



Lake Ashton

Community Development District

Carol Pontious, Chair

Borden Deane, Vice Chair

Brenda Van Sickle, Assistant Secretary

Bob Ference, Assistant Secretary

Mike Costello, Assistant Secretary

October 13, 2017

Lake Ashton

Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351

Phone: 954-721-8681 - Fax: 954-721-9202

October 6, 2017

**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 **October 13, 2017 at 9:00 a.m. at the Lake Ashton Clubhouse Ballroom, 4141 Ashton Club Drive, Lake Wales, Florida 33859.**

1. Roll Call and Pledge of Allegiance
2. Audience Comments on Specific Items on the Agenda (*speakers will fill out a card and submit it to the District Manager prior to beginning of the meeting*)
3. Approval of the Minutes of the September 8, 2017 Meeting
4. Engineer's Report
5. Unfinished Business
 - A. Discussion on Amenities Policies
 - 1) Executive Summary
 - 2) Policies - Redlined
 - 3) Policies - Clean Copy
6. New Business and Supervisors Requests
 - A. Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2017
 - B. Hurricane Protocol Review and Preparedness Plan (*requested by Supervisor Van Sickle*)
 - C. Discussion on Supervisors Attending Conferences (*requested by Supervisor Van Sickle*)
7. Monthly Reports
 - A. Attorney
 - B. Community Director - Monthly Report
 - C. Field Operations Manager - Monthly Report
 - D. CDD Manager
8. Financial Reports
 - A. Approval of Check Run Summary
 - B. Combined Balance Sheet
9. General Audience Comments
10. Adjournment

Enclosed for your review are the minutes of the September 8, 2017 meeting.

The fifth order of business is unfinished business. Enclosed for your review are copies of the executive summary and redlined and clean copies of the amenities policies.

The sixth order of business is new business and Supervisor requests. Enclosed for your review are copies of the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2017 and the hurricane preparedness plan.

The seventh order of business is monthly reports. Enclosed for your review are copies of the community director's monthly report and the field operations manager's report.

The financials are also enclosed for your review. The balance of the agenda is routine in nature and staff will present their reports at the meeting. Any other documentation will be provided under separate cover or presented at the meeting. I look forward to seeing you at the meeting and in the meantime if you have any questions, please contact me.

Sincerely,



George Flint
Manager

cc: Jan Carpenter
Rey Malave

Andrew d'Adesky
Valerie McCutcheon

Tricia Adams
Christine Wells

JoAnna Sweeney
Mary Bosman

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

The regular meeting of the Board of Supervisors of the Lake Ashton Community Development District was held on Friday, September 8, 2017 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 Van Sickle
Michael Costello
Bob Ference

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

George Flint
Andrew d'Adesky
Tricia Adams
Alan Scheerer
Morgan Williams
Numerous Residents

District Manager
District Counsel
Community Director
Field Operations Manager
Community Watch Solutions

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

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

SECOND ORDER OF BUSINESS

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

There not being any, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
August 11, 2017 Meeting**

Ms. Pontious: Approval of the minutes from the August 11, 2017 meeting. Do we have any additions or corrections?

On MOTION by Mr. Deane seconded by Ms. Van Sickle with all in favor the minutes of the August 11, 2017 meeting were approved as-presented.

FOURTH ORDER OF BUSINESS

Engineers Report

Ms. Pontious: We have engineers report on the agenda but there was nothing to report today so we will not be speaking with Mr. Rey.

FIFTH ORDER OF BUSINESS

Consideration of Disciplinary Matter and Suspension of Amenity Privileges

Ms. Pontious: Consideration of a disciplinary matter and suspension of amenity privileges. Who would like to give us that information?

Mr. Flint: Madam Chair, this item is on your agenda. We have provided you the backup associated with this item under separate cover. It includes the incidents resulting in the fourth letter. This is in regards to Mr. Rich Earl. Our amenity policy has a progressive disciplinary process that ultimately can result in suspension of the use of amenity facilities. We issued a first letter, it was from Ms. Adams. You have been provided the incidents report and the backup related to that. We subsequently issued a second warning letter that came from District Counsel. Again, you have been provided that information. Upon the third warning was sent, that results in an automatic seven day suspension under the policy so Mr. Earl was suspended for the seven days according to our policy. The first day of that seven day suspension he was provided a copy of the letter notifying him of this seven day suspension via certified mail. We have proof of delivery. The first day of that seven day suspension, he was at the pool that morning. He was seen by the security guard on duty. The security guard actually had a conversation with Mr. Earl. Before it was understood that he shouldn't have been there he was already gone from the facility. That evening he once again came on property and he was in the restaurant. In advance of the seven day suspension or the timing with the seven day suspension we also notified the Lake Wales Police Department. We provided them a copy of the letter in the event that there was need to trespass. So they were well

aware of the issue. So when he was at the restaurant that evening, they cautioned staff not to approach Mr. Earl, rather call them and have them deal with it. They were called. The police department came out. They trespassed Mr. Earl and told him that if he came on the property again that he would be arrested for trespassing. As a result of that trespass on the first day of the seven day, that triggered the fourth violation. The fourth violation results in suspension of 30 days or the next Board meeting so the Board can address the issue. We sent Mr. Earl another letter notifying him that his seven day suspension had been extended to the meeting today, which is September 8th, so that the Board could discuss it. We did, and I will let Andrew address this, we did get a letter the day before yesterday in the afternoon. He has consulted with an attorney. I will let Andrew deal with that issue. The decision in front of you I think is, one you can determine that the suspension up to this point is commensurate with the actions that he has taken, or you can choose to extend that to some period up to a year under your rules so you can extend it 30, 60, or 90 days. It is really a policy decision. The Board has to determine whether his actions deem what you feel would be an appropriate penalty. I will turn it over to Andrew and let him discuss the attorney's letter and anything else.

Mr. d'Adesky: In terms of the attorney's letter, Attorney Douglas Lockwood contacted us by email two days ago before the hearing, and once again this is after the point where Mr. Earl had received the certified letters. He actually contacted my firm by phone. He called several folks in my firm before he got to me. I explained that he needed to come to the meeting, and that this would be considered at the meeting. He wanted to try and settle it and negotiate that with me. I told him that I did not have the authority to do that and that the proper procedure under the policy is to come to this meeting and for the Board to address it at this meeting. His attorney requested that we delay until next meeting of the Board of Supervisors. I did respond and say that we would not do that, because pursuant to our policy we actually do have to consider it. This Board can choose to delay it, but that would result in a further suspension of his privileges until such time it is considered such that might not be in the best interest of his client. I told him that. I told him that it would be considered at today's meeting. They were well

aware of it. Mr. Earl was well aware of this. He has received all the backup documentation from George showing the same documentation you all have seen documenting the incidents. He did in his letter state that he wanted to interview witnesses and do a bunch of other things that might be typical for a civil litigation, but this is not subject to any requirement that allows him to depose people or conduct interviews. We don't have any obligation of that for him. The policy does provide two separate paths. There was some questions as to ok did we strictly follow and I would believe my interpretation that we followed both paths for discipline. One is for health and safety so if there is anything that endangers the health, safety and welfare of the patrons or damages or could damage the amenity facilities, the amenities facilities director or amenities manager can suspend privileges immediately, notwithstanding anything else. Then there is a procedure for violation of the policies. We would put it under either one. We would have the right to terminate him even if there is some minor differences in the language of the one related to the violation of the policies we believe that he would clearly fall under one of these basis for termination.

Ms. Pontious: I think the deeper issue here is safety and security has become one of our primary concerns. We have hired an excellent company to assist us with that. We are certainly not going to tolerate the employees of that company being abused or our own staff being abused. I think George has outlined what within our capabilities and does anyone have a recommendation as to what they would like to do?

Mr. Deane: I believe that there is no doubt that Mr. Earl violated our policies and I believe a minimum of a 30 day suspension of his ability to use the facilities is in order. That would start from when the original suspension ended August 28 to September 28. That is my recommendation.

Ms. Pontious: Any further discussion?

Ms. Van Sickle: I think we need to go at least 60 days. This has been enough of a pattern and enough of an issue that it needs to be at least 60 days.

Mr. Costello: The only other thing I see is without having Mr. Earl here, we have no real resolution to the problem. He has shown that apparently you sending him a letter

that he is suspended from use, it doesn't effect in the least. He has continued to come in here. Hopefully maybe by receiving the trespassing violation by the police department, maybe that has made him think a little, but quite honestly I think we need to have him come here and explain what the problem is. Talk it out. I can only guess that eight months from now we are going to be going through the same thing. Six, eight, or ten months from now. I would say that we hold suspension until the next meeting and have him attend and try and resolve the problem in some way.

Mr. Ference: Well, Michael, I think he has identified the problem. He thinks we have it in for him, that Tricia is soliciting people to jump on him in the pool and splash at him and cause him discomfort around the pool. He has already demonstrated what his problem is. He thinks that somehow or another he has been marked, and he can't go anywhere without people causing him discomfort. To think that Tricia would solicit people to splash him in the water and make him uncomfortable, to have him here I don't think it is going to change the mentality that he has about being persecuted or worse I don't know. He feels angry at us or angry at the community. I don't know that his presence is going to change that.

Mr. Costello: I totally agree with you. We have identified the problem. I agree that he is paranoid that people are coming at him for some reason, but until we sit here and talk to him I don't see a resolution to the problems.

Mr. Ference: We are not psychiatrists.

Mr. Costello: I agree with you wholeheartedly. The only thing is that we know is that he has totally disregarded anything that has gone against him. So the only thing that I can say let's talk.

Ms. Pontious: I think if there was an infraction and there was a letter of apology and I didn't understand and I will move forward in a positive fashion, then that would be a whole lot different situation than somebody defying the system. I kind of agree that I am not sure we can help him. Maybe the 60 days suspension would be appropriate and that is retroactive to August?

Mr. Flint: You choose the date. You can either choose the beginning of the seven day, or you can choose the end of the seven day.

Ms. Pontious: That would take us out after our next meeting. If he chooses to be at the meeting and present a case fine, and if not the issue is taken care of hopefully.

Mr. d'Adesky: The one thing I can say is you can't force somebody to show up to a meeting.

Mr. Ference: We are just kicking the can down the road. He has demonstrated that he has no respect for the amenities and the rules. We have pointed them out to him so all we are doing is deferring an ultimate decision somewhere down the line by extending a suspension that he doesn't care about.

Ms. Pontious: We have to do something to protect our staff. That does that at least. I think it sends a message to him and anyone else that we are not going to tolerate abuse to the people that work here.

Mr. Costello: Andrew, speaking to the other attorney Mr. Lockwood, what came about with the conversation?

Mr. d'Adesky: We didn't have a phone conversation. He sent an email. Actually he had his secretary send an email, so I had to go ahead on the website and find his email to make sure he got it. I sent it to him. He has not responded to that email. I don't think honestly, I don't think he will respond very soon. It is possible. He also didn't have the facts, or the factual basis when he sent his letter. George has sent subsequently the factual basis which I am sure he has reviewed and looked at as we discussed with Mr. Earl who apparently left for Canada. He is in Canada right now.

Mr. Costello: It is quite apparent that Mr. Earl right now by hiring an attorney saying that he has some concern over this issue. That is number one, but number two an attorney looking to go through things as almost it is a criminal case, where he is going through discovery is overpowering as far as I am concerned.

Mr. d'Adesky: I don't want to get too much into the ligation strategy, especially since this is on the record but a lot of attorneys don't have experience in this area particularly and local government and dealing with local government. They are used to

dealing with hearings and the judicial process, which is much more formal than this legislative process.

Mr. Ference: So do we have a motion?

Mr. Deane: I make a motion for a 30 day suspension.

Mr. Ference: I will second the motion if we are done with the discussion.

Mr. d'Adesky: From the date of the violation?

Mr. Ference: Whatever the motion was.

Ms. Pontious: 30 days from the date of the violation would have it over very soon.

Mr. Deane: 30 days from the date of when his first suspension was over. That would have been the 28th of August to the 28th of September.

Ms. Pontious: So we have a motion from Borden and second from Bob for a 30 day suspension. Further discussion? All those in favor. The ayes are Borden and Bob. Nays? Mike, Brenda and Carol. Motion fails. Do we have another motion?

Ms. Van Sickle: I move to a 60 day suspension starting from the end of the last suspension.

Ms. Pontious: Do we have a second?

Mr. Deane: Second.

Ms. Pontious: We have a motion from Brenda and a second from Borden for a 60 day suspension which puts us at least beyond the next meeting. All those in favor? Alright, so we will go with the 60 day suspension.

On MOTION by Ms. Van Sickle seconded by Mr. Deane with all in favor a 60 day suspension starting August 28, 2017 for Mr. Rich Earl was approved.
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Ms. Pontious: That puts us beyond the next meeting so is he welcome to attend the next meeting if he so chooses.

Mr. Flint: He can attend this meeting because it is government meeting and it is open, but there is no process in the rules for appeal of that decision. He can speak under public comment. He would be limited to three minutes just like anyone else.

Ms. Pontious: But it will assist in making our determination as to what happens if there is a next.

Mr. Flint: Yes. He can always show up and talk to you under general audience comments.

Ms. Pontious: Ok. Thank you one of the things we prefer not to deal with.

SIXTH ORDER OF BUSINESS Unfinished Business

Ms. Pontious: Do we have unfinished business for today? No.

SEVENTH ORDER OF BUSINESS New Business and Supervisors Requests

A. Consideration to Amend and Extend the Commercial Pool Cleaning Services Agreement

Ms. Pontious: Under New Business and Supervisors Requests we have considerations to extend some of our contracts and discussions for those.

Ms. Adams: The first item under new business is to extend the commercial pool cleaning services agreement. This is an agreement with Heartland Commercial Pools to maintain the clubhouse pool and spa. This a company that has done business with Lake Ashton CDD for many years and this is simply to extend those same terms for an additional 12 months. They have not asked for any increase in the compensation.

Mr. Ference: Tricia, has anyone complained about the pool at all, staff or residents?

Ms. Adams: That is a very broad question. But in terms of the maintenance of the pool and the spa, I believe generally we are getting good satisfaction. I do have to commend this vendor. They were very proactive this week and sent us comprehensive planning procedures for shutting down the pool in the event of a hurricane like we have. The owner of the company personally stopped by yesterday to speak to Matt Fisher and myself. They have been very responsive. They talked through the schedule for the next few days. When they could be here and the earliest that they could get to Lake Ashton following the storm best case scenario.

Mr. Ference: Do we need a motion to accept that contract?

Mr. Flint: Yes please.

Mr. Ference I make that motion.

Mr. Deane: Second.

Ms. Pontious: We have a motion from Bob and a second from Borden to extend the contract for Heartland Commercial Pool Services for the pool cleaning. All those in favor?

On MOTION by Mr. Ference seconded by Mr. Borden with all in favor extension of the contract with Heartland Commercial Pool Services for the pool cleaning was approved.

B. Consideration to Amend and Extend the Landscape Maintenance Services Agreement

Ms. Pontious: The next one is for Yellowstone Landscape.

Ms. Adams: Lake Ashton CDD had an agreement with Austin Outdoor, which subsequently became Yellowstone Landscaping. The original agreement was a three year agreement and then the time it was up for renewal at that time Supervisors asked for a four year. We are at the point now where that is over and we are looking for a one year extension. As part of the budget process and the budget adoption that recently occurred in August, Supervisors approved a line item for landscaping services that did contemplate a 3% increase in compensation for this group. So that is reflected in the agreement. Alan Scheerer meets with the landscaping crew each week and would be able to answer any questions respective to landscaping services and satisfaction with the client, but I can tell you that generally based on resident feedback residents are highly satisfied with the landscaping and the appearance of the community.

Mr. Flint: The 3% also was incorporated into the budget you already approved.

Mr. Deane: Motion to accept the landscaping contract.

Mr. Costello: Second.

Ms. Pontious: We have a motion from Borden and a second from Mike to accept the Yellowstone Landscape contract extension. All those in favor.

On MOTION by Mr. Deane seconded by Mr. Costello with all in favor extension of the Yellowstone Landscape Services Agreement was approved.

C. Consideration to Amend and Extend the Janitorial Services Agreement

Ms. Pontious: The next one is for Statewide Building Maintenance.

Ms. Adams: Yes. This again is a vendor who has had a long-standing relationship with Lake Ashton Community Development District. They provide cleaning services six nights a week at the clubhouse. Again this contractor has been responsive when we point out issues and any special tasks for cleaning services they are responsive to that. They have not asked for an increase in compensation. This is an extension for 12 months based on the previous terms.

Ms. Van Sickle: After receiving those bids for our tile in the bathroom we have had a cleaning only, I think that makes me wonder what we are getting from our cleaning company. Are we getting too comfortable where it is not getting done properly? Those restrooms were filthy. There is no excuse for that. If they are cleaning six days a week, there is no excuse for that.

Ms. Adams: Just to clarify, the grout cleaning is a separate company that specializes in grout cleaning. That is all they do. So it is a different treatment than a typical floor cleaning.

Mr. Costello: The only thing there was and Borden can tell you also that it is quite apparent that those mats on the floor had not been moved. They are surface cleaning is what it is. What you see is what they are cleaning. Personally, I think it should be brought to their attention.

Ms. Adams: I think you have probably noticed a difference in that. After the last meeting we went over a few changes in procedures with our staff and to remove the mats and Statewide to clean the floor. I think you will probably see some improvement in that.

Ms. Van Sickle: What type of oversight do we have for that? That should have never gotten to that point.

Ms. Adams: Generally, staff has a meeting with Statewide once a month to go over things. There is also a communication log that is used on a regular basis where we can communicate to the person who is onsite and they have communication back regarding any things that need special attention.

Ms. Van Sickle: Do we know how long they are onsite every day?

Ms. Adams: No, I don't.

Ms. Van Sickle: Can we get that information so we know what we are paying for?

Ms. Adams: Certainly.

Ms. Pontious: What did we actually pay these people last year? It is in the budget under clubhouse maintenance so it is really hard to tell how much is going to this item. We do have a contract, but we always seem to have other bills coming in from them.

Mr. Deane: That is for projects isn't it?

Ms. Pontious: Not always. Extra cleaning, as well. I would kind of like to table this until next month on this one. Can we do that?

Mr. Flint: My suggestion is they have a 30 day termination clause in it. My suggestion would be to go ahead and renew it, then if you want to bid it out or make a change you can with 30 day notice, you can do that. That way there is not a gap in service. This does start October 1 so you would be with the beginning of October without a contract. Because of the 30 day clause I think you are safe in renewing it. We also bid this out three years ago. So we can always look at it again. If we want to have further discussion on it if you renew it, I don't think you are creating a problem.

Ms. Pontious: I would like to continue discussion on it. I would like to ask staff maybe to look around and see what might be available. Not send out a formal bid but to look around and see what might be available and isolate the cost for what we are actually paying in a year's time. When we first came here, did we not have an onsite person who did cleaning?

Ms. Adams: No. Statewide has had an agreement with Lake Ashton CDD since 2002.

Ms. Pontious: Really. I thought we used to have a cleaning lady here.

Ms. Adams: We have always had facilities staff and maintenance staff, but that is in addition to the cleaning services.

Ms. Pontious: I kind of agree with Brenda. I think maybe they have gotten too comfortable in collecting the money part and not performing the service part.

Ms. Van Sickle: Can we get a list of exactly what their contract includes?

Ms. Adams: Yes, we have a detailed listing.

Mr. Flint: I don't have the contract here but we have a scope. We will get that to you.

Ms. Pontious: Ok so then we need a motion to renew the contract and then we will know if we are going to move forward with a look in process.

Mr. Ference: I will make that motion.

Mr. Deane: I am a little confused. I can make a motion to renew the contract but we are going to take this up again at the next meeting correct?

Ms. Pontious: Well George's recommendation was that we have a 30 day out clause anyway and we don't want any interruption of services, it is too close to October 1.

Mr. Borden: Second.

Ms. Pontious: We have a motion from Bob and a second from Borden to move forward with the approval of the Statewide contract.

On MOTION by Mr. Ference seconded by Mr. Deane with all in favor extension of the janitorial services agreement with Statewide Building Maintenance was approved.

D. Consideration of Aquatic Plant Management Agreements with Applied Aquatic
Ms. Pontious: Aquatic Plant Management.

Ms. Adams: Yes the next two agreements I believe we can bundle together. There is two proposals from Applied Aquatic for aquatic plant management. This is the company that is at Lake Ashton on a weekly basis. Staff met with Applied Aquatic to look at the plan to take care of the lake shore as well as the CDD owned ponds throughout the community. The first agreement is for certain mitigation wetland and conservation areas in the annual cost of \$29,200. The next agreement is for the 13 ponds and canals, the lake front, the 160 feet of shoreline here south of the clubhouse, as well as the E1 pond littoral shelf, which you may recall is the littoral shelf down at Litchfield Loop. That is an annual cost of \$18,540. These amounts are what was incorporated into the fiscal year 2018 budget that was recently adopted.

Ms. Pontious: We have a third one on the back of that. Is that part of it as well?

Ms. Adams: Yes. Thank you. The final agreement on this is the conservation area from the clubhouse west down around to the boat ramp. That is to remove invasives. That happens on a semi-annual basis. Some of the maintenance happens as scheduled

what is called monthly or weekly. Some of it is quarterly and some of it is semi-annually and that is why these are separated out. The semi-annual is what we know needs to happen to maintain Lake Ashton's standards that have become the expectation. Again all of this has been considered as part of the budgeting process.

Mr. Ference: Does Alan check up on the progress of this program?

Ms. Adams: Yes.

Mr. Scheerer: All the time. Yes, sir.

Mr. Ference: Are you satisfied with Aquatic? Are they doing a good job?

Mr. Scheerer: Very. They are doing a very good job.

Mr. Ference: So your recommendation is they are doing a good job and we have every reason to keep them?

Mr. Scheerer: Yes. We had a very good meeting on Wednesday. We met with Archie pretty much every week. He is the main spray technician out here. Any issues or any concerns I know we had some problems back on Aberdeen recently, he came out and hit it again. It is a very shallow pond area on Aberdeen and they were here spraying it. They come back every Tuesday if they need to.

Mr. Ference: Do you have a relationship with the golf course as well for the lakes and ponds. Is there any cooperation about maintaining those? Do you know where they are with that?

Mr. Scheerer: I can't speak for the golf course. I do know that they are doing the LA 2 side but I don't know if they are currently doing ours.

Mr. Flint: They for a while were doing their own in-house, but I tell you when they end up having a problem they go to Applied Aquatic. Applied Aquatic used to be their vendor. I am not sure if they are contracting with them now. Applied Aquatic is our preferred lake maintenance vendor. They do a great job.

Mr. Scheerer: I think you all know that we aren't without problems, but they are always on the spot when we need them to respond.

Mr. Ference: Thanks, Alan.

Mr. Flint: They are supposed to be here once a month but they are probably here every week.

Mr. Borden: Motion to accept the three Applied Aquatic agreements.

Mr. Costello: Second.

Ms. Pontious: I have a motion from Borden and a second from Mike to accept the three Applied Aquatic agreements. All those in favor.

On MOTION by Mr. Deane seconded by Mr. Costello with all in favor the three aquatic plant management agreements with Applied Aquatic were approved.

E. Consideration of Room Rental Contract for Lake Ashton Bingo

Ms. Adams: The next item on the agenda is consideration of room rental contract for Lake Ashton Bingo. We do have a resident committee that runs Lake Ashton Bingo. They rent this ballroom facility one day each week. The regulations through the state of Florida does require that they have a specific rental contract. This is brought forward to the Board and this would be a contract from October 1, 2017 through September 30, 2018 for \$400 per week for the Monday night rental of the facility for the purpose of Bingo. There is no other changes to this agreement from what Supervisors have previously approved. Then we also as backup to this we use our ballroom use agreement. In the past, Supervisors have made provision for Bingo concession and some other things that are unique to Bingo activities.

Ms. Van Sickle: Move to approve the Bingo Contract.

Mr. Deane: Second.

Ms. Pontious: We have a motion from Brenda and a second from Borden to approve the Bingo contract. Is there further discussion? All those in favor.

On MOTION by Ms. Van Sickle seconded by Mr. Deane with four in favor and one opposed all room rental contract for Lake Ashton Bingo was approved.

Ms. Pontious: Bob was opposed. Are you ready to move onto the amenity policy?

F. Discussion on Amendments to Amenity Policy

Mr. d'Adesky: Yes, and I will introduce that item. This has been something that I have been working on for a month or two. I finally got around to it now. Some of the changes and a redlined was provided for you. Some of the redlines are because some of the sections were moved around. For example, when you see the fishing policies there is strikethrough on one of them, but really it is just moved to a different section not so much substantially changed. Going through the policy I found a number of scrivener errors, certain thing that need to be clarified, certain inconsistencies so I just wanted to go back and clean those up. At this point I just want this for a discussion item and really for disclosure to the public. If anybody has any comments on it to come back next month and to give those comments and for the Board to have ample time to go through it. If there's anything that you feel is missing or needs to be added or updated, this is just our updates that we think need to be updated from our point-of-view. So we just want to give this a long time to gestate and everybody to think before we change our policies. As you know our policies are very important.

Mr. Ference: On the updating, have you added or subtracted?

Mr. d'Adesky: A little bit of adding, a little bit of subtracting, some clarifying for example some phrasing of words. There was some addition of language to the pool area. I don't want to go through every line by line.

Mr. Ference: Any significant changes? This is a lot to go through and to say you crossed a couple of T's and dotted a couple of I's or changed the vocabulary. Did you make any major changes in the established policies that we approved in all these years?

Mr. d'Adesky: I wouldn't say major changes, but there are changes. For example, if you just read the pool section there are some changes in there that I would direct you to look at. There are other clarifications that are made in other sections, but I think that is one of the major ones that has been changed and bocce has a few changes to it, as well. It is not a ground shift, it is just adding more clarification and adding more detail.

