



***ASTURIA  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Regular Meeting***

***Tuesday  
January 30, 2024  
6:00 p.m.***

***Location:  
Asturia Clubhouse,  
14575 Promenade Parkway  
Odessa, FL 33556***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***



## Community Development District

c/o Vesta District Services  
250 International Parkway, Suite 208  
Lake Mary, FL 32746  
321-263-0132

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Board of Supervisors  
**Asturia Community Development District**

Dear Board Members,

The Regular Meeting of the Board of Supervisors of the Asturia Community Development District is scheduled for **Tuesday, January 30, 2024, at 6:00 p.m.** at the **Asturia Clubhouse, 14575 Promenade Parkway Odessa, FL 33556.**

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-285 or [tdobson@vestapropertyservices.com](mailto:tdobson@vestapropertyservices.com). We look forward to seeing you at the meeting.

Sincerely,

*Tish Dobson*

Tish Dobson  
District Manager

Cc: Attorney  
Engineer  
District Records

Meeting Date: Tuesday, January 30, 2024  
Time: 6:00 p.m.  
Location: Asturia Clubhouse  
14575 Promenade Parkway  
Odessa, FL 33556

[Click Here to Join the Meeting Online](#)  
Dial-in Number: 1-904-348-0776  
Meeting ID: 862 156 243#  
(Mute/Unmute: \*6)

## Agenda

*The full draft agenda packet will be posted to the CDD website when it becomes available, or it may be requested by contacting [sconley@vestapropertyservices.com](mailto:sconley@vestapropertyservices.com)*

### I. Call to Order

### II. Pledge of Allegiance

### III. Audience Comments *(Limited to 3 Minutes per Individual for Agenda Items)*

### IV. RFQ – Legal Services

- A. Discussion on Amended Response to Request for Qualifications Legal Services from Kass Shuler, PA

[Exhibit 1](#)

### V. Staff Reports

#### A. Landscape & Irrigation

1. Consideration of RedTree Proposal for Asturian Parkway Center Island End Cap Planting at Promenade Parkway - \$1,750.00

[Exhibit 2](#)

2. Consideration of RedTree Proposal for Additional Mulch (50 yd<sup>3</sup>) - \$2,750.00

[Exhibit 3](#)

#### B. Aquatic Services

[Exhibit 4](#)

#### C. District Engineer

#### D. District Counsel

#### E. Land Use Counsel

#### F. District Manager & Field Operations

1. January

[Exhibit 5](#)

### VI. Consent Agenda

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held December 19, 2023

[Exhibit 6](#)

- B. Consideration and Acceptance of the December 2023 Unaudited Financial Statements

[Exhibit 7](#)

- C. Consideration and Acceptance of the Operation and Maintenance Expenditures for December 2023

[Exhibit 8](#)



**VI. Consent Agenda (Continued)**

- D. Acceptance of LLS Arbitrage Report for Bond Series 2014A-1 & 2014A-2 Indicating No Cumulative Rebatable Arbitrage Liability as of December 18, 2023. [Exhibit 9](#)

**VII. Business Items**

- A. Consideration of RedTree Landscape Systems Maintenance Agreement Second Renewal [Exhibit 10](#)
- B. Consideration of Clubhouse Parking Lot Striping Proposals [Exhibit 11](#)
1. Asphalt & Concrete Parking Lot Maintenance - \$1,057.00
2. Romaner Graphics - \$1,400.00
- C. Consideration of Engaging LLS Tax Solutions for 2024 and 2025 Arbitrage Reporting Services for Bond Series 2014A-1 & 2014A-2 [Exhibit 12](#)
- D. Consideration of FitRev Proposal to Re-Upholster Fitness Bench Pad - \$260.00 [Exhibit 13](#)

**VIII. Audience Comments** *(Limited to 3 Minutes per Individual for Non-Agenda Items)*

**IX. Supervisors' Requests**

**X. Action Items Summary**

**XI. Next Regular Meeting Agenda Items**

**XII. Next Workshop Agenda Items**

**XIII. Next Meeting Quorum Check**

<i>Supervisor Attending</i>	<b>MEETING February 27, 2024 6:00 PM</b>			<b>WORKSHOP March 12, 2024 6:00 PM</b>		
	<i>In Person</i>	<i>Virtually</i>	<i>Not</i>	<i>In Person</i>	<i>Virtually</i>	<i>Not</i>
Jon Tietz						
Glen Penning						
Jacques Darius						
Marie Pearson						
Susan Coppa						

**XIII. Adjournment**





# EXHIBIT 1



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**RESPONSE TO REQUEST FOR QUALIFICATIONS  
DISTRICT ATTORNEY SERVICES  
BY ATTORNEY LINDSAY A. MOCZYNSKI  
TO ASTURIA COMMUNITY DEVELOPMENT DISTRICT**

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Lindsay A. Moczynski, Esq.  
Kass Shuler, P.A.  
1505 N. Florida Ave., Tampa, FL 33602  
813.229.0900  
LMoczynski@kasslaw.com



Board Members of Asturia Community Development District:

As you are aware, I previously submitted a Response to Request for Qualifications for District Attorney Services to Asturia Community Development District ("Asturia CDD") on behalf of myself and de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP ("DSK Law") in December 2023. Since that submission, I have left DSK Law and am now employed with Kass Shuler, P.A.

I appreciate the Board of Asturia CDD considering this amended Response to Request for Qualifications for District Attorney Services.

## **1. VENDOR BUSINESS HISTORY**

Please see enclosed Attachment "A": Submittal Form.

## **2. FIRM EXPERIENCE**

The senior partners of the law firm of Kass Shuler, P.A. ("Kass Shuler"), began practice together in 1978, and have established a national reputation for its high-quality legal services to a wide variety of clients. The firm is engaged in the general practice of law and represents individual, corporate and institutional clients in a variety of legal matters. The emphasis of the firm has always been the representation of clients in civil matters, including, commercial litigation, association matters, construction litigation, corporate and business organization, foreclosures, collections, real estate disputes, and many other matters.

The firm has offices in Tampa and Boca Raton and represents its clients in all state and federal courts in the State of Florida. The firm's clientele consists principally of financial institutions, business owners, manufacturers, developers, and professionals. Lindsay A. Moczynski has a history of working with, and representing, local government clients in a variety of matters. These matters and clients include:

- District Counsel for the Preserve at South Branch Community Development District (current)
- Litigation Counsel for Stevens Plantation Community Development District related to issuance and collection of bond assessments (former)
- Assistant City Attorney for the City of St. Cloud (former)
- Assistant Litigation Counsel for the City of Clermont in regard to litigation filed against the City of Clermont (former)
- Assistant Litigation Counsel for the City of Clermont in regard to litigation filed against the City of Clermont (former)

### 3. PROPOSED ATTORNEY TEAM

The proposed team of attorneys includes Lindsay A. Moczynski (Lead District Attorney) and Richard S. McIver. Ms. Moczynski would be the attorney who handles the day-to-day needs and requirements of the District, including attendance at meetings, consultations, drafting of necessary correspondence, resolutions, and documents of the District, and representation in civil matters. Mr. McIver will assist, when necessary and at the delegation of Ms. Moczynski and/or the Board, with consultations, drafting of documents, and bond review and compliance. Kass Shuler also includes additional attorneys, such as Philip Clarke and Christina Rhaney who may assist with real estate transactional matters. The résumés of Ms. Moczynski and Mr. McIver are as follows:

#### **LINDSAY A. MOCZYNSKI**

##### **Admissions and Professional Qualifications**

Florida Bar No.: 89161

Florida Bar Association – Admitted 2011  
United States District Court for the Middle District of Florida  
United States District Court for the Southern District of Florida  
Florida Trend - Legal Elite Attorney

##### **Experience**

###### **Kass Shuler, PA**

**Present**

Ms. Moczynski is an Associate in the Tampa office. Ms. Moczynski is District Counsel for The Preserve at South Branch Community Development District. Ms. Moczynski focuses her practice in the areas of local government, land use and zoning, and civil litigation.

###### **de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP**

**2017- 2023**

Ms. Moczynski was a Senior Associate in the Tampa office and served as Assistant City Attorney for the City of St. Cloud, Florida, and litigation counsel for the City of Clermont and City of St. Cloud. Ms. Moczynski became District Counsel for The Preserve at South Branch Community Development District and also represented the Stevens Plantation Community Development District relating to its collection of bond assessments. Ms. Moczynski represented a variety of clients, including small business owners, individuals, local governments, insurance companies, and corporations in a wide range of matters.

###### **Givens Givens Sparks, PLLC**

**2016-2017**

Ms. Moczynski represented clients as a Family Law Litigation Practitioner.

**Kass Shuler, PA****2011-2015**

Ms. Moczynski represented clients in real estate transactions and disputes and business matters along with lenders in foreclosures.

**Education**

Stetson University College of Law, J.D., 2010

University of Florida, B.A., 2005

**Professional Organizations**

Hillsborough County Bar Association

Florida Bar Real Property, Probate and Trust Law Section

Real Property Litigation Committee (Secretary)

Florida Bar Trial Lawyers Section

Florida Bar City, County & Local Government Law Section

**Reported Articles and Speaking Engagements**

It Isn't Official Until it is "Official Records" Official, by Klarika Caplano, Esq., and Lindsay A. Moczynski, Esq., ActionLine (Spring 2022).

Understanding the CDC's Nationwide Residential Eviction Moratorium Order, by Bart R. Valdes, Esq., and Lindsay A. Moczynski, Esq., dated October 2020.

What Can I expect at Mediation?, by Lindsay A. Moczynski, Esq., dated July 2019.

"How to Guide" and Practical Consideration for Handling Evictions and Foreclosure Cases – Featured Webinar of the Business Law Section and Real Property, Probate and Trust Law Section of the Florida Bar (2021).

**RICHARD S. MCIVER****Admissions and Professional Qualifications**

Florida Bar No.: 559120

Board Certified in Real Estate Law Since 2007

Florida Bar Association – Admitted 1986

United States District Court for the Middle District of Florida

United States District Court for the Southern District of Florida

United States District Court for the Northern District of Florida

United States Courts of Appeals, Eleventh Circuit

Florida Middle District Bankruptcy Court

Florida Northern District of Bankruptcy Court

Florida Southern District of Bankruptcy Court

State Bar of Texas – Admitted 1980

United State District Court, Northern District of Texas

Super Lawyer – 2015 to Present

### **Practice Areas**

Mr. McIver represents Banks, Mortgage Companies and Loan Servicers in real estate litigation and appeals, and handles commercial and residential closings.

### **Biography**

Since 1980, Richard McIver has represented a wide variety of business interests and individuals focused on real estate transactions and litigation. Representative matters that he has handled over the years include foreclosures on hotels, apartment complexes, condominiums, restaurants and liquor licenses, and residential real estate, evictions, quiet title and partition actions. He has also represented buyers, sellers and lenders in commercial and residential real estate transactions.

### **Education**

Dedman School of Law, Southern Methodist University, J.D., 1980

Cox School of Business, Southern Methodist University, B.B.A., 1977

### **Professional Organizations**

Florida Bar Real Property, Probate and Trust Law Section

Finance and Lending Committee (Immediate Past Chair)

Residential Real Estate and Industry Liaison Committee (Vice Chair)

Real Property Litigation Committee (Member)

### **Reported Articles and Speaking Engagements**

“Mortgage Financing” chapter in in Florida Real Property Sales Transactions, 5th through 8th Editions (Florida Bar, 2008-2015)

“Attorney’s Fees in Mortgage Foreclosure Actions”, in Florida Foreclosure Law (2017-2022)

Editor: “Hotels, Motels, Restaurants, and Marinas” chapter in Florida Real Property Complex Transactions, 8th Edition (Florida Bar, 2016)

Co-Author of “Navigating a Foreclosure Title Commitment”, RPPTL Action Line, Summer, 2018



“The FAR/BR Contract in the Courts – 2023

“Fundamentals of Mortgage Foreclosure”, Real Property Board Certification Review Course – 2020 – 2024

“How To Guide and Practical Considerations for Handling Foreclosures In and After the Pandemic” – 2021

“Navigating a Foreclosure Title Commitment” – November, 2017

“Post Bartram – When is a Residential Mortgage Foreclosure Barred by the Statute of Limitations?” – June, 2017

Professionalism for the Real Property Litigator” – November, 2016; “Deutsche Bank v. Beauvais” – October, 2015

“When is it Too Late to Foreclose a Mortgage?” – April, 2014

“Ethical Issues Concerning Short Sales, Defaults and Mortgage Foreclosures” – November, 2010

#### **4. ACCESSIBILITY AND RESPONSIVENESS**

Ms. Moczynski is a current resident of Hillsborough County, Florida, and is available to appear in person for all necessary meetings, workshops and hearings. Ms. Moczynski has a flexible response time with a maximum response time of twenty-four hours. Ms. Moczynski would request a five (5) day lead time for scheduled meetings.

#### **5. REFERENCES**

Amber E. Ashton, Esq.  
AAshton@oldrepublictitle.com  
813.599.0463 Ext. 14822

Kristen Trucco, Esq.  
KTrucco@latham luna.com  
407.481.5806

Jennifer Whelihan  
JWhelihan cdd@gmail.com  
813.476.9505



**6. FEES**

Kass Shuler hereby submits the following fee proposal for provision of District Attorney Services:

Attorneys:	\$200 per hour
Paralegals:	\$ 75 per hour

Costs: All general overhead costs are included in the attorneys' fees set forth above.

Retainer: As a courtesy, the firm will not require a retainer or advanced fee deposit.





## Attachment "A": Submittal Form

### Business Statement

*Please complete and submit with your qualification response.*

1. Name of Business: Kass Shuler, P.A.
2. Business Address: 1609 N. Florida Ave., Tampa, FL 33602
3. Phone: 813.229.0900 Business Fax: 813.229.3323 E-Mail: Lmoczyński@kasslaw.com
4. Business Classification (check all that apply):  
☐ Individual ☒ Partnership ☐ Corporation ☐ Women or Minority Owned
5. Federal Tax Number (a SSN or Federal Tax Number): 59-2978197
6. Name of Owner: Shareholders - a list can be provided upon request
7. During the past five years, has the firm, business or any attorney in the firm or business, been involved in any (1) bond forfeiture, (2) litigation personally involving the firm, business or any attorney in the firm or business (other than dissolution of marriage), or (3) claims filed with any insurance carrier concerning the firm, business, or any attorney in the firm or business, and/or (4) Bar Association complaints? If yes, attach an explanation. Yes: ☒ No: ☐
8. Has the company been in bankruptcy, reorganization or receivership in last five years?  
Yes: ☐ No: ☒
9. Has the company been disqualified or terminated by any public agency?  
Yes: ☐ No: ☒

10. Has the proposed designated Attorney practiced local government or special district law for a minimum of five years?  
Yes: ✓ No: \_\_\_\_\_
11. Is each proposed attorney accredited and in good standing with the State Bar?  
Yes: ✓ No: \_\_\_\_\_
12. Qualification Offers shall be good and valid until the District completes award or rejections of qualifications. Failure to concur with this condition may result in rejection of the offer. Does the firm accept this condition?  
Yes: ✓ No: \_\_\_\_\_ (If no, state the desired exception: \_\_\_\_\_)

*Having carefully examined all of the documents of the solicitation, including the instructions, the Terms and Conditions, the undersigned proposes to perform all work in strict compliance with the above-named documents, as well as in compliance with all submitted qualification information.*

FIRM NAME: Kass Shuler, P.A. FID: 59-2978197

SIGNATURE: 

PRINT NAME: RICHARD MCIVER, SHERIFF



Claim	Date filed	Description	Complainant	Result
1)	2023	A defendant in a deficiency action sued the firm, alleging that a payoff improperly included costs	8:23-cv-77 Rebecca Polizzi v. Kass Shuler, P.A. (US Dist. Ct. Middle Dist. Of Fla.)	The case was voluntarily dismissed with prejudice after the firm demonstrated it was frivolous.
2)	2023	A borrower sued the lender, the judge, the clerk, and all counsel involved for "wrongful foreclosure", despite the final judgment being upheld on appeal	4:23-cv-10066 James and Keri Lynn Viegas v. First Horizon Bank, Judge Mark Jones, et al. (US Dist. Ct. Southern Dist. Of Fla.)	Motions to dismiss the incomprehensible complaint are pending
3)	2021	A foreclosure defendant sued the firm, its attorneys, a servicer and lender for negligence in naming him as a party to a foreclosure action.	21-CA-1437 Mark Johnston v. Kass Shuler, P.A., et al. (Marion County Circuit Court)	The case was settled for nuisance value
4)	2020	A buyer sued the firm for negligence related to litigation involving the property which was the subject of a closing	20-CA-004372 J.B. Real Invest, LLC v. Kass Shuler, P.A. (Hillsborough County Circuit Court)	The case was settled for nuisance value
5)	2020	A party sued the client, its securing company and the firm for "negligent foreclosure" due to an incorrect property address in the loan documents	20-CA-7 Dingle v. Countryplace Mortgage, Safeguard and Kass Shuler, P.A. (Clay County Circuit Court)	The case was settled for nuisance value

# EXHIBIT 2





*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

**January 21, 2024**

**Landscape Enhancement Proposal**

**For**

**Asturia CDD**

**Tish L. Dobson**

**[tdobson@vestapropertyservices.com](mailto:tdobson@vestapropertyservices.com)**



- Remove flowers and prep area for new planting to include 4 yards of Planting Mix
- Install 15 Jack Frost Ligustrum 3gal
- Install 44 Blue My Mind 1gal
- Includes all materials, labor, hauling and dump fees

**Total: \$1,750.00**

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Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor  
[ksmith@redtreelandscape.com](mailto:ksmith@redtreelandscape.com) / Cell phone: (727) 426.3679



# EXHIBIT 3





*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

## Mulch Installation Proposal

FOR

***Asturia CDD***

Attention: Tish Dobson, District Manager

January 26, 2024

### Scope of Work

Extra mulch to complete mulching the entire property.

- Install (50) cubic yards of Pine Bark Mulch to complete the mulching.
- Includes all materials and labor.

**PRICE: \$2,750.00**

\_\_\_\_\_  
Authorized Signature to Proceed

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist  
[jburrkett@redtreelandscapesystems](mailto:jburrkett@redtreelandscapesystems) / Cell phone: (727) 267-2059



# EXHIBIT 4







# Aquatic Services Report

## Technician

Doug Fitzhenry

## Job Details

Service Date	1/22/2024
Customer	Asturia CDD
Weather Conditions	Partly Cloudy
Wind	3e
Temperature	62
Multiple Sites Treated	Yes



## Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers	2. 3 4
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Normal
Restrictions	None
Observations/Recommendations	Sites treated for algae

2 of 2

Pond Numbers	X 5
Service Performed	Inspection
Water Level	Normal
Observations/Recommendations	Sites are in good shape



# EXHIBIT 5



## Aquatics

**Ponds:** The ponds are in excellent shape except for a small algae bloom in the Trails Edge Pond. The runoff due to the recent rain events, along with warmer temperatures, may be the factors causing the alga bloom. The water levels are still improving which was greatly needed. Blue Water Aquatics is aggressively pushing the hog population off property.



## Landscape & Irrigation Maintenance

**Turf:** Currently, the turf is looking rough. Between broadleaf weeds, ants, and the dormant season, the turf is not at its best. There are several areas of turf that need to be replaced, even if the broadleaf weeds are eliminated.





**Hedge Lines:** Most of the hedges are loving life right now. A few areas at the clubhouse need to be replaced.

**Bed Maintenance:** For the most part, the detail crew has the weeds in the beds under control and with the addition of the mulch, the beds look well maintained.





**Bed Maintenance Continued:** Soft and hard edging in the common areas is at spec and the pruning of the hedges is right on the mark with the height and shape. Recommend mechanical removal of weeds when they begin to emerge in the beds.





## Observations

**Trees:** The Crapees at the clubhouse are still in decent shape, but there are several other trees in the common areas that need to have the moss removed as soon as possible.

**Annuals:** Wow!! The annuals are stunning!!

**Algae:** A small bloom in the Trails Edge Pond, but Blue Water Aquatics has addressed the issue.

**Mulch:** The addition of the new mulch was much needed; however, the estimated cubic yardage fell short of completing all the beds. RedTree will submit an additional proposal for the Board's consideration.



## Additional Observations

**Irrigation Breaks:** Additional breaks were reported at the time of this report.

**Dog Stations:** Several dispensers need a few new bag hangers. A temporary repair is in place.

**Streetlight Outages:** Multiple streetlights were reported to Duke Energy for repair.

## District Manager Report

### January Recap

**Dog Stations and Porter Services:**

Services by Office Pride is ongoing with the anticipation of transitioning the responsibilities over to clubhouse staff once both employees are settled into their new roles.

**East Monument and Portico Construction Damage:**

To date, neither RIPA nor Hines have followed up regarding the construction damage. Recommend moving forward with the repairs and perusing legal action.

**Fitness Center Equipment:**

The residents are genuinely enjoying the new additions to the Fitness Center. The replacement 15 lb. and 35 lb. weights are on order, with an anticipated delivery date of Monday, January 29<sup>th</sup>. An update to follow on the 75 lb. weights.

**Landscape Concerns:**

Reported several irrigation breaks throughout the month of January. Broadleaf weeds in the turf are still ongoing and may need to be treated more aggressively. Requested a log of service dates for the month of January due to concerns of services not being completed.

**Room Rentals:**

Scheduled multiple room rentals from January thru June.

**Site Visits:**

12/21, 12/23, 12/27, 12/30, 1/1, 1/6, 1/8, 1/10, 1/14, 1/16, 1/18, 1/21, 1/23, 1/24. 1/25.

**Staffing:**

The new part-time maintenance employee, Evan, is diving right into the position and is eager to accept additional responsibilities.

Darneese White accepted the offer to fill the full-time maintenance position on January 23rd. Once she completes the new hire onboarding process, she will be added to the schedule at 35-40 hours per week.





# EXHIBIT 6



**MINUTES OF MEETING  
ASTURIA  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Asturia Community Development District was held on Tuesday, December 19, 2023 at 6:00 p.m. at Asturia Clubhouse, 14575 Promenade Parkway, Odessa, FL 33556. The actions taken are summarized as follows:

**FIRST ORDER OF BUSINESS: Roll Call**

Ms. Dobson called the meeting to order and conducted roll call.

Present and constituting a quorum were:

Glenn Penning	Board Supervisor, Chairman
Jacques Darius	Board Supervisor, Vice Chairman
Jonathan Tietz ( <i>via phone</i> )	Board Supervisor, Assistant Secretary
Marie Pearson	Board Supervisor, Assistant Secretary
Susan Copp	Board Supervisor, Assistant Secretary

Also present were:

Tish Dobson	District Manager, Vesta District Services
Lauren Gentry ( <i>via phone</i> )	Kilinski Van Wyk
John Burkett	RedTree Landscape
Chris Thompson	Blue Water Aquatics
Scott Smith	Vice President District Services, Vesta
John Markunas	Vesta
Denise Greco	
John Wolf	
Shelley Penning	

**SECOND ORDER OF BUSINESS: Pledge of Allegiance**

**THIRD ORDER OF BUSINESS: Audience Comments – Agenda Items (*Limited to 3 minutes per individual for agenda items*)**

Ms. Greco expressed her appreciation to the Board.

**FOURTH ORDER OF BUSINESS: Exhibit 1: District Counsel Legal Services Presentation**

A. Consideration of DSK Law Legal Services RFP Response

A representative of DSK was not present. Ms. Dobson provided information on DSK. Supervisors were asked to submit questions for DSK to Ms. Dobson.

B. Acknowledgment of Kilinski Van Wyk Legal Services RFP Response

Ms. Gentry addressed the Board regarding the RFP response. Ms. Gentry was thanked for her service to the District.

A draft legal services agreement will be presented at the January meeting, and DSK will assist with a smooth transition.

**FIFTH ORDER OF BUSINESS: Vendor Reports**

*Item 5. B. Aquatic Services Report was discussed first.*

A. Landscape & Irrigation

Mr. Burkett presented the landscape and irrigation report. The condition of the clubhouse turf, impacted by high foot traffic, was discussed. This will be a spring project. Irrigation and water supply issues, annuals, landscape design and future planting enhancements were also discussed, with a request for proposals to be provided ahead of the budget discussion.

B. Exhibit 2: Aquatic Services

*This item was addressed out of order prior to the Landscape & Irrigation Report.*

Mr. Thompson presented the aquatics report and explained the use and benefits of the phosphate meter Blue Water Aquatics had acquired. The Board was notified that baiting for the hogs had started.

C. District Engineer

Mr. Penning shared that Lighthouse Engineering had some alternate ideas for the Portico Street extension that might bring some agreement with the developer and County. He expects them to share their insights at the January meeting on the non-substantial change request and a strategy for the District. The Board had not authorized any research by the District Engineer on the non-substantial change, and should not be invoiced. Expectations were conveyed to the District Engineer regarding work requests and invoicing.

*Discussion moved to Land Use Counsel Report.*

D. District Counsel

Ms. Gentry discussed her research on the statute of limitations that could potentially apply to the Halff invoice. Claims that are based on a written contract are subject to a five-year statute of limitations. Claims based on obligations not in a written contract are subject to a four-year statute of limitations.

E. Land Use Counsel

*This item was discussed out of order, after District Engineer Report, prior to District Counsel's Report.*

Ms. Dobson will forward an email from Land Use Counsel to the Board. Lantower has secured local counsel to review the cost-share agreement request. Mr. Faulkner will contact Lantower and Pasco County Counsel requesting an update. Ms. Dobson will forward the name of Lantower's Counsel (*Kami Corbett of Hill, Ward, and Henderson, P.A.*) to the Supervisors. It was noted that the cost of development of the 3.22 acres was not included in the cost-share agreement matrix. The District may consider adding this cost, and bond monies associated with the greenspace acreage; options were discussed by the Board.



F. District Manager & Field Operations

1. Exhibit 3: December

Ms. Dobson presented the December report. She provided a staffing update and notified the Board that Office Pride will repair some of the dog stations. Resumes for the full-time position will be forwarded to the Board for review. Staff shirts and rain gear were discussed.

It was noted that the fitness center is being used more frequently around holidays and a request was made for equipment cleaning solution to be monitored as it appears to run low on a regular basis. Ms. Dobson will ask Office Pride to check the supplies when the check the trash cans.

Ms. Dobson asked the Board for their input on the cleaning service since the 30-day deficiency notice was issued. A discussion followed regarding the cleaning service and an annual interior/exterior window cleaning proposal for \$500 from Cleaning Commandos.

On a MOTION by Ms. Pearson, SECONDED by Ms. Coppa, WITH ALL IN FAVOR, the Board approved the termination of the cleaning agreement with Electro Sanitation and authorized staff to send the thirty-day notice, for Asturia Community Development District.

On a MOTION by Ms. Coppa, SECONDED by Ms. Pearson, WITH ALL IN FAVOR, the Board approved Cleaning Commandos to provide cleaning services at a rate of \$300.00 per week, to begin after the Electro Sanitation agreement terminates, for Asturia Community Development District.

On a MOTION by Mr. Penning, SECONDED by Ms. Coppa, WITH ALL IN FAVOR, the Board approved Cleaning Commandos annual proposal to clean interior and exterior, top and bottom windows, in the amount of \$500.00, for Asturia Community Development District.

Mr. Penning requested the current cleaning agreement in order to revise the language in the scope of work before being forwarded to Ms. Gentry.

*A discussion pertaining to Business Item C: Room Rental Oversight occurred at this point in the meeting.*

A discussion followed on security cameras. Mr. Tietz will contact Complete IT and Mr. Penning will contact DCSI for proposals for video monitoring and cameras. Mr. Penning will also check on the system Reolink offers for a comparison.

**SIXTH ORDER OF BUSINESS: Consent Agenda**

A. Exhibit 4: Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held November 28, 2023

B. Exhibit 5: Consideration and Acceptance of the November 2023 Unaudited Financial Statements

- C. Exhibit 6: Consideration and Acceptance of the Operation and Maintenance Expenditures for November 2023

On a MOTION by Mr. Darius, SECONDED by Ms. Pearson, WITH ALL IN FAVOR, the Board approved the Consent Agenda – Items A-C as presented, for Asturia Community Development District.

**SEVENTH ORDER OF BUSINESS: Business Items**

- A. Exhibit 7: Consideration of RedTree Landscape Maintenance Agreement Renewal  
Ms. Dobson recommended the Board consider any deficiencies or non-compliance of current contractual services so they can be discussed at the January meeting with Mr. Lucadano. A discussion followed on annuals.

- B. Exhibit 8: Consideration of Resolution **2024-03, Disposal of Surplus Equipment Policy**

A new rower, recumbent bike and weights have been ordered. The Board acknowledged the \$500 donation from a resident for fitness equipment. The Board discussed a silent auction.

On a MOTION by Mr. Penning, SECONDED by Ms. Pearson, WITH ALL IN FAVOR, the Board adopted Resolution 2024-03, Disposal of Surplus Equipment Policy, for Asturia Community Development District.

The Board authorized Ms. Dobson to proceed with a silent auction for the surplus equipment listed in the resolution.

- C. Discussion on Room Rental Oversight

*This item was discussed under the District Manager and Field Operations report.*  
Consensus was to add this item to the February agenda once staffing is confirmed and to ensure a procedure is in place prior to the warmer weather. The Board discussed monitoring and rental fees off-setting wear and damage.

**EIGHTH ORDER OF BUSINESS: Audience Comments – New Business (Limited to 3 minutes per individual for non-agenda items)**

Mr. Smith announced the plan for Ms. Dobson to transition into a new role for Vesta and introduced Mr. Markunas.

**NINTH ORDER OF BUSINESS: Supervisor Requests (Includes Next Meeting Agenda Item Requests)**

Mr. Darius asked about running or an open seat.

Mr. Penning will prove a list of tasks for staff. Ms. Dobson stated this will be converted into a checklist for staff, in addition to posting staffed hours.

Ms. Pearson reiterated the need for Supervisors to evaluate the resumes of the full-time position applicants and provide Ms. Dobson with feedback so interviews can be scheduled.

**TENTH ORDER OF BUSINESS: Action Items Summary**

**Supervisors**

- Submit questions for District Counsel to District Manager: *None received.*

**Mr. Tietz**

- Contact Complete IT for camera/monitoring proposal

**Mr. Penning**

- Contact DCSI for camera/monitoring proposal and provide comparison on Reolink equipment/service

**District Counsel**

- Draft new District Counsel agreement

**District Manager**

- Send the Ethics link to the Board: *Included with the DM Notes.*
- Send email from Hunter to the Board: *Completed.*
- Send the Board Lantower's new counsel's name: Kami Corbett of Hill, Ward, and Henderson, P.A.: *Included with the DM Notes.*
- Send resumes to Board: *Completed.*
- Provide Board with an on cleaning contract: *Update included with the DM Notes.*

**RedTree**

- Submit proposal to remove annuals at the corner of Asturian / Promenade Parkway and replace as a mirror image of the bed at Hwy. 54 and Asturian Parkway.

