

Lake Ashton
Community Development District

Carol Pontious, Chair

Borden Deane, Vice Chair

Brenda VanSickle, Assistant Secretary

Bob Ference, Assistant Secretary

Mike Costello, Assistant Secretary

June 8, 2018

Lake Ashton

Community Development District

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June 1, 2018

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

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Lake Ashton Community Development District** will be held on **June 8, 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. Public 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 Meetings held on April 27, 2018 and May 11, 2018
4. Engineer's Report
5. Unfinished Business
 - A. Ratification of Agreement with Polk County Property Appraiser
 - B. Ratification of Agreement with NGF Consulting for Golf Course Acquisition Feasibility Study
6. New Business and Supervisors Requests
 - A. Restaurant Update and Consideration of POS System
 - B. Approval of Amendment to Contract with Community Watch Solutions
 - C. Consideration of **Resolution #2018-03** Designating Darrin Mossing as Secretary and Jillian Burns as Assistant Secretary
7. Monthly Reports
 - A. Attorney
 - B. Community Director
 - 1) Monthly Report
 - 2) Consideration of Pool Vacuum Purchase
 - 3) Consideration of Fitness Center Equipment
 - 4) Consideration of Fiscal Year 2019 Capital Improvements
 - C. Field Operations Manager
 - 1) Monthly Report
 - 2) Consideration of Replacement Options for Ficus Trees in Front of Clubhouse
 - D. CDD Manager – Discussion on Fiscal Year 2019 Budget
8. Financial Reports
 - A. Approval of Check Run Summary
 - B. Combined Balance Sheet
9. Public Comments
10. Adjournment

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

An emergency meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on April 27, 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:

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

Also present:

Darrin Mossing, Sr.	District Manager
Jill Burns	Governmental Management Services
Darrin Mossing, Jr.	Governmental Management Services
Andrew d'Adesky	District Counsel (by phone)
Christine Wells	Community Director
Matt Fisher	Field Operations Manager
Numerous residents	

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Mr. Darrin Mossing, Sr. 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: We have a one-item agenda and I have one request to speak from Mr. Don Feliks.

Mr. Feliks: Good morning. My name is Don Feliks. I live at 4109 Dunmore Drive and I have been a resident of Lake Ashton for about 12 years. I want to address the issue

of flooring in the restaurant. I can understand the Board's concern of trying to reduce costs because putting down flooring would be certainly more cost-effective than replacing the carpeting every three years. However, there are some negative factors that need to be considered when you go to tile. The first thing I think, it will ruin the ambience of the restaurant. It is going to look more like a cafeteria when you put all tile down. It actually kind of reminds me of an army mess hall. As you know the acoustics in the restaurant right now are terrible. If you get in there on a full night, you can hardly hear anything. You put sound buffers on the wall but they really did nothing. Any carpeting you put down is going to have acoustical benefits. Tile does not. You cannot find tile that has acoustical benefits. I had an experience at a country club years ago where we had the same situation. We had a restaurant with carpeting and tile floor much like around the bar area for a dance area. We went and put down tile. It totally ruined the acoustics in there, especially if a band was playing. You couldn't talk, you couldn't hear yourself think, and I think that if you do that in this restaurant, the same thing is going to happen. The acoustics will bounce off that tile and the walls and ceiling and it is going to be terrible. Once you put the tile down, the only way to correct it is you can put carpet back down over the tile. You could be making a very big mistake by doing that. The other issue I would like to address is I know we put in lighting for swimming at night, and that is well and good, but why don't we have a timer shutting those lights off around 10 o'clock at night? I live there and I look at the pool at 5 o'clock in the morning and the lights are still blaring. I think we are wasting a lot of electricity by doing that. Thank you very much.

Mr. Ference: Don, before you leave, do you want to make or mention of the fact that you called an acoustical person in from Orlando and share that discussion with us?

Mr. Feliks: I talked to an acoustical engineering company. I don't know the name of it, but I mentioned this to Bob. They said that there is no tile that you are going to find that has acoustical characteristics. Tile is tile. He said we could call him free of charge and he would evaluate our situation, give us some recommendations if you want to go to tile, I am sure he will come up with that. So I have his name and number if you are

interested. He seemed very helpful and it wouldn't cost you anything so it is something I think you need to consider very carefully because you can ruin that room. If you put the wrong kind of tile down, the sound starts bouncing and people won't even want to go in there at night, especially if you have a band in there. Then it really gets bad.

Mr. Ference: So the consensus from the fellow you talked to is that there is no way we can escape the noise except by putting carpet down to prevent it?

Mr. Feliks: There is no tile that has acoustical value. All carpeting has acoustical value. It absorbs some sound. The best way to do it is acoustical ceilings, but of course that is not practical in that room.

Mr. Ference: Did he mention what kind of carpeting is best suited for restaurants?

Mr. Feliks: No, I didn't get into that discussion.

Mr. Ference: Thanks for taking the initiative for calling someone to talk about it and the pros and cons of acoustics.

Mr. Feliks: Well I was hoping maybe he would say yes, there is new tile on the market right now that is great for acoustics, but he said there is no such thing.

Mr. Ference: Very good, sir. Thank you, Don, for your interest and commitment.

Ms. Pontious: Thank you. Let's solve that one little problem first. Matt, are there timers on those lights?

Mr. Fisher: I just texted Ron to ask if they are on timers. There are timers on there. I will identify that later.

Ms. Pontious: So we need to check the timers then. We would appreciate that. Thank you.

THIRD ORDER OF BUSINESS

Discussion and Consideration of Options to Replace Flooring in the Restaurant

Ms. Pontious: Let's do some updates first on information we gathered maybe and share that with ourselves and the audience, and then we can move on from there.

Mr. Deane: As you know, I have been working with the restaurant pretty closely. On Thursday we had an inspection by the state, and they have obtained the license to

operate this restaurant. It has all passed. With regards to the liquor license, they have all of the forms filled out, but they couldn't go to the liquor board until they had the license from the state. They are going today or Monday to the liquor board and have been told that there were licenses for this location and as long as their criminal checkout works, they would be issued the liquor license for this location that wasn't originally in the name of Lake Ashton CDD. It was changed through individuals several years ago, but there was a liquor license for this location and as long as they have no criminal record I guess, or whatever the state requires, they will have the liquor license within a week or so. Hopefully we can get open as soon as possible once we get the flooring situation taken care of. I also had an interesting conversation with the inspector who is the head inspector for Polk County. He stated that there is not a restaurant opening or that is taking carpet out of a restaurant that is not going to wood or vinyl flooring because of the cleaning process and the smell. The smell also is in the carpet. Our restaurant right now stinks literally from the smell in the carpet. There is no way to basically clean up spills in carpet. Most of the stains in our restaurant are under where the tables were, not the walk area. So if somebody spilled something and sat there for 45 minutes while they had their dinner, it is in the carpet before they got up. If it is a liquid it goes right into the carpet and there is no way to clean it up, particularly if someone is sitting there. That is why I think we should look hard for what we are going to put on the floors there. That carpet has only been on the floor for three and a half years. To spend close to \$10,000 every three years to replace that carpet in my mind is ridiculous.

Mr. Ference: Well perhaps the carpet has not really been cleaned in three and a half years. We don't know what servicing that carpet received or didn't receive, but going forward if we were to determine that every 60 to 90 days, or whatever the traffic will bear or people in the business would recommend as a routine cleaning of the carpets, etc., etc., would certainly make a big difference. We know there has been terrible neglect in the kitchen and in our restaurant so the condition of that carpet is not a natural condition or what normal restaurant carpets really do look like. I think we must face that issue because we had a very negligent restaurateur so the carpet suffered because of that.

Going forward, we can correct that by having regular maintenance and whatever that maintenance schedule may be will be determined by the people who know those things. I don't know that that should keep us from avoiding the acoustical problem because we can always clean the carpet, but once we get tile and have acoustical problems, we are stuck. So I think going forward we might consider that a problem that we can deal with by cleaning the carpet as opposed to being committed to the tile and then also having to deal with the noise factor. I appreciate the information that you have given us, but I think there is an intermediate step between either or. The question is not what kind of floor do we want, but what kind of restaurant do we want? We want a restaurant to encourage people to sit and enjoy the ambiance and conversations, etc. I think we all see that with a hard surface with acoustical tile, we are not going to get that. So it is not the floor we should be worried about, it is the restaurant, and I think an intermediate step between switching to tile would be to try carpet again because of the value of the ambiance and see how it works out. And if it doesn't, we can always go to tile.

Ms. VanSickle: My concern is when I go to a restaurant, my number one thing is cleanliness. I agree, we have had problems with acoustics in the past, but that carpet is very out of shape, and yes, I realize it was neglected, but a lot of restaurants are going to tile. It is easier to clean and I think that has got to be our priority.

Mr. Ference: When we go to a cafeteria we just want to eat. I think people come to restaurants like ours though because they want to enjoy one another, the conversation, the ambiance, the whole experience. I don't know that we come here just to eat necessarily. Here I think it is different. What kind of restaurant do we really want?

Ms. VanSickle: I think our people have spoken loud and clearly when we did a hand vote on the two restaurant choices. They want to eat.

Ms. Pontious: Christine, on another note, would you tell us what has been done so far to tidy up, clean up, fix up, etc.?

Ms. Wells: We had to really clean the restaurant. At the last Board meeting you approved the cleaning of the flooring in the kitchen and dining room area, as well as the cleaning of the equipment. Believe it or not, the flooring in the dining room has been

cleaned, the floor in the kitchen has been cleaned, all of the equipment has been cleaned, the walls have been cleaned, the stainless steel appliances have been cleaned, sinks, the walk-in cooler, the ice machines, refrigerator equipment, all of the condensing coils and fans have been cleaned. There is still some work that will be finished on Tuesday. The hood vents were replaced with a stainless steel vent versus an aluminum vent, which will make easy cleaning. You can actually see your reflection in those vents now. I feel like that is everything right now. We are still working on cleaning some of the shelving in there, cleaning the walls of the walk-in cooler, and tidying up the back patio area. All of the LED lights have been changed in the restaurant. The lights have been cleaned.

Mr. Costello: What needs to be done at this point? I know we have new equipment coming in. What is the projected time for when it will be completed as far as everything in place? I know I am asking a lot, but what do you think?

Ms. Wells: The projected time keeps changing because when we go to do something, we uncover something else that needs to be taken care of. I am really hoping by the end of next week as far as cleanliness and getting everything kind of situated is done. The equipment, I got a confirmation that the 48 inch griddle top was shipped out yesterday, so that should be coming soon. I did put in a purchase for the conveyor toaster, so that should be coming soon. I did get a confirmation on ship time for that, as well as the refrigerator and the soup kettles. The salad bar they are working on because it is a custom item. He is supposed to be getting back with me on that. I am thinking that we should have equipment next week, but as they update me, I can let you know.

Mr. Costello: Okay. The one other thing I would like to mention is that the guys who cleaned the kitchen, I was in there the other day, they did a phenomenal job and they should be congratulated.

Ms. Wells: They have been doing some of the extra things that weren't included with the quote before.

Ms. Pontious: I think both Christine and Matt have had kind of a one item kind of life for the last couple weeks here. We thank you for all that you have done and I am sure the activities people are keeping up on what they can do to help you on anything

that you have gotten behind on while dealing with all of this. We appreciate all of you. Okay, any other questions in general? We won't have microphones there, but I think we need to take a field trip to the restaurant and take a look at the samples. Is there any discussion we want to do with the microphones before we go?

Ms. Wells: I can go over the pricing, warranty, and timeframe for each option if you would like me to.

Mr. Deane: Yes.

Ms. Pontious: Okay.

Ms. Wells: For the luxury vinyl tile, we received four quotes. The first one is from Lakes Wales Flooring. The overall price is \$12,432. The warranty on the product and labor I have not received yet from them. The timeframe to complete the project is estimated about one week to receive the product and two to three days to install. We have not previously used that company for installation or product. The next two I am going to mention are actually on the state of Florida contracts that we can piggyback on. The first one is Spectra. The overall price was \$10,615.33 and the warranty is 12 years for product and one year for labor. They will take one week to receive product and about one day to install. We have not used them either. Mohawk is actually the only company we have used of the four quotes we have received. The overall price from Mohawk, again a state of Florida contract that we can piggyback on was \$11,222.18 and they have a 10 year limited for product and two years for labor. They will need one week to receive product and one day to install. The final one was Interior Concepts Flooring. They have a different flooring, which is slightly different from the other products Mohawk and Spectra provided. Their overall price is \$10,757.10 and their warranty is 15 years structural and one year labor. They had said they will take three days to receive product and install. We have not used them either.

Ms. Pontious: Where are they located?

Ms. Wells: Lakeland. We also have carpet tiles. We received three quotes for carpet tiles. The first was from Lake Wales Flooring. Their price was \$10,298. They didn't provide a warranty in time for the meeting. Timeframe to complete is one week to receive

and about two to three days to install. Spectra had an overall price of \$7,712.74 and they reached out to me when the meeting first started saying they have a 15 year product warranty and one year labor and about one week to receive product, one day to install. Mohawk's overall price is \$9,604.92. They have a limited lifetime warranty on that product and two years labor. They estimated five weeks to receive the product and one day to install. And again, they installed the ballroom and current restaurant carpet tiles.

Ms. Pontious: Any additional questions? So we can adjourn to the restaurant so she can show us the products. Take your handouts with you so we can refer to the warranties and we will be good to go.

Ms. VanSickle: Everybody is welcome to come, right?

Ms. Pontious: Yes.

Ms. VanSickle: You need to make that announcement and make sure everyone is aware of that.

Mr. Darrin Mossing, Sr.: We are going to go look at the restaurant so I am going to shut off the recorder.

The record will reflect that a brief recess was taken at this time when everyone went over to the restaurant and Ms. Wells discussed flooring options, showed the Board samples, and a brief discussion took place.

Mr. Darrin Mossing, Sr.: Okay. The recorder is back on.

Ms. Pontious: And we have returned from our field trip. We are ready to go.

Mr. Ference: I make a motion that we consider separating the two areas of carpet to one and tile to another. So the first decision is not to do one product for all, but to have two products in the restaurant.

Ms. Pontious: We have them picked out. We would be using the wood and the carpet with a little bit of orange in it because we are stuck with the orange on the walls.

Mr. Ference: I am not speaking to the color and design, just to have two different applications in the restaurant.

Mr. Costello: I will second that motion.

On MOTION by Mr. Ference seconded Mr. Costello with all in favor the Board approved using both tile and carpet in the restaurant.

Ms. Pontious: We have a motion and second to go with two different applications.

Ms. VanSickle: Are we going to indicate which will be where?

Ms. Pontious: Maybe we can do the whole thing in one motion? We do already have the numbers.

Mr. Deane: We have the numbers right here. We can do it all.

Mr. Ference: So be it. I will amend my motion to not only include the separation of application, but to also include the choice of the product and the area that the product will go into. Is that what we want to do?

Ms. Pontious: Yes.

Mr. Ference: Then that is my motion.

Mr. Costello: I will second that.

Ms. Pontious: Okay. We have a motion and a second. Let's continue with the numbers so we get everything in one motion.

On MOTION by Mr. Ference seconded Mr. Costello with all in favor amending the prior motion to include that the Board approved using Jackson 358 tile on the bottom half and Prominent 228 carpet on the upper half of the restaurant.

Mr. Ference: Someone mentioned that maintaining that should be part of the tenant's lease. So they will be responsible?

Ms. Pontious: I think we will have to do an addendum to the lease that they are responsible for cleaning quarterly. Christine will have to add that to her checkoff sheet of things that she collects from them.

Mr. Deane: We can take the recommendation of the manufacturer as to how often it should be cleaned.

Mr. Ference: So that should be written into the contract or tenant lease.

Mr. Deane: That would be an addendum to the lease. We already signed the lease.

Ms. Pontious: So I think we need a motion for that, too?

Mr. Darrin Mossing, Sr.: I think we should have that on the agenda for the May 11th meeting just because this is advertised as an emergency meeting, it is very strict that you deal with just the item on the agenda and not deal with any other matters. I think that is a separate issue from the floor.

Mr. Costello: Borden, you have been talking to them. Do you foresee a problem with them signing the addendum?

Mr. Deane: I see no problem with regards to the addendum. They are willing to maintain the restaurant as it is received. I don't think we will have a problem with that. They have a very clean operation at the present time and I don't think they are going to change coming here.

