf Clubs in America*, 2008; *National Golf Rounds Played Report* quarterly with annual summaries; *A Strategic Perspective on the Future of Golf*, 2007; *Operating & Financial Performance Profiles of 18-hole Golf Facilities in the U.S.*, 2010.

The NGF's Consulting Division was established in 1987 and has conducted more than 950 assignments throughout North America, plus Europe, Asia, the Caribbean, and South America. These engagements cover a broad spectrum of services, although assistance to U.S. municipalities operating golf facilities has become the landmark service for which the NGF consultants are most well-known. Since the National Golf Foundation is not involved in the design, construction, or operation of golf facilities, we are able to provide our clients with completely independent advice, and our staff will not hesitate to identify operational deficiencies that affect the performance of an existing facility or to advise clients against proceeding with a golf project.

All consulting work is conducted under the direction of **Richard B. Singer**, MBA, Sr. Director of Consulting Services, and **Ed Getherall**, MBA, Director of Consulting Services at the National Golf Foundation. Other staff members work as part of the study team in providing professional insight, gathering additional data, applying participation models, conducting financial analyses, and reviewing the written report. Resumes of key professional staff appear on the following pages.

Richard B. Singer, Senior Director of Consulting Services

Richard Singer first joined the National Golf Foundation (NGF) consulting staff in 1989 after completing his Finance MBA at the University of Florida, and was named Director of Consulting Services in 1997 and Senior Director in 2015. Mr. Singer has successfully managed the NGF's well-known golf consulting practice with an industry-respected track record of success and a reputation for delivering projects on time and on budget. Mr. Singer is now widely viewed as the leading municipal golf facility consultant available in the United States.

Experience

Mr. Singer's background includes hands-on experience in the following functional areas:

- | | | |
|-------------------------------------|----------------------------|--------------------------|
| -Golf Facility Feasibility Analysis | -Financial Analysis | -Golf Business Valuation |
| -Golf Operations Consulting | -Business Plan Preparation | -Golf Market Analysis |
| -Economic Impact Analysis | -Clubhouse Programming | -Staffing/HR |
| -Golf Course Master Planning | -Public Presentations | -Proposal Writing |
| -Expert Witness | -Golf Course Brokerage | -Portfolio Analysis |

National Golf Foundation Consulting Experience – During his tenure with NGF Consulting, Mr. Singer has been responsible for preparing over 350 research studies for specific projects related to golf facilities. Mr. Singer is a widely recognized expert and frequent speaker on subjects related to golf facility development, operation, management, finance and transactions. In his 28 years as a golf consultant, Mr. Singer has visited and/or profiled more than 2,900 public and private golf facility operations in the United States and internationally. Mr. Singer also has extensive experience as an expert witness in matters related to golf facility operation, providing litigation assistance to golf course owners for estimating economic damages and in helping to defend golf facility owners in civil litigation.

Golf Facility Consulting – Mr. Singer's operations consulting experience comprises all aspects of golf operations, with focus on maximizing profitability through revenue enhancements and expense control. This experience includes consulting for various public agencies (municipalities, CDD's, HOA's) as well as private owners. His extensive experience includes services to support new facilities (feasibility, site master plan, project management, business plans, etc.), acquisitions, and services to support ongoing operations (revenue enhancement, expense control, economic impact of alterations/renovations, staffing assessments etc.).

Key Accounts Managed (2010-2017)

Representative CDD, HOA or Municipal Acquisition clients in 2011-2017 include: City of Casselberry, FL; Twin Rivers HOA (FL); Golden Lakes CDD (FL); City of Baytown, TX; South Village CDD; City of Tamarac, FL; Town of Acton, MA; Martin County, FL; State of Georgia (7-course review of operations and outsource assistance); Yakama Nation, WA; Martin County, FL; Westworth Village, TX; City of Coral Gables, FL; City of Yonkers, NY; Town of Canton, MA; and the Wood Dale (IL) Park District. These public sector projects include extensive participation in public meetings and a defense of project work.

Background/Education

Mr. Singer is a long-time resident of Palm Beach County, Florida and grew up around the North Palm Beach Country Club. He earned his Bachelor's degree in marketing and Insurance from the University of Florida in 1985, and worked as a financial consultant for Northwestern Mutual Life and Baird Securities before earning an MBA in Real Estate Finance from the University of Florida in 1989. Mr. Singer is a Licensed Real Estate Broker in Florida (Lic. #BK3077126) and is a member of the Palm Beach County Sports Commission and a Citrus Bowl scout.

Edward Getherall, Director of Consulting Services

Ed Getherall joined the NGF Consulting staff as Project Analyst in 2000 after several years of subcontracting consulting services to the NGF. Mr. Getherall, who was promoted to Senior Project Director in 2001 and Director of Operations in 2013, returned to Consulting as Director in 2015. Over his years at NGF, he has been instrumental in cementing NGF's status as the leader in municipal golf facility consulting, with a particular focus on improving municipal golf course operations and marketing, and helping public agencies analyze alternative operating structures for their golf systems.

Mr. Getherall has also directed NGF's effort to be the leading industry resource for accurate golf market information pertaining to facility activity levels, revenue center performance, and green fee levels and trends. Since joining NGF Consulting, Mr. Getherall has become a respected industry authority on food & beverage operations, clubhouse renovation / replacement, municipal golf management alternatives, outsourcing assistance (RFP preparation / analysis of responses / contract negotiations), and other areas of expertise.

NGF Consulting Projects Experience

Mr. Getherall's extensive business and marketing background has enhanced NGF Consulting's ability to provide expertise to the facility segment of the golf industry. In 15 years in NGF's Consulting division, Ed has been the lead project director for more than 100 consulting assignments, covering a broad range of services, including public and private golf course feasibility studies, acquisition studies, operations reviews, golf-related real estate absorption analyses, pricing / market positioning analyses, and clubhouse renovation studies.

Partial List of Clients

City of Houston, TX	City of Palm Springs, CA	Mecklenburg County, NC
City of Melbourne, FL	Lake County (IL) Forest Preserve District	City of Greeley, CO
City of Alameda, CA	Town of Wallingford, CT	City of Concord, NC
City of Omaha, NE	City of Yonkers, NY	City of White Plains, NY
City of New York, NY	City of San Diego, CA	Woodbridge Township, NJ
City of Clayton, OH	City of Portland, OR	City of Gresham, OR
Miami-Dade County, FL	Ft. Belvoir GC (U.S. Army), VA	Palm Beach County, FL
City of Concord, CA	City of Gilbert, AZ	City of Reno, NV
City of Lake Havasu, AZ	City of Tempe, AZ	City of Oakland Park, FL
Kealakehe Ahupua'a 2020, HI	City of San Francisco, CA	City of Tarpon Springs, FL

Background/Education

Prior to joining the NGF, Mr. Getherall held several positions in the business community including extensive marketing work for such organizations as South Florida Blood Banks, Inc., the Florida Lottery, and the American Cancer Society. His areas of expertise cover a broad spectrum of marketing activity, including research, product management, and special event planning and consulting.

Originally from Queens, New York, Mr. Getherall earned his M.B.A. from the University of Florida with a concentration in finance. Ed also achieved his undergraduate degree at Florida with a B.S. in Business Administration (Marketing). With a diversified educational and professional background in both marketing and finance, Mr. Getherall has the experience and knowledge to evaluate all aspects of golf facility management, marketing, operations, and development.

Kevin McLendon, Program Director – Golfer Survey Program

Kevin McLendon enjoys eleven years' experience at National Golf Foundation and currently serves as Director of Database Services and Program Director of NGF's Customer Satisfaction Products. Mr. McLendon provides his expertise in the design, implementation, interpretation, and data analysis of NGF's Golfer Survey Program and GolfSAT products.

NGF Consulting Projects Experience

A foremost expert in the disciplines of customer satisfaction and direct marketing, Kevin is adept at walking clients through the implementation of the Golfer Survey Program, and analyzing and interpreting their customer survey data. Kevin's analysis of survey results helps golf facility operators identify strengths and deficiencies and formulate an action plan designed to improve performance.

Mr. McLendon's recent clients include:

Golf Plus Inc., DBA, Bloomingdale Golf Club	Weibring Golf Club At Illinois State University
U.S. Air Force Services	KemperSports
Premier Golf Centers, LLC	Cleveland Metroparks
Poppy Holding, Inc.	Honours Golf
Chomonix Golf Course	CourseCo
Bald Head Island Club	TPC Tampa Bay
Sagamore Hampton Golf Club	Sirius Golf Advisors, LLC
Fort Mill Golf Club	Augusta Ranch Golf Club
Tumwater Valley Municipal Golf Course	Town of Phoenix Parks, Recreation & Library
Decatur Park District	Town of Lakewood, Community Resources Department
Sagamore Golf Center	Great Northern Golf Co.
Leroy Springs & Company, Inc.	WinStar Golf Course

Background and Education

Kevin received his Bachelor's degree in Political Science from Furman University in 2001 and his Masters of Business Administration from Florida Atlantic University in 2009. Kevin is a member of the Phi Kappa Phi honor society and the Direct Marketing Association.

Prior to his formal education and joining the NGF, Kevin held several positions at Jericho National Golf Club in New Hope, PA.

Jodi Reilly, Consulting Administrator

With five years client services experience at the National Golf Foundation and more than 17 years of golf facility experience, Mrs. Reilly brings extensive knowledge of municipal, upscale public, semi-private and private club experience to NGF Consulting. She currently manages support services for the Consulting / Research division and specializes in coordinating responses to government Requests for Proposals (RFPs) and the administrative aspects of contract compliance. Mrs. Reilly provides assistance in market research and prepares GolfMAP statistical reports for NGF members and clients.

Background and Education

Prior to joining the NGF, Mrs. Reilly held several positions in the Philadelphia Section including: owning the pro shop at Twining Valley Golf & Fitness Club, Dresher, PA; Golf Operations Concierge at Philadelphia Cricket Club, Flourtown, PA; Buyer and Outing Coordinator for Blue Bell Country Club, Blue Bell, PA; Marketing Director for Center Valley Club, Center Valley, PA. In 1997, she earned a Bachelor of Science degree in Graphic Design from the Pennsylvania College of Technology.

John Sanford, ASGCA – Sanford Golf Design

John Sanford, ASGCA is the founder and lead designer for Sanford Golf Design of Jupiter, Florida. Sanford Golf Design has designed successful public and private golf courses throughout the world, with several of note in Florida. The key to their approach in redeveloping public golf facilities is working with the client to create realistic expectations and budgets, while matching the desire of the existing facility users with the client's vision. Examples of recent public golf course projects include The Links at Madison Green, a popular public golf course in Royal Palm Beach, and the new Course at Ferry Point Park in New York City. Bringing projects in on schedule and on budget is a hallmark of Sanford Golf Design, further helping to ensure long-term sustainability.

Sanford Golf Design is a team of golf course architects and construction management professionals, working together to provide you with the specialized services required for this project. The company was founded by John Sanford in 1987 and has completed over 70 golf course design projects in the last 28 years. We believe that successful design begins with comprehensive analysis of the site features, extensive knowledge of the local environment and a clear understanding of your objectives. Our goal is to create a challenging golf experience that will enhance the natural features of your site and operate within budgetary constraints. Our design style is a traditional approach that avoids unnatural landforms and utilizes native materials.

John Sanford is a member of the American Society of Golf Course Architects – Executive Committee and has over two decades of experience in Golf Course design, having completed over 60 new designs and renovations in his career. John is a graduate of Louisiana State University with a Bachelor degree in Landscape Architecture. After five years in landscape architecture John landed his first golf course design in 1986. The experience has allowed him to integrate golf courses into the surrounding land uses while maintaining the natural character of the site. John's early design influence came from playing courses by Dick Wilson, Jack Nicklaus and Pete Dye.

John has traveled the globe working in Asia, the Caribbean, the Middle East and throughout the United States. Designing courses on sites with diverse opportunities and constraints has given Sanford the experience and perspective that is unique to few architects.

REPRESENTATIVE STUDIES

The Club at Eaglebrooke – Lakeland, FL

Acquisition Feasibility Study

In 2016, NGF Consulting was retained by the **Golden Lakes Community Development District (CDD)** to assist in evaluating the possibility of the CDD acquiring the privately-owned Club at Eaglebrooke and operating it as a Community-owned golf course. The NGF review included a subject property inspection, comprehensive market analysis, financial analysis and estimate of the total investment that was "warranted" for the CDD to make the acquisition.

The NGF completed a comprehensive review of the subject property with support of a golf course architect and agronomist, and documented specific capital projects that would be needed to bring the subject facility to its maximum market position. Coupled with the acquisition price, the needed capital improvements would be considered as part of the total investment in the golf facility. The CDD completed the acquisition in 2017 and has retained an independent third-party to manage the day-to-day operations of the golf course.

Client: Scott D. Clark, Clark & Albaugh, LLP
Golden Lakes Community Development District
313 Campus Street
Celebration, FL 34747
(407) 647-7600
sclark@winterparklawyers.com

Eagle landing Golf Club – Orange Park, FL

Acquisition Feasibility Study

NGF Consulting was retained by **South Village Community Development District's** to help evaluate the economic feasibility of the CDD acquiring the developer-owned Eagle Landing Golf Club, which is located within the 800-home Eagle Landing community. The District required an independent golf industry expert to evaluate the golf course's potential to add new golf members from local/regional golf market, capital needs, and cash flow potential, and to provide an appropriate value estimate for purchase considerations. The result of this market and facility analysis was used to help determine the appropriate course of action regarding the acquisition. The NGF was subsequently retained for a second phase to complete a comprehensive physical inspection and review of the maintenance and agronomic condition of the subject facility, in conjunction with a golf course architect and Agronomist.

The CDD completed the purchase of the Eagle landing GC in 2017, and included a provision to add a small monthly assessment to each homeowner for "social dues" that allowed for limited use of the golf facilities. This collection of social dues from each homeowner allowed for an additional source of revenue to help the golf facility meet all obligations comfortably, and retain a reserve of funds for the improvement or replacement of items identified in NGF's capital improvement recommendations.

Client: Jim Oliver
South Village Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092
(904) 940-5850
Joliver@gmsnf.com

City of Casselberry, FL
Acquisition Feasibility Study

In 2013, the **City of Casselberry** retained NGF Consulting to assist in evaluating the possibility of the City acquiring the privately-owned Casselberry Golf Club and operating it as a City-owned municipal golf course. The NGF review included a subject property inspection and comprehensive market analysis.

The NGF documented physical deficiencies that would need to be addressed if the facility is to produce sufficient revenue to cover day-to-day expenses and make required payments to retire any capital for acquisition and upgrade. Even if the facility could be re-opened and improved, the City should expect that its economic interest in the facility would be "at risk" for unpredictable factors that may reduce revenue or increase costs. Thus, the NGF finding was that contribution from an alternative funding source, separate from the golf facility, would be required to reduce the initial capital investment. In 2015, the City voted to proceed with the acquisition of Casselberry GC and is now operating the facility as a City golf course.

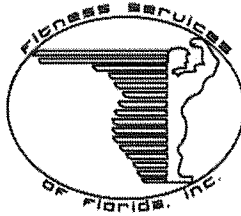
Client: Randy Newlon, City Manager
City of Casselberry
95 Triplet Lake Drive
Casselberry, FL 32707
(407) 262-7700
jnewlon@casselberry.org

Twin Rivers HOA – Winter Park, FL
Acquisition Feasibility Study

In 2015, the **Twin Rivers Homeowner's Association** (HOA) retained NGF Consulting to evaluate the possibility of the HOA acquiring the privately-owned Twin Rivers Golf Club and operating it as a Community-owned golf course. The NGF review included a subject property inspection, comprehensive market analysis, financial analysis and estimate of the total investment that was "warranted" for the HOA to make the acquisition.

The NGF documented significant physical deficiencies that should be addressed prior to acquisition, or through owner concessions in purchase price. The NGF also identified a need for an outside partner, possibly the City of Oviedo, as the Twin Rivers community was likely too small to fully support the golf course operation. As of December 2017, the HOA is still reviewing its options and working with the City to either establish a funding program for the proposed acquisition, or create some new separate public-private partnership with the City to keep the facility open.

Client: Scott D Clark, Clark, Albaugh & Rentz, LLP
Twin Rivers Homeowners Association
700 W. Morse Blv Suite 101
Winter Park, FL 32789
(407) 647-7600
sclark@winterparklawyers.com



Fitness Services of Florida, Inc.

6601 Lyons Road, Suite D8, Coconut Creek, Florida 33073 * 954.753.6088 * Fax 954.281.0328

www.gymrepair.com

PREVENTATIVE MAINTENANCE AGREEMENT **Renewal**

THIS AGREEMENT, made this 12th day of February 2018 between **FITNESS SERVICES OF FLORIDA, INC.** (Servicer), located at 6601 Lyons Road, Suite D8, Coconut Creek, Florida 33073, and **Lake Ashton Fitness Center Phase I** (Customer), located at 4141 Ashton Club Drive, Lake Wales, Florida 33859.

Attention: **Christine Wells,**

WHEREAS, Customer desires to engage Servicer to provide preventative maintenance services to certain equipment owned and/or operated by Customer at the following location(s) listed on *Exhibit A*; and

WHEREAS, the equipment to be serviced is listed on *Exhibit A* attached hereto; and

WHEREAS, the schedule for regular maintenance of the equipment shall be as listed on *Exhibit B* hereto; and

NOW, THEREFORE, in consideration of the premises and of the covenants and agreements hereinafter contained, the parties hereto agree as follows:

1. Term. This Agreement shall be for a term of one (1) year, commencing on **March 1st, 2018**. Either party may terminate this Agreement, with or without cause, upon thirty (30) days written notice. Thirty days prior to the end of term a renewal will be automatically submitted to the customer for approval.
2. Services to be Performed. The services to be performed by Servicer are as follows:
 - A. Regular Maintenance. Each regularly scheduled FULL MAINTENANCE PLAN visit will include all covered equipment being inspected, thoroughly cleaned on the interior and exterior, and lubricated and adjusted in accordance with manufacturer's specifications (the cost of materials used for standard maintenance is included in the maintenance fees). Additionally, any necessary repairs will be identified, and an estimate provided to Customer for such repair work (such repair work will only be performed upon Customer approval).