**ELEVENTH ORDER OF BUSINESS: Next Regular Meeting Agenda Items**

**January**

1. Landscape Agreement Renewal

**February**

2. Room Rental Oversight
3. Cameras

**TWELFTH ORDER OF BUSINESS: Next Workshop Agenda Items**

The February 13, 2024 workshop is canceled.

**THIRTEENTH ORDER OF BUSINESS: Next Meeting Quorum Check**

*The next Asturia Community Development District meeting is scheduled for 6:00 p.m. on January 30, 2024, at Asturia Clubhouse, 14575 Promenade Parkway, Odessa, FL 33556.*



All Supervisors confirmed their intent to attend the meeting in person.

**FOURTEENTH ORDER OF BUSINESS: Adjournment**

On a MOTION by Mr. Penning, SECONDED by Ms. Pearson, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:11 p.m., for Asturia Community Development District.

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on January 30, 2024.**

☐ Tish Dobson, Secretary

☐ \_\_\_\_\_, Assistant Secretary

☐ Glenn Penning, Chair

☐ Jacques Darius, Vice Chair



# EXHIBIT 7





# **Astoria Community Development District**

**Financial Statements  
(Unaudited)**

**December 31, 2023**



**Asturia CDD  
Balance Sheet  
December 31, 2023**

	General Fund	Reserve Fund	DS Series 2014	DS Series 2016	Capital Projects Series 2016	Total
<b><u>Assets:</u></b>						
Cash	\$ 2,324,178	\$ -	-	-	\$ -	\$ 2,324,178
Money Market	76,046	-	-	-	-	76,046
Investments:						
Revenue Fund	-	-	98,338	9,760	-	108,098
Principal	-	-	-	0	-	0
Interest Fund	-	-	30	7	-	37
Reserve	-	-	290,475	73,626	-	364,101
Prepayment	-	-	1	16	-	17
Sinking Fund	-	-	61	1	-	62
Acquisition & Construction	-	-	-	-	4,364	4,364
Deposits (Utility)	6,446	-	-	-	-	6,446
Prepaid Expenses	120	-	-	-	-	120
Accounts Receivable	-	-	-	-	-	-
Assessment Receivable - On Roll	32,827	6,431	18,043	4,538	-	61,839
Assessment Receivable - On Roll Excess	-	-	-	-	-	-
Assessment Receivable - Prior Year	-	-	-	-	-	-
Due From Other Funds	-	238,893	543,131	136,606	-	918,630
<b>Total Assets</b>	<b>\$ 2,439,618</b>	<b>\$ 245,324</b>	<b>950,078</b>	<b>224,555</b>	<b>\$ 4,364</b>	<b>\$ 3,863,938</b>
<b><u>Liabilities:</u></b>						
Accounts Payable	\$ 66,470	\$ -	\$ -	\$ -	\$ -	\$ 66,470
Sales Tax Payable	4	-	-	-	-	4
Accrued Expenses	11,723	-	-	-	-	11,723
Due to Other Funds	918,630	-	-	-	-	918,630
Due to General Fund	-	-	-	-	-	-
Due to Developer	-	-	-	-	-	-
Deferred Revenue On Roll	32,827	6,431	18,043	4,538	-	61,839
Rental Deposits	1,500	-	-	-	-	1,500
<b><u>Fund Balance:</u></b>						
Nonspendable						
Prepays and Deposits	6,566	-	-	-	-	6,566
Restricted For:						
Debt Service	-	-	932,034	220,017	-	1,152,051
Capital Projects	-	-	-	-	4,364	8,728
Unassigned	1,401,897	238,893	-	-	-	1,636,427
<b>Total Liabilities and Fund Balance</b>	<b>\$ 2,439,618</b>	<b>\$ 245,324</b>	<b>950,078</b>	<b>224,555</b>	<b>\$ 4,364</b>	<b>\$ 3,863,938</b>



**Asturia CDD**  
**General Fund**  
**Statement of Revenue, Expenditures and Changes in Fund Balance**  
**For the Period of October 1, 2023 to December 31, 2023**

	<b>FY2023 Adopted Budget</b>	<b>Current Month</b>	<b>Actual Year-to-Date</b>	<b>Variance +/-</b>	<b>% of Budget</b>
<b><u>Revenue</u></b>					
Special Assessments - Tax Collector	\$ 1,020,959	861,037	988,132	\$ (32,827)	96.78%
Special Assessments - Discounts	-	-	-	-	0.00%
Other Miscellaneous Revenues	15,000	439	2,047	(12,954)	13.64%
Interest	-	491	1,212	1,212	0.00%
Room Rentals	4,000	798	1,722	(2,278)	43.04%
Event Fees	2,500	-	-	(2,500)	0.00%
Access Cards	200	30	180	(20)	89.99%
<b>Total Revenues</b>	<b>1,042,659</b>	<b>862,794</b>	<b>993,293</b>	<b>(49,366)</b>	<b>95.27%</b>
<b><u>Expenditures</u></b>					
<b>Administrative</b>					
Payroll - Board of Supervisors	15,000	1,000	3,000	(12,000)	20.00%
FICA Taxes	1,377	83	248	(1,130)	17.97%
Profsrv - Arbitrage Rebate	1,300	-	-	(1,300)	0.00%
Profsrv - Engineering	20,000	-	2,355	(17,645)	11.78%
Profsrv - Legal Services - General	30,000	-	3,100	(26,900)	10.33%
Profsrv - Legal Services - Land Use	20,000	-	71	(19,929)	0.35%
Profsrv - Legal Services - Defect	10,000	-	-	(10,000)	0.00%
Profsrv - Management Consulting	60,000	5,000	15,000	(45,000)	25.00%
Profsrv - Trustee Fees	8,500	-	500	(8,000)	5.88%
Auditing Services	3,600	-	-	(3,600)	0.00%
Website Hosting/Email Services	5,500	105	1,851	(3,649)	33.66%
Mailed Notices - Postage	1,000	-	-	(1,000)	0.00%
Public Officials Insurance	4,103	-	3,458	(645)	84.28%
Legal Advertising	1,500	-	223	(1,277)	14.88%
Tax Collector/Property Appraiser Fees	650	-	-	(650)	0.00%
Dues, Licenses, Subscriptions	175	-	175	-	100.00%
<b>Total Administrative</b>	<b>182,705</b>	<b>6,187</b>	<b>29,980</b>	<b>(152,725)</b>	<b>16.41%</b>
<b>Utility Services</b>					
Electricity - Streetlights	219,365	12,738	39,572	(179,793)	18.04%
Utility - Irrigation	5,134	-	-	(5,134)	0.00%
Utility Services	1,380	-	-	(1,380)	0.00%
Utility - Recreation Facilities	24,150	-	-	(24,150)	0.00%
<b>Total Utility Services</b>	<b>250,029</b>	<b>12,738</b>	<b>39,572</b>	<b>(210,457)</b>	<b>15.83%</b>



**Garbage/Solid Waste Services**

Garbage - Recreation Facility	1,500	76	230	(1,270)	15.32%
Solid Waste Assessment	670	-	1,250	580	186.52%
<b>Total Garbage/Solid Waste Services</b>	<b>2,170</b>	<b>76</b>	<b>1,480</b>	<b>(691)</b>	<b>68.18%</b>

**Water/Sewer Comb Services**

Utility - Reclaimed Water	40,000	4,692	8,099	(31,901)	20.25%
Utility - Potable Water	15,000	-	-	(15,000)	0.00%
<b>Total Water/Sewer Comb Services</b>	<b>55,000</b>	<b>4,692</b>	<b>8,099</b>	<b>(46,901)</b>	<b>14.73%</b>

**Stormwater Control**

Stormwater Assessment	900	-	-	(900)	0.00%
Aquatic Maintenance	18,000	890	2,670	(15,330)	14.83%
<b>Total Stormwater Control</b>	<b>18,900</b>	<b>890</b>	<b>2,670</b>	<b>(16,230)</b>	<b>14.13%</b>

**Other Physical Environment**

Insurance - Property	20,605	-	20,714	109	100.53%
Insurance - General Liability	5,000	-	6,289	1,289	125.78%
R&M - Irrigation	10,000	-	-	(10,000)	0.00%
Landscape Maintenance - General	142,200	12,975	38,925	(103,275)	27.37%
Landscape Maintenance - Fertilization	9,600	-	-	(9,600)	0.00%
Landscape Maintenance - Pest Control	5,100	-	-	(5,100)	0.00%
Landscape Maintenance - Irrigation	12,000	-	2,649	(9,351)	22.07%
Landscape Maintenance - Mulch	24,750	-	-	(24,750)	0.00%
Landscape Maintenance - Annuals	11,340	-	7,875	(3,465)	69.44%
Landscape Replacement	25,000	-	-	(25,000)	0.00%
Holiday Lighting & Decorations	3,000	-	3,020	20	100.67%
<b>Total Other Physical Environment</b>	<b>268,595</b>	<b>12,975</b>	<b>79,472</b>	<b>(189,123)</b>	<b>29.59%</b>

**Road and Street Facilities**

R&M - Sidewalks	10,000	-	-	(10,000)	0.00%
Roadway - Repair & Maintenance	25,000	-	-	(25,000)	0.00%
R&M - Pressure Washing	3,000	-	-	(3,000)	0.00%
<b>Total Road and Street Facilities</b>	<b>38,000</b>	<b>-</b>	<b>-</b>	<b>(38,000)</b>	<b>0.00%</b>

**Parks and Recreation - General**

Profsrv - Field Mgmt	70,000	44	4,356	(65,644)	6.22%
Profsrv - Pool Maintenance	12,600	-	3,081	(9,519)	24.45%
Profsrv - Wildlife Management Service	2,400	-	-	(2,400)	0.00%
Contracts - Cleaning Services	16,000	1,500	3,900	(12,100)	24.38%
Contracts - Pest Control	660	55	165	(495)	25.00%
Telephone/Fax/Internet Services	3,600	187	561	(3,039)	15.57%
R&M - Fitness Equipment	4,500	-	-	(4,500)	0.00%
Amenity Maintenance & Repairs	10,000	102	691	(9,309)	6.91%
Facility A/C & Heating Maint & Repair	1,500	-	-	(1,500)	0.00%
Boardwalk and Bridge Maintenance	2,500	-	-	(2,500)	0.00%
Pool Furniture Repair & Replacement	4,000	-	-	(4,000)	0.00%



Security System Monitoring & Maint	12,000	-	-	(12,000)	0.00%
Dog Park Maintenance	500	-	-	(500)	0.00%
Dog Park Mulching	2,000	-	-	(2,000)	0.00%
Office Supplies	600	-	-	(600)	0.00%
Clubhouse - Facility Janitorial Supplies	3,600	-	246	(3,354)	6.82%
Garbage & Dog Waste Station Supplies	3,000	-	640	(2,360)	21.33%
Pool Permits	300	-	-	(300)	0.00%
<b>Total Parks and Recreation - General</b>	<b>149,760</b>	<b>1,888</b>	<b>13,639</b>	<b>(136,121)</b>	<b>9.11%</b>
<b>Special Events</b>					
Special Events	2,500	-	-	(2,500)	0.00%
<b>Total Special Events</b>	<b>2,500</b>	<b>-</b>	<b>-</b>	<b>(2,500)</b>	<b>0.00%</b>
<b>Contingency</b>					
Misc - Contingency	25,000	6,837	17,051	(7,949)	68.21%
<b>Total Contingency</b>	<b>25,000</b>	<b>6,837</b>	<b>17,051</b>	<b>(7,949)</b>	<b>68.21%</b>
<b>Reserves</b>					
Reserve - Roads	50,000	-	-	(50,000)	0.00%
<b>Total Reserves</b>	<b>50,000</b>	<b>-</b>	<b>-</b>	<b>(50,000)</b>	<b>0.00%</b>
<b>Total Expenditures</b>	<b>1,042,659</b>	<b>46,282</b>	<b>191,963</b>	<b>(850,696)</b>	<b>18.41%</b>
<b>Revenues Over (Under) Expenditures</b>	<b>-</b>	<b>816,512</b>	<b>801,329</b>	<b>801,329</b>	<b>0.00%</b>
<b>Other Financing Sources (Uses)</b>					
Transfer In	-	-	-	-	0.00%
Transfer Out	-	-	-	-	0.00%
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
<b>Net Change in Fund Balance</b>			801,329		
				607,135	
<b>Fund Balance - Ending</b>			<b>1,408,464</b>		



**Statement of Revenue, Expenditures and Changes in Fund Balance**  
**For the Period of October 1, 2023 to December 31, 2023**

	FY2023 Adopted Budget	Current Month	Actual Year-to-Date	Variance + / (-)	% of Budget
<b><u>Revenue</u></b>					
Special Assessments - Tax Collector	\$ 200,000	\$ 168,672	\$ 193,569	\$ (6,431)	96.78%
<b>Total Revenues</b>	<b>200,000</b>	<b>168,672</b>	<b>193,569</b>	<b>(6,431)</b>	<b>96.78%</b>
<b><u>Expenditures</u></b>					
<b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
<b>Revenues Over (Under) Expenditures</b>	<b>200,000</b>	<b>168,672</b>	<b>193,569</b>	<b>(6,431)</b>	<b>96.78%</b>
<b><u>Other Financing Sources (Uses)</u></b>					
Transfer In	-	-	-	-	0.00%
Transfer Out	-	-	-	-	0.00%
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
<b>Net Change in Fund Balance</b>			193,569		
Fund Balance - Beginning			45,324		
<b>Fund Balance - Ending</b>			<b>238,893</b>		





**Asturia CDD**  
**Debt Service - Series 2014**  
**Statement of Revenue, Expenditures and Changes in Fund Balance**  
**For the Period of October 1, 2023 to December 31, 2023**

	FY2023 Adopted Budget	Actual Year-to-Date
<b><u>Revenue</u></b>		
Special Assessments - On-Roll (Net)	\$ 561,174	\$ 543,131
Interest	-	6,791
<b>Total Revenues</b>	<b>561,174</b>	<b>549,922</b>
<b><u>Expenditures</u></b>		
Interest Expense		
November 1, 2023	202,053	202,053
May 1, 2024	197,453	-
Principal Retirement		
May 1, 2024	160,000	-
<b>Total Expenditures</b>	<b>559,506</b>	<b>202,053</b>
<b>Revenues Over (Under) Expenditures</b>	<b>1,668</b>	<b>347,869</b>
<b>Other Financing Sources (Uses)</b>		
Transfer In		-
Transfer Out		-
<b>Total Other Financing Sources (Uses)</b>		<b>-</b>
<b>Net Change in Fund Balance</b>		<b>347,869</b>
Fund Balance - Beginning		584,165
<b>Fund Balance - Ending</b>		<b>\$ 932,034</b>



**Asturia CDD**  
**Debt Service - Series 2016**  
**Statement of Revenue, Expenditures and Changes in Fund Balance**  
**For the Period of October 1, 2023 to December 31, 2023**

	FY2023 Adopted Budget	Actual Year-to-Date
<b><u>Revenue</u></b>		
Special Assessments - On-Roll (Net)	\$ 141,144	\$ 136,606
Interest		1,514
<b>Total Revenues</b>	<b>141,144</b>	<b>138,120</b>
<b><u>Expenditures</u></b>		
Interest Expense		
May 1, 2024	48,499	-
November 1, 2023	47,476	48,499
Principal Retirement		
May 1, 2024	45,000	-
<b>Total Expenditures</b>	<b>140,975</b>	<b>48,499</b>
<b>Revenues Over (Under) Expenditures</b>	<b>169</b>	<b>89,621</b>
<b>Other Financing Sources (Uses)</b>		
Transfer In		-
Transfer Out		(2,153)
<b>Total Other Financing Sources (Uses)</b>		<b>(2,153)</b>
<b>Net Change in Fund Balance</b>		<b>87,468</b>
Fund Balance - Beginning		132,549
<b>Fund Balance - Ending</b>		<b>\$ 220,017</b>



**Asturia CDD**  
**Debt Service - Series 2016**  
**Statement of Revenue, Expenditures and Changes in Fund Balance**  
**For the Period of October 1, 2023 to December 31, 2023**

	Actual Year-to-Date
<b><u>Revenue</u></b>	
Interest	\$ 44
<b>Total Revenues</b>	<b>44</b>
<b><u>Expenditures</u></b>	
Capital Projects	-
<b>Total Expenditures</b>	<b>-</b>
<b>Revenues Over (Under) Expenditures</b>	<b>44</b>
<b>Other Financing Sources (Uses)</b>	
Transfer In	2,153
Transfer Out	-
<b>Total Other Financing Sources (Uses)</b>	<b>2,153</b>
<b>Net Change in Fund Balance</b>	<b>2,197</b>
Fund Balance - Beginning	2,167
<b>Fund Balance - Ending</b>	<b>\$ 4,364</b>



**Asturia CDD**  
**Cash Reconciliation - General Fund**  
**December 31, 2023**

Balance per Bank Statement	\$	2,331,005.73
Deposits Outstanding		-
Checks Outstanding		6,827.70
Adjusted Bank Balance	\$	<u>2,324,178.03</u>

Beginning Bank Balance per Books	\$	754,183.33
Cash Receipts & Credits		1,623,510.80
Cash Disbursements		53,516.10
Balance per Books	\$	<u>2,324,178.03</u>



**Asturia CDD  
Check Register  
FY24**

Date	Number	Name	Memo	Deposits	Payments	Balance
9/30/2023			Balance forward			658,525.21
10/01/2023	1053	Egis Insurance Advisors	Policy #100123685 10/1/23 - 10/01/24		29,611.00	628,914.21
10/02/2023	ACH100223	Frontier	Service 9/7-10/6		69.98	628,844.23
10/02/2023	100145	RedTree Landscape Systems, LLC	Invoice: 14816 (Reference: Irrigation Repair 08.08.23. )		1,132.25	627,711.98
10/02/2023	100146	Romaner Graphics	Invoice: 21878 (Reference: ReInstall "Curve" Sign at Promenade & Portico. )		120.00	627,591.98
10/06/2023	1006ACH1	ADP, Inc.	Payroll Processing Fees		110.83	627,481.15
10/06/2023	1054	Tampa Holiday Lighting	2023 Holiday Lighting		3,020.00	624,461.15
10/10/2023	1055	Site Masters of Florida, LLC	Fenland / Alimara Erosion Repairs Final		3,600.00	620,861.15
10/10/2023	100147	Vesta District Services	Invoice: 413495 (Reference: Monthly DM Services. )		5,000.00	615,861.15
10/10/2023	100148	Complete IT Corp	Invoice: B688CC27-0008 (Reference: Monthly Hosted Phone Seat. )		41.04	615,820.11
10/10/2023	100149	RedTree Landscape Systems, LLC	Invoice: 14911 (Reference: Monthly Maintenance. )		12,975.00	602,845.11
10/10/2023	100150	DCSI, Inc.	Invoice: 31234 (Reference: Service Call 09.15.23. )		125.00	602,720.11
10/10/2023	100151	Innersync Studio	Invoice: 21716 (Reference: Annual Website/PDF Service, Oct 2023-Sep 2024. )		1,537.50	601,182.61
10/11/2023	100152	Best Termite and Pest Control, Inc.	Invoice: 1231143 (Reference: Monthly Pest Control Service. )		55.00	601,127.61
10/11/2023	100153	Electro Sanitation Services	Invoice: INV-000014 (Reference: Monthly Cleaning Service - Sep 2023. ) Invoice: INV-000015 (Re...		1,287.85	599,839.76
10/11/2023	100154	Suncoast Pool Service	Invoice: 9691 (Reference: Swimming Pool Svc - Oct 2023. )		1,027.00	598,812.76
10/11/2023	100155	Blue Water Aquatics, Inc.	Invoice: 30700 (Reference: Aquatic Services - Sep 2023. )		890.00	597,922.76
10/11/2023	100156	RedTree Landscape Systems, LLC	Invoice: 15038 (Reference: Irrigation Repair 08.19.23. ) Invoice: 15041 (Reference: Irrigation...		964.25	596,958.51
10/11/2023	100157	Coastal Waste & Recycling, Inc.	Invoice: SW0000412508 (Reference: Monthly Waste P/U - Oct 2023. )		77.08	596,881.43
10/13/2023	104	Glen Penning	P/R BOS Meeting 9/26/23		184.70	596,696.73
10/13/2023	1013ACH1	Jean-Jacques Darius	P/R BOS Meeting 9/26/23		184.70	596,512.03
10/13/2023	1013ACH2	Jonathan Tietz	P/R BOS Meeting 9/26/23		184.70	596,327.33
10/13/2023	103	Marie Pearson	P/R BOS Meeting 9/26/23		184.70	596,142.63
10/13/2023	1013ACH3	Ryan Grillo	PR 9/23/23 - 10/06/23		518.48	595,624.15
10/13/2023	102	Susan Coppa	P/R BOS Meeting 9/26/23		160.70	595,463.45
10/13/2023	1013ACH4	ADP, Inc.	Workers Comp		68.93	595,394.52
10/13/2023	1013ACH5	ADP, Inc.	Payroll Tax		297.78	595,096.74
10/16/2023	1ACH101623	Duke Energy Payment Processing	000 Promenade PKY Lite 8/25- 9/22		296.86	594,799.88
10/16/2023	2ACH101623	Duke Energy Payment Processing	000 Promenade PKY Lite 08/25-9/22		100.24	594,699.64
10/16/2023	1057	Stephen Brock	Room Rental Refund		250.00	594,449.64
10/18/2023	1ACH101823	Duke Energy Payment Processing	14807 Renaissance Ave Irrigation 8/26- 9/25		30.79	594,418.85
10/18/2023	3ACH101823	Duke Energy Payment Processing	14721 State Road 54 Lite 08/25-09/22		5,621.44	588,797.41
10/18/2023	2ACH101823	Duke Energy Payment Processing	14826 Renaissance Ave Irrigation 8/26 -9/25		30.79	588,766.62
10/18/2023	4ACH101823	Duke Energy Payment Processing	15381 Aviles PKWY Pump Irrigation 8/26- 9/25		30.79	588,735.83
10/18/2023	5ACH101823	Duke Energy Payment Processing	15246 Caravan Ave Irrigation 8/26- 9/25		30.79	588,705.04
10/18/2023	7ACH101823	Duke Energy Payment Processing	2781 Long Bow Way Irrigation 8/26- 9/25		30.79	588,674.25
10/18/2023	6ACH101823	Duke Energy Payment Processing	0000 Aviles PKY Lite 8/26-9/22		2,034.30	586,639.95
10/18/2023	8ACH101823	Duke Energy Payment Processing	0000 Aviles PKY Lite PH2 A&B SL 8/25-9/22		2,599.55	584,040.40
10/18/2023	9ACH101823	Duke Energy Payment Processing	15301 Aviles PKWY Pump Irrigation 8/26-9/25		30.79	584,009.61
10/18/2023	10ACH01823	Duke Energy Payment Processing	14700 Trails Edge Blvd Irrigation 8/26- 9/25		30.79	583,978.82

10/18/2023	11ACH101823	Duke Energy Payment Processing	15233 Renaissance Ave Irrigation 8/25-9/25	30.79	583,948.03
10/18/2023	12ACH101823	Duke Energy Payment Processing	14575 Promenade PKWY Amenity Center 08/26- 9/25	1,604.86	582,343.17
10/18/2023	13ACH101823	Duke Energy Payment Processing	14575 Promenade PKY Pool 8/26- 9/25	1,003.27	581,339.90
10/18/2023	14ACH101823	Duke Energy Payment Processing	2995 Long Bow Way Irrigation 8/26- 9/25	30.79	581,309.11
10/18/2023	15ACH101823	Duke Energy Payment Processing	14731 State Road 54 8/26- 9/25	32.18	581,276.93
10/18/2023	16ACH101823	Duke Energy Payment Processing	15121 Aviles PKWY Pump Irrigatio 8/26- 9/25	30.79	581,246.14
10/18/2023	17ACH101823	Duke Energy Payment Processing	15138 Caravan Ave Irrigation 8/26- 9/25	30.79	581,215.35
10/20/2023	1ACH102023	Pasco County Utilities	15050 Caravan Ave 8/18- 9/19	27.00	581,188.35
10/20/2023	2ACH102023	Pasco County Utilities	14915 Aviles Parkway 8/18- 9/19	56.25	581,132.10
10/20/2023	3ACH102023	Pasco County Utilities	14859 Caravan Ave 8/18- 9/19	16.50	581,115.60
10/20/2023	4ACH102023	Pasco County Utilities	14450 Promenade Parkway 8/19- 9/18	153.00	580,962.60
10/20/2023	5ACH102023	Pasco County Utilities	14700 Trails Edge Blvd 8/18-9/19	84.00	580,878.60
10/20/2023	6ACH102023	Pasco County Utilities	2830 Long Bow Way 8/18- 9/19	34.50	580,844.10
10/20/2023	7ACH102023	Pasco County Utilities	14400 Trails Edge Blvd 08/18-9/19/23	12.00	580,832.10
10/20/2023	8ACH102023	Pasco County Utilities	0 Promenade Parkway 8/18- 9/19	117.00	580,715.10
10/20/2023	9ACH102023	Pasco County Utilities	2995 Long Bow Wa 8/19- 9/18	9.00	580,706.10
10/20/2023	10ACH102023	Pasco County Utilities	15381 Aviles Parkway 8/19- 9/18	9.00	580,697.10
10/20/2023	11ACH102023	Pasco County Utilities	15233 renaissance Ave 8/19- 9/18	2.25	580,694.85
10/20/2023	12ACH102023	Pasco County Utilities	15121 Aviles parkway 8/19- 9/18	2.25	580,692.60
10/20/2023	13ACH100923	Pasco County Utilities	15246 Caravan Ave 8/19- 9/18	16.50	580,676.10
10/20/2023	14ACH102023	Pasco County Utilities	14577 Promenade parkway 8/18- 9/19	18.00	580,658.10
10/20/2023	15ACH102023	Pasco County Utilities	14575 Promenade Parkway 8/18 -9/18	1,131.10	579,527.00
10/20/2023	16ACH102023	Pasco County Utilities	14502 Promenade Parkway 8/18- 9/19	65.99	579,461.01
10/20/2023	EFT102023	Florida Dept. of Revenue	Sales Tax Filing - Sep 2023	101.01	579,360.00
10/20/2023	1020ACH1	ADP, Inc.	Payroll Processing Fees	119.17	579,240.83
10/24/2023	100158	Business Observer	Invoice: 23-01699P (Reference: Legal Advertising. )	89.69	579,151.14
10/24/2023	100159	KILINSKI VAN WYK, PLLC	Invoice: 7583 (Reference: General Matters - Sep 2023. )	1,326.38	577,824.76
10/25/2023	ACH102523	Duke Energy Payment Processing	15165 State Rd 54 Monument 8/26- 9/26	291.73	577,533.03
10/25/2023			Deposit	1,390.00	578,923.03
10/27/2023	1027ACH1	Cory R. Elliott	PR 10/7/23 - 10/20/23	629.72	578,293.31
10/27/2023	1027ACH2	Ryan Grillo	PR 10/7/23 - 10/20/23	487.60	577,805.71
10/27/2023	1027ACH3	ADP, Inc.	Payroll Tax 10/7/23 - 10/20/23	233.11	577,572.60
10/27/2023	1027ACH4	ADP, Inc.	Workers Comp	36.70	577,535.90
10/31/2023	ACH103123	Frontier	Service 10/7-11/6	79.98	577,455.92
10/31/2023			Interest	52.37	577,508.29
<b>10/31/2023</b>				<b>1,442.37</b>	<b>82,459.29</b>
11/02/2023	100160	Romaner Graphics	Invoice: 21926 (Reference: Inspection of Exit Signs. )	75.00	577,433.29
11/03/2023	1103ACH1	ADP, Inc.	Payroll Processing Fees	110.83	577,322.46
11/06/2023	100161	Best Termite and Pest Control, Inc.	Invoice: 1236230 (Reference: Pest Control Service 10.25.23. )	55.00	577,267.46
11/06/2023	100162	Electro Sanitation Services	Invoice: INV-000025 (Reference: Monthly Cleaning Service - Oct 2023. ) Invoice: INV-000026 (Re...	1,357.73	575,909.73
11/06/2023	100163	FitRev Inc	Invoice: 29727 (Reference: Semi Annual Prev Maint. )	330.00	575,579.73
11/06/2023	100164	Lopez & Perez Professional Painting Inc.	Invoice: 102223-2 (Reference: Prep/Paint Mailbox on Long Bow Way. ) Invoice: 102223-1 (Referen...	900.00	574,679.73
11/06/2023			Deposit	907.71	575,587.44
11/07/2023			Deposit	107.15	575,694.59
11/07/2023			Deposit	5,383.61	581,078.20
11/08/2023			Deposit	60.00	581,138.20