Ms. Pontious: Then I think our business is complete.

Mr. Ference: One more thing I would like to do is commend Borden for your absolute commitment and all of your gifts and talents for bringing this to fruition. You are not going to get a raise in pay of course.

Mr. Deane: Carol says I get three times my salary. Zero.

Mr. Ference: Well thank you for all that you do. I want to put on the record how much we appreciate all that you have done for us so thank you, thank you, thank you.

Ms. Pontious: Yes, we do.

Mr. Deane: I just don't want to do this every other year. I want to get this permanently done. I think we have this time.

Ms. Pontious: Because she doesn't have firm figures on what we have decided to do, do we want to approve an amount not-to-exceed so she can go ahead and order without having to come back to us?

Mr. Deane: Yes.

Ms. Wells: I was looking at the pricing for luxury vinyl tile, which seems to be more expensive than the carpeting. I am assuming Mohawk is the company you want to go with since we chose from their book. It just concerns me because their carpet takes about five weeks to get here. It may be shorter. Either they quoted \$11,222 for restaurant

flooring throughout the entire area of luxury vinyl tile. I believe it is more per square foot, so that might be a good number to go off of.

Mr. Deane: But they may raise the price because you are not buying as much. I would recommend not-to-exceed \$15,000.

Ms. VanSickle: I will second.

Ms. Pontious: We have a not-to-exceed \$15,000 on the combined cost of the hard flooring and the carpeting. A motion by Borden and second by Brenda. Further discussion? All those in favor? Opposed?

On MOTION by Mr. Deane seconded Ms. VanSickle with all in favor a not-to-exceed amount of \$15,000 was authorized to be spent using the Board's chosen options of both tile and carpet for the restaurant floor.

Ms. Pontious: Motion carries. You have \$15,000 to work with.

Mr. Ference: Is there any way you can expedite that five week wait period?

Mr. Deane: We are going to have to try.

Ms. Wells: I definitely will try to get them to move that up some.

FOURTH ORDER OF BUSINESS Adjournment

There not being any further business,

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 MEETING LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on May 11, 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
Borden Deane
Brenda VanSickle
Michael Costello
Bob Ference

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Darrin Mossing
Jill Burns
Andrew d'Adesky
Rey Malave
Christine Wells
Matt Fisher
Numerous residents

District Manager
Governmental Management Services
District Counsel
District Engineer
Community Director
Field Operations Manager

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Mr. Mossing 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: Darrin, do you have any requests to speak?

Mr. Mossing: I did not receive any.

Ms. Pontious: I did not either. Is there anyone who needs to speak before we start?

Ok, we will just continue then.

THIRD ORDER OF BUSINESS

Ratification of the Emergency Board Meeting on April 27, 2018

Ms. Pontious: We need to do a ratification. We had an emergency Board meeting on April 27, 2018 because some of the goods that we ordered for the restaurant were not available for a longer period of time then we chose to wait. So all we did that day was change the color. Same product, different color slightly. How do we ratify that?

Mr. d'Adesky: By a vote to ratify. That is required by Chapter 189.015 in the Florida Statutes.

Ms. Pontious: Ok, so we need a motion.

Mr. Deane: A motion to ratify the emergency Board meeting for the change of the floor in the restaurant.

Mr. Costello: Second.

Ms. Pontious: We have a motion from Borden and a second from Mike to ratify the emergency board meeting on the 27th. All in favor?

On MOTION by Mr. Deane seconded by Mr. Costello with all in favor actions taken at the emergency Board meeting held on April 27, 2018 were ratified.

Ms. Pontious: We do have the carpeting and the vinyl fully installed this morning. There is still some tweaking to do, but take a look and see what you think. It looks very nice on first impression.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of Meeting held on April 13, 2018

Ms. Pontious: Ok we have the approval of the minutes from the last official meeting. Do we have any changes or concerns?

Ms. VanSickle: I have one on page 3. It is where Ms. Cunningham is speaking. Right before the Third Order of Business, it says, "let them do it on their own without their parents from the Board". I think she meant "interference" not their parents.

Ms. Pontious: Yes, interference. Correct.

Ms. VanSickle: That is all.

Ms. Pontious: Anything else?

Mr. Ference: Motion we accept the minutes as presented.

Mr. Deane: Second.

Ms. Pontious: We have a motion from Bob seconded by Borden to accept the minutes of the meeting. All those in favor.

On MOTION by Mr. Ference seconded by Mr. Deane with all in favor the minutes of the April 13, 2018 meeting were approved.

FIFTH ORDER OF BUSINESS

Engineer's Report

Ms. Pontious: Alright, Mr. Rey. It is good to see you this morning. Thank you for coming. What would you like to tell us?

Mr. Malave: Good morning to all. Pleasure to be here. A couple things to report. One, I am working with Matt. We are working with our contractor on getting updated costs for some of the drainage repairs. We have a list of about 10 to 12 things that we want to be repaired since the beginning of the year. Water came up again and some of the storm issues and all that so we put those on hold. All-Terrain is coming back and reviewing some of those issues again. The water is to the point where we can do some of those repairs. Some of them are a little tighter so we are getting some prices he believes will change that. Once we have that we will bring those back for ratification with the Board if you want to proceed on some of those improvements now it is dry still and we can get some of those done. The second issue was one that I brought forth last time. Some of our repairs along the shoreline we are going to go in a different direction to help create something we can do there as part of our repairs to that shoreline. I will work with Matt and Christine to come up with some dollars on how to fix that in a different direction.

Mr. Ference: Going back to your first statement, what projects do you think you have in mind that we will do in the immediate future?

Mr. Malave: There was two major areas that we wanted to clean up. One was the pond on the corner of Berwick and Turnberry. It has a little island in the center of dirt

there. Now that the water is down you can actually see it. It is a lot less work. That is one of the things we want to eliminate.

Mr. Ference: Can we sell that lot to somebody?

Mr. Malave: That is one of those areas. There is a similar situation in the bigger lake on the north side. It is south of Turnberry. I think it is Lake D if I am not mistaken. Anyways, it is that big lake towards the golf course towards our western side of our property. It has two islands very similar to that and some erosion has occurred there so we want to repair that. That is a little more costly and a little more effort.

Mr. Ference: What is being repaired mean?

Mr. Malave: Taking the dirt out and regrading it. No structural efforts, it is just the effort of doing the work. When you are dealing with water you have to make sure no turbidity comes out, etc. and things of that nature. I think that one was around \$30,000 plus. All that work from the control structure over. Those are the two larger ones.

Mr. Ference: If we pray for rain, could we save \$30,000?

Mr. Malave: You could. I don't think it is going to change any of the efforts. I think it is just something that we need to do. If the water management came out and inspected those today they would cite us and say you need to take care of this. If it is underwater, nobody is going to say anything.

Mr. Ference: How soon will that be done?

Mr. Malave: We are trying to get a price for that and we will work with Matt on trying to get that done hopefully before it starts rain time.

Mr. Ference: So they are two that you see immediately.

Mr. Malave: There was a couple little other things that off the top of my head I don't remember. They were minor. That is basically it on the drainage issue that I can remember.

Mr. Ference: Thank you for a job well done, Rey. Good to see you again.

Mr. Malave: Thank you same here. The last one I want to address I know you are going to be discussing the budget later today. Just having my two cents worth in there. When I looked at the capital budget I don't know if it is appropriate to bring it up now, but since you always would like to save some dollars and get me out of here I would

speaking to that now. When you look on the page 9 of the budget under 7C, you see a listing of some of the improvements we were going to have on the capital improvements from last year. As you probably noticed most of those were not completed. If you look at the second to last column there total projected before the end of the year there is still about almost \$545,000 to be spent. There is no way we are going to do all that work. So what I would recommend is most of that money can be moved to the next year. I would like for Christine and I to get together and go over using our updated reserve study and use those items and create a five year plan based on what they have. That will give us a good look of what things need to happen in the next five years. We can allot some of that dollars to next year's budget. We know we will have some of the drainage improvement things that we have and some of the stormwater issues. Paving management, we have done a very good job. I think we have caught up on a lot of that. I think that can be moved towards the third, fourth or fifth year and not really necessary for next year. I think that will give you a better idea of what we can do from a needs of dollars from the capital improvements without having to spend all that money. We do not have it slated.

Mr. Ference: How do we get all that money in there to begin with if we don't have the anticipation of spending it? Half a million dollars is a lot of money that we intended to spend. If we budgeted it why haven't we? Can you explain how we got that much money? Is that accumulation over the years?

Mr. Malave: That is what I believe. I think every year we have moved it forward on ideal projects we wanted to have. I think if you go down to the middle of there, there are some landscaping improvements, and pavement management, we have always thrown a large number in there. You also have that management paving that we gave a cost for. That is a big number, \$165,000. I think the roadways that we needed to improve and repave have been done. The new ones that are needed are a little farther out and can take wear and tear so I think that was the estimate we had of what we would need for the rest of them. We don't really need to do them immediately.

Mr. Ference: So you are going to work with Christine and what you project we will keep in our budget. The rest we will refer to as not budgeting in the future?

Mr. Malave: That is correct.

Mr. Ference: Thank you, sir.

Mr. Malave: Any other questions? With that I thank you and I will see you all next month. Thank you much.

Ms. Pontious: Thank you, Rey. Travel safely.

SIXTH ORDER OF BUSINESS Unfinished Business

A. Ratification of Agreement with Nini's

Ms. Pontious: We need to do a ratification of the agreement with Nini's. What do we need to do with that?

Mr. d'Adesky: If there is any amendments that you wish to make then that would be ratified with certain amendments.

Ms. Pontious: I have a couple amendments I would like to see. One of them is I think we need to extend the 30 days that we take this time to make an analysis of the vacated property to a minimum of 60 days.

Mr. Deane: I think that should be 90 days for the refund of the deposit. I believe we should have at least 90 days to do that.

Ms. Pontious: Can we get away with that?

Mr. d'Adesky: Yes, we can do it.

Ms. Pontious: The other thing I would like to see is Christine has given us a cleaning schedule for the new carpeting and vinyl. I think that should be included so that they know exactly what is expected. That will be done at their expense.

Ms. VanSickle: Absolutely.

Ms. Pontious: Anything else?

Mr. Costello: The only other thing I see as far as the contract goes, is this a one year contract that we are going to review next year?

Mr. Deane: No, it is a three year contract.

Mr. Costello: That is what I thought. Quite honestly, my thoughts were that when they do start paying, I believe we have \$1,000 a month for rent starting next year, there should be an incentive there. These people know a lot of people and a lot of entertainers

and I think they have the capability of bringing in people that would be renting this ballroom. I think it would be a show of good faith if we gave them the incentive that if you brought somebody in here we will knock \$200 off your rent for the month. I think it would go a long way. We would still be making money.

Ms. VanSickle: That is a good idea.

Mr. Ference: And so are they. I don't know that we need to give them any more incentive than we already have. They are going to bring people in because they want to increase their income as well. Why should we give up some of ours, it is so minimal?

Mr. Costello: The reality of it is we would walk away with \$800 for the month in our pocket. Do we want to be greedy or do we want to give them the incentive to give us good service? We just went through a scenario, it is not funny, Bob, it is the truth. We just went through a scenario where these people promised us the world. People that gave us nothing but aggravation from day one. Maybe a show of good faith will get us some good service and some good food. That is the way I feel about it.

Mr. Ference: I think a year of free rent is a pretty good incentive.

Ms. VanSickle: Every time that we have a restaurant we have residents that bring up an assessment for our residents, a \$50 minimum or something like that, which I am very opposed to. I think that the restaurant needs to stand on its own two feet, but I think that this is a wonderful idea because we both make out on that. If the ballroom is rented an extra time and they get a \$200 kickback that is basically what you are saying, right?

Mr. Costello: Yes.

Ms. VanSickle: I think it is a win win situation.

Mr. Costello: Basically what happens is they get \$200 but we get \$1,000 in rent so we made \$800 and they save \$200. Like I said, the last group of people we did everything, we bent over backwards for those people, and they did nothing but kick us in the butt.

Ms. Pontious: I think you just clarified something though, too, that I didn't understand you are talking about only if it brings in a ballroom rental.

Mr. d'Adesky: So a complete ballroom rental.

Mr. Ference: If they bring in a ballroom rental they get \$200 off. If they bring in 2, 3 or 4?

Mr. Costello: They get \$200 per rental.

Ms. VanSickle: We are not refunding money.

Mr. Costello: Up to a month's rent.

Mr. Ference: So if they bring in five events they won't pay any rent to us.

Mr. Costello: We make \$5,000. Are we going to be greedy and want \$6,000? Like I said we bent over backwards for Fire and you know what they did for us. Zero.

Ms. VanSickle: They destroyed our kitchen and cost us money. Some of us were eating in there. That is the scary part.

Mr. Costello: Not me.

Ms. VanSickle: I think that is a good idea. I want to clarify that is not if they bring in a wedding, that it is if they bring entertainment. The rental is a benefit either way. I see it as a win win situation.

Mr. Costello: So do I.

Ms. Pontious: I think you want it to be as a rental, correct? If they come to Christine and say these people want to book, it could be a wedding too.

Mr. Costello: Yes. We are still going to get a \$1,000 on the room. What it is coming down to is let's say they rent the place once. So for that month instead of us getting \$1,000 we are going to get \$1,800. I would say it is kind of a no brainer as far as I am concerned.

Mr. d'Adesky: I guess the one thing perhaps is what you were thinking of with the wedding is that if somebody was going to have a wedding here anyway because this is one of the better venues in Polk County.

Mr. Costello: We would have to have them verify from the very beginning that the reason that they are here is because of that restaurant.

Mr. Ference: Michael, I misunderstood. We are not deducting \$200 from the monthly payment, we are deducting that from the people who pay for the ballroom.

Ms. VanSickle: No.

Mr. Costello: No, not for the people, it is for the restaurant. The restaurant are the people that we are going to try and keep here.

Mr. Ference: So we are going to get \$1,800 instead of \$800 a month if they rent.

Mr. Costello: If somebody rents the ballroom sure. We are going to get \$1,000 in the rental plus we are going to get the \$800 from them for rent for the month. So instead of getting \$1,000 we get \$1,800.

Mr. Ference: I misunderstood that, I am sorry. I do think that is an incentive and restate my objection due to the misunderstanding. I thought we were going to reduce their \$1,000 rent by \$200 then our monthly rent from them would be only \$800. I didn't realize it was based on the hall rental.

Mr. Costello: We would only get \$800 from them but we are going to get \$1,000 from whoever the person is that rents the hall. These people have a wide group of people that they deal with.

Mr. Deane: They have a huge following.

A resident: The first year no rent.

Mr. d'Adesky: It wouldn't apply in the first year.

Mr. Costello: The first year with no rent we are not going to take \$200 off. There is not going to be any refund of money for the first year while they are not paying rent. It should be noted in the contract in that manner but at the same token once they start and I thought I said it in the beginning, but maybe you missed it. Maybe I didn't say it, but once they start paying rent, if we are going to make \$1,000 and we are going to deduct \$200 off their rent, I think we are in a winning situation. I make a motion that we go forward with a \$200 deduction in rent for any verified rental of the hall by the restaurant after they start paying rent.

Ms. VanSickle: Second.

Ms. Pontious: I have a motion from Mike and second from Brenda. Any other comments? All in favor.

On MOTION by Mr. Costello seconded by Ms. VanSickle with all in favor the lease agreement with Nini's was ratified to include a \$200 credit to Nini's Restaurant once they start paying rent for bringing in a verified ballroom rental, to change the amount of time to return deposit to 90 days, and to add carpet and floor care was approved.

Ms. Pontious: That would be another addendum.

Mr. d'Adesky: I will add those two provisions to the lease.

Mr. Deane: That includes the carpet and the floor cleaning right?

Mr. d'Adesky: Yes. To all those provisions that is the carpet and floor cleaning, switch the amount of time to 90 days of return deposit and the \$200 incentive.

Mr. Ference: I thought that Nini's might be their last name. What does Nini's mean? Do you all know what Nini's means?

Mr. Costello: I heard that Nini's is a term that her grandchildren refer to her as. That is what I heard.

Mr. Ference: Thank you.

Ms. VanSickle: I think this shows the restaurant that we are partners in this and we are working together. I think that is the position we want to be in.

Mr. Costello: The last group of people I think we tried to work with them, but it just didn't work out.

