

Board of Supervisors:

Susan Coppa - Chairwoman
Jonathan Robert Tietz - Vice Chairman
Jesse Lamb - Assistant Secretary
Samuel Whitten - Assistant Secretary
Donald Foltz - Assistant Secretary

District Staff:

Heather Dilley - District Manager
Gary Schwartz - District Field Manager
Lindsay Moczynski - District Counsel
Amy Palmer - District Engineer

Asturia Community Development District

Public Hearing and Regular Meeting Agenda

Tuesday, August 12, 2025 at 6:00 P.M.

Asturia Clubhouse, 14575 Promenade Parkway Odessa, FL 33556

Zoom:

Dial In: +1 312-626-6799

Meeting ID: 625 984 6853

Passcode: 54321

Dear Supervisors:

A meeting of the Board of Supervisors of the Asturia Community Development District is scheduled for **Tuesday, August 12, 2025, at 6:00 p.m.** at the **Asturia Clubhouse, 14575 Promenade Parkway Odessa, FL 33556**. The following is the agenda for this meeting for your review and consideration. The Advanced Meeting Package is a working document, and thus all materials are considered drafts. Any additional support material will be distributed at the meeting.

1. Roll Call
2. Pledge of Allegiance
3. Audience Comments – (limited to 3 minutes per individual for agenda items)
4. Staff Reports
 - A. District Engineer
 - B. Land Use Counsel
 - a. Commercial POA Responsibilities/Cost Share
 - C. District Counsel
 - a. Drafted Letter for Neighbor's Water Infringements causing Erosion
 - b. Drafted Contract for Landscaping
 - c. Discussion on RIPA's progress
 - d. Discussion on Hines' Written Refusal of Wetlands Trespass by CDD

District Office:

Kai
2502 N. Rocky Point Dr.
Suite 1000, Tampa, FL 33607

Meeting Location:

Asturia Clubhouse
14575 Promenade Parkway
Odessa, FL 33556

Board of Supervisors:

Susan Coppa - Chairwoman
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Amy Palmer - District Engineer

- D. Americans Commercial Pool Service – Service Completion Report [Exhibit 1](#)
 - E. Cooper Pools – ADA Chair Repair Report [Exhibit 2](#)
 - F. Red Tree Landscape & Irrigation – Irrigation Report [Exhibit 3](#)
 - G. Blue Water Aquatic Services – Pond Treatment Reports [Exhibit 4](#)
 - H. Field Manager
 - a. Field Report [Exhibit 5](#)
 - b. Task List [Exhibit 6](#)
 - c. Consideration of Proposals
 - Office Pride – Additional Pet Waste Station - \$395.00 [Exhibit 7](#)
 - Asturia CDD Common Area Trash & Dog Waste Stations [Exhibit 8](#)
 - d. Consideration of Pool Sign Proposals [Exhibit 9](#)
 - e. Consideration of Pool Paver Repair Proposals
 - Carlos Pavers Pools & Spa – Pool Deck Replacement & Repair - \$105,870.00 [Exhibit 10](#)
 - Triple C Property Solutions – Pool Deck Relevel, Cleaning & Sealing - \$13,284.39 [Exhibit 11](#)
 - Florida Commercial Care – Pool Paver Repair - \$14,986.25 [Exhibit 12](#)
 - I. District Manager
 - a. Discussion on Landscape Contract Timeline
 - b. Discussion on QR Codes Objective and Location
5. Business Items
- A. FY 2025-2026 Budget Public Hearing
 - a. Open Public Hearing
 - b. Presentation of the FY 2025-2026 Budget [Exhibit 13](#)
 - Affidavit of Publication – 1st Run: July 18, 2025 & 2nd Run: July 25, 2025 (*Separate Under Cover*) [Exhibit 14](#)
 - c. Public Comments
 - d. Close Public Hearing

District Office:

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Asturia Clubhouse
14575 Promenade Parkway
Odessa, FL 33556

Board of Supervisors:

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Amy Palmer - District Engineer

- B. Consideration for Adoption – **Resolution 2025-14**, Adopting the FY 2025-2026 Budget [Exhibit 15](#)
 - a. Exhibit A – FY 2025-2026 Budget
- C. FY 2025-2026 Levying O&M Assessments Public Hearing
 - a. Open Public Hearing
 - b. Public Comments
 - c. Close Public Hearing
- D. Consideration for Adoption – **Resolution 2025-15**, Imposing and Levying the O&M Assessments for the FY 2025-2026 Budget [Exhibit 16](#)
 - a. Exhibit A – FY 2025-2026 Budget
- E. Consideration for Adoption – **Resolution 2025-16**, Adopting the FY 2025-2026 Meeting Schedule [Exhibit 17](#)
- F. Discussion on RFP for Landscaping Maintenance (*Separate Under Cover*) [Exhibit 18](#)
- G. Discussion on the Lantower Cost Share Agreement
- H. Discussion on the Community Library
- I. Discussion on Speed Bumps [Exhibit 19](#)

6. Consent Agenda

- A. Consideration for Acceptance – The Unaudited May 2025 Financials (*Separate Under Cover*) [Exhibit 20](#)
- B. Consideration for Acceptance – The Unaudited June 2025 Financials [Exhibit 21](#)
 - a. Variance Report for June 2025 [Exhibit 22](#)
 - b. Operation and Maintenance Expenditure Report for June 2025 [Exhibit 23](#)
- C. Consideration for Approval – The Meeting Minutes of the Boards Supervisors Regular Meeting Held on July 8, 2025 [Exhibit 24](#)
- D. Ratification of American Leak Detection – Emergency Repair Proposal of Sever Water Leak in Pool causing Paver Damage - \$2,375.00 [Exhibit 25](#)
- E. Ratification of Pool Maintenance Agreement between American Commercial Pool Service, Inc. and Asturia Community Development District [Exhibit 26](#)

7. Supervisors Requests**District Office:**

Kai
2502 N. Rocky Point Dr.
Suite 1000, Tampa, FL 33607

Meeting Location:

Asturia Clubhouse
14575 Promenade Parkway
Odessa, FL 33556

Board of Supervisors:

Susan Coppa - Chairwoman
Jonathan Robert Tietz - Vice Chairman
Jesse Lamb - Assistant Secretary
Samuel Whitten - Assistant Secretary
Donald Foltz - Assistant Secretary

District Staff:

Heather Dilley - District Manager
Gary Schwartz - District Field Manager
Lindsay Moczynski - District Counsel
Amy Palmer - District Engineer

8. Action Items Summary**A. Management Tasks**

- a. Commercial Pool Engineer or Contractor Evaluation for Long-Term Solution to Pool Leak
- b. Pool Umbrellas
- c. Pool Sign in Pool Area
- d. Speed Bump Signs
- e. Speed Bumps Installation
- f. Missing Cost Share Agreement Payments - \$7,500.00
- g. Kai Refund for 2-month Contract non-compliance
- h. Missing Pedestrian Crossing Replacement
- i. Speed Limit and No Parking Signs
- j. Street Signs Painting
- k. Wood Bridge Repair
- l. Expense Reimbursements to Employees and Chair
- m. Investigate Duke Energy Electric Bills and Charges
- n. Verify accuracy of Reclaimed and Potable Water Billing
- o. Financial Reports with Detailed Invoices in the Agenda
- p. Meeting with Pasco County Sheriff about Community Safety
- q. Town Square App Update

B. Field Tasks

- a. Golf Cart Delivery
- b. ADA Chair Re-repair under Warranty
- c. Tot Lot and Dog Park ADA-certified Mulching
- d. Additional Estimate for Playground Fencing
- e. Loose Pavers on Pool Deck Repair

9. Audience Comments – New Business (limited to 3 minutes per individual for non-agenda items)

10. Next Workshop Confirmation, Reschedule, or Cancellation: August 26, 6:00 p.m.

District Office:

Kai
2502 N. Rocky Point Dr.
Suite 1000, Tampa, FL 33607

Meeting Location:

Astoria Clubhouse
14575 Promenade Parkway
Odessa, FL 33556

Board of Supervisors:

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11. Next Meeting Quorum Check: September 9, 6:00 p.m.

Jon Tietz	<input type="checkbox"/> In Person	<input type="checkbox"/> Remote	<input type="checkbox"/> No
Samuel Whitten	<input type="checkbox"/> In Person	<input type="checkbox"/> Remote	<input type="checkbox"/> No
Jesse Lamb	<input type="checkbox"/> In Person	<input type="checkbox"/> Remote	<input type="checkbox"/> No
Donald Foltz	<input type="checkbox"/> In Person	<input type="checkbox"/> Remote	<input type="checkbox"/> No
Susan Coppa	<input type="checkbox"/> In Person	<input type="checkbox"/> Remote	<input type="checkbox"/> No

11. Adjournment

We look forward to seeing you at the meeting. In the meantime, if you have any questions or would like to obtain a copy of the full agenda, please do not hesitate to call us at 813-565-4663.

Sincerely,

Heather Dilley
District Manager

District Office:

Kai
2502 N. Rocky Point Dr.
Suite 1000, Tampa, FL 33607

Meeting Location:

Asturia Clubhouse
14575 Promenade Parkway
Odessa, FL 33556

EXHIBIT 1

[Return to Agenda](#)

From: Americans Commercial Pool Service Inc messages@appmail.getskimmer.com

Subject: Pool Service Report for 7/25/2025

Date: July 25, 2025 at 9:07 PM

To: Jerry Edwards jerry@hikai.com, clubhouse@asturiacdd.org, Gary Schwartz gary@hikai.com, Jonathantietz@asturiacdd.org



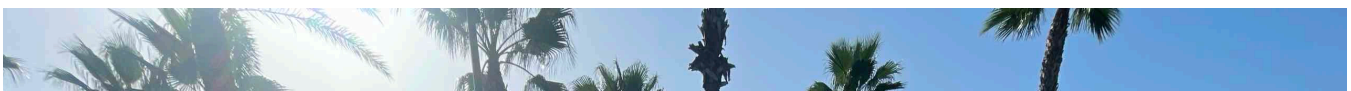
Your Pool Is Now Sparkling Clean!



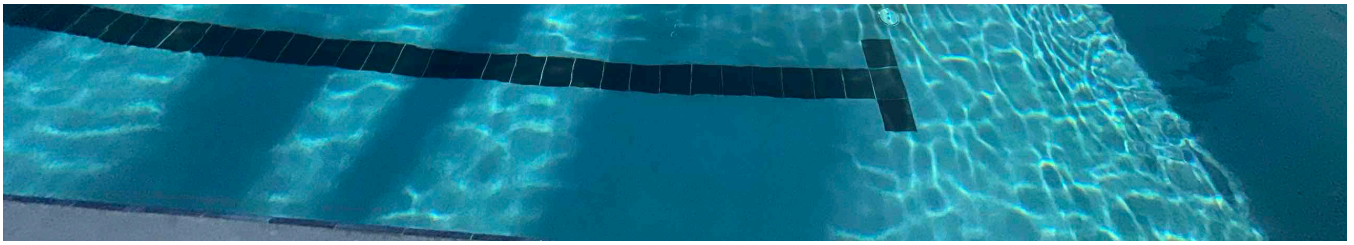
Hi ,

Thanks for choosing us to keep your pool looking great!

Americans Commercial Pool Service Inc







DATE OF SERVICE

July 25, 2025 at 9:07 AM

LOCATION

14575 Promenade Pkwy
Odessa , FL 33556

SERVICED BY

Cody Haberman

POOL SERVICE INFO

SERVICES PERFORMED

- ✓ Tested chemicals
- ✓ Check Equipment
- ✓ Logged Chemicals
- ✓ Emptied Baskets
- ✓ Skimmed Surface
- ✓ Netted Bottom
- ✓ Vacuumed
- ✓ Blow Off Pool/spa Deck



Americans Commercial Pool Service Inc
15313 W County Line Rd

Odessa FL 33556

[\(813\) 616-2509](tel:(813)616-2509)

americascommercialpoolservice@gmail.com

<https://www.americascommercialpoolservice.com>

Have a great day!

EXHIBIT 2

[Return to Agenda](#)

From: Cooper Pools Inc messages@appmail.getskimmer.com
Subject: Your pool repair is complete!
Date: July 8, 2025 at 10:56 PM
To: Jerry Edwards jerry@hikai.com, Clubhouse@esturiacdd.org