11/09/2023	100165	Complete IT Corp	Invoice: 11912 (Reference: Monthly Email Services. ) Invoice: B688CC27-0009 (Reference: CIT Ho...	211.95	580,926.25
11/09/2023	100166	Suncoast Pool Service	Invoice: 9772 (Reference: Swimming Pool Service - Nov 2023. )	1,027.00	579,899.25
11/09/2023	100167	RedTree Landscape Systems, LLC	Invoice: 15381 (Reference: Irrigation Repairs 10.23.23. ) Invoice: 15391 (Reference: Irrigatio...	2,530.25	577,369.00
11/09/2023	100168	Coastal Waste & Recycling, Inc.	Invoice: SW0000434289 (Reference: Monthly Waste P/U - Nov 2023. )	76.77	577,292.23
11/09/2023	100169	Vesta District Services	Invoice: 414369 (Reference: Monthly DM Services. )	5,000.00	572,292.23
11/09/2023	100170	Lighthouse Engineering Inc.	Invoice: 3 (Reference: General Engineering Consulting at Request. ) Invoice: 2 (Reference: Pub...	2,355.00	569,937.23
11/09/2023	100171	Lopez & Perez Professional Painting Inc.	Invoice: 102223-ACDD (Reference: Prep/Paint Entrance Signs. )	1,000.00	568,937.23
11/10/2023	1110ACH1TAX	ADP, Inc.	Payroll Tax	615.51	568,321.72
11/10/2023	1110ACH2WC	ADP, Inc.	Workers Comp	79.93	568,241.79
11/10/2023	1110ACH1	Cory R. Elliott	PR 10/21/23 - 11/03/23	1,229.42	567,012.37
11/10/2023	107	Glen Penning	P/R BOS Meeting 10/24/23	184.70	566,827.67
11/10/2023	1110ACH3	Jean-Jacques Darius	P/R BOS Meeting 10/24/23	184.70	566,642.97
11/10/2023	1110ACH4	Jonathan Tietz	P/R BOS Meeting 10/24/23	184.70	566,458.27
11/10/2023	106	Marie Pearson	P/R BOS Meeting 10/24/23	184.70	566,273.57
11/10/2023	1110ACH2	Ryan Grillo	PR 10/21/23 - 11/03/23	481.42	565,792.15
11/10/2023	105	Susan Coppa	P/R BOS Meeting 10/24/23	160.70	565,631.45
11/14/2023	1058	Egis Insurance Advisors	Policy # WC100123685 10.01.23-10.01.24	850.00	564,781.45
11/14/2023	1059	Mike Fasano, Pasco County Tax Collector	Parcel ID 26-26-17-0050-00Y00-0000, 2023 Solid Waste Assessment	1,249.67	563,531.78
11/14/2023			Deposit	100,493.53	664,025.31
11/15/2023	1ACH111523	Duke Energy Payment Processing	000 Promenade PKY Lite 09/23-10/24	100.24	663,925.07
11/15/2023	2ACH111523	Duke Energy Payment Processing	000 Promenade PKY Lite 9/23- 10/24	296.86	663,628.21
11/15/2023	1060	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 23-24 Special District State Fee	175.00	663,453.21
11/16/2023	100172	Blue Water Aquatics, Inc.	Invoice: 30812 (Reference: Pond/Waterway Treatment - Oct 2023. )	890.00	662,563.21
11/16/2023	100173	Lopez & Perez Professional Painting Inc.	Invoice: 111023-ACDD (Reference: 3 Mailboxes, ABC on Cornerstone. ) Invoice: 111323-ACDD (Ref...	1,150.00	661,413.21
11/17/2023	2ACH111723	Duke Energy Payment Processing	15301 Aviles PKWY Pump Irrigation 9/26-10/25	30.79	661,382.42
11/17/2023	3ACH111723	Duke Energy Payment Processing	2781 Long Bow Way Irrigation 9/26- 10/25	30.79	661,351.63
11/17/2023	4ACH111723	Duke Energy Payment Processing	15381 Aviles PKWY Pump Irrigation 9/26- 10/25	30.79	661,320.84
11/17/2023	5ACH111723	Duke Energy Payment Processing	2995 Long Bow Way Irrigation 9/26- 10/25	30.79	661,290.05
11/17/2023	6ACH111723	Duke Energy Payment Processing	14807 Renaissance Ave Irrigation 9/26- 10/25	30.79	661,259.26
11/17/2023	7ACH111723	Duke Energy Payment Processing	15121 Aviles PKWY Pump Irrigatio 9/26- 10/25	30.79	661,228.47
11/17/2023	8ACH111723	Duke Energy Payment Processing	14721 State Road 54 Lite 09/23-10/24	5,624.81	655,603.66
11/17/2023	9ACH111723	Duke Energy Payment Processing	14575 Promenade PKY Pool 9/26- 10/25	977.78	654,625.88
11/17/2023	10ACH111723	Duke Energy Payment Processing	15233 Renaissance Ave Irrigation 9/26-10/25	30.79	654,595.09
11/17/2023	11ACH111723	Duke Energy Payment Processing	15246 Caravan Ave Irrigation 9/26- 10/25	30.79	654,564.30
11/17/2023	12ACH111723	Duke Energy Payment Processing	14731 State Road 54 9/26- 10/25	33.16	654,531.14
11/17/2023	13ACH111723	Duke Energy Payment Processing	15138 Caravan Ave Irrigation 9/26- 10/25	30.79	654,500.35
11/17/2023	14ACH111723	Duke Energy Payment Processing	0000 Aviles PKY Lite PH2 A&B SL 9/23-10/24	2,599.55	651,900.80
11/17/2023	15ACH111723	Duke Energy Payment Processing	0000 Aviles PKY Lite 9/23-10/24	2,034.30	649,866.50
11/17/2023	16ACH111723	Duke Energy Payment Processing	14575 Promenade PKWY Amenity Center 09/26- 10/25	1,131.72	648,734.78
11/17/2023	17ACH111723	Duke Energy Payment Processing	14826 Renaissance Ave Irrigation 9/26 -10/25	30.79	648,703.99
11/17/2023	18ACH111723	Duke Energy Payment Processing	14700 Trails Edge Blvd Irrigation 9/26- 10/25	30.79	648,673.20
11/17/2023			Deposit	30.00	648,703.20
11/17/2023			Deposit	6,120.00	654,823.20
11/17/2023	100174	Complete IT Corp	Invoice: 12066 (Reference: Monthly Network/WiFi Svc. )	65.00	654,758.20
11/17/2023	100175	Jimerson Birr, PA	Invoice: 35627 (Reference: Legal Svcs - Sep 2023. ) Invoice: 34564 (Reference: Legal Svcs - Au...	1,386.00	653,372.20
11/17/2023	100176	RedTree Landscape Systems, LLC	Invoice: 15231 (Reference: Monthly Grounds Maintenance - Nov 2023. ) Invoice: 15396 (Reference...	20,850.00	632,522.20

11/17/2023	1117ACH1	ADP, Inc.	Payroll Processing Fees		121.54	632,400.66
11/20/2023	1ACH112023	Pasco County Utilities	14859 Caravan Ave 9/19- 10/19		14.04	632,386.62
11/20/2023	2ACH112023	Pasco County Utilities	14700 Trails Edge Blvd 9/19-10/20		95.16	632,291.46
11/20/2023	3ACH112023	Pasco County Utilities	14450 Promenade Parkway 9/19-10/19		110.76	632,180.70
11/20/2023	4ACH112023	Pasco County Utilities	14400 Trails Edge Blvd 09/19-10/19/23		7.80	632,172.90
11/20/2023	5ACH112023	Pasco County Utilities	2830 Long Bow Way 9/19- 10/19		27.30	632,145.60
11/20/2023	6ACH112023	Pasco County Utilities	0 Promenade Parkway 9/19- 10/19		167.70	631,977.90
11/20/2023	7ACH112023	Pasco County Utilities	15381 Aviles Parkway 9/19- 10/19		9.36	631,968.54
11/20/2023	8ACH112023	Pasco County Utilities	15050 Caravan Ave 9/19- 10/19		26.52	631,942.02
11/20/2023	9ACH112023	Pasco County Utilities	14577 Promenade parkway 9/19- 10/19		12.48	631,929.54
11/20/2023	10ACH112023	Pasco County Utilities	14575 Promenade Parkway 9/19 -10/19		1,110.50	630,819.04
11/20/2023	11ACH112023	Pasco County Utilities	2995 Long Bow Wa 9/19- 10/19		8.58	630,810.46
11/20/2023	12ACH112023	Pasco County Utilities	14502 Promenade Parkway 9/19- 10/19		62.84	630,747.62
11/20/2023	EFT112023	Florida Dept. of Revenue	Sales Tax Filing - Oct 2023		30.03	630,717.59
11/20/2023	100177	Jimerson Birr, PA	Invoice: 36422 (Reference: Lantower Apts - Pasco Cty levy issue. )		70.69	630,646.90
11/20/2023	100178	Berger Toombs Elam Gaines & Frank CPA's	Invoice: 364591 (Reference: Basic FS Audit fye 09.30.22. )		3,575.00	627,071.90
11/21/2023	1ACH112123	Duke Energy Payment Processing	15165 State Rd 54 Monument 9/26- 10/25		274.88	626,797.02
11/21/2023			PascoTAX 112123	76,888.89		703,685.91
11/27/2023	100179	Complete IT Corp	Invoice: 12098 (Reference: Email w/ Vault. )		104.65	703,581.26
11/27/2023	100180	Vesta District Services	Invoice: 414943 (Reference: Billable Expenses - Oct 2023. )		556.25	703,025.01
11/28/2023			Deposit	675.00		703,700.01
11/29/2023			PascoTAX 112923	50,429.32		754,129.33
11/30/2023			Interest	54.00		754,183.33
<b>11/30/2023</b>				<b>241,149.21</b>	<b>64,474.17</b>	<b>754,183.33</b>
12/01/2023	ACH120123	Frontier	Service 11/7-12/6		79.98	754,103.35
12/01/2023			Deposit	30.00		754,133.35
12/01/2023	100181	Complete IT Corp	Invoice: 11461 (Reference: 1-Year Domain Registry. )		49.95	754,083.40
12/01/2023	100182	Business Observer	Invoice: 23-01929P (Reference: Legal Advertising. ) Invoice: 23-01930P (Reference: Legal Adver...		133.44	753,949.96
12/01/2023	100183	Suncoast Pool Service	Invoice: 9848 (Reference: Swimming Pool Service - Dec 2023. )		1,027.00	752,922.96
12/01/2023	100184	Blue Water Aquatics, Inc.	Invoice: 30928 (Reference: Pond / Waterway Treatment. )		890.00	752,032.96
12/01/2023	100185	KILINSKI VAN WYK, PLLC	Invoice: 7836 (Reference: Legal Svcs - Oct 2023. )		1,773.13	750,259.83
12/01/2023	100186	Pet Waste Eliminator	Invoice: 43282966 (Reference: Pet Waste Disposal. )		639.99	749,619.84
12/01/2023			Deposit	208,022.72		957,642.56
12/07/2023			Deposit	1,389,338.24		2,346,980.80
12/08/2023	1061	Lopez & Perez Professional Painting Inc.	Painting Clubhouse and Fitness		1,825.00	2,345,155.80
12/08/2023	1208ACH1WC	ADP, Inc.	Workers Comp		43.67	2,345,112.13
12/08/2023	1208ACH1Tax	ADP, Inc.	Payroll Tax		183.00	2,344,929.13
12/08/2023	110	Glen Penning	P/R BOS Meeting 11/28/23		184.70	2,344,744.43
12/08/2023	1208ACH1	Jean-Jacques Darius	P/R BOS Meeting 11/28/23		184.70	2,344,559.73
12/08/2023	1208ACH2	Jonathan Tietz	P/R BOS Meeting 11/28/23		184.70	2,344,375.03
12/08/2023	109	Marie Pearson	P/R BOS Meeting 11/28/23		184.70	2,344,190.33
12/08/2023	108	Susan Coppa	P/R BOS Meeting 11/28/23		160.70	2,344,029.63
12/11/2023	100187	Best Termite and Pest Control, Inc.	Invoice: 1240854 (Reference: Monthly Pest Control Service. )		55.00	2,343,974.63
12/11/2023	100188	Complete IT Corp	Invoice: B688CC27-0010 (Reference: CIT Hosted Phone Seat. )		42.30	2,343,932.33
12/11/2023	100189	Electro Sanitation Services	Invoice: INV-000030 (Reference: Weekly Cleaning Service - Nov 2023. )		1,500.00	2,342,432.33
12/11/2023	100190	RedTree Landscape Systems, LLC	Invoice: 15534 (Reference: Monthly Maintenance. ) Invoice: 15732 (Reference: Irrigation repair...		13,093.50	2,329,338.83

12/11/2023	100191	Coastal Waste & Recycling, Inc.	Invoice: SW0000453741 (Reference: Monthly Trash PU - Dec 2023. )	75.98	2,329,262.85
12/11/2023	100192	Vesta District Services	Invoice: 415330 (Reference: District Management Services. )	5,000.00	2,324,262.85
12/12/2023	1062	Glen Penning	Reimbursement for Amazon purchase	101.65	2,324,161.20
12/13/2023	EFT121323	Florida Dept. of Revenue	Sales Tax Filing - Nov 2023	52.21	2,324,108.99
12/13/2023			Deposit	850.00	2,324,958.99
12/14/2023	1063	LLS Tax Solutions, Inc.	Arbitrage Services	650.00	2,324,308.99
12/14/2023			Deposit	12,281.44	2,336,590.43
12/15/2023	1215ACH1	ADP, Inc.	Payroll Processing Fees	116.80	2,336,473.63
12/18/2023	1ACH121823	Duke Energy Payment Processing	000 Promenade PKY Lite 10/25- 11/22	296.86	2,336,176.77
12/18/2023	2ACH121823	Duke Energy Payment Processing	000 Promenade PKY Lite 10/25-11/22	100.24	2,336,076.53
12/20/2023	1ACH122023	Duke Energy Payment Processing	15138 Caravan Ave Irrigation 10/26- 11/27	30.79	2,336,045.74
12/20/2023	2ACH122023	Duke Energy Payment Processing	2781 Long Bow Way Irrigation 10/26- 11/27	30.79	2,336,014.95
12/20/2023	3ACH122023	Duke Energy Payment Processing	15301 Aviles PKWY Pump Irrigation 10/26-11/27	30.79	2,335,984.16
12/20/2023	4ACH122023	Duke Energy Payment Processing	0000 Aviles PKY Lite PH2 A&B SL10/25-11/22	2,599.55	2,333,384.61
12/20/2023	5ACH122023	Duke Energy Payment Processing	14575 Promenade PKWY Amenity Center 10/26- 11/27	1,025.85	2,332,358.76
12/20/2023	6ACH122023	Duke Energy Payment Processing	15121 Aviles PKWY Pump Irrigatio 10/26- 11/27	30.79	2,332,327.97
12/20/2023	7ACH122023	Duke Energy Payment Processing	14826 Renaissance Ave Irrigation 10/26 -11/27	30.79	2,332,297.18
12/20/2023	8ACH122023	Duke Energy Payment Processing	14731 State Road 54 10/26- 11/27	37.15	2,332,260.03
12/20/2023	9ACH122023	Duke Energy Payment Processing	14700 Trails Edge Blvd Irrigation 10/26- 11/27	30.79	2,332,229.24
12/20/2023	10ACH122023	Duke Energy Payment Processing	14721 State Road 54 Lite 10/23-11/22	5,624.81	2,326,604.43
12/20/2023	11ACH122023	Duke Energy Payment Processing	15246 Caravan Ave Irrigation 10/26- 11/27	30.79	2,326,573.64
12/20/2023	12ACH122023	Duke Energy Payment Processing	14575 Promenade PKY Pool 10/26- 11/27	1,073.25	2,325,500.39
12/20/2023	13ACH122023	Duke Energy Payment Processing	2995 Long Bow Way Irrigation 10/26- 11/27	30.79	2,325,469.60
12/20/2023	14ACH122023	Duke Energy Payment Processing	15233 Renaissance Ave Irrigation 10/26-11/27	30.79	2,325,438.81
12/20/2023	15ACH122023	Duke Energy Payment Processing	0000 Aviles PKY Lite 10/25-11/22	2,034.30	2,323,404.51
12/20/2023	16ACH122023	Duke Energy Payment Processing	14807 Renaissance Ave Irrigation 10/26- 11/27	30.79	2,323,373.72
12/20/2023	17ACH122023	Duke Energy Payment Processing	15381 Aviles PKWY Pump Irrigation 10/26- 11/27	30.79	2,323,342.93
12/20/2023	1064	Tish Dodson	Fitness Center Equipment Reimbursement	4,370.40	2,318,972.53
12/21/2023	1ACH122123	Pasco County Utilities	15233 Renaissance Avenue 10/19-11/17/23	10.14	2,318,962.39
12/21/2023	2ACH12123	Pasco County Utilities	14502 Promenade Parkway10/19- 11/17	64.91	2,318,897.48
12/21/2023	3ACH122123	Pasco County Utilities	14577 Promenade parkway 10/19- 11/17	28.08	2,318,869.40
12/21/2023	4ACH122123	Pasco County Utilities	15381 Aviles Parkway 10/19- 11/17	10.92	2,318,858.48
12/21/2023	5ACH122123	Pasco County Utilities	0 Promenade Parkway 10/19- 11/17	235.56	2,318,622.92
12/21/2023	6ACH122123	Pasco County Utilities	2995 Long Bow Wa 10/19- 11/17	10.14	2,318,612.78
12/21/2023	7ACH122123	Pasco County Utilities	14400 Trails Edge Blvd 10/19-11/17/23	11.70	2,318,601.08
12/21/2023	8ACH122123	Pasco County Utilities	15050 Caravan Ave 10/19- 11/17	40.56	2,318,560.52
12/21/2023	9ACH122123	Pasco County Utilities	15246 Caravan Ave 10/19- 11/17	46.80	2,318,513.72
12/21/2023	10ACH122123	Pasco County Utilities	15121 Aviles Parkway10/19-11/17/23	1.56	2,318,512.16
12/21/2023	11ACH122123	Pasco County Utilities	14859 Caravan Ave109/19- 11/17	34.32	2,318,477.84
12/21/2023	12ACH122123	Pasco County Utilities	14915 Aviles Parkway 10/19-11/17	172.38	2,318,305.46
12/21/2023	14ACH122123	Pasco County Utilities	14700 Trails Edge Blvd 10/19-11/17	87.36	2,318,218.10
12/21/2023	15ACH122123	Pasco County Utilities	2830 Long Bow Way 10/19- 11/17	34.32	2,318,183.78
12/21/2023	16ACH122123	Pasco County Utilities	14575 Promenade Parkway 10/19 -11/17	3,727.00	2,314,456.78
12/21/2023	100193	Complete IT Corp	Invoice: 12262 (Reference: Monthly Network/WiFi Svc. )	65.00	2,314,391.78
12/21/2023	100194	Vesta District Services	Invoice: 415817 (Reference: Billable Expenses - Nov 2023. )	1,015.76	2,313,376.02
12/21/2023	13ACH122123	Pasco County Utilities	14450 Promenade Parkway 10/19-11/17	176.28	2,313,199.74

12/26/2023	17ACH122623	Duke Energy Payment Processing	15165 State Rd 54 Monument 10/26- 11/27		310.09	2,312,889.65
12/27/2023			Deposit	438.79		2,313,328.44
12/28/2023	1065	Lopez & Perez Professional Painting Inc.	Mailbox Painting		1,700.00	2,311,628.44
12/29/2023			Deposit	12,373.46		2,324,001.90
12/29/2023	25		adj to 2022		0.02	2,324,001.88
12/29/2023			Interest	176.15		2,324,178.03
12/31/2023				1,623,510.80	53,516.10	2,324,178.03



# EXHIBIT 8



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Asturia CDD  
Check Detail  
December 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1208ACH1	12/08/2023	Jean-Jacques Darius		1101000 - Cash- Op...		-184.70
Bill	120823	12/08/2023			1511001 - P/R - Boa...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	1208ACH1Tax	12/08/2023	ADP, Inc.		1101000 - Cash- Op...		-183.00
Bill	12/8/23 Tax	12/08/2023			1511001 - P/R - Boa...	-100.50	100.50
					1511115 - FICA Taxes	-82.50	82.50
TOTAL						-183.00	183.00
Bill Pmt -Check	1208ACH1WC	12/08/2023	ADP, Inc.		1101000 - Cash- Op...		-43.67
Bill	12/8/23 WC	12/08/2023			1513015 - Prof Serv ...	-43.67	43.67
TOTAL						-43.67	43.67
Bill Pmt -Check	1215ACH1	12/15/2023	ADP, Inc.		1101000 - Cash- Op...		-116.80
Bill	648341776	12/08/2023			1551000 - Continge...	-116.80	116.80
TOTAL						-116.80	116.80
Bill Pmt -Check	1208ACH2	12/08/2023	Jonathan Tietz		1101000 - Cash- Op...		-184.70
Bill	120823	12/08/2023			1511001 - P/R - Boa...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	108	12/08/2023	Susan Coppa		1101000 - Cash- Op...		-160.70
Bill	120823	12/08/2023			1511001 - P/R - Boa...	-160.70	160.70
TOTAL						-160.70	160.70
Bill Pmt -Check	109	12/08/2023	Marie Pearson		1101000 - Cash- Op...		-184.70
Bill	120823	12/08/2023			1511001 - P/R - Boa...	-184.70	184.70
TOTAL						-184.70	184.70

payroll



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Asturia CDD  
Check Detail  
December 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	110	12/08/2023	Glen Penning		1101000 - Cash- Op...		-184.70
Bill	120823	12/08/2023			1511001 - P/R - Boa...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	1061	12/08/2023	Lopez & Perez Prof...		1101000 - Cash- Op...		-1,825.00
Bill	112823-ACDD	11/28/2023			1551000 - Continge...	-1,825.00	1,825.00
TOTAL						-1,825.00	1,825.00
Bill Pmt -Check	1062	12/12/2023	Glen Penning		1101000 - Cash- Op...		-101.65
Bill	Fitness Cable	12/12/2023			1511001 - P/R - Bca...	-101.65	101.65
TOTAL						-101.65	101.65
Bill Pmt -Check	1063	12/14/2023	LLS Tax Solutions,...		1101000 - Cash- Op...		-650.00
Bill	003140	09/14/2023			1513075 - Arbitrage ...	-650.00	650.00
TOTAL						-650.00	650.00
Bill Pmt -Check	1064	12/20/2023	Tish Dodson		1101000 - Cash- Op...		-4,370.40
Bill	30116685254	12/20/2023			1539050 - Fitness E...	-4,370.40	4,370.40
TOTAL						-4,370.40	4,370.40
Bill Pmt -Check	1065	12/28/2023	Lopez & Perez Prof...		1101000 - Cash- Op...		-1,700.00
Bill	120223-ACDD	12/02/2023			1551000 - Continge...	-1,700.00	1,700.00
TOTAL						-1,700.00	1,700.00
Bill Pmt -Check	2ACH12123	12/21/2023	Pasco County Utilit...		1101000 - Cash- Op...		-64.91
Bill	19475064	12/04/2023			1533030 - Utilities - ...	-64.91	64.91
TOTAL						-64.91	64.91

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Asturia CDD  
Check Detail  
December 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100181	12/01/2023	Complete IT Corp		1101000 - Cash- Op...		-49.95
Bill	11461	08/01/2023			1513014 - Website ...	-49.95	49.95
TOTAL						-49.95	49.95
Bill Pmt -Check	100182	12/01/2023	Business Observer		1101000 - Cash- Op...		-133.44
Bill	23-01929P	11/17/2023			1513055 - Legal Adv...	-83.13	83.13
Bill	23-01930P	11/17/2023			1513055 - Legal Adv...	-50.31	50.31
TOTAL						-133.44	133.44
Bill Pmt -Check	100183	12/01/2023	Suncoast Pool Ser...		1101000 - Cash- Op...		-1,027.00
Bill	9848	11/27/2023			1541050 - Pool Cont...	-1,027.00	1,027.00
TOTAL						-1,027.00	1,027.00
Bill Pmt -Check	100184	12/01/2023	Blue Water Aquatic...		1101000 - Cash- Op...		-890.00
Bill	30928	11/28/2023			1537005 - R&M- Lake	-890.00	890.00
TOTAL						-890.00	890.00
Bill Pmt -Check	100185	12/01/2023	KILINSKI VAN WY...		1101000 - Cash- Op...		-1,773.13
Bill	7836	11/19/2023			1514010 - Profserv -...	-1,773.13	1,773.13
TOTAL						-1,773.13	1,773.13
Bill Pmt -Check	100186	12/01/2023	Pet Waste Eliminator		1101000 - Cash- Op...		-639.99
Bill	43282966	11/21/2023			1546040 - Park Gar...	-639.99	639.99
TOTAL						-639.99	639.99
Bill Pmt -Check	100187	12/11/2023	Best Termite and P...		1101000 - Cash- Op...		-55.00
Bill	1240854	11/15/2023			1546037 - Pest Cont...	-55.00	55.00
TOTAL						-55.00	55.00

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Asturia CDD  
Check Detail  
December 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100188	12/11/2023	Complete IT Corp		1101000 - Cash- Op...		-42.30
Bill	B688CC27-0010	12/01/2023			1541003 - Communi...	-42.30	42.30
TOTAL						-42.30	42.30
Bill Pmt -Check	100189	12/11/2023	Electro Sanitation ...		1101000 - Cash- Op...		-1,500.00
Bill	INV-000030	12/04/2023			1541056 - Clubhous...	-1,500.00	1,500.00
TOTAL						-1,500.00	1,500.00
Bill Pmt -Check	100190	12/11/2023	RedTree Landscap...		1101000 - Cash- Op...		-13,093.50
Bill	15732	11/30/2023			1546041 - Landscap...	-118.50	118.50
Bill	15534	12/01/2023			1546001 - Contracts...	-12,975.00	12,975.00
TOTAL						-13,093.50	13,093.50
Bill Pmt -Check	100191	12/11/2023	Coastal Waste & R...		1101000 - Cash- Op...		-75.98
Bill	SW0000453741	12/01/2023			1534010 - Garbage ...	-75.98	75.98
TOTAL						-75.98	75.98
Bill Pmt -Check	100192	12/11/2023	Vesta District Servi...		1101000 - Cash- Op...		-5,000.00
Bill	415330	12/01/2023			1511005 - District M...	-5,000.00	5,000.00
TOTAL						-5,000.00	5,000.00
Bill Pmt -Check	100193	12/21/2023	Complete IT Corp		1101000 - Cash- Op...		-65.00
Bill	12262	12/10/2023			1541003 - Communi...	-65.00	65.00
TOTAL						-65.00	65.00
Bill Pmt -Check	100194	12/21/2023	Vesta District Servi...		1101000 - Cash- Op...		-1,015.76
Bill	415817	11/30/2023			1551000 - Continge...	-1,015.76	1,015.76
TOTAL						-1,015.76	1,015.76

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Asturia CDD  
Check Detail  
December 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	ACH120123	12/01/2023	Frontier		1101000 - Cash- Op...		-79.98
Bill	020723-5 NOV23	11/07/2023			1513045 - Communi...	-79.98	79.98
TOTAL						-79.98	79.98
Bill Pmt -Check	EFT121323	12/13/2023	Florida Dept. of Re...		1101000 - Cash- Op...		-52.21
Bill	Nov 2023 Sales Tax	12/12/2023			1363095 - Rental In...	-52.21	52.21
TOTAL						-52.21	52.21
Bill Pmt -Check	1ACH121823	12/18/2023	Duke Energy Paym...		1101000 - Cash- Op...		-296.86
Bill	8841-8465 NOV	11/27/2023			1531030 - Utility - St...	-296.86	296.86
TOTAL						-296.86	296.86
Bill Pmt -Check	2ACH121823	12/18/2023	Duke Energy Paym...		1101000 - Cash- Op...		-100.24
Bill	9355-5410 NOV	11/27/2023			1531030 - Utility - St...	-100.24	100.24
TOTAL						-100.24	100.24
Bill Pmt -Check	10ACH122023	12/20/2023	Duke Energy Paym...		1101000 - Cash- Op...		-5,624.81
Bill	8839-2555 NOV	11/29/2023			1531030 - Utility - St...	-5,624.81	5,624.81
TOTAL						-5,624.81	5,624.81
Bill Pmt -Check	11ACH122023	12/20/2023	Duke Energy Paym...		1101000 - Cash- Op...		-30.79
Bill	8841-5480 NOV	11/29/2023			1531030 - Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
Bill Pmt -Check	12ACH122023	12/20/2023	Duke Energy Paym...		1101000 - Cash- Op...		-1,073.25
Bill	8839-4523 NOV	11/29/2023			1531030 - Utility - St...	-1,073.25	1,073.25
TOTAL						-1,073.25	1,073.25

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Asturia CDD  
Check Detail  
December 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	13ACH122023	12/20/2023	Duke Energy Paym...		1101000 - Cash- Op...		-30.79
Bill	8839-4721 NOV	11/29/2023			1531030 - Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
Bill Pmt -Check	14ACH122023	12/20/2023	Duke Energy Paym...		1101000 - Cash- Op...		-30.79
Bill	8839-2365 NOV	11/29/2023			1531030 - Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
Bill Pmt -Check	15ACH122023	12/20/2023	Duke Energy Paym...		1101000 - Cash- Op...		-2,034.30
Bill	8841-5753 NOV	11/29/2023			1531030 - Utility - St...	-2,034.30	2,034.30
TOTAL						-2,034.30	2,034.30
Bill Pmt -Check	16ACH122023	12/20/2023	Duke Energy Paym...		1101000 - Cash- Op...		-30.79
Bill	8841-5084 NOV	11/29/2023			1531030 - Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
Bill Pmt -Check	17ACH122023	12/20/2023	Duke Energy Paym...		1101000 - Cash- Op...		-30.79
Bill	8839-3704 NOV	11/29/2023			1531030 - Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
Bill Pmt -Check	1ACH122023	12/20/2023	Duke Energy Paym...		1101000 - Cash- Op...		-30.79
Bill	8839-3316 NOV	11/29/2023			1531030 - Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
Bill Pmt -Check	2ACH122023	12/20/2023	Duke Energy Paym...		1101000 - Cash- Op...		-30.79
Bill	8841-6263 NOV	11/29/2023			1531030 - Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79

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Asturia CDD  
Check Detail  
December 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	3ACH122023	12/20/2023	Duke Energy Paym...		1101000 - Cash- Op...		-30.79
Bill	8839-4086 NOV	11/29/2023			1531030 - Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
Bill Pmt -Check	4ACH122023	12/20/2023	Duke Energy Paym...		1101000 - Cash- Op...		-2,599.55
Bill	8839-3514 NOV	11/29/2023			1531030 - Utility - St...	-2,599.55	2,599.55
TOTAL						-2,599.55	2,599.55
Bill Pmt -Check	5ACH122023	12/20/2023	Duke Energy Paym...		1101000 - Cash- Op...		-1,025.85
Bill	8839-4937 NOV	11/29/2023			1531030 - Utility - St...	-1,025.85	1,025.85
TOTAL						-1,025.85	1,025.85
Bill Pmt -Check	6ACH122023	12/20/2023	Duke Energy Paym...		1101000 - Cash- Op...		-30.79
Bill	8839-2745 NOV	11/29/2023			1531030 - Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
Bill Pmt -Check	7ACH122023	12/20/2023	Duke Energy Paym...		1101000 - Cash- Op...		-30.79
Bill	8841-6077 NOV	11/29/2023			1531030 - Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
Bill Pmt -Check	8ACH122023	12/20/2023	Duke Energy Paym...		1101000 - Cash- Op...		-37.15
Bill	8839-2175 NOV	11/29/2023			1531030 - Utility - St...	-37.15	37.15
TOTAL						-37.15	37.15
Bill Pmt -Check	9ACH122023	12/20/2023	Duke Energy Paym...		1101000 - Cash- Op...		-30.79
Bill	8839-4292 NOV	11/29/2023			1531030 - Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79



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**Asturia CDD**  
**Check Detail**  
December 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	10ACH122123	12/21/2023	Pasco County Utilit...		1101000 - Cash- Op...		-1.56
Bill	19475551	12/04/2023			1533030 - Utilities - ...	-1.56	1.56
TOTAL						-1.56	1.56
Bill Pmt -Check	11ACH122123	12/21/2023	Pasco County Utilit...		1101000 - Cash- Op...		-34.32
Bill	19474981	12/04/2023			1533030 - Utilities - ...	-34.32	34.32
TOTAL						-34.32	34.32
Bill Pmt -Check	12ACH122123	12/21/2023	Pasco County Utilit...		1101000 - Cash- Op...		-172.38
Bill	19474980	12/04/2023			1533030 - Utilities - ...	-172.38	172.38
TOTAL						-172.38	172.38
Bill Pmt -Check	13ACH122123	12/21/2023	Pasco County Utilit...		1101000 - Cash- Op...		-176.28
Bill	19474982	12/04/2023			1533030 - Utilities - ...	-176.28	176.28
TOTAL						-176.28	176.28
Bill Pmt -Check	14ACH122123	12/21/2023	Pasco County Utilit...		1101000 - Cash- Op...		-87.36
Bill	19474983	12/04/2023			1533030 - Utilities - ...	-87.36	87.36
TOTAL						-87.36	87.36
Bill Pmt -Check	15ACH122123	12/21/2023	Pasco County Utilit...		1101000 - Cash- Op...		-34.32
Bill	19474984	12/04/2023			1533030 - Utilities - ...	-34.32	34.32
TOTAL						-34.32	34.32
Bill Pmt -Check	16ACH122123	12/21/2023	Pasco County Utilit...		1101000 - Cash- Op...		-3,727.00
Bill	19475063	12/04/2023			1533030 - Utilities - ...	-3,727.00	3,727.00
TOTAL						-3,727.00	3,727.00

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Asturia CDD  
Check Detail  
December 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
✓ Bill Pmt -Check	1ACH122123	12/21/2023	Pasco County Utilit...		1101000 - Cash- Op...		-10.14
✓ Bill	19476438	12/04/2023			1533030 - Utilities - ...	-10.14	10.14
TOTAL						-10.14	10.14
✓ Bill Pmt -Check	3ACH122123	12/21/2023	Pasco County Utilit...		1101000 - Cash- Op...		-28.08
✓ Bill	19475061	12/04/2023			1533030 - Utilities - ...	-28.08	28.08
TOTAL						-28.08	28.08
✓ Bill Pmt -Check	4ACH122123	12/21/2023	Pasco County Utilit...		1101000 - Cash- Op...		-10.92
✓ Bill	19475550	12/04/2023			1533030 - Utilities - ...	-10.92	10.92
TOTAL						-10.92	10.92
✓ Bill Pmt -Check	5ACH122123	12/21/2023	Pasco County Utilit...		1101000 - Cash- Op...		-235.56
✓ Bill	19475238	12/04/2023			1533030 - Utilities - ...	-235.56	235.56
TOTAL						-235.56	235.56
✓ Bill Pmt -Check	6ACH122123	12/21/2023	Pasco County Utilit...		1101000 - Cash- Op...		-10.14
✓ Bill	19474986	12/04/2023			1533030 - Utilities - ...	-10.14	10.14
TOTAL						-10.14	10.14
✓ Bill Pmt -Check	7ACH122123	12/21/2023	Pasco County Utilit...		1101000 - Cash- Op...		-11.70
✓ Bill	19474985	12/04/2023			1533030 - Utilities - ...	-11.70	11.70
TOTAL						-11.70	11.70
✓ Bill Pmt -Check	8ACH122123	12/21/2023	Pasco County Utilit...		1101000 - Cash- Op...		-40.56
✓ Bill	19476441	12/04/2023			1533030 - Utilities - ...	-40.56	40.56
TOTAL						-40.56	40.56

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Astoria CDD  
Check Detail  
December 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	9ACH122123	12/21/2023	Pasco County Utilit...		1101000 · Cash- Op...		-46.80
Bill	19476440	12/04/2023			1533030 · Utilities - ...	-46.80	46.80
TOTAL						-46.80	46.80
Bill Pmt -Check	17ACH122623	12/26/2023	Duke Energy Paym...		1101000 · Cash- Op...		-310.09
Bill	8841-5282 NOV	12/05/2023			1531030 · Utility - St...	-310.09	310.09
TOTAL						-310.09	310.09

# LOPEZ AND PEREZ PROFESSIONAL PAINTING, INC.

5815 AETNA LANE  
FORT RICHEY, FL 34668  
Phone: 727 377 1608  
E-Mail: LOPEZPEREZPAINTING@GMAIL.COM

## Invoice

11/28/2023

Invoice No.