Mr. Ference: So why don't you indicate how many other areas you think we should look at. You know we are not going to read through all of this.

Ms. Van Sickle: Yes we are, Bob. It is very important.

Mr. d'Adesky: If you don't want to read it you don't have to read it. I want to give you the opportunity to read it.

Mr. Ference: To say that you didn't make any major changes, but you changed the vocabulary or decided to make three paragraphs out of two, if there isn't a significant change aren't we just treading water? Like you said, the swimming pool and bocce are major changes.

Mr. d'Adesky: What you feel is a significant change someone else might not feel it is a significant change, that is why I am apprehensive to use very descriptive words like significant. For example, changing a procedure or changing how something is done.

Mr. Flint: I think what Andrew is trying to do is just introduce the concept that we are making some recommended changes. Due to the hurricane and other things we don't want to get into a detailed description of every single change. We are not asking you to vote on it today, but to the extent that anyone has any input or questions based on the strikethrough version you have provided, I think we have to take that information.

Mr. d'Adesky: When we get closer to adopting it, I can do a short narrative that kind of summarizes the changes and kind of shows that lines that we are adding so it is better explained than just the mere blackline.

Ms. Van Sickle: So you are saying you would rather discuss it next month.

Mr. d'Adesky: I want to get as much public input on this. I don't want this to be something that is rushed through.

Ms. Pontious: I agree. The one thing that I was concerned about is the guest pass business. In some places it says guest passes may be provided, and in some places it says will be provided or must be provided. The language is different and I think we have reached the point where they might not be mandatory, but we certainly want to encourage people to have a guest pass. I think that is the language we want to convey.

Ms. Adams: If you are looking at page 2, you will see the strikethrough version. What the original amenity policy contemplated is that blank passes would be issued to residents and residents would fill them out themselves. So this is cleaning that up. There

is language within a policy that do specify that to use the amenities, users should have either resident identification or a guest pass. That is clear to use the amenities. What we are cleaning up is that we are not issuing passes to residents, but they may be issued to residents or guests and that gives us a little bit more permissive language here. What the Board has discussed with staff before is that we have the owner of the property come in along with their guest and they are registered in person.

Mr. Flint: Yes. I think we ought to reflect probably that in here. We could get a little bit more specific. I think we are requiring guest passes. On the resident ID we are accepting other forms of identification if they don't have their resident ID, but with guests we are requiring guest passes so I think we can get more specific on that.

Ms. Adams: Generally the policies don't address a lot of operational procedures but it is more the policy. The policy is that guest passes or identification is issued prior to using the amenities. We will continue to cultivate this and ensure that the language is parallel and that we are getting the message across that we require guest cards and we require identification to use the amenities.

Mr. d'Adesky: I think that is a very good statement. It's still a policy so it doesn't need to be every operational detail that we use. That is something important to remember when you are looking at this. That is all I have.

Ms. Pontious: If it is possible between now and the next meeting for you to do a more clean rough draft that might be helpful, too. This is difficult.

Mr. d'Adesky: I will try to do my best. The last time I provided a purely clean one and that was completely confusing so this time I went to the redline. I will do a better job and do a narrative. I think that will really help if I pull out the language that is really being changed so that you really see them.

Ms. Pontious: It is hard to tell what has been moved where and that kind of thing.

Mr. d'Adesky: I understand.

EIGHTH ORDER OF BUSINESS

Monthly Reports

A. Attorney

Ms. Pontious: Do you have an attorney's report in addition?

Mr. d'Adesky: You all know what I have been working on at this time. Obviously I have been working on this disciplinary action and these policies.

B. Community Director - Monthly Report

Ms. Adams: First and foremost I would like to recognize from Community Watch Solutions, we have Morgan Williams with us. She is the Vice President of Security Operations. She has been in close communication with the site supervisor throughout this week regarding hurricane preparations and staffing issues. She is available to answer any questions Supervisors may have generally about security services. I would like to thank her for making the trip from Orlando to be here today. I know it is a difficult day to travel with all of the activity in the state.

Ms. Van Sickle: I do have a question. I would assume during the actual hurricane we won't have a security officer at the gate. That would be too dangerous.

Ms. Adams: That is correct. The Lake Ashton Board had previously approved storm guidelines, and those guidelines contemplate that during a significant storm event the gate arms are left up and an officer who is typically at the gate would be staffed at the clubhouse facility, which is a safe facility.

Ms. Van Sickle: When conditions are dangerous I am assuming we would not have our rover roving either.

Ms. Adams: There would be no patrolling during a hurricane, correct.

Ms. Van Sickle: I just want to make sure our people are safe.

Ms. Adams: Additional news outside of the community director's report which was transmitted to you electronically as part of the backup package, for personnel news I will let you know that many of you know Alex Fuertes. He works part-time with facility maintenance staff since this past November. His wife was expecting their second son mid-September and last night they went in, got labor induced, and they are welcoming baby boy Ezra, hopefully getting him home safe and sound before Irma visits. Other news, we do have a project that is wrapping up today. We have had our Lake Ashton Republican Club and our Lake Ashton Democrat Club team up in order to do a clothing drive to help victims of Hurricane Harvey. It has been a pleasure working with those

two group leaders on this collaborative project and happy to do so. We also have concluded the project on the lake bank restoration. Lake and Wetland Management came in this week and wanted to get that finished up well in advance of the storm. So you will see that project has been completed and it has been sodded. They have repaired some of that lake bank about 160 feet of shoreline just south of the clubhouse here. Also, starting in October we are having a new program at Lake Ashton. This is something that we have been working on behind the scenes, but we will be having a rotating art and photography exhibit that will be in the hallway near the community director's office and ballroom. That will feature Lake Ashton photographers and artists in a rotating fashion, so that will be something good for the community. Also, there has been a change in the orientation schedule. I will be conveying an updated schedule to Supervisors soon, but the orientation that was scheduled that has previously been published has been changed. I will be in communication about that. Are there any questions on the report?

C. Field Operations Manager - Monthly Report

Ms. Pontious: Alan, do you have anything else for us today?

Mr. Scheerer: I do not. Just so you know what wasn't on the report because the report is sent out in advance, on Wednesday Applied Aquatic was out with their boat. They checked the outfall structure at the back end of the lake. We are in pretty good shape there. As you know most of the lakes are down, which is great news for us because in the past they really haven't been so we have accumulated a lot of water but the lakes are in good shape. Yellowstone was onsite and replaced the annuals. Unfortunately we couldn't move that out of the way because those are ordered and scheduled well in advance. That is really all that I have unless you have any direct questions for me.

Ms. Van Sickle: I notice on here you put cleaning under the handicap lifts. I don't know how often that is done. Perhaps after reading this and I am looking at, it maybe needs to be a little bit more often.

Mr. Scheerer: Staff does that. It is not something done by Heartland Commercial Pools, so when Matt has time he does try to do it on a regular basis. We will look into that.

Ms. Pontious: At the pool, I know we talked about it for next year but we are kind of coming into the end of summer here now. That fencing looks awful.

Ms. Adams: Yes. Supervisors may recall that as part of the 2018 fiscal year budget adoption staff presented specific capital projects. One of the projects is contemplating sandblasting and powder coating the entire exterior pool fence. We budgeted that based on actual quotes that we solicited from service providers.

Mr. Scheerer: Am I hearing sooner than later?

Ms. Pontious: Yes. For one thing traffic and for another it just looks poor.

Mr. Scheerer: It does and we will be happy to bring those proposals back to Supervisors at the next meeting should you choose.

Ms. Pontious: It seems like we saved some money on some projects we didn't do, so maybe there will be enough there that we can move with that in 2017.

Mr. Scheerer: I think funding is not the issue. As Tricia said we had some actual quotes to do that work and we can bring those back.

Mr. Flint: Get a price to replace too so that we can compare the powder coating and sandblasting because sometimes the replacement is the same.

Ms. Pontious: Do we have scheduled replacement of umbrellas soon?

Mr. Scheerer: As-needed. I know Tricia and Matt pick those up locally and we can do that on an as-needed basis.

Ms. Pontious: Well prior to hurricane they were on sale in most places so now is the time to get them. We have about six different colors going on out there because of fading issues.

Ms. Van Sickle: And the pull rope on them is very dangerous because we have residents standing on chairs. We need to find something a little bit safer with the old people. I even saw a security officer on one day. We don't want anybody getting injured out there. Pavers are very unforgiving. Maybe we need to go with a better quality because these are looking bad.

Mr. Scheerer: Yes ma'am. There is a couple items after the field manager report that I will let Tricia introduce. Unfortunately due to my timing with the grouting and

stuff on these next proposals, I was unavailable so Tricia and Matt handled all the legwork on that so I am going to turn that over to Tricia. Thank you. Be safe.

Mr. Flint: On the umbrella issue I am not sure if you remember or if you were on the Board then, but we used to buy \$300 umbrellas and then they would get broken. Then we started buying \$60 to \$80 umbrellas at Ace Hardware, figuring that we might have to replace them twice versus one \$300 so we have been balancing buying a quality umbrella with one that we know they are going to get damaged and we are going to have to replace them. Maybe we can do something in between the \$80 and the \$300. We will look at that.

Ms. Van Sickle: We have gone too cheap. We need to bump it up a little bit.

Ms. Adams: As Alan mentioned the next item behind the operations report are related to some specific grout cleaning and grouting the restrooms near the fitness center. Groutsmith is a local service provider that specializes in grout cleaning, grout repair, and grout restoration. A majority of the project is grouting the showers, the walls in there and also contemplates grout cleaning for the floors. They use a special product and it also contemplates some minor repair on the bottom of the showers so we they are caulking corners etc. There are two different proposals and I think that is primarily due to their template format for the proposals, but behind we put a quick little table so that you can see the total. The total tile work would be \$3,042 and the proposal behind the tile is for resurfacing the counters. We have a counter in the women's restroom, we have a counter in the men's restroom, and we have a counter where the ice water machines are. During the last meeting Supervisors asked staff to bring back proposals for laminate repairs. That total is \$1,435. So the total to do the tile cleaning, grouting, a little bit of tile refurbishment as well as the laminate would be \$4,477. This restroom refurbishment is funded as part of the fiscal year 2017 budget. I believe Supervisors allocated about \$32,000, satisfied that amount in capital budget funds so that is well within that project allocation.

Mr. Borden: I would like to make a motion to accept the tile cleaning and the new laminate counter tops for the bathrooms.

Mr. Costello: I will second it.

Ms. Pontious: We have a motion from Borden and a second from Mike to accept the proposals from S & W Cabinets and from Groutsmith to refurbish the restrooms. Is there any further discussion? All those in favor.

On MOTION by Mr. Deane seconded by Mr. Costello with all in favor proposal from S & W Cabinets for \$1,435 and a proposal from The Groutsmith for \$3,042 for bathroom refurbishment were approved.

D. CDD Manager

Ms. Pontious: We are at the CDD manager report. Do we have anything extra?

Mr. Flint: Nothing else to report.

NINTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Combined Balance Sheet

Ms. Pontious: Ok, we can do the check run summary.

Ms. Van Sickle: I had a question on check #5636 for \$1,250. The wine and beer bar for the last show. I wanted to know how we paid for that. Did we pay on a per ticket price? Did we pay on a per the event price?

Ms. Adams: Yes, I recently pulled the file on that and I need to look at all that information closely. I apologize I know that you were asking me about this, and I need to get that information to you. As I recall, there were 280 tickets sold. I believe there was a set price with the bar and tickets were turned in. We did not specify beer, wine, soda or other drinks. There was a flat fee per ticket. I believe there was 280 tickets sold for the event. Off the top of my head I recall there was 250 drink charges so I will go back to that file and look at that explicit information.

Ms. Van Sickle: My concern is if we do it that way if you have 280 people and only 250 for the \$1,250 is what you are saying? They charged us per drink tickets turned in or tickets sold?

Ms. Adams: For drink tickets turned in.

Ms. Van Sickle: There is quite a difference between a bottle of water and a beer or a glass of wine.

Ms. Adams: I think that might account for the difference between the number of tickets that were sold and the number of tickets that we were charged for but I will back track and look at all that specific information and send it to Supervisors.

Ms. Pontious: Well if you divide those two numbers there is \$5.00 a person and yes, it does make a difference.

Ms. Van Sickle: Yes that was my concern because if I want to spend \$5.00 on a bottle of water, I think that should be my choice. If he wants to pay \$5.00 for a beer that is fine, but I think a lot of people in here aren't drinkers. Yes, we have a lot of drinkers, but a lot of people aren't. Plus there were people that didn't get their drinks because the lines were so long. That is another issue of itself, but I would like the choice when I am paying for something I don't want to just throw \$5.00 to the restaurant for my bottle of water. I have a problem with that. I think we need to be supporting our residents, not our restaurant. I know you want the restaurant to be a success, but I think staff's first priority is to our residents.

Ms. Adams: Yes. I will certainly get that information out to Supervisors.

Ms. Pontious: Anything else on the check run summary?

Mr. Ference: I will make a motion to 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. All those in favor.

On MOTION by Mr. Ference seconded by Mr. Deane with all in favor the check run summary was approved.
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Ms. Pontious: The next one is the combined balance sheet.

Mr. Flint: Does the Board have any questions on the unaudited financial statements through July 31?

Ms. Pontious: I don't think so, this is technically getting kind of close to the end of our year. We have most everything in here now for the yearly information.

Mr. Flint: We are 100% collected.

TENTH ORDER OF BUSINESS

General Audience Comments

Ms. Pontious: General Audience Comments. Do we have anyone that would like to speak with us today?

A resident: Good morning. I am the one to speak up because I was the one that spoke up a lot for Fire when the contract came up. I fought for them. But today, I come on a different hand. I had a party the other day at my house and I had a lot of people. I had about 60 people at the house complaining about the restaurant. I said bull, the restaurant is good. My service has always been great in there, and I never had a bad meal. Other people have told me different, but yesterday I went in there at 11:30 to buy somebody a Coke and myself a cup of coffee. When I went to pay the bill, \$4.50. Now I can go anyplace even their restaurant in the Fire, and pay less money for a cup of coffee and a Coke, \$4.50 is like paying \$5.00 for a bottle of water. It is ridiculous. I would like the CDD to really look at the financials of this company because they are no longer serving us as an amenity. You are going to see when people come in here in October, November and December when all the snowbirds come back they might go in there once. When they look at that price list or the menu at the prices that they are paying for the food we are going to have a problem. Come next year we are going to be looking for somebody else to come in. I don't know if they are trying to run off the contract, which they can come to us and tell us in 30 days we are leaving. Maybe that is what they should do. But right now they are making it tough for somebody to give them business. It is really horrible. The service, if you have one or two specific waitresses in there they are great, but others the service falls down. They don't care. The bartender yesterday said to me when I complained about the price he said, well I only work here, but to let you know normally when we sell coffee and Coke somebody is having a meal. So I said what does that mean. Does that mean I am too stupid to look at the price of the coffee and the Coke and I only can see it when I paying for coffee and Coke separate? That was an insult. So my thing right now I am on fire for the Fire. Thank you.

Mr. Costello: On the subject that was just brought up, I received a notice that they would be closed last weekend due to a death in the family. I called both Fire and Slyce

this weekend and the death did not seem to effect either one of them. They were open. I think we need an explanation.

Ms. Adams: Just to be clear, the death in the family was there was one person in the kitchen. Unfortunately, the cook's niece committed suicide and he found out during the shift. He was there replacing another cook, who was out with the flu, and there is another prep cook whose father was going through pancreatic cancer treatment, so it was a very unusual circumstance. They did scramble to staff the kitchen on Friday. I am not making excuses. I am just telling you what I was told.

Mr. Costello: I am not accusing anybody of anything. The only thing that I am saying is when this Board prior to me being here hired a consultant, one of the main reasons we were given that this was going to be the people to put in there, was due to the fact that their roots were here in Florida, and they would be able to keep the restaurant open at all times. We just heard where 60 people were at a party, and I have had a few people come up to me after the last show that we had here, where they had started the show late due to the fact that there were people still eating in the dining room. Are they not hiring enough people to take care of the customers that are coming in? The entire time we asked them for \$1,000 a month for nine months and they seemed a little upset about it, and at the same token I truly want to see a restaurant in this facility, but I want to see a restaurant that is going to have some concern for the people that are dining there. I was at one meeting recently we had somebody make a statement that there is \$45,000 of our money going in yearly to keep it running, and believe me that is not a complaint. I realize that nobody is going to become rich over this restaurant. By the same token if we are going to pay the money out I want to see the service come in.

Ms. Van Sickle: I think the reason that the show started so late was because they only had the one bartender in here. Plus they weren't totally stocked so she was running back and forth and complaining all the way. The line was wrapping around the room. Plus, you had people that couldn't pay and get out of the restaurant so both complicated this issues. They knew how many people were coming or how many tickets were sold. That is another problem. To me it looks like we are saying we are going to help you make

money, we are going to guarantee you this much money for drinks, and then they can't even provide a service. I have been to three socials in the last week and ½ and the restaurant was the topic at every one, and it was not good. People want a restaurant, but there is a lot of complaints. I got complaints on the closing the entertainment Wednesday night, somebody said well they don't even want to be here.

Ms. Adams: I do want to say with the entertainer, Mr. Rick Arnold, did have to evacuate. He lives in a manufactured home and was not comfortable staying in Florida. The restaurant did stay open, they just had to publish that the entertainer would not be there as had been scheduled.

Ms. Van Sickle: I think people would have understood that information and would have appreciated that information. A concern that I have and it has been brought up to me by others is a lot of times I hear about a couple of servers are excellent, but there is not enough. There is not enough service. Then I see two or three back by the dumpster smoking. Then you have the cook stick his head out and whistle for them. This is an issue. I think when we renewed the contract, we knew there were some issues that needed to be worked on. We renewed the contract for another year, and we need to make sure that we offer our residents that most positive experience in a restaurant that they can have. There are some definite issues that need to be corrected and corrected soon.

Ms. Pontious: After our last meeting we talked about meeting with the restaurant staff. Has that happened?

Ms. Adams: We sat with the two owners and we went over some service issues. They have been in communication with the dining room manager, who expresses a keen interest in getting improvement with the staffing. They recently had some changes in the kitchen to streamline the menu and streamline operations. There is a new POS system, which they perceive is going to improve some of those abilities to check out sooner. I understand your concerns, and I hear what you are saying. I hear that you want residents to be satisfied with the restaurant. I know that is also what the owners want, so we will continue to work on getting those specific improvements.

Ms. Van Sickle: I remember interviewing all the restaurants and I asked each and every one the same question, and one of those was who will be onsite and they were going to be. One of them. I am not seeing that. My concern is you have an intermediate management team that doesn't have the buy into it that an owner might. I don't think that our residents are getting that service that they should get or that they would get from an owner operator. Quite frankly sometimes I don't think they care. That is the comment that people are saying. They don't care about us, especially those of us in the summer. They said we could be their bread and butter, but a lot of people that is not where they are going. You go into any restaurant around here you see Lake Ashton people. We go out to eat in the summertime. We don't want to fight the crowds in the wintertime. This is not something we are going to go. My husband is three strikes and you are out. They have had their three strikes. We just don't go. That is my personal decision and I don't have to support them, but there is enough people in here that can. But from what I have heard the last two weeks, I am very concerned.

Mr. d'Adesky: This is not on the agenda for an action item.

Ms. Van Sickle: This is just a discussion. No action but something needs to start.

A resident: Somebody just said that the ownership wants this to be successful. I disagree with that. I have to agree with Mike. When the ownership stood here and said they would be here to check on it a couple of times a week, I haven't seen them. I am in there or I have been in there often. I will not be there again. When you talk about pricing, the Eagles Nest you can go up there during the week, they are loaded. Their prices are good and the food is good.

Ms. Van Sickle: The service is excellent.

A resident: They don't have the turnover that we have here. I think you really have to get tough with them. When we charge them \$1,000, which I still think is too cheap, they automatically printed new menus and they put it right on the menu. So in one week they are paying that \$1,000 or maybe even two nights if they have customers. The customers that are going in there now, I am sorry they are not going to be there in the future. I think you really have to take a good look at these people. Thank you.

Mr. Jack Van Sickle: 4060 Ashton Club Drive. I want to change the subject. While you folks were discussing the janitorial contract and also the last meeting when you went to look at the grout, I happened to look in the front restroom for dirt, and it was not a grout issue. On the way out take a look. It is still, well it is not 3 inches wide of dirt now so someone has made an attempt to clean it, but it is filthy. They are not doing a reasonable job. The reason I say that in a past life, when I was first in the military, I worked in the evening taking care of the gymnasium on a military installation. We had to clean it. This wouldn't have been accepted. I know what it takes to clean it. It is not that much work but you have to make sure you hit the whole spots instead of coming in with a mop and sweeping one sweep across and expect it to be clean. It is dirty.

Mr. Flint: Ok we got the message. Janitorial and restaurant. We are going to work on that.

Ms. Pontious: Janitorial and restaurant, but first we have to do hurricane. So do you have anything else for the good of the cause for today?

ELEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Ference seconded by Ms. Van Sickle with all in favor the meeting was adjourned.

Assistant Secretary/ Secretary

Chairman/ Vice Chairman

Lake Ashton Amenity Facility Policy Changes
Executive Summary
October 2017

Below is an abbreviated summary of the changes to the Lake Ashton Amenity Facility Policy as proposed during the October 13, 2017 meeting:

- Corrected formatting of Table of Contents, Headings
- Corrected grammar, spelling and switched to consistent capitalization for physical locations (such as the Ballroom, Cinema, Pavilion, etc) throughout the Policy
- Identification Card Section updated to clarify Guest Pass policy, clarified in General Facility Provisions may individuals may be required to present an ID or Guest Pass in order to gain access to the Amenity Facilities.
- General Swimming Pool Rules clarified to specify that Pool Availability may be limited for maintenance or health code purposes, changed language regarding Glass containers and clarified that food / beverage are explicitly prohibited on the wet pool deck.
- Horseshoes Policy clarifies that appropriate dress is required, which includes no bare feet, bathing suits or cover-ups.
- Shuffleboard Policy clarifies that no person or persons should walk on or across the Shuffleboard Court
- Bocce Policy added that appropriate dress is required on the court.
- Suspension and Termination clarified that written warning is sent by certified mail and that a complete record of all previous documented offenses is reviewed by the Board after the Fourth Offense.

**LAKE ASHTON COMMUNITY
DEVELOPMENT DISTRICT**

AMENITY FACILITIES POLICIES

October 06, 2017

**Lake Ashton Clubhouse Office
4141 Ashton Club Drive
Lake Wales, Florida 33859**

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DEFINITIONS

“Amenity Facilities” – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Lake Ashton Clubhouse, together with its appurtenant facilities and areas.

“Amenity Facilities Policies” or **“Policies”** – shall mean these Amenity Facilities Policies of Lake Ashton Community Development District, as amended from time to time.

“Amenity Manager” – shall mean the management company, including its employees, staff and agents, contracted by the District to manage all Amenity Facilities within the District, which facilities include, but are not limited to, the Clubhouse and its -peripheral facilities and amenities.

“Board of Supervisors” or **“Board”** – shall mean the Lake Ashton Community Development District’s Board of Supervisors.

“District” – shall mean the Lake Ashton Community Development District.

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

“Guest” – shall mean any individual that is invited to use the Amenity Facilities by a Resident, Non-Resident Member or Renter and possesses a valid guest pass issued by the Amenity Manager.

“Inappropriate Content” – shall mean content that is fraudulent, harassing embarrassing, sexually explicit, profane, obscene, intimidating, defamatory, or contains sexual comments, obscenities, nudity, pornography, abusive or degrading language, antisocial behavior, or inappropriate comments concerning race, color, religion, sex, national origin, marital status, or disability, violates any District Policies or rules, has the potential to cause the District public harm or disrepute; or is otherwise unlawful and is inappropriate and may not be sent by e-mail or other form of electronic communication or displayed on District computers or stored in the District’s systems.

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

“Non-Resident” – shall mean any person or persons that do not own property within the District.

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

“Non-Resident Member” – shall mean any individual not owning property in the District who is paying the Non-Resident Annual User Fee to the District for use of all Amenity Facilities.

“Patron” or “Patrons” – shall mean Residents, House Guests, Non-Resident Members, and Renters/Leaseholders who are eighteen (18) years of age and older.

“Policies” – shall mean the Amenity Facilities Policies of Lake Ashton Community Development District, as amended from time to time, along with all other policies and rules of the District.

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

“Political Group” – shall mean any group, club, or organization that supports, endorses, or opposes a Political Issue, as defined herein.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

“Rental Facilities” – shall mean the Amenity Facilities available to the public and/or to Lake Ashton organizations for rent or reservation, in accordance with the Policies of the District and the laws of the State of Florida, including but not limited to the Ballroom (including adjacent Reflection Garden), Cardroom, Cinema, Conference Room, and the Gazebo.

“Resident” – shall mean any person or family owning property within the Lake Ashton Community Development District.

IDENTIFICATION CARDS

1. ID cards (or similar access devices) may be issued to all members of each Resident’s household and/or Non-Resident Members. There may be a charge to replace lost or stolen cards or for additional cards. ~~Two generic guest passes may be provided to the Resident and Non-Resident Members. Additional passes may be available upon request to the Amenity Manager.~~
2. Guest Passes are issued to guests prior to using the Amenity Facilities.
3. All Renters may be required to purchase their own ID cards (or similar access devices).
4. Guests will be required to sign a waiver of liability before using the District amenities.
5. Patrons and Guests may be required to present ID cards or Guest Passes upon request by staff at any Amenity Facility.