Mr. d'Adesky: To clarify, that motion for all changes, that was made to ratify the lease agreement just to be clear for the record.

B. Ratification of Change in Color of Vinyl Flooring

Ms. Pontious: Ratification of the color of vinyl flooring. Do you need to tell us what we changed from and to? How do you want that worded?

Mr. d'Adesky: I would just ratify it.

Mr. Deane: Motion to ratify the change in flooring that has been put down in the restaurant.

Mr. Costello: Second.

Ms. Pontious: We have a motion from Borden and a second from Mike to ratify the change of color for the flooring. All those in favor.

On MOTION by Mr. Deane seconded by Mr. Costello with all in favor the change in color of vinyl flooring in Nini's Restaurant was ratified.

C. Consideration of Floor Care Addendum to Restaurant Lease

Ms. Pontious: Then we have a floor care addendum to the restaurant lease. Christine do you want to review what that is? We have already put it in there.

Ms. Wells: I received floor care instructions from Mohawk, who installed the carpet and vinyl flooring. They have a chart where it breaks down into 52 weeks of what they recommend annual, interim and deep cleaning frequencies. I believe we determined it would be a medium commercial traffic. They recommend interim cleaning on weeks 2, 7, 11, 20, 24, 28, 37, 41 and 46. Interim cleaning methods are either absorbent compound cleaning method or a low moisture encapsulation cleaning method. That would be for the carpeted area and they also recommend a deep cleaning on weeks 15, 33 and 50. That would be a hot water extraction cleaning method. For the luxury vinyl tile they recommend daily regular maintenance as sweep, dust mop or vacuum the floor thoroughly to remove any dust, damp mop the floor with a PH neutral cleaner. They have two different methods of a periodic maintenance, a no polish method and a polished method to scrub the floor with a PH neutral cleaner with an appropriate scrubbing brush.

Ms. Pontious: She will go over that with them so that they understand what the requirements are and we will go from there.

SEVENTH ORDER OF BUSINESS New Business and Supervisors Requests

A. Restaurant Update

Ms. Pontious: Alright, Borden. Do you have a restaurant update for us?

Mr. Deane: As far as the restaurant goes, the cook line has been installed with the new equipment, the gas and everything. The kitchen is basically set up. The flooring in the ballroom is down. The beer line has been replaced. We are basically almost finished. We are waiting for them to come today to tell us how they want the tables laid out. Then they have quite a bit of work to do with cleaning dishes and things like that. I don't think there is going to be any problem opening by the first of June. I want to thank Matt and Christine for the hours upon hours of work they have done to see that this is completed.

Mr. Ference: And let's reflect the work that you did as well, Borden. You put your heart and soul into this.

Mr. Deane: It is part of my job.

Mr. Ference: No one else wanted to do it.

Ms. Pontious: Since you are not done yet, they found some additional things since the last meeting that Borden feels are in a state of disrepair enough that if they continue to be used the way they are we are going to be looking at some large repair bills. Would you like to tell us your findings?

B. Consideration of Proposals to Replace Two Beer Coolers at the Bar

Mr. Deane: The beer coolers that were behind the bar, both of them are over 15 years old. Number 2 the bottoms are rusting out completely. We have a price from one service company just to make some repairs in an excess of \$400, which we haven't authorized. We can buy new beer coolers for less than \$1,800. I believe we should buy two new beer coolers to put behind the bar. I believe we still have enough money in the equipment purchase to buy them under this year's budget with no problem. I would like to make a motion that we purchase two new beer coolers for the restaurant.

Ms. Pontious: Do you have a vendor in mind that you are recommending?

Mr. Deane: Christine has it. I believe they are also buying the same equipment.

Ms. Wells: We received three quotes. The first one was for Central Food Equipment. I just want to clarify it is \$1,685 per cooler. So it would \$3,370 from Central Food Equipment. They all have the same warranty. I just wanted to clarify that as well before I go through all of them. Then Sysco was \$3,033.46 and then I did get an online quote with restaurantsupply.com and called to verify their price is \$2,840.90 shipping on Central Food Equipment and restaurantsupply.com are both 5 to 8 days from approval. Sysco is 1 to 3 days from approval. Restaurantsupply.com does require paid in advance being credit card only and Sysco and Central Foods, since we have an account with them require 50% deposit and then invoice upon receipt of equipment.

Ms. Pontious: I like the Sysco bid from the standpoint that it is a local vendor rather than ordering from somebody online. They will be a little bit better with repair.

Mr. Deane: Possibly yes. It makes no difference to me. All three of them is the same box, the only difference is the price.

Ms. Pontious: Is not the Sysco one the cheaper of the local vendors?

Ms. Wells: Yes, Sysco is the cheaper of the two local vendors.

Mr. Ference: Do I notice that we have over \$9,000 left in the budget for restaurant equipment? Borden, do you see any further costs?

Ms. Pontious: Our numbers are a month behind.

Mr. Deane: These are a month behind. We don't have the bills in there for the salad bar or for the 48 inch flat top that has been purchased. There is \$9,000 not listed.

Mr. Ference: But do you think this purchase will not put us over budget?

Mr. Deane: I know for a fact it won't.

Mr. Ference: I make a motion that we accept Sysco's bid.

Ms. VanSickle: Second.

Ms. Pontious: We have a motion to purchase from Sysco the two beer coolers that are necessary to replace the worn ones from behind the bar. All those in favor?

On MOTION by Mr. Ference seconded by Ms. VanSickle with all in favor the proposal from Sysco in the amount of \$3,033.46 to replace two beer coolers at the bar was approved.

Ms. Pontious: I think we just found how we can get things approved. We just need to have beer.

Mr. Deane: I think we should also expense the two beer coolers that we are getting rid of at this present time also.

Mr. d'Adesky: That would be a motion to surplus those.

Mr. Deane: A motion to surplus the old beer coolers.

Mr. Costello: Second.

Ms. Pontious: I have a motion from Borden and a second from Mike to surplus the existing beer coolers. All those in favor?

On MOTION by Mr. Deane seconded by Mr. Costello with all in favor motion to surplus the two existing beer coolers was approved.

Ms. Pontious: Anything else?

Mr. Deane: No, that is everything. I am sure that they will be open by June 1st. We are going to sit down and talk to them about that also.

Ms. Pontious: They both have been here frequently over the last couple of weeks and it seems like they are just as excited to be here as we are going to be to have them.

C. Consideration of Resolution #2018-02 Approving the Proposed Fiscal Year 2019 Budget and Setting the Public Hearing

Ms. Pontious: Next we have approving the proposed fiscal year 2019 budget and setting the public hearing date.

Mr. Mossing: The CDD statutes require a procedure for ultimately adopting your annual budget. This resolution that is enclosed in your agenda is going to need your approval to approve the proposed budget included in your agenda. That basically starts our budget process, which has to be at least a 60 day process. We are going to recommend as you did last year to set the public hearing date at your August 10th Board of Supervisors meeting. It means that you will have basically 90 days to continue to review and refine this budget through that process. It is not anticipated that the District would increase its assessments for next year. That gives you a lot more flexibility in time to work with in terms of getting that budget in the condition that you are ready to formally adopt it. We just need to adopt it prior to September. We will need to certify the assessments to the County Tax Collector and Property Appraiser. With that being said we can hopefully address any questions you may have on that budget, but we will be placing that on your next month's agenda for discussion and approval. We can discuss it here, but at this point in time need a motion to adopt that Resolution #2018-02, which just approves the proposed budget and sets your public hearing with a time, date and place.

Mr. Deane: A motion to adopt Resolution #2018-02 for setting the public hearing on August 10th.

Mr. Costello: Second.

Ms. Pontious: We have a motion from Borden and a second from Mike to approve Resolution #2018-02 with a public hearing stated for 8/10/2018. Further discussion? All those in favor?

On MOTION by Mr. Deane seconded by Mr. Costello with all in favor Resolution #2018-02 Approving the Proposed Fiscal Year 2019 Budget and Setting the Public Hearing was approved; and the public hearing date was scheduled for August 10, 2018 at 9:00 a.m. at Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lakes Wales, Florida.

Ms. Pontious: We do have the tentative budget pages behind that we can look at.

Mr. Mossing: I will also add that Rey mentioned that he had issues on the budget. We met before the meeting. You are going to see that budget and projections will be significantly different in the revised budget that will be presented at the next meeting.

D. Discussion of Procedures for the General Election

Ms. Pontious: Alright, then. The procedures for the general election.

Mr. Mossing: Enclosed in your agenda package are a couple of documents regarding the qualifying period for the upcoming November election. A couple of key points that are in this paper were and this paperwork we placed on each of the tables for the audience members too, but the qualifying dates are June 18 through June 22. You would need to register at the Supervisor of Elections. The second page outlines some of the procedures that you need to go to actually qualify. I think this Board is probably familiar with that process of paying \$25 or getting 25 signatures. Our general recommendation is if you need any additional information to contact the Supervisor of Elections and clarify their procedures for qualifying.

Mr. d'Adesky: I think that's pretty important. We don't control the process anymore. It is all Supervisor of Elections. The only instance in which this Board would have any say in the process is if no one qualified for a seat then the Board could appoint someone afterwards.

Ms. Pontious: This is really important so please pay attention to this. We have three vacant seats on this Board and I believe there is two vacant seats on the West Board. In the course of the next six months there could be a 50% change in the seating arrangements on the Board. It is important if you have any interest in the ability to do this that you put in your application and as he said, that needs to be done between June

18th and June 22nd. Even though it is a November election your commitment has to be made ASAP. Someone has to sit in these five chairs. The seats that are available are mine, Mike's and Brenda's, so the remaining people will be Bob and Borden.

E. Approval of AmeriGas Pricing Agreement

Ms. Pontious: Ok, Christine. We have an AmeriGas pricing issue.

Ms. Wells: This is just a renewal agreement as included in the agenda packet. The only thing that changed is it went from 69 cents per gallon to 71 per gallon. It is still the Mount Bellevue pricing. It is a three year contract like we had last time so it would run from May 2018 to May 2021.

Mr. Deane: A motion to approve the AmeriGas pricing agreement.

Ms. VanSickle: Second.

Ms. Pontious: We have a motion from Borden and a second from Brenda to approve the AmeriGas price proposal. Let me just say that Tricia worked very diligently on this a few years ago. She severely reduced our costs for the gas. Watching the gas prices escalate, we better sign up quickly. All those in favor.

On MOTION by Mr. Deane seconded by Ms. VanSickle with all in favor, proposal from AmeriGas to renew the current contract effective from May 2018 to May 2021 was approved.

Ms. Pontious: Thank you for doing that.

F. Discussion of Joint Meeting Agenda Items

Ms. Pontious: We have a joint meeting this morning at 11:30 a.m. Do we have issues that we would like to discuss as a Board before we attend the joint meeting?

Ms. VanSickle: We got an email last night about the golf course update that came from Doug, you and Darrin. I need to hear it is the position you guys are supporting?

Ms. Pontious: Well the top part says it is Doug Robertson shared Carol Pontious shared Darrin Mossing. When you get to the middle you will read after Chair Robertson meeting with Jim Lee the following document was produced. So I was not in attendance of that meeting nor was Darrin. This is Doug's summary of what happened at the meeting.

Ms. VanSickle: I read the minutes of the meeting where this document was produced but because it came from all three I just wondered if you supported it. I wanted to know your position. I couldn't call you last night and ask. I want to know now.

Ms. Pontious: I have read it two or three times. I think there are still a lot of missing links. We still don't have any information about the cost to operate the golf course so the numbers are kind of pie in the sky numbers. Until we know what it is going to cost we don't know what the palms cost. He did give us an estimate of what the mowing costs and the care of the golf course. We also have salaries to deal with. If we take on the Eagles Nest we have licensing. We need to know what it is that is going to be inclusive in this deal. We can pay what you said \$750 a year and that is \$62 a month. However if you are going to take in \$2,000,000 because of the fees coming in, those fees have already been collected from this year and we need to ask whether we are going to get a pro-rated share of those fees or whether we are not. If we are not, then you are going to take in money but you are going to spend probably \$150,000 a month divided by 1,500 homes. So I personally think the missing link is what are the expenses and what is it really going to cost when you analyze the income versus the expenses.

Ms. VanSickle: I recall at the recent meeting we delegated you as our Chair and Doug was delegated by his CDD to go and meet with them. Why did this not happen?

Ms. Pontious: I don't know that and I can't answer that. Darrin and I met with them twice. Once in the conference room here and once in Mr. Lee's office. Whatever meetings have taken place since then we have not been there.

Mr. Costello: Do we have an outside agency that is looking at giving us an idea?

Mr. Deane: It is pending. It has to be discussed at the joint meeting.

Mr. Costello: Ok, because I don't know, can we accept the figures of the owner?

Ms. VanSickle: Absolutely not.

Mr. Costello: I am not surprised at that answer at all, but by the same token it simply appears to me at this point that we are kind of being pressured a little bit to buying something without being able to totally investigate it. I think that is one of the necessary links to all of this.

Mr. Deane: I don't think we have anywhere near enough information to even consider purchasing the golf course or anything else. I think it has to be discussed at the joint meeting. I believe we should get an expert to give us an opinion of the value of the operation costs and everything else of the golf course. I don't believe that we should take Mr. Maxwell's word. He gave us a lot of words regarding a lot of things before he left this community and never did any of them.

Ms. VanSickle: My concern was this was going to be a joint effort between the two CDDs. I feel that our Chair was left out of that process. I have an issue with that.

Mr. Ference: Before we go any further, didn't we authorize a golf course acquisition feasibility study?

Mr. Deane: No, it hasn't been authorized yet.

Mr. Ference: Before we do anything else, shouldn't we find out what this independent feasibility study brings to the table?

Mr. Deane: That is what I just said.

Mr. Ference: Then why go any further with this discussion? Let's put it off.

Mr. Costello: I think the reason why the discussion has gone further is due to the fact that the owner of the golf course quite honestly is trying to rush the situation. He is trying to make it sound like time is of the essence. He wants to sell it. We either want to buy it or we don't want to buy it.

Mr. Ference: I thought he withdrew the sale. He does not want to sell it. He put off the sale of the golf course.

Mr. Costello: In this year I thought somewhere along the line, not only that he speaks in one of these that he wants to retire and he wants to get rid of the golf course, but he wants to rent us the RV Center. Well if he is renting us something he is still working as far as I am concerned. I was a firefighter, but you don't see me running out fighting fires at this point. I retired.

Ms. Pontious: I think in a conversation Doug and I had, his concern was do we really want to spend \$30,000? Do we really need to expend the \$30,000 to get the information we want? So that is the first question.

Ms. VanSickle: Absolutely.

Mr. Deane: If we don't spend the \$30,000 how are we going to know what the costs are? We have to have the proper information to form a proper opinion as to whether we should obligate the residents to purchase two golf courses. I am sorry that is my opinion.

Mr. Ference: No matter what Maxwell says, pushing us forward, we will make no decision until we get this feasibility study. So let's not worry about meeting with him or not meeting with him, should we do this next month. We are not going to do anything. Why should we meet with him and discuss something we don't know anything about.

Mr. Costello: We will be able to talk to the other CDD later on today to find out which way because we are going to have to go together if we are going to buy this together. It is a joint effort.

Mr. Ference: Together we can talk, but meeting with Maxwell or Lee or anybody else is insignificant at this point.

Mr. Costello: We have a 45 day hanging over our heads according to him where he is going to put it on the market. I am sorry but I can't see us being rushed into something and then turning around and saying what did we do.

Mr. Ference: Is he blackmailing us? There is no market for golf courses.

Mr. Costello: I am not saying that.

Mr. Ference: We have 45 days or he is going to sell it. Good luck.

Mr. Costello: I agree with you wholeheartedly.

Mr. Ference: Why are we looking at that as if we have to make a decision in 45 days? We do not. Notwithstanding what he says. If you want to put it up for sale there is no market for golf courses. They are all over the place.

Mr. Costello: You read this, which I received in an email last night. If you read this, the person who met with them is saying that in 45 days he wants a decision. I agree he is not going to sell this place overnight, but by the same token it appears that we have people who want us to make a decision prior to investigating it. I am sorry you wouldn't do that in your personal business and I don't see where we should do that in this business.

Ms. Pontious: Doug has a comment.