Bill To:

Ship To:

Customer ID:  
ASTURIA CDD

ASTURIA CDD  
C/O VESTA PROPERTY  
250 INTERNATIONAL DRIVE  
LAKE MARY, FL 32746

Date	Order No.	Sales Rep.	FOB	Ship Via	Terms	Tax ID
11/28/2023						

Quantity	Item	Description	Discount	Taxable	Unit Price	Total
17	T/M hour	PREP AND PAINT 11/20 Clubhouse			\$25	\$425
16	T/M hour	PREP AND PAINT 11/21 Clubhouse			\$25	\$400
18.66	T/M hour	PREP AND PAINT 11/22 Fitness			\$25	\$466.50
12.34	T/M hour	PREP AND PAINT 11/23 Fitness			\$25	\$308.50
9	T/M hour	PREP AND PAINT 11/27 Fitness			\$25	\$225

Subtotal: \$1,825

Tax: EXEMPT

Shipping:

Miscellaneous:

Balance Due: \$1,825

Asturia CDD

Pedro Lopez

Pay Period

Department

Asturia

You will receive your regular weekly salary with the following leave time charges.

Day	Date	Start Time	End Time	Vacation Hours	Sick Hours	Personal Hours	Explanation
Saturday							
Sunday							
Monday	11/20	8:20 AM	4:50 PM				8.5
Tuesday	11/21	8:00 AM	4:00 PM				8
Wednesday	11/22	8:00 AM	5:20 PM				9.33
Thursday	11/23	8:10 AM	2:20 PM				6.17
Friday							
Total Hrs.							

You will receive your regular weekly salary with the following leave time charges.

Day	Date	Start Time	End Time	Vacation Hours	Sick Hours	Personal Hours	Explanation
Saturday							
Sunday							
Monday	11/27	10:40 AM	3:10 AM				4.5
Tuesday							
Wednesday							36.5
Thursday							x \$25.00
Friday							
Total Hrs.							Total: \$912.50
Total Hours For Pay Period							

I certify that the person whose name appears on this timesheet has worked during this pay period and any appropriate leaves to be charged are indicated above.

Employee's Signature

\_\_\_\_\_

Supervisor's Signature

\_\_\_\_\_

Astoria CDD Alexander Perez Pay Period  
 Department Astoria

You will receive your regular weekly salary with the following leave time charges.

Day	Date	Start Time	End Time	Vacation Hours	Sick Hours	Personal Hours	Explanation
Saturday							
Sunday							
Monday	11/20	8:20 AM	4:50 PM				
Tuesday	11/21	8:00 AM	4:00 PM				8.5
Wednesday	11/22	8:00 AM	6:30 PM				8
Thursday	11/23	8:10 AM	2:30 PM				9.33
Friday							6.17
Total Hrs.							

You will receive your regular weekly salary with the following leave time charges.

Day	Date	Start Time	End Time	Vacation Hours	Sick Hours	Personal Hours	Explanation
Saturday							
Sunday							
Monday	11/27	10:40 PM	8:10 AM				
Tuesday							4.5
Wednesday							
Thursday							26.5
Friday							x25.00
Total Hrs.							
							Total 9.12.50
Total Hours For Pay Period							

I certify that the person whose name appears on this timesheet has worked during this pay period and any appropriate leaves to be charged are indicated above.

Employee's Signature

\_\_\_\_\_

Supervisor's Signature

*Walter Watson*



LLS Tax Solutions Inc.  
2172 W Nine Mile Rd., #352  
Pensacola, FL 32534  
850-754-0311  
liscott@llstax.com



## INVOICE

### BILL TO

Asturia Community  
Development District  
c/o Vesta District Services  
250 International  
Parkway, Suite 208  
Lake Mary, FL 32746

INVOICE # 003140

DATE 09/14/2023

DUE DATE 10/14/2023

TERMS Net 30

---

### DESCRIPTION

### AMOUNT

Total Billing for Arbitrage Services in connection with the \$2,115,000 Asturia Community Development District (Pasco County, Florida) Special Assessment Bonds, Series 2016A-1 and \$2,870,000 Asturia Community Development District (Pasco County, Florida) Special Assessment Bonds, Series 2016A-2 – Rebatable Arbitrage Calculation for the period ended August 16, 2023.

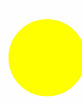
650.00

---

BALANCE DUE

**\$650.00**

Thank You For Your Business





Wilderness Lake Preserve Community Development District (CDD)  
21320 Wilderness Lake Blvd.  
Land O' Lakes, FL 34637  
(813) 995-2437

### Check Request

Today's Date: 12/20/2023

District Name: Astoria CDD

Check Amount: \$4,370.40

Payable To: Tish Johnson

Mailing Address: 1103 Gunsmith Dr.  
Lutz, FL 33559

Check Description: Site Visit Center Equip. Reimbursement

Special Instructions: Mail UPS, please  
(Please attach all support documentation: i.e., invoices, training applications, etc.)

Scott Smith  
Approved Signature

DM:	<u>(Signature)</u>
Fund:	
GL:	<u>1539050</u>
Object Cd:	
Check #:	
Date:	





**We're getting your order ready!**

**Hi ELLEN,**

We are processing your order now and will send updates as items are ready to ship.

## **ORDER SUMMARY**

Order Number	<a href="#"><u>30116685254</u></a>
Order Date	12/18/23
Order Subtotal	\$3,859.49

Estimated Shipping	\$288.99
Estimated Tax	\$285.91
Free Shipping Applied!	\$8.99
\$15 Shipping Credit on Oversized Items!	\$55.00
30-Day iFit Family Membership Included! <a href="#">Click for Details</a>	\$0.00
Buy 2 of Same Weight, Get Special Promo! <a href="#">See details</a>	\$0.00
Estimated Order Total	\$4,370.40
Charged to Visa	\$4,370.40
Ending in xxxx-xxxx-xxxx-7818	

Billing  
Address

1603 Gunsmith Dr  
Lutz, FL 33559-3304

VIEW ORDER ONLINE

Order Details



Item(s) being shipped



Oversized/Large Items

Orders with oversized items, or items that require assembly, are



delivered by local carriers. You will receive separate instructions from the local carrier with delivery scheduling and tracking details.

For questions regarding our Large Item Ship Methods or Deliver & Assembly Service inquiries contact us at **866-869-7255**.



**Multiple packages**

Orders with multiple items may ship in more than one package.

**Ships to**

14575 Promenade Pkwy  
Odessa, FL 33556-2707



**NordicTrack RW600 Rower (2020)**

SKU: 21404573

Qty: 1

**Price: \$899.98**

**Est. Delivery: Thu, 12/21 - Sat, 12/23 via Standard Delivery**



**Sole R92 Recumbent Bike (2023)**

SKU: 24121460

Qty: 1

**Price: \$1,299.99**

**Est. Delivery: Wed, 01/10 via Curbside Delivery**



**ETHOS Rubber Hex Dumbbell - Single**

Weight: 2 lbs

SKU: 2000042

Qty: 2

**Price: \$25.96**

Est. Delivery: Sat, 12/23 - Wed, 12/27 via Standard Delivery



**ETHOS Rubber Hex Dumbbell - Single**

Weight: 5 lbs

SKU: 2000044

Qty: 2

**Price: \$33.96**

Est. Delivery: Sat, 12/23 - Wed, 12/27 via Standard Delivery



**ETHOS Rubber Hex Dumbbell - Single**

Weight: 10 lbs

SKU: 2000046

Qty: 2

**Price: \$49.96**

Est. Delivery: Sat, 12/23 - Wed, 12/27 via Standard Delivery



**ETHOS Rubber Hex Dumbbell - Single**

Weight: 20 lbs

SKU: 2000048

Qty: 2

**Price: \$69.98**

Est. Delivery: Sat, 12/23 - Wed, 12/27 via Standard Delivery



**ETHOS Rubber Hex Dumbbell - Single**

Weight: 25 lbs.

SKU: 20080443

Qty: 2

**Price: \$79.98**

Est. Delivery: Sat, 12/23 - Wed, 12/27 via Standard Delivery



**ETHOS Rubber Hex Dumbbell - Single**

Weight: 30 lbs.

SKU: 20080452

Qty: 2

**Price: \$89.96**

Est. Delivery: Sat, 12/23 - Wed, 12/27 via Standard Delivery



**ETHOS Rubber Hex Dumbbell - Single**

Weight: 35 lbs.

SKU: 20080454

Qty: 2

**Price: \$109.96**

Est. Delivery: Sat, 12/23 - Wed, 12/27 via Standard Delivery





**ETHOS Rubber Hex Dumbbell - Single**

Weight: 10 lbs

SKU: 20080446

Qty: 2

**Price: \$119.96**

Est. Delivery: Sat, 12/23 - Wed, 12/27 via Standard Delivery



**ETHOS Rubber Hex Dumbbell - Single**

Weight: 15 lbs

SKU: 20080450

Qty: 2

**Price: \$139.96**

Est. Delivery: Sat, 12/23 - Wed, 12/27 via Standard Delivery



**ETHOS Rubber Hex Dumbbell - Single**

Weight: 20 lbs

SKU: 20080460

Qty: 2

**Price: \$149.96**

Est. Delivery: Sat, 12/23 - Wed, 12/27 via Standard Delivery





**ETHOS Rubber Hex Dumbbell - Single**

Weight: 55 lbs.

SKU: 21378301

Qty: 2

**Price: \$159.96**

Est. Delivery: Sat, 12/23 - Wed, 12/27 via Standard Delivery



**ETHOS Rubber Hex Dumbbell - Single**

Weight: 60 lbs.

SKU: 21378303

Qty: 2

**Price: \$169.96**

Est. Delivery: Sat, 12/23 - Wed, 12/27 via Standard Delivery



**ETHOS Rubber Hex Dumbbell - Single**

Weight: 65 lbs.

SKU: 21378305

Qty: 2

**Price: \$219.98**

Est. Delivery: Sat, 12/23 - Wed, 12/27 via Standard Delivery



**ETHOS Rubber Hex Dumbbell - Single**

Weight: 70 lbs.

SKU: 21378308

Qty: 2

**Price: \$239.98**

Est. Delivery: Sat, 12/23 - Wed, 12/27 via Standard Delivery



**Need to return in store?**

Simply bring this email with you as your receipt for in store returns.

**You might also like**

---





# LOPEZ AND PEREZ PROFESSIONAL PAINTING, INC.

9915 AETNA LANE  
PORT RICHEY, FL 34668  
Phone: 727.377.1608  
E-Mail: LOPEZPEREZPAINTING@GMAIL.COM

## Invoice

12/02/2023

Invoice No.

Bill To:

Ship To:

Customer ID:  
ASTURIA CDD

ASTURIA CDD  
C/O VESTA PROPERTY  
250 INTERNATIONAL DRIVE  
LAKE MARY, FL 32746

Date	Order No.	Sales Rep.	FOB	Ship Via	Terms	Tax ID
12/02/2023						

Quantity	Item	Description	Discount	Taxable	Unit Price	Total
8		PREP AND PAINT 11/29 Mailbox base/back Hearth/Caravan			\$50	\$400
8		PREP AND PAINT 11/30 Mailbox faces Aviles			\$50	\$400
2		PREP AND PAINT 12/1 Mailbox faces Aviles			\$50	\$100
8		PREP AND PAINT 12/1 Mailbox faces Hearth			\$50	\$400
8		PREP AND PAINT 12/2 Mailbox faces Caravan/Hearth			\$50	\$400

Subtotal:	\$1700
Tax:	EXEMPT
Shipping:	
Miscellaneous:	
Balance Due:	\$1700





PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012  
NEW PORT RICHEY (727) 847-8131  
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net  
Pay By Phone: 1-855-786-5344



39 0 1  
42-52579

ASTURIA CDD

Service Address: 14502 PROMENADE PARKWAY

Bill Number: 19475064

Billing Date: 12/4/2023

Billing Period: 10/19/2023 to 11/17/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
0956655	01341603
Please use the 15-digit number below when making a payment through your bank	
095665501341603	

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Water	13595259	10/19/2023	217	11/17/2023	219	29	2

#### Usage History

Water	
November 2023	2
October 2023	1
September 2023	3
August 2023	2
July 2023	3
June 2023	3
May 2023	2
April 2023	3
March 2023	2
February 2023	2
January 2023	1
December 2022	3

#### Transactions

Previous Bill	62.84
Payment 11/20/23	-62.84 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	60.77
Water Tier 1 2.0 Thousand Gals X \$2.07	4.14
<b>Total Current Transactions</b>	64.91
<b>TOTAL BALANCE DUE</b>	<b>\$64.91</b>



Please return this portion with payment

TO PAY ONLINE, VISIT [pascocountyfl.net](http://pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 0956655  
Customer # 01341603  
Balance Forward 0.00  
Current Transactions 64.91

**Total Balance Due \$64.91**  
**Due Date 12/21/2023**

10% late fee will be applied if paid after due date

The Total Due will be electronically  
transferred on 12/21/2023.

ASTURIA CDD  
250 INTERNATIONAL PARKWAY SUITE 280  
LAKE MARY FL 32746

PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

013416038095665581947506440000064918

2664 Cypress Ridge Blvd | Suite 103  
Wesley Chapel, FLORIDA 33544  
<https://completeit.io>  
(813) 444-4355



Asturia CDD  
14575 Promenade Parkway  
Florida, United States 33556

Invoice #	11461
Invoice Date	08-01-23
Balance Due	<b>\$49.95</b>

Item	Description	Unit Cost	Quantity	Line Total
Domain Registry	1-Year Domain Registry. Renews every 12-months	\$49.95	1.0	\$49.95
<b>Subtotal</b>				<b>\$49.95</b>
Tax				\$0.00
Invoice Total				\$49.95
Payments				\$0.00
Credits				\$0.00
<b>Balance Due</b>				<b>\$49.95</b>



IN 5.1K. 11-20-23

## Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
941-906-9386 x322

### INVOICE

Legal Advertising

Invoice # 23-01929P

Date 11/17/2023

Attn:  
Astoria CDD DPF  
250 INTERNATIONAL PKWY., STE. 208  
LAKE MARY FL 32746

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

Description	Amount
Serial # 23-01929P	\$83.13
<b>Meeting Notice</b>	
RE: Notice of Board Meeting on November 28, 2023 @ 6PM	
Published: 11/17/2023	

#### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid  
Total  
()

\$83.13

Payment is expected within 30 days of the  
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

#### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

### Legal Advertising

#### NOTICE OF REGULAR MEETING OF THE ASTORIA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors of the Astoria Community Development District will hold their regular monthly meeting on Tuesday, November 28, 2023 at 6:00 p.m., at the Astoria Clubhouse, located at 14573 Promenade Parkway, Odessa, FL 33556.

Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities. Anyone wishing to access and participate in the meeting should refer to the District's website <https://www.astoriaddd.org/> or contact the District Manager, Tish Dobson, at [tdobson@vestapropertyservices.com](mailto:tdobson@vestapropertyservices.com) beginning seven (7) days in advance of the meeting to obtain access information. The meeting is being held for the necessary public purpose of considering matters related to the provision of infrastructure and related district matters. At such time the Board is so authorized and may consider any business that may properly come before it.

A copy of the agenda may be obtained by contacting the District Manager, c/o Vesta District Services, 250 International Pkwy, Ste. 208, Lake Mary, FL 32746 ("District Manager's Office"), (321) 263-0132 X-255, or [tdobson@vestapropertyservices.com](mailto:tdobson@vestapropertyservices.com) or on the District's website <https://www.astoriaddd.org/>. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

Any person requiring special accommodations in order to access and participate in the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Tish Dobson  
District Manager  
November 17, 2023

23-01929P

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

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# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 23-01930P

RECEIVED NOV 20 2023

Date 11/17/2023

Attn:  
Asturia CDD DPFG  
250 INTERNATIONAL PKWY., STE. 208  
LAKE MARY FL 32746

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

Description	Amount
Serial # 23-01930P	\$50.31
<b>Meeting Notice</b>	
RE: Request for Qualifications District Attorney Services	
Published: 11/17/2023	

### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid ()  
**Total \$50.31**

Payment is expected within 30 days of the  
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
941-906-9386 x322

## INVOICE

### Legal Advertising

#### ASTURIA COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR QUALIFICATIONS DISTRICT ATTORNEY SERVICES

The Asturia Community Development District, located in the City of Odessa, Pasco County, Florida, hereinafter referred to as the "District," is soliciting qualifications from qualified individuals or law firms who are interested in providing legal services to the District.

Qualifications are due to the Office of Vesta District Services by 12:00 p.m. on or before Friday, December 8, 2023. The District seeks services encompassing the traditional scope of work including legal counsel, opinions, consultations and coordination with special counsel. Attendance at regularly scheduled Board of Supervisor meetings will be required as needed. Attendance at other specific meetings may be required as well, including workshops, construction meetings and special meetings. The District is not seeking criminal prosecutorial services at this time. Additional information can be obtained from the District website <https://www.asturiacdld.org/>. For other questions you may contact Tish Dobson, District Manager at (813-738-4841) or email: [tdobson@vestapropertyservices.com](mailto:tdobson@vestapropertyservices.com).

**Delivery:** Qualifications may be mailed by postal service to Vesta District Services: Attention: Tish Dobson, Asturia Community Development District, 250 International Parkway, Suite 208, Lake Mary, Florida, 32716. Please see RFQ package for specific information regarding delivery.

November 17, 2023

23-01930P

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

#### NOTICE

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Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

# Invoice

Date	Invoice #
11/27/2023	9848

Bill To
Asturia CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

P.O. No.	Terms	Project
Dec 2023	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming.  Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	1,027.00	1,027.00

Thank you for your business.

Phone #

(727) 271-1395

**Total**

\$1,027.00





Blue Water Aquatics, Inc.  
5119 State Road 54  
New Port Richey, FL 34652  
727-842-2100  
office@bluewateraquaticsinc.com  
www.bluewateraquaticsinc.com



INVOICE

BILL TO  
Asturia CDD  
c/o DPFG Management & Consulting, LLC  
250 International Pwy, Ste 208  
Lake Mary, FL 32746

INVOICE 30928  
DATE 11/28/2023  
TERMS Net 45  
DUE DATE 01/12/2024

DATE		DESCRIPTION	QTY	RATE	AMOUNT
11/10/2023	Pond / Waterway Treatment	Aquatic Services - (Included) Treatment Report Attached	1	0.00	0.00
11/20/2023	Pond / Waterway Treatment	Aquatic Services - Treatment Report Attached	1	890.00	890.00
SUBTOTAL					890.00
TAX					0.00
TOTAL					890.00
BALANCE DUE					<b>\$890.00</b>





## Aquatic Services Report

### Technician

Doug Fitzhenry

### Job Details

Service Date	11/20/2023
Customer	Asturia CDD
Weather Conditions	Sunny
Wind	3ene
Temperature	78
Multiple Sites Treated	Yes

### Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers	2 5 x 4
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Normal
Restrictions	None
Observations/Recommendations	Sites treated for algae

2 of 2

Pond Numbers	3
Service Performed	Inspection
Water Level	Normal
Observations/Recommendations	Site looks good

# Aquatic Services Report

## Technician

Doug Fitzhenry

## Job Details

Service Date	11/10/2023
Customer	Asturia CDD
Weather Conditions	Sunny
Wind	4ene
Temperature	83
Multiple Sites Treated	Yes



## Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers	All
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	All sites treated for invasive growth

2 of 2

Pond Numbers	All
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Low
Restrictions	None





## Aquatic Services Report

Observations/Recommendations

All sites treated for algae





KILINSKI | VAN WYK

## Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

Asturia CDD  
250 International Parkway  
Suite 208  
Lake Mary, FL 32746

## INVOICE

Invoice # 7836  
Date: 11/19/2023  
Due On: 12/19/2023

### ASTCDD-01 General

### Asturia CDD - 01 General

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	GK	10/16/2023	Review revised Public Facilities Report.	0.20	\$280.00	\$56.00
Service	LG	10/20/2023	Provide form of general services agreement to district manager.	0.20	\$350.00	\$70.00
Service	GK	10/24/2023	Review agenda materials, including staff reports and vendor proposals; attend board meeting.	4.40	\$280.00	\$1,232.00
Expense	AL	10/24/2023	Mileage: Travel GK	46.00	\$0.655	\$30.13
Service	LG	10/30/2023	Receive audit notification letter from JLAC; confer with Dobson regarding same; prepare response regarding same.	1.10	\$350.00	\$385.00
Total						\$1,773.13

### Detailed Statement of Account

#### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
7836	12/19/2023	\$1,773.13	\$0.00	\$1,773.13

Invoice # 7836 - 11/19/2023

<b>Outstanding Balance</b>	<b>\$1,773.13</b>
<b>Total Amount Outstanding</b>	<b>\$1,773.13</b>

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.





Commercial Pet Waste Disposal System  
13280 Northwest Freeway, Suite F356  
Houston, TX 77040  
Phone: 800-790-8896  
fax: 888-899-0094  
Federal ID: 76-0136019

# INVOICE

ORDER NUMBER	INVOICE DATE	INVOICE NUMBER
2865139-000	11/21/23	43282966
CUSTOMER P.O.		CUSTOMER NUMBER
		590489
TERMS		
Net 30 Days		
SHIP VIA		
Fedex - Ground		

PAGE 1

S  
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ASTURIA CDD  
DPFG MANAGEMENT & CONSULTING  
250 INTERNATIONAL PKWY STE 208  
LAKE MARY, FL 32746  
United States of America  
4053150888

S  
H  
I  
P  
T  
O  
ASTURIA CDD  
14575 PROMENADE PKWY  
ODESSA, FL 33556-2707  
United States of America

Ordered By: TISH DOBSON

Order Date: 11/21/23

Ordered By: TISH DOBSON

Order Date: 11/21/23

QTY. ORDERED	QTY. SHIPPED	QTY. BACK ORDER	ITEM NO./DESCRIPTION	AMOUNT			
20000.00	20000.00	.00	E41 PET WASTE ELIMINATOR 80/HEADER RECYCLED MATERIAL INCLUDED	600.00			
RECEIVED DEC 04 2023							
SUBTOTAL		SHIPPING & HANDLING		TAX	TOTAL	PRE-PAID AMOUNT	BALANCE DUE
600.00		39.99		.00	639.99	.00	639.99

Thank You! We appreciate your business!  
PLEASE PAY FROM THIS INVOICE.

For purchases delivering to CO, KY, LA, OK, PA, RI, SD, VT or WA see information regarding the tax you may owe directly to your state. For more info, visit:



PLEASE DETACH THIS PORTION AND RETURN TO THE ADDRESS BELOW WITH PAYMENT -  
DO NOT TAPE, STAPLE, PAPERCLIP OR USE ANY OTHER FASTENER.

## REMITTANCE ADDRESS

PET WASTE ELIMINATOR  
P.O. BOX 4422  
HOUSTON, TX 77210-4422

ASTURIA CDD  
ASTURIA CDD

INVOICE DATE	INVOICE NUMBER
11/21/23	43282966
CUSTOMER NUMBER	ORDER NUMBER
590489	2865139-000
TOTAL DUE	639.99
Amount Enclosed	

0000590489112123432829660000639997



Call Anytime: 813-935-0998

## INVOICE

### Billing Account Information

ACCOUNT #: 60154  
REGISTRATION #: F840EF92  
ASTURIA CDD c/o DPFG  
MANAGEMENT & CONSULTING, LLC.  
250 International Pkwy  
Lake Mary, FL 32746

### Company Information

BEST TERMITE AND PEST CONTROL INC.  
8120 N Armenia Ave  
Tampa, FL 33604  
813-935-0998

### Description:

#### Invoice Details

ASTURIA CDD c/o DPFG MANAGEMENT & CONSULTING, LLC., For service at 14575 State Road  
54 Odessa, FL 33556

<u>DATE</u>	<u>PO #</u>	<u>INV #</u>	<u>TOTAL</u>	<u>DISCOUNT</u>	<u>TAX</u>	<u>ADJUSTMENT</u>	<u>GRAND TOTAL</u>
11/15/2023		1240854	\$55.00	\$0.00	\$0.00	\$0.00	\$55.00
<u>DESCRIPTION</u>			<u>TOTAL</u>	<u>DISCOUNT</u>	<u>TAX</u>		
Commercial Pest Control Monthly			\$55.00	\$0.00	\$0.00		

**PLEASE REMIT: \$55.00**

[Click here to log on to your account to review history, manage your profile and review services](#)



# Invoice



Invoice number B688CC27-0010  
Date of issue December 1, 2023  
Date due December 16, 2023

**Complete I.T. Corp**  
2664 Cypress Ridge Boulevard  
Suite 103  
Wesley Chapel, Florida 33544  
United States  
+1 813-444-4355

**Bill to**  
Asturia CDD  
14575 Promenade Pkwy  
Odessa, Florida 33556  
United States  
+1 813-994-1001  
districtap@dpfgmc.com

**\$42.30 USD due December 16, 2023**

[Pay online](#)

Please note - all calculated usage (things like International Calling or other usage based services) and inventory items (the number of 911 addresses or phone numbers) on this invoice are from November 2023. Any usage or inventory costs incurred by your use of our services in this month will be billed next month

Description	Qty	Unit price	Amount
Product - CIT Hosted Phone Seat	1	\$30.00	\$30.00
Tax - Federal Universal Service Fund	1	\$6.93	\$6.93
Tax - FCC Cost Recovery Fee	1	\$0.15	\$0.15
Tax - Federal Telecommunications Relay Services Fund (Non-IPCTS)	1	\$0.01	\$0.01
Tax - Federal Telecommunications Relay Services Fund (IPCTS)	1	\$0.60	\$0.60
Tax - Communications Services Tax	1	\$2.80	\$2.80
Tax - Local Communications Svc. Tax	1	\$1.81	\$1.81

**Pay with ACH or wire transfer**

Bank transfers, also known as ACH payments, can take up to five business days. To pay via ACH, transfer funds using the following bank information.

Bank name WELLS FARGO BANK, N.A.  
Routing number 121000248  
Account number 40630116023847019  
SWIFT code WFBIUS6S

Subtotal	\$42.30
Total	\$42.30
Amount due	\$42.30 USD

**Pay with ACH or wire transfer**

Bank transfers, also known as ACH payments, can take up to five business days. To pay via ACH, transfer funds using the following bank information.