- B. Repairs. Upon receiving a Customer call for repair work, Servicer will use its best efforts to repair equipment as promptly as reasonably possible. Response time will generally be within 48 business hours. All contract repairs (other than during emergency hours - see Section 2C below) shall be billed at a discounted rate of \$65.00 per hour for labor per technician; the cost of parts will be applicable, and a service charge of \$100.00 will be applicable. The first hour will be a one hour minimum charge, unless the repairs are performed at the time of a scheduled maintenance call, in which case the Customer will be charged for the labor to perform the repair in half hour increments. All repair charges shall be invoiced as due upon receipt. Repairs necessitated by casualty, act of God, voltage aberrations, abuse, or negligence are not covered by this Agreement, but will be performed at Servicers standard hourly rates plus applicable service charge and cost of parts. Servicer will use parts that meet the manufacturer's original equipment standards. Customer cost for parts shall be manufacturer suggested retail prices.
- C. Emergency Services. All services performed by Servicer on major holidays, between the hours of 9:00 a.m. and 5:00 p.m. are considered Emergency Service. If emergency service is requested by Customer, Servicers standard hourly rates shall apply (such rates are currently \$75.00 labor per hour, plus a service charge of \$140.00).
-
3. Warranty. All service performed by Servicer shall be warranted for ninety (90) days from the service date, and will also cover the specific parts and repairs written on the service invoice. Parts and/or labor covered under the manufacturers original warranty will be provided under that warranty.
4. Payment Terms: Customer shall pay Servicer the sum of \$ **1,296.24** reference Exhibit B. Terms are due upon receipt of invoice following services rendered at each visit.
5. Payment Methods: Payment may be provided via one of the following: corporate check, official check, and wire transfer, Visa or MasterCard. Checks made payable to: Fitness Services of Florida, Inc.
6. Insurance; Disclaimer; Indemnification. Each party represents to the other that it has all legally required insurance for its employees, equipment, and operations. It is understood and agreed that this is a service agreement only, and Servicer, its owners, directors, officers, employees, and agents, shall have no liability arising out of, or in connection with, the use by any person of the equipment serviced hereunder, or the condition, or use by any person, of the premises in which said equipment is located. In connection therewith, Customer agrees to indemnify and hold Servicer, its owners, directors, officers, employees, and agents, harmless from and against any and all claims, lawsuits, loss, cost, damages, liabilities, and expenses, including attorney's fees (outside of litigation, in litigation, and for any appeals), arising out of, or in connection with, the condition or use by any person of the equipment and/or the premises in which said equipment is located. **SERVICER'S LIABILITY IS STRICTLY LIMITED TO PROVIDING SERVICE TO THE EQUIPMENT AS MAY BE REASONABLY REQUIRED HEREUNDER. THE ONLY WARRANTY APPLICABLE TO THE SERVICES PERFORMED BY SERVICER HEREUNDER SHALL BE AS SPECIFICALLY PROVIDED IN THIS AGREEMENT. SERVICER SPECIFICALLY DISCLAIMS ANY AND ALL OTHER WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.**
7. Assignment. This Agreement may not be assigned, other than by a writing signed by all parties hereto.
8. Governing Law/Waiver of Jury Trial/Venue. This Agreement has been executed in and shall be governed by the laws of the State of Florida. Each party waives any right to a trial by jury in any litigation related to this Agreement. Each party consents to the venue of any litigation related to this Agreement being solely in the Florida state court system.

9. Binding Agreement. This Agreement shall be binding on the parties, their legal representatives, successors, assigns and heirs.
10. Prevailing Party. If litigation arises under this Agreement, the prevailing party thereto may collect all attorneys' fees and costs of litigation from any and all of the other parties to said litigation, including all attorneys' and costs of appeals, if any.
11. Entire Agreement. This Agreement contains the entire understanding of the parties. It may not be changed orally, but only by an Agreement in writing signed by the party against whom enforcement of any waiver, change, modification, extension or discharge is sought.
12. Severability. If any provision of this Agreement is held to be invalid or unenforceable, all other provisions shall nevertheless continue in full force and effect. In the event any provision of this Agreement is breached or violated in any part, the remaining provisions and covenants shall continue to be in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Agreement this _____ day of _____,

CUSTOMER:

Lake Ashton Fitness Center Phase I

By: _____
(Signature)

(Print Name)

Its: _____
(Title)

SERVICER:

FITNESS SERVICES OF FLORIDA, INC.

By:  _____

Ronnette Bolanos
Vice President/Owner

EXHIBIT A

Address of Exercise Equipment to be serviced:

Lake Ashton Fitness Center Phase I
4141 Ashton Club Dr
Lake Wales, FL 33859
Phone: 863-324-6032
Attention: Christine Wells

Equipment Listing

Assigned Number	Type of Equipment	Manufacturer	Model	Serial#
	Treadmill	Life Fitness	95T	TET134539
	Treadmill	Life Fitness	95T	TET135298
	Treadmill	Life Fitness	95T	TET135278
	Treadmill	Life Fitness	95T	TET135280
	Elliptical	Life Fitness	95X	XHT112177
	Elliptical	Life Fitness	95X	XHT112176
	Recumbent Cycle	Life Fitness	95RS	APB101136
	Recumbent Cycle	Life Fitness	95RS	APB101135
	Recumbent Stepper	Nu Step	T4R	T4R521671
	Multi Station	Nautilus	NS4000	008A00375
	Chest Press Bench	Nautilus	F20SB	F20SBX020116
	Adj Bench	Nautilus	FW090	FW090X020304
	Adj Bench	Keys Fitness	Power System	NA
	Dumbbell Rack	Nautilus	F2DR10	F2DR10020092

EXHIBIT B

Lake Ashton Fitness Center Phase I

6 visits at \$216.04 per visit

March 2018

May 2018

July 2018

September 2018

November 2018

January 2019

Preventative Maintenance Total = \$ 1,296.24



LAKE ASHTON

2018 Resident Satisfaction Feedback Survey Lake Ashton (Lake Wales) Community Development District

Dear Residents,

In order for Lake Ashton (LW) CDD to provide the best possible customer service, your input is needed. This Resident Satisfaction Feedback Survey is an important tool used to identify areas that need improvement. The data will also help to establish staffing, resource and budget priorities for 2018 and 2019.

Lake Wales & Winter Haven Lake Ashton residents are encouraged to participate!

The feedback provided should be limited to Lake Ashton (LW) CDD resources such as the Clubhouse and surrounding amenities, facility maintenance, restaurant and catering services, common area landscaping, roads, communication, activities, security, resident services, and lake and wetland maintenance.

Please complete this anonymous survey and return to the Lake Ashton Club Office by Friday, May 25. Important note: an electronic copy of this survey was released to residents via the electronic mail messaging system on Friday, March 30. **Only one copy per resident should be completed.**

Thank you in advance for your participation.

Best Regards,

Christine Wells
Interim Lake Ashton (LW) CDD Community Director

Lake Ashton (LW) CDD Resident Satisfaction Feedback Survey

Lake Ashton (LW) CDD Common Area Landscaping (please circle one response):

The common area landscaping improves Lake Ashton property values.

Disagree Agree

The common area landscaping is attractive and well maintained.

Disagree Agree

Landscaping staff are courteous and knowledgeable.

Disagree Agree

Comments about Lake Ashton (LW) CDD Common Area Landscaping:

Restaurant and Catering Service (Fire at Lake Ashton) (please circle one response):

Having a restaurant within the community is important to me.

Disagree Agree

Having a restaurant within the community improves property values.

Disagree Agree

Having food and beverage service offered at the Clubhouse amenities such as the Pool, Bowling Lanes, Game Room, etc. is important to me.

Disagree Agree

Comments about Restaurant and Catering Service:

Lake Ashton (LW) CDD Roads (please circle one response):

Roads have adequate lighting.

Disagree Agree

Roads are safe for vehicles.

Disagree Agree

Roads are Safe for Pedestrians.

Disagree Agree

Roads are well maintained.

Disagree Agree

Comments about Lake Ashton (LW) CDD Roads (including any roads that require better maintenance):

Lake Ashton (LW) CDD Media and Communication (please circle one response):

The newsletter, informational meetings, website, and cable channels, promote amenity use and encourage an active lifestyle.

Disagree Agree

LA Times monthly newsletter is important to me.

Disagree Agree

Ashtonliving.net community website is important to me.

Disagree Agree

Electronic news articles & the electronic mail messaging system are important to me.

Disagree Agree

Monday Coffee weekly informational meetings are important to me.

Disagree Agree

Channel 96 and/or Channel 732 cable channels are important to me.

Disagree Agree

Media and other communications are current and accurate.

Disagree Agree

Comments about Media and Communication:

Resident Services (please circle one response):

Services available at the Club Office and Activities Desk such as directories, copies and faxes, room scheduling, ticket purchasing, gate openers, resident identification, resident discount program, seasonal information, answering questions, and other assistance are important to me.

Disagree Agree

Comments about Resident Services:

Lake Ashton (LW) CDD Facility and Amenity Maintenance (please circle one response):

The Clubhouse and surrounding amenities are clean, ready for use, and well maintained.

Disagree Agree

Facility Maintenance employees are courteous, knowledgeable, and have a professional appearance.

Disagree Agree

In general, when I am planning an event in the Ballroom, my experience planning with facility staff (audio/video set up, room set up, etc.) has been mostly positive.

Disagree Agree Not Applicable

Do any amenities in the Clubhouse or surrounding amenities need better maintenance?

Yes No

If yes, please be specific:

Comments about Lake Ashton (LW) CDD Facility and Amenity Maintenance:

Lake Ashton (LW) CDD Lake and Wetland Maintenance (please circle one response):

The lake and wetland maintenance improves Lake Ashton property values.

Disagree Agree

Lakes and wetlands are well maintained within Lake Ashton.

Disagree Agree

The lake and wetland maintenance increases quality of life by promoting recreational use and enhancing the beauty of the community without harming fish, wildlife, or desirable plant species.

Disagree Agree

Comments about Lake Ashton (LW) CDD Lake and Wetland Maintenance:

Lake Ashton (LW) CDD Activities (please circle one response):

Activities promote amenity use and encourage an active lifestyle.

Disagree Agree

Special events such as themed parties, holiday events, dinner dances, etc. are important to me.

Disagree Agree

Weekly or monthly activities such as special interest groups, cards and games, etc., are important to me.

Disagree Agree

Entertainment and shows are important to me.

Disagree Agree

Lifelong learning such as classes and special presentations, etc., are important to me.

Disagree Agree

Group travel such as day trips and special tours are important to me.

Disagree Agree

Wellness activities such as fitness center orientation, wellness classes, and health fairs are important to me.

Disagree Agree

Clubhouse activities and office staff are courteous, knowledgeable, and have a professional appearance.

Disagree Agree

I believe there are adequate activity opportunities offered at the Clubhouse.

Disagree Agree

If you **disagree** with the above statement, what kinds of activities would you participate in if added to the schedule? Please write in a specific response(s) below:

Lake Ashton offers an adequate number of volunteer opportunities to choose from.

Disagree Agree

If you **disagree** with the above statement, what kinds of volunteer opportunities would you like offered? Please write in a specific response(s) below:

In general, when I am planning an event at Lake Ashton, my experience planning with Clubhouse staff (room scheduling, media planning, ticket printing, ticket sales, sign-up sheets, event registration, etc.) has been mostly positive.

Disagree Agree

Comments about Lake Ashton (LW) CDD Activities:

Lake Ashton (LW) CDD Security Services (please circle one response):

Having a Security Officer at the Entrance Gate(s) 24 hours a day improves property values and helps safeguard the community.

Disagree Agree

Having a Security Officer patrolling the common areas and amenities helps safeguard the community from unauthorized use and promote voluntary compliance with CDD policies.

Disagree Agree

Having a Security Officer staffing rental events helps enhance safety and security in and around the Clubhouse.

Disagree Agree

Having a Pool Security Officer staffing the pool and spa area during peak use hours helps safeguard the pool and spa area from unauthorized use and promotes voluntary compliance with CDD policies.

Disagree Agree

Having Lake Ashton Resident Photo Identification Cards issued to residents helps Clubhouse staff and Security Officers ensure amenities are used only by residents and registered guests.

Disagree Agree

Having guests registered and issuing Guest Passes helps Clubhouse staff and Security Officers ensure amenities are used only by residents and registered guests.

Disagree Agree

Having the Clubhouse amenities and parking areas monitored by cameras, and recording that information helps enhance safety and security in and around the Clubhouse and amenities.

Disagree Agree

Security Officers are courteous, knowledgeable, and have a professional appearance.

Disagree Agree

Comments about Lake Ashton (LW) CDD Security Services:

How many months do you live in Lake Ashton during a twelve-month period?
(please indicate a number between 1 and 12): _____

I live in (please circle one response): Lake Wales Winter Haven

How long have you lived in Lake Ashton (please circle one response)?

Less than a year 1-2 years 3-4 years 5-6 years 7-8 years 9-10 more than 10 years

Frequency of visits to Clubhouse (CH) amenities (please circle one response for each amenity):

How often do you visit the Clubhouse Cinema?

Daily Weekly Monthly Every Few Months Once a year or less

How often do you visit the Clubhouse Ballroom?

Daily Weekly Monthly Every Few Months Once a year or less

How often do you visit the Clubhouse Pavilion?

Daily Weekly Monthly Every Few Months Once a year or less

How often do you visit the Clubhouse Game Room?

Daily Weekly Monthly Every Few Months Once a year or less

How often do you visit the Clubhouse Card Room?

Daily Weekly Monthly Every Few Months Once a year or less

How often do you visit the Clubhouse Craft Room?

Daily Weekly Monthly Every Few Months Once a year or less

How often do you visit the Clubhouse Media Center?

Daily Weekly Monthly Every Few Months Once a year or less

How often do you visit the Clubhouse Bowling Lanes?

Daily Weekly Monthly Every Few Months Once a year or less

How often do you use the Clubhouse Fitness Center?

Daily Weekly Monthly Every Few Months Once a year or less

How often do you use the Clubhouse Tennis Courts? (for Tennis)

Daily Weekly Monthly Every Few Months Once a year or less

How often do you use the Clubhouse Tennis Courts? (for Pickleball)

Daily Weekly Monthly Every Few Months Once a year or less

How often do you use the Clubhouse Pool & Spa?

Daily Weekly Monthly Every Few Months Once a year or less

How often do you use the Clubhouse Reflection Garden?

Daily Weekly Monthly Every Few Months Once a year or less

How often do you use the Clubhouse Shuffleboard Courts?

Daily Weekly Monthly Every Few Months Once a year or less

How often do you use the Clubhouse Bocce Ball Courts?

Daily Weekly Monthly Every Few Months Once a year or less

How often do you use the Clubhouse Restaurant?

Daily Weekly Monthly Every Few Months Once a year or less

Any other comments relative to Lake Ashton (LW) CDD? If yes, please use the space below:



Community Director's Report

Lake Ashton CDD District Manager Lake Ashton CDD Board of Supervisors March 2018

Ashtonliving.net, Lakeashtonweddings.com & Lake Ashton Weddings & Special Events on Facebook

- February 1 – February 28 website usage: 11,070 total visits, averaging about 395 visits per day with 41,882 total page views averaging about 1,496 page views per day. Top pages: classified listings, news article list, and resident directory.
- Lakeashtonweddings.com visits: in February there were 260 visits. Lake Ashton Weddings Facebook page now has 329 likes.

Monday Coffee

- Featured speakers in the upcoming weeks include City of Winter Haven Updates, Polk County Supervisor of Elections, Bok Tower, Family Elder Law, and more.

LA Times

- Revenue collected for the February newsletter is \$8,155.
- The April edition of the newsletter will be released and distributed March 30.

Activities & Resident Services

- A new initiative featuring Lake Ashton artists and photographers is underway. There is a rotating exhibit in the hallway near the Bowling Alley. Eloise Wilson is the featured artist for April. Her exhibit will be up until May 15.
- Upcoming activities and special events set up by staff include Bloodmobile Blood Drive, Blood Pressure & Glucose checks, technology classes, Handlettering FUNDamentals, Taste of Buffalo, Ethan Bortnick, Free Strawberry Shortcake Social, Amazon Prime class, A Night in Paris "Senior" Prom, Sugar Sand Festival day trip, Disney on Ice day trip, Space Coast day trip, Chat & Chew movies/educational seminars, Think & Drink, Wine and Jazz Night and more.
- Clubhouse staff and activities desk volunteers collected \$ 3,998 for LACDD special event revenue.
- In February, Clubhouse staff and activities volunteers collected about \$4,274 for day trips, LA Belles, Pet Co-Op, LAVA, BOLLA, and Eastside Winers and Diners.
- New Resident Orientation is scheduled at the Clubhouse April 18 (Carol Pontious), and June 13 (Borden Deane).
- Seven (6) households received new resident information and an invitation to upcoming orientation.

- Staff has met with Small World Tours to plan trips for the 2018 calendar year. Trips scheduled for March – December 2018 were released at Monday Coffee January 15. April (Sugar Sand Festival), May (Disney on Ice and Space Coast by Land and Sea), June (Barbara Lee Luncheon Cruise), September (Key West), October (Mt. Dora), November (Yacht Starship), December (Henry B Plant Victorian Stroll).
- Staff is collaborating with Theatre Winter Haven (TWH) on having certain TWH productions performed at the Clubhouse exclusively for Lake Ashton residents. Staff is working on dates for May – July.
- Staff is looking into the feasibility of a food truck rally at Lake Ashton in April and/or May.

Room Rental

- The Ballroom was rented out five (5) times in February; a report is attached. Rental revenue is \$1,700.
- In February thirty-two (32) inquiries came in for Ballroom rental.
- About 292 cars entered to attend Bingo.

Restaurant

- Fire at Lake Ashton's last day of business was Friday, March 9. They vacated the property on Wednesday, March 15. A damage deposit of \$8,000 is on file.
- A comprehensive inventory was conducted on Wednesday, March 15. Staff is working to organize and will present final numbers at the April board meeting.
- A facility walk-through was conducted on Wednesday, March 15. A report is being compiled and will be sent to the previous tenant to determine if any deficiencies will be corrected by Fire or it is preferred for staff to correct and deduct from the damage deposit on file.
- A walk-through of the kitchen area was conducted on Tuesday, March 13 with residents that have previous restaurant ownership experience and showed interest in evaluating the space. It was unanimously determined the kitchen is of sufficient size to handle the capacity of the restaurant and catering areas.

Security, Guest Registration, & Public Safety

- Staff met with Supervisor Mike Costello October 16 and November 2 to review LACDD Hurricane Preparedness Guidelines for staff. The ability to distribute emergency text and voice blasts was approved at the December Board meeting and will be added to the hurricane plan. The assessing of equipment critical to Clubhouse operations that may require a generator to function following a power outage is pending.
- LACDD BOS approved adding bulk text and voice services to the website hosting platform for the purpose of distributing public safety messages. An agreement is in the process of being executed by the HOA (LW).
- The pool emergency phone was tested in February and is operational.
- Staff met with Lake Wales Police Department's Operations Commander on Tuesday March 13 to go over the details of the recent enforcement at Lake Ashton. A one month study was conducted that resulted in the issuance of 104 citations (95 tickets and 9 warnings).
- A seasonal pool security officer(s) is scheduled seven days a week during peak pool use hours. The pool was staffed weather permitting in February.
- Thompson Nursery Road Security Officers processed 7,190 guest vehicles in February.
- Six (6) boats were processed with permission.

- The Resident Photo Identification Card program is operational. Identification cards are being processed: Tuesdays, 9:30 – 11 am, Wednesdays, 3 – 5 pm, and Thursdays, 3 – 5 pm. All residents should have a Photo Identification Card to purchase tickets, register guests and utilize LACDD amenities.
- A Public Safety meeting is being scheduled for the month of April.

Capital Projects & Other Updates

- A communication intern from Warner University is working Tuesdays and Thursdays in the Communication Specialist's office for the Spring 2018 semester.
- After Hurricane Irma, LACDD had hurricane property damage to below areas:
Clubhouse: roof and soffit, patio shade awning, patio wall (exterior paint)
Pavilion: roof
Property in the Open: Berwick gate, exterior fencing (on TNR and Olsen Road), trees, landscaping, stop signs, street signs, speed limit signs, and Lake Ashton lake bank.

An insurance claim has been started. The hurricane insurance deductible for the Clubhouse is about \$71,660. The Pavilion (deductible about \$1,385) and Property in the Open (\$7,690) have separate hurricane deductibles. Estimates and expenses are being maintained. A separate line item for Hurricane Irma expenses has been set up for payables. A check for \$182,946.49 was received on February 23 to cover repairs minus the applicable deductibles.