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NON-RESIDENT ANNUAL USER FEE

The Annual User Fee for any person not owning real property within the District is \$2,400.00 per year, and this fee shall include privileges for up to two people total. This payment must be paid in full at the time of completion of the Non-Resident Club Member application and the corresponding agreement. This fee will cover membership to all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. Each subsequent annual membership fee shall be paid in full on the anniversary date of application for membership. Such fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the amenity facilities. This membership is not available for commercial purposes.

GUEST POLICIES

1. All Guests, regardless of age, must register with the office of the Amenity Manager prior to using the Amenity Facilities. In the event the Guest is under eighteen (18) years of age, the Resident, Non-Resident Member or Renter inviting the Guest must be present upon registration, unless other arrangements have been made with the Amenity Manager's office. All Guests under eighteen (18) years of age must also be accompanied at all times while using the Amenity Facilities by a parent or adult Patron over eighteen (18) years of age unless previously authorized by the Amenity Manager. Guests over the age of eighteen (18) must register and may use the Amenity Facilities unaccompanied by Patron.
2. All Guests over the age of eighteen (18) must sign a waiver of liability upon registration at the Amenity Manager's office.
3. Patrons who have registered a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Patron's privileges and membership.

RENTER'S PRIVILEGES

1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter may be required to acquire a membership with respect to the residence which is being rented or leased as well as purchase an ID card. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.

3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
4. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the department of their respective Renter.
5. Renters shall be subject to such other rules and regulations as the Board may adopt from time to time.
6. Renters may be required to present their ID cards in order to gain access to the Amenity Facilities.

GENERAL FACILITY PROVISIONS

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting, and will notify the Patrons of any changes. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
2. All Residents, Non-Resident Members and Renters may be required to present their ID cards or Guest Passes in order to gain access to the Amenity Facilities.
3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District and Amenity Manager.
4. Dogs and all other pets (with the exception of service dogs) are not permitted at the Amenity Facilities. In the event a special event is held, as previously approved by the Amenity Manager, and dogs are permitted at the Amenity Facilities as part of the special event, they must be leashed. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to residents.
5. Vehicles must be parked in designated areas. Vehicles and golf carts should not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The Amenity Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.
6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas, with two exceptions: (1) sparklers may be used outdoors only subject to prior approval of the Amenity Manager, and (2) the Board may approve the use of fireworks over a body of water.

7. Only District employees or employees of the Amenity Manager are allowed in the service areas of the Amenity Facilities.
8. Patrons and Guests must present their ID cards or guest passes upon request by staff at any Amenity Facility.
9. The Board of Supervisors (as an entity), the Operations Manager, the Amenity Manager and its staff shall have full authority to enforce these policies. However, the Amenity Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of any policy by the Amenity Manager shall not constitute a continuous, ongoing waiver of said policy, and the Amenity Manager reserves the right to enforce all of these policies at any time he or she sees fit.
10. All lost or stolen ID cards should be reported immediately to the Amenity Manager's office. A fee will be assessed for any replacement cards.
11. Smoking, including smoking electronic cigarettes, is not permitted at any of the Lake Ashton Amenity Facilities except within smoking areas designated by the Amenity Manager. The main entrance to the Clubhouse is not a designated smoking area.
12. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facilities privileges in accordance with the procedures set forth herein.
13. Pool and spa rules that are posted in the appropriate area must be observed.
14. Conflicts between amenity users should be referred to staff or security. Under no circumstances should verbal or physical confrontation occur between amenity users.
15. Patrons and their Guests shall treat all staff members with courtesy and respect.
16. Off-road motorbikes/vehicles, excluding golf carts, are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities.
17. Drones and all forms of unmanned aerial vehicles are not permitted in, on or over the Amenity Facilities or District property at any time without the written authorization of the District, except as permitted by law or regulation of an applicable government entity.
18. The District will not offer childcare services to Patrons or Guests at any of the Amenity Facilities.
19. Skateboarding is not allowed on the Amenity Facilities property at any time.

20. Performances at any Amenity Facility, including those by outside entertainers, must be approved in advance by the Amenity Manager.
21. All food and beverages consumed at the Clubhouse facilities must be provided by the Lake Ashton Clubhouse restaurant per the District's contract/lease with the restaurant management company. However, the Amenity Manager may make an exception to this requirement in advance for community events such as pot luck dinners, bingo events and private functions held by Patrons who have reserved an Amenity Facility on a date or at a time when the restaurant is closed. When such a community event is held, the Patrons will be allowed to bring in outside food and beverage, but no outside vendors or caterers shall be allowed to serve food or beverages at any Amenity Facility without the prior approval of the Amenity Manager.
22. Except as specifically prohibited herein, alcoholic beverages may be sold, served and consumed on the Amenity Facility premises in accordance with state and local laws. Alcoholic beverages may only be sold to adults twenty-one (21) years of age or older, and shall not be sold for off-premises consumption. All alcoholic beverages consumed or possessed on the Amenity Facilities premises must be purchased at the Amenity Facilities. However, the Amenity Manager may make an exception to this requirement in advance for community events such as pot luck dinners, bingo events and private functions held by Patrons who have reserved an Amenity Facility. When such a community event is held, the Patrons will be allowed to bring in beer or wine for personal use. No outside vendors or caterers shall be allowed to serve alcoholic beverages at any Amenity Facility without the prior approval of the Amenity Manager. The Amenity Manager reserves the right to refuse service to any Patron or Guest when that person appears to be intoxicated.
23. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Amenity Manager.
24. The Amenity Facilities shall not be used for commercial purposes without written permission from the Amenity Manager and the District Manager. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation.
25. Amenity users should not leave any guests that they are accompanying who have adverse or debilitating health conditions unattended in any of the Amenity Facilities or District property.
26. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in the Amenity Facilities in accordance with Florida law.

27. The Amenity Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and rental fees that have been established by the Board. The Amenity Manager also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Amenity Manager will be required to compensate the District accordingly.
28. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
29. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities, and shall ensure that any minor for whom they are responsible also complies with the same.
30. There shall be no overnight parking in the Amenity Facility parking lot.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

1. Each Patron and each Guest assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.
2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's Guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury caused by a Patron or the Patron's Guest or family member(s).
3. Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees, representatives, contractors

or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, supervisors, employees, representatives, contractors, and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.

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

GENERAL LAKE ASHTON AMENITY FACILITY USAGE POLICY

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or Guest.

Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Amenity Manager.

Emergencies: After contacting 911 (if required), all emergencies and injuries must be reported to the gate attendant service (phone number 863-324-7290) or Operations Manager or Amenity Manager (phone number 863-324-5457) and to the office of the District Manager (phone number 407-841-5524). If immediate attention to the facilities is required and the Amenity Manager is not present, please contact one of the gate attendants employed by the District.

District Equipment: Any Patron or Guest utilizing District equipment is responsible for said equipment. Should the equipment be returned to the District damaged, missing pieces or in worse condition than when it was when usage began, that Patron or Guest will be responsible to the District for any cost associated with repair or replacement of the equipment.

Alcoholic Beverage Policy: Except for specific exclusions identified herein, all alcoholic beverages consumed at the Clubhouse must be furnished by the Clubhouse restaurant. Alcoholic beverages may be sold, served, and consumed on the premises in accordance with state and local laws.

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

GENERAL SWIMMING POOL RULES

NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK

1. All Residents, Non-Resident Members and Renters may be required to present their photo ID cards or ~~verification of registration~~ Guest Passes while in the swimming pool area. All Patrons and Guests must also present their photo ID cards or ~~verification of registration~~ Guest Passes when requested by staff. At any given time, a Resident may allow up to four (4) Guests to the swimming pool (unless a greater number of guests has been approved by the Amenity Manager).
2. Swimming is permitted only during designated hours as posted at the pool, and such hours are subject to change at the discretion of Amenity Manager. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
3. Any person swimming during non-posted swimming hours may be suspended from using the facility.
4. Guests under eighteen (18) years of age must be accompanied at all times by a parent or adult Patron during usage of the pool facility. Patrons and Guests swim at their own risk and must adhere to swimming pool rules at all times.
5. Proper swim attire (no cutoffs) must be worn in the pool.
6. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
7. For the comfort of others, the changing of diapers or clothes is not allowed poolside.
8. Showers are required before entering the pool. Swimming pool hours will be posted. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
9. No one shall pollute the pool. Anyone who pollutes the pool is liable for any costs incurred in treating and reopening the pool.

10. Loud, profane, or abusive language is absolutely prohibited; no physical or verbal abuse will be tolerated.
11. Diving is prohibited; no diving, jumping, pushing, running, throwing any item or other horseplay is allowed in the pool or on the pool deck area.
12. Pets (except service dogs), bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area.
13. Radios, tape players, CD players, MP3 players and televisions are not permitted unless they are personal units equipped with headphones or for scheduled activities such as aqua fitness classes.
14. Play equipment, such as floats, rafts, snorkels, flotation devices and other recreational items must meet with staff approval. Radio controlled water craft are not allowed at any time in the pool area. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern.
15. Pool entrances must be kept clear at all times.
16. No swinging on ladders, fences, or railings is allowed.
17. Pool furniture is not to be removed from the pool area.
18. Alcohol and food (other than water) not purchased at the Amenity Facilities are prohibited poolside. Residents may bring non-alcoholic beverages and food to the pool when the restaurant is closed. However, the Amenity Manager may make an exception to this requirement in advance for community events such as pot luck dinners, bingo events and private functions held by Patrons who have reserved the pool area. When such a community event is held, the Patrons will be allowed to bring in beer or wine for personal use. Glass containers are always prohibited without prior approval of. Notwithstanding the Amenity Manager. The foregoing, the wet pool deck (the four foot wide unobstructed pool deck area around the outside of the pool water perimeter) **must remain clear of all food and beverages at all times**, regardless of where the food or beverage was purchased purchased, whether an exception was granted or any other factor.
19. No chewing gum is permitted in the pool or on the pool deck area.
20. Illegal drugs, tobacco products and electronic cigarettes are not permitted in the pool/spa area.

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21. The Amenity Manager reserves the right to authorize all programs and activities (including the number of participants, equipment and supplies usage, etc.) conducted at the pool, including swim lessons and aquatic/recreational programs.
22. The District is not responsible for lost or stolen items.
23. Chemicals used in the pool/spa may affect certain hair or fabric colors. The District is not responsible for these effects.
24. The Clubhouse pool, spa and deck area may not be rented at any time; however, access may be limited at certain times for various District functions, as approved by the Board.

SPA RULES

NO LIFEGUARD ON DUTY -- BATHE AT YOUR OWN RISK

1. All previous safety issues under pool rules apply.
2. No one less than thirteen (13) years of age allowed in spa.
3. Maximum capacity: Seven (7) people.
4. No food or drinks are allowed to be consumed while in the pool/spa.
5. No smoking of any kind, including electronic cigarettes.

SWIMMING POOL: THUNDERSTORM POLICY

The Amenity Manager will control whether swimming is permitted in inclement weather, and the pool facility may be closed or opened at their discretion.

FITNESS CENTER POLICIES

Eligible Users: Patrons and Guests eighteen (18) years of age and older are permitted to use the District Fitness Center during designated operating hours. No Guests under the age of eighteen (18) are allowed in the District Fitness Center at any time.

Food and Beverage: Food is not permitted within the District Fitness Center. Beverages, however, are permitted in the District fitness Center if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted. Smoking, including smoking electronic cigarettes, is not permitted in the District Fitness Center.

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

GENERAL FACILITY RESERVATION POLICY

1. Staff will take reservations in advance for the Amenity Facilities (please note that special reservation procedures apply to the Clubhouse Ballroom; see below for more information). Reservations are on a first come, first served basis and can be made either in person at the Clubhouse by filling out a reservation form, via telephone by calling 863-324-5457 or via e-mail.
2. Staff will not accept voice messages left with the Clubhouse Office as a reservation. You must speak to a staff member either on the phone, in person or by e-mail to confirm your reservation.

3. Reservations are available for up to 3 hour increments for all facilities listed in the reservation policy. Longer time increments may be approved by the Amenity Manager.
4. Please call the Clubhouse Office if you cannot make your scheduled reservation so we can re-assign the reservation time slot.
5. Late arrivals or no shows: we will hold your reservation for 15 minutes past your scheduled start time before re-assigning the reservation time slot.
6. There are no personal "standing" weekly reservations allowed for the facilities listed in the reservation policy.
7. These policies are subject to change at any time pursuant to action by the Board of Supervisors at a duly noticed District Board Meeting.

TENNIS FACILITY POLICIES

When not subject to a reservation, the Tennis Court are available on a first come, first served basis. It is recommended that Patrons desiring to use the tennis courts check with the staff to verify availability. Use of a tennis court is limited to one and a half (1.5) hours when others are waiting, unless the court is used pursuant to a reservation discussed above. If no one is waiting, play may continue.

As a courtesy to other patrons, we ask that all players please recognize and abide by these rules and guidelines. Remember, not only is tennis a lifetime sport, it is also a game of sportsmanship, proper etiquette and fair play.

1. Proper tennis etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
2. Proper tennis shoes and attire, as determined by the Amenity Manager, are required at all times while on the courts. Shirts must be worn at all times.
3. Tennis courts are for Patrons and Guests only. Patrons may invite Guests for play, but shall accompany their Guests and register them properly. The limit is three (3) Guests to a single court.
4. No jumping over nets.
5. Players must clean up after play. This includes "dead" balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
6. Court hazards or damages, such as popped line nails, need to be reported to the Amenity Manager for repair.

7. Persons using the tennis facility must supply their own equipment (rackets, balls, etc.).
8. The tennis facility is for the play of tennis and racquet sports such as pickleball. Pets, roller blades, bikes, skates, skateboards and scooters are prohibited at the tennis facility.
9. No permanent boundary markers or lines may be placed on the tennis courts, other than the existing tennis lines.
10. Beverages are permitted at the tennis facility if they are contained in non-breakable containers with screw top or sealed lids. No food or glass containers are permitted on the tennis courts.
11. No chairs, other than those provided by the District, are permitted on the Tennis Court.
12. Lights at the tennis facility must be turned off after use.
13. Guests under the age of eighteen (18) are not allowed to use the tennis facility unless accompanied by an adult Patron.
14. The Tennis Court may be reserved by the District for District-sponsored events or functions.
15. If you find it necessary to "bump" other players when it is your turn to play:
 - a) Never attempt to enter someone else's court before your reservation time.
 - b) Never enter the court or distract players while others are in the middle of a point or game.
 - c) Wait outside the entrance gate and politely inform the players that you have a reservation time.
 - d) Allow players to finish out one more point, and then begin the player changeover for the court.
 - e) If you are bumped from a court and wish to continue play, please notify the Clubhouse office staff and they will do their best to get you on the next available court.

BASKETBALL COURT POLICIES

1. Basketball equipment, if available, may be obtained from the Clubhouse office.
2. Proper basketball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
3. Proper basketball or athletic shoes and attire are required at all times while on the courts. Shirts must be worn.

4. The basketball facility is for the play of basketball only. Pets, roller blades, bikes, skates, skateboards and scooters are prohibited from use at the facility.
5. Beverages are permitted at the Basketball Court if they are contained in non-breakable containers with screw top or sealed lids.
- ~~6. No chairs, other than those provided by the District, are permitted on the basketball courts.~~
7. Guests under the age of eighteen (18) are not allowed to use the Basketball Court unless accompanied by an adult Patron.
7. Please clean up court after use.
8. The Basketball Court may be reserved by the District for District-sponsored events or functions.

HORSESHOES POLICIES

1. Horseshoe equipment, if available, may be obtained from the Clubhouse office.
2. ~~No~~ Appropriate dress is required on the court; this includes no bare feet or, bathing suits ~~allowed or cover-ups~~ for swimwear.
3. No tossing of horseshoes while someone is in a pit or in the throwing lane. Horseshoes tumble when thrown and participants need to safely clear the pit.
4. Guests under the age of eighteen (18) years of age may play provided they are supervised by an adult Patron and are physically capable of tossing a shoe to the pit. Supervising adults are responsible for children's safety.
5. The horseshoe pits may be reserved by the District for District-sponsored events or functions.

SHUFFLEBOARD POLICIES

1. Shuffleboard equipment, if available, may be obtained from the Clubhouse office.
2. Appropriate dress is required on the court; this includes no bare feet or cover-ups for swimwear.
3. Pucks or sticks are not to be thrown.

4. No person or person(s) should walk on or across the Shuffleboard Court.
5. Guests under eighteen (18) years of age may play if supervised by an adult Patron who understands the rules and regulations of the game.
- 5.
6. The Shuffleboard Court may be reserved by the District for District-sponsored events or functions.

BOCCE POLICIES

1. Bocce equipment, if available, may be checked-out from the Clubhouse office.
2. Appropriate dress is required on the court; this includes no bare feet or cover-ups for swimwear.
3. Bocce balls should not be tossed or thrown outside of the court.
4. Players on the opposite end of the playing or thrower's end should stand outside of the court walls. Sitting on the walls is permissible provided one's legs are on the outside of the walls. Please report any loose boards, protruding nails, etc., to the staff.
5. Children under eighteen (18) years of age must be supervised by an adult Patron who understands the rules of the game.
6. Please brush the playing surface at conclusion of play.
7. The bocce courts may be reserved by the District for District-sponsored events or functions.

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BOWLING POLICIES

1. The bowling machines are all self-scoring. If you are unsure how to operate the machines or need assistance, please contact the Amenity Manager or staff for instructions.
2. Reservations for the bowling alley(s) can be made through the Amenity Manager's office.
3. Proper attire must be worn. Bowling shoes are the only acceptable footwear on the lanes.
4. No one is allowed past the foul line or on a bowling lane at any time. If it becomes necessary to traverse the lanes, all walking shall be done in the gutter(s).
5. Proper bowling etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.

6. No food or drink is allowed in the approach area.
7. If at any time the equipment fails to operate properly or your ball does not return, please contact the Amenity Manager or staff for assistance.
8. No one is allowed behind the pin setting machines without Amenities Manager's permission.
9. Return all balls and shoes to racks when you have finished bowling.
10. Guests under eighteen (18) years of age may play if supervised by an adult Patron who understands the rules and regulations of the game.
11. The bowling lanes may be reserved by the District for District-sponsored events or functions.

CINEMA POLICIES

1. Maximum seating capacity in the Cinema is 55.
2. Please contact the Amenity Manager or staff for assistance with equipment.
3. Movie selections are made by the Amenity Manager's office based on new ~~DVD~~ releases. Suggestions from residents are also considered.
4. Scheduled movies and show times are posted and subject to change.
5. Closed captioning is available for certain movies at certain show times. Please check with the Amenity Manager or staff for the schedule.
6. Please be courteous and arrive on time. Movies are not to begin prior to the scheduled show time.
7. Reservations for the Cinema can be made through the Amenity Manager's office.
8. The Cinema may be reserved by the District for District-sponsored meetings, classes, events or functions.
9. Guests under eighteen (18) years of age must be accompanied by an adult.
10. Please ensure that the Cinema is clean and free from trash and debris following any function. Any Resident or Non-Resident Member who reserves and holds a function in the Cinema and fails to clean up and return it to the condition in which it was obtained may be charged a clean-up fee by the Amenity Manager.

11. Please report any loose seats, lighting issues or other facility needs to the Amenity Manager or staff.

CRAFT ROOM POLICIES

1. Reservations for the Craft Room can be made through the Amenity Manager's office.
2. If at any time the equipment in the Craft Room fails to operate properly, please contact the Amenity Manager or staff for assistance.
3. Please be courteous of others' projects and do not touch.
4. Guests under eighteen (18) years of age may utilize the Craft Room if supervised by an adult Patron.
5. The craft room may be reserved by the District for District-sponsored events or functions.

CARD ROOM AND GAME ROOM POLICIES

1. Reservations for the Card/ Game Room can be made through the Amenity Manager's office.
2. Many different card and billiard games are held at regularly scheduled times. Please contact the Activities Office or www.ashtonliving.net for a list of scheduled activities. When group activities are scheduled, please be courteous of others. Random play is acceptable when the rooms are not scheduled for group activities.
3. The Card/ Game room may be reserved by the District for District-sponsored events or functions.

FISHING POLICY

Patrons may fish from any District owned lake/retention pond within the Lake Ashton Community Development District. Please check with the Amenity Manager for rules and regulations pertaining to fishing and for proper access points to these bodies of water. The District has a "catch and release" policy for all fish caught in these waters. No watercrafts of any kind are allowed in these bodies of water except for small remote controlled boats intended for recreational purposes. Swimming is also prohibited in any of the waters.

PAVILION POLICIES

1. The Pavilion is furnished with tables, chairs, fans, electricity, and grills. If you are unsure how to operate the grills or need assistance with any equipment, please contact the amenity Manager or staff for instructions.
2. Reservations for the Pavilion can be made through the Amenity Manager's office.
3. If at any time the equipment at the Pavilion fails to operate properly, please contact the Amenity Manager or staff for assistance.
4. Guests under eighteen (18) years of age may not utilize the grills at the pavilion.
5. Please ensure that the Pavilion and surrounding area is clean and free from trash and debris following any function. Any Resident or Non-Resident Member who reserves and holds a function at the pavilion and fails to clean up and return it to the condition in which it was obtained may be charged a clean-up fee by the Amenity Manager.
6. The pavilion may be reserved by the District for District-sponsored events or functions.

LAKE ASHTON RESTAURANT POLICIES

The Lake Ashton Clubhouse restaurant is available for use during posted hours of operation. Proper attire must be worn at all times when in the restaurant or when seated on its patio; shoes and shirts are required to receive service. All Patrons and Guests are also required to adhere to any posted policy regarding the restaurant that has been approved by the Board of Supervisors.

CLUBHOUSE BALLROOM: RENTAL POLICIES

Residents and Non-Resident Members, as well as members of the general public upon payment of applicable fees, may reserve the Lake Ashton Ballroom through the Amenity Manager's office for various meetings, classes, events, etc. for a maximum of five (5) hours per event. The five (5) hour limitation can only be exceeded upon specific authorization from the Amenity Manager. Reservation of the Lake Ashton Ballroom is on a first come, first serve basis and is subject to approval by the Amenity Manager. Refer to the Rules of the Lake Ashton Community Development District, Chapter III - "Rental Fees For Use of Certain Lake Ashton Facilities" (the "Rules - Chapter III"), for a complete schedule of rental fees and deposits. A setup/cleanup fee may also be required for certain functions. Please contact the Amenity Manager to make the proper arrangements regarding availability and various other service fees.

Unless previously approved by the Amenity Manager as provided herein under the "General Facility Provisions", all food and beverages, including alcohol, consumed in the Lake Ashton Ballroom must be purchased through the Lake Ashton Clubhouse restaurant (with the exception of cakes needed for special events, such as weddings, birthdays, etc.). Alcoholic beverage sales and service are regulated by the State of Florida. Therefore, it is District policy that no alcohol of any kind is to be brought into, or taken away from, the facility without the District's approval.

Below are the policies and guidelines set forth and agreed upon by the Board and Amenity Manager regarding events in the Lake Ashton Ballroom:

Policies

1. Applicants for rental of the Lake Ashton Ballroom may be a Resident, Non-Resident Member or a member of the general public, but members of the general public wishing to rent the Lake Ashton Ballroom or another facility may be subject to additional rental charges. Refer to the Rules – Chapter III for more information.
2. Applicants may rent the Lake Ashton Ballroom and other designated rental rooms only, as certain amenities may not be reserved for private use.
3. Facilities will be reserved on a first-come, first-served basis.
4. Applicant may reserve the Lake Ashton Ballroom for up to five (5) hours only; unless they request and receive prior approval from the Amenity Manager.
5. All applicants will be required to fill out and sign the District Facility Use Application Agreement at the Clubhouse office.
6. Residents, Non-Resident Members and members of the general public are responsible for ensuring that their Guests adhere to the policies set forth herein.
7. The volume of live or recorded music must not violate applicable City of Lake Wales noise ordinances.
8. No open burning or campfires are allowed at the facility.
9. Alcoholic beverage service, if approved, shall only be obtained through a service licensed to serve alcoholic beverages. Such service will be required to provide to the Amenity Manager a certificate of insurance, naming the District as an additional insured party. The Amenity Manager may make an exception to this requirement in advance for community events such as pot luck dinners, bingo events and private functions held by Patrons who have reserved the Ballroom. When such a community event is held, the Patrons will be allowed to bring in beer or wine for personal use.
10. Patrons are not allowed to bring or use grills or smokers at the Clubhouse. Upon approval by the Amenity Manager, Patrons may hire an insured caterer to provide this service and the location of any grill or smoker will be at the discretion of the Amenity Manager. Such catering service will be required to provide to the Amenity Manager a certificate of insurance, naming the District as an additional insured party.
11. Any Resident or Resident activity which qualifies for and is granted a fee waiver under the Rules of the Lake Ashton Community Development District, Chapter III, may request that the Amenity Manager grant permission to bring outside catering or outside food and

beverage to the Lake Ashton Ballroom for an event compliant with Chapter III. The Amenity Manager shall have the sole discretion to grant or deny such a request and may require the signature and submission of a certificate of insurance, a liability waiver or other administrative documentation as deemed appropriate by the District.

Schedule of Fees and Deposits

1. Refer to the Rules of the Lake Ashton Community Development District, Chapter III - "Rental Fees For Use of Certain Lake Ashton Facilities" (the "Rules – Chapter III"), for a complete schedule of rental fees and deposits.
2. A non-refundable service fee may be charged for functions held having more than 25 people in attendance in order to cover the costs associated with setup, breakdown and cleanup of the Lake Ashton Ballroom. A final guarantee (number) of guests is to be conveyed to the Amenity Facilities' events planner no later than five (5) days before the date of the scheduled event. In absence of a final guarantee, the number indicated on the original agreement will be considered correct. A check shall be made out to the District and submitted to the Clubhouse Office.
3. If required by the Rules – Chapter III, a security deposit(s) or security fees shall be submitted to the Clubhouse Office in the form of a separate check (which shall be made payable to the "Lake Ashton Community Development District").
4. A staff charge and/or other special charge(s) or fee(s), if applicable based upon the reasonable discretion of the Amenity Manager, will be added to the base fee in order to cover any additional costs (i.e., kitchen use, staff availability, etc.).