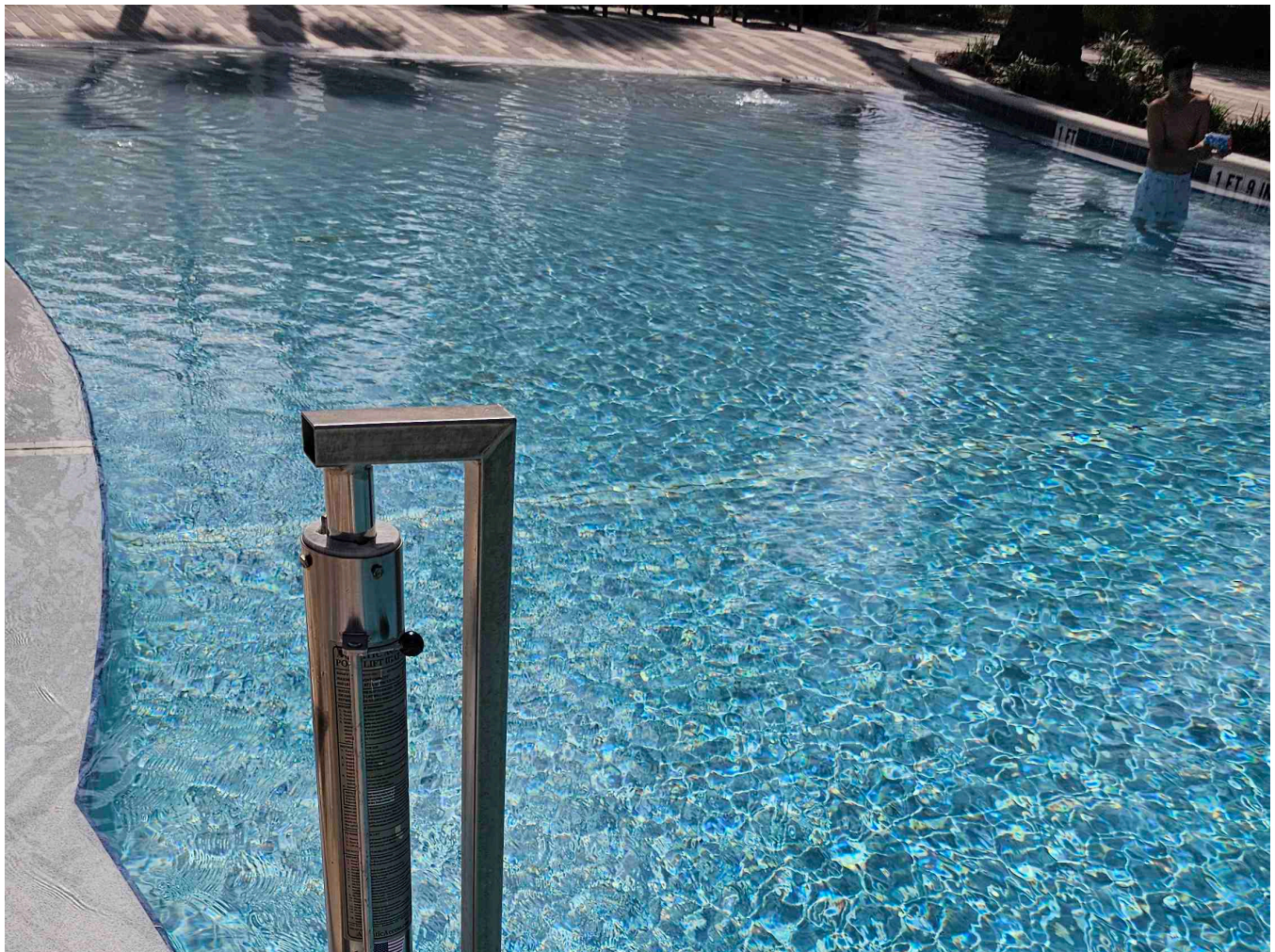
CI

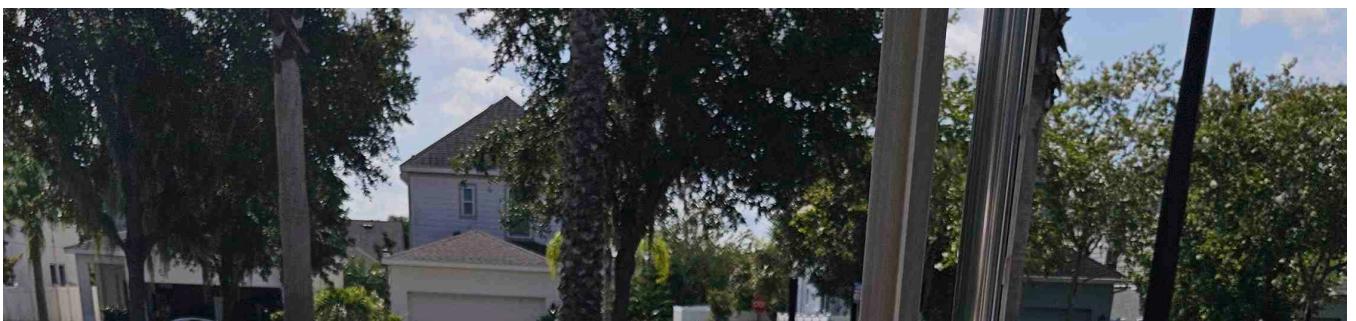
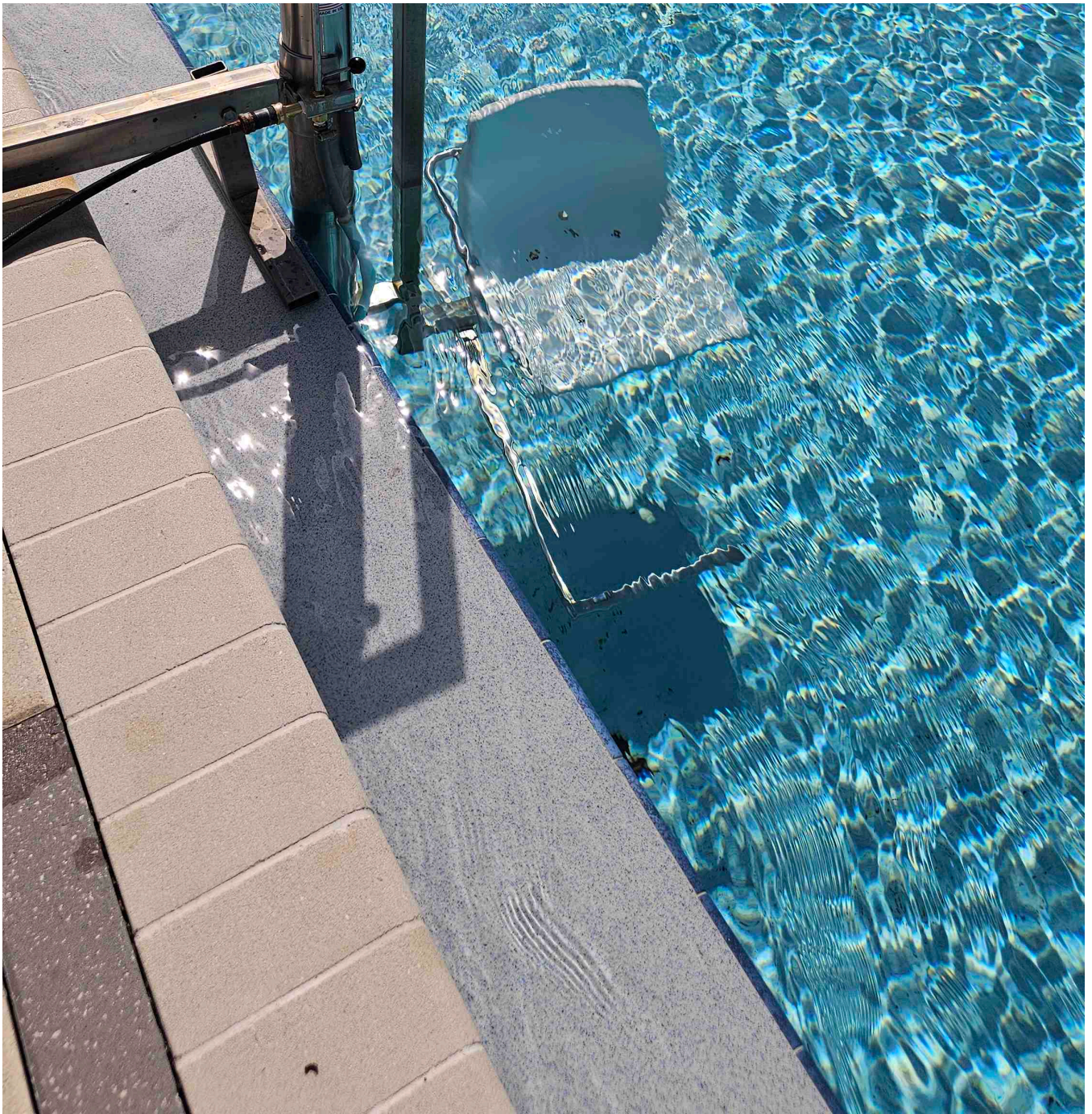
Your pool repair is complete!

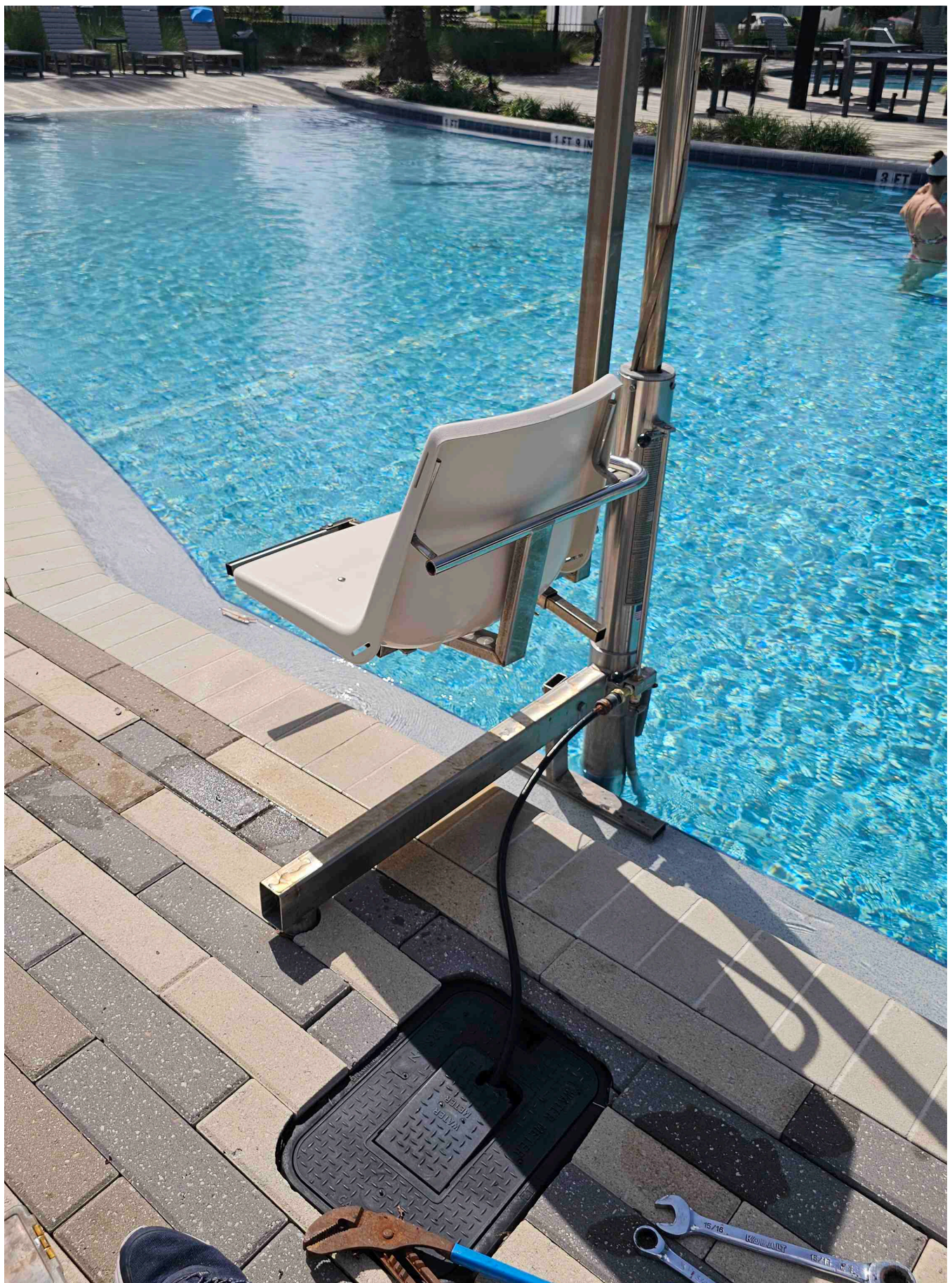
Hi ,

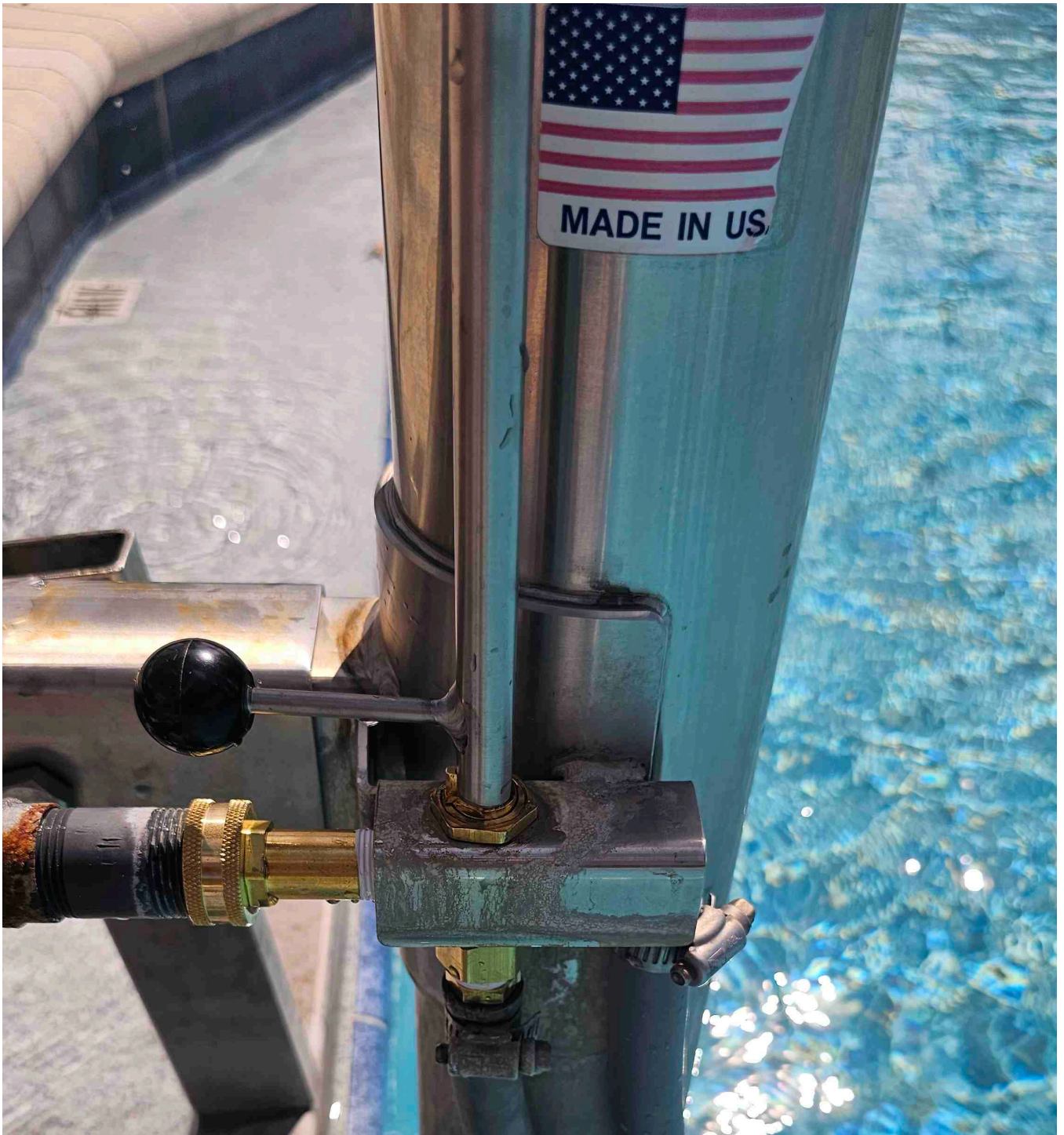
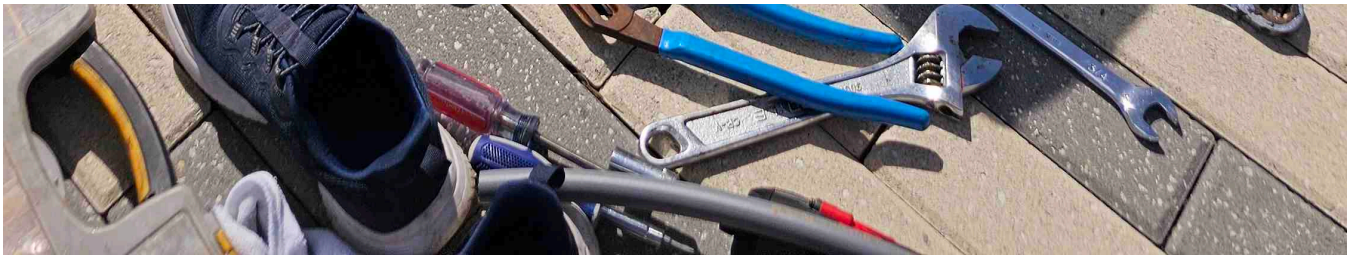
We wanted to let you know that we completed the repair on your pool. You are back in business. Thanks for choosing us to keep your pool running great!