Jurin Roofing completed roof construction on the Clubhouse and Pavilion roofs. During roof installation, the patio shade awning was removed. This project is covered by insurance (there is a deductible for the Clubhouse). The repaired shade awning was reinstalled on February 14 until a decision is made regarding a hard roof structure.

At the December BOS meeting, staff was asked to gather an estimate for a hard roof to replace the restaurant patio shade awning. In February, staff met with three (3) contractors and it was determined that the current structure is not able to support anything other than what is currently installed. It was unanimously determined that an engineer would need to review the area to make a recommendation on a structure that will effectively support a hard roof structure to move forward with obtaining quotes.

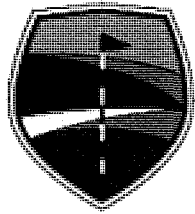
Staff presented a proposal for 400' of Lake Ashton lake bank restoration due to erosion problems caused by Hurricane Irma. Erosion and vegetation expenses are not covered by insurance. The proposal was approved at the December BOS meeting. Staff has notified the vendor of the approval and is working on obtaining the required permits to move forward with the project.

- The 2017 LACDD Feedback Survey was released electronically to 1,369 electronic mail addresses. A report outlining feedback received is included in this month's agenda packet.
- Stormwater, curb and asphalt repairs with All Terrain per specifications approved at the May 2017 LACDD BOS meeting were partially completed mid-October. The District Engineer inspected the areas November 2. All Terrain completed repairs on March 2.
- Staff completed (6) facility maintenance forms/repair requests in February.

- The approved meeting schedule for FY2018 is now posted on Ashtonliving.net. The Board is scheduled to meet April 13, May 11, June 8, July 13, August 10, and September 14 at 9 a.m. in the Clubhouse Ballroom.
- TECO has approved the three remaining street light accounts to be switched to single fixture LED ahead of the agreement expiration date with no financial penalty. Installation began on January 25 and there is only one remaining area to be completed.
- For fiscal year 2018 capital projects, employees are actively gathering proposals for an automatic pool vacuum to be used at night and especially on nights before there is no scheduled pool service. Three companies have come to Lake Ashton to provide estimates for window replacement in the Ballroom. Once received, estimates will be presented. Estimates for the refurbishment of the pool and patio fence panels have been gathered from two vendors. Once staff receives the third quote, all will be presented to the Board for approval.

Ballroom Rental Fee Report
From: 2/1/18 to 2/28/18
Meeting Room: Grand Ballroom

Meeting Date	Meeting Title	Room Fee Collected
2/1/2018	Line Dancing	\$0.00
2/1/2018	LAPAC	\$0.00
2/1/2018	Shufflin' Squares Dance	\$0.00
2/2/2018	Parkinson's Support Group	\$0.00
2/2/2018	Darrell Joyce Show	\$0.00
2/3/2018	Custen Wedding - Resident Event	\$0.00
2/4/2018	Super Bowl Party	\$0.00
2/5/2018	Monday Coffee	\$0.00
2/5/2018	LA Purple Stars Team Meeting	\$0.00
2/5/2018	Bingo	\$400.00
2/6/2018	LALGA Luncheon	\$0.00
2/6/2018	Line Dancing	\$0.00
2/7/2018	Yoga	\$0.00
2/7/2018	LAPAC	\$0.00
2/7/2018	LA (LW) HOA BOD Meeting	\$0.00
2/7/2018	Think and Drink	\$0.00
2/8/2018	Line Dancing	\$0.00
2/8/2018	LAPAC Rehearsal	\$0.00
2/8/2018	Square Dance Lessons	\$0.00
2/9/2018	LA (LW) CDD Meeting	\$0.00
2/10/2018	Chubby Checker	\$0.00
2/11/2018	Community Potluck	\$0.00
2/12/2018	Monday Coffee	\$0.00
2/12/2018	Bingo	\$400.00
2/13/2018	Line Dancing	\$0.00
2/14/2018	Valentine Dinner Dance	\$0.00
2/15/2018	Line Dancing	\$0.00
2/15/2018	Shufflin' Squares Dance	\$0.00
2/17/2018	The Vogues	\$0.00
2/18/2018	LA Democratic Club	\$0.00
2/19/2018	Monday Coffee	\$0.00
2/19/2018	Bingo	\$400.00
2/20/2018	Line Dancing	\$0.00
2/21/2018	Quilting and NeedleArts Show	\$0.00
2/22/2018	Line Dancing	\$0.00
2/22/2018	LAPAC Rehearsal	\$0.00
2/22/2018	Square Dance Lessons	\$0.00
2/23/2018	Rock Baby Rock	\$0.00
2/24/2018	Casino Night	\$100.00
2/25/2018	LA (LW) HOA Annual Meeting	\$0.00
2/26/2018	Monday Coffee	\$0.00
2/26/2018	Bingo	\$400.00
2/27/2018	LAPAC	\$0.00
2/27/2018	Retirement 101	\$0.00
2/28/2018	Yoga	\$0.00
2/28/2018	LAPAC	\$0.00
2/28/2018	New Resident Orientation	\$0.00
2/28/2018	LAPAC	\$0.00
Total		\$1,700.00



LAKE ASHTON

Lake Ashton Community Development District
2017 Resident Satisfaction Feedback Survey Results



Prepared for the Board of Supervisors
and District Manager
Lake Ashton Community Development District

March 2018

Lake Ashton Community Development District
4141 Ashton Club Drive
Lake Wales, FL 33859

863-324-5457
cwells@lakeashtoncdd.com

Introduction

This report is based on data collected from the March 2017 Lake Ashton (Lake Wales) Community Development District (CDD) Resident Satisfaction Feedback Survey. The survey was administered both electronically and in paper format. Lake Ashton residents ranked their satisfaction with aspects of CDD services and amenities. The survey results offer a picture of how Lake Ashton residents perceive the importance and quality of various community services. The survey results provide staff and the Board of Supervisors insight into overall satisfaction with the Lake Ashton lifestyle. Data collected can be useful for decision-making such as resource allocation. The information is also useful to identify residential priorities, areas for improvement, areas where improved communication is needed, and areas where further research may be helpful.

Methodology

The data collection used two delivery methods. The first instrument was an electronic survey released February 17, 2017 to about 1,369 electronic mail addresses affiliated with the Lake Ashton Resident Directory. The survey consisted of 90 quantitative and qualitative questions. Quantitative questions elicited selected responses about common area landscaping, restaurant and catering services, roads, media and communication, resident services, facility and amenity maintenance, lake and wetland maintenance, activities, security services. Space was provided to type comments. Responders were also asked to indicate certain demographic data such as the number of months (out of 12) residing at Lake Ashton, residential city (Lake Wales or Winter Haven), employment status, age range, and number of years residing in Lake Ashton. About 107 surveys were returned via electronic mail.

The second instrument was a six-page printed identical survey. Printed surveys were double-sided and printed on light yellow paper. The anonymous survey was delivered to about 1,500 residential homes via the monthly community newsletter as an insert in the March 2017 edition of the *LA Times*. Residents were asked to return the surveys to the Clubhouse where an unattended drop box was available. About 324 printed responses were received by 5 p.m. on April 7, 2017.

Staff utilized weekly Monday Coffee information meetings, the March 2017 edition of the *LA Times* monthly newsletter, and the community website ashtonliving.net electronic mail messaging system to promote participation in the survey and to completion of either one paper or one electronic copy of the survey.

Sample

The sample consisted of 431 responses from residents who provided feedback about their satisfaction with amenities and residential services at Lake Ashton. Surveys were collected for a six week period with no incentive given.

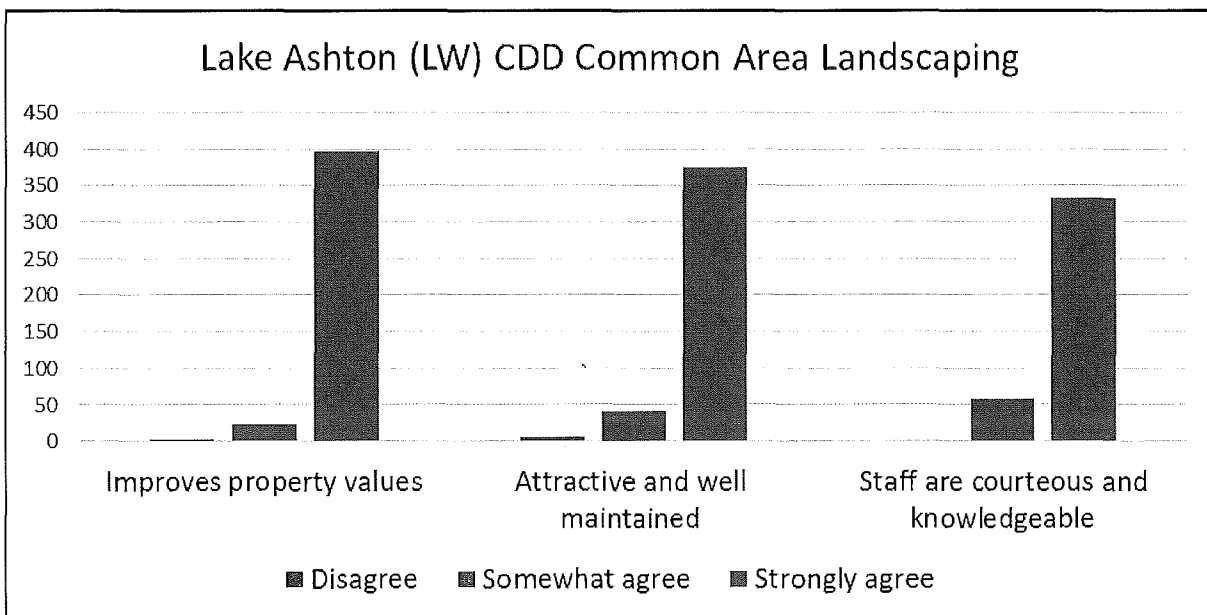
The results are reported as a simple reflection of the total number of responses, brief analysis, sample charts and summaries of comments for key areas of residential services.

2017 Detailed Findings

Lake Ashton (Lake Wales) CDD Common Area Landscaping

Residents provided feedback about common area landscaping. The community entrance, incoming boulevard, Clubhouse and surrounding amenities and entrance area to The Palms are common areas maintained by LACDD.

- The common area landscaping improves Lake Ashton property values.
Disagree 3 Somewhat agree 23 Strongly agree 397
- The common area landscaping is attractive and well maintained.
Disagree 6 Somewhat agree 42 Strongly agree 375
- Landscaping staff are courteous and knowledgeable.
Disagree 1 Somewhat agree 59 Strongly agree 333



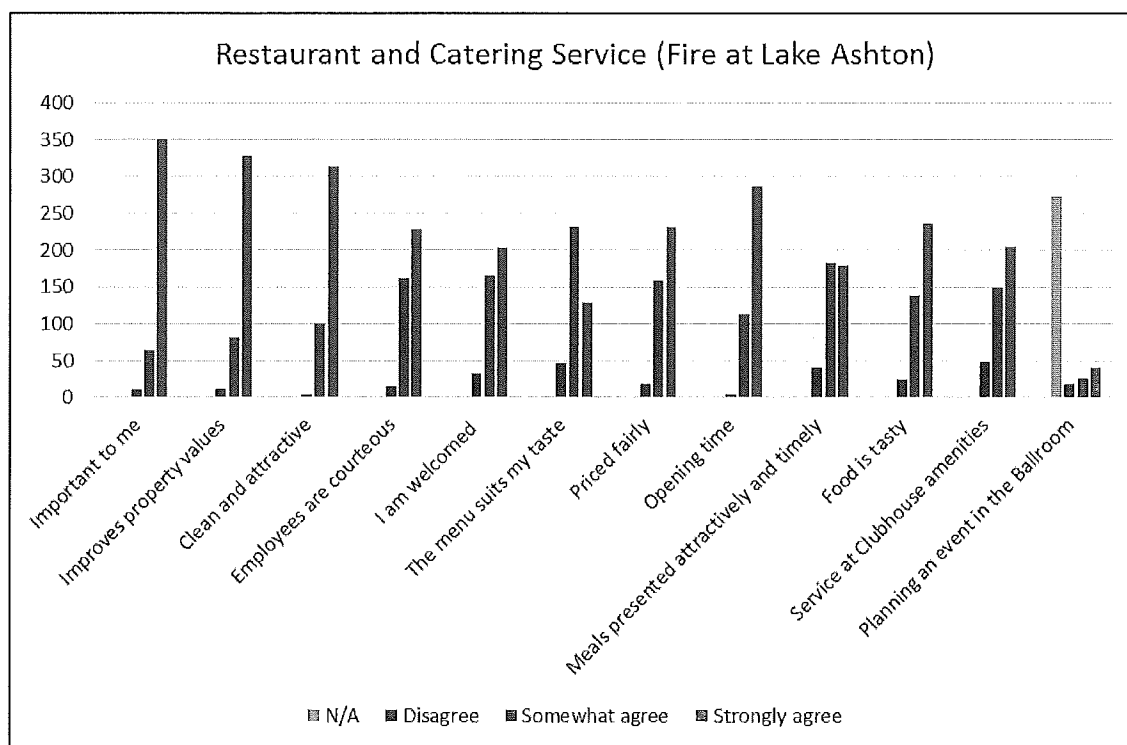
About 75 comments were received regarding landscaping. A majority (about 30 comments) were to commend the quality of the landscaping and maintenance. About seven residents expressed that flower beds are changed too often.

Lake Ashton (Lake Wales) CDD Restaurant and Catering Service (Fire at Lake Ashton)

Residents provided feedback about the Clubhouse restaurant. The District owns the leased premise which operates as Fire at Lake Ashton. Fire provides lunch and dinner service six days weekly during peak season and five days weekly during summer hours. Fire also provides catering services for Ballroom events.

- Having a restaurant within the community is important to me.
Disagree 11 Somewhat agree 65 Strongly agree 350

- Having a restaurant within the community improves property values.
Disagree 12 Somewhat agree 82 Strongly agree 328
- Fire at Lake Ashton's Dining Room and Patio are clean and attractive.
Disagree 5 Somewhat agree 101 Strongly agree 313
- Fire at Lake Ashton's employees are courteous, knowledgeable, and have a professional appearance.
Disagree 16 Somewhat agree 162 Strongly agree 228
- I am welcomed when arriving to dine at Fire at Lake Ashton; servers are prompt to take a drink order.
Disagree 33 Somewhat agree 166 Strongly agree 203
- The menu at Fire at Lake Ashton is easy to read and suits my taste.
Disagree 47 Somewhat agree 232 Strongly agree 129
- Meals at Fire at Lake Ashton are priced fairly.
Disagree 19 Somewhat agree 159 Strongly agree 232
- Fire at Lake Ashton is open during the times when I most frequently eat out.
Disagree 4 Somewhat agree 113 Strongly agree 287
- Meals at Fire at Lake Ashton are presented attractively and in a timely manner.
Disagree 40 Somewhat agree 183 Strongly agree 180
- The preparation of food at Fire at Lake Ashton is tasty and food is served at the proper temperature.
Disagree 24 Somewhat agree 139 Strongly agree 237
- Having food and beverage service offered at the Clubhouse amenities such as the Pool, Bowling Lanes, Game Room, etc. is important to me.
Disagree 48 Somewhat agree 149 Strongly agree 204
- In general, when I am planning an event in the Ballroom, my experience planning the menu (food and beverage service) has been mostly positive.
Not Applicable 272 Disagree 18 Somewhat agree 27 Strongly agree 40

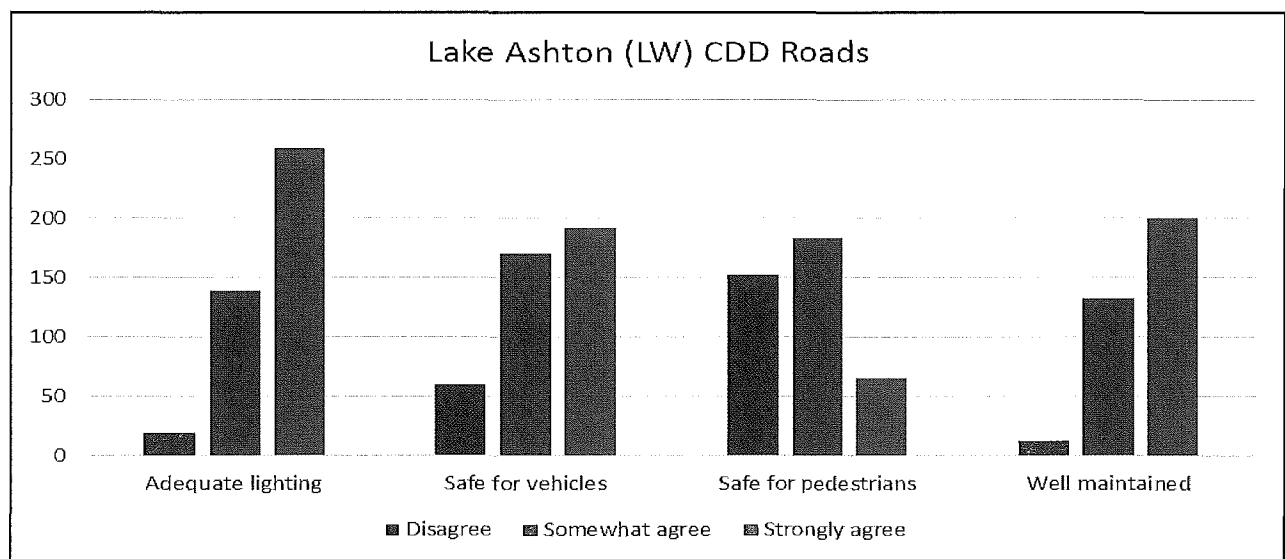


One hundred and sixty-four comments were made about restaurant services. A majority of the concern expressed was inadequate service (49 comments). Other disliked the menu (35 comments) or dislike the meal (7 comments). Some residents wanted Sunday brunch (9 comments) and 17 comments were made to commend the restaurant.

Lake Ashton (Lake Wales) CDD Roads

Residents rated the lighting and maintenance of roads at Lake Ashton CDD. The District owns and maintains roads throughout the community. The District leases street lights from Tampa Electric Company throughout the community. Residents also rated the safety of CDD roads for vehicles and for pedestrians.

- Roads have adequate lighting.
 Disagree 20 Somewhat agree 139 Strongly agree 259
- Roads are safe for vehicles.
 Disagree 60 Somewhat agree 170 Strongly agree 192
- Roads are safe for pedestrians.
 Disagree 152 Somewhat agree 183 Strongly agree 66
- Roads are well maintained.
 Disagree 13 Somewhat agree 133 Strongly agree 200



Road safety was an area that elicited many comments. Over 850 comments were received with a majority of survey participants concerned about vehicles parked on the roads (108), vehicles speeding (68), and vehicles failing to obey stop signs (27). Dark areas throughout the development and unsafe pedestrian habits were concerns for others.

Lake Ashton (Lake Wales) CDD Media and Communication

Residents rated various aspects of printed, electronic, and other internal communication. The District maintains information and distributes a monthly newsletter, a community website, an electronic messaging system, a local access cable channel and weekly community-wide information meetings.

The newsletter is a print publication including news articles, featured content and advertising. The publication is delivered to residential homes monthly and published on the community website.