Indemnification

Each organization, group or individual reserving the use of an Amenity Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the Amenity Facility and the owner's officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District lands, premises and/or Amenity Facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.38, Florida Statutes.

CLUBS AND OTHER ORGANIZATIONS

Any club, group or organization wanting to utilize the Amenity Facilities, activities display space, Channel 96/732, Coffee Meetings, Ashtonliving.net, or the LA Times newsletter to promote club or organization activities must meet the following criteria:

- Clubs must be comprised of a minimum of at least five active members; all members must be Lake Ashton residents.
- No club may be formed, and no activities held within the Amenities Facilities, for commercial or profit-making purposes.
- The purpose of each club must be to provide lifestyle enhancing opportunities to Lake Ashton residents and not to effectuate sales of products or services. No one household can profit from the club. Clubs may generate funds through dues and proceeds from club organized events. If a club chooses to generate funds, a check and balance system must be in place as well as a club checking account.
- Club membership and club activities must be available to all residents. Criteria for club membership should be governed by the individual club's by-laws.
- Rules applying to the formation and admissibility of clubs may be modified at the discretion of the Lake Ashton Community Development District Board of Supervisors.
- Violations of these policies by any club may result in the loss of that club's privileges within the Amenity Facilities.

MEDIA POLICY

District Media (as defined herein) is provided for the dissemination of factual community information by the District to District residents. The District reserves full editorial rights to select, exclude, modify, add or delete material or portions of material submitted for inclusion in District Media. Any individual, group, club or organization that submits Inappropriate Content (as defined herein) for inclusion in District Media shall be in violation this Policy

COMPUTER AND INTERNET POLICY

The District reserves the right to revoke the computer and/or internet privileges of any user at any time.

Computer and Internet Monitoring

Computers that are property of the District and any contents thereof, including email, are subject to monitoring and access by the District at any time with or without consent or prior knowledge of the user. The District, as its discretion reserves the right to monitor any use of network resources, to monitor computer and internet usage, including, but not limited to: sites visited, searches conducted, information uploaded or downloaded and to access, retrieve and delete any data stored in, created, received, or sent over the network or using network resources for any reason.

Inappropriate Content and Use:

It is strictly prohibited to use a District computer to seek, send or store Inappropriate Content (as defined herein). Internet browsing on websites with Inappropriate Content is prohibited. Users of District computers and internet are not permitted to store, download or transmit copyrighted materials on District computers or through District internet unless written permission of the District

has been granted. Examples of copyrighted materials include, but are not limited to: commercial music, video, graphics, or other intellectual property. The District will not provide for defense for violators of copyright or intellectual property rights. All doubt regarding whether material is copyrighted, proprietary, or otherwise inappropriate for duplication should be resolved in favor of not duplicating such information.

POLITICAL GROUPS

Use of Rental Facilities and Political Groups

1. Rental Facilities shall be available to the public and /or to Lake Ashton clubs and individuals, including Political Groups, for rent or reservation in accordance with the Policies of the District and the laws of the state of Florida.
2. All activities must, at all times comply with the Chapter 106, *Florida Statutes*, and all applicable laws and regulations.
3. The Rental Facilities may not be used for political rallies, parades, protests or other campaign or events involving Political Issues intended or designed to incite disruptive or dangerous behavior.
4. Notwithstanding any of the foregoing, the District reserves the right to deny access to the Rental Facilities to any party, including Political Groups, if such party does not comply with the Policies of the District and the laws of the state of Florida or presents a danger to health, safety, or welfare of the residents of the District.

District Media and Political Groups

1. It is the intent of the District to maintain District Media as a non-public forum for the dissemination of factual community information by the District to District residents.
2. Lake Ashton clubs, groups or organizations that meet the criteria for a club under the Policies, including Lake Ashton clubs which constitute Political Groups, may submit material for consideration by staff of the District for inclusion in District Media.
3. All information included in District Media shall be limited to factual information, shall not advocate passage or defeat of a candidate, party, measure or other Political Issue, and shall not support, endorse or oppose a candidate for nomination or election to a public office or office of political party or public officer.
4. The provisions hereunder regarding District Media shall not be interpreted to prohibit any publications, postings, mailings or information produced, endorsed or circulated by the Supervisor of Elections, local, state, federal or other government of competent jurisdiction over the District or to such publications, postings, mailings or information permitted under local, state or federal law.

5. The District may accept paid political advertising that complies with Chapter 106, *Florida Statutes*, and all applicable local, state and federal laws. The advertising rates for such paid political advertising shall be the same as those rates charged to other members of the public for paid advertising. It is the sole responsibility of the party submitting the paid political advertising to ensure the advertisements compliance with all laws, including, but not limited to, those laws requiring mandatory language and / or a disclaimer within the paid political advertising.
6. Notwithstanding any of the foregoing, the District reserves full editorial rights to select, exclude, modify, add or delete material submitted for inclusion in District Media, including the right to edit material relating to Political Issues, and the District additionally reserves the right to include a disclaimer in District Media noting that the Lake Ashton Community Development District does not endorse or support a particular candidate, party, measure or issue.

SUSPENSION AND TERMINATION OF PRIVILEGES

Relating to the Health, Safety and Welfare of the Patrons and Damage to Amenity Facilities:

Notwithstanding anything contained herein, the Amenity Manager may, at any time, restrict or suspend any Patron's or Guest's privileges to use any or all of the Amenity Facilities when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the Amenity Facilities from damage.

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

Relating to District's Amenity Facilities Policies:

A Patron's or Guest's privileges at any or all Amenity Facilities may be subject to various lengths of suspension or termination for up to one (1) calendar year by the Board of Supervisors, and a Patron or Guest may also be required to pay restitution for any property damage, if a he or she:

1. Fails to abide by the District's Amenity Facilities Policies established and approved by the Board of Supervisors.
2. Submits false information on the application for a photo ID card or Guest pass.

3. Permits unauthorized use of a photo ID card or Guest pass.
4. Exhibits unsatisfactory behavior, deportment or appearance.
5. Treats the personnel or employees of the Amenity Manager in an unreasonable or abusive manner.
6. Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the District or Amenity Manager's staff.
7. Damages or destroys District property.

District Suspension and Termination Process:

In response to any violation of the rules, regulations, policies and procedures specified herein, including, but not limited to, those set forth in the preceding paragraph, the District shall follow the process outlined below with regard to suspension or termination of a Patron's or Guest's privileges:

- A. First Offense – Verbal warning by staff of policy violations; the warning shall be summarized in a brief written report by staff and kept on file in the Clubhouse Office.
- B. Second Offense – Written warning by staff of continued policy violations ~~signed~~sent by certified mail to the Patron/Guest and kept on file in the Clubhouse Office. In addition, the Patron/Guest will be suspended from the Amenity Facilities for the remainder of the day on which the written warning is issued.
- C. Third Offense – Automatic suspension of all Amenity Facilities privileges for one (1) week; a written report will be created, ~~signed by a~~certified letter will be sent to the Patron/Guest and a copy of such letter kept on file in the Clubhouse Office.
- D. Fourth Offense – Automatic suspension from all Amenity Facilities for up to thirty (30) days or until the date of the next Board of Supervisors Meeting whichever occurs first. At this time a complete record of all ~~pervious~~previous documented offenses ~~within the previous twelve (12) months~~ will be presented to the Board for recommendation of suspension beyond thirty (30) days or possible termination of the Patron's/Guests privileges for up to one (1) calendar year from the Board's approval of termination of privileges.

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**LAKE ASHTON COMMUNITY
DEVELOPMENT DISTRICT**

AMENITY FACILITIES POLICIES

October 06, 2017

**Lake Ashton Clubhouse Office
4141 Ashton Club Drive
Lake Wales, Florida 33859**

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DEFINITIONS

“Amenity Facilities” – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Lake Ashton Clubhouse, together with its appurtenant facilities and areas.

“Amenity Facilities Policies” or **“Policies”** – shall mean these Amenity Facilities Policies of Lake Ashton Community Development District, as amended from time to time.

“Amenity Manager” – shall mean the management company, including its employees, staff and agents, contracted by the District to manage all Amenity Facilities within the District, which facilities include, but are not limited to, the Clubhouse and its peripheral facilities and amenities.

“Board of Supervisors” or **“Board”** – shall mean the Lake Ashton Community Development District’s Board of Supervisors.

“District” – shall mean the Lake Ashton Community Development District.

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

“Guest” – shall mean any individual that is invited to use the Amenity Facilities by a Resident, Non-Resident Member or Renter and possesses a valid guest pass issued by the Amenity Manager.

“Inappropriate Content” – shall mean content that is fraudulent, harassing embarrassing, sexually explicit, profane, obscene, intimidating, defamatory, or contains sexual comments, obscenities, nudity, pornography, abusive or degrading language, antisocial behavior, or inappropriate comments concerning race, color, religion, sex, national origin, marital status, or disability, violates any District Policies or rules, has the potential to cause the District public harm or disrepute; or is otherwise unlawful and is inappropriate and may not be sent by e-mail or other form of electronic communication or displayed on District computers or stored in the District’s systems.

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

“Non-Resident” – shall mean any person or persons that do not own property within the District.

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

“Non-Resident Member” – shall mean any individual not owning property in the District who is paying the Non-Resident Annual User Fee to the District for use of all Amenity Facilities.

“Patron” or “Patrons” – shall mean Residents, House Guests, Non-Resident Members, and Renters/Leaseholders who are eighteen (18) years of age and older.

“Policies” – shall mean the Amenity Facilities Policies of Lake Ashton Community Development District, as amended from time to time, along with all other policies and rules of the District.

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

“Political Group” – shall mean any group, club, or organization that supports, endorses, or opposes a Political Issue, as defined herein.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

“Rental Facilities” – shall mean the Amenity Facilities available to the public and/or to Lake Ashton organizations for rent or reservation, in accordance with the Policies of the District and the laws of the State of Florida, including but not limited to the Ballroom (including adjacent Reflection Garden), Cardroom, Cinema, Conference Room, and the Gazebo.

“Resident” – shall mean any person or family owning property within the Lake Ashton Community Development District.

IDENTIFICATION CARDS

1. ID cards (or similar access devices) may be issued to all members of each Resident’s household and/or Non-Resident Members. There may be a charge to replace lost or stolen cards or for additional cards.
2. Guest Passes are issued to guests prior to using the Amenity Facilities.
3. All Renters may be required to purchase their own ID cards (or similar access devices).
4. Guests will be required to sign a waiver of liability before using the District amenities.
5. Patrons and Guests may be required to present ID cards or Guest Passes upon request by staff at any Amenity Facility.

NON-RESIDENT ANNUAL USER FEE

The Annual User Fee for any person not owning real property within the District is \$2,400.00 per year, and this fee shall include privileges for up to two people total. This payment must be paid in full at the time of completion of the Non-Resident Club Member application and the corresponding agreement. This fee will cover membership to all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. Each subsequent annual membership fee shall be paid in full on the anniversary date of application for membership. Such fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the amenity facilities. This membership is not available for commercial purposes.

GUEST POLICIES

1. All Guests, regardless of age, must register with the office of the Amenity Manager prior to using the Amenity Facilities. In the event the Guest is under eighteen (18) years of age, the Resident, Non-Resident Member or Renter inviting the Guest must be present upon registration, unless other arrangements have been made with the Amenity Manager's office. All Guests under eighteen (18) years of age must also be accompanied at all times while using the Amenity Facilities by a parent or adult Patron over eighteen (18) years of age unless previously authorized by the Amenity Manager. Guests over the age of eighteen (18) must register and may use the Amenity Facilities unaccompanied by Patron.
2. All Guests over the age of eighteen (18) must sign a waiver of liability upon registration at the Amenity Manager's office.
3. Patrons who have registered a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Patron's privileges and membership.

RENTER'S PRIVILEGES

1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter may be required to acquire a membership with respect to the residence which is being rented or leased as well as purchase an ID card. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.

3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
4. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
5. Renters shall be subject to such other rules and regulations as the Board may adopt from time to time.
6. Renters may be required to present their ID cards in order to gain access to the Amenity Facilities.

GENERAL FACILITY PROVISIONS

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting, and will notify the Patrons of any changes. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
2. All Residents, Non-Resident Members and Renters may be required to present their ID cards or Guest Passes in order to gain access to the Amenity Facilities.
3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District and Amenity Manager.
4. Dogs and all other pets (with the exception of service dogs) are not permitted at the Amenity Facilities. In the event a special event is held, as previously approved by the Amenity Manager, and dogs are permitted at the Amenity Facilities as part of the special event, they must be leashed. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to residents.
5. Vehicles must be parked in designated areas. Vehicles and golf carts should not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The Amenity Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.
6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas, with two exceptions: (1) sparklers may be used outdoors only subject to prior approval of the Amenity Manager, and (2) the Board may approve the use of fireworks over a body of water.

7. Only District employees or employees of the Amenity Manager are allowed in the service areas of the Amenity Facilities.
8. Patrons and Guests must present their ID cards or guest passes upon request by staff at any Amenity Facility.
9. The Board of Supervisors (as an entity), the Operations Manager, the Amenity Manager and its staff shall have full authority to enforce these policies. However, the Amenity Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of any policy by the Amenity Manager shall not constitute a continuous, ongoing waiver of said policy, and the Amenity Manager reserves the right to enforce all of these policies at any time he or she sees fit.
10. All lost or stolen ID cards should be reported immediately to the Amenity Manager's office. A fee will be assessed for any replacement cards.
11. Smoking, including smoking electronic cigarettes, is not permitted at any of the Lake Ashton Amenity Facilities except within smoking areas designated by the Amenity Manager. The main entrance to the Clubhouse is not a designated smoking area.
12. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facilities privileges in accordance with the procedures set forth herein.
13. Pool and spa rules that are posted in the appropriate area must be observed.
14. Conflicts between amenity users should be referred to staff or security. Under no circumstances should verbal or physical confrontation occur between amenity users.
15. Patrons and their Guests shall treat all staff members with courtesy and respect.
16. Off-road motorbikes/vehicles, excluding golf carts, are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities.
17. Drones and all forms of unmanned aerial vehicles are not permitted in, on or over the Amenity Facilities or District property at any time without the written authorization of the District, except as permitted by law or regulation of an applicable government entity.
18. The District will not offer childcare services to Patrons or Guests at any of the Amenity Facilities.
19. Skateboarding is not allowed on the Amenity Facilities property at any time.

20. Performances at any Amenity Facility, including those by outside entertainers, must be approved in advance by the Amenity Manager.
21. All food and beverages consumed at the Clubhouse facilities must be provided by the Lake Ashton Clubhouse restaurant per the District's contract/lease with the restaurant management company. However, the Amenity Manager may make an exception to this requirement in advance for community events such as pot luck dinners, bingo events and private functions held by Patrons who have reserved an Amenity Facility on a date or at a time when the restaurant is closed. When such a community event is held, the Patrons will be allowed to bring in outside food and beverage, but no outside vendors or caterers shall be allowed to serve food or beverages at any Amenity Facility without the prior approval of the Amenity Manager.
22. Except as specifically prohibited herein, alcoholic beverages may be sold, served and consumed on the Amenity Facility premises in accordance with state and local laws. Alcoholic beverages may only be sold to adults twenty-one (21) years of age or older, and shall not be sold for off-premises consumption. All alcoholic beverages consumed or possessed on the Amenity Facilities premises must be purchased at the Amenity Facilities. However, the Amenity Manager may make an exception to this requirement in advance for community events such as pot luck dinners, bingo events and private functions held by Patrons who have reserved an Amenity Facility. When such a community event is held, the Patrons will be allowed to bring in beer or wine for personal use. No outside vendors or caterers shall be allowed to serve alcoholic beverages at any Amenity Facility without the prior approval of the Amenity Manager. The Amenity Manager reserves the right to refuse service to any Patron or Guest when that person appears to be intoxicated.
23. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Amenity Manager.
24. The Amenity Facilities shall not be used for commercial purposes without written permission from the Amenity Manager and the District Manager. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation.
25. Amenity users should not leave any guests that they are accompanying who have adverse or debilitating health conditions unattended in any of the Amenity Facilities or District property.
26. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in the Amenity Facilities in accordance with Florida law.

27. The Amenity Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and rental fees that have been established by the Board. The Amenity Manager also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Amenity Manager will be required to compensate the District accordingly.
28. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
29. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities, and shall ensure that any minor for whom they are responsible also complies with the same.
30. There shall be no overnight parking in the Amenity Facility parking lot.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

1. Each Patron and each Guest assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.
2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's Guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury caused by a Patron or the Patron's Guest or family member(s).
3. Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees, representatives, contractors

or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, supervisors, employees, representatives, contractors, and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.

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

GENERAL LAKE ASHTON AMENITY FACILITY USAGE POLICY

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or Guest.

Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Amenity Manager.

Emergencies: After contacting 911 (if required), all emergencies and injuries must be reported to the gate attendant service (phone number 863-324-7290) or Operations Manager or Amenity Manager (phone number 863-324-5457) and to the office of the District Manager (phone number 407-841-5524). If immediate attention to the facilities is required and the Amenity Manager is not present, please contact one of the gate attendants employed by the District.

District Equipment: Any Patron or Guest utilizing District equipment is responsible for said equipment. Should the equipment be returned to the District damaged, missing pieces or in worse condition than when it was when usage began, that Patron or Guest will be responsible to the District for any cost associated with repair or replacement of the equipment.

Alcoholic Beverage Policy: Except for specific exclusions identified herein, all alcoholic beverages consumed at the Clubhouse must be furnished by the Clubhouse restaurant. Alcoholic beverages may be sold, served, and consumed on the premises in accordance with state and local laws.

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

GENERAL SWIMMING POOL RULES

NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK

1. All Residents, Non-Resident Members and Renters may be required to present their photo ID cards or Guest Passes while in the swimming pool area. All Patrons and Guests must also present their photo ID cards or Guest Passes when requested by staff. At any given time, a Resident may allow up to four (4) Guests to the swimming pool (unless a greater number of guests has been approved by the Amenity Manager).
2. Swimming is permitted only during designated hours as posted at the pool, and such hours are subject to change at the discretion of Amenity Manager. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
3. Any person swimming during non-posted swimming hours may be suspended from using the facility.
4. Guests under eighteen (18) years of age must be accompanied at all times by a parent or adult Patron during usage of the pool facility. Patrons and Guests swim at their own risk and must adhere to swimming pool rules at all times.
5. Proper swim attire (no cutoffs) must be worn in the pool.
6. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
7. For the comfort of others, the changing of diapers or clothes is not allowed poolside.
8. Showers are required before entering the pool. Swimming pool hours will be posted. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
9. No one shall pollute the pool. Anyone who pollutes the pool is liable for any costs incurred in treating and reopening the pool.

10. Loud, profane, or abusive language is absolutely prohibited; no physical or verbal abuse will be tolerated.
11. Diving is prohibited; no diving, jumping, pushing, running, throwing any item or other horseplay is allowed in the pool or on the pool deck area.
12. Pets (except service dogs), bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area.
13. Radios, tape players, CD players, MP3 players and televisions are not permitted unless they are personal units equipped with headphones or for scheduled activities such as aqua fitness classes.
14. Play equipment, such as floats, rafts, snorkels, flotation devices and other recreational items must meet with staff approval. Radio controlled water craft are not allowed at any time in the pool area. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern.
15. Pool entrances must be kept clear at all times.
16. No swinging on ladders, fences, or railings is allowed.
17. Pool furniture is not to be removed from the pool area.
18. Alcohol and food (other than water) not purchased at the Amenity Facilities are prohibited poolside. Residents may bring non-alcoholic beverages and food to the pool when the restaurant is closed. However, the Amenity Manager may make an exception to this requirement in advance for community events such as pot luck dinners, bingo events and private functions held by Patrons who have reserved the pool area. When such a community event is held, the Patrons will be allowed to bring in beer or wine for personal use. Glass containers are always prohibited. Notwithstanding the foregoing, **the wet pool deck** (the four foot wide unobstructed pool deck area around the outside of the pool water perimeter) **must remain clear of all food and beverages at all times**, regardless of where the food or beverage was purchased, whether an exception was granted or any other factor.
19. No chewing gum is permitted in the pool or on the pool deck area.
20. Illegal drugs, tobacco products and electronic cigarettes are not permitted in the pool/spa area.
21. The Amenity Manager reserves the right to authorize all programs and activities (including the number of participants, equipment and supplies usage, etc.) conducted at the pool, including swim lessons and aquatic/recreational programs.

22. The District is not responsible for lost or stolen items.
23. Chemicals used in the pool/spa may affect certain hair or fabric colors. The District is not responsible for these effects.
24. The Clubhouse pool, spa and deck area may not be rented at any time; however, access may be limited at certain times for various District functions, as approved by the Board.

SPA RULES

NO LIFEGUARD ON DUTY -- BATHE AT YOUR OWN RISK

1. All previous safety issues under pool rules apply.
2. No one less than thirteen (13) years of age allowed in spa.
3. Maximum capacity: Seven (7) people.
4. No food or drinks are allowed to be consumed while in the pool/spa.
5. No smoking of any kind, including electronic cigarettes.

SWIMMING POOL: THUNDERSTORM POLICY

The Amenity Manager will control whether swimming is permitted in inclement weather, and the pool facility may be closed or opened at their discretion.

FITNESS CENTER POLICIES

Eligible Users: Patrons and Guests eighteen (18) years of age and older are permitted to use the District Fitness Center during designated operating hours. No Guests under the age of eighteen (18) are allowed in the District Fitness Center at any time.

Food and Beverage: Food is not permitted within the District Fitness Center. Beverages, however, are permitted in the District fitness Center if contained in non- breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted. Smoking, including smoking electronic cigarettes, is not permitted in the District Fitness Center.

1. Appropriate attire and footwear (covering the entire foot) must be worn at all times in the District Fitness Center. Appropriate attire includes t-shirts, tank tops, shorts, and/or athletic wear (no swimsuits).

2. Each individual is responsible for wiping off fitness equipment after use using antiseptic wipes provided by the District.
3. Use of personal trainers is permitted in the District Fitness Center per approval of the Amenity Manager.
4. Hand chalk is not permitted to be used in the District Fitness Center.
5. Radios, tape players, MP3 players and CD players are not permitted unless they are personal units equipped with headphones.
6. No bags, gear, or jackets are permitted on the floor of the District Fitness Center or on the fitness equipment.
7. Weights or other fitness equipment may not be removed from the District Fitness Center.
8. Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
9. Please be respectful of others. Allow other Patrons and Guests to also use equipment, especially the cardiovascular equipment.
10. Please replace weights to their proper location after use.
11. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
12. Any fitness program operated, established and run by the Amenity Manager may have priority over other users of the District Fitness Center.

GENERAL FACILITY RESERVATION POLICY

1. Staff will take reservations in advance for the Amenity Facilities (please note that special reservation procedures apply to the Clubhouse Ballroom; see below for more information). Reservations are on a first come, first served basis and can be made either in person at the Clubhouse by filling out a reservation form, via telephone by calling 863-324-5457 or via e-mail.
2. Staff will not accept voice messages left with the Clubhouse Office as a reservation. You must speak to a staff member either on the phone, in person or by e-mail to confirm your reservation.
3. Reservations are available for up to 3 hour increments for all facilities listed in the reservation policy. Longer time increments may be approved by the Amenity Manager.

4. Please call the Clubhouse Office if you cannot make your scheduled reservation so we can re-assign the reservation time slot.
5. Late arrivals or no shows: we will hold your reservation for 15 minutes past your scheduled start time before re-assigning the reservation time slot.
6. There are no personal “standing” weekly reservations allowed for the facilities listed in the reservation policy.
7. These policies are subject to change at any time pursuant to action by the Board of Supervisors at a duly noticed District Board Meeting.

TENNIS FACILITY POLICIES

When not subject to a reservation, the Tennis Court are available on a first come, first served basis. It is recommended that Patrons desiring to use the tennis courts check with the staff to verify availability. Use of a tennis court is limited to one and a half (1.5) hours when others are waiting, unless the court is used pursuant to a reservation discussed above. If no one is waiting, play may continue.

As a courtesy to other patrons, we ask that all players please recognize and abide by these rules and guidelines. Remember, not only is tennis a lifetime sport, it is also a game of sportsmanship, proper etiquette and fair play.

1. Proper tennis etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
2. Proper tennis shoes and attire, as determined by the Amenity Manager, are required at all times while on the courts. Shirts must be worn at all times.
3. Tennis courts are for Patrons and Guests only. Patrons may invite Guests for play, but shall accompany their Guests and register them properly. The limit is three (3) Guests to a single court.
4. No jumping over nets.
5. Players must clean up after play. This includes “dead” balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
6. Court hazards or damages, such as popped line nails, need to be reported to the Amenity Manager for repair.
7. Persons using the tennis facility must supply their own equipment (rackets, balls, etc.).

8. The tennis facility is for the play of tennis and racquet sports such as pickleball. Pets, roller blades, bikes, skates, skateboards and scooters are prohibited at the tennis facility.
9. No permanent boundary markers or lines may be placed on the tennis courts, other than the existing tennis lines.
10. Beverages are permitted at the tennis facility if they are contained in non-breakable containers with screw top or sealed lids. No food or glass containers are permitted on the tennis courts.
11. No chairs, other than those provided by the District, are permitted on the Tennis Court.
12. Lights at the tennis facility must be turned off after use.
13. Guests under the age of eighteen (18) are not allowed to use the tennis facility unless accompanied by an adult Patron.
14. The Tennis Court may be reserved by the District for District-sponsored events or functions.
15. If you find it necessary to “bump” other players when it is your turn to play:
 - a) Never attempt to enter someone else’s court before your reservation time.
 - b) Never enter the court or distract players while others are in the middle of a point or game.
 - c) Wait outside the entrance gate and politely inform the players that you have a reservation time.
 - d) Allow players to finish out one more point, and then begin the player changeover for the court.
 - e) If you are bumped from a court and wish to continue play, please notify the Clubhouse office staff and they will do their best to get you on the next available court.