Bank name       WELLS FARGO BANK, N.A.  
Routing number   121000248  
Account number   40630116023847019  
SWIFT code       WFBUS6S

**Electro Sanitation Services**  
1750 Paladino Court  
Odessa Florida 33556  
U.S.A  
electrosanitationservices@gmail.com

# INVOICE

INV-000030

Balance Due  
**\$1,500.00**

Invoice Date : 04 Dec 2023

Terms : Due On Receipt

Due Date : 04 Dec 2023

**Asturia CDD c/o Tish Dobson**

#	Description	Qty	Rate	Amount
1	Weekly Cleaning @ \$300/per week 10/31-12/1	1.00	1,500.00	1,500.00
Sub Total				1,500.00
Total				<b>\$1,500.00</b>
Balance Due				<b>\$1,500.00</b>

It was great doing business with you!

Payment due upon receipt.

RedTree Landscape Systems  
5532 Auld Lane  
Holiday, FL 34690  
727-810-4464  
service@redtreelandscape.systems  
redtreelandscapesystems.com

## Invoice 15732



### BILL TO

Asturia CDD  
C/O DPFG Mangement & Consulting,  
LLC  
250 International Pkwy, Ste. 208  
Lake Mary, FL 32746

DATE  
11/30/2023

PLEASE PAY  
\$118.50

DUE DATE  
11/30/2023

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 11/22/23:		0.00	0.00
Dog Park			
Repaired drip line in dog park, capped off (8) tree bubblers			
Sales	6	1.00	6.00
1/2 caps			
Sales	1	0.50	0.50
1/2 drip coupling			
Sales	2	1.00	2.00
3/4 caps			
Sales	2	55.00	110.00
Labor - technician			

TOTAL DUE

**\$118.50**

THANK YOU.



RedTree Landscape Systems  
5532 Auld Lane  
Holiday, FL 34690  
727-810-4464  
service@redtreelandscape.systems  
redtreelandscapesystems.com

## Invoice 15534



### BILL TO

Asturia CDD  
c/o: Inframark  
210 N. University Drive  
Coral Springs, FL 33701

DATE  
12/01/2023

PLEASE PAY  
\$12,975.00

DUE DATE  
12/01/2023

ACTIVITY	QTY	RATE	AMOUNT
<b>Grounds Maintenance</b> Monthly grounds maintenance program	1	8,750.00	8,750.00
<b>Horticulture</b> Monthly fertilization program	1	800.00	800.00
<b>Horticulture</b> Monthly pest control program	1	425.00	425.00
<b>Landscape Maintenance:Irrigation Repair</b> Monthly irrigation maintenance program	1	1,000.00	1,000.00
<b>Grounds Maintenance</b> Phase 4 Addition	1	2,000.00	2,000.00

TOTAL DUE

**\$12,975.00**

THANK YOU.



**COASTAL WASTE & RECYCLING - SW**  
 1840 NW 33RD ST  
 POMPANO BEACH, FL 33064  
 Clearwater Office: 727-561-0360  
 Ft. Myers Office: 954-947-4000  
 Orlando Office: 407-905-9200  
 Sarasota Office: 941-922-3417



# INVOICE

Bill To: **ASTURIA PROPERTY CDD**  
**210 N. UNIVERSITY DR**  
**INFRAMARK SUITE 702**  
**CORAL SPRINGS, FL 33071**

Invoice SW0000453741  
 Page Page 1 of 1  
 Date 12/01/2023  
 Customer 13436  
 Site 0  
 PO Number  
 Due Date 12/26/2023

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) <b>ASTURIA PROPERTY CDD</b> <b>14835 CARAVAN AVE, ODESSA FL</b>  Serv #001 FEL MSW 1 - 4YD 1x Week				
01 - Dec	MONTHLY - WASTE COLLECTION (Dec 01/23 - Dec 31/23)		\$69.62	1.00	\$69.62
01 - Dec	ADMIN FEE - MONTHLY (Dec 01/23 - Dec 31/23)		\$3.95	1.00	\$3.95
01 - Dec	FUEL SURCHARGE				\$2.41
	SITE TOTAL				\$75.98

*Account Status* A surcharge of 5% on initial balance plus 2% per month will be charged on accounts 30 days overdue.

**INVOICE TOTAL** \$75.98

Invoice SW0000453741  
 Page Page 1 of 1  
 Date 12/01/2023  
 Customer 13436  
 Site 0  
 PO Number  
 Due Date 12/26/2023

**Please return this portion with payment to:**  
**Coastal Waste & Recycling**  
 PO Box 25756  
 Miami FL 33102-5756  
 www.coastalwasteinc.com

**AMOUNT REMITTED**

0025756SW0134360000SW000045374100000075980



## Invoice

Date 12/01/2023  
Invoice # 415330  
Terms Net 30  
Due Date 12/31/2023  
Memo District Management Services, as follows:

250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

### Bill To

Asturia Community Development District  
c/o Vesta District Services  
250 International Parkway, Suite 208  
Lake Mary FL 32746

Description	Quantity	Rate	Amount
District Management Services	1		5,000.00
Total			5,000.00
Amount Due			5,000.00



2664 Cypress Ridge Blvd | Suite 103  
Wesley Chapel, FLORIDA 33544  
<https://completeit.io>  
(813) 444-4355



Asturia CDD  
14575 Promenade Parkway  
Florida, United States 33556

Invoice # 12262  
Invoice Date 12-10-23  
Balance Due **\$65.00**

Item	Description	Unit Cost	Quantity	Line Total
Stand-By MSP Plan (Offices/ISP)	Price is per office/network per month - Network & WiFi - Includes remote and phone support for the network and WiFi system - Includes all software updates to the system and any basic software reconfiguration if required	\$65.00	1.0	\$65.00

**Subtotal** \$65.00  
Tax \$0.00  
Invoice Total \$65.00  
Payments \$0.00  
Credits \$0.00  
**Balance Due** **\$65.00**







250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

## *Invoice*

### **Bill To**

Astoria Community Development District  
c/o Vesta District Services  
250 International Parkway, Suite 208  
Lake Mary FL 32746

**Date** 11/30/2023

**Invoice #** 415817

### **In Reference To:**

**Billable Expenses - Nov 2023**

**PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:**  
**VESTA DISTRICT SERVICES**  
c/o Vesta Property Services, Inc.  
245 Riverside Avenue, Suite 300  
Jacksonville, FL 32202

Description	Quantity	Rate	Amount
SHERWIN WILLIAMS - Contingency	1	277.44	277.44
SHERWIN WILLIAMS - Astoria - Mailbox paint	1	97.98	97.98
SHERWIN WILLIAMS	1	47.67	47.67
SHERWIN WILLIAMS - Maint. Mailbox Paint	1	242.31	242.31
Billable Expenses			
Hicarer Rectangle Metal Numbered Tags			273.48
Engraved Numbered Tags, heavy duty tape			76.88
Total Billable Expenses			350.36

**Total** 1,015.76



SHERWIN-WILLIAMS

SHERWIN-WILLIAMS  
11148 CARGO CT  
ODESSA FL 33556 3432

Visit [www.sherwin-williams.com](http://www.sherwin-williams.com)  
Store 702496 Nicholas  
(727)376-4541  
Fax - (727)376-7852

SALE  
No. 7925-9

ACCOUNT: 4225-1595-7 JOB 1 ASTURIA COMMUNITY DEV DIST

ASTURIA COMMUNITY DEV DIST  
14575 PROMENADE PKWY  
ODESSA FL 33556 2707

TRC# 1007397  
PAGE 01 of 02  
PO:ASTURIA  
ORDER:OE0226064A702496  
DATE: 11/04/23  
TIME: 8:52 AM  
  
2-800100  
E20/16200 10

SALES NUMBER	SIZE	PRODUCT	DESCRIPTION	QTY	PRICE	VALUE
6504-05822		GALLON K13W251	DURATION SA EXTRA	1	47.67	47.67 N

Color: SW7005 PURE WHITE

CUR Color Cast OZ 32 64 128

B1 Black - - - 1

Y3 Deep Gold - - 1 -

Sher-Color Formula

Thank You

receipt required for refund

SUBTOTAL BEFORE TAX 47.67  
7.000% SALES TAX: 1-103355601 0.00  
TOTAL \$47.67  
AMERICAN EXPRESS -47.67

C/C# XXXXXXXXXXXX1310

Auth # 204936

Keyed

No Signature Required

CARDHOLDER -  
Keyed  
No Signature Required

\*\*\*\*\*  
Purchases are subject to Sherwin-Williams  
Terms and Conditions of Sale located at  
[sherwin-williams.com/terms-and-conditions](http://sherwin-williams.com/terms-and-conditions).  
\*\*\*\*\*  
All PEEL & STICK samples are final sale.  
No returns or exchanges.  
\*\*\*\*\*  
Don't miss out on our 2023 Tampa Pro Show

CONTINUED ON PAGE 02

Astoria



SHERWIN-WILLIAMS.

LAND O LAKES Store 702421

2409 RADEN DR  
LAND O LAKES FL 34639 9939  
(813)909-2152  
Fax (813) 909-0851  
www.sherwin-williams.com

SALE  
Tran # 9806-5 4:43pm  
E33/14417 10/20/23  
Robert 10

6508-60703 GALLOW 866B11011  
PI DTM GL BLACK  
\*Sale No Tax 2.00 @ 132.09 264.18  
Discount (\$) -166.20  
Comments: Pricing Accommodation  
SUBTOTAL BEFORE TAX 97.98  
7.000% SALES TAX:1-103463904 0.00  
TOTAL \$97.98  
AMERICAN EXPRESS -97.98

C/C# XXXXXXXXXXXX1310  
Auth # 623182  
Chip Read  
No PIN  
RID:0000000025010801  
IWR:0000000000  
IRD:06570103600002  
TSI:F600

STORE HOURS  
SUNDAY 10:00 AM - 2:00 PM  
MONDAY - FRIDAY 7:00 AM - 5:00 PM  
SATURDAY 8:00 AM - 12:00 PM

\*\*\*\*\*  
Purchases are subject to Sherwin-Williams  
Terms and Conditions of Sale located at  
sherwin-williams.com/terms-and-conditions.  
\*\*\*\*\*  
Don't miss out on our 2023 Tampa Pro Show  
November 9th 10am to 4pm  
FLORIDA STATE FAIRGROUNDS  
Gate 2 Entrance  
No se pierda el Pro Show en Tampa  
El 9 de Noviembre de 10am to 4pm  
\*\*\*\*\*

Thank You  
receipt required for refund



Customer Copy

THE SHERWIN WILLIAMS CO.  
11148 CARGO CT  
ODESSA FL 33556 3432

REPRINTED  
DOCUMENT



SHERWIN-WILLIAMS.

Visit [www.sherwin-williams.com](http://www.sherwin-williams.com)

Store 702496

(727) 376-4541

Fax: (727) 376-7852

JOB 1 ASTURIA COMMUNITY DEV DIST

## CASH INVOICE

No. 8667-6

TRC# 1007397

PAGE 1 OF 1

PO# CLUB HOUSE

ORDER: OE0226885A702496

DATE: 11/20/2023

TIME: 08:48 AM

2-0100

E25/16200

ACCOUNT: 4225-1595-7

ASTURIA COMMUNITY DEV DIST  
14575 PROMENADE PKWY  
ODESSA FL 33556 2707

\* INDICATES SALE PRICE

SALES NUMBER	SIZE	PRODUCT	DESCRIPTION	QTY	PRICE	VALUE
6508-43824	EACH		8-16 POWER LOCK PRO	1	74.99	74.99N
			DISCOUNT (% 15.00)			-11.25
6508-53633	EACH	10517	WASHEDRECYCL WHT MED	1	13.99	13.99N
			DISCOUNT (% 15.00)			-2.10
6511-46110	EACH		CP001-FINE SAND 6PK	1	11.69	11.69N
			DISCOUNT (% 15.00)			-1.75
			MFG NBR:CP001-6P-CC			
406-6411	EACH	12912SW	12X60YD MASK PAPER	4	4.79	19.16N
			DISCOUNT (% 15.00)			-2.87
6504-31794	9 INCH	140878200	9 ULTRA FINISH 1/2 2	2	12.69	25.38N
			DISCOUNT (% 15.00)			-3.81
573-4264	EACH		2090-48MM CONTR PACK	2	27.09	54.18N
			DISCOUNT (% 15.00)			-8.13
			MFG NBR:2090-48EVP			
6509-35448	EACH		12" X 3/4 JUMBO MINI	2	4.99*	9.98N
6504-26596	EACH	140624053	4.5 JUMBO-UF 1/2 2PK	2	7.49	14.98N
			DISCOUNT (% 15.00)			-2.25
6500-15829	EACH	144152120	2 CLEARCUT GLIDE	2	15.89	31.78N
			DISCOUNT (% 15.00)			-4.77
6500-15845	EACH	144152130	3 CLEARCUT GLIDE	2	21.49	42.98N
			DISCOUNT (% 15.00)			-6.45
6508-65041	11 OZ	WL1050QD	1050QD SIL ACRY LAT	4	3.89	15.56N
			DISCOUNT (% 15.00)			-2.33
180-1281	EACH	980742990	4-SIDED HD 5GL GRID	2	4.99	9.98N
			DISCOUNT (% 15.00)			-1.50

Thank You  
receipt required for refund

### STORE HOURS

SUNDAY: 10:00 AM - 4:00 PM  
MONDAY - FRIDAY: 7:00 AM - 6:00 PM  
SATURDAY: 8:00 AM - 5:00 PM

SUBTOTAL BEFORE TAX 277.44  
7.000% SALES TAX:1-103355601 0.00  
TOTAL \$277.44  
AMERICAN EXPRESS -277.44  
C/C# XXXX-XXXX-XXXX-310  
Auth # 187191  
Keyed





SHERWIN-WILLIAMS.

**SHERWIN-WILLIAMS**

11148 CARGO CT  
ODESSA FL 33556 3432

Visit [www.sherwin-williams.com](http://www.sherwin-williams.com)

Store 702496 Derek  
(727)376-4541  
Fax - (727)376-7852

**CORRECT**

**No. 3075-9**

TRC# 1007397

PAGE 01 of 02

ACCOUNT: 4225-1595-7 JOB 1 ASTURIA COMMUNITY DEV DIST

ASTURIA COMMUNITY DEV DIST  
14575 PROMENADE PKWY  
ODESSA FL 33556 2707

ORDER:OE0225848A702496

DATE: 10/31/23

TIME: 8:48 AM

2-800100

E25/16223 31

(405)315-0888

SALES NUMBER	SIZE	PRODUCT	DESCRIPTION	QTY	PRICE	VALUE
*****CHANGED FROM*****						
5			DEPOSIT	1	-242.31	-242.31 N
SUBTOTAL BEFORE TAX						-242.31
7.000%:1-103355601						.00
*****CHANGED TO*****						
6505-16925	GALLON B66W1053	PI DTM GL DEEP		2	48.99	97.98 N
Color SW6761		THERMAL SPRING				
6504-05822	GALLON K13W251	DURATION SA EXTRA		2	47.67	95.34 N
Color SW7005		PURE WHITE				
6505-16958	GALLON B66T1054	PI DTM GL ULTRA		1	48.99	48.99 N
Custom 9600		ARMORY				
SUBTOTAL BEFORE TAX						242.31
7.000%:1-103355601						.00
*****CORRECTED TOTALS*****						
ORIGINAL	-----	Thank You	-----	SUBTOTAL BEFORE TAX		0.00
TERM: 16200	receipt required for refund			7.000% SALES TAX:1-103355601		0.00
TRAN: 77378						
DATE: 10/30/23						

\*\*\*\*\*  
Purchases are subject to Sherwin-Williams  
Terms and Conditions of Sale located at  
[sherwin-williams.com/terms-and-conditions](http://sherwin-williams.com/terms-and-conditions).  
\*\*\*\*\*  
\*\*\*\*\*  
All PEEL & STICK samples are final sale.  
No returns or exchanges.

CONTINUED ON PAGE 02



Invoice  
Invoice # 1NCC-7GC6-JYFR | November 22, 2023

For customer support, visit [www.amazon.com/contact-us](http://www.amazon.com/contact-us).

## Invoice summary *Payment due by December 22, 2023*

Item subtotal before tax	\$ 273.48
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 273.48
Tax	\$ 0.00
<b>Amount due</b>	<b>\$ 273.48 USD</b>

### Pay by

#### Electronic funds transfer (EFT/ACH/Wire)

Account name Amazon Capital Services, Inc.  
Bank name Wells Fargo Bank  
ACH routing # (ABA) 121000248  
Bank account # (DDA) 41630410417183962  
SWIFT code (wire transfer) WFBUS6S

#### Check

Amazon Capital Services  
PO Box 035184  
Seattle, WA 98124-5184

Include Amazon invoice number(s) in the descriptive field of your electronic funds transfer payment, or

Email [ar-businessinvoicing@amazon.com](mailto:ar-businessinvoicing@amazon.com) to submit your remittance detail.

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	19-Nov-2023
Purchased by	Tish Dobson
PO #	Asturia
Cost center	Northeast
GL code	59010 Pass Thru-DSD, DPFG, Fac
Location	Other: Specify in PO Field
Billable / Non-Billable	Billable

#### Registered business name

Vesta Property Services

#### Bill to

Vesta Property Services  
Attn: Accounts Payable  
245 Riverside Avenue  
Suite 300  
Jacksonville, Florida 32202

#### Ship to

Tish Dobson  
21320 WILDERNESS LAKE BLVD  
LAND O LAKES, FL 34637-7879

### Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Hicarer Rectangle Metal Numbered Tags Stainless Steel Number ID Key Tags with Holes Numbered Key Rings Chain (50, 1-50) ASIN: B0C61WLSRB Sold by: hefeisikudianzishangwuyouxiangongsi Order # 112-4689937-7121053	12	\$22.79	\$273.48	0.000%

---

Total before tax	\$273.48
Tax	\$0.00
<b>Amount due</b>	<b>\$273.48</b>

---

**FAQs****How is tax calculated?**

Visit [https://www.amazon.com/gp/help/customer/display.html/ref=hp\\_leftv4\\_sib?ie=UTF8&nodeId=202036190](https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202036190)

**How are digital products and services taxed?**

Visit [https://www.amazon.com/gp/help/customer/display.html/ref=hp\\_leftv4\\_sib?ie=UTF8&nodeId=202074670](https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202074670)



Invoice # 1KHN-RGRJ-XNYP | November 13, 2023

For customer support, visit [www.amazon.com/contact-us](http://www.amazon.com/contact-us).

## Invoice summary *Payment due by December 13, 2023*

Item subtotal before tax	\$ 76.88
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 76.88
Tax	\$ 0.00
<b>Amount due</b>	<b>\$ 76.88 USD</b>

### Pay by

#### Electronic funds transfer (EFT/ACH/Wire)

Account name Amazon Capital Services, Inc.  
Bank name Wells Fargo Bank  
ACH routing # (ABA) 121000248  
Bank account # (DDA) 41630410417183962  
SWIFT code (wire transfer) WFBUS6S

#### Check

Amazon Capital Services  
PO Box 035184  
Seattle, WA 98124-5184

Include Amazon invoice number(s) in the descriptive field of your electronic funds transfer payment, or  
Email [ar-businessinvoicing@amazon.com](mailto:ar-businessinvoicing@amazon.com) to submit your remittance detail.

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	13-Nov-2023
Purchased by	Tish Dobson
PO #	Asturia
Cost center	Northeast
GL code	Other: Specify in PO Field
Location	Other: Specify in PO Field
Billable / Non-Billable	Billable

#### Registered business name

Vesta Property Services

#### Bill to

Vesta Property Services  
Attn: Accounts Payable  
245 Riverside Avenue  
Suite 300  
Jacksonville, Florida 32202

#### Ship to

Tish Dobson  
21320 WILDERNESS LAKE BLVD  
LAND O LAKES, FL 34637-7879

### Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 StayMax Plastic Number Tags Engraved Numbered Tags Without Hole (1-200, Black) ASIN: B094JN67D9 Sold by: Dalian ShaoLeFeng Tech Co., Ltd. Order # 112-0702754-6801866	1	\$28.00	\$28.00	0.000%



Description	Qty	Unit price	Item subtotal before tax	Tax
2 Double Sided Tape Heavy Duty (2 Pack), Waterproof Strong Mounting Adhesive Tape for Walls, Car, Home Decor, Office Decor, Made of 3M VHB Tape (16.4FT) ASIN: B09VRZCQLQ Sold by: HIT International Consulting, LLC Order # 112-0702754-6801866	1	\$32.99	\$32.99	0.000%
3 StayMax Plastic Number Tags Engraved Numbered Tags Without Hole (201-300, Black) ASIN: B09SXHW1MC Sold by: Dalian ShaoLeFeng Tech Co., Ltd. Order # 112-0702754-6801866	1	\$15.89	\$15.89	0.000%
Total before tax				\$76.88
Tax				\$0.00
Amount due				\$76.88

## FAQs

## How is tax calculated?

Visit [https://www.amazon.com/gp/help/customer/display.html/ref=hp\\_leftv4\\_sib?ie=UTF8&nodeId=202036190](https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202036190)

## How are digital products and services taxed?

Visit [https://www.amazon.com/gp/help/customer/display.html/ref=hp\\_leftv4\\_sib?ie=UTF8&nodeId=202074670](https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202074670)



ASTURIA CDD

Page 1 of 4

### Your Monthly Invoice

#### Account Summary

New Charges Due Date	12/01/23
Billing Date	11/07/23
Account Number	813-926-8106-020723-5
PIN	7664
Previous Balance	79.98
Payments Received Thru 10/31/23	-79.98
Thank you for your payment!	
Balance Forward	.00
New Charges	79.98
<b>Total Amount Due</b>	<b>\$79.98</b>



RECEIVED NOV 14 2023

## ANYTIME, ANYWHERE SUPPORT

Our new MyFrontier® app makes it easy to manage your account, make a payment, track your orders and get support on the go.

[frontier.com/resources/myfrontier-mobile-app](https://frontier.com/resources/myfrontier-mobile-app)

## WAYS TO PAY YOUR BILL



[frontier.com/  
signupforautopay](https://frontier.com/signupforautopay)



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6790 0007 NO RP 07 11092023 NNNNNNNN 01 002184 0007

ASTURIA CDD  
250 INTERNATIONAL PKWY STE 208  
LAKE MARY FL 32746-5062





ASTURIA CDD

Page 3 of 4

Date of Bill  
Account Number

11/07/23  
813-926-8106-020723-5

**CURRENT BILLING SUMMARY**

Local Service from 11/07/23 to 12/06/23

Qty Description	813/926-8106.0	Charge
Non Basic Charges		
Business Fiber Internet 500		64.99
1 Usable Static IP Address		19.99
Auto Pay Discount		-5.00
Total Non Basic Charges		79.98
<b>TOTAL</b>	<b>79.98</b>	





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## Your Energy Bill

Page 1 of 3

### Service address

ASTURIA COMM DEV DISTRICT  
0000 PROMENADE PKY  
LITE

Bill date Nov 27, 2023

For service Oct 25 - Nov 22  
29 days

Account number 9100 8841 6465

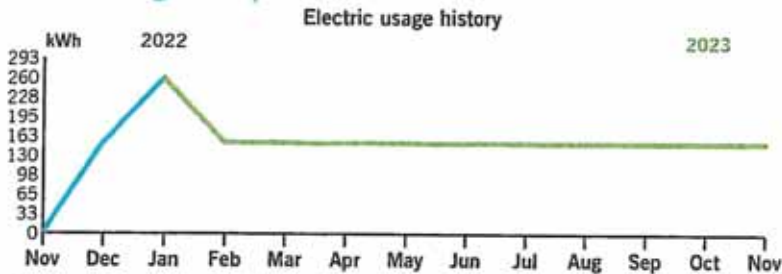
### Billing summary

Previous Amount Due	\$296.86
Payment Received Nov 15	-296.86
Current Lighting Charges	296.20
Taxes	0.66
<b>Total Amount Due Dec 18</b>	<b>\$296.86</b>



Thank you for your payment.

### Your usage snapshot



#### Average temperature in degrees

71° 64° 64° 69° 71° 76° 78° 82° 83° 85° 82° 76° 72°

	Current Month	Nov 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	153	0	1,943	162
Avg. Daily (kWh)	5	0	5	

12-month usage based on most recent history

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Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
9100 8841 6465

#### Amount of automatic draft

**\$296.86**  
by Dec 18

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light

Amount enclosed

031915 000001997



ASTURIA COMM DEV DISTRICT  
250 INTERNATIONAL PKWY STE 208  
LAKE MARY FL 32746-5062



Duke Energy Payment Processing  
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Charlotte, NC 28201-1094

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to def/duke-bills-20231122020817.62.asp-63029-000001997



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Page 3 of 3

Account number 9100 8841 6465

### Your usage snapshot - Continued

Outdoor Lighting		
Billing period Oct 25 - Nov 22		
Description	Quantity	Usage
Monticello Black TIII 3000K	9	153 kWh
<b>Total</b>	<b>9</b>	<b>153 kWh</b>

### Billing details - Lighting

Billing Period - Oct 25 23 to Nov 22 23		Your current rate is Lighting Service Company Owned/Maintained (LS-1).
Customer Charge	\$1.65	
Energy Charge		
153.000 kWh @ 4.784c	7.31	
Fuel Charge		
153.000 kWh @ 5.270c	8.06	
Asset Securitization Charge		
153.000 kWh @ 0.061c	0.09	
Fixture Charge		
Monticello Black TIII 3000K	157.41	
Maintenance Charge		
Monticello Black TIII 3000K	12.51	
Pole Charge		
16 DEC CNCRT W/DEC BS/WSHNGTN		
9 Pole(s) @ \$12.130	109.17	
<b>Total Current Charges</b>	<b>\$296.20</b>	

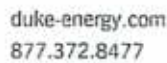
### Billing details - Taxes

Regulatory Assessment Fee	\$0.22
Gross Receipts Tax	0.44
<b>Total Taxes</b>	<b>\$0.66</b>

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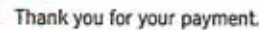




## Page 1 of 3

Account number 9100 9355 5410

Previous Amount Due	\$100.24
<i>Payment Received Nov 15</i>	-100.24
Current Lighting Charges	99.99
Taxes	0.25
<b>Total Amount Due Dec 18</b>	<b>\$100.24</b>



The chart displays electricity usage in kWh for the years 2022 and 2023. The y-axis represents kWh, ranging from 0 to 59 in increments of 7. The x-axis shows months from November to November. A blue line for 2022 is constant at 53 kWh, and a green line for 2023 is constant at 59 kWh.

Year	Usage (kWh)
2022	53
2023	59

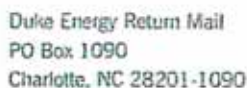
71° 64° 64° 69° 71° 76° 78° 82° 85° 85° 82° 76° 72°

	Current Month	Nov 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	53	53	630	53
Avg. Daily (kWh)	2	2	2	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Account number  
9100 9355 5410

**\$100.24**  
by Dec 18

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light Amount enclosed

**H**

Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

031913 000001997



ASTURIA COMM DEV DISTRICT  
250 INTERNATIONAL PKWY STE 208  
LAKE MARY FL 32746-5062

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Page 3 of 3

Account number 9100 9355 5410

## Your usage snapshot - Continued

Outdoor Lighting		
Billing period Oct 25 - Nov 22		
Description	Quantity	Usage
Monticello Black TIII 3000K	3	53 kWh
<b>Total</b>	<b>3</b>	<b>53 kWh</b>

## Billing details - Lighting

Billing Period - Oct 25 23 to Nov 22 23	
Customer Charge	\$1.65
Energy Charge	
52.500 kWh @ 4.784c	2.51
Fuel Charge	
52.500 kWh @ 5.270c	2.77
Asset Securitization Charge	
52.500 kWh @ 0.061c	0.03
Fixture Charge	
Monticello Black TIII 3000K	52.47
Maintenance Charge	
Monticello Black TIII 3000K	4.17
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
3 Pole(s) @ \$12.130	36.39
<b>Total Current Charges</b>	<b>\$99.99</b>

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$0.07
Gross Receipts Tax	0.18
<b>Total Taxes</b>	<b>\$0.25</b>

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## Your Energy Bill

Page 1 of 3

### Service address

ASTURIA COMM DEV DISTRICT  
14721 STATE ROAD 54 LITE  
LITE ASTURA PH1A SL

Bill date Nov 29, 2023

For service Oct 25 - Nov 22

29 days

Account number 9100 8839 2555

### Billing summary

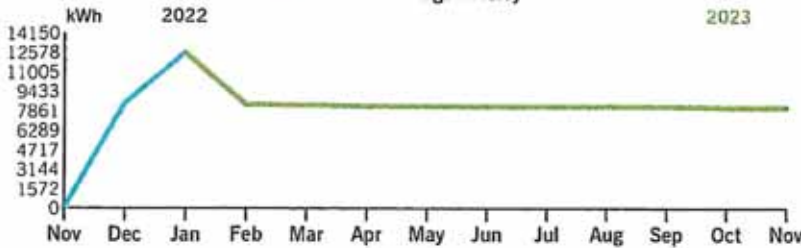
Previous Amount Due	\$5,624.81
Payment Received Nov 17	-5,624.81
Current Lighting Charges	5,599.45
Taxes	25.36
<b>Total Amount Due Dec 20</b>	<b>\$5,624.81</b>



Thank you for your payment.