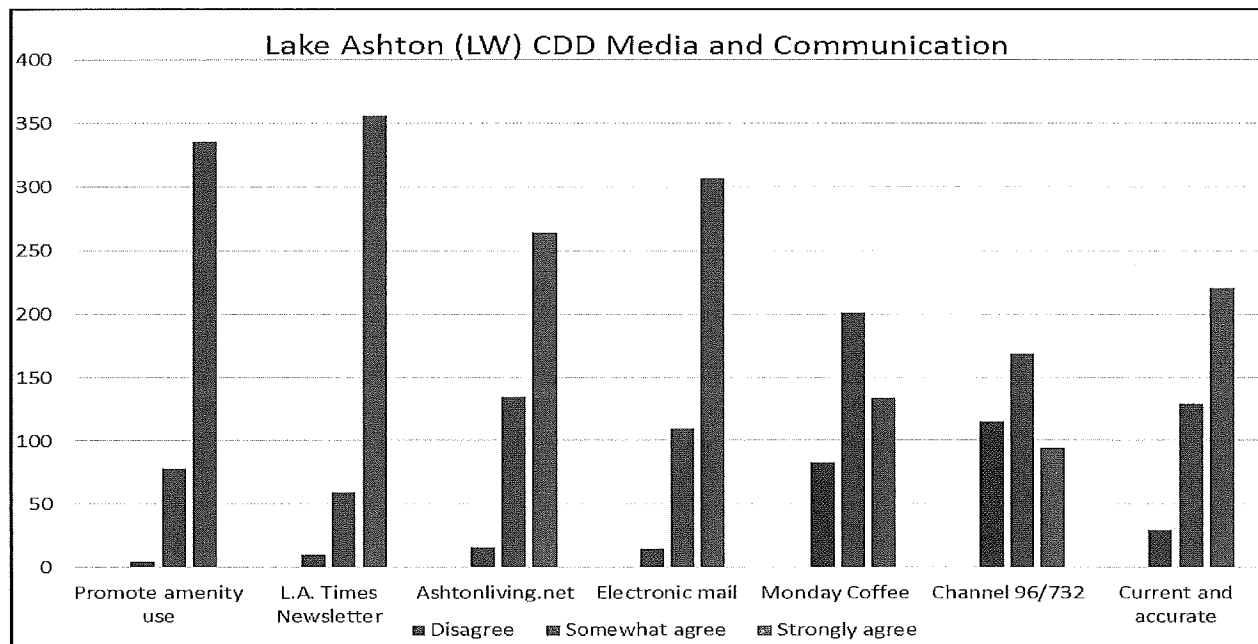
The community website is ashtonliving.net and contains information about HOA, CDD, resident services, activities, news articles, community resources, and classified listings. News articles are sent on a weekly basis and emergency electronic messages can be sent as needed.

The local access cable channel is provided by Spectrum and can be seen on residential homes on analog 96 or digital 732. The channel continuously broadcasts slides of Lake Ashton activities information and background music.

Monday Coffee is available to residents each week. News about happenings in and around Lake Ashton are presented.

- The newsletter, information meetings, website, and cable channels, promote amenity use and encourage an active lifestyle.
Disagree 5 Somewhat agree 78 Strongly agree 336

- LA Times monthly newsletter is important to me.
Disagree 10 Somewhat agree 60 Strongly agree 356
- Ashtonliving.net community website is important to me.
Disagree 16 Somewhat agree 135 Strongly agree 264
- Electronic news articles & the electronic mail messaging system are important to me.
Disagree 15 Somewhat agree 110 Strongly agree 307
- Monday Coffee weekly information meetings are important to me.
Disagree 83 Somewhat agree 201 Strongly agree 134
- Channel 96 and/or Channel 732 cable channels are important to me.
Disagree 115 Somewhat agree 169 Strongly agree 94
- Media and other communications are current and accurate.
Disagree 30 Somewhat agree 129 Strongly agree 220



About 90 comments were received regarding Lake Ashton CDD media. The biggest concern (28) was cable channel 96/732. Residents were not able to receive the channel or were concerned about the function of the cable channel. Other (13 comments) commended LACDD for quality media and communication.

Lake Ashton (Lake Wales) Resident Services

Residents provided feedback about resident services offered at the Clubhouse. Club Offices and Activities Desk are staffed regular weekly hours to provide for resident services, resident directories, room and amenity scheduling, ticket sales, entrance gate openers, seasonal information, answering general questions, and clerical support services such as copies and faxes.

- Services available at the Club Office and Activities Desk such as directories, copies and faxes, room scheduling, ticket purchasing, gate openers, resident identification, resident discount program, seasonal information, answering questions, and other assistance are important to me.

Disagree 2

Somewhat agree 37

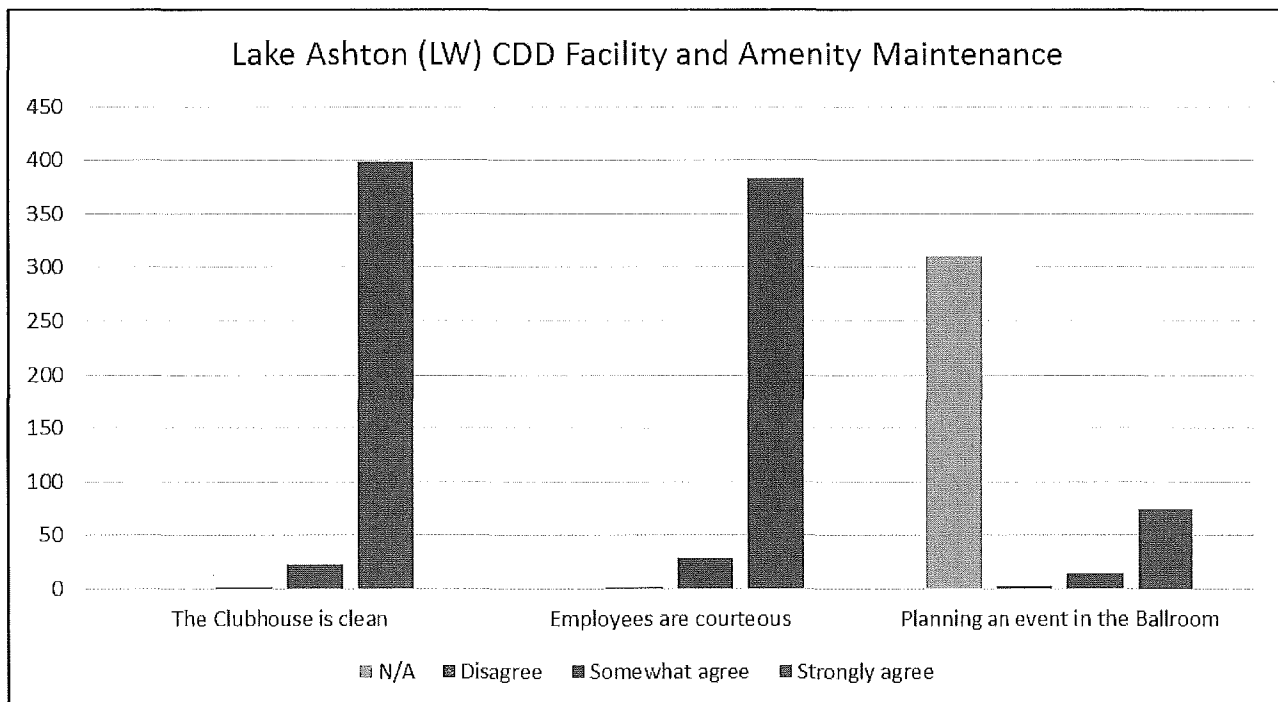
Strongly agree 282

Sixty-four comments were received about resident serviced. A majority of the comments (49 notations) were to commend staff for excellent customer service.

Lake Ashton (Lake Wales) CDD Facility and Amenity Maintenance

Residents rated aspects of facility maintenance. The District is responsible to maintain the Clubhouse and surrounding amenities. Facility staff also set up rooms for activities and events.

- The Clubhouse is clean, ready for use, and well maintained.
Disagree 1 Somewhat agree 23 Strongly agree 399
- Facility Maintenance employees are courteous, knowledgeable, and have a professional appearance.
Disagree 2 Somewhat agree 28 Strongly agree 383
- In general, when I am planning an event in the Ballroom, my experience planning with facility staff (audio/video set up, room set up, etc.) has been mostly positive.
Not Applicable 310 Disagree 3 Somewhat agree 14 Strongly agree 74
- Do any amenities in or around the Clubhouse need better maintenance?
Yes 367 No 272

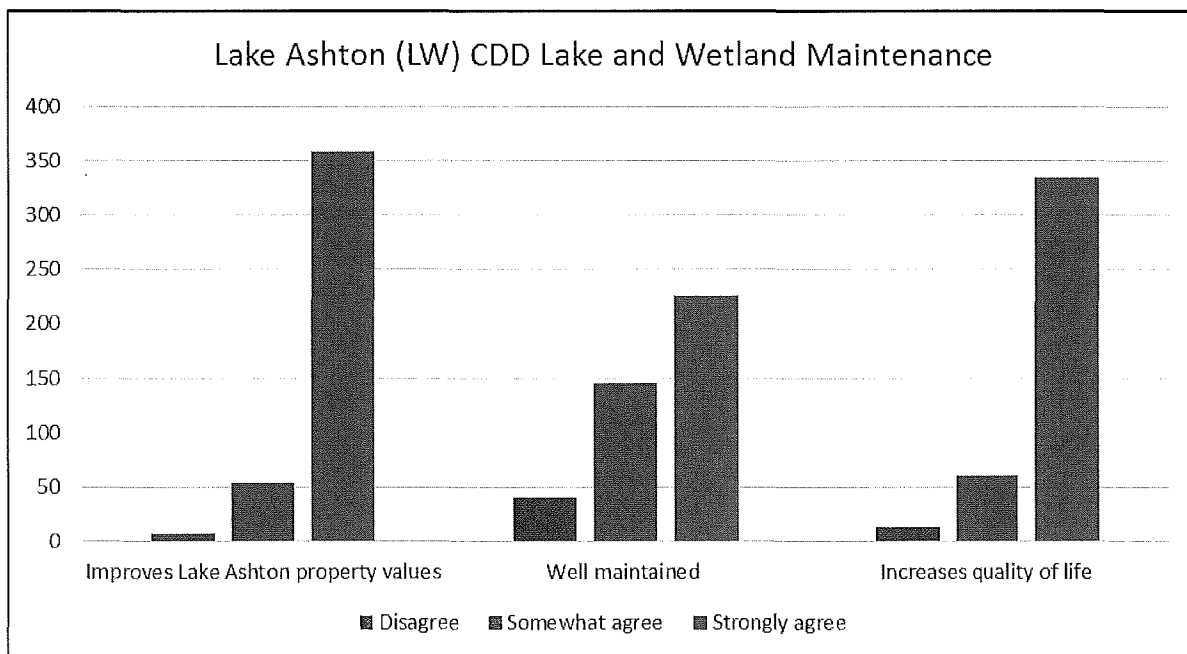


Although 74 comments were made about various aspects of the facilities, there was not consensus regarding any particular area for improvement. About 29 comments were made to indicate high satisfaction with amenity maintenance. Some of the comments cited resources outside of LACDD's areas of responsibility.

Lake Ashton (Lake Wales) CDD Lake and Wetland Maintenance

Residents shared their assessment of lake and wetland maintenance. LACDD owns and maintains various retention ponds and canals throughout the community. The District is also responsible to maintain shoreline and conservation areas in certain areas throughout the community.

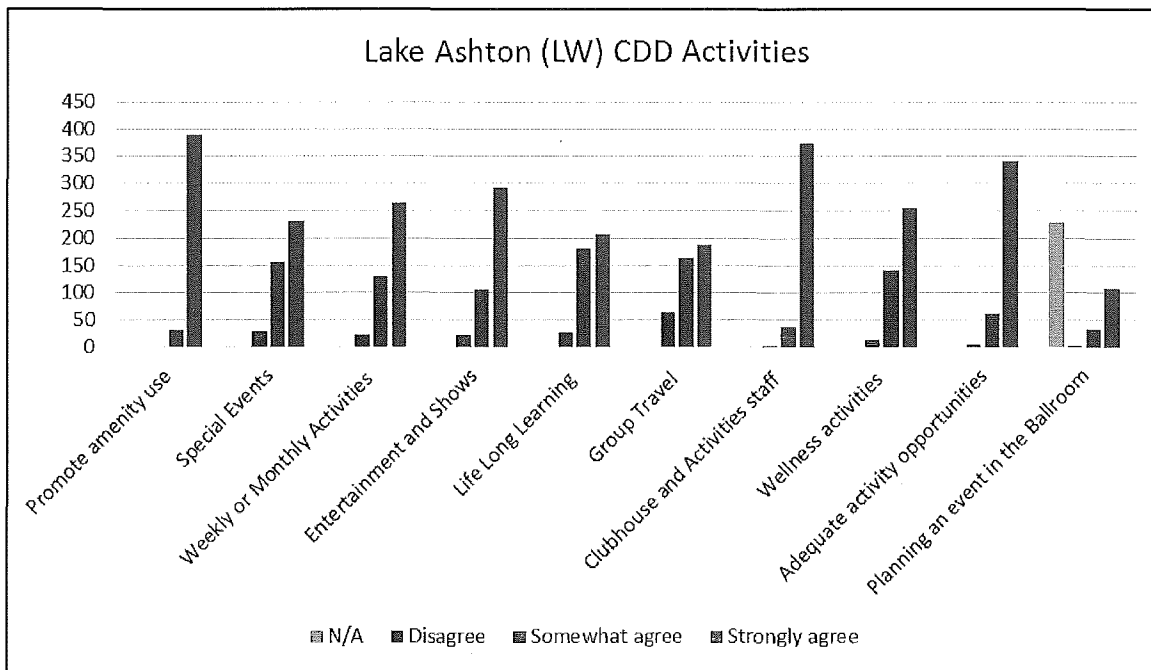
- The lake and wetland maintenance improves Lake Ashton property values.
Disagree 7 Somewhat agree 54 Strongly agree 358
- Lakes and wetlands are well maintained within Lake Ashton.
Disagree 40 Somewhat agree 146 Strongly agree 226
- The lake and wetland maintenance increases quality of life by promoting recreational use and enhancing the beauty of the community without harming fish, wildlife, or desirable plant species.
Disagree 13 Somewhat agree 61 Strongly agree 335



Lake Ashton (Lake Wales) CDD Activities

Residents provided feedback about activities, entertainment, and special events. The District provides for the facilitation of many weekly, monthly, and annual activities. Special events are offered throughout the year. Club Offices and Activities Desk are staffed regular weekly hours to provide for ticket sales, activities registration, and event promotion.

- Activities promote amenity use and encourage an active lifestyle.
Disagree 0 Somewhat agree 31 Strongly agree 389
- Special events such as themed parties, holiday events, dinner dances, etc. are important to me.
Disagree 30 Somewhat agree 157 Strongly agree 231
- Weekly or monthly activities such as special interest groups, cards and games, etc. are important to me.
Disagree 22 Somewhat agree 131 Strongly agree 264
- Entertainment and shows are important to me.
Disagree 23 Somewhat agree 106 Strongly agree 292
- Lifelong learning such as classes and special presentations, etc. are important to me.
Disagree 28 Somewhat agree 180 Strongly agree 208
- Group travel such as day trips, cruises and special tours are important to me.
Disagree 64 Somewhat agree 164 Strongly agree 187
- Clubhouse activities and office staff are courteous, knowledgeable, and have a professional appearance.
Disagree 4 Somewhat agree 39 Strongly agree 374
- Wellness activities such as fitness center orientation, wellness classes, and health fairs are important to me.
Disagree 15 Somewhat agree 141 Strongly agree 256
- I believe there are adequate activity opportunities offered at the Clubhouse such as special events, parties, card games, entertainment, classes, travel opportunities, and wellness opportunities.
Disagree 5 Somewhat agree 63 Strongly agree 341
- In general, when I am planning an event in the Ballroom, my experience planning with Clubhouse staff (room scheduling, media planning, ticket sales, sign-up sheets, event registration, etc.) has been mostly positive.
Not Applicable 228 Disagree 4 Somewhat agree 33 Strongly agree 108



About 118 comments were entered regarding activities. About 14 comments were made with concerns about limited capacity or limited tickets for events. Eight suggestions were made to increase life-long learning opportunities and seven comments were made to commend staff.

Lake Ashton (LW) CDD Security Services

- Having a Security Officer at the Entrance Gate(s) 24 hours a day improves property values and helps safeguard the community.

Disagree 7 Somewhat agree 33 Strongly agree 379
- Having a Security Officer patrolling the common areas and amenities helps safeguard the community from unauthorized use and promote voluntary compliance with CDD policies.

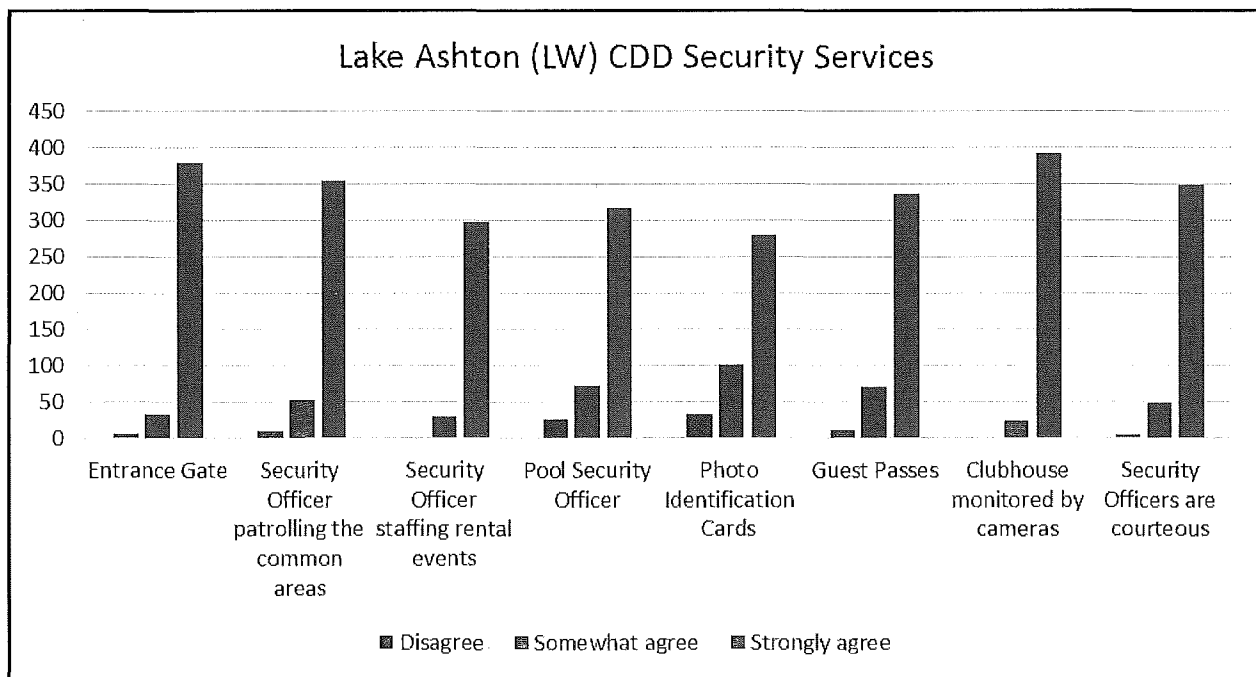
Disagree 10 Somewhat agree 53 Strongly agree 355
- Having a Security Officer staffing rental events helps enhance safety and security in and around the Clubhouse.

Disagree 2 Somewhat agree 30 Strongly agree 297
- Having a Pool Security Officer staffing the pool and spa area during peak use hours helps safeguard the pool and spa area from unauthorized use and promotes voluntary compliance with CDD policies.