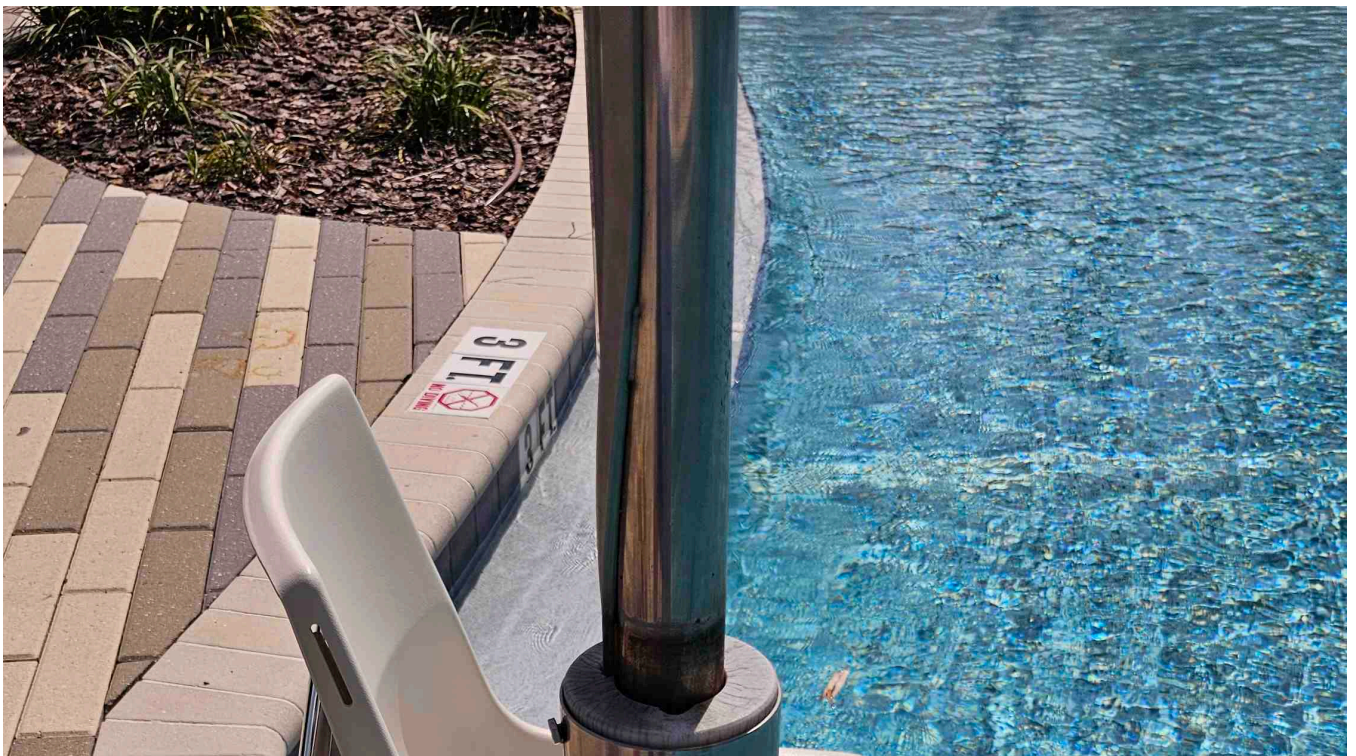
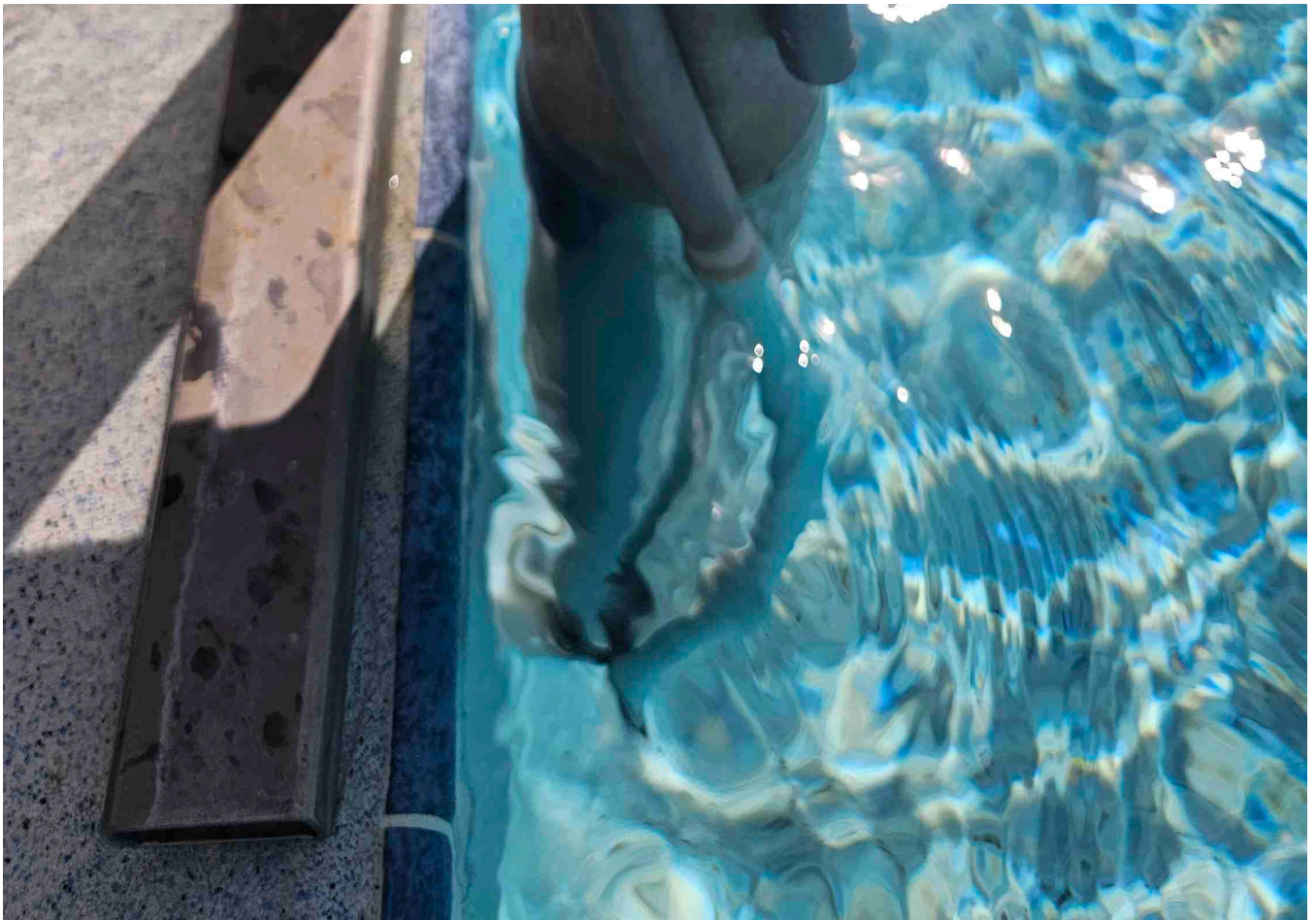
Cooper Pools Inc

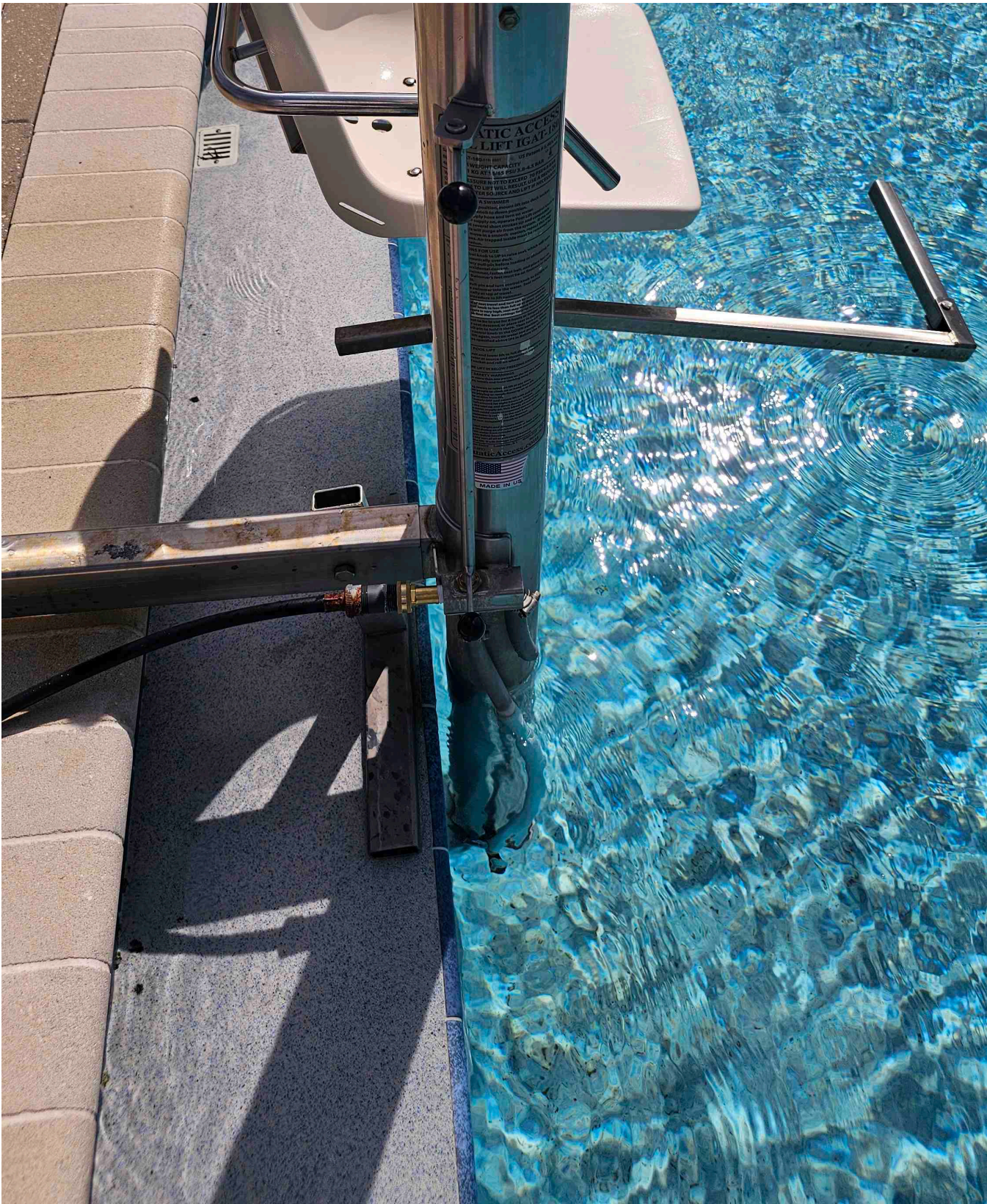












DATE COMPLETED

July 8, 2025 at 10:55 AM

LOCATION

14575 Promenade Pkwy
Odessa, FL 33556

SERVICED BY

Bob Bowling

Cooper Pools Inc

4740B Allen Rd
Zephyrhills FL 33541

(844) 766-5256

info@cooperpoolsinc.com

www.cooperpoolsinc.com

EXHIBIT 3

[Return to Agenda](#)



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July 2025

Date: Jul 08, 2025 6:30 am

Inspector: John Moylan

Site	
Name	Asturia CDD
Address	Asturian Parkway
City	Odessa
ST	Florida
Zip	33556

Controller	
Name	Clubhouse A
Location	
Model	
Modules	49
Controller ID	121174

Water Days as of Jul 08, 2025	
Program A	Mon , Thur
Program B	Tue , Fri
Program C	Sun , Wed , Sat
Program D	

Notes
Adjustments made as needed

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	N/A	Pass										
2	S-R- of Clubhouse / C / island	Pass										
Minor adjustments												
3	R-L-Front Clubhouse	Pass										
All good												
4	S-L-Front of Clubhouse	Pass										
All good												
5	S/B Outside Parking Clubhouse	Pass										
Minor adjustments												
6	S/B Back of Clubhouse, near	Pass										
Minor adjustments												
7	S-Cornerstone / Caravan	Pass										
Minor adjustments												

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
8	D-Cornerstone / Caravan	Pass										
All good												
9	R-Cornerstone/Caravan	Pass										
Minor adjustments												
10	R-Cornerstone / Caravan Park /	Pass										
Minor adjustments												
11	S- of End of Cornerstone / Park	Pass										
Minor adjustments												
12	12 D-of End of Cornerstone / Park	Pass										
Minor adjustments												
13	13 R- of end of Cornerstone / Park	Pass										
Minor adjustments												
14	14 R-of End of Cornerstone / Park	Pass										
Minor adjustments												
15	15 R-of End of Cornerstone / Park	Pass										
All good												
16	16 N/A	Pass										
17	17 N/A	Pass										
18	18 N/A	Pass									In	
19	19 S-14515-14465 Promenade	Pass										
All good												
20	20 N/A	Pass										
21	21 N/A	Pass										
22	22 Corner of Promenade	Pass										
Minor adjustments												
23	23 Corner of Promenade	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
All good												
24	24 R-Main Intersection Clubhouse	Pass										
Minor adjustments												
25	25 Ann / D C / Island front of	Pass										
All good												
26	26 S-Asturia Pkwy	Pass										
All good												
27	27 R-Asturia Pkwy	Pass										
Minor adjustments												
28	28 S-Asturia Pkwy C / island	Pass										
Minor adjustments												
29	29 S-Asturia Pkwy exit	Pass										
Minor adjustments												
30	30 Ann-Asturia Pkwy monument	Pass										
Minor adjustments												
31	31 R-Asturia Pkwy exit	Pass										
Minor adjustments												
32	32 Stub, entrance side N/A	Pass										
Minor adjustments												
33	33 S-Asturia Pkwy entrance	Pass										
Minor adjustments												
34	34 S -Asturia Pkwy entrance	Pass										
Minor adjustments												
35	35 S -Asturia Pkwy entrance	Pass										
Minor adjustments												
36	36 S -Asturia Pkwy entrance	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
Minor adjustments												
37	37 N/A	Pass										
38	38 Ann-Promenade C / island	Pass										
Minor adjustments												
39	39 S- East of Asturian on Promenade	Pass										
Minor adjustments												
40	40 N/A	Pass										
41	41 N/A	Pass										
42	42 N/A	Pass										
43	43 N/A	Pass										
44	43 N/A	Pass										
45	45 N/A	Pass										
46	46 N/A	Pass										
47	47 N/A	Pass										
48	48 N/A	Pass										
49	49 N/A	Pass										
50	50 N/A	Pass										
51	51 N/A	Pass										
52	52 N/A	Pass										
53	54 N/A	Pass										
54	54 N/A	Pass										
55	55 N/A	Pass										
56	56 D-Parking Clubhouse	Pass										
57	57 S-Parking Clubhouse	Pass										
Minor adjustments												
58	58 S-Cornerstone	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
Minor adjustments												
59	59 D-Front Clubhouse	Pass										
All good												
60	60 D-inside Pool Area	Pass										
All good												
61	61 R- Back Clubhouse	Pass										
62	62 S-Back Clubhouse Pool	Pass										
All good												
63	63 R-Back Clubhouse Pool	Pass									In	
Minor adjustments												
64	64 D-Back Clubhouse Pool	Pass										
All good												
65	65 R-Back Clubhouse Pool	Pass										
Minor adjustments												
66	66 R-Back Clubhouse Pool	Pass										
Minor adjustments												
67	67 R-Back Clubhouse Pool	Pass									In	
All good												
68	68 D-Back Clubhouse Pool	Pass										
All good												
69	69 N/A	Pass										
70	70 R-Clubhouse	Pass										
All good												
71	71 D - Ann / Clubhouse Intersection	Pass										
All good												
72	72 R-Clubhouse	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
All good												
73	73 S-Front Well Clubhouse	Pass										
All good												
74	74 N/A S-Promenade/Claymoor	Pass										
75	75 S-Promenade/Claymore	Pass										
Minor adjustments												
76	76 S-Promenade, Between Claymore	Pass										
Minor adjustments												
77	77 S-Promenade, between Claymore	Pass										
Minor adjustments												
78	78 S-Promenade, between Claymore	Pass										
Minor adjustments												
79	79 S-Promenade, between Claymore	Pass										
Minor adjustments												
80	80 S--Promenade, between Claymore	Pass										
All good												
81	81 S--Promenade, between Claymore	Pass										
All good												
82	82 S- Promenade, between Hearth &	Pass										
All good												
83	83 S--Promenade Between Hearth	Pass										
All good												
84	Station 084	Pass										
All good												
85	85 S-Promenade, between Gathering	Pass										
All good												

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
86	86 S-Promenade Between Gathering	Pass									In	
All good												
87	87 S-Promenade, between Gathering	Pass										
All good												
88	88 S-Promenade, between Pergola &	Pass										
Minor adjustments												
89	89 S-Promenade, between Pergola &	Pass										
Minor adjustments												
90	90 S-Promenade, between Pergola &	Pass										
Minor adjustments												
91	91 D-Promenade, left Stone Table	Pass										
All good												
92	92 s-Promenade, right Stone Table	Pass										
Minor adjustments												
93	93 s-Promenade, between Stone	Pass										
Minor adjustments												
94	94 S-Promenade, between Stone	Pass										
Minor adjustments												
95	95 S-Promenade, right of Secret	Pass										
Minor adjustments												
96	96 S-Promenade, Secret Cove &	Pass										
All good												
97	97 S-Promenade, between Stone	Pass										
All good												
98	98 S-Promenade Between Stone Table	Pass										
Minor adjustments												



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July 2025

Date: Jul 18, 2025 6:30 am

Inspector: John Moylan

Site	
Name	Asturia CDD
Address	Asturian Parkway
City	Odessa
ST	Florida
Zip	33556

Controller	
Name	Clubhouse B
Location	
Model	
Modules	10
Controller ID	121175

Water Days as of Jul 18, 2025	
Program A	
Program B	
Program C	
Program D	

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	Zone 100 B-Promenade, near Fenland	Pass										
2	101 S-Promenade, lift station &	Pass										
3	102 D-Promenade, lift station	Pass										
4	103 S-Promenade, between Secret	Pass										
5	103 S-Promenade, between Secret	Pass										
6	104 R- 54	Pass										
7	105 S- Promenade Between Fenland &	Pass										
8	106 S- exit side SR 54	Pass										
9	107 D- exit side 54	Pass										
10	108 Ann/D-Promenade Asturia sign	Pass										
11		Pass										
12		Pass										
13		Pass										



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July 2025Date: Jul 25, 2025 6:30 am
Inspector: John Moylan

Site	
Name	Asturia CDD
Address	Asturian Parkway
City	Odessa
ST	Florida
Zip	33556

Controller	
Name	14700 Trails Edge Blvd
Location	
Model	
Modules	3
Controller ID	144904

Water Days as of Jul 25, 2025	
Program A	Sun , Wed
Program B	
Program C	
Program D	

Notes
Minor adjustments throughout

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	R-Middle	Pass										
Minor adjustments												
2	R-Middle	Pass										
Minor adjustments												
3	S-Road	Pass										
Minor adjustments												
4	D-East side	Pass										
All good												
5	D-West side	Pass										
All good												
6		Pass										



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July 2025

Date: Jul 25, 2025 6:45 am

Inspector: John Moylan

Site	
Name	Asturia CDD
Address	Asturian Parkway
City	Odessa
ST	Florida
Zip	33556

Controller	
Name	14807 Renaissance Ave
Location	
Model	
Modules	4
Controller ID	144936

Water Days as of Jul 25, 2025	
Program A	Sun , Wed
Program B	
Program C	
Program D	