BASKETBALL COURT POLICIES

1. Basketball equipment, if available, may be obtained from the Clubhouse office.
2. Proper basketball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
3. Proper basketball or athletic shoes and attire are required at all times while on the courts. Shirts must be worn.
4. The basketball facility is for the play of basketball only. Pets, roller blades, bikes, skates, skateboards and scooters are prohibited from use at the facility.

5. Beverages are permitted at the Basketball Court if they are contained in non-breakable containers with screw top or sealed lids.
6. Guests under the age of eighteen (18) are not allowed to use the Basketball Court unless accompanied by an adult Patron.
7. Please clean up court after use.
8. The Basketball Court may be reserved by the District for District-sponsored events or functions.

HORSESHOES POLICIES

1. Horseshoe equipment, if available, may be obtained from the Clubhouse office.
2. Appropriate dress is required on the court; this includes no bare feet, bathing suits or cover-ups for swimwear.
3. No tossing of horseshoes while someone is in a pit or in the throwing lane. Horseshoes tumble when thrown and participants need to safely clear the pit.
4. Guests under the age of eighteen (18) years of age may play provided they are supervised by an adult Patron and are physically capable of tossing a shoe to the pit. Supervising adults are responsible for children's safety.
5. The horseshoe pits may be reserved by the District for District-sponsored events or functions.

SHUFFLEBOARD POLICIES

1. Shuffleboard equipment, if available, may be obtained from the Clubhouse office.
2. Appropriate dress is required on the court; this includes no bare feet or cover-ups for swimwear.
3. Pucks or sticks are not to be thrown.
4. No person or person(s) should walk on or across the Shuffleboard Court.
5. Guests under eighteen (18) years of age may play if supervised by an adult Patron who understands the rules and regulations of the game.
6. The Shuffleboard Court may be reserved by the District for District-sponsored events or functions.

BOCCE POLICIES

1. Bocce equipment, if available, may be checked-out from the Clubhouse office.
2. Appropriate dress is required on the court; this includes no bare feet or cover-ups for swimwear.
3. Bocce balls should not be tossed or thrown outside of the court.
4. Players on the opposite end of the playing or thrower's end should stand outside of the court walls. Sitting on the walls is permissible provided one's legs are on the outside of the walls. Please report any loose boards, protruding nails, etc., to the staff.
5. Children under eighteen (18) years of age must be supervised by an adult Patron who understands the rules of the game.
6. Please brush the playing surface at conclusion of play.
7. The bocce courts may be reserved by the District for District-sponsored events or functions.

BOWLING POLICIES

1. The bowling machines are all self-scoring. If you are unsure how to operate the machines or need assistance, please contact the Amenity Manager or staff for instructions.
2. Reservations for the bowling alley(s) can be made through the Amenity Manager's office.
3. Proper attire must be worn. Bowling shoes are the only acceptable footwear on the lanes.
4. No one is allowed past the foul line or on a bowling lane at any time. If it becomes necessary to traverse the lanes, all walking shall be done in the gutter(s).
5. Proper bowling etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
6. No food or drink is allowed in the approach area.
7. If at any time the equipment fails to operate properly or your ball does not return, please contact the Amenity Manager or staff for assistance.
8. No one is allowed behind the pin setting machines without Amenities Manager's permission.

9. Return all balls and shoes to racks when you have finished bowling.
10. Guests under eighteen (18) years of age may play if supervised by an adult Patron who understands the rules and regulations of the game.
11. The bowling lanes may be reserved by the District for District-sponsored events or functions.

CINEMA POLICIES

1. Maximum seating capacity in the Cinema is 55.
2. Please contact the Amenity Manager or staff for assistance with equipment.
3. Movie selections are made by the Amenity Manager's office based on new releases. Suggestions from residents are also considered.
4. Scheduled movies and show times are posted and subject to change.
5. Closed captioning is available for certain movies at certain show times. Please check with the Amenity Manager or staff for the schedule.
6. Please be courteous and arrive on time. Movies are not to begin prior to the scheduled show time.
7. Reservations for the Cinema can be made through the Amenity Manager's office.
8. The Cinema may be reserved by the District for District-sponsored meetings, classes, events or functions.
9. Guests under eighteen (18) years of age must be accompanied by an adult.
10. Please ensure that the Cinema is clean and free from trash and debris following any function. Any Resident or Non-Resident Member who reserves and holds a function in the Cinema and fails to clean up and return it to the condition in which it was obtained may be charged a clean-up fee by the Amenity Manager.
11. Please report any loose seats, lighting issues or other facility needs to the Amenity Manager or staff.

CRAFT ROOM POLICIES

1. Reservations for the Craft Room can be made through the Amenity Manager's office.
2. If at any time the equipment in the Craft Room fails to operate properly, please contact the Amenity Manager or staff for assistance.

3. Please be courteous of others' projects and do not touch.
4. Guests under eighteen (18) years of age may utilize the Craft Room if supervised by an adult Patron.
5. The craft room may be reserved by the District for District-sponsored events or functions.

CARD ROOM AND GAME ROOM POLICIES

1. Reservations for the Card/ Game Room can be made through the Amenity Manager's office.
2. Many different card and billiard games are held at regularly scheduled times. Please contact the Activities Office or www.ashtonliving.net for a list of scheduled activities. When group activities are scheduled, please be courteous of others. Random play is acceptable when the rooms are not scheduled for group activities.
3. The Card/ Game room may be reserved by the District for District-sponsored events or functions.

FISHING POLICY

Patrons may fish from any District owned lake/retention pond within the Lake Ashton Community Development District. Please check with the Amenity Manager for rules and regulations pertaining to fishing and for proper access points to these bodies of water. The District has a "catch and release" policy for all fish caught in these waters. No watercrafts of any kind are allowed in these bodies of water except for small remote controlled boats intended for recreational purposes. Swimming is also prohibited in any of the waters.

PAVILION POLICIES

1. The Pavilion is furnished with tables, chairs, fans, electricity, and grills. If you are unsure how to operate the grills or need assistance with any equipment, please contact the amenity Manager or staff for instructions.
2. Reservations for the Pavilion can be made through the Amenity Manager's office.
3. If at any time the equipment at the Pavilion fails to operate properly, please contact the Amenity Manager or staff for assistance.
4. Guests under eighteen (18) years of age may not utilize the grills at the pavilion.
5. Please ensure that the Pavilion and surrounding area is clean and free from trash and debris following any function. Any Resident or Non-Resident Member who reserves

and holds a function at the pavilion and fails to clean up and return it to the condition in which it was obtained may be charged a clean-up fee by the Amenity Manager.

6. The pavilion may be reserved by the District for District-sponsored events or functions.

LAKE ASHTON RESTAURANT POLICIES

The Lake Ashton Clubhouse restaurant is available for use during posted hours of operation. Proper attire must be worn at all times when in the restaurant or when seated on its patio; shoes and shirts are required to receive service. All Patrons and Guests are also required to adhere to any posted policy regarding the restaurant that has been approved by the Board of Supervisors.

CLUBHOUSE BALLROOM: RENTAL POLICIES

Residents and Non-Resident Members, as well as members of the general public upon payment of applicable fees, may reserve the Lake Ashton Ballroom through the Amenity Manager's office for various meetings, classes, events, etc. for a maximum of five (5) hours per event. The five (5) hour limitation can only be exceeded upon specific authorization from the Amenity Manager. Reservation of the Lake Ashton Ballroom is on a first come, first serve basis and is subject to approval by the Amenity Manager. Refer to the Rules of the Lake Ashton Community Development District, Chapter III - "Rental Fees For Use of Certain Lake Ashton Facilities" (the "Rules – Chapter III"), for a complete schedule of rental fees and deposits. A setup/cleanup fee may also be required for certain functions. Please contact the Amenity Manager to make the proper arrangements regarding availability and various other service fees.

Unless previously approved by the Amenity Manager as provided herein under the "General Facility Provisions", all food and beverages, including alcohol, consumed in the Lake Ashton Ballroom must be purchased through the Lake Ashton Clubhouse restaurant (with the exception of cakes needed for special events, such as weddings, birthdays, etc.). Alcoholic beverage sales and service are regulated by the State of Florida. Therefore, it is District policy that no alcohol of any kind is to be brought into, or taken away from, the facility without the District's approval.

Below are the policies and guidelines set forth and agreed upon by the Board and Amenity Manager regarding events in the Lake Ashton Ballroom:

Policies

1. Applicants for rental of the Lake Ashton Ballroom may be a Resident, Non-Resident Member or a member of the general public, but members of the general public wishing to rent the Lake Ashton Ballroom or another facility may be subject to additional rental charges. Refer to the Rules – Chapter III for more information.

2. Applicants may rent the Lake Ashton Ballroom and other designated rental rooms only, as certain amenities may not be reserved for private use.
3. Facilities will be reserved on a first-come, first-served basis.
4. Applicant may reserve the Lake Ashton Ballroom for up to five (5) hours only; unless they request and receive prior approval from the Amenity Manager.
5. All applicants will be required to fill out and sign the District Facility Use Application Agreement at the Clubhouse office.
6. Residents, Non-Resident Members and members of the general public are responsible for ensuring that their Guests adhere to the policies set forth herein.
7. The volume of live or recorded music must not violate applicable City of Lake Wales noise ordinances.
8. No open burning or campfires are allowed at the facility.
9. Alcoholic beverage service, if approved, shall only be obtained through a service licensed to serve alcoholic beverages. Such service will be required to provide to the Amenity Manager a certificate of insurance, naming the District as an additional insured party. The Amenity Manager may make an exception to this requirement in advance for community events such as pot luck dinners, bingo events and private functions held by Patrons who have reserved the Ballroom. When such a community event is held, the Patrons will be allowed to bring in beer or wine for personal use.
10. Patrons are not allowed to bring or use grills or smokers at the Clubhouse. Upon approval by the Amenity Manager, Patrons may hire an insured caterer to provide this service and the location of any grill or smoker will be at the discretion of the Amenity Manager. Such catering service will be required to provide to the Amenity Manager a certificate of insurance, naming the District as an additional insured party.
11. Any Resident or Resident activity which qualifies for and is granted a fee waiver under the Rules of the Lake Ashton Community Development District, Chapter III, may request that the Amenity Manager grant permission to bring outside catering or outside food and beverage to the Lake Ashton Ballroom for an event compliant with Chapter III. The Amenity Manager shall have the sole discretion to grant or deny such a request and may require the signature and submission of a certificate of insurance, a liability waiver or other administrative documentation as deemed appropriate by the District.

Schedule of Fees and Deposits

1. Refer to the Rules of the Lake Ashton Community Development District, Chapter III - "Rental Fees For Use of Certain Lake Ashton Facilities" (the "Rules – Chapter III"), for a complete schedule of rental fees and deposits.

2. A non-refundable service fee may be charged for functions held having more than 25 people in attendance in order to cover the costs associated with setup, breakdown and cleanup of the Lake Ashton Ballroom. A final guarantee (number) of guests is to be conveyed to the Amenity Facilities' events planner no later than five (5) days before the date of the scheduled event. In absence of a final guarantee, the number indicated on the original agreement will be considered correct. A check shall be made out to the District and submitted to the Clubhouse Office.
3. If required by the Rules – Chapter III, a security deposit(s) or security fees shall be submitted to the Clubhouse Office in the form of a separate check (which shall be made payable to the "Lake Ashton Community Development District").
4. A staff charge and/or other special charge(s) or fee(s), if applicable based upon the reasonable discretion of the Amenity Manager, will be added to the base fee in order to cover any additional costs (i.e., kitchen use, staff availability, etc.).

Indemnification

Each organization, group or individual reserving the use of an Amenity Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the Amenity Facility and the owner's officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District lands, premises and/or Amenity Facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.38, Florida Statutes.

CLUBS AND OTHER ORGANIZATIONS

Any club, group or organization wanting to utilize the Amenity Facilities, activities display space, Channel 96/732, Coffee Meetings, Ashtonliving.net, or the LA Times newsletter to promote club or organization activities must meet the following criteria:

- Clubs must be comprised of a minimum of at least five active members; all members must be Lake Ashton residents.
- No club may be formed, and no activities held within the Amenities Facilities, for commercial or profit-making purposes.
- The purpose of each club must be to provide lifestyle enhancing opportunities to Lake Ashton residents and not to effectuate sales of products or services. No one household can profit from the club. Clubs may generate funds through dues and proceeds from club organized events. If a club chooses to generate funds, a check and balance system must be in place as well as a club checking account.
- Club membership and club activities must be available to all residents. Criteria for club membership should be governed by the individual club's by-laws.
- Rules applying to the formation and admissibility of clubs may be modified at the discretion of the Lake Ashton Community Development District Board of Supervisors.

- Violations of these policies by any club may result in the loss of that club's privileges within the Amenity Facilities.

MEDIA POLICY

District Media (as defined herein) is provided for the dissemination of factual community information by the District to District residents. The District reserves full editorial rights to select, exclude, modify, add or delete material or portions of material submitted for inclusion in District Media. Any individual, group, club or organization that submits Inappropriate Content (as defined herein) for inclusion in District Media shall be in violation this Policy

COMPUTER AND INTERNET POLICY

The District reserves the right to revoke the computer and/or internet privileges of any user at any time.

Computer and Internet Monitoring

Computers that are property of the District and any contents thereof, including email, are subject to monitoring and access by the District at any time with or without consent or prior knowledge of the user. The District, as its discretion reserves the right to monitor any use of network resources, to monitor computer and internet usage, including, but not limited to: sites visited, searches conducted, information uploaded or downloaded and to access, retrieve and delete any data stored in, created, received, or sent over the network or using network resources for any reason.

Inappropriate Content and Use

It is strictly prohibited to use a District computer to seek, send or store Inappropriate Content (as defined herein). Internet browsing on websites with Inappropriate Content is prohibited. Users of District computers and internet are not permitted to store, download or transmit copyrighted materials on District computers or through District internet unless written permission of the District has been granted. Examples of copyrighted materials include, but are not limited to: commercial music, video, graphics, or other intellectual property. The District will not provide for defense for violators of copyright or intellectual property rights. All doubt regarding whether material is copyrighted, proprietary, or otherwise inappropriate for duplication should be resolved in favor of not duplicating such information.

POLITICAL GROUPS

Use of Rental Facilities and Political Groups

1. Rental Facilities shall be available to the public and /or to Lake Ashton clubs and individuals, including Political Groups, for rent or reservation in accordance with the Policies of the District and the laws of the state of Florida.
2. All activities must, at all times comply with the Chapter 106, *Florida Statutes*, and all applicable laws and regulations.
3. The Rental Facilities may not be used for political rallies, parades, protests or other campaign or events involving Political Issues intended or designed to incite disruptive or dangerous behavior.
4. Notwithstanding any of the foregoing, the District reserves the right to deny access to the Rental Facilities to any party, including Political Groups, if such party does not comply with the Policies of the District and the laws of the state of Florida or presents a danger to health, safety, or welfare of the residents of the District.

District Media and Political Groups

1. It is the intent of the District to maintain District Media as a non-public forum for the dissemination of factual community information by the District to District residents.
2. Lake Ashton clubs, groups or organizations that meet the criteria for a club under the Policies, including Lake Ashton clubs which constitute Political Groups, may submit material for consideration by staff of the District for inclusion in District Media.
3. All information included in District Media shall be limited to factual information, shall not advocate passage or defeat of a candidate, party, measure or other Political Issue, and shall not support, endorse or oppose a candidate for nomination or election to a public office or office of political party or public officer.
4. The provisions hereunder regarding District Media shall not be interpreted to prohibit any publications, postings, mailings or information produced, endorsed or circulated by the Supervisor of Elections, local, state, federal or other government of competent jurisdiction over the District or to such publications, postings, mailings or information permitted under local, state or federal law.
5. The District may accept paid political advertising that complies with Chapter 106, *Florida Statutes*, and all applicable local, state and federal laws. The advertising rates for such paid political advertising shall be the same as those rates charged to other members of the public for paid advertising. It is the sole responsibility of the party submitting the paid political advertising to ensure the advertisements compliance with all laws, including, but not limited to, those laws requiring mandatory language and / or a disclaimer within the paid political advertising.
6. Notwithstanding any of the foregoing, the District reserves full editorial rights to select, exclude, modify, add or delete material submitted for inclusion in District Media, including the right to edit material relating to Political Issues, and the District

additionally reserves the right to include a disclaimer in District Media noting that the Lake Ashton Community Development District does not endorse or support a particular candidate, party, measure or issue.

SUSPENSION AND TERMINATION OF PRIVILEGES

Relating to the Health, Safety and Welfare of the Patrons and Damage to Amenity Facilities:

Notwithstanding anything contained herein, the Amenity Manager may, at any time, restrict or suspend any Patron's or Guest's privileges to use any or all of the Amenity Facilities when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the Amenity Facilities from damage.

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

Relating to District's Amenity Facilities Policies:

A Patron's or Guest's privileges at any or all Amenity Facilities may be subject to various lengths of suspension or termination for up to one (1) calendar year by the Board of Supervisors, and a Patron or Guest may also be required to pay restitution for any property damage, if a he or she:

1. Fails to abide by the District's Amenity Facilities Policies established and approved by the Board of Supervisors.
2. Submits false information on the application for a photo ID card or Guest pass.
3. Permits unauthorized use of a photo ID card or Guest pass.
4. Exhibits unsatisfactory behavior, deportment or appearance.
5. Treats the personnel or employees of the Amenity Manager in an unreasonable or abusive manner.
6. Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the District or Amenity Manager's staff.
7. Damages or destroys District property.

District Suspension and Termination Process:

In response to any violation of the rules, regulations, policies and procedures specified herein, including, but not limited to, those set forth in the preceding paragraph, the District shall follow the process outlined below with regard to suspension or termination of a Patron's or Guest's privileges:

- A. First Offense – Verbal warning by staff of policy violations; the warning shall be summarized in a brief written report by staff and kept on file in the Clubhouse Office.
- B. Second Offense – Written warning by staff of continued policy violations sent by certified mail to the Patron/Guest and kept on file in the Clubhouse Office. In addition, the Patron/Guest will be suspended from the Amenity Facilities for the remainder of the day on which the written warning is issued.
- C. Third Offense – Automatic suspension of all Amenity Facilities privileges for one (1) week; a written report will be created, a certified letter will be sent to the Patron/Guest and a copy of such letter kept on file in the Clubhouse Office.
- D. Fourth Offense – Automatic suspension from all Amenity Facilities for up to thirty (30) days or until the date of the next Board of Supervisors Meeting whichever occurs first. At this time a complete record of all previous documented offenses will be presented to the Board for recommendation of suspension beyond thirty (30) days or possible termination of the Patron's/Guests privileges for up to one (1) calendar year from the Board's approval of termination of privileges.



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

September 1, 2017

Board of Supervisors
Attn: Patti Powers
Lake Ashton Community Development District
5385 N. Nob Hill Road
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Lake Ashton Community Development District, Polk County, Florida (the "District") for the fiscal year ended September 30, 2017. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Lake Ashton Community Development District as of and for the fiscal year ended September 30, 2017. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2017 audit.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a

written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to using the audit's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$4,100 for the September 30, 2017 audit, respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2016 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Lake Ashton Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Lake Ashton Community Development District.

By: _____

Title: _____

Date: _____



PEER REVIEW PROGRAM

is proud to present this

Certificate of Recognition

to

Grau & Associates

For having a system of quality control for its accounting and auditing practice in effect for the year ended June 30, 2016 which has been designed to meet the requirements of the quality control standards for an accounting and auditing practice established by the AICPA and which was complied with during the year then ended to provide the firm with reasonable assurance of conforming with professional standards.

A handwritten signature in cursive script, reading "Anita Ford", written over a horizontal line.

Anita Ford, Chair
AICPA Peer Review Board
2016

Hurricane Preparedness Plan

OPERATIONS (Prior to hurricane season each year)

- A. All storm drains and blow off structures shall be checked to insure they are functioning properly and that there are no obstructions (vegetation, debris, etc.).
- B. All District owned buildings, signage and gate facilities shall be checked to verify weather tightness and that there are no loose components which may be removed during high winds, causing injury to others or allowing for further rain or wind damage during an extreme storm event.
- C. All residents should be provided with the opportunity to attend hurricane preparedness information meetings and have access to storm preparation guidelines.
- D. Obtain several battery-operated radios to ensure you can receive emergency information. It is desirable to have at least one radio on site which can receive National Oceanic & Atmospheric Administration (NOAA) weather radio frequencies. Weather radios with a tone alert capability are a very effective way of receiving reports of significant changes in weather conditions. Procure sufficient flashlights and other battery powered lights to allow essential work to be conducted in the event of power outage. Ensure a good supply of fresh batteries are on hand throughout the hurricane season.
- E. Test all computer battery back-ups for functionality.

OPERATIONS PRIOR TO AN APPROACHING STORM (24 hours)

- A. Circulate current Hurricane Preparedness plan to on site management, landscape maintenance and security staff to ensure understanding of the plan and to ensure important cell phone numbers are current.
- B. Community Director should communicate with current Lake Ashton Community Emergency Response Team (CERT) leaders to identify and resolve any questions or concerns about logistics during the storm.
- C. Community Director should communicate with current Lake Ashton Citizen's Assisted Patrol (C.A.P.), Neighborhood Watch and Amateur Radio Club as needed.
- D. Remove all large items to a secure area including flower pots, outside furniture, all benches, chairs, trash receptacles, umbrellas, smokers' outposts, chess pieces and pool furniture.
- E. Remove netting from all Tennis Courts, pool equipment (skimmers etc.), bocce rakes and place in a secure area.

- F. Secure all access gates and dumpster areas.
- G. Turn off all irrigation, water supply to all fountains and power to fountains.
- H. Drain pool 6-12"
- I. Turn off gas to pool heaters and kitchen.
- J. Remove all flags from flag poles.
- K. Remove gate arms and set gates to open. Gate Attendants will leave the Entrance Gate and staff the Clubhouse when notified by their supervisor.
- L. On site management staff should communicate/update residents via available media (television channel, electronic mail and website).
- M. Clubhouse/restaurant staff to secure work areas and leave the building 12 hours before the storm and return when notified by their supervisor(s).
- N. Clubhouse to remain unlocked in order to facilitate usage by Lake Ashton Community Emergency Response Team (CERT). If possible, Security Officer staffed at Entrance Gate and/or roving Security should staff the Clubhouse and assist the CERT members.
- O. Maintenance/Landscape staff to return to the District immediately following the storm passing to assist in any clean up.
- P. Security Officers to return to the Entrance Gate immediately following the storm passing to assist with communication.

Security Officer Lake Ashton CDD

863.324.7290 Entrance Gate; 908-342-7222 Patrol Cellular Phone

LACDD Community Director

Tricia Adams 863.324.5457 (office); 863.241.8050 (cell)

C.A.P.

Ken Loretnz 863.326.1974

CERT

Ken Doss 863.845.5838 (home); C: 863.326.0661 (cell)
Carolyn Neuberger 863-325-9028

Neighborhood Watch

Fay Wood 714.423.8966
Bob Harmon 863.325.0323

LA Amateur Radio Club

Claude Brown 863.318.1869 (home); 863.258.1502 (cell)

Please note: LACDD II has a separate and independent Hurricane Preparedness Plan.



LAKE ASHTON

Community Director's Report

**Lake Ashton CDD District Manager
Lake Ashton CDD Board of Supervisors
October 2017**

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

- September 1 through 30 website usage: 9,362 total visits, averaging about 312 visits per day with 27,326 total page views averaging about 911 page views per day. Top pages: news article list, classified listings, and resident directory.
- Lakeashtonweddings.com visits: in September there were 215 visits. Lake Ashton Weddings Facebook page now has about 320 likes.

Monday Coffee

- Featured speakers in the upcoming weeks include Outback Oasis, Lake Wales Care Center, Visit Central Florida's Outpost 27, Family Elder Law, Polk Supervisor of Elections Lori Edwards, Small World Tours Presenting Lake Ashton Group Travel for First Quarter of 2018, City of Winter Haven, LARV Benefit Association, Anchor House, and more.

LA Times

- Revenue collected for the October newsletter is \$7,197.
- An additional color signature (4 pages) was added to the October edition.
- The November edition of the newsletter will be released and distributed October 31.

Activities & Resident Services

- A new resident discount agreement was received from Glossy Hair & Nails.
- A Lake Ashton Home Improvement Expo is scheduled October 20 in the Clubhouse Ballroom. Participating vendors include Lake Ashton (Lake Wales) ARC, Lake Ashton (Winter Haven) ARC, Bath Fitter, Blackburn's Interiors, Distinctive Installations, Dramatic Design & Décor, Economy Glass Tinting, Elite Designs Lighting, Hartline Alarm Company, Jim's Floor Depot, JZ's Custom Home Service, Kincaid Electrical Services, Kinetico Quality Water of Polk County, Limitless Painting, Miller's Central Air, One Stop Hurricane Shutters, Orchid Cleaning Services, Polk Air Conditioning, Precision Safe & Lock, Ridge Energy Savers, ServPro of Bartow/Lakeland, Solar Homes, Taylor Pressure Washing, Tucker Carpets, United Refrigeration & Air Conditioning, Unlimited Property Solutions, Window World of Polk County, Wrights Flooring & Carpet Cleaners and more!
- A new initiative to enhance the beauty of the Clubhouse and feature Lake Ashton artists and photographers is underway. There is a rotating exhibit in the hallway near the Bowling Alley. The exhibit will display the work of one Lake Ashton artist and/or one photographer for a six week period.
- Holiday décor and lighting is scheduled to be installed the week of November 19 as Lake Ashton enters the holiday season.