Disagree 26 Somewhat agree 72 Strongly agree 317
- Having Lake Ashton Resident Photo Identification Cards issued to residents helps Clubhouse staff and Security Officers ensure amenities are used only by residents and registered guests.

Disagree 33 Somewhat agree 101 Strongly agree 280

- Having guests registered and issuing Guest Passes helps Clubhouse staff and Security Officers ensure amenities are used only by residents and registered guests.
Disagree 12 Somewhat agree 71 Strongly agree 336
- Having the Clubhouse amenities and parking areas monitored by cameras, and recording that information helps enhance safety and security in and around the Clubhouse and amenities.
Disagree 5 Somewhat agree 25 Strongly agree 392
- Security Officers are courteous, knowledgeable, and have a professional appearance.
Disagree 5 Somewhat agree 50 Strongly agree 349



Residents entered 86 comments about security services at Lake Ashton CDD. Most comments (13) were to commend the security program or officers.

Demographic Information and Overall Satisfaction Indicator

Most who responded to the survey indicated they live at Lake Ashton year-round. Residents were asked the number of months they reside in the Lake Ashton community (from 1 to 12 months). About 348 responders answered this question and about 60% (212 responses) indicated they live in Lake Ashton 12 months each year.

Of those who responded, 417 indicated where their residence was located in Lake Ashton, choosing either Lake Wales or Winter Haven. The response rate was higher from those who indicated they live in Lake Wales: about 77% responses indicated living in Lake Wales although Lake Wales residents represent about 71% of the current population. (A total of 320 responses were from those who indicated they live in Lake Wales (77% of responses received) and a total of 97 responses were from those who indicated they live in Winter Haven (23% of responses

received). This data suggests that more residents who live in Lake Wales responded to the survey when compared to residents who live in Winter Haven.

A vast majority of those who responded to the survey indicated that they are retired and not seeking any employment. Residents were asked about the status of employment. Of the 377 that responded to the question, a small number (5%) are employed and a sizeable majority (95%) are fully retired.

Information was gathered regarding the age-range of those submitting a feedback survey. About 450 responders indicated their age range from 40-55 to over 95 years old. Most responses (49%), indicated their age range is 66 to 75 years old. About 24% indicated their age range is 76-85 years old. About 16% indicated their age range is 56 to 65 years old.

Most of the people who responded to the survey (33%) indicated they have lived at Lake Ashton 10 years or more.

The overall satisfaction with the Lake Ashton community is evidenced by the overwhelming number of residents who strongly agree Lake Ashton is a great place to retire and would recommend the community to others.

- Lake Ashton is a great place to retire and I would recommend it to others.
Disagree 2 Somewhat agree 42 Strongly agree 371

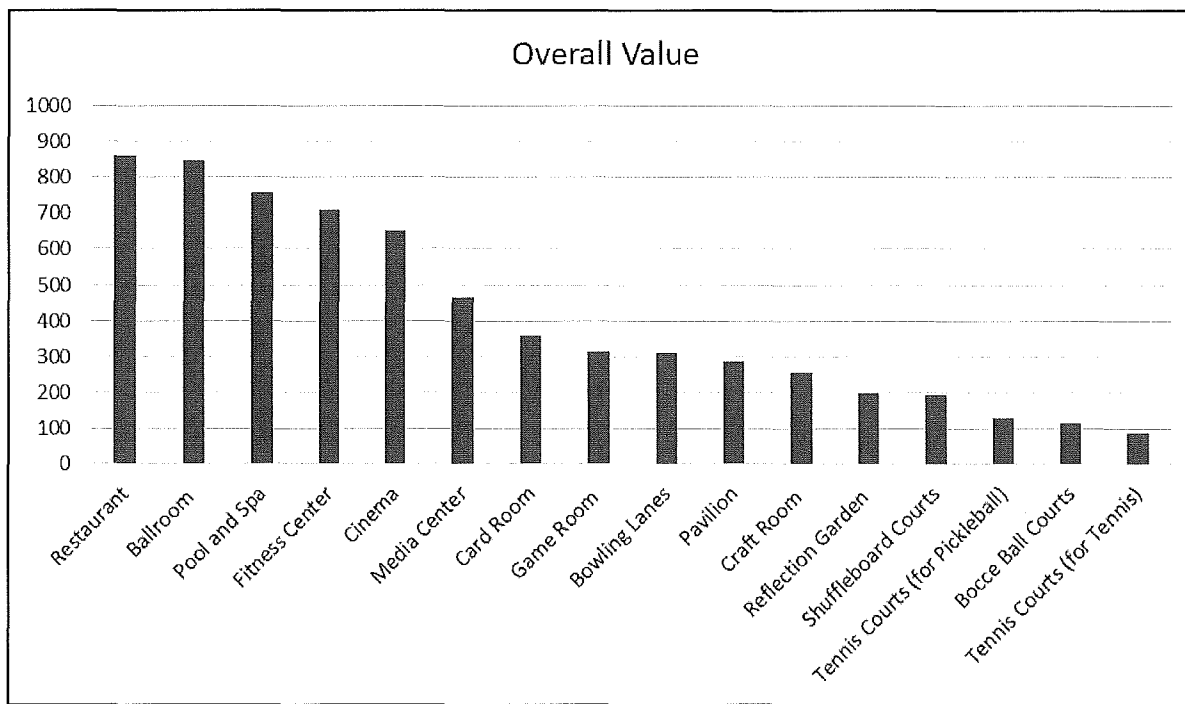
Lake Ashton (Lake Wales) CDD Amenity Use

Survey participants were asked to quantify the number of visits to amenities. In order to rank the amenities in descending order based on frequency of visits, each category of visits was weighted from daily to once a year or less and reported.

Frequency of visits to Clubhouse (CH) amenities (please circle one response for each amenity):

	Daily	Weekly	Monthly	Every Few Months	Annually/less
Cinema	5	99	104	125	73
Ballroom	7	178	109	68	36
Pavilion	1	34	39	102	210
Game Room	4	55	41	51	229
Card Room	4	80	34	37	224
Craft Room	3	45	31	49	235
Media Center	9	79	62	68	144
Bowling Lanes	3	46	41	78	208
Fitness Center	64	108	37	56	125
Tennis Cts (Tennis)	5	15	8	9	316
Tennis Cts (Pickleball)	8	23	8	13	285
Pool & Spa	59	108	65	68	86
Reflection Garden	2	20	34	61	253

	Daily	Weekly	Monthly	Every Few Months	Annually/less
Shuffleboard Courts	0	28	29	52	254
Bocce Ball Courts	1	8	26	36	274
Restaurant	1	154	167	61	26



The popularity of various amenities are ranked as follows in descending order with number one being the Clubhouse Restaurant: Restaurant, Ballroom, Pool & Spa, Fitness Center, Cinema, Media Center, Card Room, Game Room, Bowling Lanes, Pavilion, Craft Room, Reflection Garden, Shuffleboard Courts, Tennis Courts (for Pickleball), Bocce Ball Courts, and Tennis Courts (for Tennis).

The last section of the survey was dedicated to qualitative feedback and participants were asked to provide any other comments. A majority of comments in this area (27) were to express satisfaction with the Lake Ashton lifestyle and management of the community.

There were a few comments not related to LACDD responsibility such as comments about Lake Ashton Golf Club or Lake Ashton II (Winter Haven) Community Development District's Health and Fitness Center.

Lake Ashton Community Development District
135 W Central Blvd. Suite 320, Orlando Florida 32801

Memorandum

DATE: March 23, 2018

TO: George Flint
District Manager

via email

FROM: Alan Scheerer
Field Services Manager

RE: Lake Ashton CDD Monthly Managers Report – March 23, 2018

The following is a summary of activities related to the field operations of the Lake Ashton Community Development District:

Ballroom:

1. Staff replacing lights and ballasts as needed in Clubhouse and Gate House.
2. Filters have been changed in the Ballroom.

Pool/Spa:

1. The Pool/Spa are operating properly.
2. Handicap lifts have been tested.
3. Staff re-secured the timer box for the pool.
4. Pool filter grids were replaced.
5. Four pool loungers were repaired.

Lakes:

1. Lakes are being treated according to our contract with Applied Aquatic.
2. The ponds in the community are low due to little rainfall.

Landscaping:

1. Staff has been meeting on a weekly basis with Yellowstone to review CDD property.
2. Irrigation inspections were performed with minor repairs.

3. Yellowstone replaced the pressure switch on the Clubhouse well.
4. New annuals installed.
5. Yellowstone trimmed palm fronds from palm trees along Lake Ashton Blvd.

Other:

1. East entry doorstep was replaced.
2. Fan on restaurant patio repaired. It came lose form the awning.
3. Jimmy Bock painted "Do Not Walk on Courts" on all shuffleboard courts at no cost to the district.
4. Parker Awning completed the installation of the awning over the restaurant patio.
5. Millers AC came out to inspect the bowling alley AC. It was low on Freon so Millers added Freon to the unit.
6. Ridge Glass replaced a broken piece of glass in the restaurant dining room.
7. Staff replaced bulbs in the foyer chandelier with LED bulbs.
8. Inspection completed on both Clubhouse flat roofs.
9. The annual fire inspection was completed by Lake Wales Fire Department.

Should you have any questions please call me at 407-398-2890

Respectfully,

Alan Scheerer

Lake Ashton Community Development District
135 W Central Blvd. Suite 320, Orlando Florida 32801

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via email

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Alan Scheerer

**Lake Ashton
Community Development District**

Check Run Summary

March 23, 2018

Date	Check Numbers	Amount
<u>General Fund</u>		
2/1/2018	5874-5881	\$1,143,685.92
2/7/2018	5882	\$69.12
2/8/2018	5883-5904	\$34,463.38
2/19/2018	5905	\$4,250.00
2/20/2018	5906-5935	\$83,099.23
3/8/2018	5936-5948	\$69,647.55
General Fund Total		<u><u>\$1,335,215.20</u></u>
<u>Capital Projects Fund</u>		
2/7/2018	227	\$550.00
2/27/2018	228	\$717.50
3/8/2018	229	\$1,716.00
Capital Projects Fund Total		<u><u>\$2,983.50</u></u>

AP300R
*** CHECK NOS. 005874-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/14/18
LAKE ASHTON CDD - GF
BANK A LAKE ASHTON - GF

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/01/18	00062	2/01/18 05794960	201802 320-57200-41000	4141 ASHTON CLUB DR	*	855.79	
				BRIGHT HOUSE NETWORKS			855.79 005874
2/01/18	00055	1/16/18 01162018	201801 320-57200-43100	20735-4141 ASHTON CLUB DR	*	740.14	
		1/16/18 22109-01	201801 320-57200-43100	22109-GATE ENTRANCE IRRG	*	178.69	
		1/16/18 30740-01	201801 320-57200-43100	20740-4128 LAKE ASHTON	*	36.60	
		1/16/18 37767-01	201801 320-57200-43100	37767-PALMS CDD IRRIG	*	48.07	
				CITY OF LAKE WALES			1,003.50 005875
2/01/18	00329	12/29/17 1502614	201712 310-51300-31100	SERVICE THRU-12/29/17	*	1,575.00	
				DEWBERRY ENGINEERS, INC.			1,575.00 005876
2/01/18	00003	1/08/18 6-057-42	201801 310-51300-42000	DELIVERIES THRU-01/08/18	*	39.08	
		1/17/18 6-065-44	201801 310-51300-42000	DELIVERIES THRU-01/17/18	*	29.23	
				FEDEX			68.31 005877
2/01/18	00215	1/25/18 291	201801 320-57200-34000	DEC 17 - PAYROLL REIMB	*	24,180.18	
				GMS-CENTRAL FLORIDA, LLC			24,180.18 005878
2/01/18	00038	2/01/18 02012018	201802 300-15100-10000	TXFER EXCESS FUNDS TO SBA	*	900,000.00	
				LAKE ASHTON CDD			900,000.00 005879
2/01/18	00429	2/01/18 02012018	201802 300-20700-10200	TXFER TAX RCPTS TO 2015-1	*	193,064.49	
		2/01/18 02012018	201802 300-20700-10200	TXFER TAX RCPTS TO 2015-2	*	22,884.47	
				LAKE ASHTON CDD			215,948.96 005880
2/01/18	00217	2/01/18 0654-000	201801 320-57200-43300	SERVICE THRU-02/28/18	*	54.18	
				REPUBLIC SERVICES #654			54.18 005881
2/07/18	00484	2/06/18 020618	201802 320-57200-49400	DRY CLEANING CDD LINENS	*	69.12	
				LONG'S DRY CLEANERS			69.12 005882
				LAKA LAKE ASHTON SROSINA			

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 *** CHECK NOS. 005874-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/14/18
 LAKE ASHTON CDD - GF
 BANK A LAKE ASHTON - GF

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/08/18	00310	1/01/18 9696521	201801 320-57200-54000	FEEES FOR FY 2018	*	349.00	
			BMI				349.00 005883
2/08/18	00530	1/24/18 01242018	201801 300-22000-10000	SECURITY OFFERS	*	500.00	
		1/24/18 01242018	201801 300-36200-10500	SECURITY OFFERS	*	12.50	
			CHURCH OF THE GOOD SHEPHARD				512.50 005884
2/08/18	00531	2/01/18 02012018	201802 300-22000-10000	SECURITY OFFICER	*	500.00	
			JOSHUA CREAMER				500.00 005885
2/08/18	00466	2/01/18 38989	201802 310-51300-42501	FEB 18 - NEWSLETTER	*	3,400.00	
			CUSTOMTRADEPRINTING.COM				3,400.00 005886
2/08/18	00214	1/15/18 AR316377	201801 310-51300-42502	B/W & COLOR TONER	*	810.74	
			DEX IMAGING				810.74 005887
2/08/18	00003	1/23/18 6-071-44	201801 310-51300-42000	DELIVERIES THRU-01/23/18	*	33.63	
			FEDEX				33.63 005888
2/08/18	00068	1/24/18 60213	201801 320-57200-54500	PREVENTATIVE MAINTENANCE	*	216.04	
			FITNESS SERVICES OF FLORIDA				216.04 005889
2/08/18	00077	12/19/17 821865 3	201712 320-57200-54501	PEST CONTROL SVC	*	120.00	
			FLORIDA PEST CONTROL				120.00 005890
2/08/18	00215	2/01/18 292	201802 320-57200-34000	FIELD MANAGEMENT-FEB 18	*	2,083.33	
			GMS-CENTRAL FLORIDA, LLC				2,083.33 005891
2/08/18	00036	2/01/18 155	201802 310-51300-34000	MGMT FEES-FEB 18	*	4,873.50	
		2/01/18 155	201802 310-51300-35100	COMPUTER TIME-FEB 18	*	83.33	
		2/01/18 155	201802 310-51300-31300	DISSEM AGNT SVC-FEB 18	*	83.33	
		2/01/18 155	201802 310-51300-51000	SUPPLIES-FEB 18	*	4.88	

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 *** CHECK NOS. 005874-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
 LAKE ASHTON CDD - GF
 BANK A LAKE ASHTON - GF

RUN 3/14/18

PAGE 3

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		2/01/18 155	201802 310-51300-42000		*	30.47	
		POSTAGE-FEB 18					
		2/01/18 155	201802 310-51300-42500		*	102.90	
		COPIES-FEB 18					
		2/01/18 155	201802 310-51300-49000		*	111.12	
		GOOGLE EMAIL-FEB 18					
				GMS - SO FLORIDA, LLC			5,289.53 005892
2/08/18 00067	1/26/18 170242	201801 320-57200-34500			*	130.00	
		JAN 18-GATE MAINTENANCE					
				THE HARTLINE ALARM COMPANY, INC.			130.00 005893
2/08/18 00059	2/01/18 15584	201802 320-57200-45300			*	1,365.00	
		FEB 18-POOL SERVICE					
	2/01/18 15594	201802 320-57200-45300			*	200.00	
		FEB 18-FOUNTAIN SVC					
				HEARTLAND COMMERCIAL POOL SERVICES			1,565.00 005894
2/08/18 00529	2/02/18 02022018	201802 300-22000-10000			*	500.00	
		DAMAGE DEPOSIT					
				RAYMOND JAMES			500.00 005895
2/08/18 00512	2/01/18 1470310	201802 320-57200-41000			*	42.00	
		EMERGENCY SKYLINE SVC					
				KINGS III OF AMERICA, INC.			42.00 005896
2/08/18 00532	2/02/18 02022018	201802 300-22000-10000			*	500.00	
		SECURITY OFFICERS					
	2/02/18 02022018	201802 300-36200-10500			*	25.00-	
		SECURITY OFFICERS					
				LAKE WALES MEDICAL STAFF FUND			475.00 005897
2/08/18 00089	1/31/18 L060G0IB	201801 310-51300-48000			*	59.00	
		JOINT MEETING					
				THE LEDGER			59.00 005898
2/08/18 00361	1/18/18 I41656	201801 320-57200-54500			*	159.48	
		DIAGNOSTIC ON THERMOSTATS					
	1/19/18 I41707	201801 320-57200-54500			*	79.00	
		SERVICE CALL-KITCHEN					
				MILLER'S CENTRAL AIR, INC.			238.48 005899
2/08/18 00488	1/20/18 01202018	201801 320-57200-49400			*	295.00	
		JERSEY TENORS					
	1/24/18 01242018	201801 320-57200-49400			*	150.00	
		GLENN MILLER					

LAKA LAKE ASHTON SROSINA

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*** CHECK NOS. 005874-050000

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
		1/26/18 01262018	201801 320-57200-49400	TUSK	*	295.00	
				ARNOLDO OFFERMANN			740.00 005900
2/08/18 00054		1/04/18 39838	201801 320-57200-52000	WHITE ROLL TOWELS	*	138.24	
		1/16/18 39858	201801 320-57200-52000	WHITE ROLL TOWELS	*	188.64	
		1/23/18 39864	201801 320-57200-54500	CERAMIC TILE SCRUB	*	245.00	
				STATEWIDE BUILDING MAINTENANCE			571.88 005901
2/08/18 00471		1/23/18 22	201801 320-57200-52005	TROPICAL SILK ARRANGEMENT	*	260.00	
				THE WILD HARE FLOWERS			260.00 005902
2/08/18 00142		2/01/18 18-02012	201802 320-57200-49400	SOUND SERVICES-THE VOUGES	*	750.00	
		2/01/18 18-02012	201802 320-57200-49400	SOUND SYSTEM & TECHNICIAN	*	1,150.00	
				WESTBERRY AUDIO GROUP			1,900.00 005903
2/08/18 00445		2/01/18 INV-0000	201802 320-57200-46200	FEB 18 - LANDSCAPE MAINT	*	14,667.25	
				YELLOWSTONE LANDSCAPE			14,667.25 005904
2/19/18 00524		2/15/18 021518	201802 320-57200-49400	BALANCE-THE VOGUES	*	4,250.00	
				TROY ELICH			4,250.00 005905
2/20/18 00063		2/23/18	201802 320-57200-49400	BALANCE-ROCK BABY ROCK	*	9,500.00	
				WILLIAM CLARE ENTERTAINMENT			9,500.00 005906
2/20/18 00522		1/31/18 80367402	201801 320-57200-43200	PROPANE REF NO.625907717	*	1,170.68	
		1/31/18 80367402	201801 320-57200-43200	PROPANE REF NO.626117879	*	1,192.12	
		1/31/18 80367402	201801 320-57200-43200	PROPANE REF NO.626487049	*	1,019.47	
		1/31/18 80367402	201801 320-57200-43200	PROPANE REF NO.626845347	*	1,152.75	
		1/31/18 80367402	201801 320-57200-43200	PROPANE REF NO.627226578	*	1,016.99	
				AMERIGAS			5,552.01 005907
				LAKA LAKE ASHTON SROSINA			