Notes
Adjustments made throughout system

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	S- East of bed	Pass										
Minor adjustments												
2	S - By sidewalk	Pass										
Minor adjustments												
3	R- East side of park	Pass										
Minor adjustments												
4	R - West side of park	Pass										
Minor adjustments												
5	S - Sidewalk on Aviles Pkwy	Pass										
Minor adjustments												
6	S - Sidewalk east of Zone 5	Pass										
Minor adjustments												
7	B - Trees in park	Pass										



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July 2025

Date: Jul 25, 2025 8:05 am

Inspector: John Moylan

Site	
Name	Asturia CDD
Address	Asturian Parkway
City	Odessa
ST	Florida
Zip	33556

Controller	
Name	14826 Renaissance Ave
Location	
Model	
Modules	11
Controller ID	144931

Water Days as of Jul 25, 2025	
Program A	Sun , Wed
Program B	Sun , Wed
Program C	
Program D	

Notes
Adjustments made, flushed and cleaned nozzles

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	S - North of controller	Pass										
Minor adjustments												
2	D - Playground	Pass										
All good												
3	S-By controller and Renaissance	Pass										
Minor adjustments												
4	S- Sidewalk on Verona Lane	Pass										
Minor adjustments												
5	D- Verona Lane	Pass										
All good												
6	R-Verona Lane	Pass										
Minor adjustments												
7	S- By road on Verona Lane	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
Minor adjustments												
8	S - North side of Trails Edge Boulevard	Pass										
Minor adjustments												
9	R - North side of Trails Edge Boulevard	Pass										
Minor adjustments												
10	D- North side of Trails Edge Boulevard	Pass										
All good												
11	R - By Renaissance Avenue	Pass										
Minor adjustments												
12	S- By mailboxes on Renaissance	Pass										
Minor adjustments												
13	D - Down the path, towards the	Pass										
Minor adjustments												
14	B- Down the path, towards the bridge	Pass										
All good												
15	R -Down the path, towards the	Pass										
All good												
16	S - Down the path, by the house	Pass										
Minor adjustments												
17	B- Northwest Aviles Pkwy	Pass										
18	S- Northwest Aviles Pkwy	Pass										
Minor adjustments												
19	S- North Aviles Pkwy	Pass										
Minor adjustments												
20	S- Northeast Aviles Pkwy	Pass										
Minor adjustments												



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July 2025

Date: Jul 25, 2025 8:45 am

Inspector: John Moylan

Site	
Name	Asturia CDD
Address	Asturian Parkway
City	Odessa
ST	Florida
Zip	33556

Controller	
Name	15121 Aviles Pkwy
Location	
Model	
Modules	3
Controller ID	145022

Water Days as of Jul 25, 2025	
Program A	Sun , Wed
Program B	
Program C	
Program D	

Notes
Adjustments made throughout

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	Bubbler	Pass										
All good												
2	D- Beds	Pass										
All good												
3	S-Between road and sidewalk	Pass										
Minor adjustments												
4	S- North and east	Pass										
Minor adjustments												
5	S- West center	Pass										
Minor adjustments												
6	S-East center	Pass										
All good												
7		Pass										



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July 2025

Date: Jul 25, 2025 9:00 am

Inspector: John Moylan

Site	
Name	Asturia CDD
Address	Asturian Parkway
City	Odessa
ST	Florida
Zip	33556

Controller	
Name	15138 Caravan Ave
Location	
Model	
Modules	10
Controller ID	146020

Water Days as of Jul 25, 2025	
Program A	Sun , Tue
Program B	Sun , Tue
Program C	
Program D	

Notes
Adjustments made as needed and repaired 2 heads from edger damage.

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	S- In plant beds, by Gathering Way	Pass										
Minor adjustments												
2	S- Center by Gathering Way	Pass										
Minor adjustments												
3	S- Road by Gathering Way	Pass										
Minor adjustments												
4	S- In plant bed, by controller	Pass										
Minor adjustments												
5	R- By controller	Pass										
Minor adjustments												
6	Bubbler by timer	Pass										
7	S- In plant bed by mailboxes	Pass										
Minor adjustments												

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
8	S- Road by mailboxes	Pass										
Minor adjustments												
9	S- Both sides of Hearth Drive	Pass										
Minor adjustments												
10	S- In plant beds both ends of island	Pass										
Minor adjustments												
11	Bed on the right side	Pass										
12	Bubblers field	Pass										
13	S-Plant bed by Delancey Street	Pass										
Minor adjustments												
14	N/A	Pass										
15	S- Both ends of island	Pass										
Minor adjustments												
16	N/A	Pass										
17	R-North end of island	Pass										
18	R-Center island	Pass										
All good												
19	R-South end of island	Pass										
All good												
20		Pass										



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July 2025

Date: Jul 25, 2025 10:00 am

Inspector: John Moylan

Site	
Name	Asturia CDD
Address	Asturian Parkway
City	Odessa
ST	Florida
Zip	33556

Controller	
Name	15216 Caravan Ave
Location	
Model	
Modules	8
Controller ID	146008

Water Days as of Jul 25, 2025	
Program A	Sun , Wed
Program B	
Program C	
Program D	

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	S- By Gathering Way	Pass										
Minor adjustments												
2	S- In plant beds by Gathering Way	Pass										
Minor adjustments												
3	S- By road by Gathering Way	Pass										
Minor adjustments												
4	S- Center grass by Gathering Way	Pass										
Minor adjustments												
5	B on trees	Pass										
6	S- Both ends of island	Pass										
Minor adjustments												
7	R- Southwest in island	Pass										
Minor adjustments												

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
8	R- Southeast island	Pass										
Minor adjustments												
9	R- Northeast of island	Pass										
Minor adjustments												
10	R- Northwest of island	Pass										
Minor adjustments												
11	NA	Pass										
12	NA	Pass										
13	S-By controller, road	Pass										
Minor adjustments												
14	S-By controller, center	Pass										
All good												
15	S- By controller, plant beds	Pass										
All good												
16		Pass										



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July 2025

Date: Jul 25, 2025 11:15 am

Inspector: John Moylan

Site	
Name	Asturia CDD
Address	Asturian Parkway
City	Odessa
ST	Florida
Zip	33556

Controller	
Name	15301 Aviles Pkwy
Location	
Model	
Modules	3
Controller ID	145026

Water Days as of Jul 25, 2025	
Program A	Sun , Wed
Program B	
Program C	
Program D	

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	Bubbler	Pass										
All good												
2	S- By controller	Pass										
Minor adjustments												
3	S- West of Zone 2	Pass										
All good												
4	S- Across the street from Zone 3	Pass										
Minor adjustments												
5	S-East of Zone 4	Pass										
All good												
6		Pass										



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July 2025

Date: Jul 25, 2025 11:45 am

Inspector: John Moylan

Site	
Name	Asturia CDD
Address	Asturian Parkway
City	Odessa
ST	Florida
Zip	33556

Controller	
Name	2781 Long Bow Way
Location	
Model	
Modules	5
Controller ID	144906

Water Days as of Jul 25, 2025	
Program A	Sun , Wed
Program B	
Program C	
Program D	

Notes
Minor adjustments as needed

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	R-By controller	Pass										
Minor adjustments												
2	D-By controller	Pass										
All good												
3	S- Along road	Pass										
Minor adjustments												
4	R- By park bench	Pass										
Minor adjustments												
5	R- By mailboxes	Pass										
Minor adjustments												
6	B- Bike trail	Pass										
Minor adjustments												
7	S-Bike trail entrance	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
All good												
8	D-Bike trail exit	Pass										
All good												
9	S-Bike trail entrance	Pass										
Minor adjustments												
10	S-By controller	Pass										
Minor adjustments												
11		Pass										



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July 2025

Date: Jul 25, 2025 12:15 pm

Inspector: John Moylan

Site	
Name	Asturia CDD
Address	Asturian Parkway
City	Odessa
ST	Florida
Zip	33556

Controller	
Name	15381 Aviles Pkwy
Location	
Model	
Modules	4
Controller ID	145027

Water Days as of Jul 25, 2025	
Program A	Sun , Wed
Program B	
Program C	
Program D	

Notes
Minor adjustments as needed

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	Bubbler	Pass										
All good												
2	Drip	Pass										
All good												
3	NA	Pass										
4	S- Between road and sidewalk	Pass									In	
Minor adjustments												
5	S-Northwest center	Pass										
Minor adjustments												
6	Center of center	Pass										
All good												
7	S-Southwest center	Pass										
Minor adjustments												

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
8	S-By controller	Pass										
All good												
9		Pass										



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July 2025Date: Jul 25, 2025 12:58 pm
Inspector: John Moylan

Site	
Name	Asturia CDD
Address	Asturian Parkway
City	Odessa
ST	Florida
Zip	33556

Controller	
Name	2995 Long Bow Way
Location	
Model	
Modules	6
Controller ID	144919

Water Days as of Jul 25, 2025	
Program A	Sun , Wed
Program B	
Program C	
Program D	

Notes
Adjustments made as needed

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	R-By controller	Pass										
All good												
2	S-By controller	Pass										
All good												
3	D-By controller	Pass										
All good												
4	R-North of park benches	Pass										
Minor adjustments												
5		Pass										
6		Pass										
7	Zone 7	Pass										
8	D-North of lake	Pass										
9	B-North end of lake	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
10	D- End of Trails Edge Blvd	Pass										
All good												
11	R-End of Trails Edge Blvd	Pass										
Minor adjustments												
12	S-End of Trails Edge Blvd	Pass										
Minor adjustments												
13		Pass										



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July 2025

Date: Jul 25, 2025 11:00 am

Inspector: John Moylan

Site	
Name	Asturia CDD
Address	Asturian Parkway
City	Odessa
ST	Florida
Zip	33556

Controller	
Name	15233 Renaissance Ave
Location	
Model	
Modules	5
Controller ID	145999

Water Days as of Jul 25, 2025	
Program A	Sun , Wed
Program B	
Program C	
Program D	

Notes
Adjustments made as needed

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	S- By controller	Pass										
All good												
2	S- West of Zone 1	Pass										
All good												
3	S- West end by road	Pass										
All good												
4	S- West end by sidewalk	Pass										
Minor adjustments												
5	R- By lake	Pass										
Minor adjustments												
6	B- By Zone 5	Pass										
Minor adjustments												
7	R- By controller	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
Minor adjustments												
8	D- By controller	Pass										
All good												
9	B- By controller	Pass										
All good												
10		Pass										

EXHIBIT 4

[Return to Agenda](#)



Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date

7/11/2025

Customer

Asturia CDD

Weather Conditions

Sunny

Wind

2se

Temperature

97

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers

All

Service Performed

Treatment

Work Performed

☒ Grasses

Equipment Used

☒ ATV/UTV

Water Level

Normal

Restrictions

None

Observations/Recommendations

Sites treated for invasive growth

2 of 2

Pond Numbers

1 2 3 4 5 x 3410 3490a 3740c

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Normal

Restrictions

None



Aquatic Services Report

Observations/Recommendations

Sites treated for algae



Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date	7/25/2025
Customer	Asturia CDD
Weather Conditions	Sunny
Wind	3se
Temperature	99
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers	2 3 4 5 x
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 also set up game cam on yellow chain

EXHIBIT 5

[Return to Agenda](#)



Asturia CDD

Gary Schwartz

Complete

Score	62 / 64 (96.88%)	Flagged items	0	Actions	0
-------	------------------	---------------	---	---------	---

25 Jul 2025 10:20 EDT

Prepared by

Gary Schwartz

Ponds	18 / 18 (100%)
-------	----------------

Ponds 1	3 / 3 (100%)
---------	--------------

Ponds






Photo 1Photo 2Photo 3

Good

Pond Location

15323 Aviles Pkwy
Odessa FL 33556
United States
(28.19803167433681,
-82.56397400094433)

Ponds 2	3 / 3 (100%)
---------	--------------

Ponds






Photo 4Photo 5Photo 6

Good

Pond Location

14826 Renaissance Ave
Odessa FL 33556
United States
(28.196638034287005,
-82.5695749650858)

Ponds 3	3 / 3 (100%)
---------	--------------

Ponds

Good



Photo 7



Photo 8



Photo 9

Pond Location

2483 Portico St
Odessa FL 33556
United States
(28.194568474063225,
-82.57194892749474)

Ponds 4

3 / 3 (100%)

Ponds

Good



Photo 10



Photo 11

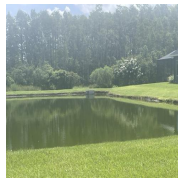


Photo 12

Pond Location

2986 Long Bow Way
Odessa FL 33556
United States
(28.200760243751635,
-82.57095742156841)

Ponds 5

3 / 3 (100%)

Ponds

Good

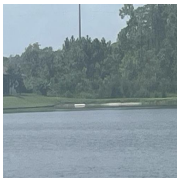


Photo 13



Photo 14



Photo 15

Pond Location

14700 Trails Edge Blvd
Odessa FL 33556
United States
(28.196419814399718,
-82.57225328002966)

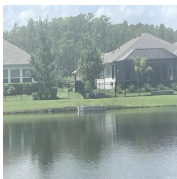


Photo 16

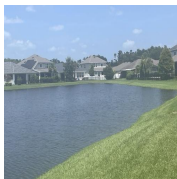


Photo 17

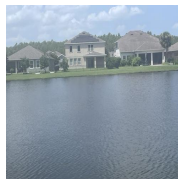


Photo 18

Ponds 6

3 / 3 (100%)

Ponds

Good

Pond Location

3114 Satilla Loop
Odessa FL 33556
United States
(28.199673877156897,
-82.56530177046199)

Landscaping

15 / 15 (100%)

Landscaping 1

3 / 3 (100%)

Landscaping

Good

I asked Red Tree to submit an estimate for a traveller tree growing through the plant bed between the clubhouse and the gym. The estimate was never given. Red Tree trimmed the overgrown ornamental grass in front of the gym window.

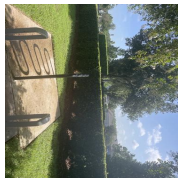


Photo 19

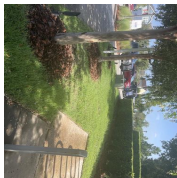


Photo 20

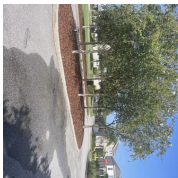


Photo 21

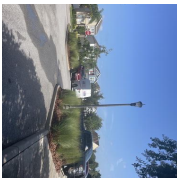


Photo 22

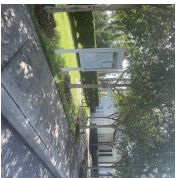


Photo 23

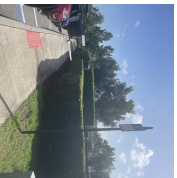


Photo 24

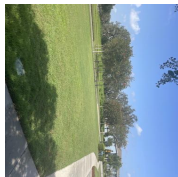


Photo 25

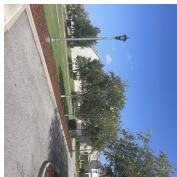


Photo 26

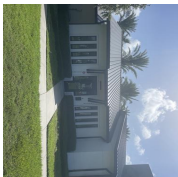


Photo 27

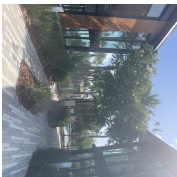


Photo 28

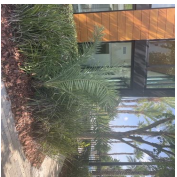


Photo 29



Photo 30

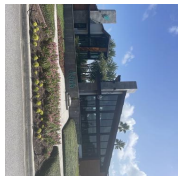


Photo 31

Landscaping Location

Clubhouse

Landscaping 2

3 / 3 (100%)

Landscaping

Good

There is an area of dead Jasmine in front of the gym window that needs to be replaced.