Mr. Robertson: You are having half a conversation. You are making all sorts of statements that you don't know the facts. I am not at liberty to talk about it right now. It is for the joint meeting. You are misinterpreting all the information and getting all blown up without ever hearing the whole thing in a balanced presentation. I don't understand why we don't have this conversation at a joint meeting where it is supposed to be.

Mr. Costello: I think everybody here agrees with you. This afternoon we are going to have another meeting and we will sit down and discuss it amongst ten people.

Mr. Robertson: We are cranking up the rhetoric about all these statements that are being made that are absolutely untrue. You are making these statements and then you are bouncing off each other and you don't even know the facts. Why don't you wait for the joint meeting?

Mr. Costello: We are willing to wait for the meeting and getting loud doesn't make it anymore right. We are willing to wait for the meeting, but by the same token we have the right to sit here at our meeting and discuss how we would like to go forward.

Mr. Robertson: Yes, you do.

Ms. Pontious: Ok, have we had enough on this now?

Ms. VanSickle: I think so.

Ms. Pontious: Anything else on joint meeting items that we need to discuss here?

G. Approval of Amendment to Community Watch Solutions Contract

Ms. Pontious: The Community Watch Solutions contract, you want to postpone that to the next meeting?

Mr. Mossing: Yes.

EIGHTH ORDER OF BUSINESS

Monthly Reports

A. Attorney

Ms. Pontious: Alright we have attorney report.

Mr. d'Adesky: Nothing additional other than what you tasked me with.

Ms. Pontious: We were to have a meeting today with Mr. Earl. He has declined to attend that meeting today so that will be postponed until another time. Thank you very much, we have enough meetings today.

Mr. d'Adesky: Yes, it was going to have to be a 5:00 p.m. meeting and I was joking I would have to bring my sleeping bag at that point.

B. Community Director

1) Monthly Report

2) Quarterly Security Update

3) Approval of Ballroom Window Replacement

Ms. Pontious: Ok, Ms. Christine. You have a pile of papers in front of you so tell us what we need to hear.

Ms. Wells: I included in the agenda packet the community director report. I first just want to see if anybody has any questions on anything that was included in that report. Also I sent out last night there was a quarterly security update which is basically just a spreadsheet that includes our security and guest registration totals. The first quarter of 2018 we had 1,375 guests registered at the clubhouse, 22,716 vehicles processed on Thompson Nursery Road and 46 identification cards issued. I just wanted to point out in January it says zero cards were issued and that is when our system was down. That is why there was zero cards issued at that point. Did anybody have any questions on that? Then the last thing under community director's report is approval of ballroom window replacement. Supervisors should have received a memo and price analysis via email and printed copies. We received three quotes. This is part of the fiscal year 2018 capital budget to replace the four large window panels that are on the south side of the ballroom overlooking the garden. We received three quotes. Also the replacement of the wood sills with the granite sill. Historically we have had water intrusion issues with that to where it has flooded. It damaged the wooden sills on the windows. We have gathered three quotes. The first quote was from Custom Glass and Door. All three quotes include the removal of all glass from the current aluminum framing, removal of all the aluminum framing, installation of sill pans and new white store front framing with a quarter inch solar grade plate glass windows plus all related cleanup associated with construction. Custom Glass and Door estimates it will take a maximum of 12 weeks to receive the materials and approximately four weeks to install. A warranty of one year for workmanship is included. They also will include the boarding up of any windows that

are open in the middle of construction. They will board up if we can only get halfway done or one panel done. They will include all the boarding. The second quote we received was from Central Window Sales. Again it includes the removal of all glass from the current aluminum framing, removal of all aluminum framing, installation and cleanup. They estimate it will take approximately 6 to 8 weeks to receive the materials and approximately 2 to 3 days to install. A warranty of five years for workmanship and five years for the framing is included. The third quote we received was from Southern Glass, who has done some of the sealing of the windows in the ballroom. Again they include the same removal, installation and cleanup. They estimate it will take approximately 6 to 8 weeks to receive the materials and approximately 3 weeks to install. They are including a warranty of one year for the workmanship. I just want to point out I don't know if you guys noticed the difference in times to install. Central Window Sales has said that they are going to have a dedicated team here. That is why their installation is only two to three days. They are going to take one panel out at a time so there won't be any boarding included with that. Southern Glass does not include boarding so boarding would have to be done separate by staff. Then we received two quotes for the window sills. We received one from Burns Flooring and Kitchen Design that includes removal of the current window sills, fabrication of new granite slab level one sills and installation. The other one we received a quote from Golden Marble and Granite which includes removal, fabrication and installation. On the pricing analysis you will see that Custom Glass and Door quoted \$36,976 for the windows. Central Window Sales quoted \$32,347.36. Southern Glass quoted \$42,914. Burns Flooring and Kitchen Design for the window sills quoted \$2,516.74 and Golden Marble and Granite quoted \$1,720. I believe that we have \$66,000 in the capital budget for window replacement so all of the quotes are under that amount.

Mr. Deane: Christine, do we have any references on all these companies that we have never used?

Ms. Wells: That is one thing that I could not get to. I can get references if you guys have a particular company that you prefer to go to then we can check references. It took

a while to get these quotes together. There was a lot of moving parts that they had to get on their end so we got them kind of late. I wanted to get them to you guys so I don't know if you want to approve a certain company based on reference checks.

Mr. Deane: I will make a motion that we get reference checks on Central Window Sales for the installation of the windows in the ballroom. We have used Southern Glass before, they supposedly fixed the leaks before but they are still leaking. I wouldn't even consider them. They are the highest price anyway.

Mr. Ference: Andrew, do you have any input on these companies or companies like them that you have worked with before with their history and their reliability, etc.?

Mr. d'Adesky: Not particularly, no.

Ms. Pontious: Are we confident that two issues are being addressed here? One is the solar issue and the second is the hurricane issue.

Ms. Wells: Matt was working with them, speaking to the vendors. Matt, do you know if they questioned any of that?

Ms. Pontious: Just to clarify, it is only doing the front bank of windows at this point.

Mr. Fisher: Yes, it is the four larger panels on the southern side. If we want to go with Central Window I can ask them about the durability of the glass panels.

Ms. Pontious: Will they look similar to what we have now?

Mr. Fisher: They are going to look exactly how they are now. They are a store front style of window. I can ask them about the durability of the window panes.

Mr. Deane: They aren't going to leak, right?

Mr. Fisher: Right. One company we did reach out to expressed the roof, but we just got that redone so that wasn't considered a possibility. We had it inspected in the past so it is obviously coming in through the little slits on the fronts of the storefront windows identified by Central. I will ask them about the durability of the glass.

Ms. Pontious: It is pretty exclusively from storm issues coming from the south.

Mr. Fisher: It is and the seals that are in between each pane have a shrinkage due to the sun exposure. If you look on the outside of those windows there is openings. There is supposed to be peepholes underneath that aren't there. I will find out more.

Ms. Pontious: Learned a lot about windows this month.

Mr. Fisher: Yes, I did.

Ms. Pontious: We have a motion for Central Window Sales pending reference checks and Golden Marble, did you include that?

Mr. Deane: And the Granite Marble company, the \$1,720 quote.

Mr. Ference: Second.

Ms. Pontious: I have a motion from Borden and second from Bob to do Central Window Sales at roughly \$32,400 and Golden Marble at \$1,700 to replace the front bank of the windows. Any further discussion?

On MOTION by Mr. Deane seconded by Mr. Ference with all in favor proposal from Central Window Sales for \$32,347.36 to replace ballroom windows and Golden Marble & Granite for \$1,720 for new granite window sills pending references being checked were approved.

Mr. Ference: Is there a timeline to find this out? Should we hold this up until the next meeting?

Ms. Pontious: No, we are going into rainy season so we need to get it fixed.

Mr. Ference: Alright.

Ms. Pontious: It would be nice to have them done before the summer rains. Ok, I think we are set to go then. Thank you for your efforts in getting all this done.

C. Field Operations Manager

Mr. Fisher: Before the meeting we had put the operations manager report in the agenda packet. Any questions, I will be happy to answer. A couple of updates, Yellowstone replaced some sod around the clubhouse. This northern area has taken off very nicely. There is a patch in the grassy area that is a little brown. Chris assured me that is it going to green up once it roots. He also said they were replacing the sod if it didn't take. In that area by the bocce court, it is not taking as well. I am keeping an eye on that. We will address that next week when I meet with them. Also going off the last meeting I did reach out to Nidy concerning bocce ball court refurbishments. He is going

to meet with me next week to look at the possible repairs and get some quotes gathered. I know the pavers I had two quotes previously, but I will get those updated, picking those up and relaying them. I know they are sliding off a little bit on the northern side which can be a trip hazard. The scoring needs to be replaced. You can barely see the numbers on there. I will get all that and get those quotes to you guys. Any further questions? Thank you.

Mr. Deane: Thank you, Matt, for all you do.

D. CDD Manager – Number of Registered Voters in the District – 1,392

Ms. Pontious: Do you need to tell us anything about the registered voters?

Mr. Mossing: No, other than we are annually required as of April 15th to report that to the Board of Supervisors.

Ms. Pontious: Ok we have 1,392 registered voters on the east side. We have one other item here that was on the joint meeting but I just wanted us to take a look at it first before we did that. Christine drafted up a letter with our concerns about persons attending events that should not be here. I just wanted to make sure you took a look at that because it will be presented again at the joint meeting. If you have any questions of here, are you going to be at the other meeting, too?

Ms. Wells: Yes.

Ms. Pontious: She will be there. She has drafted it hoping that they will consider it, as well, and it will go out as a joint letter from both sides. If not, it will go out as a letter from our side so that we begin to alleviate some of these issues.

Ms. VanSickle: I think it should positively go out both sides. I am hoping that we can come to an agreement with them over that because I think it is a lot more effective. Otherwise I am fine with it going out from us.

Ms. Pontious: Ok. So we have permission to send that out if we don't have a joint agreement because I think it needs to go out now when she has time over the summer to work on some of these issues.

Mr. Deane: Yes.

Ms. Pontious: What I am talking about, I am sorry I am talking to them, this is a letter from Christine to the controllers of the various activities. They signed an agreement when they became a club group or organization that the only attendants at those activities would be Lake Ashton residents. Some of the clubs, groups, and organizations have deviated from that and are now including people from the outside or relatives from the outside. As we continue to grow it is not a good thing because we have some clubs reaching max and not space for other people. What this tells them again is that the clubs must be a minimum of 5 active members, no club may be formed or activities held within the amenity facilities for commercial or profit making purposes. The purpose of the club is to provide lifestyle enhancing opportunities to Lake Ashton residents and not to sell products. They have to have some kind of a bookkeeping system in place. Club membership and activities must be available to all residents. Criteria for the club should be governed by the individual clubs by-laws. Rules apply to the formation and admissibility of clubs maybe modified at the discretion of the CDD Board of Supervisors. Violations of these policies of any club may result a little stronger will result in the loss of that club's privileges within the amenity facilities. So what that means is if you choose to ignore this you will no longer be able to have meetings in the facility here and you will not be permitted to use the various media presentations because essentially what you have then is a private club that you should be notifying by personal email of what you are choosing to do. If any of you are club organizers take heed because we are coming down. We need to enforce the rules as they are written or change how they are written one or the other. That is what we intend to do over the summer when Christine has more time. I think I have reached the bottom of the essential pile. Anyone else have anything before we continue with the financials?

NINTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Combined Balance Sheet

Ms. Pontious: Approval of the Check Run Summary. Do we have any issues with what has been spent in the last month?

Mr. Ference: I make a motion that we accept the check run summary.

Mr. Deane: Second.

Ms. Pontious: We have a motion from Bob and a second from Borden to accept the check run summary. We actually didn't spend a whole lot of money this month. That was kind of refreshing. All those in favor.

On MOTION by Mr. Ference seconded by Mr. Deane with all in favor the check run summary was approved.

Ms. Pontious: The combined balance sheet. Darrin, is there any information in there that you need to share with us?

Mr. Mossing: We generally report on the assessment collections. I think it is at 93%.

Ms. Pontious: It is at 96.45% so we came up 3% this month. That is great.

Mr. Mossing: We anticipate being fully collected by the end of next month.

Ms. Pontious: A couple of things I spoke to Christine about for over the summer when she has more time. That electric bill is not coming down the way I'd like to see it. I know TECO is a miserable group to deal with but if we can get any answers as to say what we expected to happen is not happening we need to work on that over the summer too.

TENTH ORDER OF BUSINESS

General Audience Comments

Ms. Pontious: We are ready for general audience comments.

Mr. Scali: Tom Scali, 3084 Dunmore. Just a question, what is special events \$130,000 on the proposed budget?

Mr. Deane: The entertainment series.

Mr. Scali: Thank you.

Ms. Pontious: Is that accurate because the entertainment series should be more than \$130,000 isn't it?

Ms. Wells: It is the budget for all the special events that we do here. Any shows or events that we do, supplies that we need for those events, it comes out of that budget.

Mr. Zacharia: Murray Zacharia, 4004 Dunmore Drive. I don't think I have said this during 2018 so it is time for me to report it again or at least mention it. General

audience comments, the use of the word audience continues to bother me. These people out here are not here to view a show. They are here as voters, non-voters, District members, the public. There are so many other words other than audience. Unless audience is required by law I would suggest we change the name of this agenda item and the way we are referred to by the members of the District and staff.

Ms. Pontious: What would your pleasure be?

Mr. Zacharia: Public is good with me.

Ms. Pontious: How about residents?

Mr. Zacharia: I think the meetings are open to residents and non-residents.

A resident: Only residents should speak.

Mr. d'Adesky: You have to let everybody speak.

Ms. Pontious: Can we make Murray happy today and have this changed?

Ms. VanSickle: Let's make Murray happy.

Mr. Deane: Make it public comments.

Ms. Pontious: So we can do that for next time when you put out the agenda would you change that word please?

A resident: This question is directed to the attorney. You mentioned that the public can speak. Could you explain why that is allowed?

Mr. d'Adesky: Sure. We are a government, so this is technically a public meeting. This is open to the public. Anybody who is somebody that might have a concern for the District even if they are coming from outside the District. For example, if they were a business owner down the road and they wanted to come in here and make a comment that pertained to Lake Ashton, they have the ability to do that. We are an actual government and we have to be open for the public to come and present their concerns and questions and anything that might come before this Board.

Mr. Costello: Wouldn't it also be the fact that this meeting is a meeting in Lake Wales CDD whereas some of the people sitting here are from the other CDD and you are always welcome. They are not truly governed by whatever goes on here.

Mr. d'Adesky: That is possibly the best example of people who are technically outside of the CDD. They are not residents of the CDD, but they have an interest of, in fact in this case a very high interest in what goes on in this CDD, especially there being an interlocal agreement.

Ms. Pontious: Anything else? Public or Board?

Mr. Costello: The only thing that I do is a question, and I spoke with Christine about this yesterday, was the robo calls. You said that we are pretty close to straightening that out hopefully. The only reason that I ask is that we are coming upon hurricane season. Quite honestly, I would like to see it in place as soon as possible.

Ms. Wells: The agreement was signed with the HOA and the feature has been added to the website so I am going to be working with Valerie in putting out some media to show residents how to sign up for the text alerts and voice alerts. Then we will move forward with establishing the messages. My goal as well, as I spoke with you, is to have it before storm season. Storm season starts June 1st. I want to put something out in the LA Times as well as any form of media.

Mr. Costello: We appreciate it.

ELEVENTH ORDER OF BUSINESS Adjournment

Mr. Ference: Can I make a motion to adjourn the meeting?

There not being any further business to discuss,

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

Assistant Secretary/Secretary

Chairman/ Vice Chairman

CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, December 06, 2017 by and between the Lake Ashton Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section 197.3632 Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2018 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Lake Ashton Community Development District.
3. The term of this Agreement shall commence on January 1, 2018 and shall run until December 31, 2018, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section 197.3632 & 190.021 Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, the Special District shall provide **proposed assessments no later than Friday, July 20, 2018**, for inclusion on the 2018 TRIM notice which is statutorily mailed within 55 days of July 1. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Friday, September 14, 2018**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2018 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice. The Property Appraiser will require payment on or before Friday, September 14, 2018 for processing within the Property Appraiser budget year (October 1st - September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED on the date first above written

By:


Special District Representative

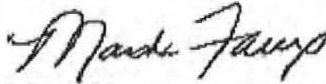
Print name

Title

Richard Hauer

Asst. Secretary

Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
By:



Marsha M. Faux, Property Appraiser



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.