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/20/18	00057	1/31/18 167309	201801 320-53800-46800	APPLIED AQUATIC MGMT	*	1,545.00	
				APPLIED AQUATIC MANAGEMENT, INC.			1,545.00 005908
2/20/18	00100	1/30/18 3597	201801 320-57200-54500	PAINT FITNESS ROOM WALLS	*	2,690.00	
				BOCK & HOEFT, INC.			2,690.00 005909
2/20/18	00055	2/15/18 20735	201802 320-57200-43100	20735-4141 ASHTON CLUB DR	*	786.99	
		2/15/18 20740	201802 320-57200-43100	20740-4128 LAKE ASHTON BV	*	36.60	
		2/15/18 22109	201802 320-57200-43100	22109-GATE ENTRANCE/IRR	*	114.89	
		2/15/18 37767	201802 320-57200-43100	37767-PALMS CDD IRRIG.	*	23.32	
				CITY OF LAKE WALES			961.80 005910
2/20/18	00502	2/01/18 1327	201802 320-57200-34501	FEB 18-SECURITY SVC	*	16,875.67	
				COMMUNITY WATCH SOLUTIONS, LLC			16,875.67 005911
2/20/18	00466	1/29/18 38999	201801 320-57200-51000	ENVELOPES 9.5X12.5	*	301.00	
		1/29/18 39035	201801 320-57200-51000	BLACK SELF-INKING STAMP	*	20.00	
				CUSTOMTRADEPRINTING.COM			321.00 005912
2/20/18	00214	1/25/18 AR318551	201801 320-57200-52000	BLACK TONER	*	8.00	
		1/26/18 AR318781	201801 320-57200-52000	CYAN TONER	*	8.00	
				DEX IMAGING			16.00 005913
2/20/18	00003	2/13/18 6-087-32	201802 310-51300-42000	DELIVERIES THRU 02/13/18	*	62.99	
				FEDEX			62.99 005914
2/20/18	00472	2/07/18 768149	201802 320-57200-49400	THINK & DRINK - 02/07/18	*	96.00	
				FIRE AT LAKE ASHTON			96.00 005915
2/20/18	00077	2/19/18 108151	201802 320-57200-54501	PEST CONTROL-02/19/18	*	75.00	
				FLORIDA PEST CONTROL			75.00 005916
				LAKA LAKE ASHTON SROSINA			

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
2/20/18	00499	1/10/18 124507	201801 320-57200-54500	FIX & POWDER COAT CHAIRS	*	840.00	
				GILL MANUFACTURING, INC.			840.00 005917
2/20/18	00059	10/02/17 15163	201711 320-57200-45300	NOV 17-POOL SVC	*	1,290.00	
		10/02/17 15163	201711 320-57200-45300	NOV 17-COVER UP LIQUID	*	75.00	
				HEARTLAND COMMERCIAL POOL SERVICES			1,365.00 005918
2/20/18	00098	1/13/18 5134989	201801 320-57200-52000	SUPPLIES	*	337.33	
		1/18/18 582591	201801 320-57200-52000	SUPPLIES	*	41.36	
		1/23/18 5570244	201801 320-57200-52000	SUPPLIES	*	23.23	
				HOME DEPOT CREDIT SERVICES			401.92 005919
2/20/18	00504	1/25/18 91740	201801 320-57200-52000	LED TUBE LAMP	*	9,290.70	
		2/07/18 91861	201802 320-57200-54500	LABOR & 100W BALLAST	*	206.65	
		2/13/18 91880	201802 320-57200-54500	SUPPLIES	*	1,803.01	
				KINCAID ELECTRICAL SERVICES			11,300.36 005920
2/20/18	00164	2/12/18 79658	201801 310-51300-31500	JAN 18-LEGAL SERVICES	*	2,717.48	
				LATHAM, SHUKER, EDEN & BEAUDINE,LLP			2,717.48 005921
2/20/18	00361	1/04/18 I41120	201801 320-57200-54500	SWITCH CONDENSING UNITS	*	598.00	
		1/05/18 I41235	201801 320-57200-54500	REM.& RPLC FUSIBLE LINK	*	189.50	
		1/05/18 I41238	201801 320-57200-54500	REM.& RPLC FUSIBLE LINK	*	244.75	
				MILLER'S CENTRAL AIR, INC.			1,032.25 005922
2/20/18	00099	2/07/18 9663	201802 320-57200-54500	POLE PADS	*	665.00	
				NIDY SPORTS CONSTRUCTION			665.00 005923
2/20/18	00488	2/10/18 02102018	201802 320-57200-49400	CHUBBY CHECKER	*	295.00	
				ARNOLDO OFFERMANN			295.00 005924

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/20/18	00345	2/07/18 16691	201802 320-57200-54500	REINST.CORE FR LOCK	*	65.00	
							PRECISION SAFE & LOCK, LLC
							65.00 005925
2/20/18	00217	1/31/18 0654-778	201801 320-57200-43300	JAN 18-REFUSE SERVICES	*	378.79	
		2/14/18 0654-779	201803 320-57200-43300	MAR 18-REFUSE SERVICES	*	343.44	
							REPUBLIC SERVICES #654
							722.23 005926
2/20/18	00470	2/20/18 02202018	201802 320-57200-52000	COFFEE SERVICE	*	41.98	
							SHUFFLIN'S SQUARES
							41.98 005927
2/20/18	00234	9/18/17 71821706	201801 320-57200-51000	SUPPLIES	*	53.51-	
		10/03/17 71756021	201801 320-57200-51000	SUPPLIES	*	10.22-	
		10/31/17 71860734	201710 320-57200-51000	SUPPLIES	*	10.39-	
		1/02/18 71894114	201801 320-57200-51000	SUPPLIES	*	155.50	
		1/09/18 71899312	201801 320-57200-51000	SUPPLIES	*	245.73	
		1/11/18 71901389	201801 320-57200-51000	SUPPLIES	*	179.12	
		1/11/18 71901389	201801 320-57200-51000	SUPPLIES	*	96.00	
		1/11/18 71905638	201801 320-57200-51000	SUPPLIES	*	142.78	
							STAPLES BUSINESS CREDIT
							745.01 005928
2/20/18	00054	1/31/18 39981	201801 320-57200-52000	SUPPLIES	*	138.24	
		2/01/18 39928	201802 320-57200-54500	JANITORIAL SVCS	*	3,465.00	
		2/14/18 40012	201802 320-57200-52000	SUPPLIES	*	232.56	
							STATEWIDE BUILDING MAINTENANCE
							3,835.80 005929
2/20/18	00500	3/06/18 4399671	201803 320-57200-54000	SUBSCRIPTION-ACC.4399671	*	47.99	
							SUN COAST MEDIA GROUP, INC.
							47.99 005930
2/20/18	00051	2/16/18 12276283	201802 320-57200-52000	SUPPLIES	*	430.62	
							SYSCO-CENTRAL FL
							430.62 005931

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
2/20/18	00061	2/13/18 FEB 2018	201802 320-57200-43000 FEB 18-ELECTRIC SVCS	TECO	*	17,845.12	17,845.12 005932
2/20/18	00231	2/07/18 6150	201802 320-57200-52000 NAME BADGE	THE TROPHY SHOP	*	22.00	22.00 005933
2/20/18	00430	2/02/18 50045707	201802 310-51300-42502 FEB 18-LEASE PAYMENT	WELLS FARGO FINANCIAL LEASING	*	187.00	187.00 005934
2/20/18	00445	1/31/18 199145	201801 320-57200-46200 INSTALL OF POINSEITIAS	YELLOWSTONE LANDSCAPE	*	2,844.00	2,844.00 005935
3/08/18	00062	2/25/18 05794960	201802 320-57200-41000 4141 ASHTON CLUB DR	BRIGHT HOUSE NETWORKS	*	855.79	855.79 005936
3/08/18	00502	3/01/18 1339	201803 320-57200-34501 MAR 18-SECURITY SVC	COMMUNITY WATCH SOLUTIONS, LLC	*	18,738.00	18,738.00 005937
3/08/18	00466	2/27/18 39177	201802 320-57200-34500 GATE PASSES	CUSTOMTRADEPRINTING.COM	*	585.00	585.00 005938
3/08/18	00003	2/20/18 6-102-42	201802 310-51300-42000 DELIVERIES THRU-02/20/18	FEDEX	*	81.52	81.52 005939
3/08/18	00215	1/31/18 295	201801 320-57200-54000 DUES & SUBSCRIPTIONS		*	15.00	
		1/31/18 295	201801 320-57200-52000 OPERATING SUPPLIES		*	52.00	
		1/31/18 295	201801 320-57200-49400 SPECIAL EVENTS		*	132.24	
		2/27/18 293	201802 320-57200-34000 FEB 18 - PAYROLL REIMB		*	18,204.45	
		3/01/18 294	201803 320-57200-34000 FIELD MANAGEMENT-MAR 18		*	2,083.33	
				GMS-CENTRAL FLORIDA, LLC			20,487.02 005940
3/08/18	00036	3/01/18 156	201803 310-51300-34000 MGMT FEES-MAR 18		*	4,873.50	

LAKA LAKE ASHTON SROSINA

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
		3/01/18 156	201803 310-51300-35100		*	83.33	
			COMPUTER TIME-MAR 18				
		3/01/18 156	201803 310-51300-31300		*	83.33	
			DISSEM AGNT SVC-MAR 18				
		3/01/18 156	201803 310-51300-42000		*	71.26	
			POSTAGE-MAR 18				
		3/01/18 156	201803 310-51300-42500		*	117.50	
			COPIES-MAR 18				
				GMS - SO FLORIDA, LLC			5,228.92 005941
3/08/18 00067		2/20/18 171187	201802 320-57200-34500		*	130.00	
			FEB 18 - GATE MAINTENANCE				
				THE HARTLINE ALARM COMPANY, INC.			130.00 005942
3/08/18 00059		3/01/18 15766	201803 320-57200-45300		*	200.00	
			MAR 18 - POOL SERVICE				
		3/01/18 15768	201803 320-57200-45300		*	1,365.00	
			MAR 18 - POOL SERVICE				
				HEARTLAND COMMERCIAL POOL SERVICES			1,565.00 005943
3/08/18 00504		1/19/18 91742	201801 320-57200-54500		*	771.98	
			REPAIRS/MATERIALS/LABOR				
				KINCAID ELECTRICAL SERVICES			771.98 005944
3/08/18 00429		3/08/18 03082018	201803 300-20700-10200		*	4,796.21	
			TXFER TAX RCPTS TO 2015-1				
		3/08/18 03082018	201803 300-20700-10200		*	568.51	
			TXFER TAX RCPTS TO 2015-2				
				LAKE ASHTON CDD			5,364.72 005945
3/08/18 00488		3/08/18 03082018	201803 320-57200-49400		*	195.00	
			THE VOGUES				
		3/08/18 03082018	201803 320-57200-49400		*	250.00	
			ROCK BABY ROCK				
				ARNOLDO OFFERMANN			445.00 005946
3/08/18 00445		3/01/18 INV-0000	201803 320-57200-46200		*	14,667.25	
			MAR 18 - LANDSCAPE MAINT				
				YELLOWSTONE LANDSCAPE			14,667.25 005947
3/08/18 00346		2/21/18 2113834	201802 320-57200-54500		*	415.35	
			ANNUAL MAINT & SVCS				
		2/21/18 2113834	201802 320-57200-54100		*	312.00	
			ANNUAL MAINT & SVCS				
				4TH ELEMENT FIRE & SAFETY, INC.			727.35 005948
				TOTAL FOR BANK A		1,335,215.20	
				LAKA LAKE ASHTON SROSINA			

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
2/07/18	00077	1/30/18 1427837	201801 600-53800-60071	CAMERA FR ID COMPUTER	*	550.00	
				IDWHOLESALER			550.00 000227
2/27/18	00018	12/14/17 17-2378	201712 600-53800-60049	FC RESTROOM REFURBISHMENT	*	717.50	
				S&W CABINETS INC			717.50 000228
3/08/18	00053	2/21/18 15829	201802 600-53800-60078	DE GRIDS FILTER SYSTEM	*	1,716.00	
				HEARTLAND COMMERCIAL POOL SERVICES			1,716.00 000229
TOTAL FOR BANK B						2,983.50	
TOTAL FOR REGISTER						2,983.50	

LAKA LAKE ASHTON SROSINA

LAKE ASHTON CDD
FY 2018 CASH RECEIPTS

	October-17	November-17	December-17	January-18	February-18	March-18
ENTERTAINMENT	\$ 96,050.00	\$ 14,974.00	\$ 10,991.00	\$ 9,342.00	\$ -	\$ -
BALLROOM RENTAL	\$ 5,450.00	\$ 3,475.00	\$ 6,750.00	\$ 7,000.00	\$ -	\$ -
DAMAGE DEPOSITS	\$ (1,000.00)	\$ -	\$ 3,250.00	\$ (1,000.00)	\$ -	\$ -
NEWSLETTER INCOME	\$ 23,056.70	\$ 9,769.74	\$ 5,298.66	\$ 17,570.86	\$ -	\$ -
COFFEE INCOME	\$ 600.00	\$ 300.00	\$ 100.00	\$ 350.00	\$ -	\$ -
CLERICAL	\$ 125.00	\$ 40.00	\$ 83.00	\$ 96.00	\$ -	\$ -
SECURITY FEE	\$ 1,037.50	\$ 418.75	\$ 512.50	\$ 568.75	\$ -	\$ -
CLICKERS	\$ 148.00	\$ 111.00	\$ 185.00	\$ 111.00	\$ -	\$ -
RESTAURANT LEASE-DEFERRED	\$ -	\$ -	\$ -	\$ 1,000.00	\$ -	\$ -
RESTAURANT LEASE	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -
MISCELLANEOUS	\$ -	\$ 4,716.00	\$ 4,100.00	\$ -	\$ -	\$ -
SALES TAX	\$ 70.00	\$ 70.00	\$ 70.00	\$ 148.00	\$ -	\$ -
	\$ 126,537.20	\$ 34,874.49	\$ 32,340.16	\$ 36,186.61	\$ -	\$ -

	April-18	May-18	June-18	July-18	August-18	September-18
ENTERTAINMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BALLROOM RENTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DAMAGE DEPOSITS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NEWSLETTER INCOME	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
COFFEE INCOME	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CLERICAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SECURITY FEE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CLICKERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTAURANT LEASE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SALES TAX	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FISCAL YEAR 2018 TOTAL	
ENTERTAINMENT FEES	\$ 131,357.00
BALLROOM RENTAL	\$ 22,675.00
DAMAGE DEPOSITS	\$ 1,250.00
NEWSLETTER INCOME	\$ 55,695.96
COFFEE INCOME	\$ 1,350.00
CLERICAL	\$ 344.00
SECURITY FEE	\$ 2,537.50
CLICKERS	\$ 555.00
MISCELLANEOUS	\$ 8,816.00
RESTAURANT LEASE-DEFERRED	\$ 1,000.00
RESTAURANT LEASE	\$ 4,000.00
SALES TAX	\$ 358.00
	\$ 229,938.46

LAKE ASHTON CDD
JANUARY 2018 CASH RECEIPTS

ENTERTAINMENT

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
1/2/2018	515	Randazzo	\$ 40.00	Glenn Miller - 1/24/18
1/2/2018	515	Chickness	\$ 60.00	Glenn Miller - 1/24/18
1/3/2018	516	Nelson	\$ (196.00)	Refund Giraffe Ranch Trip (wrong payment type)
1/3/2018	515	Bruno	\$ 15.00	Comedy - 2/2/18
1/3/2018	516	Gail Spence	\$ 49.00	NYE - 12/31/18
1/3/2018	516	Todd	\$ 18.00	Comedy - 2/2/18
1/3/2018	516	Thul	\$ 30.00	Comedy - 2/2/18
1/3/2018	516	Hoover	\$ 40.00	Glenn Miller - 1/24/18
1/3/2018	516	Feliks	\$ 100.00	Glenn Miller - 1/24/18
1/3/2018	516	Feliks	\$ 100.00	Glenn Miller - 1/24/18
1/4/2018	517	Ramatho	\$ 15.00	Comedy - 2/2/18
1/4/2018	517	Wratten	\$ 40.00	Glenn Miller - 1/24/18
1/5/2018	518	Bukk	\$ 30.00	Comedy - 2/2/18
1/5/2018	518	Hallfin	\$ 30.00	Comedy - 2/2/18
1/8/2018	519	Sedlacek	\$ 30.00	Comedy - 2/2/18
1/8/2018	519	Martin	\$ 120.00	Glenn Miller - 1/24/18
1/8/2018	519	Martin	\$ 40.00	Glenn Miller - 1/24/18
1/8/2018	519	Stone	\$ 60.00	Glenn Miller - 1/24/18
1/8/2018	519	Gabler	\$ 90.00	Glenn Miller - 1/24/18
1/8/2018	519	Sedlacek	\$ 40.00	Glenn Miller - 1/24/18
1/9/2018	520	Peper	\$ 30.00	Comedy - 2/2/18
1/9/2018	520	Malia	\$ 450.00	Glenn Miller Sponser
1/9/2018	520	Kane	\$ 30.00	Glenn Miller - 1/24/18
1/9/2018	520	Kemp	\$ 40.00	Glenn Miller - 1/24/18
1/9/2018	520	Dzamba	\$ 40.00	Glenn Miller - 1/24/18
1/10/2018	521	Barker	\$ 72.00	Vogues - 2/17/18
1/10/2018	521	Barker	\$ 40.00	Glenn Miller - 1/24/18
1/10/2018	521	Bull	\$ 40.00	Vogues - 2/17/18
1/10/2018	521	Cariveau	\$ 36.00	Vogues - 2/17/18
1/10/2018	521	Cuerdon	\$ 18.00	Vogues - 2/17/18
1/10/2018	521	Dacquisto	\$ 40.00	Vogues - 2/17/18
1/10/2018	521	Duffy	\$ 40.00	Glenn Miller - 1/24/18
1/10/2018	521	Ferreira	\$ 80.00	Vogues - 2/17/18
1/10/2018	521	Ferrieri	\$ 20.00	Vogues - 2/17/18
1/10/2018	521	Fetcho	\$ 60.00	Vogues - 2/17/18
1/10/2018	521	Graham	\$ 36.00	Vogues - 2/17/18
1/10/2018	521	Kane	\$ 36.00	Vogues - 2/17/18
1/10/2018	521	Kemp	\$ 20.00	Glenn Miller - 1/24/18
1/10/2018	521	Krueger	\$ 40.00	Vogues - 2/17/18
1/10/2018	521	Liebman	\$ 18.00	Vogues - 2/17/18
1/10/2018	521	Littlefield	\$ 18.00	Vogues - 2/17/18
1/10/2018	521	Loesel	\$ 80.00	Vogues - 2/17/18
1/10/2018	521	Marks	\$ 40.00	Vogues - 2/17/18
1/10/2018	521	McGuire	\$ 40.00	Vogues - 2/17/18
1/10/2018	521	Mecsics	\$ 54.00	Vogues - 2/17/18
1/10/2018	521	Mehal	\$ 80.00	Vogues - 2/17/18

LAKE ASHTON CDD
JANUARY 2018 CASH RECEIPTS

ENTERTAINMENT-(CONTINUED)