- Lake Ashton is hosting Clubhouse Fitness Center Orientation October 27 sponsored by Lake Wales Medical Center.
- 2018 Entertainment series tickets went on sale October 4. Five (5) individual shows in addition to the entertainment series are scheduled for peak season. Marketing and promotion was released with the October edition of the LA Times and on ashtonliving.net website. Staff has secured corporate sponsorship for the entertainment series and all five individual shows for the 2017/2018 season.
- Upcoming activities and special events set up by staff include Flu Shots, Bloodmobile Blood Drive, Blood Pressure & Glucose checks, Hunsader Farms Pumpkin Festival Trip, AARP Safe Driver Class, Wine & Paint Night, Tea Talk & Tasting, CPR Class, All Saints Academy Dance Show, Birds of Lake Ashton educational presentation, Bats educational seminar, Active Shooter Training, Holiday Hand Lettering, Think & Drink: Genetics & Pharmaceuticals, Jewish Learning Institute: Great Debates in Jewish History classes, Chat & Chew movies and educational seminars, St. Augustine Holiday Jubilee Trip, Holiday Show reVoiced, New Year's Eve Snow Ball, and more.
- Document shredding events are scheduled October 16 and April 23 sponsored by Henderson Sachs.
- Clubhouse Staff and Activities Desk Volunteers collected \$761 in September for LACDD special event revenue.
- In September, Clubhouse Staff and Activities Volunteers collected about \$2,537 for AARP, LA Belles, Pet Co-Op, Pet Play Parks, Sip N Dip Painting class, Sock Hop, and Woodshop dues.
- New Resident Orientation is scheduled at the Clubhouse October 11 (Mike Costello), December 13 (Bob Ference), February 28 (Brenda Van Sickle), April 18 (Carol Pontious), and June 13 (Borden Deane).
- Fifteen (15) 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 for the first quarter of 2018 will be released after Monday Coffee November 13.

Room Rental

- The Ballroom was rented out four (4) times in September; a report is attached. Rental revenue is \$2,800.
- September: thirty-one (31) inquiries came in for Ballroom rental.
- About 157 cars entered to attend Bingo in September.

Restaurant

- During October and November, Fire at Lake Ashton is open Tuesdays through Saturdays.
- Wing Night continues on Thursdays - .75 cents per wing.
- Entertainment is scheduled to promote attendance October 18, October 25, November 8, November 22, December 6, and December 20 from 5 to 8 pm. Entertainment is held indoors or outdoors contingent on weather conditions.
- Fire at Lake Ashton's Facebook page has 171 likes.
- The October lease payment was collected from Fire at Lake Ashton.
- Quarterly restaurant financial reports are due October 25.
- A new menu was released in August.
- Furniture and smallwares approved at the August 11 LACDD BOS meeting have been ordered. Equipment is arriving in several different shipments. All equipment will be added to inventory and an inventory audit will take place.

Security, Guest Registration, & Public Safety

- In partnership with Lake Wales Fire Department, a free CPR class is offered for all residents Wednesday, October 25 at 1 p.m. in the Clubhouse Ballroom.
- In partnership with Lake Wales Police Department, a free Active Shooter Training is offered Monday, November 6 at 10:15 a.m. in the Clubhouse Ballroom.

- Lake Wales Police Department traffic enforcement will be targeting illegal parking, failing to obey stop signs, and speeding within the Lake Ashton community.
- A radar gun has been issued to CWS security staff at Lake Ashton for the purpose of setting up radar display during certain peak traffic times. The initiative is to bring awareness to the speed limit and driving behaviors within Lake Ashton. Prior to implementing the initiative, GMS and CWS staff met with LWPB in order to communicate the plan. Staff continues to publish public safety messages in electronic and print media reminding residents to drive with caution and obey posted traffic control signage. Staff continues to communicate with Lake Wales Police Department regarding traffic enforcement.
- Clubhouse staff and Security Officers registered 160 guests in September.
- Thompson Nursery Road Security Officers processed 6,123 guest vehicles in September.
- In September, two (2) boats were processed with permission.
- Fifteen (15) resident identification cards were issued in September.
- Numerous residents have reported being victims of credit fraud and identity theft. Staff has published a new online resource "Preventing Identity Theft" informed by law enforcement information and other consumer advocates.
- Seasonal alligator alerts are posted on Ashtonliving.net and in the monthly newsletter.
- Hurricane Preparedness Guidelines (for residents) have been published. The guidelines are available as an electronic resource or a print version is available at the Clubhouse Activities Desk. Revisions for future Hurricane Preparedness Guidelines will be based on new information and experiences before, during, and after Hurricane Irma.

Capital Projects & Other Updates

- Robust preparations were made with LACDD amenities in advance of Hurricane Irma. Important information about key resources and local public safety groups was posted on ashtonliving.net and electronically mailed to residents. Updates about Lake Ashton schedule changes due to Hurricane Irma were posted on ashtonliving.net and electronically mailed to residents. Staff maintained communication with Lake Ashton public safety groups such as CERT and Amateur Radio Club to share important information. Staff maintained communication with LAICDD vice chairman to share important information. Staff maintained contact with Lake Wales Emergency Operations to maintain communication.

After Hurricane Irma, LACDD had hurricane property damage to the Clubhouse roof and soffit, Pavilion roof, Berwick Gate, Exterior Fencing, Trees, Landscaping, Patio Awning, Stop Signs, Street Signs, and Speed Limit Signs. An insurance claim has been started. The hurricane insurance deductible for the Clubhouse is about \$72,000. The Pavilion and Property in the Open have separate hurricane deductibles. Estimates for roofing, soffit, and awning are still being gathered.

Staff was on site Monday, September 11 after the hurricane passed and the curfew for the City of Lake Wales lifted. After assessment September 11, it was determined that all amenities could reopen at 6 a.m. September 12 with the pool and spa remaining closed until pool service occurred. Important communication with key vendors took place September 11 to ensure a timely response to critical repairs for Berwick gate, commercial pool services, temporary roof repairs, and tree removal. One day after Hurricane Irma, September 12, the entire GMS team was on site to communicate, make further assessments, facilitate repairs, and to open facilities.

Temporary roof repairs and Berwick gate repairs were made September 12. Trees encroaching on the roadway or in danger of falling on LACDD roads were removed the day following Hurricane Irma. Communication regarding the status of the amenities and activities, as well as information about trash, recycling and yard waste pick up with City of Lake Wales/Republic Services, and information about an

interruption in telephone services at the Clubhouse was electronically mailed the day following Hurricane Irma. Important public safety repairs (rehanging street signs, rehangng stop signs) took place two days following Hurricane Irma. Other hurricane repairs and estimates are being facilitated.

- The Clubhouse Fitness Center showers will be closed from October 13 to October 19 for tile refurbishment. During certain days, there may be limited or no access to the Fitness Center restrooms while workers are present. New laminate counters are pending.
- Lake & Wetland Management completed restoring 160' of shoreline on Lake Ashton. This project was approved at the 08.11.17 LACDD BOS Meeting. Sod was destroyed during Hurricane Irma and replacement is pending.
- New Pavilion furniture has been installed. Staff will be working with groups that frequently use the Pavilion to determine the best arrangement.
- The 2017 LACDD Feedback Survey was released electronically to 1,369 electronic mail addresses. The survey was also included in paper format as an insert to the 2017 March edition newsletter (circulation 1,500). Resident Satisfaction Surveys were received through April 7, 2017. Staff received about 324 paper surveys and about 107 electronic surveys for a total of 431 responses. Data is being compiled and will be reported to Supervisors.
- A letter regarding sharing costs for hydrilla treatment to LACDD stakeholders (per the 08.11.17 LACDD BOS discussion) is pending.
- Stormwater, curb and asphalt repairs are in process with All Terrain per specifications approved at the May 2017 LACDD BOS meeting. All Terrain was back on site October 3 for certain concrete repairs.
- Staff completed eight (8) facility maintenance forms/repair requests in September.
- The approved meeting schedule for FY2018 is now posted on Ashtonliving.net. The Board is scheduled to meet November 10, December 8, January 12, February 9, March 9, April 13, May 11, June 8, July 13, August 10, and September 14, 2018 at 9 a.m. in the Clubhouse Ballroom.
- TECO conducted an energy audit August 8 for the purpose of identifying potential energy savings and cost reductions. Staff is reviewing the report and completing applications for TECO rebates.
- 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.

Ballroom Rental Fee Report
 From: 9/1/17 to 9/01/17
 Meeting Room: Grand Ballroom

Meeting Date	Meeting Title	Room Fee Collected
9/1/2017	Parkinson's Support Group	\$0.00
9/4/2017	Monday Coffee	\$0.00
9/6/2017	Yoga	\$0.00
9/6/2017	LA (LW) HOA BOD Meeting	\$0.00
9/7/2017	Square Dance Lessons	\$0.00
9/7/2017	Shufflfn' Squares Dance	\$0.00
9/8/2017	LA (LW) CDD Meeting	\$0.00
9/10/2017	Community Potluck	\$0.00
9/13/2017	Yoga	\$0.00
9/13/2017	Pet Co-Op Social/Dinner & Program	\$0.00
9/14/2017	Square Dance Lessons	\$0.00
9/16/2017	Dancing with Elvis	\$0.00
9/17/2017	LA Democratic Club	\$0.00
9/18/2017	Monday Coffee	\$0.00
9/18/2017	Bingo	\$400.00
9/20/2017	Yoga	\$0.00
9/20/2017	LAVA Meeting	\$0.00
9/21/2017	Square Dance Lessons	\$0.00
9/21/2017	Shufflin' Squares Dance	\$0.00
9/22/2017	Meals on Wheels	\$1,000.00
9/23/2017	Mecsics/Buss Wedding (Resident Sponsor)	\$0.00
9/25/2017	Monday Coffee	\$0.00
9/25/2017	Bingo	\$400.00
9/26/2017	East vs. West Bunco	\$0.00
9/27/2017	Yoga	\$0.00
9/27/2017	Woman's Self Defense Class	\$0.00
9/28/2017	Square Dance Lessons	\$0.00
9/29/2017	LAT Distribution	\$0.00
9/30/2017	Cauthen/Lyons Wedding	\$1,000.00
Total		\$2,800.00

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

Memorandum

DATE: October 13, 2017

TO: George Flint **via email**
District Manager

FROM: Alan Scheerer
Field Services Manager

RE: Lake Ashton CDD Monthly Managers Report – October 13, 2017

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

Ballroom:

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

Pool/Spa:

1. The Pool and Spa are operating properly.
2. Handicap lifts have been tested.
3. Heartland repaired the Spa valve.
4. New pool umbrellas installed.
5. New pool handrail covers installed.
6. New spa lift remote installed.
7. Heartland pools cleaned the pool after Hurricane Irma.
8. Wasp nest sprayed under handicap lift.

Lakes:

1. Lakes are being treated according to our contract with Applied Aquatic.

Landscaping:

1. Staff has been meeting on a weekly basis with Yellowstone to review CDD property.
2. Irrigation inspections were performed with minor repairs.
3. Yellowstone will be scheduling palm tree trimming within the community.
4. Yellowstone cleaned up all damaged trees and removed a few palm trees that were damaged due to Hurricane Irma.
5. Yellowstone will continue to monitor the landscaping for post hurricane stress.

Other:

1. Staff pressure washed Restaurant patio windows.
2. The Clubhouse fountain was pressure washed.
3. Florida Pest treated the Clubhouse.
4. Heartline repaired the fence that blew down by the Gate House.
5. 4th Element inspected the fire extinguishers.
6. Installed new LED light outside the Bowling Alley door.
7. Lake and Wetland Management completed the repair of the lake bank.
8. Baynard plumbing repaired a leak in the woman's restroom sink.
9. Baynard plumbing repaired a leak in the men's restroom.
10. Miller's A/C cleaned and repaired the exhaust fan in the Fitness Center restroom.
11. Spectrum replaced one AP in the clubhouse. Slow WiFi.
12. Cleaned rubber mats in the Fitness Center.
13. Spectrum installed new hosted voice phones at the Clubhouse.
14. Staff did a great job implementing the Hurricane Preparedness program.
15. Hurricane clean up on 9-13-17
16. Heartline repaired the Berwick construction gate.
17. Jurin roofing inspected the roof damage from the hurricane and patched some areas of the roof and installed a tarp.
18. Staff reattached Tennis Court windscreen.
19. Extreme Graphics inspected all stop signs and street id markers and repaired as needed.
20. Staff installed the EFIS cap on column on TNR.
21. Staff replaced the flag at the veteran's memorial.
22. Staff leveled the step stones that were unstable in the west parking lot.

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

Respectfully,

Alan Scheerer

**Lake Ashton
Community Development District**

Check Run Summary

October 13, 2017

Date	Check Numbers	Amount
<u>General Fund</u>		
9/5/2017	5644-5657	\$7,728.71
9/20/2017	5658-5664	\$4,748.65
9/27/2017	5665-5685	\$133,128.66
10/3/2017	5686-5694	\$27,206.17
General Fund Total		<u><u>\$172,812.19</u></u>
<u>Capital Projects Fund</u>		
9/20/2017	212	\$500.00
9/27/2017	213-215	\$5,173.20
10/4/2017	216-217	\$1,567.50
Capital Projects Fund Total		<u><u>\$7,240.70</u></u>

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
9/05/17	00085	8/01/17 109847	201708 320-57200-54500		*	96.00	
		REPAIR LEAK ON BAR FAUCET					
		8/09/17 109851	201708 320-57200-54500		*	135.50	
		REPAIR TOILET					
				A.D. BAYNARD PLUMBING, INC.			231.50 005644
9/05/17	00073	7/31/17 80343853	201707 320-57200-43200		*	761.63	
		PROPANE					
				AMERIGAS PROPANE LP			761.63 005645
9/05/17	00062	8/25/17 05794960	201708 320-57200-41000		*	937.95	
		4141 ASHTON CLUB DR					
				BRIGHT HOUSE NETWORKS			937.95 005646
9/05/17	00517	8/28/17 6177	201708 310-51300-31300		*	250.00	
		AMORT SCHDLE S2015A-1 60K					
		8/28/17 6177	201708 310-51300-31300		*	250.00	
		AMORT SCHDLE S2015A-2 30K					
				DISCLOSURE SERVICES, LLC			500.00 005647
9/05/17	00003	8/29/17 5-912-92	201708 310-51300-42000		*	52.45	
		DELIVERIES THRU-8/22/17					
				FEDEX			52.45 005648
9/05/17	00059	8/02/17 14876	201709 320-57200-45300		*	200.00	
		MONTHLY FOUNTAIN SERVICE					
		8/20/17 14861	201709 320-57200-45300		*	1,290.00	
		MONTHLY POOL SERVICE					
				HEARTLAND COMMERCIAL POOL SERVICES			1,490.00 005649
9/05/17	00504	8/08/17 90617	201707 320-57200-54500		*	139.95	
		SOUTH BR FLOOD LIGHT					
				KINCAID ELECTRICAL SERVICES			139.95 005650
9/05/17	00516	9/01/17 09012017	201709 320-57200-49400		*	500.00	
		DANCING WITH ELVIS-9/16					
				BILL WAYNE LINDSEY			500.00 005651
9/05/17	00361	8/29/17 I36204	201708 320-57200-54500		*	145.00	
		CLEANED EXHAUST FAN					
				MILLER'S CENTRAL AIR, INC.			145.00 005652
9/05/17	00087	8/25/17 17239	201708 320-57200-54500		*	234.99	
		TV INSTALLATION					
				SOUNDWAVES AUDIO VIDEO INTERIORS			234.99 005653

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
9/05/17	00234	8/19/17 33497817	201708 320-57200-52000	SUPPLIES	*	77.60	
				STAPLES ADVANTAGE			77.60 005654
9/05/17	00054	8/15/17 39146	201708 320-57200-54500	CARPET CLEANING SERVICE	*	645.00	
		8/17/17 39163	201708 320-57200-52000	SUPPLIES	*	188.64	
		8/15/17 39146	201708 320-57200-54500	CARPET CLEANING SERVICE	V	645.00-	
		8/17/17 39163	201708 320-57200-52000	SUPPLIES	V	188.64-	
				STATEWIDE BUILDING MAINTENANCE			.00 005655
9/05/17	00282	8/24/17 08242017	201708 320-57200-54500	14 POOL LOUNGES	*	1,815.00	
				TOM'S UPHOLSTERY			1,815.00 005656
9/05/17	00054	8/15/17 39146	201708 320-57200-54500	CARPET CLEANING SERVICE	*	654.00	
		8/17/17 39163	201708 320-57200-52000	SUPPLIES	*	188.64	
				STATEWIDE BUILDING MAINTENANCE			842.64 005657
9/20/17	00062	9/06/17 00343881	201708 320-57200-41000	SERVICE THRU-10/12/17	*	17.12	
				BRIGHT HOUSE NETWORKS			17.12 005658
9/20/17	00003	9/05/17 5-927-41	201709 310-51300-42000	DELIVERIES THRU-9/5/17	*	36.55	
				FEDEX			36.55 005659
9/20/17	00215	9/01/17 149	201709 310-51300-34000	MGMT FEES-SEP 17	*	4,873.50	
		9/01/17 149	201709 310-51300-35100	COMPUTER TIME-SEP 17	*	83.33	
		9/01/17 149	201709 310-51300-31300	DISSEM AGNT SVCS-SEP 17	*	83.33	
		9/01/17 149	201709 310-51300-42000	POSTAGE-SEP 17	*	30.32	
		9/01/17 149	201709 310-51300-42500	COPIES-SEP 17	*	140.00	
		9/01/17 277	201709 320-57200-34000	FACILITY MAINTENANCE	*	2,083.00	
		9/01/17 149	201709 310-51300-34000	MGMT FEES-SEP 17	V	4,873.50-	

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
		9/01/17 149	201709 310-51300-35100		V	83.33-	
			COMPUTER TIME-SEP 17				
		9/01/17 149	201709 310-51300-31300		V	83.33-	
			DISSEM AGNT SVCS-SEP 17				
		9/01/17 149	201709 310-51300-42000		V	30.32-	
			POSTAGE-SEP 17				
		9/01/17 149	201709 310-51300-42500		V	140.00-	
			COPIES-SEP 17				
		9/01/17 277	201709 320-57200-34000		V	2,083.00-	
			FACILITY MAINTENANCE				
				GMS-CENTRAL FLORIDA, LLC			.00 005660
9/20/17 00098		8/05/17 6241224	201708 320-57200-52000		*	268.55	
			SUPPLIES				
		8/08/17 3562179	201708 320-57200-52000		*	69.73	
			SUPPLIES				
		8/22/17 9571244	201708 320-57200-52000		*	233.60	
			SUPPLIES				
		8/24/17 7571295	201708 320-57200-52000		*	39.96	
			SUPPLIES				
		8/25/17 6560654	201708 320-57200-52000		*	17.98	
			SUPPLIES				
		8/31/17 54953	201708 320-57200-52000		*	99.00	
			SUPPLIES				
				HOME DEPOT CREDIT SERVICES			728.82 005661
9/20/17 00164		8/31/17 78094	201708 310-51300-31500		*	3,537.72	
			SERVICE THRU-8/31/17				
				LATHAM, SHUKER, EDEN & BEAUDINE,LLP			3,537.72 005662
9/20/17 00089		9/05/17 L060G0I5	201709 310-51300-48000		*	59.00	
			NOTICE OF MEETINGS				
				THE LEDGER			59.00 005663
9/20/17 00217		8/31/17 0654-000	201708 320-57200-43300		*	369.44	
			SERVICE THRU-8/31/17				
				REPUBLIC SERVICES #654			369.44 005664
9/27/17 00057		8/31/17 164174	201708 320-53800-46800		*	1,545.00	
			AUG 17-APPLIED AQUATIC				
				APPLIED AQUATIC MANAGEMENT, INC.			1,545.00 005665
9/27/17 00055		9/19/17 20735	201709 320-57200-43100		*	649.97	
			20735-4141 ASHTON CLUB DR				
		9/19/17 20740	201709 320-57200-43100		*	35.78	
			20740-4128 LAKE ASHTON BV				
				LAKA LAKE ASHTON SROSINA			

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		9/19/17 22109	201709 320-57200-43100		*	130.84	
		22109-GATE ENTRANCE/IRR					
		9/19/17 37767	201709 320-57200-43100		*	92.66	
		37767-PALMS CDD IRRIG.					
				CITY OF LAKE WALES			909.25 005666
9/27/17 00268		9/18/17 46590	201709 320-57200-49400		*	295.00	
		SEASON TICKETS					
				CROMER INTERNATIONAL PRESS			295.00 005667
9/27/17 00466		8/31/17 38291	201709 310-51300-42501		*	2,447.00	
		SEP 17-NEWSLETTERS					
		8/31/17 38340	201709 310-51300-42501		*	150.00	
		SEP 17-CALENDAR					
				CUSTOMTRADEPRINTING.COM			2,597.00 005668
9/27/17 00214		8/30/17 AR292134	201708 320-57200-52000		*	8.00	
		BLACK TONER					
				DEX IMAGING			8.00 005669
9/27/17 00133		8/25/17 6312	201709 300-15500-10100		*	36,737.00	
		FY 2018 - INSURANCE					
				EGIS INSURANCE ADVISORS,LLC			36,737.00 005670
9/27/17 00472		9/16/17 768079	201709 320-57200-49400		*	1,165.00	
		BEER AND WINE					
				FIRE AT LAKE ASHTON			1,165.00 005671
9/27/17 00077		9/19/17 8185324	201709 320-57200-54501		*	120.00	
		PEST CONTROL 09/19/2017					
				FLORIDA PEST CONTROL			120.00 005672
9/27/17 00215		9/01/17 277	201709 320-57200-34000		*	2,083.00	
		SEP 17-FACILITY MAINT					
		9/21/17 278	201709 320-57200-34000		*	23,058.81	
		SEP 17-PAYROLL REIMB					
				GMS-CENTRAL FLORIDA, LLC			25,141.81 005673
9/27/17 00036		9/01/17 149	201709 310-51300-34000		*	4,873.50	
		SEP 17-MGMT FEES					
		9/01/17 149	201709 310-51300-35100		*	83.33	
		SEP 17-COMPUTER TIME					
		9/01/17 149	201709 310-51300-31300		*	83.33	
		SEP 17-DISSEMINATION SVCS					
		9/01/17 149	201709 310-51300-42000		*	30.32	
		SEP 17-POSTAGE					

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		9/01/17 149	201709 310-51300-42500		*	140.00	
		SEP 17-COPIES		GMS - SO FLORIDA, LLC			5,210.48 005674
9/27/17 00033		8/01/17 4651551	201708 300-36300-10100		*	16,904.08	
		ADMINISTRATIVE FEE					
		8/01/17 4651551	201708 300-13100-10300		*	5,146.59	
		ADMINISTRATIVE FEE					
		8/01/17 4651551	201708 700-36300-10000		*	4,606.34	
		ADMINISTRATIVE FEE					
		8/01/17 4651551	201708 700-36300-10001		*	540.25	
		ADMINISTRATIVE FEE					
		8/01/17 4651551	201708 700-20700-10000		*	5,146.59-	
		ADMINISTRATIVE FEE					
				MARSHA FAUX PROPERTY APPRAISER			22,050.67 005675
9/27/17 00090		8/24/17 45624403	201708 320-57200-54000		*	212.43	
		52 WEEKS SUBSCRIPTION					
				NEWS CHIEF			212.43 005676
9/27/17 00470		7/31/17 07312017	201707 320-57200-52000		*	15.00	
		COFFEE SERVICE					
				SHUFFLIN'S SQUARES			15.00 005677
9/27/17 00399		9/14/17 91417	201708 320-57200-54500		*	1,015.63	
		AUG 17-LEAGUE PINSETTER					
		9/14/17 91417	201708 320-57200-54500		*	68.53	
		AUG 17-POWER LIFT TRACK					
				ALEX SMITH			1,084.16 005678
9/27/17 00234		8/24/17 33517263	201708 320-57200-52000		*	179.12	
		SUPPLIES					
		8/24/17 33517263	201708 320-57200-51000		*	15.58	
		SUPPLIES					
				STAPLES ADVANTAGE			194.70 005679
9/27/17 00054		9/01/17 39228	201709 320-57200-54500		*	3,465.00	
		SEP 17-JANITORIAL SVCS					
		9/13/17 39293	201709 320-57200-52000		*	232.56	
		SUPPLIES					
				STATEWIDE BUILDING MAINTENANCE			3,697.56 005680
9/27/17 00061		9/14/17 SEP 17	201709 320-57200-43000		*	17,689.60	
		SEP 17-ELECTRIC SERVICES					
				TECO			17,689.60 005681
				LAKA LAKE ASHTON SROSINA			