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

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 \$26,000, including all Tasks and all project expenses. The engagement can be divided into two segments, with the facility, market and financial analyses in the first segment (\$15,000 + expenses), and the physical / design review as a second segment (\$9,000 + expenses). 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 May 14th, 2018 with a site visit the week of May 28th, 2018; NGF Consulting will be able to provide an initial draft report to the Client by the week of July 2nd, 2018 and a final by the week of July 23rd, 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
TOTAL (Including all Expenses)	\$26,000
<small>*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.</small>	

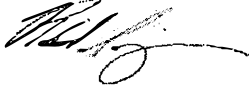
The NGF Consulting effort will be managed by Richard Singer, Sr. Director of Consulting, one of the most experienced golf consultants in the U.S. Mr. Singer will personally coordinate all NGF Consulting efforts on this project, serve as the primary point of contact between NGF and the Client, and complete 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 (\$4,500)** and will be required to commence activity on these task assignments. At the completion of Task 4 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

5/17/2018

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
Kealahou 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
Turnwater 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

RESOLUTION 2018-03

A RESOLUTION DESIGNATING DARRIN MOSSING AS SECRETARY AND JILLIAN BURNS AS ASSISTANT SECRETARY OF THE LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Lake Ashton Community Development District desire to appoint Darrin Mossing as Secretary and Jillian Burns as Assistant Secretary;

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

1. Darrin Mossing is appointed as Secretary.
2. Jillian Burns is appointed as Assistant Secretary.

Adopted this 8th day of June 2018.

Chairman / Vice Chairman

Secretary / Assistant Secretary



LAKE ASHTON

Community Director's Report

**Lake Ashton CDD District Manager
Lake Ashton CDD Board of Supervisors
June 2018**

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

- May 1 – May 31 website usage: 10,030 total visits, averaging about 324 visits per day with 35,507 total page views averaging about 30,912 page views per day. Top pages: news article list, classified listings, and resident directory.
- Lakeashtonweddings.com visits: in May there were 393 visits. Lake Ashton Weddings Facebook page now has 343 likes.

Monday Coffee

- Featured speakers in the upcoming weeks include Polk County Emergency Management, TECO Energy Audit Team, Visit Central Florida, Salvation Army and more.

LA Times

- Revenue collected for the June newsletter is \$6,277.
- The July edition of the newsletter will be released and distributed June 28.

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. Tom Scali is our featured artist for June. His exhibit will be up starting May 22 and will be up until June 26. Staff will be featuring sculptures and other forms of medium in future months.
- Upcoming activities and special events set up by staff include Bloodmobile Blood Drive, Blood Pressure & Glucose checks, Great Gatsby Celebration, Fourth of July on the Boardwalk, Alter Eagles, Barbara Lee Riverboat Cruise, Beach Party Bash, Key West week-long trip, and more.
- There is a Fitness Center Orientation hosted by Lake Wales Medical Center on June 28.
- New Resident Orientation is scheduled at the Clubhouse June 13 (Borden Deane), August 15 (Bob Ference) and October 17 (Mike Costello).
- Eight (10) 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 June – December 2018 were released at Monday Coffee January 15. 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) to present three shows during the summer at Lake Ashton on the Grand Ballroom Stage. June (Great Gatsby Celebration) and July (Alter Eagles).

Room Rental

- The Ballroom was rented out six (6) times in May; a report is attached. Rental revenue is \$4,200.
- In May thirty-two (32) inquiries came in for Ballroom rental.
- About 252 cars entered to attend Bingo in May.

Restaurant

- Vinyl flooring and carpet is installed.
- The requested cooking and refrigeration equipment has arrived and has been entered in inventory with the exception of the conveyor toaster which is back-ordered. All requested small wares have also arrived.
- Inspection of the automatic fire suppression system was completed and passed.
- NiNi's at Lake Ashton is opening June 1 at 4 pm for dinner service with all required licenses and will assume normal operating hours of 8 am – 8 pm Tuesday – Sunday starting Saturday, June 2.

Security, Guest Registration, & Public Safety

- LACDD BOS approved adding bulk text and voice services to the website hosting platform for the purpose of distributing public safety messages. An article was included in the June edition of the LA Times informing residents of how to sign up for these messages.
- The pool emergency phone was tested in May and is operational.
- The Activities Desk is now staffed 9 am – 1 pm on Saturdays through Thanksgiving.
- Thompson Nursery Road Security Officers processed 6268 guest vehicles in May.
- Three (3) boats were processed with permission.
- Staff and Security Officers registered 136 guests in May.
- 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. Twenty (20) ids were processed in May.

Capital Projects & Other Updates

- 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.
- Staff completed nine (9) facility maintenance forms/repair requests in May.
- The approved meeting schedule for FY2018 is now posted on Ashtonliving.net. The Board is scheduled to meet July 13, August 10, and September 14 at 9 a.m. in the Clubhouse Ballroom.
- The next Joint BOS Meeting will be held on August 10 at 11 am 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. There is only one remaining area to be completed. Staff is continuing to work through all the recommendations that were suggested during the recent TECO energy audit.
- Staff has completed installation of all bulbs in the Clubhouse with LED bulbs and is submitting information to TECO to obtain a rebate of approximately \$2,900. We may be able to increase this rebate with the addition of installing LED bulbs in the chandeliers and recess lighting in the Clubhouse. Staff is in the process of seeing what grants for this project may be available as well.
- For fiscal year 2018 capital projects, employees are actively gathering proposals for an automatic ticketing software, parking lot resurfacing and restriping, and pool fence refurbishment.

Ballroom Rental Fee Report
 From: 5/1/18 to 5/31/18
 Meeting Room: Grand Ballroom

Meeting Date	Meeting Title	Room Fee Collected
5/2/2018	Yoga	\$0.00
5/2/2018	LA (LW) HOA BOD Meeting	\$0.00
5/3/2018	Shufflin' Squares Dance	\$0.00
5/4/2018	Parkinson's Support Group	\$0.00
5/5/2018	Ft. Meade Prom	\$1,000.00
5/7/2018	Monday Coffee	\$0.00
5/7/2018	Bingo	\$400.00
5/8/2018	LA Purple Stars Craft Fair Meeting	\$0.00
5/9/2018	Yoga	\$0.00
5/9/2018	Pet Co-Op Social/Dinner/Presentation	\$0.00
5/10/2018	Square Dance Lessons	\$0.00
5/11/2018	LA (LW) CDD Meeting	\$0.00
5/12/2018	Polk State College Collegiate High School Prom	\$1,000.00
5/13/2018	Community Potluck	\$0.00
5/14/2018	Monday Coffee	\$0.00
5/14/2018	Bingo	\$400.00
5/16/2018	Yoga	\$0.00
5/17/2018	Shufflin' Squares Dance	\$0.00
5/18/2018	Pizza Party	\$0.00
5/20/2018	LA Democratic Club	\$0.00
5/21/2018	Monday Coffee	\$0.00
5/21/2018	Bingo	\$400.00
5/23/2018	Yoga	\$0.00
5/23/2018	Johnny Wilde and the Delights	\$0.00
5/24/2018	PCSB Hall of Fame	\$1,000.00
5/24/2018	Square Dance Lessons	\$0.00
5/27/2018	LAVA Memorial Day Set Up	\$0.00
5/28/2018	LAVA Memorial Day Event	\$0.00
5/30/2018	Yoga	\$0.00
5/31/2018	Square Dance Lessons	\$0.00
Total		\$4,200.00

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

Memorandum

DATE: June 8, 2018

TO: Darrin Mossing **via email**
District Manager

FROM: Matthew Fisher
Operation Manager

RE: Lake Ashton CDD Monthly Managers Report – June 8, 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.
2. A/C working properly.
3. Filters have been changed in the Ballroom.

Pool/Spa:

1. The Pool and Spa are operating properly.
2. Handicap lifts have been tested.

Lakes/Ponds:

1. Lakes are being treated according to our contract with Applied Aquatic.
2. Lake and pond levels are increasing due to heavy rainfall.
3. Dewberry inspected storm water ponds and structures.

Landscaping:

1. Staff has been meeting on a weekly basis with Yellowstone Landscape to review CDD property.

2. Irrigation inspections were performed with minor repairs.
3. Palms replaced on restaurant patio with Robellini Palms.
4. Two declining Queen Palms on Ashton Club Blvd were removed.
5. Flax Lilly's installed in flower bed on pool deck located under gym windows.

Other:

1. Coils to pool gas heater cleaned.
2. New suppression system lines installed in restaurant kitchen to accommodate new equipment locations.
3. Spar mixer repaired.
4. Felt tips added to chairs on lower level of restaurant dining room.
5. Display board replaced at pavilion.
6. Two standalone umbrellas installed on pool deck.
7. Chandelier bulbs above bar changed to LED.
8. Eight light switch dimmers replaced with LED compatible switches in restaurant dining room.
9. Florida pest control serviced restaurant.
10. Water pressure reducing valve replaced to dishwasher in restaurant kitchen.
11. Carpet installed on upper portion and wood look vinyl planking on lower portion of restaurant dining room.
12. Ballast replaced in men's hallway restroom.
13. Polished stainless steel installed around new convection oven location in restaurant kitchen.
14. Convection oven vented to hood system and gas line ran to new location.
15. Upright freezer, two reach in beer coolers, and char broiler assembled and placed in desired location.
16. Floor drains in restaurant kitchen cleaned out.
17. Suppression system in restaurant kitchen inspected by Lake Wales Fire Marshal and passed.
18. Bracket installed at tennis court closet to allow for tennis ball machine to be locked up.

Should you have any questions please call me at 863-956-6207

Respectfully,

Matthew
Fisher



Enhancement Proposal

Job Name:	Lake Ashton Blueberry Clubhouse Install	Proposal #
Property Name:	Lake Ashton 1	Date: May 9, 2018
Client:	Lake Ashton CDD- c/o Alan Scheerer	
Address:	135 W. Central Blvd. Suite 320	
City/State/Zip:	Orlando , Florida	
Phone:	0	

Yellowstone Landscape will complete the work described below:

Description

Replace 4 large ficus in front of clubhouse with 30 gallon Japanese Blueberry.

Japanese Blueberry, to replace large Ficus in front of clubhouse.	4	\$ 394.88	\$ 1,579.52
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TOTAL PRICE		\$ 1,579.52
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ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be a charged a 1.5% a month, 18% annual percentage rate.

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

Client:

Prepared by:

Chris Bower

Date:

Date: May 9, 2018

Internal Use Only	
Project Number:	District: Davenport
PO Reference:	Date Work Completed:

Lake Ashton

Lake Wales, FL

Conceptual Rendering-Plants Depicted At Mature Stage



Existing

Landscape Design Suggestions

Japanese Blueberry



Potential



YELLOWSTONE

Enhancement Proposal

Job Name: Lake Ashton Podocarpus Install
Property Name: Lake Ashton 1
Client: Lake Ashton CDD- c/o Alan Scheerer
Address: 135 W. Central Blvd. Suite 320
City/State/Zip: Orlando , Florida
Phone: 0

Proposal #
Date: May 9, 2018

Yellowstone Landscape will complete the work described below:

Description

Replace 4 large ficus in front of clubhouse with 30 gallon Podocarpus 5' tall.

Podocarpus. to replace large Ficus in front of clubhouse.	4	\$	394.88	\$	1,579.52
---	---	----	--------	----	----------

TOTAL PRICE				\$	1,579.52
--------------------	--	--	--	-----------	-----------------

ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be a charged a 1.5% a month, 18% annual percentage rate.

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

Client:

Prepared by:

Chris Bower

Date:

Date: May 9, 2018

Internal Use Only

Project Number:

District:

Davenport

PO Reference:

Date Work Completed:

Lake Ashton

Lake Wales, FL

Conceptual Rendering-Plants Depicted At Mature Stage



Existing

Landscape Design Suggestions

Podocarpus



Potential

Lake Ashton Community Development District

Check Run Summary

June 8, 2018

Date	Check Numbers	Amount
<u>General Fund</u>		
5/4/2018	6009-6024	\$61,251.04
5/15/2018	6025	\$486.23
5/18/2018	6026-6035	\$10,749.46
5/21/2018	6036-6038	\$6,418.16
5/23/2018	6039-6054	\$36,613.79
5/29/2018	6055-6057	\$1,825.00
5/31/2018	6058	\$1,334.24
General Fund Total		<u><u>\$118,677.92</u></u>
<u>Capital Projects Fund</u>		
5/4/2018	233-235	\$2,789.88
5/24/2018	236-237	\$3,977.51
5/30/2018	238-239	\$32,347.36
Capital Projects Fund Total		<u><u>\$39,114.75</u></u>

AP300R
*** CHECK NOS. 006009-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/31/18
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	AMOUNTCHECK.... AMOUNT #
5/04/18	00085	3/19/18 112327	201803 320-57200-54500	REPAIR KITCHEN SINK	*	226.25	
				A.D. BAYNARD PLUMBING, INC.			226.25 006009
5/04/18	00522	3/31/18 80375151	201803 320-57200-43200	PROPANE	*	3,428.51	
				AMERIGAS			3,428.51 006010
5/04/18	00057	3/31/18 168524	201803 320-53800-46800	APPLIED AQUATIC PLANT MGT	*	1,545.00	
				APPLIED AQUATIC MANAGEMENT, INC.			1,545.00 006011
5/04/18	00502	4/03/18 1356	201805 320-57200-34501	SECURITY SVC-MAY 2018	*	17,560.80	
				COMMUNITY WATCH SOLUTIONS, LLC			17,560.80 006012
5/04/18	00466	1/30/18 39037	201802 310-51300-42501	CALENDER-FEBRUARY 2018	*	157.00	
		3/30/18 39310	201804 310-51300-42501	NEWSLETTERS-APRIL 2018	*	3,288.00	
		4/27/18 39488	201805 310-51300-42501	NEWSLETTERS-MAY 2018	*	3,284.00	
				CUSTOMTRADEPRINTING.COM			6,729.00 006013
5/04/18	00214	3/20/18 AR330593	201803 320-57200-52000	KONICA SK-602 CARTRIDGES	*	59.67	
		3/30/18 AR332503	201803 310-51300-42502	TN321K BLACK TONER	*	8.00	
		4/16/18 AR336033	201804 310-51300-42502	KONICA/C284E THRU 4/21/18	*	752.47	
				DEX IMAGING			820.14 006014
5/04/18	00537	4/10/18 041018	201804 320-57200-54500	CLEANED KITCHEN-FIRE PREV	*	2,595.00	
				FIRE PREVENTION SYSTEMS INC.			2,595.00 006015
5/04/18	00068	4/04/18 60758	201803 320-57200-54500	PREVENTATIVE MAINT-MAR 18	*	216.04	
				FITNESS SERVICES OF FLORIDA			216.04 006016
5/04/18	00036	5/01/18 160	201805 310-51300-34000	MGMT FEES-MAY 2018	*	4,873.50	
		5/01/18 160	201805 310-51300-35100	COMPUTER TIME-MAY 2018	*	83.33	
		5/01/18 160	201805 310-51300-31300	DISSEMINATION-MAY 2018	*	83.33	

LAKA LAKE ASHTON SROSINA

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*** CHECK NOS. 006009-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/31/18
LAKE ASHTON CDD - GF
BANK A LAKE ASHTON - GF