1/10/2018	521	Northcutt	\$ 40.00	Vogues - 2/17/18
1/10/2018	521	Pfahl	\$ 36.00	Vogues - 2/17/18
1/10/2018	521	Plahuta	\$ 80.00	Vogues - 2/17/18
1/10/2018	521	Powers	\$ 72.00	Vogues - 2/17/18
1/10/2018	521	Realmuto	\$ 60.00	Vogues - 2/17/18
1/10/2018	521	Robertson	\$ 80.00	Vogues - 2/17/18
1/10/2018	521	Roy	\$ 54.00	Vogues - 2/17/18
1/10/2018	521	Sheth	\$ 18.00	Vogues - 2/17/18
1/10/2018	521	Sites	\$ 80.00	Vogues - 2/17/18
1/10/2018	521	Todd	\$ 72.00	Vogues - 2/17/18
1/10/2018	521	Totten	\$ 36.00	Vogues - 2/17/18
1/10/2018	521	Walley	\$ 36.00	Vogues - 2/17/18
1/10/2018	521	Weissburg	\$ 80.00	Vogues - 2/17/18
1/10/2018	521	Wridt	\$ 36.00	Vogues - 2/17/18
1/10/2018	521	Wright	\$ 72.00	Vogues - 2/17/18
1/10/2018	521	Yeager	\$ 36.00	Vogues - 2/17/18
1/11/2018	522	Benner	\$ 36.00	Vogues - 2/17/18
1/11/2018	522	Birkett	\$ 36.00	Vogues - 2/17/18
1/11/2018	522	Blakeman	\$ 36.00	Vogues - 2/17/18
1/11/2018	522	Connell	\$ 72.00	Vogues - 2/17/18
1/11/2018	522	Gabler	\$ 36.00	Vogues - 2/17/18
1/11/2018	522	Hitchcock	\$ 72.00	Vogues - 2/17/18
1/11/2018	522	Jain	\$ 18.00	Vogues - 2/17/18
1/11/2018	522	Mecsics	\$ 36.00	Vogues - 2/17/18
1/11/2018	522	Morris	\$ 80.00	Glenn Miller - 1/24/18
1/11/2018	522	Riedy	\$ 36.00	Vogues - 2/17/18
1/11/2018	522	Riedy	\$ 40.00	Glenn Miller - 1/24/18
1/12/2018	523	Frahm	\$ 24.00	Comedy - 2/2/18
1/12/2018	523	Bruno	\$ 18.00	Vogues - 2/17/18
1/15/2018	524	Dwyer	\$ 20.00	Glenn Miller - 1/24/18
1/15/2018	524	Grebler	\$ 72.00	Vogues - 2/17/18
1/15/2018	524	Hetherington	\$ 20.00	Glenn Miller - 1/24/18
1/15/2018	524	Precious	\$ 36.00	Vogues - 2/17/18
1/15/2018	524	Riviere	\$ 36.00	Vogues - 2/17/18
1/15/2018	524	Riviere	\$ 40.00	Glenn Miller - 1/24/18
1/16/2018	525	Littlefield	\$ 15.00	Comedy - 2/2/18
1/16/2018	525	Whitehead	\$ 36.00	Vogues - 2/17/18
1/16/2018	525	Powers	\$ 40.00	Glenn Miller - 1/24/18
1/17/2018	526	Welty	\$ 40.00	Glenn Miller - 1/24/18
1/18/2018	527	Harrison	\$ 72.00	Vogues - 2/17/18
1/18/2018	527	Smith	\$ 36.00	Vogues - 2/17/18
1/19/2018	528	Mizell	\$ 36.00	Vogues - 2/17/18
1/19/2018	528	Latta	\$ 36.00	Vogues - 2/17/18
1/20/2018	529	Begy	\$ 30.00	Comedy - 2/2/18
1/20/2018	529	Bink	\$ 36.00	Vogues - 2/17/18
1/22/2018	530	Creek	\$ 30.00	Comedy - 2/2/18
1/22/2018	530	Neuner	\$ 30.00	Comedy - 2/2/18
1/22/2018	530	Neuner	\$ 40.00	Glenn Miller - 1/24/18
1/22/2018	530	Woods	\$ 36.00	Vogues - 2/17/18
1/22/2018	530	Wridt	\$ 36.00	Vogues - 2/17/18

LAKE ASHTON CDD
JANUARY 2018 CASH RECEIPTS

ENTERTAINMENT-(CONTINUED)

1/23/2018	531	Powers	\$ 30.00	Comedy - 2/2/18
1/23/2018	531	Powers	\$ 36.00	Vogues - 2/17/18
1/24/2018	532	Carpenter	\$ 20.00	Glenn Miller - 1/24/18
1/24/2018	532	Fraker	\$ 36.00	Vogues - 2/17/18
1/24/2018	532	Ginther	\$ 20.00	Glenn Miller - 1/24/18
1/24/2018	532	Spaulding	\$ 40.00	Glenn Miller - 1/24/18
1/24/2018	532	Stakowski	\$ 20.00	Glenn Miller - 1/24/18
1/25/2018	533	Manning	\$ 36.00	Vogues - 2/17/18
1/26/2018	534	Bristow	\$ 36.00	Vogues - 2/17/18
1/29/2018	535	No Name	\$ 36.00	Vogues - 2/17/18
1/29/2018	535	Bopp	\$ 36.00	Vogues - 2/17/18
1/29/2018	535	Bopp	\$ 30.00	Comedy - 2/2/18
1/29/2018	535	Hillock	\$ 30.00	Comedy - 2/2/18
1/31/2018	537	MASA Sponsor	\$ 500.00	Bortnick 3/24/18
1/31/2018	537	Schrauben	\$ 30.00	Comedy - 2/2/18
1/31/2018	537	Storrs	\$ 30.00	Comedy - 2/2/18
1/12/2018	4357	Cruz	\$ 40.00	Vogues - 2/17/18
1/12/2018	1313	Patrick	\$ 80.00	Vogues - 2/17/18
1/12/2018	909	Ferrieri	\$ 40.00	Vogues - 2/17/18
1/12/2018	2679	Ax	\$ 80.00	Vogues - 2/17/18
1/12/2018	1132	Schwartz	\$ 80.00	Vogues - 2/17/18
1/12/2018	5734	Miller	\$ 80.00	Vogues - 2/17/18
1/12/2018	1111	Weiss	\$ 40.00	Vogues - 2/17/18
1/12/2018	1424	Boast	\$ 40.00	Vogues - 2/17/18
1/12/2018	398	Myatt	\$ 80.00	Vogues - 2/17/18
1/12/2018	1117	Edmunds	\$ 80.00	Vogues - 2/17/18
1/12/2018	1257	Smith	\$ 80.00	Vogues - 2/17/18
1/12/2018	8821	Louder	\$ 80.00	Vogues - 2/17/18
1/12/2018	937	Holman	\$ 80.00	Vogues - 2/17/18
1/12/2018	2440	Wyckoff	\$ 80.00	Vogues - 2/17/18
1/12/2018	6802	Thomasson Ellis	\$ 40.00	Vogues - 2/17/18
1/12/2018	1509	Lloyd	\$ 72.00	Vogues - 2/17/18
1/12/2018	214	Harrison	\$ 40.00	Vogues - 2/17/18
1/12/2018	1866	Posner	\$ 40.00	Vogues - 2/17/18
1/12/2018	1293	Mentjes	\$ 36.00	Vogues - 2/17/18
1/12/2018	1121	Miyauchi	\$ 72.00	Vogues - 2/17/18
1/12/2018	1423	Klinefeler	\$ 36.00	Vogues - 2/17/18
1/12/2018	823	Costello	\$ 40.00	Vogues - 2/17/18
1/12/2018	3227	Shupp	\$ 36.00	Vogues - 2/17/18
1/12/2018	7074	Neaves	\$ 36.00	Vogues - 2/17/18
1/12/2018	1173	Gordon	\$ 36.00	Vogues - 2/17/18
1/12/2018	1484	Fisher	\$ 36.00	Vogues - 2/17/18
1/12/2018	1766	Dillion	\$ 36.00	Vogues - 2/17/18
1/12/2018	7247	Serencko	\$ 36.00	Vogues - 2/17/18
1/12/2018	1701	Myers	\$ 36.00	Vogues - 2/17/18
1/12/2018	558	Pietra Randazzo	\$ 98.00	New Years Eve - 12/31/17
1/12/2018	2192	Gary Humphrey	\$ 98.00	New Years Eve - 12/31/17
1/19/2018	3502	Scianna	\$ 36.00	Vogues - 2/17/18
1/19/2018	1399	Murdoch	\$ 20.00	Vogues - 2/17/18
1/19/2018	1569	Wridt	\$ 15.00	Comedy - 2/2/18

LAKE ASHTON CDD
JANUARY 2018 CASH RECEIPTS

ENTERTAINMENT-(CONTINUED)

1/19/2018	1389	Murdoch	\$ 15.00	Comedy - 2/2/18
1/19/2018	6280	Giebler	\$ 30.00	Comedy - 2/2/18
1/19/2018	1108	Weiss	\$ 30.00	Comedy - 2/2/18
1/19/2018	331	Vaillancourt	\$ 60.00	Comedy - 2/2/18
1/19/2018	4356	Cruz	\$ 15.00	Comedy - 2/2/18
1/19/2018	3305	Myers	\$ 30.00	Comedy - 2/2/18
1/19/2018	7075	Neaves	\$ 30.00	Comedy - 2/2/18
1/19/2018	3225	Phelps	\$ 30.00	Comedy - 2/2/18
1/19/2018	2700	Phillips	\$ 40.00	Glenn Miller - 1/24/18
1/19/2018	3195	Brouillette	\$ 120.00	Glenn Miller - 1/24/18
1/19/2018	1424	Klinefelter	\$ 40.00	Glenn Miller - 1/24/18
1/19/2018	1447	Pieper	\$ 80.00	Glenn Miller - 1/24/18
1/19/2018	4148	Kirchner	\$ 50.00	Glenn Miller - 1/24/18
1/19/2018	1445	Olesen	\$ 50.00	Glenn Miller - 1/24/18
1/19/2018	1762	Dillon	\$ 50.00	Glenn Miller - 1/24/18
1/19/2018	4216	Storrs	\$ 40.00	Glenn Miller - 1/24/18
1/19/2018	4688	Landgrebe	\$ 40.00	Glenn Miller - 1/24/18
1/19/2018	1299	Davenport	\$ 50.00	Glenn Miller - 1/24/18
1/19/2018	2156	Chagnon	\$ 150.00	Glenn Miller - 1/24/18
1/19/2018	4040	Mistretta	\$ 50.00	Glenn Miller - 1/24/18
1/19/2018	946	Ewing	\$ 30.00	Glenn Miller - 1/24/18
1/19/2018	3580	Sparks	\$ 60.00	Glenn Miller - 1/24/18
1/19/2018	591	Strassberg	\$ 20.00	Glenn Miller - 1/24/18
1/26/2018	cash	Cash	\$ 50.00	Glenn Miller - 1/24/18
1/26/2018	1468	Wirtala	\$ 30.00	Comedy - 2/2/18
1/25/2018	4924	Malcolm	\$ 36.00	Vogues - 2/17/18
1/26/2018	143	Fleming	\$ 36.00	Vogues - 2/17/18
1/26/2018	118	McClure	\$ 36.00	Vogues - 2/17/18
1/26/2018	2627	Ingram Building Account	\$ 500.00	Event Sponsorship Fee
1/31/2018	check	Olympia	\$ 45.00	Comedy - 2/2/18
1/31/2018	check	Fuller	\$ 72.00	Vogues - 2/17/18
1/31/2018	check	Brooks	\$ 36.00	Vogues - 2/17/18
1/31/2018	check	Kandel	\$ 30.00	Comedy - 2/2/18
1/31/2018	check	Brown	\$ 30.00	Comedy - 2/2/18
1/31/2018	check	Young	\$ 30.00	Comedy - 2/2/18
1/31/2018	check	Ziegler	\$ 15.00	Comedy - 2/2/18
1/31/2018	check	Newberry	\$ 15.00	Comedy - 2/2/18
TOTAL			\$ 9,342.00	

LAKE ASHTON CDD
JANUARY 2018 CASH RECEIPTS

RENTALS

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
2/27/2017	356	Eye Specialist of Mid FL	\$ 1,250.00	Room Rental - 12/16/17
2/17/2017	CASH	Wallace	\$ 1,250.00	Room Rental for 1/20/18
5/12/2017	ck1129	Lake Wales Medical Staff Fund	\$ 1,250.00	Room Rental for 12/16/17
1/12/2018	523	Trevino	\$ (1,000.00)	RR Refund 8 /18/18
1/12/2018	1138	Lake Ashton Bingo	\$ 1,600.00	Jan 2018 Rent
1/12/2018	1002	Gerald Boatwright Jr	\$ 1,000.00	Room Rental for 10/20/18
1/12/2018	204	Prevention Plus Inc	\$ 200.00	Craft Room Rental
1/12/2018	395938	Collette Travel Service Inc	\$ 200.00	Cinema Room Rental
1/18/2018	527	Nelson/Patterson	\$ 1,250.00	Room Rental - 11/10/18
TOTAL			\$ 7,000.00	

NEWSLETTER

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
1/9/2018	520	Malia	\$ 175.00	October LAT Insert
1/12/2018	1195	Ovation Blsro Bar	\$ 175.00	Insert for Janaury LAT
1/12/2018	1030	Glassronauats, LLC	\$ 175.00	Insert for Janaury LAT
1/12/2018	1118	Tile & Grout Professionals	\$ 175.00	Insert for Janaury LAT
1/12/2018	204	Prevention Plus Inc	\$ 175.00	Insert for Janaury LAT
1/12/2018	302757	Lake Wales Medical Center	\$ 4,200.00	LAT Ad - 12 months
1/12/2018	5841593	Edward Jones	\$ 175.00	Insert for Janaury LAT
1/12/2018	7252	Ligon Marketing	\$ 1,050.00	LAT Ad - 3 months
1/18/2018	527	JZ Custom	\$ 175.00	February LA Times Insert
1/18/2018	527	Robinson Aluminum	\$ 1,425.00	LA Times - 12 Months
1/18/2018	527	Rainbow Wicker	\$ 130.00	LA Times Ad - February
1/18/2018	527	Blackburn	\$ 350.00	LA Times Ad - February
1/18/2018	527	Arts Carts	\$ 323.08	LA Times Ad - February
1/18/2018	527	Dramatic Design	\$ 90.00	LA Times Ad - February
1/18/2018	527	Shade Tree	\$ 230.00	LA Times Ad - February
1/18/2018	527	Family Elder Law	\$ 323.08	LA Times Ad - February
1/18/2018	527	Calico Roofing	\$ 85.50	LA Times Ad - February
1/19/2018	528	Do Terra	\$ 295.00	LA Times Ad - February
1/19/2018	1123	Groutsmith	\$ 175.00	Insert LA Times
1/19/2018	1002	O'Reilly	\$ 4,309.20	LA Times Ad, 12 months
1/19/2018	48719	United Refrigeration	\$ 250.00	LAT Ad and Insert - February 2018
1/26/2018	534	National Cremation Society	\$ 175.00	February LA Times Insert
1/26/2018	534	LW Arts Council	\$ 325.00	LA Times Ad - February
1/26/2018	102722	Eye Specialsts of Mid-Florida	\$ 175.00	Feb LA Times Inserts
1/26/2018	4757	Jim D Lee CPA	\$ 175.00	Feb LA Times Inserts
1/30/2018	536	Nat'l Cremation Society	\$ 175.00	February LA Times Insert
1/31/2018	537	Miller's Central Air	\$ 175.00	February LA Times Insert
1/31/2018	537	John Park	\$ 1,560.00	LA Times - 12 Months
1/31/2018	537	Unlimited Property Solutions	\$ 175.00	February LA Times Insert
1/31/2018	check	Glasstronauts, LLC	\$ 175.00	February LA Times Insert
TOTAL			\$ 17,570.86	

LAKE ASHTON CDD
JANUARY 2018 CASH RECEIPTS

CLERICAL

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
1/19/2018	cash	Clerical	\$ 61.00	Directories/Copies/Faxes/Postage
1/26/2018	cash	Clerical	\$ 35.00	Faxes/Copies/Directories/Postage
TOTAL			\$ 96.00	

COFFEE

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
1/12/2018	1628	Christine Graves Insurance	\$ 200.00	Monday Coffee Vendor
1/12/2018	1389	Robert Avery	\$ 50.00	Monday Coffee Vendor
1/12/2018	5852748	Edward Jones	\$ 100.00	Monday Coffee Vendor
TOTAL			\$ 350.00	

DEPOSITS

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
1/5/2018	518	Wallace Wedding	\$ 500.00	Damage Deposit for 1/27/18
1/17/2018	526	DD Refund	\$ (500.00)	DD Refund
1/25/2018	533	Hafner Wedding	\$ (500.00)	DD Refund
TOTAL			\$ (500.00)	

ENTRANCE GATE OPENERS

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
1/2/2018	515	White	\$ 74.00	Main Entrance Gate Opener
1/3/2018	516	White	\$ (74.00)	Refund Gate Opener (already paid)
1/8/2018	519	Barkley	\$ 37.00	Main Entrance Gate Opener
1/30/2018	536	Wood	\$ 37.00	Main Entrance Gate Opener
1/31/2018	537	Lavigna	\$ 37.00	Main Entrance Gate Opener
TOTAL			\$ 111.00	

RESTAURANT LEASE/SALES TAXES

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
1/12/2018	2087	Fire	\$ 1,068.00	January Rent
1/31/2018	537	Fire	\$ 1,080.00	February Lease
TOTAL			\$ 2,148.00	

SECURITY

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
1/5/2018	518	Wallace Wedding	\$ 275.00	Security for 1/27/18
2/8/2018	GF CK#5884	Church of Good Shepard	\$ 12.50	Extra Security
1/17/2018	526	DD Refund	\$ 37.50	DD Refund
1/25/2018	533	Hafner Wedding	\$ 268.75	DD Refund
TOTAL			\$ 593.75	

TOTAL CASH RECEIPTS - JANUARY 2018			\$ 36,711.61	
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LAKE ASHTON CDD
JANUARY 2018 CASH RECEIPTS

<i>SUMMARY</i>		
ENTERTAINMENT	\$	9,342.00
ROOM RENTALS	\$	7,000.00
NEWSLETTER	\$	17,570.86
CLERICAL	\$	96.00
COFFEE	\$	350.00
DEPOSITS	\$	(500.00)
ENTRANCE GATE OPENER	\$	111.00
RESTAURANT/SALES TAXES	\$	2,148.00
SECURITY	\$	593.75
TOTAL	\$	36,711.61

Lake Ashton CDD
Special Assessment Receipts
Fiscal Year Ending September 30, 2018