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
9/27/17	00430	8/31/17 50042020	201709 310-51300-42502		*	403.00	
		SEP 17-LEASE PAYMENT					
		8/31/17 50042020	201709 310-51300-42502		V	403.00-	
		SEP 17-LEASE PAYMENT					
				WELLS FARGO FINANCIAL LEASING			.00 005682
9/27/17	00445	9/01/17 179745	201709 320-57200-46200		*	14,240.00	
		SEP 17-LANDSCAPE MAINT					
				YELLOWSTONE LANDSCAPE			14,240.00 005683
9/27/17	00430	8/31/17 50042020	201709 310-51300-42502		*	216.00	
		SEP 17-LEASE PAYMENT					
				WELLS FARGO FINANCIAL LEASING			216.00 005684
9/27/17	00518	10/01/17 ICINC001	201710 320-57200-54000		*	.01	
		POS-MONTHLY SUBSCRIPTION					
		10/01/17 ICINC001	201710 320-57200-54000		V	.01-	
		POS-MONTHLY SUBSCRIPTION					
				VIVONET			.00 005685
10/03/17	00502	9/01/17 1268	201709 320-57200-34501		*	17,053.92	
		SECURITY SVC - 9/29/17					
				COMMUNITY WATCH SOLUTIONS, LLC			17,053.92 005686
10/03/17	00330	9/21/17 12104	201709 320-57200-54502		*	180.00	
		REPAIR DAMAGED SIGNS					
				EXTREME GRAPHICS			180.00 005687
10/03/17	00003	9/20/17 5-940719	201709 310-51300-42000		*	48.05	
		DELIVERIES THRU-9/20/17					
				FEDEX			48.05 005688
10/03/17	00068	7/20/17 58758	201707 320-57200-54500		*	814.67	
		REPAIR GYM EQUIPMENT					
				FITNESS SERVICES OF FLORIDA			814.67 005689
10/03/17	00215	10/02/17 150	201710 310-51300-34000		*	4,873.50	
		MANAGEMENT FEES-OCT 17					
		10/02/17 150	201710 310-51300-35100		*	83.33	
		COMPUTER TIME-OCT 17					
		10/02/17 150	201710 310-51300-31300		*	83.33	
		DISSEM AGNT SVC-OCT 17					
		10/02/17 150	201710 310-51300-42000		*	86.63	
		POSTAGE-OCT 17					
		10/02/17 150	201710 310-51300-42500		*	115.30	
		COPIES-OCT 17					

LAKA LAKE ASHTON SROSINA

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

PAGE 7

LAKA LAKE ASHTON SROSINA

AP300R
 *** CHECK NOS. 000212-050000

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

RUN 10/04/17

PAGE 1

CHECK DATE	VEND#INVOICE..... DATE INVOICEEXPENSED TO.... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
9/20/17	00074	9/19/17 091917	201709 600-53800-60049	DEPOSIT-RESTORATION	*	500.00	
				GROUTSMITH			500.00 000212
9/27/17	00075	6/29/17 2710	201706 600-53800-60056	SUPPLIES	*	43.00	
		6/29/17 2710	201706 600-53800-60062	SUPPLIES	*	70.00	
		6/29/17 2710	201706 600-53800-60066	SUPPLIES	*	99.10	
				ACTION SIGNS & ADVERTISING			212.10 000213
9/27/17	00067	8/28/17 90700	201708 600-53800-60049	MOTOR & FAN ASSEMBLY	*	324.50	
		8/28/17 90701	201708 600-53800-60060	SITE LIGHTING	*	212.50	
		8/28/17 90702	201708 600-53800-60060	SITE LIGHTING	*	2,466.60	
		8/28/17 90703	201708 600-53800-60060	SITE LIGHTING	*	1,812.50	
				KINCAID ELECTRICAL SERVICES			4,816.10 000214
9/27/17	00031	8/29/17 I36204	201708 600-53800-60049	CLEANED WOMEN'S BATHROOM	*	145.00	
				MILLER'S CENTRAL AIR, INC.			145.00 000215
10/04/17	00053	9/26/17 15078	201709 600-53800-60056	RAIL COVERS/SPA REPAIR	*	850.00	
				HEARTLAND COMMERCIAL POOL SERVICES			850.00 000216
10/04/17	00018	9/28/17 09282017	201709 600-53800-60049	50% DEPOSIT ON CABINETS	*	717.50	
				S&W CABINETS INC			717.50 000217
TOTAL FOR BANK B						7,240.70	
TOTAL FOR REGISTER						7,240.70	

LAKA LAKE ASHTON SROSINA

LAKE ASHTON CDD
FY 2017 CASH RECEIPTS

	October-16	November-16	December-16	January-17	February-17	March-17
ENTERTAINMENT	\$ 75,887.00	\$ 21,794.50	\$ 7,275.00	\$ 11,966.00	\$ 4,086.00	\$ 2,232.00
BALLROOM RENTAL	\$ 9,100.00	\$ 5,475.00	\$ 7,800.00	\$ 10,000.00	\$ 4,075.00	\$ 7,300.00
BALLROOM RENTAL-DEFERRED	\$ 2,000.00	\$ -	\$ -	\$ -	\$ 3,750.00	\$ -
DAMAGE DEPOSITS	\$ -	\$ (250.00)	\$ 1,000.00	\$ 500.00	\$ -	\$ 1,000.00
NEWSLETTER INCOME	\$ 13,388.95	\$ 6,478.31	\$ 8,435.47	\$ 6,480.39	\$ 7,835.39	\$ 3,558.08
COFFEE INCOME	\$ 450.00	\$ 800.00	\$ 150.00	\$ -	\$ 300.00	\$ 475.00
CLERICAL	\$ 177.25	\$ 169.50	\$ 277.00	\$ 102.00	\$ 56.00	\$ 251.50
SECURITY FEE	\$ 618.75	\$ 275.00	\$ 712.50	\$ 323.00	\$ 187.50	\$ 812.50
CLICKERS	\$ 148.50	\$ 148.00	\$ 148.00	\$ -	\$ 37.00	\$ 185.00
MISCELLANEOUS	\$ 227.84	\$ -	\$ -	\$ (227.84)	\$ 227.84	\$ -
	\$ 101,998.29	\$ 34,890.31	\$ 25,797.97	\$ 29,143.55	\$ 20,554.73	\$ 15,814.08

	April-17	May-17	June-17	July-17	August-17	September-17
ENTERTAINMENT	\$ 2,849.49	\$ 4,805.00	\$ 1,243.00	\$ 3,035.00	\$ 3,425.00	\$ -
ENTERTAINMENT-DEFERRED	\$ -	\$ -	\$ -	\$ -	\$ 500.00	\$ -
BALLROOM RENTAL	\$ 4,650.00	\$ 650.00	\$ 5,850.00	\$ 3,000.00	\$ 3,400.00	\$ -
BALLROOM RENTAL-DEFERRED	\$ 1,250.00	\$ -	\$ -	\$ -	\$ 1,000.00	\$ -
DAMAGE DEPOSITS	\$ (500.00)	\$ 250.00	\$ 1,500.00	\$ (2,000.00)	\$ 500.00	\$ -
NEWSLETTER INCOME	\$ 4,034.00	\$ 6,933.09	\$ 2,227.31	\$ 2,662.31	\$ 3,487.22	\$ -
NEWSLETTER INCOME-DEFERRED	\$ -	\$ 750.00	\$ -	\$ -	\$ 2,706.25	\$ -
COFFEE INCOME	\$ 375.00	\$ 425.00	\$ 350.00	\$ 150.00	\$ 350.00	\$ -
COFFEE INCOME-DEFERRED	\$ -	\$ -	\$ -	\$ -	\$ 75.00	\$ -
CLERICAL	\$ 473.25	\$ 157.00	\$ 35.00	\$ 38.00	\$ 3.00	\$ -
SECURITY FEE	\$ 293.75	\$ 375.00	\$ 1,100.00	\$ 506.25	\$ 262.50	\$ -
SECURITY FEE-DEFERRED	\$ -	\$ -	\$ -	\$ -	\$ 137.50	\$ -
CLICKERS	\$ 111.00	\$ 185.00	\$ 148.00	\$ 111.00	\$ 407.00	\$ -
MISCELLANEOUS	\$ 220.00	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 13,756.49	\$ 14,530.09	\$ 12,453.31	\$ 7,502.56	\$ 16,253.47	\$ -

FISCAL YEAR 2017 TOTAL	
ENTERTAINMENT FEES	\$ 138,597.99
ENTERTAINMENT FEES-DEFERRED	\$ 500.00
BALLROOM RENTAL	\$ 61,300.00
BALLROOM RENTAL-DEFERRED	\$ 8,000.00
DAMAGE DEPOSITS	\$ 2,000.00
NEWSLETTER INCOME	\$ 65,520.52
NEWSLETTER INCOME-DEFERRED	\$ 3,456.25
COFFEE INCOME	\$ 3,825.00
COFFEE INCOME-DEFERRED	\$ 75.00
CLERICAL	\$ 1,739.50
SECURITY FEE	\$ 5,466.75
SECURITY FEE-DEFERRED	\$ 137.50
CLICKERS	\$ 1,628.50
MISCELLANEOUS	\$ 447.84
	\$ 292,694.85

LAKE ASHTON CDD
AUGUST 2017 CASH RECEIPTS

ENTERTAINMENT

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
8/4/2017	ck1039	Dwyer	\$ 12.50	Jimmy Mazz - 8/18/17
8/4/2017	ck3961	Mistretta	\$ 25.00	Jimmy Mazz - 8/18/17
8/4/2017	ck3499	Volpe	\$ 25.00	Jimmy Mazz - 8/18/17
8/4/2017	ck3474	Walker	\$ 25.00	Jimmy Mazz - 8/18/17
8/4/2017	ck2382	Zalesky	\$ 25.00	Jimmy Mazz - 8/18/17
8/4/2017	ck003316	Poole	\$ 50.00	Jimmy Mazz - 8/18/17
8/4/2017	ck1525	Jahna Chiropractic	\$ 500.00	Sponsorship - February 2018
8/11/2017	ck12408	Hallfin	\$ 25.00	Dancing with Elvis - 9/16/17
8/11/2017	ck5057	Kelly	\$ 25.00	Jimmy Mazz - 8/18/17
8/11/2017	ck1771	Duvall	\$ 12.50	Jimmy Mazz - 8/18/17
8/11/2017	ck3869	Nettleton	\$ 100.00	Dancing with Elvis - 9/16/17
8/11/2017	ck3259	Brecht	\$ 25.00	Dancing with Elvis - 9/16/17
8/11/2017	ck1209	Cavanaugh	\$ 25.00	Dancing with Elvis - 9/16/17
8/11/2017	ck3560	Miller	\$ 75.00	Dancing with Elvis - 9/16/17
8/11/2017	ck1484	Tauber	\$ 25.00	Dancing with Elvis - 9/16/17
8/11/2017	ck4057	Dwyer	\$ 12.50	Dancing with Elvis - 9/16/17
8/11/2017	ck3962	Mistretta	\$ 25.00	Dancing with Elvis - 9/16/17
8/11/2017	ck953	Brooks	\$ 25.00	Dancing with Elvis - 9/16/17
8/11/2017	ck130	Livoti	\$ 25.00	Dancing with Elvis - 9/16/17
8/11/2017	ck1523	Fodor	\$ 25.00	Dancing with Elvis - 9/16/17
8/11/2017	ck8405	Baker	\$ 25.00	Dancing with Elvis - 9/16/17
8/11/2017	ck1264	Roy	\$ 25.00	Dancing with Elvis - 9/16/17
8/11/2017	ck215	McKie	\$ 25.00	Dancing with Elvis - 9/16/17
8/11/2017	ck204	Butch	\$ 25.00	Dancing with Elvis - 9/16/17
8/11/2017	ck8728	Mutz	\$ 50.00	Dancing with Elvis - 9/16/17
8/11/2017	ck3614	Caudill	\$ 100.00	Dancing with Elvis - 9/16/17
8/11/2017	ck3176	Shupp	\$ 25.00	Dancing with Elvis - 9/16/17
8/11/2017	ck8570	Rossman	\$ 25.00	Dancing with Elvis - 9/16/17
8/11/2017	ck3753	Wallner	\$ 25.00	Dancing with Elvis - 9/16/17
8/11/2017	ck2378	Radcliff	\$ 25.00	Dancing with Elvis - 9/16/17
8/11/2017	ck1004	Erdman	\$ 25.00	Dancing with Elvis - 9/16/17
8/11/2017	ck1164	Arant	\$ 25.00	Dancing with Elvis - 9/16/17
8/11/2017	ck1592	Casas	\$ 25.00	Dancing with Elvis - 9/16/17
8/11/2017	ck1286	Switalski	\$ 50.00	Dancing with Elvis - 9/16/17
8/11/2017	ck4957	Wilson	\$ 50.00	Dancing with Elvis - 9/16/17
8/11/2017	ck2851	Escoda	\$ 25.00	Dancing with Elvis - 9/16/17
8/11/2017	ck2852	Escoda	\$ 12.50	Dancing with Elvis - 9/16/17
8/11/2017	ck6236	Giebler	\$ 100.00	Dancing with Elvis - 9/16/17
8/11/2017	ck1273	Latta	\$ 100.00	Dancing with Elvis - 9/16/17
8/11/2017	ck1188	Wagner	\$ 100.00	Dancing with Elvis - 9/16/17
8/11/2017	ck6831	Hieronimus	\$ 50.00	Dancing with Elvis - 9/16/17
8/11/2017	ck368	Enslen	\$ 25.00	Dancing with Elvis - 9/16/17
8/11/2017	ck2385	Zalesky	\$ 25.00	Dancing with Elvis - 9/16/17
8/18/2017	ck3912	Puntureri	\$ 12.50	Dancing with Elvis - 9/16/17
8/18/2017	ck5262	Geiger	\$ 62.50	Dancing with Elvis - 9/16/17
8/1/2017	432	Talbott	\$ 25.00	Jimmy Mazz - 8/18/17
8/1/2017	432	Martin	\$ 25.00	Jimmy Mazz - 8/18/17
8/1/2017	432	Dinmore (?) Al	\$ 25.00	Jimmy Mazz - 8/18/17
8/1/2017	432	Hillock	\$ 50.00	Jimmy Mazz - 8/18/17
8/1/2017	432	Brooks	\$ 50.00	Jimmy Mazz - 8/18/17
8/2/2017	433	Sardina	\$ 50.00	Jimmy Mazz - 8/18/17
8/2/2017	433	Shawlinski	\$ 25.00	Jimmy Mazz - 8/18/17
8/2/2017	433	Wilson, L	\$ 25.00	Jimmy Mazz - 8/18/17
8/2/2017	433	Hiner	\$ 25.00	Jimmy Mazz - 8/18/17
8/2/2017	433	Fetcho	\$ 25.00	Jimmy Mazz - 8/18/17
8/3/2017	434	Harrison	\$ 25.00	Jimmy Mazz - 8/18/17
8/4/2017	435	Eason	\$ 25.00	Jimmy Mazz - 8/18/17
8/4/2017	435	Hall	\$ 25.00	Jimmy Mazz - 8/18/17
8/4/2017	435	Hart	\$ 25.00	Jimmy Mazz - 8/18/17

LAKE ASHTON CDD
AUGUST 2017 CASH RECEIPTS

ENTERTAINMENT (CONTINUED)

8/4/2017	435	Sheth	\$ 12.50	Jimmy Mazz - 8/18/17
8/4/2017	435	Cooney	\$ 75.00	Jimmy Mazz - 8/18/17
8/9/2017	437	Williams, B	\$ 100.00	Dancing with Elvis - 9/16/17
8/9/2017	437	Sheth	\$ 12.50	Dancing with Elvis - 9/16/17
8/9/2017	437	Fetcho	\$ 25.00	Dancing with Elvis - 9/16/17
8/9/2017	437	Liebman	\$ 12.50	Dancing with Elvis - 9/16/17
8/9/2017	437	Vitkauskas	\$ 100.00	Dancing with Elvis - 9/16/17
8/9/2017	437	Korbar	\$ 25.00	Dancing with Elvis - 9/16/17
8/9/2017	437	Boast	\$ 75.00	Dancing with Elvis - 9/16/17
8/9/2017	437	Stanforth	\$ 25.00	Dancing with Elvis - 9/16/17
8/9/2017	437	Stell	\$ 25.00	Dancing with Elvis - 9/16/17
8/9/2017	437	Hart	\$ 25.00	Dancing with Elvis - 9/16/17
8/9/2017	437	Armstrong	\$ 37.50	Dancing with Elvis - 9/16/17
8/9/2017	437	Puntureri	\$ 100.00	Dancing with Elvis - 9/16/17
8/9/2017	437	Davis	\$ 100.00	Dancing with Elvis - 9/16/17
8/9/2017	437	Gieger	\$ 25.00	Dancing with Elvis - 9/16/17
8/9/2017	437	Rich	\$ 50.00	Dancing with Elvis - 9/16/17
8/9/2017	437	Custen	\$ 50.00	Dancing with Elvis - 9/16/17
8/9/2017	437	Gormas	\$ 50.00	Dancing with Elvis - 9/16/17
8/9/2017	437	Castelli	\$ 25.00	Dancing with Elvis - 9/16/17
8/9/2017	437	Gieblen	\$ 50.00	Dancing with Elvis - 9/16/17
8/9/2017	437	Cheesman	\$ 100.00	Dancing with Elvis - 9/16/17
8/10/2017	438	Patrick	\$ 25.00	Dancing with Elvis - 9/16/17
8/10/2017	438	Castaneda	\$ 25.00	Dancing with Elvis - 9/16/17
8/10/2017	438	Craft	\$ 50.00	Dancing with Elvis - 9/16/17
8/11/2017	439	Giestge	\$ 25.00	Jimmy Mazz - 8/18/17
8/14/2017	440	Fleming	\$ 25.00	Dancing with Elvis - 9/16/17
TOTAL			\$ 3,925.00	

RENTALS

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
8/11/2017	ck1131	Lake Ashton Bingo	\$ 1,600.00	Room Rental - August 2017
8/18/2017	CASH	Fairweather	\$ 1,000.00	Room Rental - 7/7/18
8/18/2017	ck0316872	School Board of Polk County	\$ 1,000.00	Room Rental - 5/5/17
8/24/2017	ck0219717	Heart of Florida	\$ 600.00	Seminars
8/31/2017	ck1499	Henderson Sachs	\$ 200.00	Seminar - 9/13/17
TOTAL			\$ 4,400.00	

NEWSLETTER

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
8/4/2017	ck05684816	Edward Jones	\$ 175.00	LAT Insert - August 2017
8/4/2017	ck1018	Living Water Boat Cruises	\$ 175.00	LAT Insert - August 2017
8/18/2017	ck48456	United Refrigeration	\$ 250.00	LAT Ad and Insert - September 2017
8/22/2017	443	Dramatic Design	\$ 90.00	Sept LA Times Ad
8/22/2017	443	Shade Tree	\$ 115.00	Sept LA Times Ad
8/22/2017	443	Shade Tree	\$ 115.00	Sept LA Times Ad
8/22/2017	443	Art's Cars	\$ 212.31	Sept LA Times Ad
8/22/2017	443	Blackburn's	\$ 350.00	Sept LA Times Ad
8/22/2017	443	Southwood	\$ 200.00	Additional fee for Aug & Sept LA Times Ad
8/22/2017	443	Rainbow Wicker	\$ 130.00	Aug LA Times Ad
8/24/2017	ck1113	Groutsmith	\$ 175.00	LAT Insert - September 2017
8/24/2017	ck0219717	Heart of Florida	\$ 210.00	LAT Ad - 9/17
8/24/2017	ck0219717	Heart of Florida	\$ 1,050.00	LAT Ad - 10/17 - 2/18
8/25/2017	444	Blackburn's	\$ 118.75	LAT Ad 1 Months
8/25/2017	444	Blackburn's	\$ 1,306.25	LAT Ad 11 Months
8/30/2017	447	Family Elder Law	\$ 323.08	July LAT Ad
8/30/2017	447	Unlimited Property Solutions	\$ 175.00	September LAT Insert
8/30/2017	447	Family Elder Law	\$ 323.08	September LAT Ad
8/31/2017	ck4596	Owens - Resales	\$ 350.00	LAT Insert - October 2017
8/31/2017	ck05717228	Edward Jones	\$ 175.00	LAT Insert - September 2017
8/31/2017	448	Florida Joint and Spine	\$ 175.00	September LAT Insert
TOTAL			\$ 6,193.47	

LAKE ASHTON CDD
AUGUST 2017 CASH RECEIPTS

CLERICAL

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
8/18/2017	CASH	Clerical	\$ 3.00	Faxes, Copies, Directories, Postage
TOTAL			\$ 3.00	

COFFEE

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
8/4/2017	ck05684816	Edward Jones	\$ 50.00	Monday Coffee Vendor
8/24/2017	ck1793	Cobia	\$ 75.00	Monday Coffee Vendor - 9/18/17
8/24/2017	ck1793	Cobia	\$ 75.00	Monday Coffee Vendor - 10/30/17
8/25/2017	444	Blue Cross Blue Shield	\$ 75.00	Monday Coffee - 10/16/17
8/31/2017	ck1499	Henderson Sachs	\$ 75.00	Monday Coffee Vendor - 9/11/17
8/31/2017	448	Clear Sky Lending	\$ 75.00	Monday Coffee - 10/23/17
TOTAL			\$ 425.00	

DEPOSITS

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
8/18/2017	ck0316872	School Board of Polk County	\$ 500.00	Damage Deposit - 5/5/17
8/14/2017	440	Aycock/Mabe	\$ 500.00	Damage Deposit - 10/21/17
8/28/2017	445	Greaterworks	\$ (500.00)	DD Refund 7/29 Event
TOTAL			\$ 500.00	

ENTRANCE GATE OPENERS

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
8/3/2017	434	Marr	\$ 74.00	Main Entrance Gate Opener
8/4/2017	ck2547	Nelson	\$ 37.00	Main Entrance Gate Opener
8/8/2017	436	Stanforth	\$ 74.00	Main Entrance Gate Opener
8/18/2017	CASH	Langston	\$ 37.00	Main Entrance Gate Opener
8/21/2017	442	Daugherty	\$ 37.00	Main Entrance Gate Opener
8/24/2017	ck0484	Detrow	\$ 37.00	Main Entrance Gate Opener
8/29/2017	446	Miccuci	\$ 37.00	Main Entrance Gate Opener
8/31/2017	ck1611	Lester	\$ 37.00	Main Entrance Gate Opener
8/31/2017	448	Robinson	\$ 37.00	Main Entrance Gate Opener
TOTAL			\$ 407.00	

SECURITY

DATE	DESCRIPTION	NAME	AMOUNT	DESCRIPTION
8/18/2017	ck0316872	School Board of Polk County	\$ 250.00	Security - 5/5/17
8/28/2017	445	Greaterworks	\$ 12.50	DD Refund 7/29 Event
8/14/2017	440	Aycock/Mabe	\$ 137.50	Security - 10/21/17
TOTAL			\$ 400.00	

TOTAL CASH RECEIPTS - AUGUST 2017

\$ 16,253.47

SUMMARY	
ENTERTAINMENT	\$ 3,425.00
ENTERTAINMENT-DEFERRED	\$ 500.00
ROOM RENTALS	\$ 3,400.00
ROOM RENTALS-DEFERRED	\$ 1,000.00
NEWSLETTER	\$ 3,487.22
NEWSLETTER-DEFERRED	\$ 2,706.25
CLERICAL	\$ 3.00
COFFEE	\$ 350.00
COFFEE-DEFERRED	\$ 75.00
DEPOSITS	\$ 500.00
DEPOSIT-RESTAURANT	\$ -
ENTRANCE GATE OPENER	\$ 407.00
RESTAURANT/SALES TAXES	\$ -
SECURITY	\$ 262.50
SECURITY-DEFERRED	\$ 137.50
MISCELLANEOUS	\$ -
TOTAL	\$ 16,253.47

LAKE ASHTON CDD
AUGUST 2017 CASH RECEIPTS

DEPOSITS PER BANK	\$	140,145.31	BANK REC CASH RECEIPTS
ADD: AUGUST 2017 DIT	\$	1,108.16	\$141,253.47
LESS: JULY 2017 DIT	\$	-	
DEFERRED	\$	-	
TOTAL BANK DEPOSITS	\$	141,253.47	
LESS: TAX RECEIPTS	\$	-	
LESS: SBA TRANSFER	\$	(125,000.00)	
LESS: ADJUSTMENTS	\$	-	
LESS: REFUND	\$	-	
LESS: MISC DEPOSITS	\$	-	
TOTAL CLUBHOUSE DEP.	\$	16,253.47	
TOTAL ABOVE	\$	16,253.47	
VARIANCE	\$	0.00	
TOTAL CASH RECEIPTS	\$	141,253.47	\$0.00

JOURNAL ENTRY:			
	001.300.10100.10000	\$	16,253.47
DEPOSITS	001.300.22000.10000	\$	-
DEPOSIT-RESTAURANT	001.300.22000.10100	\$	-
SALES TAX PAYABLE	001.300.21900.10000	\$	-
DEFERRED REVENUE	001.300.22300.10000	\$	-
ENTERTAINMENT FEES	001.300.36200.10000	\$	-
ROOM RENTALS	001.300.36200.10100	\$	-
NEWSLETTER INCOME	001.300.36200.10200	\$	-
COFFEE INCOME	001.300.36200.10300	\$	-
CLERICAL	001.300.36200.10400	\$	-
SECURITY FEE	001.300.36200.10500	\$	-
RESTAURANT INCOME	001.300.34900.10100	\$	-
GARAGE CLICKERS	001.300.36200.10600	\$	-
RENTAL ID CARDS	001.300.36200.10800	\$	-
MISC INCOME	001.300.36900.10000	\$	-
		\$	16,253.47
		\$	16,253.47

Lake Ashton CDD
Special Assessment Receipts
Fiscal Year Ending September 30, 2017