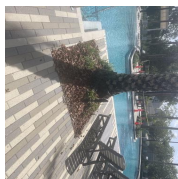


Photo 32

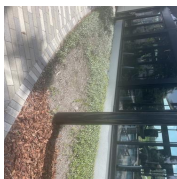


Photo 33



Photo 34

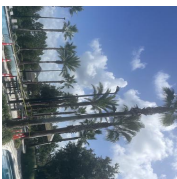


Photo 35

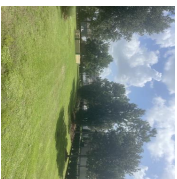


Photo 36

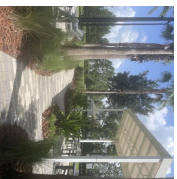


Photo 37



Photo 38

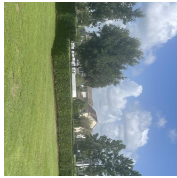


Photo 39

Landscaping Location

Pool are landscape

Landscaping 3

3 / 3 (100%)

Landscaping

Good

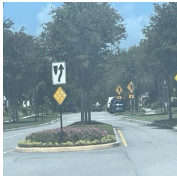


Photo 40



Photo 41

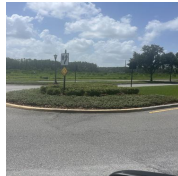


Photo 42

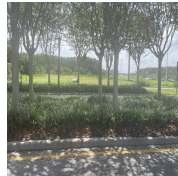


Photo 43

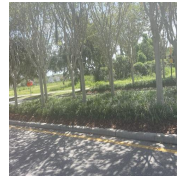


Photo 44

Landscaping Location

Asturian Pkwy
Odessa FL 33556
United States
(28.19213264418012,
-82.57055810498323)

Landscaping 4

3 / 3 (100%)

Landscaping

Good



Photo 45



Photo 46



Photo 47

Landscaping Location

2995 Long Bow Way
Odessa FL 33556
United States
(28.20084287549863,
-82.5711797165295)

Landscaping 5

3 / 3 (100%)

Landscaping

Good



Photo 48



Photo 49



Photo 50

Landscaping Location

14700 Trails Edge Blvd
Odessa FL 33556

United States
(28.19634417872341,
-82.57218002218134)

Mailbox

Good



Photo 51



Photo 52



Photo 53

Mailbox Location

Throughout community

Streetlights

Working



Photo 54

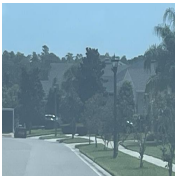


Photo 55

Streetlights Location

15000–15040 Aviles Pkwy
Odessa FL 33556
United States
(28.19761892583795,
-82.56855749675816)

Monuments

Good



Photo 56



Photo 57



Photo 58

Sidewalks

Good



Photo 59



Photo 60

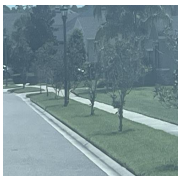


Photo 61

Sidewalks Location

15001–15099 Aviles Pkwy
Odessa FL 33556
United States
(28.19760836197827,
-82.56864286966861)

Common Area Fence

Good

No common fence

Roads

Good



Photo 62



Photo 63

Roads Location

15001-15099 Aviles Pkwy
Odessa FL 33556
United States
(28.197635896530187,
-82.56865317940951)

Amenities

13 / 15 (86.67%)

Amenities 1

13 / 15 (86.67%)

Dog Park

Fair

Dog Park has just been re-graded resorted waiting for company to come in and put ADA mulch

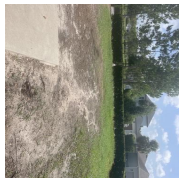


Photo 64

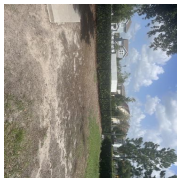


Photo 65



Photo 66

Clubhouse

Good

I recommend the clubhouse to be pressured washed. The clubhouse furniture is dirty. I would recommend trying to clean it.

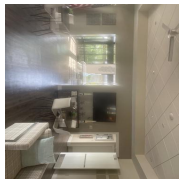


Photo 67

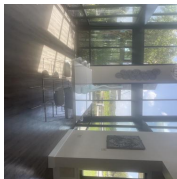


Photo 68



Photo 69

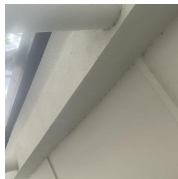


Photo 70

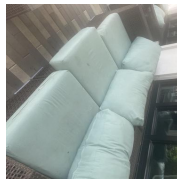


Photo 71

Clubhouse Restroom

Good



Photo 72

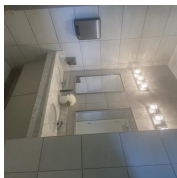


Photo 73

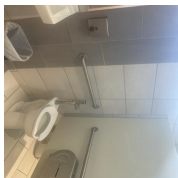


Photo 74



Photo 75

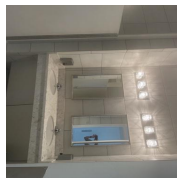


Photo 76

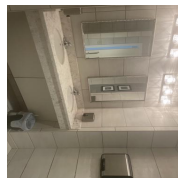


Photo 77

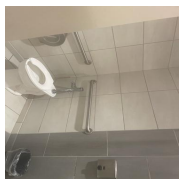


Photo 78



Photo 79

Pool

Fair

The leak in the pool has been detected and repaired next to the fountain in the pool.

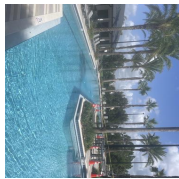


Photo 80

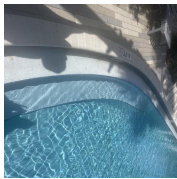


Photo 81

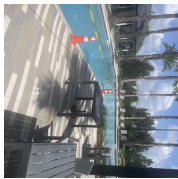


Photo 82

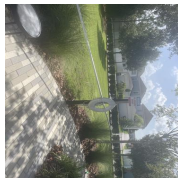


Photo 83

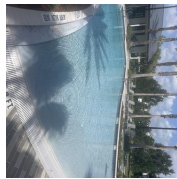


Photo 84

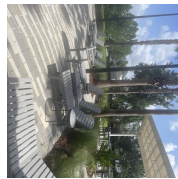


Photo 85

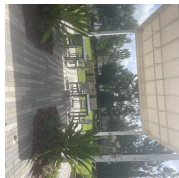


Photo 86

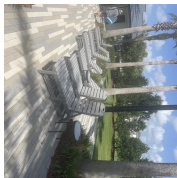


Photo 87



Photo 88

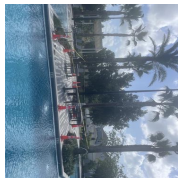


Photo 89

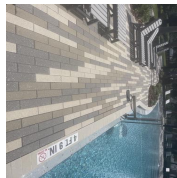


Photo 90

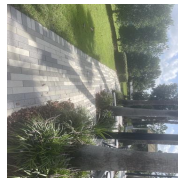


Photo 91

Playground

Good

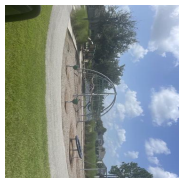


Photo 92



Photo 93

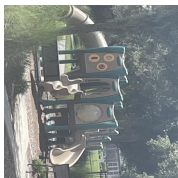


Photo 94

Sign Off

Gary Schwartz
25 Jul 2025 12:27 EDT

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19

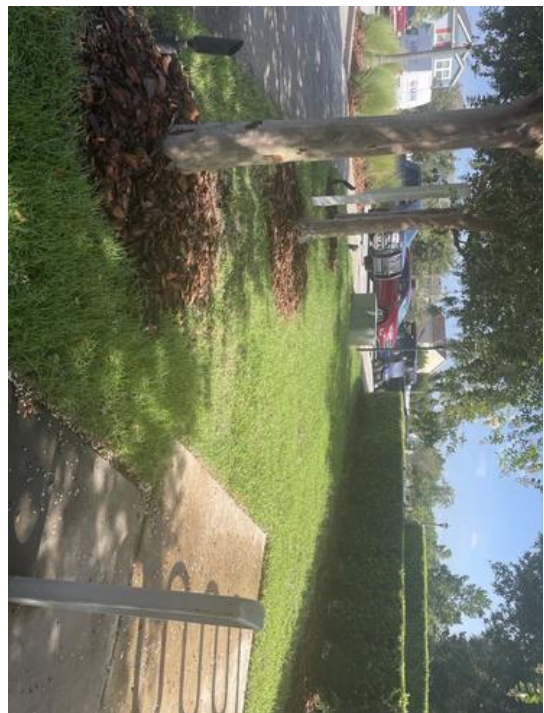


Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31

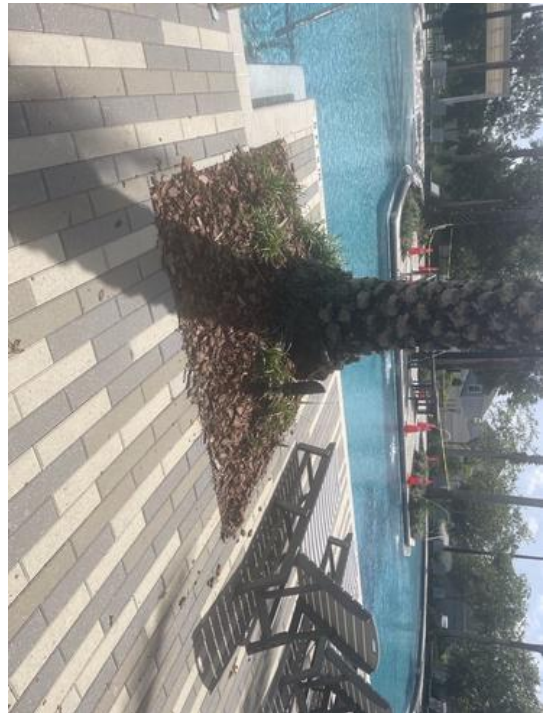


Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67

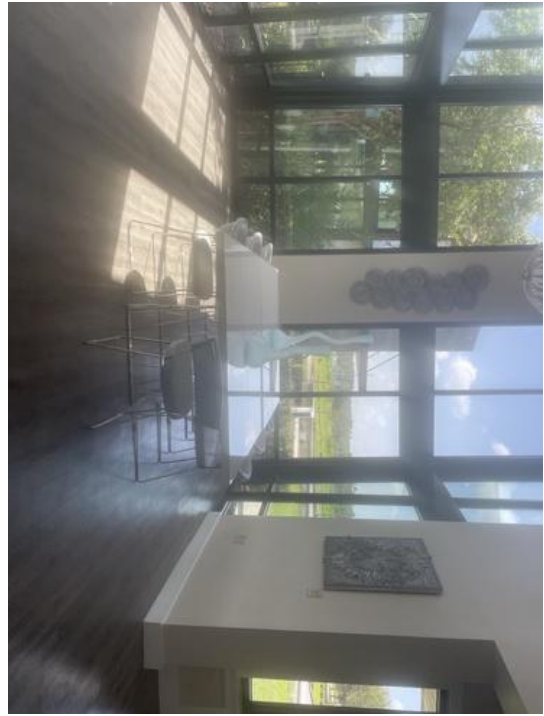


Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75

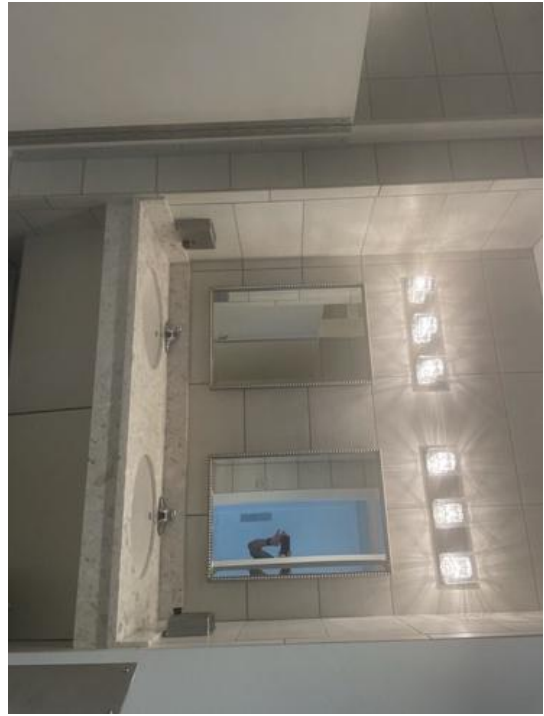


Photo 76

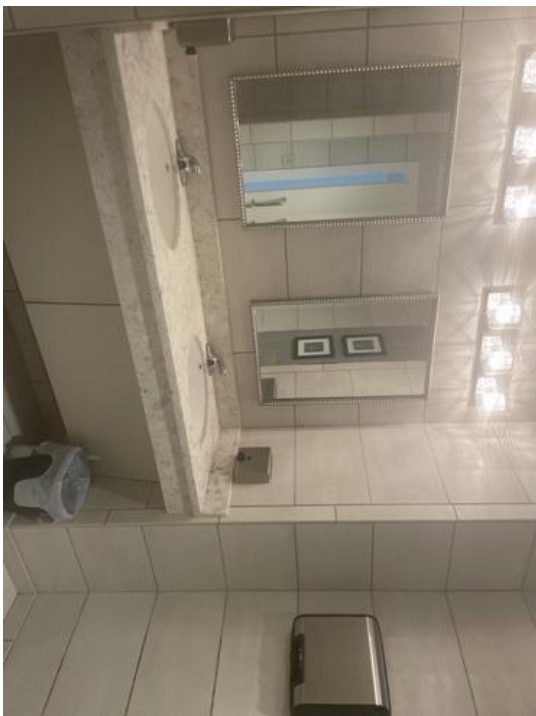


Photo 77



Photo 78



Photo 79



Photo 80

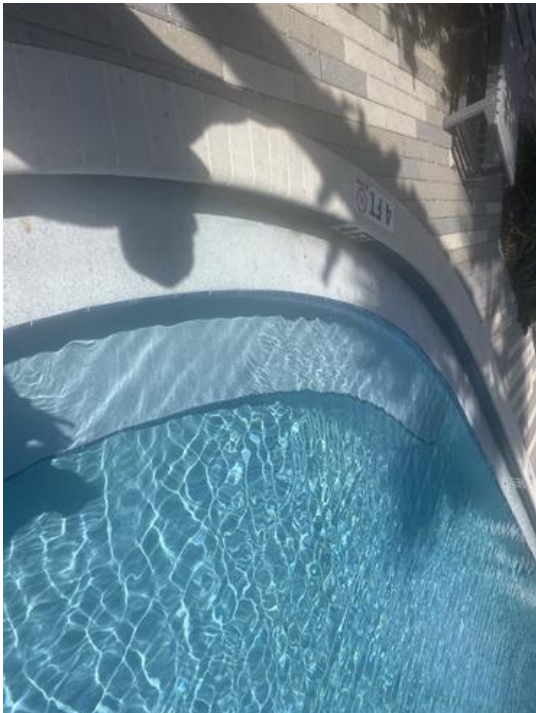


Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89

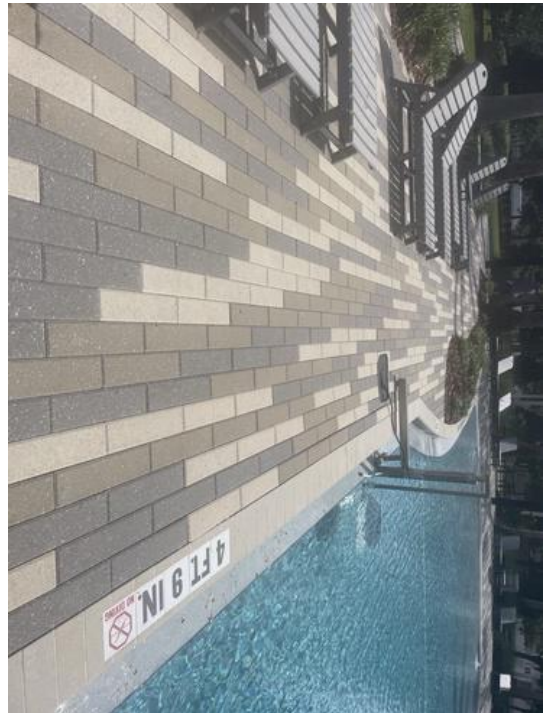


Photo 90



Photo 91



Photo 92



Photo 93



Photo 94

EXHIBIT 6

[Return to Agenda](#)

Asturia CDD Task List

1. Golf Cart Delivery
2. ADA Chair Re-repair under Warranty
3. Tot Lot and Dog Park ADA-certified Mulching
4. Additional Estimate for Playground Fencing
5. Loose Pavers on Pool Deck Repair

EXHIBIT 7

[Return to Agenda](#)

Customer Asturia CDD Date 7.14.2025
Location 14575 Promenade Pkwy, Odessa, FL 33556
Contractor Suncoast Spotless, LLC DBA Office Pride Commercial Cleaning Services

I. Contractor Responsibility

- a. Contractor agrees to provide all services as described below.
- b. Contractor agrees to provide all labor, equipment and cleaning supplies.
- c. Contractor agrees to keep liability insurance coverage in force during term of agreement.

II. Customer Responsibility

- a. Customer agrees to provide adequate water and electrical facilities for use of contractor.
- b. Customer understands Contractor's performance and provision of requested services are subject to the availability of products, tools and labor.
- c. Customer understands pricing is subject to change if costs of products, tools or labor increase.
- d. Customer understands proper sanitization and/or cleaning of surfaces can reduce, but not eliminate, the risk of contracting a virus such as influenza, coronavirus or other illness.
- e. Customer understands Office Pride is a commercial cleaning company, not a disinfection specialist, and therefore cannot guarantee total disinfection.
- f. Customer agrees this contract may be terminated by either party at any time.