Date Received	Collection Period	O&M Receipts	Debt Svc Receipts	O&M Discounts/ Penalties	Debt Discounts/ Penalties	Commissions Paid	Net Amount Received	\$1,690,408.25 .36300.10100 General Fund 100.00%	\$456,180.85 2015-1 Debt Svc Fund 89.403%	\$54,072.40 2015-2 Debt Svc Fund 10.597%	\$510,253.25 Debt Total 100%
11/15/2017	10/1/17-10/31/17	\$ 8,572.05	\$ 3,275.20	\$ 342.89	\$ 131.00	\$ 227.46	\$ 11,145.90	\$ 8,054.44	\$ 2,763.85	\$ 327.61	\$ 3,091.46
11/17/2017	11/1/17-11/5/17	\$ 97,721.37	\$ 19,998.90	\$ 3,909.04	\$ 799.93	\$ 2,260.23	\$ 110,751.07	\$ 92,076.17	\$ 16,695.89	\$ 1,979.01	\$ 18,674.91
11/22/2017	6/1/17-10/31/17	\$ 25,975.57	\$ 8,283.96	\$ 1,347.60	\$ 422.59	\$ 649.79	\$ 31,839.55	\$ 24,128.85	\$ 6,893.59	\$ 817.12	\$ 7,710.71
12/5/2017	11/06/17-11/12/17	\$ 219,444.48	\$ 57,363.12	\$ 8,778.13	\$ 2,294.47	\$ 5,314.70	\$ 260,420.30	\$ 206,583.94	\$ 48,131.23	\$ 5,705.13	\$ 53,836.36
12/13/2017	11/13/17-11/22/17	\$ 500,607.72	\$ 140,899.37	\$ 20,025.12	\$ 5,635.81	\$ 12,316.92	\$ 603,529.24	\$ 471,121.52	\$ 118,376.24	\$ 14,031.47	\$ 132,407.71
12/20/2017	11/23/17-11/30/17	\$ 627,474.06	\$ 202,907.63	\$ 25,099.99	\$ 8,116.01	\$ 15,943.31	\$ 781,222.38	\$ 590,127.43	\$ 170,844.29	\$ 20,250.65	\$ 191,094.95
1/16/2018	12/01/17-12/31/17	\$ 78,946.69	\$ 25,853.31	\$ 2,372.64	\$ 783.21	\$ 2,032.88	\$ 99,611.27	\$ 75,012.52	\$ 21,991.98	\$ 2,606.77	\$ 24,598.75
1/31/2018	INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,123.84	\$ 868.57	\$ 228.22	\$ 27.05	\$ 255.27
2/14/2018	01/01/18-01/31/18	\$ 20,572.92	\$ 5,595.58	\$ 411.48	\$ 111.93	\$ 512.90	\$ 25,132.19	\$ 19,767.46	\$ 4,796.22	\$ 568.51	\$ 5,364.73
		\$ 1,579,314.86	\$ 464,177.07	\$ 62,286.89	\$ 18,294.95	\$ 39,258.19	\$ 1,924,775.74	\$ 1,487,740.89	\$ 390,721.52	\$ 46,313.32	\$ 437,034.85
BALANCE REMAINING		\$111,093.39	\$46,076.18								

Date	CK#	2015-1	2015-2
12/13/2017	5798	\$ 192,860.82	\$ 22,860.34
2/1/2018	5880	\$ 193,064.49	\$ 22,884.47
		\$ 385,925.31	\$ 45,744.81

Due To DSF 2015-1	\$ 4,796.21	V# 429 001.300.20700.10200
Due to DSF 2015-2	\$ 568.51	V# 429 001.300.20700.10200

Gross Percent Collected	92.86%
Balance Due	\$157,169.57

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
January 31, 2018

	Major Funds			Total
	General	Debt Service	Capital Reserve	Governmental Funds
ASSETS:				
Cash-Wells Fargo	\$1,277,625	---	\$5,013	\$1,282,638
Assessments Receivable	\$19,767	\$5,365	---	\$25,132
Due from Other Funds	\$4,570	\$131,154	\$260,194	\$395,917
Investment - State Board	\$147,856	---	---	\$147,856
Investment - State Board Capital Reserve	---	---	\$248,869	\$248,869
Investments:				
Series 2015				
Reserve A	---	\$240,750	---	\$240,750
Interest A	---	\$2	---	\$2
Revenue A	---	\$299,140	---	\$299,140
Prepayment A-1	---	\$20,045	---	\$20,045
Prepayment A-2	---	\$3,129	---	\$3,129
Prepaid Expenses	\$15,000	---	---	\$15,000
TOTAL ASSETS	\$1,464,818	\$699,584	\$514,076	\$2,678,479
LIABILITIES:				
Accounts Payable	\$77,286	---	\$1,268	\$78,554
Due to Other Funds	\$391,347	---	\$4,570	\$395,917
Sales Tax Payable	\$218	---	---	\$218
Deposits-Restaurant	\$6,000	---	---	\$6,000
Deposits-Room Rentals	\$6,250	---	---	\$6,250
Deferred Revenue	\$4,250	---	---	\$4,250
TOTAL LIABILITIES	\$485,352	\$0	\$5,838	\$491,189
FUND BALANCES:				
Nonspendable:				
Deposits and prepaid items	\$15,000	---	---	\$15,000
Restricted:				
Debt Service	---	\$699,584	---	\$699,584
Assigned:				
Capital Reserve	---	---	\$508,239	\$508,239
Unassigned	\$964,467	---	---	\$964,467
TOTAL FUND BALANCES	\$979,467	\$699,584	\$508,239	\$2,187,289
TOTAL LIABILITIES & FUND BALANCES	\$1,464,818	\$699,584	\$514,076	\$2,678,479

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2018

ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
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REVENUES:

Special Assessments - Levy	\$1,572,079	\$1,487,741	\$1,487,741	\$0
Rental Income	\$50,000	\$16,667	\$22,675	\$6,008
Entertainment Fees	\$130,000	\$130,000	\$131,357	\$1,357
Newsletter Ad Revenue	\$55,000	\$55,000	\$55,696	\$696
Interest Income	\$1,000	\$333	\$910	\$576
Miscellaneous Income	\$5,000	\$1,667	\$8,887	\$7,220
Restaurant Lease	\$12,000	\$4,000	\$4,000	\$0
Insurance Proceeds	\$0	\$0	\$4,716	\$4,716
TOTAL REVENUES	\$1,825,080	\$1,695,408	\$1,715,981	\$20,573

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees	\$3,000	\$1,000	\$950	\$50
FICA Expense	\$230	\$77	\$73	\$4
Engineering	\$20,000	\$6,667	\$3,825	\$2,842
Arbitrage	\$1,200	\$400	\$0	\$400
Dissemination	\$1,000	\$333	\$333	\$0
Attorney	\$20,000	\$6,667	\$7,993	(\$1,326)
Annual Audit	\$4,123	\$1,374	\$23	\$1,351
Trustee Fees	\$4,310	\$1,437	\$0	\$1,437
Management Fees	\$58,482	\$19,494	\$19,494	\$0
Computer Time	\$1,000	\$333	\$333	\$0
Travel & Per Diem	\$0	\$0	\$100	(\$100)
Postage	\$2,500	\$833	\$1,676	(\$842)
Printing & Binding	\$1,600	\$533	\$364	\$169
Newsletter Printing	\$32,000	\$10,667	\$13,531	(\$2,864)
Rentals & Leases	\$5,000	\$1,667	\$2,213	(\$547)
Insurance	\$34,278	\$34,278	\$36,737	(\$2,459)
Legal Advertising	\$500	\$167	\$59	\$108
Other Current Charges	\$1,250	\$417	\$340	\$76
Property Taxes	\$12,000	\$12,000	\$12,408	(\$408)
Office Supplies	\$100	\$33	\$58	(\$25)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$202,748	\$98,551	\$100,685	(\$2,134)

LAKE ASHTON

COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2018

ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
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Field:

Field Management Services	\$322,330	\$111,576	\$118,231	(\$6,655)
Gate Attendants	\$209,457	\$69,819	\$71,149	(\$1,330)
Pool Attendants	\$12,495	\$4,165	\$2,535	\$1,630
Pest Control	\$1,750	\$583	\$240	\$343
Security/Fire Alarm/Gate Repairs	\$5,000	\$1,667	\$2,530	(\$863)
Telephone/Internet	\$13,600	\$4,533	\$4,612	(\$79)
Electric	\$216,000	\$72,000	\$72,346	(\$346)
Water	\$12,000	\$4,000	\$3,763	\$237
Gas	\$15,000	\$16,139	\$16,139	\$0
Refuse	\$10,500	\$3,500	\$2,678	\$822
Clubhouse Maintenance	\$105,000	\$35,000	\$39,891	(\$4,891)
Pool and Fountain Maintenance	\$20,000	\$6,667	\$7,623	(\$956)
Landscape Maintenance	\$176,007	\$58,669	\$58,242	\$427
Plant Replacement	\$7,000	\$2,333	\$3,609	(\$1,276)
Irrigation Repairs	\$7,500	\$2,500	\$0	\$2,500
Lake Maintenance	\$18,540	\$6,180	\$8,980	(\$2,800)
Wetland Mitigation and Maintenance	\$34,800	\$11,600	\$7,300	\$4,300
Permits/Inspections	\$2,160	\$720	\$0	\$720
Office Supplies/Printing/Binding	\$4,000	\$1,333	\$2,637	(\$1,304)
Operating Supplies	\$25,000	\$8,333	\$20,158	(\$11,824)
Credit Card Processing Fees	\$3,500	\$1,167	\$2,090	(\$923)
Dues & Subscriptions	\$8,500	\$2,833	\$2,008	\$825
Decorations	\$2,000	\$667	\$628	\$39
Special Events	\$130,000	\$82,234	\$82,234	\$0
Storm Damage	\$0	\$0	\$266,375	(\$266,375)
Traffic Accident Damage	\$0	\$0	\$4,716	(\$4,716)

TOTAL FIELD	\$1,362,139	\$508,219	\$800,712	(\$292,493)
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TOTAL EXPENDITURES	\$1,564,886	\$606,770	\$901,397	(\$294,627)
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OTHER SOURCES AND USES

Capital Reserve-Transfer Out	(\$260,194)	(\$260,194)	(\$260,194)	\$0
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TOTAL OTHER SOURCES AND USES	(\$260,194)	(\$260,194)	(\$260,194)	\$0
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EXCESS REVENUES (EXPENDITURES)	\$0	\$554,390
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FUND BALANCE - Beginning	\$0	\$425,077
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FUND BALANCE - Ending	\$0	\$979,467
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⁽¹⁾ Assessments are shown net of Discounts and Collection Fees.

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
Capital Projects Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
REVENUES:				
Interest Income	\$100	\$33	\$1,206	\$1,173
Capital Reserve-Transfer In FY 18	\$260,194	\$260,194	\$260,194	\$0
TOTAL REVENUES	\$260,294	\$260,227	\$261,400	\$1,173
EXPENDITURES:				
Capital Projects:				
Restaurant Equipment	\$0	\$0	\$5,344	(\$5,344)
Ballroom Window Replacement	\$66,000	\$22,000	\$0	\$22,000
Bowling Alley Equipment & Scoreboards	\$25,000	\$8,333	\$0	\$8,333
Computer Allowance	\$5,000	\$1,667	\$550	\$1,117
Pool Fence Panel Refurbishment	\$16,000	\$5,333	\$0	\$5,333
Fitness Equipment	\$19,000	\$6,333	\$0	\$6,333
Fitness Center Restroom Refurbishment	\$0	\$0	\$3,260	(\$3,260)
HVAC Replacement	\$20,000	\$6,667	\$785	\$5,882
Landscape Refurbishment	\$10,100	\$3,367	\$0	\$3,367
Pavement Management-Parking lot Resurfacing/Striping	\$70,000	\$23,333	\$0	\$23,333
Pavement Management-2993 LF Gullane, Dornoch, Robellini	\$165,000	\$55,000	\$0	\$55,000
Pool Equipment	\$10,000	\$3,333	\$919	\$2,414
Restaurant Equipment Allowance	\$15,000	\$5,000	\$508	\$4,492
Stormwater System and Curb Repairs	\$25,000	\$22,080	\$22,080	\$0
Ticketing Software	\$10,000	\$3,333	\$0	\$3,333
Traffic Calming Speed Humps (2)	\$7,500	\$2,500	\$0	\$2,500
Other Current Charges	\$650	\$217	\$141	\$76
Capital Reserves	\$71,920	\$23,973	\$0	\$23,973
TOTAL EXPENDITURES	\$536,170	\$192,470	\$33,586	\$158,883
EXCESS REVENUES (EXPENDITURES)	(\$275,876)		\$227,814	
FUND BALANCE - Beginning	\$275,876		\$280,425	
FUND BALANCE - Ending	\$0		\$508,239	

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

SERIES 2015

DEBT SERVICE FUND

*Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2018*

ADOPTED BUDGET	PRORATED THRU 1/31/18	ACTUAL THRU 1/31/18	VARIANCE
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REVENUES:

Interest Income	\$0	\$0	\$189	\$189
Assessments - Levy	\$477,921	\$437,035	\$437,035	\$0
TOTAL REVENUES	\$477,921	\$437,035	\$437,224	\$189

EXPENDITURES:

Series 2015A-1

Interest - 11/01	\$111,625	\$111,625	\$111,625	\$0
Interest - 5/01	\$111,625	\$0	\$0	\$0
Principal - 5/01	\$205,000	\$0	\$0	\$0
Special Call - 11/01	\$25,000	\$25,000	\$55,000	(\$30,000)

Series 2015A-2

Interest - 11/01	\$15,125	\$15,125	\$15,125	\$0
Interest - 5/01	\$15,125	\$0	\$0	\$0
Principal - 5/01	\$20,000	\$0	\$0	\$0
Special Call - 11/01	\$0	\$0	\$5,000	(\$5,000)

TOTAL EXPENDITURES	\$503,500	\$151,750	\$186,750	(\$35,000)
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EXCESS REVENUES (EXPENDITURES)	(\$25,579)	\$250,474
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FUND BALANCE - Beginning	\$165,434	\$449,110
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FUND BALANCE - Ending	\$139,855	\$699,584
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**LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2018**

<i>Series 2015-1, Special Assessment Bonds</i>		
Interest Rate:	5.000%	
Maturity Date:	5/1/2025	\$1,965,000.00
Interest Rate:	5.000%	
Maturity Date:	5/1/2032	\$2,500,000.00
Reserve Requirement:	50% Maximum Annual Debt Service	
Bonds outstanding - 9/30/2017		\$4,465,000.00
	November 1, 2017 (Special Call)	(\$55,000.00)
	May 1, 2018 (Mandatory)	\$0.00
Current Bonds Outstanding		\$4,410,000.00

<i>Series 2015-2, Special Assessment Bonds</i>		
Interest Rate:	5.000%	
Maturity Date:	5/1/2025	\$170,000.00
Interest Rate:	5.000%	
Maturity Date:	5/1/2037	\$435,000.00
Reserve Requirement:	50% Maximum Annual Debt Service	
Bonds outstanding - 9/30/2017		\$605,000.00
	November 1, 2017 (Special Call)	(\$5,000.00)
	May 1, 2018 (Mandatory)	\$0.00
Current Bonds Outstanding		\$600,000.00

Total Current Bonds Outstanding		\$5,010,000.00
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Lake Ashton
Community Development District
General Fund
Statement of Revenues and Expenditures (Month by Month)
FY 2018

	OCT 2017	NOV 2017	DEC 2017	JAN 2018	FEB 2018	MAR 2018	APR 2018	MAY 2018	JUN 2018	JUL 2018	AUG 2018	SEP 2018	TOTAL
Revenues													
Maintenance Assessments	\$0	\$1,392,092	\$75,013	\$20,636	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,487,741
Rental Income	\$5,450	\$3,475	\$6,750	\$7,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,675
Entertainment Fees	\$96,050	\$14,974	\$10,991	\$9,342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,357
Newsletter Ad Revenue	\$23,057	\$9,770	\$5,299	\$17,571	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,696
Interest Income	\$342	\$188	\$180	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$910
Miscellaneous Income	\$1,911	\$870	\$4,981	\$1,126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,887
Restaurant Lease	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000
Insurance Proceeds	\$0	\$4,716	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,716
Total Revenues	\$127,809	\$1,427,084	\$104,213	\$56,875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,715,981
ADMINISTRATIVE:													
Supervisor Fees	\$250	\$250	\$200	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$950
FICA Expense	\$19	\$19	\$15	\$19	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73
Engineering	\$900	\$1,350	\$1,575	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,825
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333
Attorney	\$1,714	\$2,156	\$1,405	\$2,717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,993
Consulting Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$23	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$4,874	\$4,874	\$4,874	\$4,874	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,494
Computer Time	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333
Travel & Per Diem	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
Postage	\$341	\$672	\$464	\$199	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,676
Printing & Binding	\$115	\$111	\$138	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$364
Newsletter Printing	\$3,200	\$3,571	\$3,321	\$3,439	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,531
Rentals & Leases	\$709	\$187	\$320	\$998	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,213
Insurance	\$36,737	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,737
Legal Advertising	\$0	\$0	\$0	\$59	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59
Other Current Charges	\$81	\$186	\$66	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$340
Property Taxes	\$0	\$12,408	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,408
Office Supplies	\$0	\$0	\$0	\$58	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$49,281	\$26,050	\$12,544	\$12,811	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,685

Lake Ashton
Community Development District
General Fund
Statement of Revenues and Expenditures (Month by Month)
FY 2018

	OCT 2017	NOV 2017	DEC 2017	JAN 2018	FEB 2018	MAR 2018	APR 2018	MAY 2018	JUN 2018	JUL 2018	AUG 2018	SEP 2018	TOTAL
Field:													
Field Management Services	\$28,939	\$25,690	\$37,338	\$26,264	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118,231
Gate Attendants	\$17,756	\$17,290	\$17,739	\$18,363	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,149
Pool Attendants	\$0	\$0	\$257	\$2,278	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,535
Pest Control	\$0	\$120	\$120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$240
Security/Fire Alarm/Gate Repairs	\$1,153	\$1,079	\$168	\$130	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,530
Telephone/Internet	\$948	\$1,002	\$1,764	\$898	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,612
Electric	\$18,266	\$17,551	\$18,278	\$18,251	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,346
Water	\$814	\$976	\$970	\$1,004	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,763
Gas	\$4,522	\$2,478	\$3,588	\$5,552	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,139
Refuse	\$379	\$851	\$379	\$1,070	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,678
Clubhouse Maintenance	\$8,551	\$5,706	\$15,519	\$10,115	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,891
Pool and Fountain Maintenance	\$1,528	\$2,765	\$1,965	\$1,365	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,623
Landscape Maintenance	\$14,240	\$14,667	\$14,667	\$14,667	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,242
Plant Replacement	\$0	\$765	\$0	\$2,844	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,609
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$1,545	\$1,545	\$4,345	\$1,545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,980
Wetland Mitigation and Maintenance	\$0	\$0	\$7,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,300
Permits/Inspections	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies/Printing/Binding	\$1,017	\$339	\$204	\$1,076	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,637
Operating Supplies	\$2,432	\$4,099	\$3,335	\$10,292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,158
Credit Card Processing Fees	\$246	\$1,113	\$340	\$391	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,090
Dues & Subscriptions	\$219	\$234	\$198	\$1,357	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,008
Decorations	\$0	\$368	\$0	\$260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$628
Special Events	\$982	\$4,665	\$9,799	\$66,788	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,234
Storm Damage	\$1,305	\$0	\$112,048	\$153,022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$266,375
Traffic Accident Damage	\$0	\$4,716	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,716
TOTAL FIELD	\$104,841	\$108,018	\$250,321	\$337,531	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800,712
OTHER SOURCES AND USES													
Capital Reserve-Transfer Out	\$0	\$0	\$0	(\$260,194)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$260,194)
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	(\$260,194)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$260,194)
Subtotal Operating Expenses	\$154,122	\$134,068	\$262,865	\$610,536	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,161,591
Excess Revenues (Expenditures)	(\$26,313)	\$1,293,016	(\$158,652)	(\$553,662)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$554,390