### Your usage snapshot

Electric usage history



### Average temperature in degrees

71° 64° 64° 69° 71° 76° 76° 82° 85° 85° 82° 76° 72°

	Current Month	Nov 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	8,161	0	103,661	8,638
Avg. Daily (kWh)	281	0	273	

12-month usage based on most recent history

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PO Box 1090  
Charlotte, NC 28201-1090

Account number  
9100 8839 2555

**\$5,624.81**  
by Dec 20

After 90 days from bill date, a  
late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light Amount enclosed

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ASTURIA COMM DEV DISTRICT  
250 INTERNATIONAL PKWY STE 208  
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Page 3 of 3

Account number 9100 8839 2555

## Your usage snapshot - Continued

Outdoor Lighting		
Billing period Oct 25 - Nov 22		
Description	Quantity	Usage
Monticello Black TIII 3000K	16	272 kWh
SV MONTICELLO 9500L	161	7,889 kWh
<b>Total</b>	<b>177</b>	<b>8,161 kWh</b>

## Billing details - Lighting

Billing Period - Oct 25 23 to Nov 22 23	
Customer Charge	\$1.65
Energy Charge	
8,161.000 kWh @ 4.784c	390.42
Fuel Charge	
8,161.000 kWh @ 5.270c	430.08
Asset Securitization Charge	
8,161.000 kWh @ 0.061c	4.98
Fixture Charge	
Monticello Black TIII 3000K	279.84
SV MONTICELLO 9500L	2,026.99
Maintenance Charge	
Monticello Black TIII 3000K	22.24
SV MONTICELLO 9500L	296.24
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
177 Pole(s) @ \$12.130	2,147.01
<b>Total Current Charges</b>	<b>\$5,599.45</b>

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$4.14
Gross Receipts Tax	21.22
<b>Total Taxes</b>	<b>\$25.36</b>

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Page 3 of 3

Account number 9100 8841 5480

### Your usage snapshot - Continued

<b>Current electric usage for meter number 4320628</b>	
Actual reading on Nov 27	244
Previous reading on Oct 26	- 238
<hr/>	
Energy Used	6 kWh
Billed kWh	6.000 kWh

### Billing details - Electric

<b>Billing Period - Oct 26 23 to Nov 27 23</b>	
<b>Meter - 4320628</b>	
Customer Charge	\$15.55
Energy Charge	
6.000 kWh @ 10.278c	0.62
Fuel Charge	
6.000 kWh @ 5.630c	0.34
Asset Securitization Charge	
6.000 kWh @ 0.210c	0.01
Minimum Bill Adjustment	13.48
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

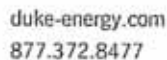
### Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.79</b>

fb.def.duke.bills.20231128201623.61.afp-2015-000000018







ASTURIA COMM DEV DISTRICT  
14575 PROMENADE PKY POOL  
POOL

Bill date Nov 29, 2023  
For service Oct 26 - Nov 27  
33 days

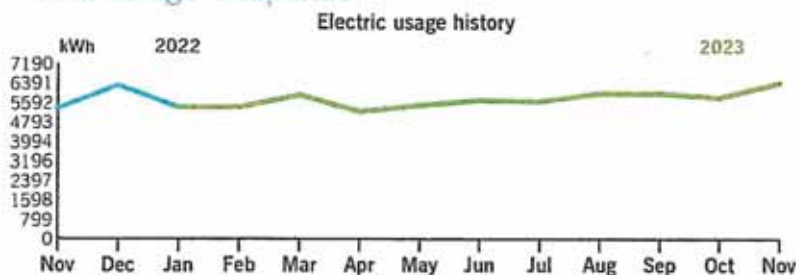
Account number 9100 8839 4523

## Billing summary

Previous Amount Due	\$977.78
<i>Payment Received Nov 17</i>	-977.78
Current Electric Charges	1,045.65
Taxes	27.60
<b>Total Amount Due Dec 20</b>	<b>\$1,073.25</b>



### Your usage snapshot



Average temperature in degrees

71° 64° 64° 69° 71° 76° 78° 82° 85° 85° 82° 76° 72°

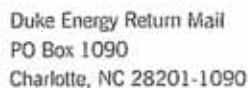
	Current Month	Nov 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	6,391	5,352	69,246	5,771
Avg. Daily (kWh)	194	185	188	
12-month usage based on most recent history				

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Please return this portion with your payment. Thank you for your business.



Account number  
9100 8839 4523

**\$1,073.25**  
by Dec 20

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light      Amount enclosed

**|||||**

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ASTURIA COMM DEV DISTRICT  
250 INTERNATIONAL PKWY STE 208  
LAKE MARY FL 32746-5062

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Page 3 of 3

Account number 9100 8839 4523

### Your usage snapshot - Continued

<b>Current electric usage for meter number 1016855</b>	
Actual reading on Nov 27	428961
Previous reading on Oct 26	- 422570
<hr/>	
Energy Used	6,391 kWh
Billed kWh	6,391.000 kWh

### Billing details - Electric

<b>Billing Period - Oct 26 23 to Nov 27 23</b>	
<b>Meter - 1016855</b>	
Customer Charge	\$15.55
Energy Charge	
6,391.000 kWh @ 10.278c	656.87
Fuel Charge	
6,391.000 kWh @ 5.630c	359.81
Asset Securitization Charge	
6,391.000 kWh @ 0.210c	13.42
<hr/>	
<b>Total Current Charges</b>	<b>\$1,045.65</b>

Your current rate is General Service Non-Demand Sec (GS-1).

### Billing details - Taxes

Regulatory Assessment Fee	\$0.77
Gross Receipts Tax	26.83
<hr/>	
<b>Total Taxes</b>	<b>\$27.60</b>

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## Your Energy Bill

Page 1 of 3

### Service address

ASTURIA COMM DEV DISTRICT  
2995 LONG BOW WAY  
IRRIGATION

Bill date Nov 29, 2023

For service Oct 26 - Nov 27  
33 days

Account number 9100 8839 4721

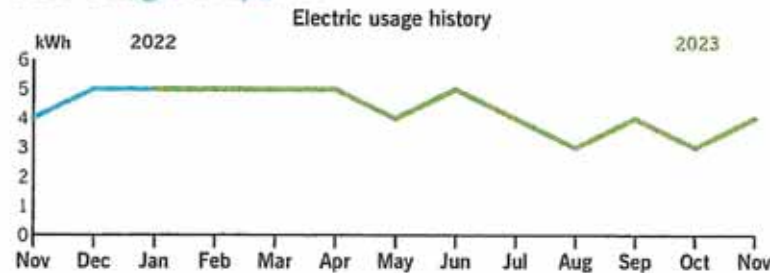
### Billing summary

Previous Amount Due	\$30.79
Payment Received Nov 17	-30.79
Current Electric Charges	30.00
Taxes	0.79
<b>Total Amount Due Dec 20</b>	<b>\$30.79</b>



Thank you for your payment.

### Your usage snapshot



#### Average temperature in degrees

71° 64° 64° 69° 71° 76° 78° 82° 85° 85° 82° 76° 72°

	Current Month	Nov 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	4	4	52	4
Avg. Daily (kWh)	0	0	0	
12-month usage based on most recent history				

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Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
9100 8839 4721

**\$30.79**  
by Dec 20

After 90 days from bill date, a  
late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light Amount enclosed

001453 000000018



ASTURIA COMM DEV DISTRICT  
250 INTERNATIONAL PKWY STE 208  
LAKE MARY FL 32746-5062



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Charlotte, NC 28201-1094

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18 def.duke bills 20231128201023.01 afp-2905-000000018



### Your usage snapshot - Continued

<b>Current electric usage for meter number 4459024</b>	
Actual reading on Nov 27	178
Previous reading on Oct 26	- 174
<hr/>	
Energy Used	4 kWh
Billed kWh	4.000 kWh

### Billing details - Electric

<b>Billing Period - Oct 26 23 to Nov 27 23</b>	
<b>Meter - 4459024</b>	
Customer Charge	\$15.55
Energy Charge	
4.000 kWh @ 10.278c	0.41
Fuel Charge	
4.000 kWh @ 5.630c	0.23
Asset Securitization Charge	
4.000 kWh @ 0.210c	0.01
Minimum Bill Adjustment	13.80
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

### Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.79</b>



Service address

Bill date Nov 29, 2023

ASTURIA COMM DEV DISTRICT  
15233 RENAISSANCE AVE  
IRRIGATION

For service Oct 26 - Nov 27  
33 days

Account number 9100 8839 2365

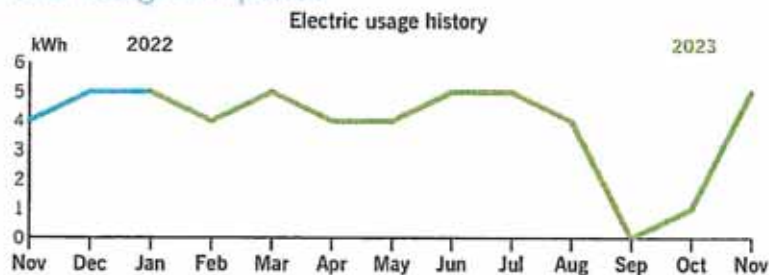
### Billing summary

Previous Amount Due	\$30.79
<i>Payment Received Nov 17</i>	-30.79
Current Electric Charges	30.00
Taxes	0.79
<b>Total Amount Due Dec 20</b>	<b>\$30.79</b>



Thank you for your payment.

## Your usage snapshot



Average temperature in degrees

71° 64° 64° 65° 71° 76° 78° 82° 85° 95° 82° 76° 72°

	Current Month	Nov 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5	4	47	4
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

RECEIVED DEC 11 2023

Mail your payment at least 7 days before the due date or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
9100 8839 2365

**\$30.79**  
by Dec 20

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light Amount enclosed

001451 0000000018



ASTURIA COMM DEV DISTRICT  
250 INTERNATIONAL PKWY STE 208  
LAKE MARY FL 32746-5062



Duke Energy Payment Processing  
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Charlotte, NC 28201-1094

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Page 3 of 3

Account number 9100 8839 2365

### Your usage snapshot - Continued

<b>Current electric usage for meter number 3514363</b>	
Actual reading on Nov 27	236
Previous reading on Oct 26	- 231
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh

### Billing details - Electric

<b>Billing Period - Oct 26 23 to Nov 27 23</b>	
<b>Meter - 3514363</b>	
Customer Charge	\$15.55
Energy Charge	
5.000 kWh @ 10.278c	0.52
Fuel Charge	
5.000 kWh @ 5.630c	0.28
Asset Securitization Charge	
5.000 kWh @ 0.210c	0.01
Minimum Bill Adjustment	13.64
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

### Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.79</b>

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## Your Energy Bill

Page 1 of 3

### Service address

ASTURIA COMM DEV DISTRICT  
0000 AVILES PKY  
LITE

Bill date Nov 29, 2023

For service Oct 25 - Nov 22  
29 days

Account number 9100 8841 5753

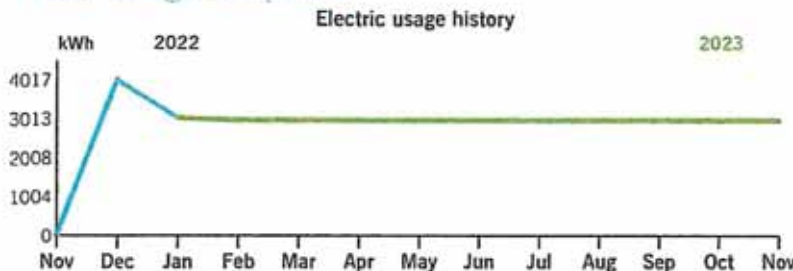
### Billing summary

Previous Amount Due	\$2,034.30
Payment Received Nov 17	-2,034.30
Current Lighting Charges	2,025.03
Taxes	9.27
<b>Total Amount Due Dec 20</b>	<b>\$2,034.30</b>



Thank you for your payment.

### Your usage snapshot



#### Average temperature in degrees

71° 64° 64° 69° 71° 76° 78° 82° 85° 85° 82° 76° 72°

	Current Month	Nov 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,979	0	36,843	3,070
Avg. Daily (kWh)	103	0	98	

12-month usage based on most recent history

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Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
9100 8841 5753

**\$2,034.30**  
by Dec 20

After 90 days from bill date, a  
late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a  
contribution to Share the Light  
Amount enclosed

001449 000000018



ASTURIA COMM DEV DISTRICT  
250 INTERNATIONAL PKWY STE 208  
LAKE MARY FL 32746-5062



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

8891008841575300066000000000000020343000002034305

fb.deduke.bill 20231126201623.61 .wp-2897-000000018





duke-energy.com  
877.372.8477

Page 3 of 3

Account number 9100 8841 5753

## Your usage snapshot - Continued

Outdoor Lighting		
Billing period Oct 25 - Nov 22		
Description	Quantity	Usage
Monticello Black TIII 3000K	5	88 kWh
SV MONTICELLO 9500L	59	2,891 kWh
<b>Total</b>	<b>64</b>	<b>2,979 kWh</b>

## Billing details - Lighting

Billing Period - Oct 25 23 to Nov 22 23	
Customer Charge	\$1.65
Energy Charge	
2,978.500 kWh @ 4.784c	142.50
Fuel Charge	
2,978.500 kWh @ 5.270c	156.97
Asset Securitization Charge	
2,978.500 kWh @ 0.061c	1.82
Fixture Charge	
Monticello Black TIII 3000K	87.45
SV MONTICELLO 9500L	742.81
Maintenance Charge	
Monticello Black TIII 3000K	6.95
SV MONTICELLO 9500L	108.56
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
64 Pole(s) @ \$12.130	776.32
<b>Total Current Charges</b>	<b>\$2,025.03</b>

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$1.50
Gross Receipts Tax	7.77
<b>Total Taxes</b>	<b>\$9.27</b>

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Service address

Bill date Nov 29, 2023

ASTORIA COMM DEV DISTRICT  
14807 RENAISSANCE AVE  
IRRIGATION

For service Oct 26 - Nov 27  
33 days

Account number 9100 8841 5084

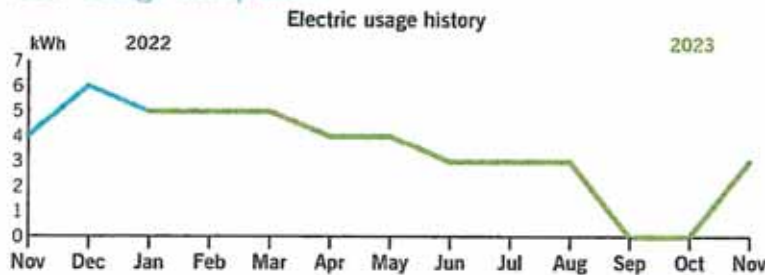
### Billing summary

Previous Amount Due	\$30.79
<i>Payment Received Nov 17</i>	-30.79
Current Electric Charges	30.00
Taxes	0.79
<b>Total Amount Due Dec 20</b>	<b>\$30.79</b>



Thank you for your payment.

## Your usage snapshot



Average temperature in degrees

	71°	64°	64°	69°	71°	76°	78°	82°	85°	85°	82°	76°	72°
	Current Month		Nov 2022		12-Month Usage		Avg Monthly Usage						
Electric (kWh)	3		4		41		3						
Avg. Daily (kWh)	0		0		0								

12-month usage based on most recent history

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Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
9100 8841 5084

**\$30.79**  
by Dec 20

*After 90 days from bill date, a late charge will apply.*

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
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Charlotte, NC 28201-1094



001447 000000018  
ASTURIA COMM DEV DISTRICT  
250 INTERNATIONAL PKWY STE 208  
LAKE MARY FL 32746-5062

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Page 3 of 3

Account number 9100 8841 5084

### Your usage snapshot - Continued

<b>Current electric usage for meter number 3593867</b>	
Actual reading on Nov 27	217
Previous reading on Oct 26	- 214
<hr/>	
Energy Used	3 kWh
Billed kWh	3.000 kWh

### Billing details - Electric

<b>Billing Period - Oct 26 23 to Nov 27 23</b>	
<b>Meter - 3593867</b>	
Customer Charge	\$15.55
Energy Charge	
3.000 kWh @ 10.278c	0.30
Fuel Charge	
3.000 kWh @ 5.630c	0.17
Asset Securitization Charge	
3.000 kWh @ 0.210c	0.01
Minimum Bill Adjustment	13.97
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

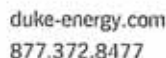
Your current rate is General Service Non-Demand Sec (GS-1).

### Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.79</b>

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## PUMP IRRIGATION

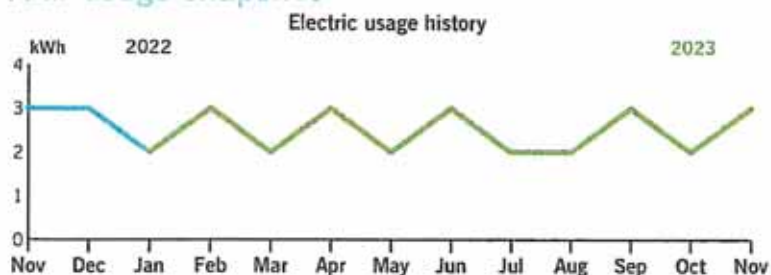
Account number 9100 8839 3704

### Billing summary

Previous Amount Due	\$30.79
<i>Payment Received Nov 17</i>	-30.79
Current Electric Charges	30.00
Taxes	0.79
<b>Total Amount Due Dec 20</b>	<b>\$30.79</b>



### Your usage snapshot



Average temperature in degrees

71<sup>c</sup> 64<sup>d</sup> 64<sup>c</sup> 69<sup>c</sup> 71<sup>c</sup> 76<sup>c</sup> 78<sup>b</sup> 82<sup>b</sup> 85<sup>b</sup> 85<sup>b</sup> 82<sup>b</sup> 76<sup>b</sup> 72<sup>b</sup>

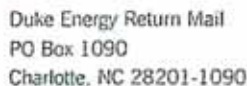
	Current Month	Nov 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3	3	30	3
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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Please return this portion with your payment. Thank you for your business.



Account number  
9100 8839 3704

**\$30.79**  
by Dec 20

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
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001445 0000000018



ASTURIA COMM DEV DISTRICT  
250 INTERNATIONAL PKWY STE 208  
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Page 3 of 3

Account number 9100 8839 3704

### Your usage snapshot - Continued

<b>Current electric usage for meter number 905106</b>	
Actual reading on Nov 27	168
Previous reading on Oct 26	- 165
<hr/>	
Energy Used	3 kWh
Billed kWh	3.000 kWh

### Billing details - Electric

<b>Billing Period - Oct 26 23 to Nov 27 23</b>	
<b>Meter - 905106</b>	
Customer Charge	\$15.55
Energy Charge	
3.000 kWh @ 10.278c	0.30
Fuel Charge	
3.000 kWh @ 5.630c	0.17
Asset Securitization Charge	
3.000 kWh @ 0.210c	0.01
Minimum Bill Adjustment	13.97
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

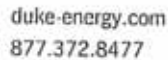
### Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.79</b>

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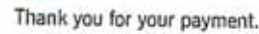
## Page 1 of 3

Bill date Nov 29, 2023

For service Oct 26 - Nov 27  
33 days

Account number 9100 8839 3316

Previous Amount Due	\$30.79
<i>Payment Received Nov 17</i>	-30.79
Current Electric Charges	30.00
Taxes	0.79
<b>Total Amount Due Dec 20</b>	<b>\$30.79</b>



Month	Year	kWh
Nov	2022	6.2
Dec	2022	4.0
Jan	2023	0.0
Feb	2023	2.0
Mar	2023	6.0
Apr	2023	6.0
May	2023	6.0
Jun	2023	6.0
Jul	2023	4.5
Aug	2023	5.8
Sep	2023	4.5
Oct	2023	5.5
Nov	2023	5.5

Average temperature in degrees

71° 64° 64° 69° 71° 76° 78° 82° 85° 85° 82° 76° 72°

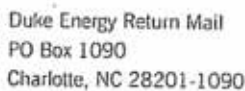
	Current Month	Nov 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	6	6	58	5
Avg. Daily (kWh)	0	0	0	
12-month usage based on most recent history				

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Please return this portion with your payment. Thank you for your business.



Account number  
9100 8839 3316

**\$30.79**  
by Dec 20

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
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ASTURIA COMM DEV DISTRICT  
250 INTERNATIONAL PKWY STE 208  
LAKE MARY FL 32746-5062



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PO Box 1094  
Charlotte, NC 28201-1094

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### Your usage snapshot - Continued

Current electric usage for meter number 3347708	
Actual reading on Nov 27	250
Previous reading on Oct 26	- 244
<hr/>	
Energy Used	6 kWh
Billed kWh	6.000 kWh

### Billing details - Electric

Billing Period - Oct 26 23 to Nov 27 23	
Meter - 3347708	
Customer Charge	\$15.55
Energy Charge	
6.000 kWh @ 10.278c	0.62
Fuel Charge	
6.000 kWh @ 5.630c	0.34
Asset Securitization Charge	
6.000 kWh @ 0.210c	0.01
Minimum Bill Adjustment	13.48
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

### Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
Total Taxes	\$0.79



Service address

Bill date Nov 29, 2023

ASTURIA COMM DEV DISTRICT  
2781 LONG BOW WAY  
IRRIGATION

For service Oct 26 - Nov 27  
33 days

Account number 9100 8841 6283

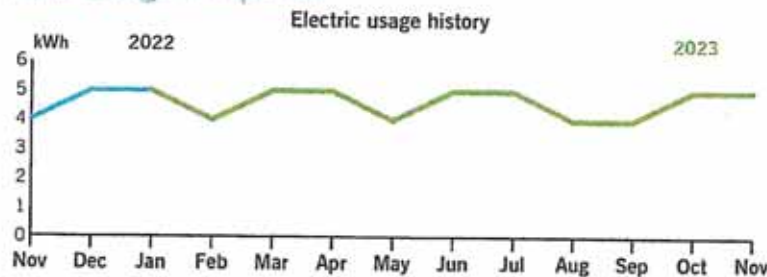
### Billing summary

Previous Amount Due	\$30.79
<i>Payment Received Nov 17</i>	-30.79
Current Electric Charges	30.00
Taxes	0.79
<b>Total Amount Due Dec 20</b>	<b>\$30.79</b>



Thank you for your payment.

### Your usage snapshot



Average temperature in degrees

	71°	64°	69°	71°	76°	78°	82°	85°	85°	82°	76°	72°
	Current Month		Nov 2022		12-Month Usage		Avg Monthly Usage					
Electric (kWh)	5		4		56		5					
Avg. Daily (kWh)	0		0		0							

12-month usage based on most recent history

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Charlotte, NC 28201-1090

Account number  
9100 8841 6283

**\$30.79**  
by Dec 20

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
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Page 3 of 3

Account number 9100 8841 6283

### Your usage snapshot - Continued

<b>Current electric usage for meter number 4459002</b>	
Actual reading on Nov 27	179
Previous reading on Oct 26	- 174
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh

### Billing details - Electric

<b>Billing Period - Oct 26 23 to Nov 27 23</b>	
<b>Meter - 4459002</b>	
Customer Charge	\$15.55
Energy Charge	
5.000 kWh @ 10.278c	0.52
Fuel Charge	
5.000 kWh @ 5.630c	0.28
Asset Securitization Charge	
5.000 kWh @ 0.210c	0.01
Minimum Bill Adjustment	13.64
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

### Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.79</b>

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Service address

Bill date Nov 29, 2023

ASTURIA COMM DEV DISTRICT  
15301 AVILES PKWY  
PUMP IRRIGATION

For service Oct 26 - Nov 27

33 days

Account number 9100 8839 4086

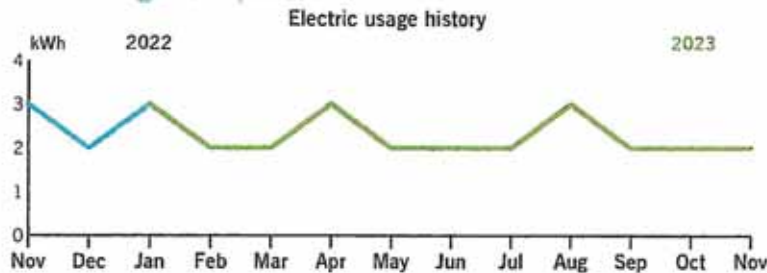
## Billing summary

Previous Amount Due	\$30.79
<i>Payment Received Nov 17</i>	-30.79
Current Electric Charges	30.00
Taxes	0.79
<b>Total Amount Due Dec 20</b>	<b>\$30.79</b>



Thank you for your payment.

## Your usage snapshot



Average temperature in degrees

71° 64° 64° 69° 71° 76° 78° 82° 85° 85° 82° 76° 72°

	Current Month	Nov 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2	3	27	2
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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PO Box 1090  
Charlotte, NC 28201-1090

Account number  
9100 8839 4086

**\$30.79**  
by Dec 20

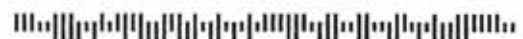
After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light Amount enclosed

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ASTURIA COMM DEV DISTRICT  
250 INTERNATIONAL PKWY STE 208  
LAKE MARY FL 32746-5062



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Page 3 of 3

Account number 9100 8839 4086

### Your usage snapshot - Continued

<b>Current electric usage for meter number 8323070</b>	
Actual reading on Nov 27	41
Previous reading on Oct 26	- 39
<hr/>	
Energy Used	2 kWh
Billed kWh	2.000 kWh

### Billing details - Electric

<b>Billing Period - Oct 26 23 to Nov 27 23</b>	
<b>Meter - 8323070</b>	
Customer Charge	\$15.55
Energy Charge	
2.000 kWh @ 10.278c	0.21
Fuel Charge	
2.000 kWh @ 5.630c	0.11
Minimum Bill Adjustment	14.13
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

### Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.79</b>

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## Your Energy Bill

Page 1 of 3

### Service address

ASTURIA COMM DEV DISTRICT  
000 AVILES PKY LITE  
LITE ASTURIA PH2 A&B SL

Bill date Nov 29, 2023

For service Oct 25 - Nov 22  
29 days

Account number 9100 8839 3514

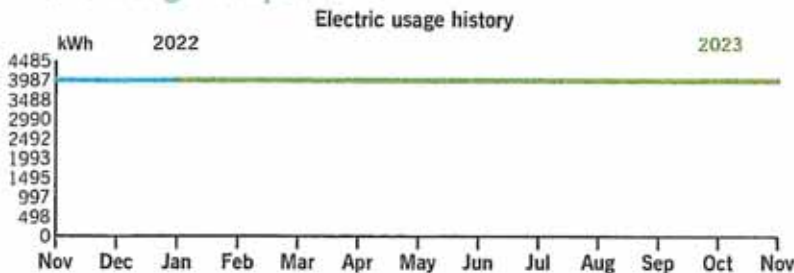
### Billing summary

Previous Amount Due	\$2,599.55
Payment Received Nov 17	-2,599.55
Current Lighting Charges	2,587.25
Taxes	12.30
<b>Total Amount Due Dec 20</b>	<b>\$2,599.55</b>



Thank you for your payment.

### Your usage snapshot



#### Average temperature in degrees

71° 64° 64° 69° 71° 70° 78° 82° 85° 85° 82° 76° 72°

	Current Month	Nov 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3,987	3,987	47,838	3,987
Avg. Daily (kWh)	137	137	131	
12-month usage based on most recent history				

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Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
9100 8839 3514

**\$2,599.55**  
by Dec 20

After 90 days from bill date, a  
late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a  
contribution to Share the Light Amount enclosed

001471 000000018



ASTURIA COMM DEV DISTRICT  
250 INTERNATIONAL PKWY STE 208  
LAKE MARY FL 32746-5062



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Page 3 of 3

Account number 9100 8839 3514

### Your usage snapshot - Continued

Outdoor Lighting		
Billing period Oct 25 - Nov 22		
Description	Quantity	Usage
Monticello Black TIII 3000K	1	18 kWh
SV MONTICELLO 9500L	81	3,969 kWh
<b>Total</b>	<b>82</b>	<b>3,987 kWh</b>

### Billing details - Lighting

Billing Period - Oct 25 23 to Nov 22 23	
Customer Charge	\$1.65
Energy Charge	
3,986.500 kWh @ 4.784c	190.71
Fuel Charge	
3,986.500 kWh @ 5.270c	210.09
Asset Securitization Charge	
3,986.500 kWh @ 0.061c	2.43
Fixture Charge	
Monticello Black TIII 3000K	17.49
SV MONTICELLO 9500L	1,019.79
Maintenance Charge	
Monticello Black TIII 3000K	1.39
SV MONTICELLO 9500L	149.04
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
82 Pole(s) @ \$12.130	994.66
<b>Total Current Charges</b>	<b>\$2,587.25</b>

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

### Billing details - Taxes

Regulatory Assessment Fee	\$1.91
Gross Receipts Tax	10.39
<b>Total Taxes</b>	<b>\$12.30</b>

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## Your Energy Bill

Page 1 of 4

### Service address

ASTORIA COMM DEV DISTRICT  
14575 PROMENADE PKWY  
AMENITY CENTER

Bill date Nov 29, 2023

For service Oct 26 - Nov 27

33 days

Account number 9100 8839 4937

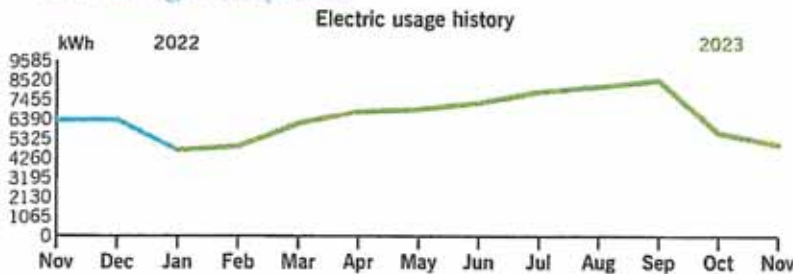
### Billing summary

Previous Amount Due	\$1,131.72
Payment Received Nov 17	-1,131.72
Current Electric Charges	779.54
Current Lighting Charges	224.79
Taxes	21.52
<b>Total Amount Due Dec 20</b>	<b>\$1,025.85</b>



Thank you for your payment.

### Your usage snapshot



#### Average temperature in degrees

71° 64° 64° 62° 71° 76° 78° 82° 85° 85° 82° 76° 72°

	Current Month	Nov 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5,020	6,320	78,420	6,535
Avg. Daily (kWh)	152	218	213	
12-month usage based on most recent history				

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PO Box 1090  
Charlotte, NC 28201-1090

Account number  
9100 8839 4937

**\$1,025.85**  
by Dec 20

After 90 days from bill date, a  
late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light Amount enclosed

001469 000000018



ASTORIA COMM DEV DISTRICT  
250 INTERNATIONAL PKWY STE 208  
LAKE MARY FL 32746-5062



Duke Energy Payment Processing  
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Charlotte, NC 28201-1094

8891008839493700066000000000000010258500001025852

fb def duke bills 20231128201623.01 alp-2937-000000018



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877.372.8477

Account number 9100 8839 4937

### Your usage snapshot - Continued

<b>Current electric usage for meter number 9504488</b>		
Actual reading on Nov 27		11498
Previous reading on Oct 26		- 11261
<hr/>		
Energy Used		237 kWh
	Multiplier	x 20
	Energy used	4,740.00 kWh
Billed kWh	4,740.000 kWh	

<b>Outdoor Lighting</b>		
<b>Billing period Oct 26 - Nov 27</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
Monticello Black TIII 3000K	2	35 kWh
SV MONTICELLO 9500L	5	245 kWh
<b>Total</b>	<b>7</b>	<b>280 kWh</b>

### Billing details - Lighting

<b>Billing Period - Oct 26 23 to Nov 27 23</b>	
Customer Charge	\$1.65
Energy Charge	
280.000 kWh @ 4.784c	13.39
Fuel Charge	
280.000 kWh @ 5.270c	14.76
Asset Securitization Charge	
280.000 kWh @ 0.061c	0.17
Fixture Charge	
SV MONTICELLO 9500L	62.95
Monticello Black TIII 3000K	34.98
Maintenance Charge	
Monticello Black TIII 3000K	2.78
SV MONTICELLO 9500L	9.20
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
7 Pole(s) @ \$12.130	84.91
<b>Total Current Charges</b>	<b>\$224.79</b>

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

### Billing details - Electric

<b>Billing Period - Oct 26 23 to Nov 27 23</b>	
<b>Meter - 9504488</b>	
Customer Charge	\$15.55
Energy Charge	
4,740.000 kWh @ 10.278c	487.18
Fuel Charge	

Your current rate is General Service Non-Demand Sec (GS-1).