III. Cost of Service and Invoicing

- a. Customer agrees to pay contractor the sum of \$570.00 for service(s) described below.
- b. Customer will be invoiced upon completion of service(s) and payment is due upon receipt unless otherwise mutually agreed.
- c. Prices quoted do not include applicable sales tax and are subject to change.
- d. Office Pride does not assume costs relating to customer payment and invoice processing. Customer agrees to pay any third-party invoicing portal or payment disbursement company that is utilized by the customer and said services incur an expense or fee to Office Pride, said costs will be reverted to the customer and added to the quoted price.

IV. Requested Service/s (Use Separate Sheet if Necessary)

- a. Dog Waste Station, Matte Green, Roll Bag Dispenser, Round Waste Receptacle \$395.00/ea
- b. Assembly, materials and installation of 1ea Dog Waste Station \$175.00
- c. _____
- d. _____

V. HOLD HARMLESS AND INDEMNITY AGREEMENT

This Agreement is made as of the effective date by and between the Contractor ("Indemnitee") and the Customer ("Indemnitor"); at times the Contractor/Indemnitee or Customer/Indemnitor may be referred to as the "Party" or collectively referred to as the "Parties." Indemnitor desires and wishes to hold harmless and indemnify the Indemnitee and its successors, assigns, and affiliates from any and all liabilities, losses, claims, judgments, suits, fines, penalties, demands or expenses, including, but not limited to, all reasonable costs for defense and investigation thereof (including but not limited to attorney's fees, court costs and expert fees) claimed by anyone by reason of injury or damage to persons or property sustained in or around the effective date of this agreement as a proximate result of the acts or omissions of the Indemnitee, its agents, successors and assigns or arising out of the operation or actions of the Indemnitee, except when such liability may result from the sole negligence of the Indemnitee, its officers, directors, agents, servants, and/or employees; provided however, that upon the filing of any claim with the Indemnitor for damages arising out of incidents for which the Indemnitee herein agrees to hold Indemnitor harmless, then and in that event the Indemnitor shall notify Indemnitee of such claim and Indemnitee shall have the right to settle, compromise, and/or defend the same.

VI. THE UNDERSIGNED HAVE READ, UNDERSTAND and ACCEPT THIS AGREEMENT, and by signing this Agreement, all parties agree to all of the aforementioned terms, conditions and policies.

Customer <u>Asturia CDD</u>	Contractor <u>Suncoast Spotless, LLC dba Office Pride</u>
Printed Name _____	Printed Name _____
Signature _____	Signature _____
Date _____	Date _____

EXHIBIT 8

[Return to Agenda](#)

Location # Name	Fixtures	Coordinates/ GPS	Notes	
# 1 Cornerstone St & Caravan Ave Mailboxes	Trash Cans – 2 Dog Stations - 1	Lat/Lon 28° 11' 42.31656" N 82° 34' 12.42933" W GPS 28.1950879,- 82.5701193		
# 2 Caravan Ave "Bridge Park"	Trash Cans – 1 Dog Stations - 1	Lat/Lon 28° 11' 44.31113" N 82° 34' 11.87290" W GPS 28.1956420,- 82.5699647		
#3 Renaissance Ave & Gathering Way	Trash Cans – 0 Dog Stations - 1	Lat/Lon 28° 11' 38.42631" N 82° 33' 54.02629" W GPS 28.1940073,- 82.5650073		
#4 Caravan Ave & Delancey St	Trash Cans – 0 Dog Stations - 1	Lat/Lon 28° 11' 39.68477" N 82° 34' 2.97857" W GPS 28.1943569,- 82.5674940		
#5 Caravan Ave & Hearth Dr	Trash Cans – 1 Dog Stations - 1	Lat/Lon 28° 11' 38.99119" N 82° 33' 59.84521" W GPS 28.1941642,- 82.5666237		

Location # Name	Fixtures	Coordinates/ GPS	Notes	
#6 Caravan Ave & Gathering Way	Trash Cans – 0 Dog Stations - 1	Lat/Lon 28° 11' 35.24983" N 82° 33' 56.58753" GPS W28.1931250,- 82.5657188		
#7 Virgina Station & Promenade Pkwy	Trash Cans – 1 Dog Stations - 0	Lat/Lon 28° 11' 18.77870" N 82° 33' 52.33167" W GPS 28.1885496,- 82.5645366		
#8 Promenade Pkwy @ Townhomes	Trash Cans -0 Dog Stations - 1	Lat/Lon 28° 11' 24.32450" N 82° 33' 51.47591" W GPS 28.1900901,- 82.5642989		
#9 Promenade Pkwy & Hearth Dr	Trash Cans – 1 Dog Stations -1	Lat/Lon 28° 11' 34.27752" N 82° 34' 2.67440" W GPS 28.1928549,- 82.5674096		
#10 Promenade Pkwy & Asturian Pkwy	Trash Cans – 1 Dog Stations-0	Lat/Lon 28° 11' 37.66569" N 82° 34' 10.89162" W GPS 28.1937960,- 82.5696921		

Location # Name	Fixtures	Coordinates/ GPS	Notes	
#11 Portico St & Promenade Pkwy	Trash Cans – 1 Dog Stations - 0	Lat/Lon 28° 11' 40.20604" N 82° 34' 19.67009" W GPS 28.1945017,- 82.5721306		
#12 Asturia Park Renaissance Ave & Trails Edge/Aviles	Trash Cans – 4 Dog Stations-1	Lat/Lon 28° 11' 48.93213" N 82° 34' 10.44865" W GPS 28.1969256,- 82.5695691	Trash in small park across street and at bridge included.	
#13 Aviles Pkwy Mailboxes (across from 15392 Aviles)	Trash Cans – 0 Dog Stations-1	Lat/Lon 28° 11' 47.89919" N 82° 33' 50.35703" W GPS 28.1966387,- 82.5639881		
#14 Aviles Pkwy & Posada Ln	Trash Cans – 0 Dog Stations-1	Lat/Lon 28° 11' 56.01775" N 82° 33' 59.32862" W GPS 28.1988938,- 82.5664802	Dog Station is hidden from street.	
#15 Trails Edge Blvd & Verona Ln	Trash Cans – 1 Dog Stations - 0	Lat/Lon 28° 11' 51.98193" N 82° 34' 14.09860" W GPS 28.1977728,- 82.5705829		

Location # Name	Fixtures	Coordinates/ GPS	Notes	
#16 Verona Ln @ Cul-de-Sac	Trash Cans – 1 Dog Stations - 0	Lat/Lon 28° 11' 53.00203" N 82° 34' 17.32369" W GPS 28.1980561,- 82.5714788		
#17 Trails Edge Blvd Pond	Trash Cans – 1 Dog Stations - 1	Lat/Long 28° 11' 47.37479" N 82° 34' 20.10702" W GPS 28.1964930,- 82.5722519		
#18 Trails Edge Blvd & Long Bow Way	Trash Cans – 1 Dog Stations - 1	Lat/Lon 28° 11' 55.78375" N 82° 34' 22.74430" W GPS 28.1988288,- 82.5729845		
#19 Long Bow Way & Edge Ct	Trash Cans – 1 Dog Stations - 0	Lat/Lon 28° 11' 56.19009" N 82° 34' 19.04607" W GPS 28.1989417,- 82.5719572	Trash can hidden from street.	
#20 Long Bow Way Cul-de-Sac	Trash Cans – 1 Dog Stations - 1	Lat/Lon 28° 12' 3.40749" N 82° 34' 16.45828" W GPS 28.2009465,- 82.5712384		



Location # Name	Fixtures	Coordinates/ GPS	Notes	
#21 Trails Edge Cul-de-sac	Trash Cans – 1 Dog Stations - 0	Lat/Lon 28° 12' 0.60341" N 82° 34' 25.30675" W GPS 28.2001676,- 82.5736963		
#22 Dog Pak & Rear Parking Lot	Trash Cans – 1 Dog Stations - 1		Trash can @ road dog station in dog park	

EXHIBIT 9

[Return to Agenda](#)



Sign Solutions of Tampa Bay
3921 West Dr. Martin Luther King Jr. Blvd.
Tampa, FL 33614

(813) 269-5990

ESTIMATE EST-28804

Estimate Date: 08/05/25

Follow Up Date : 08/08/25

Payment Terms: Cash

Description: Asturia - Pool rules sign - Aluminum options

Bill To: Kai
3921 West Martin Luther King Junior
Boulevard
Tampa FL 33614
US

Ordered By: Heather Dilley
heather@hikai.com
(813) 565-4663

Salesperson:
Entered By: David Roach

ITEMS		QTY	UNIT PRICE	LINE TOTAL
1	24" x 18" Dibond Panel Sign with Grommets 24" x 18" 1/8" Dibond Panel with full-color commodity vinyl, single-sided. Grommets at 4 corners for mounting.	1	\$54.80	\$54.80
2	24" x 18" Dibond Panel Sign on Aluminum Post 24" x 18" Vertical 1/8" Dibond Panel, single-sided, mounted on 72"H 3" round aluminum post, with ball topper, black powder coat.	1	\$267.00	\$267.00
3	Install Labor Install cost based on community location in Sarasota / Bradenton.	1	\$330.00	\$330.00

Subtotal	\$651.80
Pre-Tax Total	\$651.80
Tax	\$24.15
Total	\$675.95

Thank you for considering Sign Solutions for your signage needs. Please call us at (813) 269-5990 if you have questions or need further information. We look forward to hearing from you and working with you on this project. Estimates are valid for 14 days unless otherwise specified.



Sign Solutions of Tampa Bay
3921 West Dr. Martin Luther King Jr. Blvd.
Tampa, FL 33614

(813) 269-5990

ESTIMATE EST-28814

Estimate Date: 08/05/25

Follow Up Date : 08/08/25

Payment Terms: Cash

Description: Asturia - Pool rules sign on Wood Post option

Bill To: Kai
3921 West Martin Luther King Junior
Boulevard
Tampa FL 33614
US

Ordered By: Heather Dilley
heather@hikai.com
(813) 565-4663

Salesperson:
Entered By: David Roach

ITEMS		QTY	UNIT PRICE	LINE TOTAL
1	24" x 18" Dibond Panel Sign on Painted Wood Post 24" x 18" Vertical 1/8" Dibond Panel, single-sided, mounted on 4" x 4" x 72" pressure treated wooden post, painted w/ premium exterior grade paint (Black), with ball topper. 24" of 72" installed in ground.	1	\$79.80	\$79.80
2	Install Labor Install cost based on community location in Sarasota / Bradenton.	1	\$330.00	\$330.00

Subtotal	\$409.80
Pre-Tax Total	\$409.80
Tax	\$5.99
Total	\$415.79

Thank you for considering Sign Solutions for your signage needs. Please call us at (813) 269-5990 if you have questions or need further information. We look forward to hearing from you and working with you on this project. Estimates are valid for 14 days unless otherwise specified.



2508_Kai Management_Asturia_24x18 [Pool Rules] V1-V2 (SET UP).fs

8/5/2025

CUSTOMER APPROVAL

Customer Signature

Date

Original designs are the property of **Sign Solutions** and cannot be reproduced in whole or in part, without prior written approval.

Sign Solutions
premium signs and graphics

3921 W. Dr MLK Blvd. Tampa FL 33614
Tel: 813.269.5990 Fax: 813.269.5991
www.SignSolutionsTB.com

PROJECT MANAGER:
Dawn R.

REVISIONS

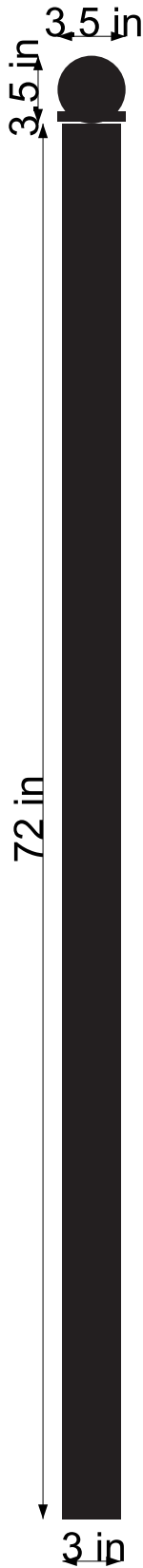


Disclaimer: After 3 revisions, additional charges may apply.

Materials, Colors & Finishes - Disclaimer

Materials, Colors & Finishes represented above either in digital or printed format may not match finished product. Client needs to provide exact color samples, specify custom colors or approve Sign Solutions samples.

Kai Management - Asturia



See estimates for Aluminum and wood options.
(3" alum. is shown. Wood is 4"x4"x 72")

2508_Kai Management_Asturia_24x18 [Pool Rules] V1-V2 (SET UP).fs

8/5/2025

CUSTOMER APPROVAL

Customer Signature

Date

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Tel: 813.269.5990 Fax: 813.269.5991
www.SignSolutionsTB.com

PROJECT MANAGER:
Dawn R.

REVISIONS

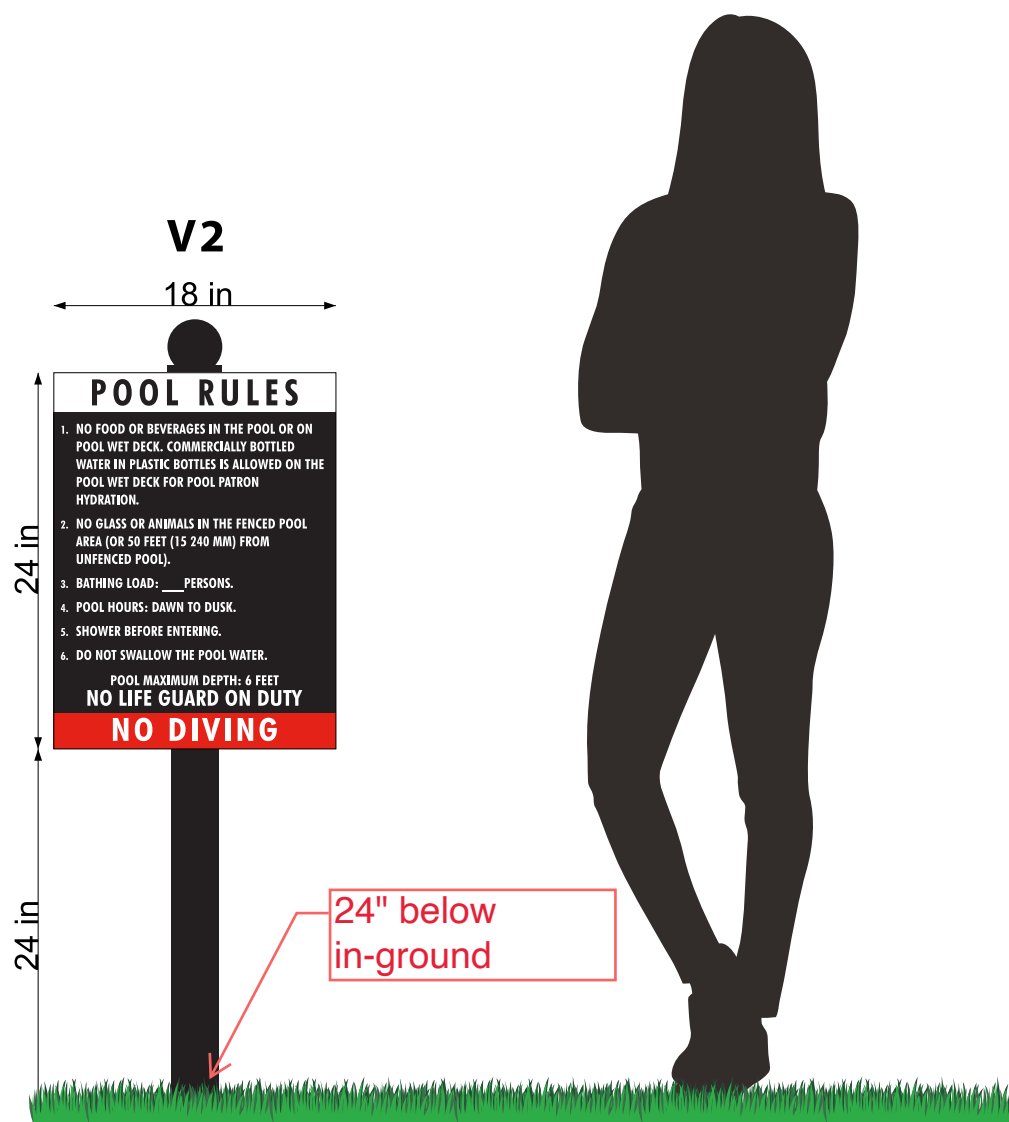


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Kai Management - Asturia



2508_Kai Management_Asturia_24x18 [Pool Rules] V1-V2 (SET UP).fs

8/5/2025

CUSTOMER APPROVAL

Customer Signature

Date

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3921 W. Dr MLK Blvd. Tampa FL 33614
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PROJECT MANAGER:
Dawn R.