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		5/01/18 160	201805 310-51300-35101		*	55.56	
		WEBSITE ADMIN-MAY 2018					
		5/01/18 160	201805 310-51300-42000		*	63.00	
		POSTAGE/DELIVERY-MAY 2018					
		5/01/18 160	201805 310-51300-42500		*	181.90	
		COPIS-MAY 2018					
				GMS - SO FLORIDA, LLC			5,340.62 006017
5/04/18 00059		4/02/18 16024	201805 320-57200-45300		*	200.00	
		FOUNTAIN SVC-MAY 2018					
		4/02/18 16025	201805 320-57200-45300		*	1,365.00	
		POOL SVC-MAY 2018					
				HEARTLAND COMMERCIAL POOL SERVICES			1,565.00 006018
5/04/18 00099		4/23/18 9906	201804 320-57200-54500		*	2,008.00	
		SUPPLIES					
				NIDY SPORTS CONSTRUCTION			2,008.00 006019
5/04/18 00538		3/09/18 159239	201803 320-57200-34500		*	395.85	
		DIAGNOSTIC ANALYSIS					
				PERFORMAMCE PLUS CARTS			395.85 006020
5/04/18 00507		3/29/18 032918	201803 320-57200-52000		*	155.00	
		FLAGS					
				THE RIDE HOME INC.			155.00 006021
5/04/18 00234		4/25/18 16195328	201804 320-57200-51000		*	301.02	
		SUPPLIES					
				STAPLES BUSINESS CREDIT			301.02 006022
5/04/18 00054		4/01/18 40224	201804 320-57200-54500		*	3,465.00	
		JANITORIAL SVC-APRIL 2018					
		4/11/18 40282	201804 320-57200-52000		*	232.56	
		SUPPLIES					
				STATEWIDE BUILDING MAINTENANCE			3,697.56 006023
5/04/18 00445		5/01/18 INV-0000	201805 320-57200-46200		*	14,667.25	
		LANDSCAPE MAINT-MAY 2018					
				YELLOWSTONE LANDSCAPE			14,667.25 006024
5/15/18 00223		4/23/18 042318	201804 320-57200-49400		*	486.23	
		REIMBURSE-WINE/JAZZ DSSRT					
				CAROL PONTIOUS			486.23 006025
5/18/18 00100		4/23/18 3638	201804 320-57200-54500		*	2,510.00	
		RESTAURANT PAINTING					
				BOCK & HOEFT, INC.			2,510.00 006026

LAKA LAKE ASHTON SROSINA

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*** CHECK NOS. 006009-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/31/18
LAKE ASHTON CDD - GF
BANK A LAKE ASHTON - GF

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
5/18/18	00003	5/01/18 6-168-16	201804 310-51300-42000	DELIVERIES THRU 04/25/18	*	39.54	
				FEDEX			39.54 006027
5/18/18	00539	5/09/18 050918	201805 300-22000-10000	DAMAGE DEPOSIT	*	500.00	
		5/09/18 050918	201805 300-36200-10500	DAMAGE DEPOSIT	*	106.25	
				FORT MEADE MIDDLE SEINOR HIGH			606.25 006028
5/18/18	00215	5/01/18 304	201805 320-57200-34000	FIELD MGMT-MAY 2018	*	2,083.33	
				GMS-CENTRAL FLORIDA, LLC			2,083.33 006029
5/18/18	00369	5/04/18 050418	201805 300-22000-10000	DAMAMGE DEPOSIT REFUND	*	500.00	
		5/04/18 050418	201805 300-36200-10500	DAMAMGE DEPOSIT REFUND	*	243.75-	
		5/04/18 050418	201805 320-57200-54500	DAMAMGE DEPOSIT REFUND	*	50.00-	
				LAKE WALES CHARTER SCHOOLS			206.25 006030
5/18/18	00089	4/26/18 L060G0IG	201804 310-51300-48000	NOTICE OF EMERGANCY MTING	*	29.00	
		5/02/18 L060G0IF	201805 310-51300-48000	NOTICE OF JOINT MEETING	*	59.00	
				THE LEDGER			88.00 006031
5/18/18	00217	4/30/18 0654-000	201804 320-57200-43300	PICKUP SVC THRU 04/30/18	*	378.79	
				REPUBLIC SERVICES #654			378.79 006032
5/18/18	00051	4/05/18 12285092	201804 320-57200-52000	SUPPLIES	*	340.30	
				SYSCO-CENTRAL FL			340.30 006033
5/18/18	00039	4/25/18 4975911	201804 310-51300-32300	TRUSTEE FEES THRU 3/31/19	*	4,310.00	
				U.S. BANK			4,310.00 006034
5/18/18	00430	5/02/18 50047807	201805 310-51300-42502	SERVICE THRU 05/27/18	*	187.00	
				WELLS FARGO FINANCIAL LEASING			187.00 006035
5/21/18	00540	5/09/18 050918	201805 300-22000-10000	REIMB DAMAGE DEPOSIT	*	500.00	

LAKA LAKE ASHTON SROSINA

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*** CHECK NOS. 006009-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/31/18

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LAKE ASHTON CDD - GF
BANK A LAKE ASHTON - GF

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
		5/09/18 050918	201805 300-36200-10500		*	6.25-	
			REIMB DAMAGE DEPOSIT				
				HARRISON SCHOOL OF THE ARTS			493.75 006036
5/21/18 00164		5/17/18 80994	201804 310-51300-31500		*	3,424.41	
			LEGAL SVC THRU 04/27/18				
				LATHAM, SHUKER, EDEN & BEAUDINE,LLP			3,424.41 006037
5/21/18 00541		3/12/18 031218	201805 310-51300-49000		*	2,500.00	
			GOLF COURSE ACQUISITION				
				NATIONAL GOLF FOUNDATION CONSULTING			2,500.00 006038
5/23/18 00085		4/09/18 112581	201804 320-57200-54500		*	100.00	
			REPAIR LEAK IN HALL BATH				
		4/20/18 112797	201804 320-57200-54500		*	270.00	
			ROD OUT FLOOR DRAINS				
		4/26/18 112798	201804 320-57200-54500		*	2,141.00	
			GUARD HOUSE SUMP PUMP				
		4/26/18 112799	201804 320-57200-54500		*	195.50	
			REPAIR LEAK UNDER SINK				
				A.D. BAYNARD PLUMBING, INC.			2,706.50 006039
5/23/18 00544		5/23/18 052318	201805 320-57200-49400		*	81.00	
			TABLECLOTHS				
				MARY AMBROSE			81.00 006040
5/23/18 00522		4/30/18 80378984	201804 320-57200-43200		*	1,597.44	
			PROPANE				
				AMERIGAS			1,597.44 006041
5/23/18 00057		4/30/18 169182	201804 320-53800-46800		*	1,545.00	
			APPLIED AQUATIC PLANT MGT				
				APPLIED AQUATIC MANAGEMENT, INC.			1,545.00 006042
5/23/18 00542		5/03/18 P1235964	201805 320-57200-52000		*	71.50	
			SUPPLIES				
				CPCORP-BATTERIES PLUS L			71.50 006043
5/23/18 00062		4/25/18 05794960	201805 320-57200-41000		*	901.56	
			SERVICE THRU 05/29/18				
				BRIGHT HOUSE NETWORKS			901.56 006044
5/23/18 00055		5/15/18 20735-05	201804 320-57200-43100		*	698.47	
			4141 ASHTON CLUB DR				
		5/15/18 20740-05	201804 320-57200-43100		*	36.60	
			4128 LAKE ASHTON BLVD				

LAKA LAKE ASHTON SROSINA

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*** CHECK NOS. 006009-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/31/18

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LAKE ASHTON CDD - GF
BANK A LAKE ASHTON - GF

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
5/15/18		22109-05	201804	320-57200-43100	GATE ENTRANCE IRRIGATION	*	191.45	
5/15/18		37767-05	201804	320-57200-43100	PALMS CDD IRRIGATION	*	192.48	
								CITY OF LAKE WALES
							1,119.00	006045
5/23/18	00499	5/09/18 124670	201805	320-57200-54500	SUPPLIES	*	1,014.99	
								GILL MANUFACTURING, INC.
							1,014.99	006046
5/23/18	00215	5/22/18 305	201805	320-57200-34000	PAYROLL RIEMB-MAY 2018	*	18,801.50	
								GMS-CENTRAL FLORIDA, LLC
							18,801.50	006047
5/23/18	00098	4/05/18 3562232	201804	320-57200-52000	SUPPLIES	*	395.94	
		4/17/18 1572682	201804	320-57200-52000	SUPPLIES	*	311.90	
		4/20/18 8121373	201804	320-57200-52000	SUPPLIES	*	7.47	
		4/20/18 8593049	201804	320-57200-52000	SUPPLIES	*	9.98	
		4/22/18 6563111	201804	320-57200-52000	SUPPLIES	*	105.92	
		4/24/18 4563232	201804	320-57200-52000	SUPPLIES	*	130.91	
		4/25/18 3012852	201804	320-57200-52000	SUPPLIES	*	20.28-	
		4/25/18 3563298	201804	320-57200-52000	SUPPLIES	*	206.87	
		4/25/18 3593259	201804	320-57200-52000	SUPPLIES	*	85.47	
		5/02/18 6563680	201805	320-57200-52000	SUPPLIES	*	76.04	
								HOME DEPOT CREDIT SERVICES
							1,310.22	006048
5/23/18	00538	4/19/18 162796	201804	320-57200-34500	DIAGNOSTIC ANALYSIS	*	476.40	
								PERFORMAMCE PLUS CARTS
							476.40	006049
5/23/18	00217	5/14/18 0654-000	201806	320-57200-43300	PICKUP SVC THRU 06/30/18	*	343.44	
								REPUBLIC SERVICES #654
							343.44	006050
5/23/18	00399	3/31/18 50418	201803	320-57200-54500	LEAGUE PINSETTER MONITOR	*	1,137.50	

LAKA LAKE ASHTON SROSINA

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 *** CHECK NOS. 006009-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/31/18
 LAKE ASHTON CDD - GF
 BANK A LAKE ASHTON - GF

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		5/07/18 10051	201804 320-57200-54500	LEAGUE PINSETTER MONITOR	*	975.00	
				ALEX SMITH			2,112.50 006051
5/23/18 00054		4/24/18 40312	201804 320-57200-52000	SUPPLIES	*	138.24	
		4/27/18 40317	201804 320-57200-54500	CERAMIC TILE RESTORATION	*	349.00	
		5/01/18 40360	201805 320-57200-54500	JANITORIAL SVC-MAY 2018	*	3,465.00	
				STATEWIDE BUILDING MAINTENANCE			3,952.24 006052
5/23/18 00282		5/04/18 050418	201805 320-57200-54500	CARD TABLE TOPS	*	150.00	
				TOM'S UPHOLSTERY			150.00 006053
5/23/18 00543		3/26/18 2018-262	201803 320-57200-54500	REPAIR CLUBHOUSE PAVERS	*	430.50	
				UNLIMITED PROPERTY SOLUTIONS, INC			430.50 006054
5/29/18 00368		5/21/18 052118	201805 300-22000-10000	DAMAGE DEPOSIT RIEMB	*	500.00	
				BAYCARE			500.00 006055
5/29/18 00369		5/21/18 052118	201805 300-22000-10000	DAMAGE DEPOSIT REIMB	*	500.00	
		5/21/18 052118	201805 300-36200-10500	DAMAGE DEPOSIT REIMB	*	25.00	
				LAKE WALES CHARTER SCHOOLS			525.00 006056
5/29/18 00545		5/25/18 052518	201805 320-57200-49400	SPECIAL EVENTS	*	800.00	
				WARNER UNIVERSITY BAND			800.00 006057
5/31/18 00546		5/30/18 053018	201805 320-57200-49400	SPECIAL EVENT	*	1,334.24	
				JOE SAWMILLER			1,334.24 006058
TOTAL FOR BANK A						118,677.92	
TOTAL FOR REGISTER						118,677.92	

LAKA LAKE ASHTON SROSINA

AP300R
*** CHECK NOS. 000233-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/31/18
LAKE ASHTON CDD - CPF
BANK B LAKE ASHTON - CPF

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
5/04/18	00078	5/02/18 050218	201805 600-53800-60079	FIRE PREVENTION	*	250.00	
				FIRE PREVENTION SYSTEMS, INC.			250.00 000233
5/04/18	00073	4/26/18 042618A	201804 600-53800-60079	APPLIANCE 50% BALANCE	*	1,269.94	
				SYSCO			1,269.94 000234
5/04/18	00073	4/26/18 751156	201804 600-53800-60079	APPLIANCE 50% DEPOSIT	*	1,269.94	
				SYSCO			1,269.94 000235
5/24/18	00079	5/02/18 40483	201805 600-53800-60079	RESTAURANT EQUIPMENT	*	3,677.51	
				IBS INTERBEV INC			3,677.51 000236
5/24/18	00045	5/04/18 050418	201805 600-53800-60077	ROADWAY REPAIR	*	300.00	
				LAKE ASHTON II CDD			300.00 000237
5/30/18	00080	5/11/18 051118	201805 600-53800-60069	65% DEPOSIT-BALLROOM WNDW	*	21,025.78	
				CWS			21,025.78 000238
5/30/18	00080	5/11/18 05112018	201805 600-53800-60069	35% BALANCE-BALLROOM WNDW	*	11,321.58	
				CWS			11,321.58 000239
				TOTAL FOR BANK B		39,114.75	
				TOTAL FOR REGISTER		39,114.75	

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	\$ 3,998.00	\$ 1,753.00
BALLROOM RENTAL	\$ 5,450.00	\$ 3,475.00	\$ 6,750.00	\$ 7,000.00	\$ 5,400.00	\$ 3,900.00
DAMAGE DEPOSITS	\$ (1,000.00)	\$ -	\$ 3,250.00	\$ (1,000.00)	\$ 1,000.00	\$ 500.00
NEWSLETTER INCOME	\$ 23,056.70	\$ 9,769.74	\$ 5,298.66	\$ 17,570.86	\$ 7,846.66	\$ 8,808.16
COFFEE INCOME	\$ 600.00	\$ 300.00	\$ 100.00	\$ 350.00	\$ 250.00	\$ 465.00
CLERICAL	\$ 125.00	\$ 40.00	\$ 83.00	\$ 96.00	\$ 219.00	\$ 209.90
SECURITY FEE	\$ 1,037.50	\$ 418.75	\$ 512.50	\$ 568.75	\$ 512.50	\$ 771.00
CLICKERS	\$ 148.00	\$ 111.00	\$ 185.00	\$ 111.00	\$ 148.00	\$ -
RESTAURANT LEASE-DEFERRED	\$ -	\$ -	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00
RESTAURANT LEASE	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 483.87
INSURANCE PROCEEDS	\$ -	\$ 4,716.00	\$ -	\$ -	\$ 182,946.49	\$ 5,183.45
MISCELLANEOUS	\$ -	\$ -	\$ 4,100.00	\$ -	\$ -	\$ 833.33
SALES TAX PAYABLE	\$ 70.00	\$ 70.00	\$ 70.00	\$ 148.00	\$ -	\$ 38.71
	\$ 126,537.20	\$ 34,874.49	\$ 32,340.16	\$ 36,186.61	\$ 203,320.65	\$ 23,946.42

	April-18	May-18	June-18	July-18	August-18	September-18
ENTERTAINMENT	\$ 3,138.31	\$ -	\$ -	\$ -	\$ -	\$ -
BALLROOM RENTAL	\$ 14,100.00	\$ -	\$ -	\$ -	\$ -	\$ -
DAMAGE DEPOSITS	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
NEWSLETTER INCOME	\$ 5,916.66	\$ -	\$ -	\$ -	\$ -	\$ -
COFFEE INCOME	\$ 200.00	\$ -	\$ -	\$ -	\$ -	\$ -
CLERICAL	\$ 258.20	\$ -	\$ -	\$ -	\$ -	\$ -
SECURITY FEE	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ -
CLICKERS	\$ 37.00	\$ -	\$ -	\$ -	\$ -	\$ -
INSURANCE PROCEEDS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS	\$ 183.80	\$ -	\$ -	\$ -	\$ -	\$ -
RESTAURANT LEASE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SALES TAX PAYABLE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 28,783.97	\$ -	\$ -	\$ -	\$ -	\$ -

FISCAL YEAR 2018 TOTAL	
ENTERTAINMENT FEES	\$ 140,246.31
BALLROOM RENTAL	\$ 46,075.00
DAMAGE DEPOSITS	\$ 3,750.00
NEWSLETTER INCOME	\$ 78,267.44
COFFEE INCOME	\$ 2,265.00
CLERICAL	\$ 1,031.10
SECURITY FEE	\$ 4,271.00
CLICKERS	\$ 740.00
INSURANCE PROCEEDS	\$ 192,845.94
MISCELLANEOUS	\$ 5,117.13
RESTAURANT LEASE	\$ 5,483.87
SALES TAX PAYABLE	\$ 396.71
	\$ 483,989.50