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## Your Energy Bill

Page 1 of 3

### Service address

ASTURIA COMM DEV DISTRICT  
15121 AVILES PKWY  
PUMP IRRIGATION

Bill date Nov 29, 2023

For service Oct 26 - Nov 27  
33 days

Account number 9100 8839 2745

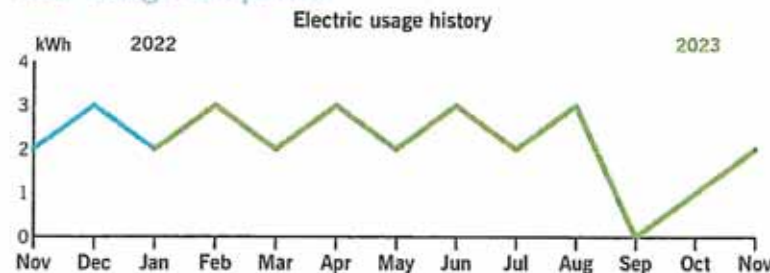
### Billing summary

Previous Amount Due	\$30.79
Payment Received Nov 17	-30.79
Current Electric Charges	30.00
Taxes	0.79
<b>Total Amount Due Dec 20</b>	<b>\$30.79</b>



Thank you for your payment.

### Your usage snapshot



#### Average temperature in degrees

71° 64° 64° 69° 71° 76° 78° 82° 85° 85° 82° 76° 72°

	Current Month	Nov 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2	2	26	2
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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PO Box 1090  
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Account number  
9100 8839 2745

**\$30.79**  
by Dec 20

After 90 days from bill date, a  
late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
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Amount enclosed

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ASTURIA COMM DEV DISTRICT  
250 INTERNATIONAL PKWY STE 208  
LAKE MARY FL 32746-5062



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Page 3 of 3

Account number 9100 8839 2745

### Your usage snapshot - Continued

<b>Current electric usage for meter number 4456967</b>	
Actual reading on Nov 27	89
Previous reading on Oct 26	- 87
<hr/>	
Energy Used	2 kWh
Billed kWh	2.000 kWh

### Billing details - Electric

<b>Billing Period - Oct 26 23 to Nov 27 23</b>	
<b>Meter - 4456967</b>	
Customer Charge	\$15.55
Energy Charge	
2.000 kWh @ 10.278c	0.21
Fuel Charge	
2.000 kWh @ 5.630c	0.11
Minimum Bill Adjustment	14.13
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

### Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.79</b>

fb.dof.duke.bills.20231128201623.61.afb-2035-000000018



Service address

Bill date Nov 29, 2023

ASTURIA COMM DEV DISTRICT  
14826 RENAISSANCE AVE  
IRRIGATION

For service Oct 26 - Nov 27  
33 days

Account number 9100 8841 6077

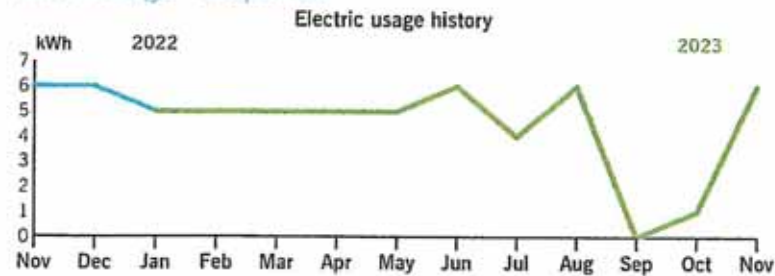
### Billing summary

Previous Amount Due	\$30.79
<i>Payment Received Nov 17</i>	-30.79
Current Electric Charges	30.00
Taxes	0.79
<b>Total Amount Due Dec 20</b>	<b>\$30.79</b>



Thank you for your payment.

### Your usage snapshot



Average temperature in degrees

	71°	64°	64°	69°	71°	76°	78°	82°	85°	85°	82°	76°	72°
	Current Month		Nov 2022		12-Month Usage		Avg Monthly Usage						
Electric (kWh)	6		6		54		5						
Avg. Daily (kWh)	0		0		0								

12-month usage based on most recent history

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Account number  
9100 8841 6077

**\$30.79**  
by Dec 20

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
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Page 3 of 3

Account number 9100 8841 6077

### Your usage snapshot - Continued

<b>Current electric usage for meter number 4458998</b>	
Actual reading on Nov 27	190
Previous reading on Oct 26	- 184
<hr/>	
Energy Used	6 kWh
Billed kWh	6.000 kWh

### Billing details - Electric

<b>Billing Period - Oct 26 23 to Nov 27 23</b>	
<b>Meter - 4458998</b>	
Customer Charge	\$15.55
Energy Charge	
6.000 kWh @ 10.278c	0.62
Fuel Charge	
6.000 kWh @ 5.630c	0.34
Asset Securitization Charge	
6.000 kWh @ 0.210c	0.01
Minimum Bill Adjustment	13.48
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

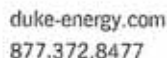
Your current rate is General Service Non-Demand Sec (GS-1).

### Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.79</b>

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## Page 1 of 3

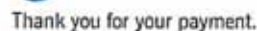
Bill date Nov 29, 2023

For service Oct 26 - Nov 27  
33 days

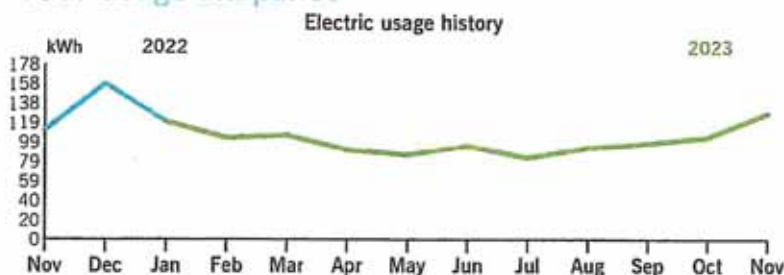
Account number 9100 8839 2175

### Billing summary

Previous Amount Due	\$33.16
<i>Payment Received Nov 17</i>	-33.16
Current Electric Charges	36.19
Taxes	0.96
<b>Total Amount Due Dec 20</b>	<b>\$37.15</b>



### Your usage snapshot



Average temperature in degrees

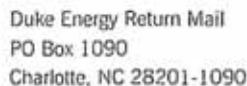
	71°	64°	64°	69°	71°	76°	75°	82°	85°	85°	82°	76°	72°
	Current Month		Nov 2022		12-Month Usage		Avg Monthly Usage						
Electric (kWh)	128		111		1,265		105						
Avg. Daily (kWh)	4		4		3								
12-month usage based on most recent history													

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Account number  
9100 8839 2175

**\$37.15**  
by Dec 20

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
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ASTURIA COMM DEV DISTRICT  
250 INTERNATIONAL PKWY STE 208  
LAKE MARY FL 32746-5062

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Page 3 of 3

Account number 9100 8839 2175

### Your usage snapshot - Continued

<b>Current electric usage for meter number 7885302</b>	
Actual reading on Nov 27	3449
Previous reading on Oct 26	- 3321
<hr/>	
Energy Used	128 kWh
Billed kWh	128.000 kWh

### Billing details - Electric

<b>Billing Period - Oct 26 23 to Nov 27 23</b>	
<b>Meter - 7885302</b>	
Customer Charge	\$15.55
Energy Charge	
128.000 kWh @ 10.278c	13.16
Fuel Charge	
128.000 kWh @ 5.630c	7.21
Asset Securitization Charge	
128.000 kWh @ 0.210c	0.27
<hr/>	
<b>Total Current Charges</b>	<b>\$36.19</b>

Your current rate is General Service Non-Demand Sec (GS-1).

### Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.93
<hr/>	
<b>Total Taxes</b>	<b>\$0.96</b>

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## Your Energy Bill

Page 1 of 3

### Service address

ASTURIA COMM DEV DISTRICT  
14700 TRAILS EDGE BLVD  
IRRIGATION

Bill date Nov 29, 2023

For service Oct 26 - Nov 27

33 days

Account number 9100 8839 4292

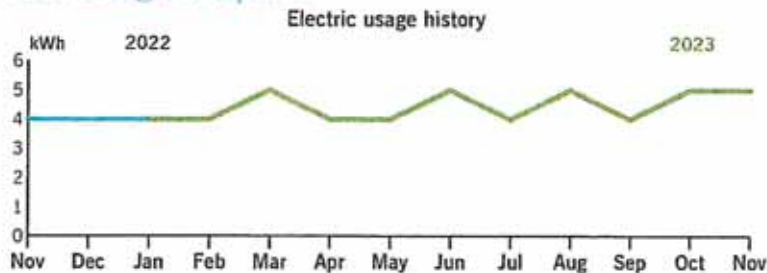
### Billing summary

Previous Amount Due	\$30.79
Payment Received Nov 17	-30.79
Current Electric Charges	30.00
Taxes	0.79
<b>Total Amount Due Dec 20</b>	<b>\$30.79</b>



Thank you for your payment.

### Your usage snapshot



#### Average temperature in degrees

71° 64° 64° 69° 71° 76° 78° 82° 85° 85° 82° 76° 72°

	Current Month	Nov 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5	4	53	4
Avg. Daily (kWh)	0	0	0	
12-month usage based on most recent history				

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Charlotte, NC 28201-1090

Account number  
9100 8839 4292

**\$30.79**  
by Dec 20

After 90 days from bill date, a  
late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
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ASTURIA COMM DEV DISTRICT  
250 INTERNATIONAL PKWY STE 208  
LAKE MARY FL 32746-5062



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Account number 9100 8839 4292

### Your usage snapshot - Continued

<b>Current electric usage for meter number 4456132</b>	
Actual reading on Nov 27	159
Previous reading on Oct 26	- 154
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh

### Billing details - Electric

<b>Billing Period - Oct 26 23 to Nov 27 23</b>	
<b>Meter - 4456132</b>	
Customer Charge	\$15.55
Energy Charge	
5.000 kWh @ 10.278c	0.52
Fuel Charge	
5.000 kWh @ 5.630c	0.28
Asset Securitization Charge	
5.000 kWh @ 0.210c	0.01
Minimum Bill Adjustment	13.64
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at [duke-energy.com/minimum](http://duke-energy.com/minimum).

Your current rate is General Service Non-Demand Sec (GS-1).

### Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
<b>Total Taxes</b>	<b>\$0.79</b>







PASCO COUNTY UTILITIES  
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NEW PORT RICHEY, FL 34656-2139

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NEW PORT RICHEY (727) 847-8131  
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net  
Pay By Phone: 1-855-786-5344



29 0 1  
42-52579

ASTURIA CDD

Service Address: 15121 AVILES PARKWAY

Bill Number: 19475551

Billing Date: 12/4/2023

Billing Period: 10/19/2023 to 11/17/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
0989025	01341603
Please use the 15-digit number below when making a payment through your bank	
098902501341603	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17705149	10/19/2023	912	11/17/2023	914	29	2

#### Usage History

##### Reclaimed

November 2023  
October 2023  
September 2023  
August 2023  
July 2023  
June 2023  
May 2023  
April 2023  
March 2023  
February 2023  
January 2023  
December 2022

2  
0  
3  
7  
10  
5  
8  
7  
9  
8  
9  
12

#### Transactions

##### Current Transactions

##### Reclaimed

##### Reclaimed

2 Thousand Gals X \$0.78

1.56

##### Total Current Transactions

1.56

##### TOTAL BALANCE DUE

\$1.56

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☐ Check this box if entering change of mailing address on back.

Account # 0989025  
Customer # 01341603  
Balance Forward 0.00  
Current Transactions 1.56

**Total Balance Due \$1.56**  
**Due Date 12/21/2023**

10% late fee will be applied if paid after due date

The Total Due will be electronically  
transferred on 12/21/2023.

ASTURIA CDD  
250 INTERNATIONAL PARKWAY SUITE 280  
LAKE MARY FL 32746

PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
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013416038098902551947555150000001562





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LAND O' LAKES  
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24 0 1  
42-52579

ASTURIA CDD

Service Address: 2830 LONG BOW WAY

Bill Number: 19474984

Billing Date: 12/4/2023

Billing Period: 10/19/2023 to 11/17/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.  
Please visit [bit.ly/pcurates](https://bit.ly/pcurates) for details.

Account #	Customer #
0953325	01341603
Please use the 15-digit number below when making a payment through your bank	
095332501341603	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15084620	10/19/2023	8737	11/17/2023	8781	29	44

Usage History  
Reclaimed

November 2023	44
October 2023	35
September 2023	46
August 2023	22
July 2023	46
June 2023	38
May 2023	40
April 2023	47
March 2023	59
February 2023	46
January 2023	26
December 2022	40

Transactions

Previous Bill	27.30
Payment 11/20/23	-27.30 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	44 Thousand Gals X \$0.78 34.32
Total Current Transactions	34.32
<b>TOTAL BALANCE DUE</b>	<b>\$34.32</b>

RECEIVED DEC 06 2023



Please return this portion with payment

TO PAY ONLINE, VISIT [pascocoeasypay.pascocountyfl.net](https://pascocoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 0953325  
Customer # 01341603  
Balance Forward 0.00  
Current Transactions 34.32

**Total Balance Due \$34.32**  
**Due Date 12/21/2023**

10% late fee will be applied if paid after due date  
The Total Due will be electronically  
transferred on 12/21/2023.

ASTURIA CDD  
250 INTERNATIONAL PARKWAY SUITE 280  
LAKE MARY FL 32746

PASCO COUNTY UTILITIES  
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013416038095332511947498440000034328



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20 0 1  
42-52579

ASTURIA CDD

Service Address: 14915 AVILES PARKWAY

Bill Number: 19474980

Billing Date: 12/4/2023

Billing Period: 10/19/2023 to 11/17/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
0953300	01341603
Please use the 15-digit number below when making a payment through your bank	
095330001341603	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15450198	10/19/2023	21586	11/17/2023	21807	29	221

#### Usage History

##### Reclaimed

November 2023	221
October 2023	0
September 2023	75
August 2023	270
July 2023	218
June 2023	416
May 2023	273
April 2023	142
March 2023	78
February 2023	98
January 2023	194
December 2022	237

#### Transactions

##### Current Transactions

##### Reclaimed

Reclaimed	221 Thousand Gals X \$0.78	172.38
<b>Total Current Transactions</b>		<b>172.38</b>

**TOTAL BALANCE DUE \$172.38**

RECEIVED DEC 06 2023

Please return this portion with payment



TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account #	0953300
Customer #	01341603
Balance Forward	0.00
Current Transactions	172.38

<b>Total Balance Due</b>	<b>\$172.38</b>
<b>Due Date</b>	<b>12/21/2023</b>

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 12/21/2023.

ASTURIA CDD  
250 INTERNATIONAL PARKWAY SUITE 280  
LAKE MARY FL 32746

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42-52579

ASTURIA CDD

Service Address: **14450 PROMENADE PARKWAY**

Bill Number: 19474982

Billing Date: 12/4/2023

Billing Period: 10/19/2023 to 11/17/2023

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.**

Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Account #	Customer #
0953310	01341603
Please use the 15-digit number below when making a payment through your	
095331001341603	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	13548633	10/19/2023	42158	11/17/2023	42384	29	226

Usage History

Water

November 2023	226
October 2023	142
September 2023	204
August 2023	201
July 2023	215
June 2023	231
May 2023	263
April 2023	165
March 2023	137
February 2023	70
January 2023	417
December 2022	411

Transactions

Previous Bill	110.76
Payment 11/20/23	-110.76 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	226 Thousand Gals X \$0.78
<b>Total Current Transactions</b>	176.28
<b>TOTAL BALANCE DUE</b>	<b>\$176.28</b>

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Account # 0953310  
Customer # 01341603  
Balance Forward 0.00  
Current Transactions 176.28

**Total Balance Due \$176.28**  
**Due Date 12/21/2023**

10% late fee will be applied if paid after due date

**The Total Due will be electronically  
transferred on 12/21/2023.**

ASTURIA CDD  
250 INTERNATIONAL PARKWAY SUITE 280  
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ASTURIA CDD

Service Address: 14700 TRAILS EDGE BOULEVARD

Bill Number: 19474983

Billing Date: 12/4/2023

Billing Period: 10/19/2023 to 11/17/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
0953320	01341603
Please use the 15-digit number below when making a payment through your bank	
095332001341603	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12216402	10/19/2023	4421	11/17/2023	4533	29	112

#### Usage History

##### Reclaimed

November 2023	112
October 2023	122
September 2023	112
August 2023	130
July 2023	124
June 2023	137
May 2023	105
April 2023	31
March 2023	33
February 2023	30
January 2023	39
December 2022	32

#### Transactions

Previous Bill	95.16
Payment 11/20/23	-95.16 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	112 Thousand Gals X \$0.78 87.36
Total Current Transactions	87.36
<b>TOTAL BALANCE DUE</b>	<b>\$87.36</b>

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Account #	0953320
Customer #	01341603
Balance Forward	0.00
Current Transactions	87.36

<b>Total Balance Due</b>	<b>\$87.36</b>
<b>Due Date</b>	<b>12/21/2023</b>

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 12/21/2023.

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ASTURIA CDD

Service Address: **2830 LONG BOW WAY**

Bill Number: 19474984

Billing Date: 12/4/2023

Billing Period: 10/19/2023 to 11/17/2023

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.**  
Please visit [bit.ly/pcurates](https://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15084620	10/19/2023	8737	11/17/2023	8781	29	44

Usage History

Reclaimed

November 2023	44
October 2023	35
September 2023	46
August 2023	22
July 2023	46
June 2023	38
May 2023	40
April 2023	47
March 2023	59
February 2023	46
January 2023	26
December 2022	40

Transactions

Previous Bill	27.30
Payment 11/20/23	-27.30 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	44 Thousand Gals X \$0.78 34.32
<b>Total Current Transactions</b>	34.32
<b>TOTAL BALANCE DUE</b>	<b>\$34.32</b>

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Account # 0953325  
Customer # 01341603  
Balance Forward 0.00  
Current Transactions 34.32

**Total Balance Due \$34.32**  
**Due Date 12/21/2023**

10% late fee will be applied if paid after due date  
The Total Due will be electronically  
transferred on 12/21/2023.

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38 0 1  
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ASTURIA CDD

Service Address: 14575 PROMENADE PARKWAY

Bill Number: 19475063

Billing Date: 12/4/2023

Billing Period: 10/19/2023 to 11/17/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
0956650	01341603
Please use the 15-digit number below when making a payment through your bank	
095665001341603	

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Water	13595266	10/19/2023	24345	11/17/2023	24608	29	263

#### Usage History

November 2023	263
October 2023	91
September 2023	95
August 2023	127
July 2023	126
June 2023	126
May 2023	113
April 2023	111
March 2023	126
February 2023	67
January 2023	124
December 2022	128

#### Transactions

Previous Bill	1,110.50
Payment 11/20/23	-1,110.50 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Water	
Water Base Charge	60.77
Water Tier 1 40.0 Thousand Gals X \$2.07	82.80
Water Tier 2 40.0 Thousand Gals X \$3.29	131.60
Water Tier 3 40.0 Thousand Gals X \$6.59	263.60
Water Tier 4 143.0 Thousand Gals X \$8.89	1,271.27
Sewer	
Sewer Base Charge	152.23
Sewer Charges 263.0 Thousand Gals X \$6.71	1,764.73
<b>Total Current Transactions</b>	<b>3,727.00</b>
<b>TOTAL BALANCE DUE</b>	<b>\$3,727.00</b>

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Account # 0956650  
Customer # 01341603  
Balance Forward 0.00  
Current Transactions 3,727.00

**Total Balance Due \$3,727.00**  
**Due Date 12/21/2023**

10% late fee will be applied if paid after due date

The Total Due will be electronically  
transferred on 12/21/2023.

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ASTURIA CDD

Service Address: 16233 RENAISSANCE AVENUE

Bill Number: 19476438

Billing Date: 12/4/2023

Billing Period: 10/19/2023 to 11/17/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
1031105	01341603
Please use the 15-digit number below when making a payment through your bank	
103110501341603	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101977	10/19/2023	1113	11/17/2023	1126	29	13

#### Usage History

##### Reclaimed

November 2023  
October 2023  
September 2023  
August 2023  
July 2023  
June 2023  
May 2023  
April 2023  
March 2023  
February 2023  
January 2023  
December 2022

13  
0  
3  
16  
13  
12  
14  
12  
12  
16  
15  
14

#### Transactions

##### Current Transactions

##### Reclaimed

Reclaimed

13 Thousand Gals X \$0.78

10.14

Total Current Transactions

10.14

TOTAL BALANCE DUE

\$10.14

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Account # 1031105  
Customer # 01341603  
Balance Forward 0.00  
Current Transactions 10.14

Total Balance Due \$10.14  
Due Date 12/21/2023

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 12/21/2023.

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ASTURIA CDD

Service Address: 14577 PROMENADE PARKWAY

Bill Number: 19475061

Billing Date: 12/4/2023

Billing Period: 10/19/2023 to 11/17/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.

Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
0956645	01341603
Please use the 15-digit number below when making a payment through your bank	
095664501341603	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15057044	10/19/2023	5616	11/17/2023	5652	29	36

#### Usage History

##### Reclaimed

November 2023	36
October 2023	16
September 2023	24
August 2023	23
July 2023	21
June 2023	81
May 2023	38
April 2023	22
March 2023	31
February 2023	17
January 2023	51
December 2022	70

#### Transactions

Previous Bill	12.48
Payment 11/20/23	-12.48 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	36 Thousand Gals X \$0.78 28.08
<b>Total Current Transactions</b>	28.08
<b>TOTAL BALANCE DUE</b>	<b>\$28.08</b>

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Account # 0956645  
Customer # 01341603  
Balance Forward 0.00  
Current Transactions 28.08

**Total Balance Due \$28.08**  
**Due Date 12/21/2023**

10% late fee will be applied if paid after due date

The Total Due will be electronically  
transferred on 12/21/2023.

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ASTURIA CDD

Service Address: 15381 AVILES PARKWAY

Bill Number: 19475550

Billing Date: 12/4/2023

Billing Period: 10/19/2023 to 11/17/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.  
Please visit [bit.ly/pcurates](https://bit.ly/pcurates) for details.

Account #	Customer #
0989015	01341603
Please use the 15-digit number below when making a payment through your bank	
098901501341603	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17705152	10/19/2023	1394	11/17/2023	1408	29	14

Usage History  
Reclaimed

November 2023	14
October 2023	12
September 2023	12
August 2023	15
July 2023	11
June 2023	15
May 2023	18
April 2023	14
March 2023	14
February 2023	19
January 2023	13
December 2022	13

Transactions

Previous Bill	9.36
Payment 11/20/23	-9.36 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	14 Thousand Gals X \$0.78 10.92
<b>Total Current Transactions</b>	10.92
<b>TOTAL BALANCE DUE</b>	<b>\$10.92</b>

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Account #	0989015
Customer #	01341603
Balance Forward	0.00
Current Transactions	10.92

<b>Total Balance Due</b>	<b>\$10.92</b>
<b>Due Date</b>	<b>12/21/2023</b>

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 12/21/2023.

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ASTURIA CDD

Service Address: **0 PROMENADE PARKWAY**

Bill Number: 19475238

Billing Date: 12/4/2023

Billing Period: 10/19/2023 to 11/17/2023

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
0966695	01341603
Please use the 15-digit number below when making a payment through your bank	
096669501341603	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15057039	10/19/2023	24614	11/17/2023	24916	29	302

Usage History  
Reclaimed

November 2023	302
October 2023	215
September 2023	156
August 2023	282
July 2023	373
June 2023	473
May 2023	356
April 2023	4
March 2023	506
February 2023	299
January 2023	134
December 2022	282

Transactions

Previous Bill	167.70
Payment 11/20/23	-167.70 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Reclaimed	
Reclaimed	302 Thousand Gals X \$0.78 235.56
<b>Total Current Transactions</b>	<b>235.56</b>
<b>TOTAL BALANCE DUE</b>	<b>\$235.56</b>

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Account #	0966695
Customer #	01341603
Balance Forward	0.00
Current Transactions	235.56

<b>Total Balance Due</b>	<b>\$235.56</b>
<b>Due Date</b>	<b>12/21/2023</b>

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 12/21/2023.

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ASTURIA CDD

Service Address: **2995 LONG BOW WAY**

Bill Number: 19474986

Billing Date: 12/4/2023

Billing Period: 10/19/2023 to 11/17/2023

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
0953340	01341603
Please use the 15-digit number below when making a payment through your bank.	
095334001341603	

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	15450207	10/19/2023	3660	11/17/2023	3673	29	13

#### Usage History

##### Reclaimed

November 2023  
October 2023  
September 2023  
August 2023  
July 2023  
June 2023  
May 2023  
April 2023  
March 2023  
February 2023  
January 2023  
December 2022

13  
11  
12  
14  
12  
16  
21  
15  
17  
23  
5  
0

#### Transactions

Previous Bill	8.58
Payment 11/20/23	-8.58 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	13 Thousand Gals X \$0.78 10.14
<b>Total Current Transactions</b>	10.14
<b>TOTAL BALANCE DUE</b>	<b>\$10.14</b>



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Account #	0953340
Customer #	01341603
Balance Forward	0.00
Current Transactions	10.14

<b>Total Balance Due</b>	<b>\$10.14</b>
<b>Due Date</b>	<b>12/21/2023</b>

10% late fee will be applied if paid after due date

The Total Due will be electronically  
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42-52579

ASTURIA CDD

Service Address: 14400 TRAILS EDGE BOULEVARD

Bill Number: 19474985

Billing Date: 12/4/2023

Billing Period: 10/19/2023 to 11/17/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #

Customer #

0953330

01341603

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making a payment through your bank

095333001341603

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	15450200	10/19/2023	3296	11/17/2023	3311	29	15

#### Usage History

##### Reclaimed

November 2023  
October 2023  
September 2023  
August 2023  
July 2023  
June 2023  
May 2023  
April 2023  
March 2023  
February 2023  
January 2023  
December 2022

15  
10  
16  
13  
25  
34  
40  
33  
29  
28  
7  
0

#### Transactions

Previous Bill 7.80  
Payment 11/20/23 -7.80 CR  
**Balance Forward** 0.00  
Current Transactions  
Reclaimed  
Reclaimed 15 Thousand Gals X \$0.78 11.70  
**Total Current Transactions** 11.70  
**TOTAL BALANCE DUE \$11.70**

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TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 0953330

Customer # 01341603

Balance Forward 0.00

Current Transactions 11.70

**Total Balance Due \$11.70**

**Due Date 12/21/2023**

10% late fee will be applied if paid after due date

The Total Due will be electronically  
transferred on 12/21/2023.

ASTURIA CDD  
250 INTERNATIONAL PARKWAY SUITE 280  
LAKE MARY FL 32746

PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

013416038095333051947498510000011701



PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012  
NEW PORT RICHEY (727) 847-8131  
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net  
Pay By Phone: 1-855-786-5344



33 0 1  
42-52579

ASTURIA CDD

Service Address: 15050 CARAVAN AVENUE

Bill Number: 19476441

Billing Date: 12/4/2023

Billing Period: 10/19/2023 to 11/17/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
1031120	01341603
Please use the 15-digit number below when making a payment through your bank	
103112001341603	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101972	10/19/2023	4873	11/17/2023	4925	29	52

#### Usage History

##### Reclaimed

November 2023	52
October 2023	34
September 2023	36
August 2023	38
July 2023	29
June 2023	104
May 2023	115
April 2023	100
March 2023	85
February 2023	0
January 2023	0
December 2022	126

#### Transactions

Previous Bill	26.52
Payment 11/20/23	-26.52 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	52 Thousand Gals X \$0.78 40.56
Total Current Transactions	40.56
<b>TOTAL BALANCE DUE</b>	<b>\$40.56</b>

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Please return this portion with payment



TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 1031120  
Customer # 01341603  
Balance Forward 0.00  
Current Transactions 40.56

**Total Balance Due \$40.56**  
**Due Date 12/21/2023**

10% late fee will be applied if paid after due date

The Total Due will be electronically  
transferred on 12/21/2023.

ASTURIA CDD  
250 INTERNATIONAL PARKWAY SUITE 280  
LAKE MARY FL 32746

PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

013416038103112081947644100000040565





PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012  
NEW PORT RICHEY (727) 847-8131  
DADE CITY (352) 521-4285

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
Pay By Phone: 1-855-786-5344



32 0 1  
42-52579

ASTURIA CDD

Service Address: **15246 CARAVAN AVENUE**

Bill Number: 19476440

Billing Date: 12/4/2023

Billing Period: 10/19/2023 to 11/17/2023

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
1031115	01341603
Please use the 15-digit number below when making a payment through your bank	
103111501341603	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101974	10/19/2023	3916	11/17/2023	3976	29	60

Usage History

Reclaimed

November 2023	60
October 2023	0
September 2023	22
August 2023	77
July 2023	64
June 2023	68
May 2023	68
April 2023	56
March 2023	74
February 2023	47
January 2023	35
December 2022	108

Transactions

Current Transactions

Reclaimed

Reclaimed	60 Thousand Gals X \$0.78	46.80
<b>Total Current Transactions</b>		<b>46.80</b>

**TOTAL BALANCE DUE \$46.80**

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Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account #	1031115
Customer #	01341603
Balance Forward	0.00
Current Transactions	46.80

<b>Total Balance Due</b>	<b>\$46.80</b>
<b>Due Date</b>	<b>12/21/2023</b>

10% late fee will be applied if paid after due date

The Total Due will be electronically  
transferred on 12/21/2023.