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%	\$464,746.47 2015-1 Debt Svc Fund 89.503%	\$54,507.62 2015-2 Debt Svc Fund 10.497%	\$519,254.09 Debt Total 100%
11/10/2016	10/01/16-10/31/16	\$ 6,857.64	\$ 2,887.23	\$ 274.32	\$ 115.49	\$ 187.10	\$ 9,167.96	\$ 6,440.19	\$ 2,441.43	\$ 286.34	\$ 2,727.77
11/18/2016	06/01/16-10/31/16	\$ 22,385.64	\$ 6,217.01	\$ 1,094.26	\$ 280.29	\$ 544.56	\$ 26,683.54	\$ 20,874.79	\$ 5,198.99	\$ 609.76	\$ 5,808.75
11/23/2016	11/01/16-11/04/16	\$ 29,144.97	\$ 7,568.52	\$ 1,165.85	\$ 302.74	\$ 704.90	\$ 34,540.00	\$ 27,439.87	\$ 6,354.81	\$ 745.32	\$ 7,100.13
12/5/2016	11/05/16-11/11/16	\$ 128,580.75	\$ 33,508.33	\$ 5,143.38	\$ 1,340.29	\$ 3,112.11	\$ 152,493.30	\$ 121,056.58	\$ 28,136.71	\$ 3,300.00	\$ 31,436.72
12/14/2016	11/12/16-11/23/16	\$ 830,214.60	\$ 262,532.42	\$ 33,205.42	\$ 10,498.94	\$ 20,980.85	\$ 1,028,061.81	\$ 780,958.67	\$ 221,164.00	\$ 25,939.14	\$ 247,103.14
12/21/2016	11/24/16-11/30/16	\$ 442,762.05	\$ 128,047.15	\$ 17,706.74	\$ 5,121.70	\$ 10,959.62	\$ 537,021.14	\$ 416,671.12	\$ 107,716.53	\$ 12,633.49	\$ 120,350.02
1/17/2017	12/01/16-12/31/16	\$ 70,423.84	\$ 24,013.70	\$ 2,134.39	\$ 727.04	\$ 1,831.52	\$ 89,744.59	\$ 66,888.32	\$ 20,456.98	\$ 2,399.29	\$ 22,856.27
1/31/2017	INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 659.86	\$ 505.95	\$ 137.75	\$ 16.16	\$ 153.91
2/13/2017	01/01/17-01/31/17	\$ 53,590.97	\$ 17,294.65	\$ 1,114.42	\$ 364.36	\$ 1,388.14	\$ 68,018.70	\$ 51,414.61	\$ 14,861.11	\$ 1,742.98	\$ 16,604.09
3/15/2017	02/01/17-02/28/17	\$ 25,716.15	\$ 7,768.70	\$ 257.13	\$ 77.71	\$ 663.00	\$ 32,487.01	\$ 24,951.82	\$ 6,744.20	\$ 790.99	\$ 7,535.19
4/17/2017	03/01/17-03/31/17	\$ 58,444.31	\$ 21,356.95	\$ -	\$ -	\$ 1,596.03	\$ 78,205.23	\$ 57,223.34	\$ 18,779.37	\$ 2,202.53	\$ 20,981.90
4/27/2017	INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63.96	\$ 47.83	\$ 14.44	\$ 1.69	\$ 16.13
5/15/2017	04/01/17-04/30/17	\$ 6,857.64	\$ 2,385.04	\$ (154.29)	\$ (48.57)	\$ 188.91	\$ 9,256.63	\$ 6,867.41	\$ 2,138.41	\$ 250.80	\$ 2,389.22
6/15/2017	05/01/17-05/31/17	\$ 6,857.64	\$ 3,063.28	\$ (205.72)	\$ (91.90)	\$ 204.37	\$ 10,014.17	\$ 6,907.01	\$ 2,780.99	\$ 326.17	\$ 3,107.15
6/23/2017	06/01/17-06/30/17	\$ 8,572.05	\$ 2,611.12	\$ (385.75)	\$ (117.50)	\$ 233.73	\$ 11,452.69	\$ 8,779.00	\$ 2,393.03	\$ 280.67	\$ 2,673.70
7/31/2017	INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25.28	\$ 18.80	\$ 5.80	\$ 0.68	\$ 6.48
8/1/2017	INV#4651551	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (22,050.67)	\$ (16,904.08)	\$ (4,606.34)	\$ (540.25)	\$ (5,146.59)
		\$ 1,690,408.25	\$ 519,254.10	\$ 61,350.15	\$ 18,570.59	\$ 42,594.83	\$ 2,065,845.21	\$ 1,580,141.23	\$ 434,718.21	\$ 50,985.77	\$ 485,703.97
BALANCE REMAINING		\$0.00	(\$0.01)								

Date	CK#	2015-1	2015-2
12/13/2016	5208	\$ 42,131.95	\$ 4,941.43
12/15/2016	5225	\$ 221,163.99	\$ 25,939.14
1/18/2017	5274	\$ 128,173.51	\$ 15,032.78
2/22/2017	5337	\$ 14,998.86	\$ 1,759.14
3/17/2017	5385	\$ 6,744.20	\$ 790.99
4/21/2017	5438	\$ 18,779.37	\$ 2,202.53
5/15/2017	5483	\$ 2,152.85	\$ 252.50
6/19/2017	5531	\$ 2,780.99	\$ 326.16
		\$ 436,925.72	\$ 51,244.67

Due To DSF 2015-1	\$ (2,207.51)	V# 429 001.300.20700.10200
Due to DSF 2015-2	\$ (258.90)	V# 429 001.300.20700.10200

Gross Percent Collected	100.00%
Balance Due	(\$0.01)

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
August 31, 2017

	Major Funds			Total
	General	Debt Service	Capital Reserve	Governmental Funds
ASSETS:				
Cash-Wells Fargo	\$45,267	---	\$50,557	\$95,824
Due from Other Funds	\$4,465	---	---	\$4,465
Investment - State Board	\$518,964	---	---	\$518,964
Investment - State Board Capital Reserve	---	---	\$249,806	\$249,806
Investments:				
Series 2015				
Reserve A	---	\$240,750	---	\$240,750
Interest A	---	\$2	---	\$2
Revenue A	---	\$136,163	---	\$136,163
Prepayment A-1	---	\$52,720	---	\$52,720
Prepayment A-2	---	\$8,124	---	\$8,124
Prepaid Expenses	\$18,750	---	---	\$18,750
TOTAL ASSETS	\$587,445	\$437,759	\$300,363	\$1,325,567
LIABILITIES:				
Accounts Payable	\$36,666	---	\$5,173	\$41,840
Due to Other Funds	---	\$2,466	\$1,999	\$4,465
Deposits-Restaurant	\$6,000	---	---	\$6,000
Deposits-Room Rentals	\$2,500	---	---	\$2,500
Deferred Revenue	\$12,169	---	---	\$12,169
TOTAL LIABILITIES	\$57,335	\$2,466	\$7,172	\$66,973
FUND BALANCES:				
Nonspendable:				
Deposits and prepaid items	\$18,750	---	---	\$18,750
Restricted:				
Debt Service	---	\$435,292	---	\$435,292
Assigned:				
Capital Reserve	---	---	\$293,191	\$293,191
Unassigned	\$511,360	---	---	\$511,360
TOTAL FUND BALANCES	\$530,110	\$435,292	\$293,191	\$1,258,593
TOTAL LIABILITIES & FUND BALANCES	\$587,445	\$437,759	\$300,363	\$1,325,567

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2017

ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/17	ACTUAL THRU 8/31/17	VARIANCE
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REVENUES:

Special Assessments - Levy	\$1,572,079	\$1,572,079	\$1,580,141	\$8,062
Rental Income	\$45,000	\$45,000	\$61,300	\$16,300
Entertainment Fees	\$130,000	\$130,000	\$138,598	\$8,598
Newsletter Ad Revenue	\$50,000	\$50,000	\$65,521	\$15,521
Interest Income	\$1,000	\$1,000	\$7,008	\$6,008
Miscellaneous Income	\$5,000	\$5,000	\$12,880	\$7,880
Restaurant Lease	\$12,000	\$11,000	\$0	(\$11,000)
Insurance Proceeds	\$0	\$0	\$18,253	\$18,253
TOTAL REVENUES	\$1,815,079	\$1,814,079	\$1,883,700	\$69,620

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees	\$3,000	\$2,750	\$2,350	\$400
FICA Expense	\$230	\$210	\$180	\$30
Engineering	\$20,000	\$18,333	\$17,117	\$1,217
Arbitrage	\$600	\$600	\$1,200	(\$600)
Dissemination	\$1,000	\$917	\$1,417	(\$500)
Attorney	\$25,000	\$22,917	\$17,188	\$5,729
Annual Audit	\$4,000	\$4,000	\$4,023	(\$23)
Trustee Fees	\$4,310	\$4,310	\$4,310	\$0
Management Fees	\$58,482	\$53,609	\$53,609	\$0
Computer Time	\$1,000	\$917	\$917	\$0
Postage	\$3,000	\$2,750	\$2,629	\$121
Printing & Binding	\$1,500	\$1,375	\$1,419	(\$44)
Newsletter Printing	\$26,904	\$24,662	\$28,754	(\$4,092)
Rentals & Leases	\$5,500	\$5,042	\$4,604	\$437
Insurance	\$34,278	\$34,278	\$36,490	(\$2,212)
Legal Advertising	\$1,000	\$917	\$208	\$709
Other Current Charges	\$1,250	\$1,146	\$1,027	\$119
Property Taxes	\$10,750	\$10,750	\$11,565	(\$815)
Office Supplies	\$100	\$92	\$12	\$80
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$202,079	\$189,748	\$189,192	\$556

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2017

ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/17	ACTUAL THRU 8/31/17	VARIANCE
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Field:				
Field Management Services	\$312,942	\$288,870	\$297,958	(\$9,089)
Gate Attendants	\$166,879	\$152,972	\$172,488	(\$19,516)
Pool Attendants	\$10,300	\$9,442	\$9,105	\$337
Pest Control	\$1,750	\$1,604	\$1,320	\$284
Security/Fire Alarm/Gate Repairs	\$6,750	\$6,188	\$1,765	\$4,423
Telephone/Internet	\$13,000	\$11,917	\$11,983	(\$66)
Electric	\$220,000	\$201,667	\$191,342	\$10,324
Water	\$14,400	\$13,200	\$11,911	\$1,289
Gas	\$15,000	\$13,750	\$12,669	\$1,081
Refuse	\$10,500	\$9,625	\$8,918	\$707
Clubhouse Maintenance	\$100,000	\$91,667	\$96,880	(\$5,213)
Pool and Fountain Maintenance	\$25,000	\$22,917	\$17,624	\$5,292
Landscape Maintenance	\$170,880	\$156,640	\$156,640	\$0
Plant Replacement	\$7,000	\$6,417	\$7,924	(\$1,508)
Irrigation Repairs	\$7,500	\$6,875	\$179	\$6,696
Lake Maintenance	\$14,400	\$13,200	\$23,105	(\$9,905)
Wetland Mitigation and Maintenance	\$38,940	\$35,695	\$21,900	\$13,795
Permits/Inspections	\$2,160	\$1,980	\$970	\$1,010
Office Supplies/Printing/Binding	\$5,000	\$4,583	\$3,359	\$1,225
Operating Supplies	\$25,000	\$22,917	\$26,990	(\$4,073)
Credit Card Processing Fees	\$5,500	\$5,042	\$2,937	\$2,105
Dues & Subscriptions	\$8,500	\$7,792	\$10,677	(\$2,885)
Decorations	\$1,000	\$917	\$3,648	(\$2,732)
Special Events	\$130,000	\$130,000	\$146,982	(\$16,982)

TOTAL FIELD	\$1,312,401	\$1,215,873	\$1,239,275	(\$23,401)
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TOTAL EXPENDITURES	\$1,514,479	\$1,405,621	\$1,428,467	(\$22,846)
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OTHER SOURCES AND USES

Capital Reserve-Transfer Out	(\$300,600)	(\$300,600)	(\$300,600)	\$0
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TOTAL OTHER SOURCES AND USES	(\$300,600)	(\$300,600)	(\$300,600)	\$0
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EXCESS REVENUES (EXPENDITURES)	\$0	\$154,633
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FUND BALANCE - Beginning	\$0	\$375,477
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FUND BALANCE - Ending	\$0	\$530,110
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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 August 31, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/17	ACTUAL THRU 8/31/17	VARIANCE
REVENUES:				
Interest Income	\$100	\$92	\$2,637	\$2,545
Capital Reserve-Transfer In FY 17	\$300,600	\$300,600	\$300,600	\$0
Capital Reserve-Transfer In Prior Year	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$300,700	\$300,692	\$303,237	\$2,545
EXPENDITURES:				
<i>Capital Projects:</i>				
Bowling Alley Refurbishment	\$2,500	\$2,292	\$2,585	(\$293)
Clubhouse Interior and Amenity Painting	\$11,000	\$11,000	\$10,615	\$385
Computer/Server Allowance	\$5,000	\$4,583	\$801	\$3,782
Fitness Center Equipment	\$6,000	\$5,500	\$4,556	\$944
Fitness Center Restroom Refurbishment	\$31,000	\$28,417	\$470	\$27,947
Golf Carts (2)	\$10,000	\$9,167	\$5,279	\$3,887
HVAC	\$31,000	\$22,248	\$22,248	\$0
Hydrilla Treatment	\$40,000	\$36,667	\$0	\$36,667
Indoor/Outdoor Furniture Replacement	\$16,000	\$16,000	\$20,199	(\$4,199)
Lake Erosion Repair	\$4,500	\$4,500	\$7,425	(\$2,925)
Littoral Shelf Replanting	\$3,800	\$3,800	\$3,700	\$100
Pool/Fountain Equipment	\$4,000	\$4,000	\$6,886	(\$2,886)
Pool Lights	\$17,304	\$17,304	\$22,203	(\$4,899)
Pressure Washing TNR Entrance-Lake Ashton Blvd. & Clubhous	\$5,200	\$4,690	\$4,690	\$0
Reflection Garden Refurbishment/Access Enhancement	\$10,000	\$9,167	\$0	\$9,167
Replace Palm Up lights on Lake Ashton Blvd.	\$25,000	\$22,917	\$17,993	\$4,924
Restaurant Equipment	\$25,000	\$22,917	\$14,234	\$8,682
Shuffleboard Court Refurbishment	\$11,000	\$11,000	\$9,148	\$1,852
Solar Panels	\$32,400	\$29,700	\$0	\$29,700
Stage Lights	\$33,000	\$33,000	\$38,647	(\$5,647)
Stormwater Repair/Pot Hole/Curb Repair/Striping	\$50,000	\$45,833	\$7,022	\$38,811
Street Sign Allowance	\$8,000	\$7,333	\$8,099	(\$766)
Reserve Study Update	\$4,450	\$4,450	\$4,450	\$0
Other Current Charges	\$0	\$0	\$529	(\$529)
Capital Reserves	\$223,291	\$204,684	\$0	\$204,684
TOTAL EXPENDITURES	\$609,445	\$561,168	\$211,779	\$349,388
EXCESS REVENUES (EXPENDITURES)	(\$308,745)		\$91,457	
FUND BALANCE - Beginning	\$308,745		\$201,734	
FUND BALANCE - Ending	\$0		\$293,191	

LAKE ASHTON
COMMUNITY DEVELOPMENT DISTRICT

SERIES 2015

DEBT SERVICE FUND

*Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2017*

ADOPTED BUDGET	PRORATED THRU 8/31/17	ACTUAL THRU 8/31/17	VARIANCE
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REVENUES:

Interest Income	\$0	\$0	\$678	\$678
Assessments - Levy	\$486,806	\$486,806	\$485,704	(\$1,102)
Assessments - Prepayments A-1	\$0	\$0	\$70,553	\$70,553
Assessments - Prepayments A-2	\$0	\$0	\$4,894	\$4,894

TOTAL REVENUES	\$486,806	\$486,806	\$561,829	\$75,023
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EXPENDITURES:

Series 2015A-1

Interest - 11/01	\$119,125	\$119,125	\$119,125	\$0
Interest - 5/01	\$119,125	\$119,125	\$117,625	\$1,500
Principal - 5/01	\$200,000	\$200,000	\$200,000	\$0
Special Call - 11/01	\$15,000	\$15,000	\$60,000	(\$45,000)
Special Call - 05/01	\$0	\$0	\$40,000	(\$40,000)

Series 2015A-2

Interest - 11/01	\$16,500	\$16,500	\$16,500	\$0
Interest - 5/01	\$16,500	\$16,500	\$15,750	\$750
Principal - 5/01	\$20,000	\$20,000	\$20,000	\$0
Special Call - 11/01	\$5,000	\$5,000	\$30,000	(\$25,000)
Special Call - 5/01	\$0	\$0	\$5,000	(\$5,000)

TOTAL EXPENDITURES	\$511,250	\$511,250	\$624,000	(\$112,750)
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EXCESS REVENUES (EXPENDITURES)	(\$24,444)		(\$62,171)	
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FUND BALANCE - Beginning	\$180,571		\$497,463	
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FUND BALANCE - Ending	\$156,127		\$435,292	
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**Lake Ashton
Community Development District**

General Fund
Statement of Revenues and Expenditures (Month by Month)
FY 2017

	OCT 2016	NOV 2016	DEC 2016	JAN 2017	FEB 2017	MAR 2017	APR 2017	MAY 2017	JUN 2017	JUL 2017	AUG 2017	SEP 2017	TOTAL
Revenues													
Maintenance Assessments	\$0	\$54,755	\$1,386,081	\$51,415	\$24,952	\$57,271	\$6,867	\$15,686	\$19	\$0	(\$16,904)	\$0	\$1,580,141
Rental Income	\$9,100	\$5,475	\$7,800	\$9,375	\$4,700	\$7,300	\$4,650	\$650	\$5,850	\$3,000	\$3,400	\$0	\$61,300
Entertainment Fees	\$75,887	\$21,795	\$7,275	\$11,966	\$4,086	\$2,232	\$2,849	\$4,805	\$1,243	\$3,035	\$3,425	\$0	\$138,598
Newsletter Ad Revenue	\$13,389	\$6,478	\$8,435	\$6,480	\$7,835	\$3,558	\$4,034	\$6,933	\$2,227	\$2,662	\$3,487	\$0	\$65,521
Interest Income	\$214	\$136	\$213	\$926	\$800	\$872	\$875	\$843	\$743	\$747	\$639	\$0	\$7,008
Miscellaneous Income	\$1,395	\$1,393	\$1,288	\$425	\$581	\$1,724	\$1,473	\$1,142	\$1,633	\$805	\$1,023	\$0	\$12,880
Insurance Proceeds	\$0	\$0	\$18,253	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,253
Total Revenues	\$99,985	\$90,031	\$1,429,345	\$80,587	\$42,954	\$72,957	\$20,749	\$30,059	\$11,715	\$10,249	(\$4,930)	\$0	\$1,883,700
ADMINISTRATIVE:													
Supervisor Fees	\$200	\$0	\$200	\$250	\$250	\$500	\$0	\$250	\$500	\$0	\$200	\$0	\$2,350
FICA Expense	\$15	\$0	\$15	\$19	\$19	\$38	\$0	\$19	\$38	\$0	\$15	\$0	\$180
Engineering	\$3,590	\$1,197	\$1,420	\$5,375	\$0	\$0	\$2,798	\$0	\$2,518	\$220	\$0	\$0	\$17,117
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200	\$0	\$0	\$0	\$0	\$0	\$1,200
Dissemination	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$583	\$0	\$1,417
Attorney	\$1,521	\$1,105	\$1,192	\$1,292	\$1,754	\$1,611	\$188	\$1,640	\$2,880	\$468	\$3,538	\$0	\$17,188
Consulting Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$1,000	\$23	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,023
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	\$4,874	\$4,874	\$4,874	\$4,874	\$0	\$53,609
Computer Time	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$917
Postage	\$93	\$170	\$571	\$131	\$263	\$614	\$130	\$152	\$43	\$351	\$110	\$0	\$2,629
Printing & Binding	\$151	\$176	\$102	\$120	\$97	\$140	\$135	\$75	\$196	\$170	\$59	\$0	\$1,419
Newsletter Printing	\$2,507	\$2,722	\$2,765	\$2,765	\$2,800	\$2,800	\$2,719	\$2,662	\$2,338	\$2,338	\$2,338	\$0	\$28,754
Rentals & Leases	\$212	\$187	\$187	\$924	\$187	\$187	\$1,102	\$187	\$187	\$631	\$613	\$0	\$4,604
Insurance	\$34,090	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,400	\$0	\$0	\$36,490
Legal Advertising	(\$96)	\$0	\$0	\$75	\$53	\$0	\$0	\$0	\$27	\$149	\$0	\$0	\$208
Other Current Charges	\$87	\$119	\$118	\$18	\$90	\$119	\$97	\$75	\$107	\$107	\$90	\$0	\$1,027
Property Taxes	\$0	\$11,565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,565
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6	\$6	\$0	\$0	\$12
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$47,584	\$22,280	\$12,610	\$16,032	\$13,554	\$11,049	\$17,718	\$10,101	\$13,881	\$11,880	\$12,503	\$0	\$189,192

Lake Ashton
Community Development District
General Fund
Statement of Revenues and Expenditures (Month by Month)
FY 2017

	OCT 2016	NOV 2016	DEC 2016	JAN 2017	FEB 2017	MAR 2017	APR 2017	MAY 2017	JUN 2017	JUL 2017	AUG 2017	SEP 2017	TOTAL
<i>Field:</i>													
Field Management Services	\$24,337	\$25,267	\$36,588	\$25,394	\$25,013	\$24,901	\$25,363	\$24,689	\$35,721	\$25,936	\$24,747	\$0	\$297,958
Gate Attendants	\$13,051	\$16,253	\$13,409	\$12,967	\$12,802	\$13,086	\$19,706	\$18,431	\$17,192	\$17,872	\$17,719	\$0	\$172,488
Pool Attendants	\$0	\$820	\$1,639	\$1,305	\$1,324	\$1,198	\$2,818	\$0	\$0	\$0	\$0	\$0	\$9,105
Pest Control	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$0	\$1,320
Security/Fire Alarm/Gate Repairs	\$130	\$0	\$130	\$130	\$383	\$0	\$552	\$260	\$180	\$0	\$0	\$0	\$1,765
Telephone/Internet	\$957	\$984	\$937	\$954	\$961	\$955	\$1,895	\$955	\$390	\$955	\$2,040	\$0	\$11,983
Electric	\$18,512	\$18,722	\$18,029	\$18,908	\$18,573	\$9,117	\$14,909	\$18,957	\$18,744	\$18,432	\$18,441	\$0	\$191,342
Water	\$1,029	\$987	\$1,037	\$1,119	\$1,163	\$966	\$2,601	\$1,041	\$1,099	\$0	\$869	\$0	\$11,911
Gas	\$642	\$2,705	\$1,646	\$1,921	\$1,717	\$1,701	\$932	\$643	\$0	\$762	\$0	\$0	\$12,669
Refuse	\$771	\$771	\$771	\$771	\$771	\$848	\$842	\$849	\$842	\$369	\$1,314	\$0	\$8,918
Clubhouse Maintenance	\$5,101	\$15,918	\$5,937	\$7,108	\$12,770	\$8,503	\$9,088	\$7,533	\$9,752	\$6,681	\$8,488	\$0	\$96,880
Pool and Fountain Maintenance	\$1,290	\$1,490	\$1,490	\$1,965	\$1,490	\$1,528	\$1,900	\$1,665	\$1,827	\$1,490	\$1,490	\$0	\$17,624
Landscape Maintenance	\$14,240	\$14,240	\$14,240	\$14,240	\$14,240	\$14,240	\$14,240	\$14,240	\$14,240	\$14,240	\$14,240	\$0	\$156,640
Plant Replacement	\$0	\$0	\$1,517	\$0	\$0	\$765	\$4,487	\$0	\$1,156	\$0	\$0	\$0	\$7,924
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$179	\$0	\$0	\$179
Lake Maintenance	\$1,200	\$1,200	\$1,200	\$4,345	\$1,545	\$1,545	\$1,545	\$3,090	\$4,345	\$1,545	\$1,545	\$0	\$23,105
Wetland Mitigation and Maintenance	\$0	\$0	\$7,300	\$0	\$0	\$7,300	\$0	\$0	\$7,300	\$0	\$0	\$0	\$21,900
Permits/Inspections	\$0	\$0	\$0	\$0	\$0	\$550	\$0	\$0	\$0	\$0	\$420	\$0	\$970
Office Supplies/Printing/Binding	\$522	\$0	\$314	\$391	\$817	\$505	\$80	\$11	\$0	\$702	\$16	\$0	\$3,359
Operating Supplies	\$626	\$4,859	\$5,060	\$1,943	\$2,953	\$1,999	\$2,372	\$1,662	\$1,781	\$1,991	\$1,744	\$0	\$26,990
Credit Card Processing Fees	\$169	\$1,053	\$387	\$372	\$230	\$168	\$126	\$93	\$154	\$115	\$69	\$0	\$2,937
Dues & Subscriptions	\$432	\$168	\$332	\$5,181	\$61	\$259	\$3,775	\$40	\$175	\$40	\$212	\$0	\$10,677
Decorations	\$371	\$291	\$1,652	\$0	\$1,166	\$168	\$0	\$0	\$0	\$0	\$0	\$0	\$3,648
Special Events	\$1,593	\$9,904	\$7,274	\$60,452	\$26,338	\$29,494	\$1,748	\$700	\$6,262	\$367	\$2,850	\$0	\$146,982
TOTAL FIELD	\$85,092	\$115,752	\$121,008	\$159,588	\$124,439	\$119,916	\$109,099	\$94,979	\$121,280	\$91,797	\$96,324	\$0	\$1,239,275
<i>OTHER SOURCES AND USES</i>													
Capital Reserve-Transfer Out	\$0	(\$300,600)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$300,600)
TOTAL OTHER SOURCES AND USES	\$0	(\$300,600)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$300,600)
Subtotal Operating Expenses	\$132,677	\$438,632	\$133,619	\$175,620	\$137,993	\$130,964	\$126,817	\$105,080	\$135,160	\$103,677	\$108,828	\$0	\$1,729,067
Excess Revenues (Expenditures)	(\$32,692)	(\$348,601)	\$1,295,726	(\$95,033)	(\$95,039)	(\$58,007)	(\$106,068)	(\$75,021)	(\$123,446)	(\$93,428)	(\$113,758)	\$0	\$154,633