REVISIONS



Disclaimer: After 3 revisions, additional charges may apply.

Materials, Colors & Finishes - Disclaimer

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EXHIBIT 10

[Return to Agenda](#)



CPC 1439936 | 9190 49th Street North | Pinellas Park, Florida 33782
727 220-1592 | info@carlospaversinc.com | www.carlospaversinc.com

RECIPIENT:

Marina Carcaba

14575 Promenade Parkway
Odessa, Florida 33556

Quote #1838

Sent on Jul 24, 2025

Total \$105,870.00

Product/Service	Description
Project Description - Paver Pool Deck (Replacement)**	Clean and install sand to create level surface over existing concrete pool deck Install 2,000 sq. ft. new 30mm concrete paver to match existing Area to be replaced: Covered patio area out to drains Covered area on back side of pool (If needed) **Pavers from these areas will be used for the repairs and replacement around pool deck
P11+ - Concrete pavers replacement	Includes site prep, base material and concrete pavers. Also includes labor, sand and setting materials.
Project Description - Pool Deck - Remove/Replace	Remove existing pavers around pool deck and stack for reuse Install crushed concrete base material to establish proper elevation with existing pool and elevations at clubhouse Re-install 6,000 sq. ft. original concrete pavers per existing layout
DD3 - 3 Inch Deco Drain	Includes labor and material to install 3" deco drain
Landscape Wall (Decorative Block)	Install 700' decorative wall block around all planters Elevation to range from +12" - +18" (Based on lengthy of wall and number of rows)
Clean & Seal	Clean concrete pavers, sand and apply low-luster, water-based sealer.
Pool - Prep & 30 Day Maintenance	Clean and vacuum pool as needed during construction Once construction is complete, final clean and make ready for existing pool service
Pool Remodel Payment Schedule	Contract Signing - 35.00% Prep Complete/Material Delivered - 30.00% Pavers/Drains Complete - 30.00% Project Completion - 5.00%
Root Pruning	Root pruning will be done at a flat cost once site prep is complete. All costs associated with root pruning will be the responsibility of the customer.

* Non-taxable

A deposit of \$26,467.50 will be required to begin.

Total \$105,870.00



CPC 1439936 | 9190 49th Street North | Pinellas Park, Florida 33782
727 220-1592 | info@carlospaversinc.com | www.carlospaversinc.com

This quote is valid for the next 30 days, after which values may be subject to change.

Scope of Work

Work to be performed is limited to areas specifically identified in this proposal. Any work outside the scope of this proposal must be agreed upon in writing by both parties, and details noted in regards to project delays and costs.

Color, Texture and Shade

Variations are inherent in concrete products and enhance the paver's appearance. All display areas and sample boards are representation only. Color, texture and shade may vary from actual products shipped. New pavers will not match with an existing paver. Thin pavers will not match thick pavers. Efflorescence in concrete products is usually wears off over time.

Travertine pavers is a natural stone, Paver's size and height may vary from piece to piece.

Carlos Pavers, Pools & Spas Inc. holds no liability for color variations in products delivered or sold.

Underground Utilities

Sunshine 811 state underground utilities will be called to locate any underground utilities prior to construction start. During the construction process, underground utilities or pipes can be damaged or broken.

Carlos Pavers, Pools & Spas Inc. holds no liability for damage to underground utilities.

Material Delivery

Homeowner must indicate location for material, pavers and supplies to be delivered. Carlos Pavers, Pools & Spas Inc. holds no liability for replacement of sod that is damaged during the construction process.

Irrigation-Sprinkler Systems

It is very likely that your irrigation system will need to be modified, changed or repaired as a result of the construction process.

Carlos Pavers, Pools & Spas Inc. holds no liability for repair or replacement of irrigation lines, valves or boxes.

Job Site Clean-Up

Dust is a common occurrence on a construction site. Carlos Pavers, Pools & Spas Inc. is not responsible for cleaning or pressure washing any items, vehicles or structures that become dirty as a result of the construction process. All personal items must be removed from the work area prior to construction start. Carlos Pavers, Pools & Spas Inc. is not responsible for any plants, trees or personal items left in the area once construction begins.

Weather

Carlos Pavers, Pools & Spas Inc. is not liable for delays as a result of inclement weather.

Homeowner is responsible for any sub-grade issues that are discovered during the construction process. All issues will be discussed and solutions will be agreed upon before construction resumes.

Customer Signature:

Signature: _____ **Date:** _____

EXHIBIT 11

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Triple C Property Solutions LLC

PO Box 3381 | PLANT CITY, Florida 33566
8135253524 | lorenzo@triplecsolutionsllc.com | www.triplecsolutionsllc.com

RECIPIENT:

Asturia community

14575 Promenade Parkway
Odessa, Florida 33556

Quote #111

Sent on Aug 04, 2025

Total \$13,284.39

Product/Service	Description	Qty.	Unit Price	Total
Paver Relevel	We propose to remove approximately 140 square feet of existing unlevel pavers and reinstall them with a properly prepared base. This will include lifting and removing the current pavers, excavating the area as needed, and installing a compacted crushed stone base to ensure proper drainage and stability. A layer of leveling sand will be applied before resetting the pavers in a uniform pattern.	1	\$3,500.00	\$3,500.00
Misc Pool Deck	We propose to remove several sections of unlevel pavers throughout the pool deck, address the underlying issues, and reinstall them properly to restore a smooth, level surface. The process will include: <ul style="list-style-type: none">• Carefully lifting and removing the affected pavers.• Cutting and removing any tree roots or obstructions contributing to the uneven surface.• Re-excavating the base as needed and installing a compacted crushed stone base to ensure proper drainage and stability.• Applying a leveling sand layer for precise alignment.• Resetting the existing pavers in a uniform pattern across the repaired sections.	1	\$1,850.00	\$1,850.00
Cleaning and Sealing	Project: Cleaning, Sanding, and Sealing 3,600 sq. ft. of Pool Deck Scope of Work: We propose to professionally clean, sand, and seal approximately 3,600 square feet of pool deck to restore its appearance and ensure long-lasting protection. The process will include: <ul style="list-style-type: none">• Surface Cleaning: Thoroughly pressure washing the entire pool deck to remove dirt, debris, mildew, and any surface contaminants.• Joint Sanding: Reapplying joint sand as needed to stabilize the pavers and prevent shifting.• Sealing: Applying a high-quality, non-slip sealer designed for pool decks to enhance color, protect against stains, and provide a safe, slip-resistant finish. This service will improve the overall aesthetics of your pool area, protect the surface from weathering, and provide a durable, non-slick coating for safety and longevity.	1	\$7,560.00	\$7,560.00



Triple C Property Solutions LLC

PO Box 3381 | PLANT CITY, Florida 33566
8135253524 | lorenzo@triplecsolutionsllc.com | www.triplecsolutionsllc.com

Subtotal	\$12,910.00
Convenience Fee (2.9%)	\$374.39
Total	\$13,284.39

This quote is valid for the next 30 days, after which values may be subject to change.
Payments made in cash will not be charged a convenience fee

EXHIBIT 12

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August 5, 2025

KAI Properties
Attn: KAI Management
14575 Promenade Pkwy
Odessa, FL 33556

Re: Asturia

Florida Commercial Care, Inc. hereby submits the following proposal for the property referenced above.

PROPOSAL: Pavers

SCOPE OF WORK:

- Dispatch technicians to the property with the required equipment and materials to complete work order.
- Tape off area to ensure safety for crew and patrons.
- This work will be scheduled with clubhouse.
- This will be a multiple trip job with 3 techs.
- Locate pavers in the following areas to be worked on.
- 25-30 sq ft located by front pool entrance.
- 30-35 sq ft located pool lift.
- 30-35 sq ft located on the back walkway.
- 15-20 sq ft located by back tables.
- 20-25 sq ft located by walkway.
- 20-25 sq ft located by the end of back walkway.
- 25-30 sq ft located by back right pool edge.
- 80-100 sq ft for major concern area next to pool edge.
- Remove the pavers that have sunk down and need to be reset in multiple areas.
- Install leveling sand as needed.
- Properly level all areas with Lazer level so all areas match to proper height.
- Use plate compactor to compact all base sand.
- Reinstall pavers.
- Install sealer sand onto pavers.
- Sweep sealer sand into all paver joint across pool deck.
- After sealer sand is installed and cleaned, install a paver sealer on the entire pool deck. 3600 sq ft total.
- Sealer will be sprayed then back rolled to fill in all joints.
- Check property for any other issues or damage.
- Clean all equipment and debris from the area.
- Work will be completed within 30 days of approval.
- The proposal is good for 60 days.



Professional Landscape and Property Maintenance Services

Total Price- \$14,986.25

Proposal Accepted _____
DATE

SIGNATURE

Stephen Mc Dowell
Stephen McDowell
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

Serving all of Florida

www.FloridaCommercialCare.com

EXHIBIT 13

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FY 2026 PROPOSED BUDGET

STATEMENT 1
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 06.30.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025- 2026
I. REVENUE						
SPECIAL ASSMNTS- TAX COLLECTOR	\$ 1,003,227	\$ 1,028,251	\$ 1,020,959	\$1,020,944	\$ 1,253,761	232,802
SPECIAL ASSMNTS- DISCOUNTS	(6,793)		-	15,000	-	-
FUND BALANCE FORWARD			20,000	-	-	(20,000)
INTEREST - INVESTMENTS	3,820	49,105		58,113	-	-
OTHER MISCELLANEOUS REVENUES	15,015	17,381	15,000	660	-	(15,000)
CLUBHOUSE RENTALS	10,580	7,097	4,000	7,773	-	(4,000)
EVENT FEES	518		2,500	-	-	(2,500)
ACCESS CARDS		360	200	-	-	(200)
TOTAL REVENUE	1,026,367	1,102,194	1,062,659	1,102,490	1,253,761	191,102
II. EXPENDITURES						
GENERAL ADMINISTRATIVE						
SUPERVISOR FEES	14,200	14,982	15,000	9,400	15,000	-
PAYROLL FEES & WORKMANS COMP INSURANCE					1,800	1,800
PAYROLL TAXES-FICA	384	1,190	1,377	2,593	1,377	-
DISTRICT MANAGER	54,322	48,800	48,000	36,527	48,000	-
TRUSTEE FEES	6,000	6,015	8,500	6,750	8,500	-
ARBITRAGE	1,900	650	1,300	1,300	1,300	-
DISSEMINATING AGENT	-	-	-	-	-	-
PUBLIC OFFICIALS INSURANCE	3,730	3,458	4,496	3,700	4,496	-
LEGAL ADVERTISEMENTS	1,887	2,305	1,500	1,085	3,000	1,500
DUES, LICENSES, SUBSCRIPTIONS	175	175	175	175	175	-
WEBSITE HOSTING	5,724	3,602	5,500	2,931	5,500	-
LEGAL SERVICES- GENERAL	67,022	15,785	30,000	16,549	30,000	-
LEGAL SERVICES LITIGATION	-	-	20,000	177	20,000	-
LEGAL SERVICES LAND USES	1,386	19,563	20,000	2,494	30,000	10,000
LEGAL SERVICES DEFECT		-	10,000	-	10,000	-
MISCELLANEOUS ADMINISTRATIVE EXPENSES					-	-
MAILED NOTICES - POSTAGE	1,349	322	1,000	332	1,000	-
ENGINEERING SERVICES	4,275	11,065	20,000	-	20,000	-
AUDITING	3,575	3,575	3,715	-	4,000	285
MISC - ASSESSMENT COLLECTION COST	3,253		-	-	-	-
TAX COLLECTOR/PROPERTY APPRAISER FEES	150	150	650	150	650	-
TOTAL GENERAL ADMINISTRATIVE	169,332	131,637	191,213	84,164	204,798	13,585
UTILITY SERVICES						
UTILITY - IRRIGATION		3,978	5,134	3,049	5,134	-
ELECTRICITY - RECREATION CENTER	1,873	24,633	24,150	18,503	24,150	-
ELECTRICITY - STREETLIGHTS	161,565	121,605	219,365	96,377	219,365	-
UTILITY SERVICES	86		1,380	-	1,380	-
TOTAL UTILITY SERVICES	163,524	150,216	250,029	117,929	250,029	-
GARBAGE/SOLID WASTE SERVICES						
GARBAGE - RECREATION FACILITY	780	953	1,100	1,002	1,100	-
SOLID WASTE ASSESSMENT	731	1,250	2,500	1,337	3,000	500
TOTAL GARBAGE/SOLID WASTE SERVICES	1,511	2,203	3,600	2,340	4,100	500
WATER-SEWER COMB SERVICES						
UTILITY - RECLAIMED WATER	23,757	39,223	60,000	41,992	65,000	5,000
UTILITY - POTABLE WATER	335		15,000	-	15,000	-
TOTAL WATER-SEWER COMB SERVICES	24,092	39,223	75,000	41,992	80,000	5,000
STORMWATER CONTROL						
STORMWATER ASSESSMENT	624	624	1,400	611	1,400	-
AQUATIC MAINTENANCE	12,319	18,840	22,000	12,610	34,000	12,000
TOTAL STORMWATER CONTROL	12,943	19,464	23,400	13,221	35,400	12,000
PHYSICAL ENVIRONMENT						
INSURANCE - PROPERTY	15,033	20,714	26,930	23,805	30,000	3,070
INSURANCE - GENERAL LIABILITY	4,678	6,289	8,176	4,886	8,176	-
LANDSCAPE MAINTENANCE - GENERAL	167,263	129,000	142,200	104,741	185,000	42,800
LANDSCAPE MAINTENANCE - FERTILIZATION		9,600	9,600	7,344	12,000	2,400
LANDSCAPE MAINTENANCE - PEST CONTROL		5,100	5,100	3,902	5,100	-
LANDSCAPE MAINTENANCE - IRRIGATION	11,332	18,989	12,000	9,180	25,000	13,000
LANDSCAPE MAINTENANCE - MULCH		25,650	24,750	-	35,000	10,250
LANDSCAPE MAINTENANCE - ANNUALS		18,823	11,340	4,813	14,000	2,660
LANDSCAPE REPLACEMENT	2,000	11,000	25,000	9,450	35,000	10,000
FIELD OPERATIONS	4,599		-	-	-	-
R&M-IRRIGATION		1,937	10,000	8,059	-	(10,000)
HOLIDAY LIGHTING & DECORATIONS	1,410	3,020	2,140	4,300	6,000	3,860
TOTAL OTHER PHYSICAL ENVIRONMENT	206,315	250,122	277,236	180,479	355,276	78,040
ROAD AND STREET FACILITIES						
R&M-SIDEWALKS	-	9,025	-	-	-	-

STATEMENT 1
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 06.30.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025- 2026
ROADWAY REPAIR & MAINTENANCE	-	6,350	58,000	-	58,000	-
SIGN REPAIRS AND PAINTING				-	10,000	
R&M-PRESSURE WASHING	207	-	5,500	200	5,500	-
TOTAL ROAD AND STREET FACILITIES	207	15,375	63,500	200	73,500	-
PARKS AND RECREATION - GENERAL						
FIELD SERVICES DIST. MANAGEMENT	20,788	31,648	70,000	32,952	70,000	-
AMENITY MANAGER					14,700	14,700
POOL MAINTENANCE	11,853	13,772	13,560	10,270	15,000	1,440
CONTRACTS-CLEANING SERVICES	14,700	18,220	16,000	24,790	20,000	4,000
CONTRACTS-PEST CONTROL	662	660	730	495	730	-
TELEPHONE/FAX/INTERNET SERVICES	2,077	2,742	3,600	1,112	3,600	-
FITNESS EQUIPMENT	825	5,363	4,500	7,973	10,000	5,500
AMENITY MAINTENANCE & REPAIRS	6,252	5,463	10,000	5,707	10,000	-
PLAYGROUND FENCING & MAINTENANCE				-	10,000	
BOARDWALK AND BRIDGE MAINTENANCE	9	1,500	2,500	100	2,500	-
POOL FURNITURE REPAIR & REPLACEMENT	2,357	9,646	4,000	11,963	6,000	2,000
SECURITY SYSTEM MONITORING & MAINT.		145	12,000	1,942	12,000	-
DOG PARK MAINTENANCE	45		500	133	500	-
CLUBHOUSE - FACILITY JANITORIAL SUPPLIES	1,341	1,759	3,600	1,250	3,600	-
GARBAGE & DOG WASTE STATION	1,727	1,405	3,000	1,752	3,000	-
DOG WASTE STATION				-	20,337	
CLUB HOUSE OFFICE SUPPLIES	437	280	600	763	2,000	1,400
CLUB HOUSE LIGHTING REPLACEMENT				-	600	
PRESSURE WASHING				-	-	-
PROFSERV-WILDLIFE MANAGEMENT SERVICE		168	2,400	-	2,400	-
FACILITY A/C & HEATING MAINTENANCE & REPAIR	1,755		1,500	-	3,000	1,500
DOG PARK MULCHING		1,800	2,000	-	2,500	500
MISCELLANEOUS EXPENSES	2,848		-	-	10,000	10,000
POOL PERMITS	280	280	300	280	300	-
TOTAL PARKS AND RECREATION - GENERAL	67,956	94,851	150,790	101,483	222,767	41,040
SPECIAL EVENTS						
SPECIAL EVENTS	13	4,200	2,500	-	2,500	-
TOTAL SPECIAL EVENTS	13	4,200	2,500	-	2,500	-
CONTINGENCY						
MISC-CONTINGENCY	94,137	30,121	25,391	8,397	25,391	-
TOTAL CONTINGENCY	94,137	30,121	25,391	8,397	25,391	-
RESERVES						
RESERVE - FITNESS	-	-	-	-	-	-
RESERVE - POOL	-	-	-	-	-	-
RESERVE - ROADS	-	-	-	-	-	-
RESERVE - MISC	-	-	-	-	-	-
TOTAL RESERVES	-	-	-	-	-	-
OTHER SOURCES AND USES						
CONTINGENCY & FUND BALANCE CARRIED FORWARD				-		-
TOTAL OTHER SOURCES AND USES	-	-	-	-	-	-
TOTAL EXPENDITURES	740,030	737,412	1,062,659	550,204	1,253,761	150,165
III. FUND BALANCE						
NET CHANGE IN FUND BALANCE	286,337	364,782	-	552,286	-	
FUND BALANCE - BEGINNING	78,445	364,782	1,028,956	978,956	978,956	
TRANSFER OUT (GF TO CIRF)			(30,000)			
FUND BALANCE FORWARD			(20,000)			
FUND BALANCE - ENDING	\$ 364,782	\$ 1,028,956	\$ 978,956	\$ 1,531,242	\$ 978,956	-