ASTURIA CDD  
250 INTERNATIONAL PARKWAY SUITE 280  
LAKE MARY FL 32746

PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

013416038103111541947644030000046800



duke-energy.com  
877.372.8477

## Your Energy Bill

Page 1 of 3

**Service address** ASTORIA COMM DEV DISTRICT  
15165 STATE ROAD 54  
MONUMENT

**Bill date** Dec 5, 2023  
**For service** Oct 26 - Nov 27  
33 days

**Account number** 9100 8841 5282

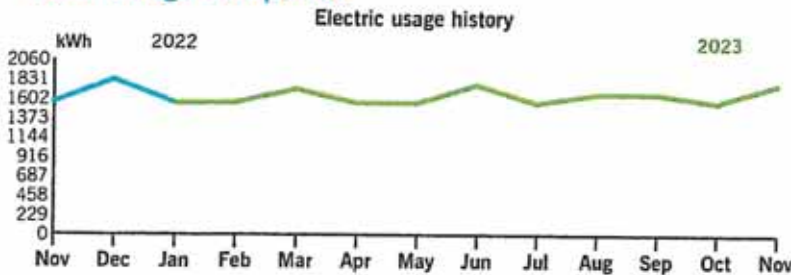
### Billing summary

Previous Amount Due	\$274.88
Payment Received Nov 21	-274.88
Current Electric Charges	302.12
Taxes	7.97
<b>Total Amount Due Dec 26</b>	<b>\$310.09</b>



Thank you for your payment.

### Your usage snapshot



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#### Average temperature in degrees

71° 64° 64° 69° 71° 76° 78° 82° 85° 85° 82° 76° 72°

	Current Month	Nov 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,778	1,563	19,803	1,650
Avg. Daily (kWh)	54	54	54	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

**Account number**  
9100 8841 5282

#### Amount of automatic draft

**\$310.09**  
by Dec 26

After 90 days from bill date, a late charge will apply.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**

035506 000000574



ASTORIA COMM DEV DISTRICT  
250 INTERNATIONAL PKWY STE 208  
LAKE MARY FL 32746-5062



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

88910088415282000660000000000000003100900000310096

to: def.duke.bills.20231205005545.31.afp-71011-0000000574



## Your usage snapshot - Continued

Current electric usage for meter number 2778179	
Estimated reading on Nov 27	57946
Estimated previous reading on Oct 26	- 56168
<hr/>	
Energy Used	1,778 kWh
Billed kWh	1,778.000 kWh

Your bill this month includes estimated usage due to a meter communication issue and may be adjusted once the actual usage is obtained from the meter. If you have any questions regarding the estimated usage or resolution, or to obtain an actual meter reading, please call us at 877.372.8477 during the hours of 7 a.m. - 6 p.m. Monday through Friday.

## Billing details - Electric

Billing Period - Oct 26 23 to Nov 27 23	
Meter - 2778179	
Customer Charge	\$15.55
Energy Charge	
1,778.000 kWh @ 10.278c	182.74
Fuel Charge	
1,778.000 kWh @ 5.630c	100.10
Asset Securitization Charge	
1,778.000 kWh @ 0.210c	3.73
<hr/>	
Total Current Charges	\$302.12

Your current rate is General Service Non-Demand Sec (GS-1).

## Billing details - Taxes

Regulatory Assessment Fee	\$0.22
Gross Receipts Tax	7.75
<hr/>	
Total Taxes	\$7.97





# EXHIBIT 9



January 25, 2024

Mr. Logan Muether  
Asturia Community Development District  
c/o Vesta District Services  
250 International Parkway, Suite 208  
Lake Mary, Florida 32746

**\$11,950,000**  
**Asturia Community Development District**  
**(Pasco County, Florida)**  
**Special Assessment Bonds, Series 2014A-1 and 2014A-2**  
**("Bonds")**

Dear Mr. Muether:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended December 18, 2023 ("Computation Period"). This report indicates that there is **no cumulative rebatable arbitrage liability as of December 18, 2023.**

The next annual arbitrage rebate calculation date is December 18, 2024. We have provided an engagement letter for the next two Computation Periods ending December 18, 2024, and December 18, 2025, for you to sign and return. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at [liscott@llstax.com](mailto:liscott@llstax.com).

Sincerely,

*Linda L. Scott*

Linda L. Scott, CPA

cc: Mr. John Shiroda, Hancock Whitney Bank



# ***Asturia Community Development District***

*\$11,950,000 Asturia Community Development District  
(Pasco County, Florida) Special Assessment Bonds,  
Series 2014A-1 and 2014A-2*

*For the period ended December 18, 2023*



January 25, 2024

Asturia Community Development District  
c/o Vesta District Services  
250 International Parkway, Suite 208  
Lake Mary, Florida 32746

Re: \$11,950,000 Asturia Community Development District (Pasco County, Florida) Special Assessment Bonds, Series 2014A-1 and 2014A-2 (“Bonds”)

Asturia Community Development District (“Client”) has requested that we prepare certain computations related to the above-described Bonds for the period ended December 18, 2023 (“Computation Period”). The scope of our engagement consisted of the preparation of computations to determine the Rebatale Arbitrage for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended (“Code”), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions, and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebatale Arbitrage of \$(757,845.09) at December 18, 2023. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 5.8486%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebatale Arbitrage for the Bonds for the Computation Period based on the information provided to us. The Rebatale Arbitrage has been determined as described in the Code, and regulations promulgated thereunder (“Regulations”). We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

*LLS Tax Solutions Inc.*



## NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is December 19, 2014.
2. The end of the first Bond Year for the Bonds is December 18, 2015.
3. Computations of yield are based upon a 31-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebatable Arbitrage for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebatable Arbitrage for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebatable Arbitrage as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebatable Arbitrage as of the Next Computation Date will not be the Rebatable Arbitrage reflected herein but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebatable Arbitrage computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.





## NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the “present value” method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a “bona fide debt service fund” for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. Proceeds of the Series 2014A Bonds were applied to: (a) finance a portion of the Cost of acquiring, constructing and equipping assessable improvements of the Series 2014A Project; (b) pay certain costs associated with the issuance of the Series 2014A Bonds; (c) make deposits into the Series 2014A-1 Debt Service Reserve Account and into the Series 2014A-2 Debt Service Reserve Account which accounts will be held jointly for the benefit of all of the Series 2014A Bonds, without privilege or priority of one Series 2014A Bonds over another; and (d) pay a portion of the interest to become due on the Series 2014A Bonds.



## DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebatable Arbitrage on certain prescribed dates.
5. *Rebatable Arbitrage*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.



## **SOURCE INFORMATION**

### Bonds

Closing Date

Bond Yield

### Source

Form 8038G

Form 8038G

### Investments

Principal and Interest Receipt Amounts  
and Dates

Investment Dates and Purchase Prices

### Source

Trust Statements

Trust Statements



## **DESCRIPTION OF SCHEDULE**

### **SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION**

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebatable Arbitrage.



\$11,950,000 ASTURIA COMMUNITY DEVELOPMENT DISTRICT (PASCO COUNTY, FLORIDA)  
SPECIAL ASSESSMENT BONDS, SERIES 2014A-1 AND 2014A-2

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

12 / 19 / 2014      ISSUE DATE  
12 / 19 / 2019      BEGINNING OF COMPUTATION PERIOD  
12 / 18 / 2023      COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.8486%	ALLOWABLE EARNINGS
12 / 19 / 2019	BEGINNING BALANCE		0.00	282,331.70	355,494.98	73,163.28
12 / 19 / 2019	INTEREST ACCRUAL REVERSAL		(204.77)	0.00	0.00	0.00
1 / 2 / 2020	DEBT SERVICE RESERVE ACCT A-1		357.92	0.00	0.00	0.00
2 / 3 / 2020	DEBT SERVICE RESERVE ACCT A-1		351.88	0.00	0.00	0.00
3 / 2 / 2020	DEBT SERVICE RESERVE ACCT A-1		328.77	0.00	0.00	0.00
3 / 23 / 2020	DEBT SERVICE RESERVE ACCT A-1		0.00	(2,283.50)	(2,832.29)	(548.79)
4 / 1 / 2020	DEBT SERVICE RESERVE ACCT A-1		195.23	0.00	0.00	0.00
5 / 1 / 2020	DEBT SERVICE RESERVE ACCT A-1		53.46	0.00	0.00	0.00
6 / 1 / 2020	DEBT SERVICE RESERVE ACCT A-1		28.48	0.00	0.00	0.00
7 / 1 / 2020	DEBT SERVICE RESERVE ACCT A-1		18.56	0.00	0.00	0.00
8 / 3 / 2020	DEBT SERVICE RESERVE ACCT A-1		16.04	0.00	0.00	0.00
9 / 1 / 2020	DEBT SERVICE RESERVE ACCT A-1		8.40	0.00	0.00	0.00
9 / 15 / 2020	DEBT SERVICE RESERVE ACCT A-1		0.00	(320.29)	(386.47)	(66.18)
10 / 1 / 2020	DEBT SERVICE RESERVE ACCT A-1		2.85	0.00	0.00	0.00
11 / 2 / 2020	DEBT SERVICE RESERVE ACCT A-1		0.31	0.00	0.00	0.00
11 / 2 / 2020	DEBT SERVICE RESERVE ACCT A-1		5.38	0.00	0.00	0.00
12 / 1 / 2020	DEBT SERVICE RESERVE ACCT A-1		4.74	0.00	0.00	0.00
1 / 4 / 2021	DEBT SERVICE RESERVE ACCT A-1		5.15	0.00	0.00	0.00
2 / 1 / 2021	DEBT SERVICE RESERVE ACCT A-1		6.23	0.00	0.00	0.00
3 / 1 / 2021	DEBT SERVICE RESERVE ACCT A-1		6.47	0.00	0.00	0.00
4 / 1 / 2021	DEBT SERVICE RESERVE ACCT A-1		8.61	0.00	0.00	0.00
4 / 7 / 2021	DEBT SERVICE RESERVE ACCT A-1		0.00	7,016.99	8,197.44	1,180.45
5 / 3 / 2021	DEBT SERVICE RESERVE ACCT A-1		7.95	0.00	0.00	0.00
6 / 1 / 2021	DEBT SERVICE RESERVE ACCT A-1		6.38	0.00	0.00	0.00
7 / 1 / 2021	DEBT SERVICE RESERVE ACCT A-1		6.18	0.00	0.00	0.00
8 / 2 / 2021	DEBT SERVICE RESERVE ACCT A-1		6.38	0.00	0.00	0.00
9 / 1 / 2021	DEBT SERVICE RESERVE ACCT A-1		6.38	0.00	0.00	0.00
9 / 10 / 2021	DEBT SERVICE RESERVE ACCT A-1		0.00	(41.88)	(47.74)	(5.86)
10 / 1 / 2021	DEBT SERVICE RESERVE ACCT A-1		6.18	0.00	0.00	0.00





\$11,950,000 ASTURIA COMMUNITY DEVELOPMENT DISTRICT (PASCO COUNTY, FLORIDA)  
SPECIAL ASSESSMENT BONDS, SERIES 2014A-1 AND 2014A-2

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

12 / 19 / 2014 ISSUE DATE  
12 / 19 / 2019 BEGINNING OF COMPUTATION PERIOD  
12 / 18 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.8486%	ALLOWABLE EARNINGS
11 / 1 / 2021	DEBT SERVICE RESERVE ACCT A-1		6.38	0.00	0.00	0.00
12 / 1 / 2021	DEBT SERVICE RESERVE ACCT A-1		6.18	0.00	0.00	0.00
12 / 29 / 2021	DEBT SERVICE RESERVE ACCT A-1		0.01	0.00	0.00	0.00
1 / 3 / 2022	DEBT SERVICE RESERVE ACCT A-1		6.38	0.00	0.00	0.00
2 / 1 / 2022	DEBT SERVICE RESERVE ACCT A-1		6.38	0.00	0.00	0.00
3 / 1 / 2022	DEBT SERVICE RESERVE ACCT A-1		5.76	0.00	0.00	0.00
3 / 15 / 2022	DEBT SERVICE RESERVE ACCT A-1		0.00	(37.27)	(41.25)	(3.98)
4 / 1 / 2022	DEBT SERVICE RESERVE ACCT A-1		32.91	0.00	0.00	0.00
5 / 2 / 2022	DEBT SERVICE RESERVE ACCT A-1		67.84	0.00	0.00	0.00
6 / 1 / 2022	DEBT SERVICE RESERVE ACCT A-1		153.23	0.00	0.00	0.00
7 / 1 / 2022	DEBT SERVICE RESERVE ACCT A-1		246.48	0.00	0.00	0.00
8 / 1 / 2022	DEBT SERVICE RESERVE ACCT A-1		375.60	0.00	0.00	0.00
9 / 1 / 2022	DEBT SERVICE RESERVE ACCT A-1		514.33	0.00	0.00	0.00
9 / 15 / 2022	DEBT SERVICE RESERVE ACCT A-1		0.00	(1,390.39)	(1,495.00)	(104.61)
10 / 3 / 2022	DEBT SERVICE RESERVE ACCT A-1		579.39	0.00	0.00	0.00
11 / 1 / 2022	DEBT SERVICE RESERVE ACCT A-1		732.28	0.00	0.00	0.00
12 / 1 / 2022	DEBT SERVICE RESERVE ACCT A-1		867.23	0.00	0.00	0.00
1 / 3 / 2023	DEBT SERVICE RESERVE ACCT A-1		972.12	0.00	0.00	0.00
2 / 1 / 2023	DEBT SERVICE RESERVE ACCT A-1		1,036.10	0.00	0.00	0.00
3 / 1 / 2023	DEBT SERVICE RESERVE ACCT A-1		994.61	0.00	0.00	0.00
3 / 15 / 2023	DEBT SERVICE RESERVE ACCT A-1		0.00	(5,181.73)	(5,413.28)	(231.55)
4 / 3 / 2023	DEBT SERVICE RESERVE ACCT A-1		1,121.77	0.00	0.00	0.00
5 / 1 / 2023	DEBT SERVICE RESERVE ACCT A-1		1,128.46	0.00	0.00	0.00
6 / 1 / 2023	DEBT SERVICE RESERVE ACCT A-1		1,221.61	0.00	0.00	0.00
7 / 3 / 2023	DEBT SERVICE RESERVE ACCT A-1		1,198.99	0.00	0.00	0.00
8 / 1 / 2023	DEBT SERVICE RESERVE ACCT A-1		1,254.63	0.00	0.00	0.00
9 / 1 / 2023	DEBT SERVICE RESERVE ACCT A-1		1,301.14	0.00	0.00	0.00
10 / 2 / 2023	DEBT SERVICE RESERVE ACCT A-1		1,267.18	0.00	0.00	0.00
10 / 13 / 2023	DEBT SERVICE RESERVE ACCT A-1		0.00	(8,493.78)	(8,582.65)	(88.87)



\$11,950,000 ASTURIA COMMUNITY DEVELOPMENT DISTRICT (PASCO COUNTY, FLORIDA)  
SPECIAL ASSESSMENT BONDS, SERIES 2014A-1 AND 2014A-2

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

12 / 19 / 2014      ISSUE DATE  
12 / 19 / 2019      BEGINNING OF COMPUTATION PERIOD  
12 / 18 / 2023      COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.8486%	ALLOWABLE EARNINGS
11 / 1 / 2023	DEBT SERVICE RESERVE ACCT A-1		1,296.42	0.00	0.00	0.00
12 / 1 / 2023	DEBT SERVICE RESERVE ACCT A-1		1,248.30	0.00	0.00	0.00
12 / 18 / 2023	INTEREST ACCRUAL		737.90	0.00	0.00	0.00
		<u>291,212.62</u>	<u>19,612.77</u>	<u>271,599.85</u>	<u>344,893.74</u>	<u>73,293.89</u>
	ACTUAL EARNINGS		19,612.77			
	ALLOWABLE EARNINGS		<u>73,293.89</u>			
	REBATABLE ARBITRAGE		(53,681.12)			
	FUTURE VALUE OF 12/18/2019 CUMULATIVE REBATABLE ARBITRAGE		(696,175.58)			
	FUTURE VALUE OF 12/18/2020 COMPUTATION DATE CREDIT		(2,092.28)			
	FUTURE VALUE OF 12/18/2021 COMPUTATION DATE CREDIT		(1,997.52)			
	FUTURE VALUE OF 12/18/2022 COMPUTATION DATE CREDIT		(1,938.59)			
	COMPUTATION DATE CREDIT		<u>(1,960.00)</u>			
	CUMULATIVE REBATABLE ARBITRAGE		<u>(757,845.09)</u>			



# EXHIBIT 10



## ACKNOWLEDGMENT OF SECOND RENEWAL

This Acknowledgment of Second Renewal (the "Acknowledgment") is made effective this 20th day of December, 2023, by and between: **ASTURIA COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes* (the "District"); and **REDTREE LANDSCAPE SYSTEMS, LLC**, a Florida limited liability company (the "Contractor" and, together with the District, the "Parties").

### RECITALS

**WHEREAS**, the District and the Contractor previously entered into that certain *Landscape & Irrigation Maintenance Services Agreement*, dated December 28, 2022 (the "Agreement"); and

**WHEREAS**, Section 3 of the Agreement provides that the initial term of the Agreement shall be for one (1) year, and the District shall have the option to renew the Agreement pursuant to the same terms and dollar amounts for two (2) additional one (1) year terms; and

**WHEREAS**, at a meeting of the District's Board of Supervisors (the "Board") on December 19, 2023, the Board authorized renewal of the Agreement for an additional one (1) year term; and

**WHEREAS**, the Parties now desire to acknowledge the District's decision to renew the Agreement for an additional one (1) year term beginning December 28, 2023.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor hereby agree as follows:

**1. RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Amendment.

**2. RENEWAL.** The Parties acknowledge that the Agreement shall be renewed effective December 28, 2023, for an additional one (1) year term. Such renewal shall be subject to all provisions set forth in the Agreement, including but not limited to Section 6, "Compensation." The Agreement remains in full force and effect.

**4. AUTHORITY.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this instrument, and that the respective parties have complied with all requirements of law and have full power and authority to comply with the terms and provisions of the Agreement.

**IN WITNESS WHEREOF**, the Parties execute this Acknowledgment the day and year first written above.

**REDTREE LANDSCAPE SYSTEMS, LLC**

**ASTURIA COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
Chairman, Board of Supervisors  
Date: \_\_\_\_\_



# EXHIBIT 11







January 29, 2024

Proposal #16347124

Contact

Tish Dobson

Cell: 813 758-4148

tdobson@vestapropertyservices.com

Customer

Vesta Property Services

250 International Drive Ste 208

Lake Mary, FL 32746

Job

Astoria Clubhouse

14575 Promenade Parkway

Odessa, FL 33545

**PROPERTY IMPROVEMENTS**

**Striping**

**Scope of work:**

1. Restripe using DOT approved latex paint 1 handicap stall and 24 parking stalls.
2. Clean up job site related materials.

**Labor and Material - \$1,057.00**

**Notes:**

- \*DUE TO THE CRITICAL NATURE OF ESCALATING MATERIAL COSTS, MATERIAL PRICES ARE SUBJECT TO POTENTIAL MONTHLY, WEEKLY OR DAILY CHANGES. SHOULD THIS SITUATION ARISE, ACPLM WILL PROVIDE DOCUMENTATION OF MATERIAL ADJUSTMENT(S). A BILLABLE CHANGE ORDER MAY BE REQUIRED DUE TO THESE CHANGES.
- \*WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.
- \*PROPOSAL DOES NOT INCLUDE TESTING, LANE CLOSURE, M.O.T., IMPACT FEES, SURVEYING, EROSION CONTROL, AS-BUILTS, SHOP DRAWINGS AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- \*ACPLM CANNOT GUARANTEE THE SAME CRISP, BRIGHT APPEARANCE THAT IS EVIDENT AFTER RESTRIPIING A PARKING LOT THAT HAS BEEN FRESHLY SEALED OR NEWLY PAVED.
- \*ACPLM CANNOT GUARANTEE AGAINST FUTURE BLISTERING, FLAKING OR PEELING OF PREVIOUSLY PAINTED OR STRIPED AREAS.
- \*GLASS BEADS ARE HAND THROWN AND WILL NOT BE EVEN THROUGHOUT THE STRIPING.



Office: 813.633.0548  
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,  
Tampa, FL 33619





January 29, 2024

Proposal #16347124

Contact

Tish Dobson

Cell: 813 758-4148

tdobson@vestapropertyservices.com

Customer

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250 International Drive Ste 208

Lake Mary, FL 32746

Job

Asturia Clubhouse

14575 Promenade Parkway

Odessa, FL 33545

**PROPERTY IMPROVEMENTS**

**Notes continued:**

- \*THE NEW PAINT FOR RESTRIPEING WILL NOT GO TO THE SIDEWALK, CURB NOR TO THE EDGE OF PAVEMENT DUE TO THE PLACEMENT EXISTING CAR STOPS.
- \*THE PAINT ON PREVIOUSLY PAINTED ITEMS IS OLD, PEELING AND FLAKING. ACPLM RECOMMENDS THAT THE CUSTOMER HAVE ALL PREVIOUSLY PAINTED ITEMS PRESSURE WASHED PRIOR TO START OF WORK SO AS TO REMOVE AS MUCH LOOSE PAINT AS POSSIBLE. IF PREVIOUSLY PAINTED ITEMS ARE NOT PRESSURE WASHED, ACPLM CANNOT GUARANTEE THE NEW PAINT WILL NOT CAUSE MORE PEELING AND FLAKING.
- \*CUSTOMER IS RESPONSIBLE FOR REMOVING ANY MATERIALS, OBJECTS, STRUCTURES, CONTAINERS FROM AREA TO BE STRIPED.
- \*IT IS THE CUSTOMER'S RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR TOWING VEHICLES OBSTRUCTING THE JOB SITE. IF VEHICLES CANNOT BE MOVED IN A TIMELY MANNER, WE WILL NEED TO RESCHEDULE THE WORK AND A CHANGE ORDER WILL BE REQUIRED FOR THE ADDITIONAL MOBILIZATION.
- \*BARRICADES WILL BE PROVIDED TO CLOSE OFF WORK AREAS. ACPLM IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES AND TRACKING MATERIAL, FOR DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.
- \*PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. THE COST OF THE PERMIT, IF REQUIRED, AND ALL COSTS ASSOCIATED WITH OBTAINING A PERMIT, AND ANY ADDITIONAL WORK, TESTING OR INSPECTIONS REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER.
- \*90% OF THE CONTRACT AMOUNT AND CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETING PUNCH LIST ITEMS AND/OR CHANGES FOR ADDITIONAL WORK REQUIRED BY CITIES OR MUNICIPALITIES.
- \*MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



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Tampa, FL 33619





January 29, 2024

Proposal #16347124

Contact

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Cell: 813 758-4148

tdobson@vestapropertyservices.com

Customer

Vesta Property Services

250 International Drive Ste 208

Lake Mary, FL 32746

Job

Astoria Clubhouse

14575 Promenade Parkway

Odessa, FL 33545

**PROPERTY IMPROVEMENTS**

## Customer Billing Information

Thank you for choosing ACPLM. To ensure we contact the correct person for any billing correspondence and questions, please fill out the Billing Contact Information below and send back with your signed proposal. We look forward to working with you.

The terms of your contract are:

Net Upon Substantial Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

**Acceptance of Terms – Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.**

**Bill To Name and Address:**

**Job Site Name and Address:**

**Billing Contact Name:**

**Billing Phone Number:**

**Email Address:**

**Billing Instructions:**



Office: 813.633.0548  
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,  
Tampa, FL 33619





January 29, 2024

Proposal #16347124

Contact

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Cell: 813 758-4148

tdobson@vestapropertyservices.com

Customer

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Lake Mary, FL 32746

Job

Astoria Clubhouse

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Odessa, FL 33545

**PROPERTY IMPROVEMENTS**

**Terms: Net Upon Substantial Completion**

**If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due**

ACPLM Authorized Signature *Curtis Timothy*  
Curtis Timothy  
Cell 813 509-7784 ctimothy@acplm.net)

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Date of Acceptance \_\_\_\_\_

Customer's Authorized Signature \_\_\_\_\_

**Terms and Condition:** Payment is due in full upon project completion unless prior arrangements have been made in advance. If any legal action arises out of this agreement or breach thereof, the customer will be responsible for all attorney fees and incurred late fees. Any alteration or deviation from the above specifications involving extra costs of material or labor will be an additional charge outside of the scope listed in this proposal. Sprinkler systems on the property are to be off for the duration of the project. Customer assumes responsibility for removing all vehicles from the area outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or authorized deviation from the original specifications, involving extra cost, to be executed only upon receiving written change orders and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, weather or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 10 days from the proposed date, after which prices are subject to change to accommodate current industry pricing.

**Proposal Amount - \$1,057.00**



Office: 813.633.0548  
Fax: 813.634.2686



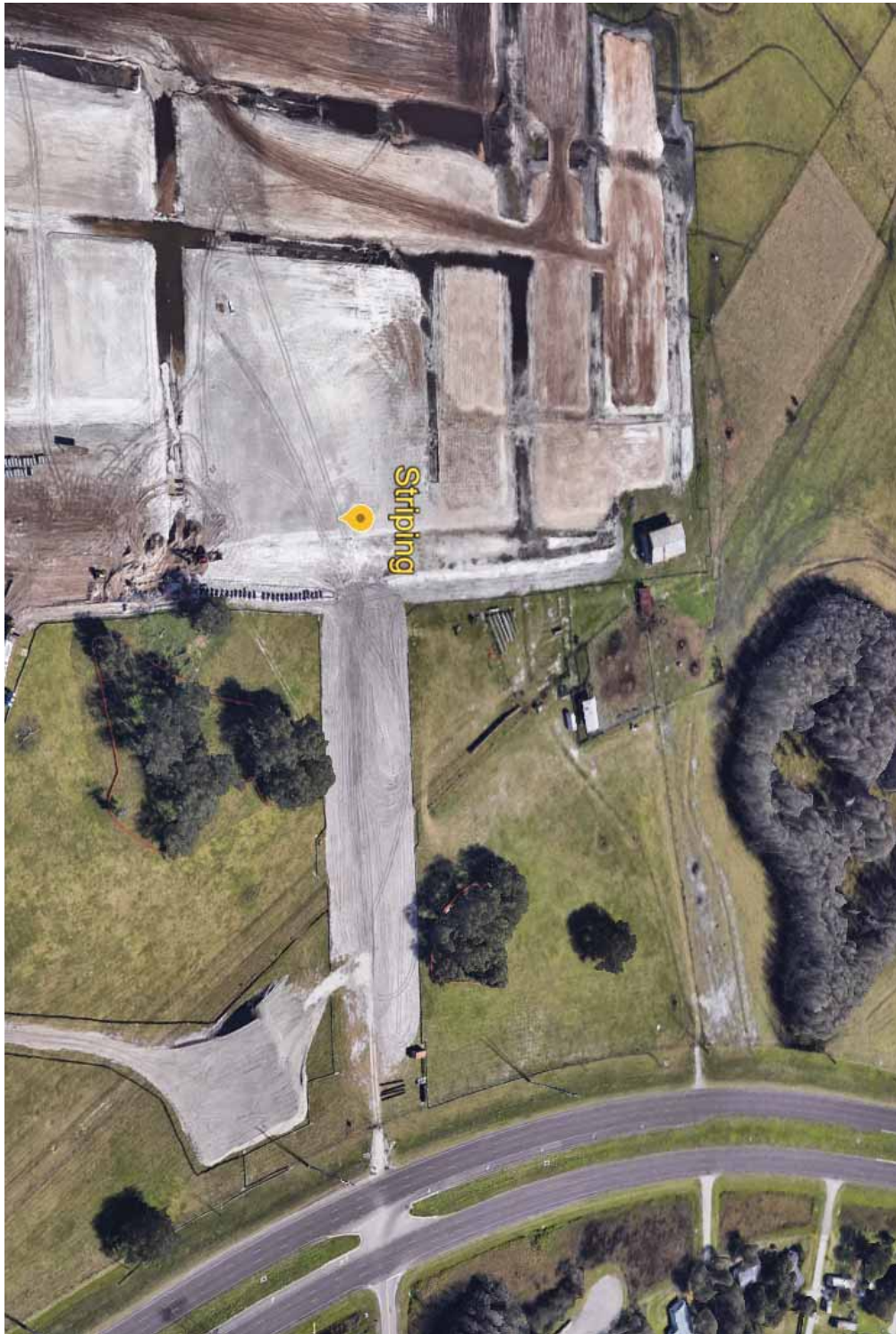
www.acplm.net



2010 S 51st Street,  
Tampa, FL 33619







Office: 813.633.0548  
Fax: 813.634.2686



[www.acplm.net](http://www.acplm.net)



2010 S 51st Street,  
Tampa, FL 33619







20108 Pond Spring Way  
Tampa, FL 33647  
(813) 991-6069  
FAX (813) 907-8205

## JOB ESTIMATE

TO: \_\_\_\_\_  
COMPANY NAME: Asturia  
DATE: 1/15/24

QUOTE: Clubhouse Parking Lot Striping:

(21) Stripes  
(1) Handicapped Parking Space  
(2) Stop Bars with reflective glass beads.

TOTAL: \$1,400.00

Thank You: Romaner Graphics



# EXHIBIT 12



January 25, 2024

Asturia Community Development District  
c/o Vesta District Services  
250 International Parkway, Suite 208  
Lake Mary, Florida 32746

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Asturia Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$11,950,000 Asturia Community Development District (Pasco County, Florida) Special Assessment Bonds, Series 2014A-1 and 2014A-2

## **SCOPE OF SERVICES**

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

## **TAX POSITIONS AND REPORTABLE TRANSACTIONS**

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that



the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

## **PROFESSIONAL FEES AND EXPENSES**

Our professional fees for the services listed above for the two annual bond years ending December 18, 2024, and December 18, 2025, is \$1,300, which is \$650 for each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.



## ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,  
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:  
Asturia Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_

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





# EXHIBIT 13





7823 N Dale Mabry Hwy STE 107  
Tampa, FL 33614

## Quote

Date	Quote #
1/29/2024	15093
Phone #	Fax #
813-870-2966	813-870-2896

Name / Address
Asturia Amenity Center HINES Tish Dobson 14575 Promenade Pkwy Odessa, FL 33556

Rep
KM

Item	Description	Qty	Cost	Total
Parts	FITNESS BENCH	1	155.00	155.00T
Labor	PAD REUPHOLSTERED	1	80.00	80.00
Freight Sales (INV)	Labor		25.00	25.00
	Freight Charges are subject to change			

			<b>Subtotal</b>	\$260.00
This quote becomes an order with signature approval and returned to <a href="mailto:service@fitrev.com">service@fitrev.com</a>			<b>Sales Tax (0.0%)</b>	\$0.00
			<b>Total</b>	\$260.00