LAKE ASHTON CDD
APRIL 2018 CASH RECEIPTS

ENTERTAINMENT

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
4/6/1948	577	Tonon	\$ 20.00	Wine and Jazz 4/27/18
4/3/2018	574	Novatny	\$ 20.00	Wine and Jazz 4/27/18
4/3/2018	574	Novatny	\$ 20.00	Wine and Jazz 4/27/18
4/3/2018	574	Daugherty Jr.	\$ 20.00	Wine and Jazz 4/27/18
4/3/2018	574	Baxter	\$ 80.00	Wine and Jazz 4/27/18
4/3/2018	574	Giesige	\$ 40.00	Wine and Jazz 4/27/18
4/3/2018	574	Martins	\$ 80.00	Wine and Jazz 4/27/18
4/3/2018	574	Ouellette	\$ 20.00	Wine and Jazz 4/27/18
4/3/2018	574	Franz	\$ 20.00	Wine and Jazz 4/27/18
4/3/2018	574	Asher	\$ 80.00	Wine and Jazz 4/27/18
4/3/2018	574	Boyle	\$ 20.00	Wine and Jazz 4/27/18
4/3/2018	574	Kirchner	\$ 40.00	Wine and Jazz 4/27/18
4/3/2018	574	Bristow	\$ 60.00	Wine and Jazz 4/27/18
4/3/2018	574	Hittner	\$ 60.00	Wine and Jazz 4/27/18
4/3/2018	574	Para	\$ 80.00	Wine and Jazz 4/27/18
4/3/2018	574	Hillock	\$ 60.00	Wine and Jazz 4/27/18
4/3/2018	574	Dolce	\$ 20.00	Wine and Jazz 4/27/18
4/3/2018	574	Piccirillo	\$ 10.00	Wine and Jazz 4/27/18
4/3/2018	574	Saint - Sommer	\$ 20.00	Wine and Jazz 4/27/18
4/3/2018	574	Lake	\$ 60.00	Wine and Jazz 4/27/18
4/4/2018	575	Velebir	\$ 40.00	Wine and Jazz 4/27/18
4/4/2018	575	Hallfin	\$ 20.00	Wine and Jazz 4/27/18
4/4/2018	575	Wridt	\$ 20.00	Wine and Jazz 4/27/18
4/5/2018	576	Langston	\$ (78.00)	Charged using wrong tender
4/6/2018	577	Comstock	\$ 20.00	Wine and Jazz 4/27/18
4/6/2018	Ck 4000	Puntureri	\$ 80.00	Wine Jazz Night 4/27/18
4/6/2018	Ck 1996	Bombard	\$ 80.00	Wine Jazz Night 4/27/18
4/6/2018	Ck 2497	Taffinder	\$ 20.00	Wine Jazz Night 4/27/18
4/6/2018	Ck 2171	Dunn	\$ 30.00	Wine Jazz Night 4/27/18
4/6/2018	Ck 569	Ross	\$ 20.00	Wine Jazz Night 4/27/18
4/6/2018	Ck 1259	Bluemke	\$ 20.00	Wine Jazz Night 4/27/18
4/6/2018	Ck 1413	Blasko	\$ 20.00	Wine Jazz Night 4/27/18
4/6/2018	Ck 6141	Boogher	\$ 10.00	Wine Jazz Night 4/27/18
4/6/2018	Ck 3778	Delpiere	\$ 20.00	Wine Jazz Night 4/27/18
4/6/2018	Ck 1682	Duquette	\$ 20.00	Wine Jazz Night 4/27/18
4/6/2018	Ck 1284	Logan	\$ 20.00	Wine Jazz Night 4/27/18
4/6/2018	Ck 121	Cook	\$ 20.00	Wine Jazz Night 4/27/18
4/6/2018	Ck 1014	Cooney	\$ 20.00	Wine Jazz Night 4/27/18
4/6/2018	Ck 1153	Crognale	\$ 20.00	Wine Jazz Night 4/27/18
4/6/2018	Ck 1379	O'Brien	\$ 20.00	Wine Jazz Night 4/27/18
4/6/2018	Ck 1378	O'Brien	\$ 40.00	Wine Jazz Night 4/27/18
4/6/2018	Ck 482	Gallina	\$ 20.00	Wine Jazz Night 4/27/18
4/6/2018	Ck 1290	Halde	\$ 18.00	Wine Jazz Night 4/27/18
4/6/2018	Ck 1022	Prescott	\$ 20.00	Wine Jazz Night 4/27/18
4/9/2018	578	White	\$ 10.00	Wine and Jazz 4/27/18
4/12/2018	580	Mulford	\$ 20.00	Wine and Jazz 4/27/18
4/12/2018	580	Winfrey	\$ 20.00	Wine and Jazz 4/27/18
4/13/2018	ck4255	Dwyer	\$ 10.00	Wine and Jazz - 4/27/18
4/13/2018	ck1247	Denbesten	\$ 20.00	Wine and Jazz - 4/27/18
4/13/2018	ck484	Gallina	\$ 20.00	Wine and Jazz - 4/27/18
4/13/2018	ck2360	McGinley	\$ 20.00	Wine and Jazz - 4/27/18
4/13/2018	ck3634	Nelson	\$ 20.00	Wine and Jazz - 4/27/18
4/13/2018	ck616	Brown	\$ 40.00	Wine and Jazz - 4/27/18
4/16/2018	582	Weimer	\$ 20.00	Wine and Jazz 4/27/18
4/16/2018	582	Creek	\$ 20.00	Wine and Jazz 4/27/18
4/17/2018	583	Laudermilch	\$ 40.00	Wine and Jazz 4/27/18

LAKE ASHTON CDD
APRIL 2018 CASH RECEIPTS

ENTERTAINMENT (CONTINUED)

4/18/2018	584	Rebo	\$ 20.00	Wine and Jazz 4/27/18
4/19/2018	585	Harris	\$ 10.00	Wine and Jazz 4/27/18
4/23/2018	586	Mohajir	\$ 40.00	Wine and Jazz 4/27/18
4/23/2018	586	Ewing	\$ 10.00	Wine and Jazz 4/27/18
4/23/2018	586	Poole	\$ 40.00	Wine and Jazz 4/27/18
4/23/2018	586	Rogers	\$ 20.00	Wine and Jazz 4/27/18
4/24/2018	587	Winfrey	\$ 20.00	Wine and Jazz 4/27/18
4/24/2018	587	Fichtman	\$ 20.00	Wine and Jazz 4/27/18
4/27/2018	589	Mecsics	\$ 20.00	Wine and Jazz 4/27/18
4/27/2018	589	Scali	\$ 30.00	Wine and Jazz 4/27/18
4/27/2018	589	Williams	\$ 20.00	Wine and Jazz 4/27/18
4/27/2018	ck0000995620	Family Elder Law	\$ 1,208.31	Taste of Buffalo Expenses
4/27/2018	ck1542	Harris	\$ 10.00	Wine and Jazz - 4/27/18
4/27/2018	ck7656	Huven	\$ 20.00	Wine and Jazz - 4/27/18
4/27/2018	ck3964	Cashman	\$ 20.00	Wine and Jazz - 4/27/18
TOTAL			\$ 3,138.31	

RENTALS

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
9/29/2017	ck63-215	Lake Wales Charter Schools	\$ 1,250.00	Room rental 4/21/18
4/6/2018	577	Mercado	\$ 1,000.00	Room Rental - 7/14/18
4/6/2018	Ck 1142	Lake Ashton Bingo	\$ 2,000.00	April 2018 Rent
4/6/2018	Ck 11608	Lake Wales Charter Schools	\$ 1,250.00	Banquet 4/6/18 (\$1,250 RR, \$500 DD, \$250 Sec)
4/9/2018	578	Dean	\$ 1,850.00	Room Rental 4/24/18
4/12/2018	580	Mills	\$ 1,000.00	Room Rental - 8/24/18
4/13/2018	581	Chaney	\$ 900.00	Wedding 8/18/18
4/13/2018	ck0338919	The School Board or Polk County	\$ 1,250.00	Harrison High School Prom (\$1,250 RR, \$500 DD, \$200 Sec)
4/13/2018	ck1022	Santana	\$ 1,000.00	Ballroom Rental
4/23/2018	586	Milorme	\$ 1,250.00	Ballroom rental - wedding 12/22/18
4/25/2018	588	Cowart	\$ 1,000.00	Ballroom rental - wedding 7/28/18
4/25/2018	588	Crosby	\$ 1,250.00	Ballroom rental - wedding 1/12/19
4/27/2018	cash	Dugar	\$ 1,000.00	Room Rental Revenue
4/27/2018	ck411	Prevention Plus	\$ 200.00	4/20 Rental - Craft Room
4/27/2018	ck1027	Mathew Grubb - Morgan Stanley	\$ 200.00	Cinema Seminar 5/21/18
4/27/2018	ck1683	Henderson Sachs	\$ 200.00	Seminar Room Rental
4/27/2018	ck1002	Class of 1968	\$ 1,000.00	Ballroom rental 10/27/18
TOTAL			\$ 17,600.00	

NEWSLETTER

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
4/2/2018	573	Dramatic Design	\$ (90.00)	LA Times - April Inserts - Paid by Check
4/6/2018	577	Legion Marketing	\$ 1,080.00	LA Times April, May, June 18 Inserts
4/9/2018	578	Holden	\$ 175.00	May LA Times Insert
4/13/2018	581	Freedom Boat club	\$ 100.00	Monday Coffee - April
4/13/2018	581	Dans Fans	\$ 175.00	April LA Times Ad
4/13/2018	Ck005300	Custom Trade Printing	\$ 175.00	LA Times - April Inserts
4/13/2018	CK036120	Florida Joint Spine Institute	\$ 175.00	LA Times - April Inserts
4/13/2018	ck50102	United Refrigeration and Air	\$ 250.00	May LAT Ad and Inserts
4/24/2018	587	Kriegelski	\$ 400.00	LA Times Upgrade
4/25/2018	588	Shade Tree	\$ 230.00	May 18 LA Times
4/25/2018	588	Rainbow Wicker	\$ 130.00	May 18 LA Times
4/25/2018	588	Performance Plus	\$ 440.00	May 18 LA Times
4/25/2018	588	FEL	\$ 323.08	May 18 LA Times
4/25/2018	588	Pamela McGuire do Terra	\$ 295.00	May 18 LA Times
4/25/2018	588	Calico Roofing	\$ 85.50	May 18 LA Times
4/25/2018	588	Blackburn Interiors	\$ 350.00	May 18 LA Times
4/25/2018	588	Arts Carts	\$ 323.08	May 18 LA Times
4/25/2018	588	Unlimited Property Solutions	\$ 175.00	May 18 LA Times
4/25/2018	588	Select Rehab	\$ 400.00	May 18 LA Times

LAKE ASHTON CDD
APRIL 2018 CASH RECEIPTS

NEWSLETTER (CONTINUED)

4/25/2018	588	Dans Fans	\$ 175.00	May 18 LA Times
4/27/2018	589	Edward Jones	\$ 175.00	LA Times Insert - May 2018
4/27/2018	ck05963672	Edward Jones	\$ 100.00	Monday Coffee 3/12/18
4/27/2018	ck1674	Henderson Sachs	\$ 100.00	Monday Coffee 4/23/18
4/27/2018	ck2287	The Pro Shop LLC	\$ 175.00	May LA Times Inserts
TOTAL			\$ 5,916.66	

CLERICAL

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
4/6/2018	Cash	Clerical	\$ 30.00	Directories, Copies, Postage, Faxes
4/13/2018	cash	Clerical	\$ 55.00	Directories, Copies, Faxes, Postage
4/27/2018	cash	Clerical	\$ 66.20	Directories, Faxes, Copies
4/27/2018	cash	Clerical	\$ 7.00	Directories, Faxes, Copies
4/27/2018	ck1150	LAPAC	\$ 100.00	Printing Fee - 2018 Showcase Programs
TOTAL			\$ 258.20	

COFFEE

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
4/10/2018	579	Groutsmith	\$ 100.00	Monday Coffee - April
4/13/2018	ck05947658	Edward Jones	\$ 100.00	Monday Coffee
TOTAL			\$ 200.00	

DEPOSITS

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
4/6/2018	Ck 11608	Lake Wales Charter Schools	\$ 500.00	Banquet 4/6/18 (\$1,250 RR, \$500 DD, \$250 Sec)
4/13/2018	ck0338919	The School Board of Polk County	\$ 500.00	Harrison High School Prom (\$1,250 RR, \$500 DD, \$200 Sec)
TOTAL			\$ 1,000.00	

ENTRANCE GATE OPENERS

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
4/27/2018	ck3015	Borzillire	\$ 37.00	Main Entrance Gate Opener
TOTAL			\$ 37.00	

SECURITY

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
4/6/2018	Ck 11608	Lake Wales Charter Schools	\$ 250.00	Banquet 4/6/18 (\$1,250 RR, \$500 DD, \$250 Sec)
4/13/2018	ck0338919	The School Board of Polk County	\$ 200.00	Harrison High School Prom (\$1,250 RR, \$500 DD, \$200 Sec)
TOTAL			\$ 450.00	

MISCELLANEOUS

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
4/27/2018	cash	Cash	\$ 183.80	Surplus Equipment
TOTAL			\$ 183.80	

TOTAL CASH RECEIPTS -APRIL 2018			\$ 28,783.97	
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LAKE ASHTON CDD
APRIL 2018 CASH RECEIPTS

SUMMARY		
ENTERTAINMENT	\$	3,138.31
ROOM RENTALS	\$	14,100.00
ROOM RENTALS-DEFERRED	\$	3,500.00
NEWSLETTER	\$	5,916.66
CLERICAL	\$	258.20
COFFEE	\$	200.00
DEPOSITS	\$	1,000.00
ENTRANCE GATE OPENER	\$	37.00
SECURITY	\$	450.00
TOTAL	\$	28,783.97

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
3/15/2018	02/01/18-02/28/18	\$ 7,714.02	\$ 2,801.97	\$ 68.57	\$ 26.12	\$ 208.43	\$ 10,212.87	\$	7,485.35	\$	2,438.48	\$	289.04	\$	2,727.52
4/13/2018	03/01/18-03/31/18	\$ 48,087.83	\$ 20,469.50	\$ -	\$ -	\$ 1,371.15	\$ 67,186.18	\$	47,034.60	\$	18,016.08	\$	2,135.50	\$	20,151.58
4/26/2018	INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68.08	\$	49.38	\$	16.72	\$	1.98	\$	18.70
5/15/2018	04/01/18-04/30/18	\$ 3,428.82	\$ 765.82	\$ (51.43)	\$ (22.97)	\$ 85.39	\$ 4,183.65	\$	3,414.66	\$	687.50	\$	81.49	\$	768.99
		\$ 1,638,545.53	\$ 488,214.36	\$ 62,304.03	\$ 18,298.10	\$ 40,923.16	\$ 2,006,426.52	\$	1,545,724.88	\$	411,880.31	\$	48,821.33	\$	460,701.64
BALANCE REMAINING		\$51,862.72	\$22,038.89												

Gross Percent Collected	96.64%
Balance Due	\$73,901.61

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
April 30, 2018

	Major Funds			Total
	General	Debt Service	Capital Reserve	Governmental Funds
<u>ASSETS:</u>				
Cash-Wells Fargo	\$409,604	---	\$32,735	\$442,339
Assessments Receivable	\$3,415	\$769	---	\$4,184
Due from Other Funds	\$64,625	---	---	\$64,625
Investment - State Board	\$445,351	---	---	\$445,351
Investment - State Board Capital Reserve	---	---	\$456,183	\$456,183
Investments:				
Series 2015				
Reserve A	---	\$240,750	---	\$240,750
Interest A	---	\$2	---	\$2
Revenue A	---	\$523,512	---	\$523,512
Prepayment A-1	---	\$20,055	---	\$20,055
Prepayment A-2	---	\$3,130	---	\$3,130
TOTAL ASSETS	\$922,994	\$788,218	\$488,919	\$2,200,130
<u>LIABILITIES:</u>				
Accounts Payable	\$41,709	---	\$2,540	\$44,249
Due to Other Funds	---	\$64,625	---	\$64,625
Sales Tax Payable	\$39	---	---	\$39
Deposits-Room Rentals	\$5,750	---	---	\$5,750
Deferred Revenue	\$5,500	---	---	\$5,500
TOTAL LIABILITIES	\$52,998	\$64,625	\$2,540	\$120,163
<u>FUND BALANCES:</u>				
Restricted:				
Debt Service	---	\$723,593	---	\$723,593
Assigned:				
Capital Reserve	---	---	\$486,379	\$486,379
Unassigned	\$869,996	---	---	\$869,996
TOTAL FUND BALANCES	\$869,996	\$723,593	\$486,379	\$2,079,968
TOTAL LIABILITIES & FUND BALANCES	\$922,994	\$788,218	\$488,919	\$2,200,130

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2018

ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/18	ACTUAL THRU 4/30/18	VARIANCE
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REVENUES:

Special Assessments - Levy	\$1,572,079	\$1,572,079	\$1,545,725	(\$26,355)
Rental Income	\$50,000	\$29,167	\$46,075	\$16,908
Entertainment Fees	\$130,000	\$130,000	\$140,246	\$10,246
Newsletter Ad Revenue	\$55,000	\$55,000	\$78,267	\$23,267
Interest Income	\$1,000	\$584	\$4,028	\$3,444
Miscellaneous Income	\$5,000	\$2,917	\$12,591	\$9,674
Restaurant Lease	\$12,000	\$7,000	\$5,484	(\$1,516)
Insurance Proceeds	\$0	\$0	\$192,846	\$192,846
TOTAL REVENUES	\$1,825,080	\$1,796,746	\$2,025,262	\$228,516

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees	\$3,000	\$1,750	\$1,700	\$50
FICA Expense	\$230	\$134	\$130	\$4
Engineering	\$20,000	\$11,667	\$3,825	\$7,842
Arbitrage	\$1,200	\$700	\$600	\$100
Dissemination	\$1,000	\$583	\$1,033	(\$450)
Attorney	\$20,000	\$11,667	\$17,318	(\$5,651)
Annual Audit	\$4,123	\$2,405	\$523	\$1,882
Trustee Fees	\$4,310	\$4,310	\$4,310	\$0
Management Fees	\$58,482	\$34,115	\$34,115	\$0
Computer Time	\$1,000	\$583	\$583	\$0
Travel & Per Diem	\$0	\$0	\$100	(\$100)
Postage	\$2,500	\$1,458	\$2,239	(\$780)
Printing & Binding	\$1,600	\$933	\$742	\$191
Newsletter Printing	\$32,000	\$18,667	\$23,507	(\$4,840)
Rentals & Leases	\$5,000	\$2,917	\$3,622	(\$705)
Insurance	\$34,278	\$34,278	\$36,737	(\$2,459)
Legal Advertising	\$500	\$292	\$121	\$171
Other Current Charges	\$1,250	\$729	\$555	\$175
Property Taxes	\$12,000	\$12,000	\$12,408	(\$408)
Office Supplies	\$100	\$58	\$63	(\$5)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$202,748	\$139,421	\$144,404	(\$4,984)

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2018

ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/18	ACTUAL THRU 4/30/18	VARIANCE
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Field:				
Field Management Services	\$322,330	\$185,960	\$181,314	\$4,646
Gate Attendants	\$209,457	\$122,183	\$123,772	(\$1,589)
Pool Attendants	\$12,495	\$7,289	\$2,535	\$4,754
Pest Control	\$1,750	\$1,021	\$1,080	(\$59)
Security/Fire Alarm/Gate Repairs	\$5,000	\$2,917	\$4,247	(\$1,331)
Telephone/Internet	\$13,600	\$7,933	\$6,689	\$1,244
Electric	\$216,000	\$126,000	\$123,725	\$2,275
Water	\$12,000	\$7,000	\$7,762	(\$762)
Gas	\$15,000	\$15,000	\$21,877	(\$6,877)
Refuse	\$10,500	\$6,125	\$4,502	\$1,623
Clubhouse Maintenance	\$105,000	\$61,250	\$70,377	(\$9,127)
Pool and Fountain Maintenance	\$20,000	\$11,667	\$12,318	(\$651)
Landscape Maintenance	\$176,007	\$102,670	\$102,244	\$427
Plant Replacement	\$7,000	\$4,083	\$3,609	\$474
Irrigation Repairs	\$7,500	\$4,375	\$247	\$4,128
Lake Maintenance	\$18,540	\$10,815	\$10,815	\$0
Wetland Mitigation and Maintenance	\$34,800	\$17,400	\$17,400	\$0
Permits/Inspections	\$2,160	\$1,260	\$862	\$398
Office Supplies/Printing/Binding	\$4,000	\$2,333	\$4,255	(\$1,922)
Operating Supplies	\$25,000	\$14,583	\$25,948	(\$11,365)
Credit Card Processing Fees	\$3,500	\$2,042	\$2,734	(\$692)
Dues & Subscriptions	\$8,500	\$4,958	\$2,650	\$2,308
Decorations	\$2,000	\$1,167	\$628	\$539
Special Events	\$130,000	\$130,000	\$136,126	(\$6,126)
Storm Damage	\$0	\$0	\$303,316	(\$303,316)
Traffic Accident Damage	\$0	\$0	\$4,716	(\$4,716)

TOTAL FIELD	\$1,362,139	\$850,031	\$1,175,745	(\$325,714)
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TOTAL EXPENDITURES	\$1,564,886	\$989,452	\$1,320,149	(\$330,697)
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OTHER SOURCES AND USES

Capital Reserve-Transfer Out	(\$260,194)	(\$260,194)	(\$260,194)	\$0
TOTAL OTHER SOURCES AND USES	(\$260,194)	(\$260,194)	(\$260,194)	\$0

EXCESS REVENUES (EXPENDITURES)	\$0	\$444,919
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FUND BALANCE - Beginning	\$0	\$425,077
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FUND BALANCE - Ending	\$0	\$869,996
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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 April 30, 2018

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/18	ACTUAL THRU 4/30/18	VARIANCE
Interest Income	\$100	\$58	\$2,897	\$2,839
Capital Reserve-Transfer In FY 18	\$260,194	\$260,194	\$260,194	\$0
TOTAL REVENUES	\$260,294	\$260,252	\$263,091	\$2,839

EXPENDITURES:

Capital Projects:

Restaurant Equipment	\$0	\$0	\$5,344	(\$5,344)
Ballroom Window Replacement	\$66,000	\$38,500	\$0	\$38,500
Bowling Alley Equipment & Scoreboards	\$25,000	\$14,583	\$0	\$14,583
Computer Allowance	\$5,000	\$2,917	\$550	\$2,367
Pool Fence Panel Refurbishment	\$16,000	\$9,333	\$0	\$9,333
Fitness Equipment	\$19,000	\$11,083	\$0	\$11,083
Fitness Center Restroom Refurbishment	\$0	\$0	\$3,260	(\$3,260)
HVAC Replacement	\$20,000	\$11,667	\$6,293	\$5,374
Landscape Refurbishment	\$10,100	\$5,892	\$0	\$5,892
Pavement Management-Parking lot Resurfacing/Striping	\$70,000	\$40,833	\$0	\$40,833
Pavement Management-2993 LF Gullane, Dornoch, Robellini	\$165,000	\$96,250	\$0	\$96,250
Pool Equipment	\$10,000	\$5,833	\$2,635	\$3,198
Restaurant Equipment Allowance	\$15,000	\$8,750	\$7,128	\$1,622
Stormwater System and Curb Repairs	\$25,000	\$25,000	\$31,680	(\$6,680)
Ticketing Software	\$10,000	\$5,833	\$0	\$5,833
Traffic Calming Speed Humps (2)	\$7,500	\$4,375	\$0	\$4,375
Other Current Charges	\$650	\$379	\$247	\$132
Capital Reserves	\$71,920	\$41,953	\$0	\$41,953
TOTAL EXPENDITURES	\$536,170	\$323,182	\$57,137	\$266,045

EXCESS REVENUES (EXPENDITURES)

	(\$275,876)	\$205,953
FUND BALANCE - Beginning	\$275,876	\$280,425
FUND BALANCE - Ending	\$0	\$486,379

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

SERIES 2015

DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2018

ADOPTED BUDGET	PRORATED THRU 4/30/18	ACTUAL THRU 4/30/18	VARIANCE
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REVENUES:

Interest Income	\$0	\$0	\$531	\$531
Assessments - Levy	\$477,921	\$477,921	\$460,702	(\$17,219)
TOTAL REVENUES	\$477,921	\$477,921	\$461,233	(\$16,688)

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)	\$274,483
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FUND BALANCE - Beginning	\$165,434	\$449,110
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FUND BALANCE - Ending	\$139,855	\$723,593
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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	\$7,485	\$47,035	\$3,464	\$0	\$0	\$0	\$0	\$0	\$1,545,725
Rental Income	\$5,450	\$3,475	\$6,750	\$7,000	\$5,400	\$3,900	\$14,100	\$0	\$0	\$0	\$0	\$0	\$46,075
Entertainment Fees	\$96,050	\$14,974	\$10,991	\$9,342	\$3,998	\$1,753	\$3,138	\$0	\$0	\$0	\$0	\$0	\$140,246
Newsletter Ad Revenue	\$23,057	\$9,770	\$5,299	\$17,571	\$7,847	\$8,808	\$5,917	\$0	\$0	\$0	\$0	\$0	\$78,267
Interest Income	\$342	\$188	\$180	\$200	\$1,208	\$1,166	\$744	\$0	\$0	\$0	\$0	\$0	\$4,028
Miscellaneous Income	\$1,911	\$870	\$4,981	\$1,126	\$1,130	\$1,446	\$1,129	\$0	\$0	\$0	\$0	\$0	\$12,591
Restaurant Lease	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$484	\$0	\$0	\$0	\$0	\$0	\$0	\$5,484
Insurance Proceeds	\$0	\$4,716	\$0	\$0	\$182,946	\$5,183	\$0	\$0	\$0	\$0	\$0	\$0	\$192,846
Total Revenues	\$127,809	\$1,427,084	\$104,213	\$56,875	\$211,014	\$69,775	\$28,492	\$0	\$0	\$0	\$0	\$0	\$2,025,262
ADMINISTRATIVE:													
Supervisor Fees	\$250	\$250	\$200	\$250	\$250	\$250	\$250	\$0	\$0	\$0	\$0	\$0	\$1,700
FICA Expense	\$19	\$19	\$15	\$19	\$19	\$19	\$19	\$0	\$0	\$0	\$0	\$0	\$130
Engineering	\$900	\$1,350	\$1,575	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,825
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$600
Dissemination	\$83	\$83	\$83	\$83	\$83	\$433	\$183	\$0	\$0	\$0	\$0	\$0	\$1,033
Attorney	\$1,714	\$2,156	\$1,405	\$2,717	\$2,528	\$3,373	\$3,424	\$0	\$0	\$0	\$0	\$0	\$17,318
Consulting Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$23	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$523
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$4,310	\$0	\$0	\$0	\$0	\$0	\$4,310
Management Fees	\$4,874	\$4,874	\$4,874	\$4,874	\$4,874	\$4,874	\$4,874	\$0	\$0	\$0	\$0	\$0	\$34,115
Computer Time	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$583
Travel & Per Diem	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
Postage	\$341	\$672	\$464	\$199	\$199	\$207	\$156	\$0	\$0	\$0	\$0	\$0	\$2,239
Printing & Binding	\$115	\$111	\$138	\$0	\$103	\$118	\$157	\$0	\$0	\$0	\$0	\$0	\$742
Newsletter Printing	\$3,200	\$3,571	\$3,321	\$3,439	\$3,557	\$3,131	\$3,288	\$0	\$0	\$0	\$0	\$0	\$23,507
Rentals & Leases	\$709	\$187	\$320	\$998	\$187	\$224	\$997	\$0	\$0	\$0	\$0	\$0	\$3,622
Insurance	\$36,737	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,737
Legal Advertising	\$0	\$0	\$0	\$59	\$0	\$33	\$29	\$0	\$0	\$0	\$0	\$0	\$121
Other Current Charges	\$81	\$186	\$66	\$8	\$111	\$59	\$44	\$0	\$0	\$0	\$0	\$0	\$555
Property Taxes	\$0	\$12,408	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,408
Office Supplies	\$0	\$0	\$0	\$58	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63
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	\$11,999	\$12,804	\$18,916	\$0	\$0	\$0	\$0	\$0	\$144,404

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
<i>Field:</i>													
Field Management Services	\$28,939	\$25,690	\$37,338	\$26,264	\$20,288	\$21,010	\$21,785	\$0	\$0	\$0	\$0	\$0	\$181,314
Gate Attendants	\$17,756	\$17,290	\$17,739	\$18,363	\$16,876	\$18,738	\$17,010	\$0	\$0	\$0	\$0	\$0	\$123,772
Pool Attendants	\$0	\$0	\$257	\$2,278	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,535
Pest Control	\$120	\$120	\$120	\$120	\$295	\$305	\$0	\$0	\$0	\$0	\$0	\$0	\$1,080
Security/Fire Alarm/Gate Repairs	\$1,153	\$1,079	\$168	\$130	\$715	\$526	\$476	\$0	\$0	\$0	\$0	\$0	\$4,247
Telephone/Internet	\$948	\$1,002	\$1,764	\$898	\$898	\$1,060	\$119	\$0	\$0	\$0	\$0	\$0	\$6,689
Electric	\$18,266	\$17,551	\$18,278	\$18,251	\$17,845	\$17,176	\$16,357	\$0	\$0	\$0	\$0	\$0	\$123,725
Water	\$814	\$976	\$970	\$1,004	\$962	\$964	\$2,072	\$0	\$0	\$0	\$0	\$0	\$7,762
Gas	\$4,522	\$2,478	\$3,588	\$5,552	\$2,973	\$1,167	\$1,597	\$0	\$0	\$0	\$0	\$0	\$21,877
Refuse	\$379	\$851	\$379	\$1,070	\$379	\$1,066	\$379	\$0	\$0	\$0	\$0	\$0	\$4,502
Clubhouse Maintenance	\$8,551	\$5,706	\$15,519	\$11,537	\$7,831	\$9,220	\$12,014	\$0	\$0	\$0	\$0	\$0	\$70,377
Pool and Fountain Maintenance	\$1,528	\$2,765	\$1,965	\$1,365	\$1,565	\$1,565	\$1,565	\$0	\$0	\$0	\$0	\$0	\$12,318
Landscape Maintenance	\$14,240	\$14,667	\$14,667	\$14,667	\$14,667	\$14,667	\$14,667	\$0	\$0	\$0	\$0	\$0	\$102,244
Plant Replacement	\$0	\$765	\$0	\$2,844	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,609
Irrigation Repairs	\$0	\$0	\$0	\$0	\$247	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$247
Lake Maintenance	\$1,545	\$1,545	\$1,545	\$1,545	\$1,545	\$1,545	\$1,545	\$0	\$0	\$0	\$0	\$0	\$10,815
Wetland Mitigation and Maintenance	\$0	\$0	\$10,100	\$0	\$0	\$7,300	\$0	\$0	\$0	\$0	\$0	\$0	\$17,400
Permits/Inspections	\$0	\$0	\$0	\$0	\$312	\$550	\$0	\$0	\$0	\$0	\$0	\$0	\$862
Office Supplies/Printing/Binding	\$1,017	\$339	\$204	\$1,357	\$611	\$425	\$301	\$0	\$0	\$0	\$0	\$0	\$4,255
Operating Supplies	\$2,432	\$4,099	\$3,335	\$10,410	\$1,785	\$1,603	\$2,285	\$0	\$0	\$0	\$0	\$0	\$25,948
Credit Card Processing Fees	\$246	\$1,113	\$340	\$391	\$195	\$184	\$266	\$0	\$0	\$0	\$0	\$0	\$2,734
Dues & Subscriptions	\$219	\$234	\$198	\$1,357	\$198	\$246	\$198	\$0	\$0	\$0	\$0	\$0	\$2,650
Decorations	\$0	\$368	\$0	\$260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$628
Special Events	\$982	\$4,665	\$9,799	\$66,788	\$31,110	\$22,295	\$486	\$0	\$0	\$0	\$0	\$0	\$136,126
Storm Damage	\$1,305	\$0	\$112,048	\$153,022	\$36,941	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$303,316
Traffic Accident Damage	\$0	\$4,716	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,716
TOTAL FIELD	\$104,961	\$108,018	\$250,321	\$339,472	\$158,237	\$121,612	\$93,123	\$0	\$0	\$0	\$0	\$0	\$1,175,745
<i>OTHER SOURCES AND USES</i>													
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	\$154,242	\$134,068	\$262,865	\$612,477	\$170,237	\$134,416	\$112,038	\$0	\$0	\$0	\$0	\$0	\$1,580,343
Excess Revenues (Expenditures)	(\$26,433)	\$1,293,016	(\$158,652)	(\$555,602)	\$40,778	(\$64,641)	(\$83,546)	\$0	\$0	\$0	\$0	\$0	\$444,919