STATEMENT 2
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
CAPITAL IMPROVEMENT RESERVE FUND

	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 03.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025- 2026
1 I. REVENUE						
2 SPECIAL ASSESSMENTS - TAX COLLECTOR	\$ 18,021	\$ 200,735	\$ 200,000	\$ 195,699	\$ 221,200	\$ 21,200
3 SPECIAL ASSESSMENTS - DISCOUNTS	(122)					
4 MISCELLANEOUS REVENUE		64				
5 INTEREST & MISCELLANEOUS				4,298		
6 TOTAL REVENUE	17,899	200,799	200,000	199,997	221,200	
7 II. EXPENDITURES						
8 PROPERTY SITE COMPONENTS						
9 ASPHALT PAVEMENT, PATCH	-				-	
10 ASPHALT PAVEMENT, MILL AND OVERLAY, PHASED	-				-	
11 ASPHALT PAVEMENT, TOTAL REPLACEMENT, WALKIN	-				-	
12 BOARDWALKS, WOOD, PHASED	-				-	
13 CONCRETE CURBS AND GUTTERS, PARTIAL	-				-	
14 CONCRETE SIDEWALKS, PARTIAL	-				-	
15 ENTRANCE MONUMENTS, RENOVATIONS	-				-	
16 IRRIGATION SYSTEM, PARTIAL	-				-	
17 LANDSCAPE, PARTIAL REPLACEMENTS	-		10,712		-	
18 MAILBOX STATIONS	-				-	
19 MAINTENANCE CART	-				-	
20 PLAYGROUND EQUIPMENT	-				-	
21 SIGNAGE, STREET IDENTIFICATION AND TRAFFIC MAN	-				-	
22 SITE FURNITURE	-				-	
23 STORMWATER SYSTEM, PARTIAL	-				-	
24 TOTAL PROPERTY SITE COMPONENTS	-	-	10,712	-	-	-
25 CLUBHOUSE AND FITNESS CENTER COMPONENTS						
26 AIR HANDLING AND CONDENSING UNITS, SPLIT SYSTE	-		55,704		-	
27 EXERCISE EQUIPMENT, CARDIOVASCULAR	-				-	
28 EXERCISE EQUIPMENT, STRENGTH TRAINING	-				-	
29 INTERIOR RENOVATIONS, COMPLETE	-				-	
30 INTERIOR RENOVATIONS, PARTIAL	-				-	
31 REST ROOMS, RENOVATIONS	-				-	
32 ROOFS, METAL	-				-	
33 WINDOWS AND DOORS	-				-	
34 TOTAL CLUBHOUSE AND FITNESS CENTER COMPONE	-	-	55,704	-	-	-
35 POOL COMPONENTS						
36 DECK, PAVERS	-				-	
37 FENCE, ALUMINUM (INCL. DOG PARK AND PLAYGROU	-				-	
38 FURNITURE, PHASED	-				15,522	
39 LIGHT POLES AND FIXTURES, POOL	-				-	
40 MECHANICAL EQUIPMENT, PHASED	-				15,522	
41 POOL FINISHES, PLASTER AND TILE (INCL. COPING)	-				-	
42 MISC- ASSESSMENT COLLECTION COST	-				-	
43 CONTINGENCY	-				-	
44 TOTAL POOL COMPONENTS	-	-	-	-	31,044	-
45 OTHER FINANCING SOURCES/USES						
46 INCREASE IN FUND BALANCE		200,000	133,584	-	190,156	
47 TOTAL OTHER FINANCING SOURCES/USES	-	200,000	133,584	-	190,156	-
48 TOTAL EXPENDITURES	-	200,000	200,000	-	221,200	-
54 III. FUND BALANCE						
55 NET CHANGE IN FUND BALANCE	17,899	799	-	199,997	-	
56 FUND BALANCE - BEGINNING	28,361	46,260	247,059	247,059	410,643	
57 INCREASE IN FUND BALANCE		200,000	133,584		190,156	
58 TRANSFER IN (GF TO CIRF)			30,000			
59 FUND BALANCE - ENDING	\$ 46,260	\$ 247,059	\$ 410,643	\$ 447,056	\$ 600,799	-

**STATEMENT 2
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
RESERVE CASH FLOW FUNDING PLAN**

FY	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Beginning of Year Reserves	\$44,908	\$70,424	\$271,234	\$414,938	\$602,865	\$745,308	\$855,109	\$972,480	\$1,153,127	\$1,270,672
Recommended Reserve Contribution	25,000	200,000	207,000	214,200	221,700	229,500	237,500	245,800	254,400	263,300
Anticipated Interest Earned (1.15%)	516	810	3,119	4,772	6,933	8,571	9,834	11,184	13,261	14,613
Projected Expenditures	0	0	(66,416)	(31,044)	(86,190)	(128,270)	(129,963)	(76,337)	(150,116)	(70,871)
Projected Year End Reserves	70,424	271,234	414,938	602,865	745,308	855,109	972,480	1,153,127	1,270,672	1,477,713

FY	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Beginning of Year Reserves	\$1,477,713	\$1,584,238	\$1,756,381	\$2,015,592	\$2,281,441	\$2,620,378	\$2,950,657	\$2,971,245	\$2,574,920	\$2,194,324
Recommended Reserve Contribution	272,500	282,000	291,900	302,100	312,700	323,600	334,900	346,600	358,700	371,300
Anticipated Interest Earned (1.15%)	16,994	18,219	20,198	23,179	26,237	30,134	33,933	34,169	29,612	25,235
Projected Expenditures	(182,969)	(128,076)	(52,887)	(59,430)	0	(23,455)	(348,245)	(777,094)	(768,908)	(829,944)
Projected Year End Reserves	1,584,238	1,756,381	2,015,592	2,281,441	2,620,378	2,950,657	2,971,245	2,574,920	2,194,324	1,760,914

FY	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Beginning of Year Reserves	\$1,760,914	\$1,220,315	\$698,351	\$364,166	\$151,923	\$235,046	\$136,896	\$430,542	\$843,383	\$982,537	\$1,208,382
Recommended Reserve Contribution	384,300	397,800	411,700	426,100	441,000	456,400	472,400	488,900	506,000	523,700	542,000
Anticipated Interest Earned (1.15%)	20,251	14,034	8,031	4,188	1,747	2,703	1,574	4,951	9,699	11,299	13,896
Projected Expenditures	(945,150)	(933,798)	(753,916)	(642,531)	(359,624)	(557,253)	(180,328)	(81,010)	(376,545)	(309,154)	(872,141)
Projected Year End Reserves	1,220,315	698,351	364,166	151,923	235,046	136,896	430,542	843,383	982,537	1,208,382	892,138

**STATEMENT 2
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
RESERVE EXPENDITURES**

Line Item	Component	2023	Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
1	Property Site Components											
	Asphalt Pavement, Patch	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$105,950
2	Asphalt Pavement, Mill and Overlay, Phased	\$0	\$0	\$0	\$0	\$86,190	\$0	\$0	\$0	\$0	\$0	\$0
3	Asphalt Pavement, Total Replacement, Walk	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77,019
4	Boardwalks, Wood, Phased	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	Concrete Curbs and Gutters, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	Concrete Sidewalks, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$90,627	\$0	\$0	\$0	\$0
7	Entrance Monuments, Renovations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	Irrigation System, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	Landscape, Partial Replacements	\$0	\$0	\$10,712	\$0	\$0	\$0	\$0	\$12,723	\$0	\$0	\$0
10	Mailbox Stations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11	Maintenance Cart	\$0	\$0	\$0	\$0	\$0	\$0	\$9,834	\$0	\$0	\$0	\$0
12	Playground Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	Signage, Street ID & Traffic Mgmt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14	Site Furniture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15	Stormwater System, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,681	\$0	\$0
	Subtotal	\$0	\$0	\$10,712	\$0	\$86,190	\$0	\$100,461	\$12,723	\$131,681	\$0	\$182,969
16	Clubhouse and Fitness Center Components											
	Air Handling and Condensing Units, Split S	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17	Exercise Equipment, Cardiovascular	\$0	\$0	\$55,704	\$0	\$0	\$0	\$29,502	\$0	\$0	\$70,871	\$0
17.1	Exercise Equipment, Strength Training	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,802	\$0	\$0	\$0
18	Interior Renovations, Complete	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.1	Interior Renovations, Partial	\$0	\$0	\$0	\$0	\$0	\$52,258	\$0	\$0	\$0	\$0	\$0
19	Rest Rooms, Renovations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20	Roofs, Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	Windows and Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Subtotal	\$0	\$0	\$55,704	\$0	\$0	\$52,258	\$29,502	\$45,802	\$0	\$70,871	\$0
22	Pool Components											
	Deck, Pavers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23	Fence, Aluminum	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24	Furniture, Phased	\$0	\$0	\$0	\$15,522	\$0	\$0	\$0	\$17,812	\$0	\$0	\$0
25	Light Poles and Fixtures, Pool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
26	Mechanical equipment, Phased	\$0	\$0	\$0	\$15,522	\$0	\$0	\$0	\$0	\$18,435	\$0	\$0
27	Pool Finishes, plaster and Tile (Including Co	\$0	\$0	\$0	\$0	\$0	\$76,012	\$0	\$0	\$0	\$0	\$0
	Subtotal	\$0	\$0	\$0	\$31,044	\$0	\$76,012	\$0	\$17,812	\$18,435	\$0	\$0
	Total	\$0	\$0	\$66,416	\$31,044	\$86,190	\$128,270	\$129,963	\$76,337	\$150,116	\$70,871	\$182,969

**STATEMENT 2
ASTORIA COMMUNITY DEVELOPMENT DISTRICT
RESERVE EXPENDITURES**

Line Item	Component	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21
		2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Property Site Components												
1	Asphalt Pavement, Patch	\$0	\$0	\$0	\$0	\$0	\$130,240	\$0	\$0	\$0	\$0	\$0
2	Asphalt Pavement, Mill and Overlay, Phased	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$587,059	\$607,607	\$628,873	\$650,883
3	Asphalt Pavement, Total Replacement, Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	Boardwalks, Wood, Phased	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$245,341	\$0
5	Concrete Curbs and Gutters, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,360	\$53,157	\$55,018	\$56,943
6	Concrete Sidewalks, Partial	\$107,636	\$0	\$0	\$0	\$0	\$127,838	\$0	\$0	\$0	\$0	\$151,832
7	Entrance Monuments, Renovations	\$0	\$0	\$25,023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	Irrigation System, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96,125	\$0	\$0
9	Landscape, Partial Replacements	\$0	\$15,111	\$0	\$0	\$0	\$0	\$17,947	\$0	\$0	\$0	\$0
10	Mailbox Stations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11	Maintenance Cart	\$0	\$0	\$12,512	\$0	\$0	\$0	\$0	\$0	\$0	\$15,918	\$0
12	Playground Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$134,601	\$0	\$0	\$0	\$0
13	Signage, Street ID & Traffic Mgmt	\$0	\$0	\$0	\$0	\$0	\$0	\$272,791	\$0	\$0	\$0	\$0
14	Site Furniture	\$0	\$37,777	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15	Stormwater System, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal		\$107,636	\$52,888	\$37,535	\$0	\$0	\$258,078	\$425,339	\$638,419	\$756,889	\$945,150	\$859,658
Clubhouse and Fitness Center Components												
16	Air Handling and Condensing Units, Split S	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,140	\$0	\$0
17	Exercise Equipment, Cardiovascular	\$0	\$0	\$0	\$0	\$0	\$90,167	\$0	\$0	\$0	\$0	\$0
17.1	Exercise Equipment, Strength Training	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74,140
18	Interior Renovations, Complete	\$0	\$0	\$0	\$0	\$0	\$0	\$125,627	\$0	\$0	\$0	\$0
18.1	Interior Renovations, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
19	Rest Rooms, Renovations	\$0	\$0	\$0	\$0	\$0	\$0	\$111,270	\$0	\$0	\$0	\$0
20	Roofs, Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	Windows and Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal		\$0	\$0	\$0	\$0	\$0	\$90,167	\$236,897	\$0	\$46,140	\$0	\$74,140
Pool Components												
22	Deck, Pavers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23	Fence, Aluminum	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104,484	\$0	\$0	\$0
24	Furniture, Phased	\$20,440	\$0	\$0	\$0	\$23,455	\$0	\$0	\$0	\$26,915	\$0	\$0
25	Light Poles and Fixtures, Pool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
26	Mechanical equipment, Phased	\$0	\$0	\$21,895	\$0	\$0	\$0	\$0	\$26,005	\$0	\$0	\$0
27	Pool Finishes, plaster and Tile (Including Co	\$0	\$0	\$0	\$0	\$0	\$0	\$114,859	\$0	\$0	\$0	\$0
Subtotal		\$20,440	\$0	\$21,895	\$0	\$23,455	\$0	\$114,859	\$130,489	\$26,915	\$0	\$0
Total		\$128,076	\$52,888	\$59,430	\$0	\$23,455	\$348,245	\$777,095	\$768,908	\$829,944	\$945,150	\$933,798

**STATEMENT 2
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
RESERVE EXPENDITURES**

Line Item	Component	Year 22 2045	Year 23 2046	Year 24 2047	Year 25 2048	Year 26 2049	Year 27 2050	Year 28 2051	Year 29 2052	Year 30 2053	Total
Property Site Components											
1	Asphalt Pavement, Patch	\$0	\$0	\$0	\$0	\$0	\$0	\$196,801	\$0	\$0	\$432,991
2	Asphalt Pavement, Mill and Overlay, Phased	\$673,664	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,234,276
3	Asphalt Pavement, Total Replacement, Walk	\$0	\$0	\$0	\$0	\$0	\$0	\$143,061	\$0	\$0	\$220,080
4	Boardwalks, Wood, Phased	\$0	\$0	\$0	\$291,388	\$0	\$0	\$0	\$0	\$0	\$536,729
5	Concrete Curbs and Gutters, Partial	\$58,936	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$275,414
6	Concrete Sidewalks, Partial	\$0	\$0	\$0	\$0	\$180,328	\$0	\$0	\$0	\$206,931	\$757,556
7	Entrance Monuments, Renovations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	Irrigation System, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135,594	\$0	\$231,719
9	Landscape, Partial Replacements	\$21,315	\$0	\$0	\$0	\$0	\$25,316	\$0	\$0	\$0	\$88,013
10	Mailbox Stations	\$0	\$0	\$359,624	\$0	\$0	\$0	\$0	\$0	\$0	\$359,624
11	Maintenance Cart	\$0	\$0	\$0	\$0	\$0	\$20,253	\$0	\$0	\$0	\$46,005
12	Playground Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$134,601
13	Signage, Street ID & Traffic Mgmt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$272,791
14	Site Furniture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,170	\$70,170
15	Stormwater System, Partial	\$0	\$220,611	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$352,292
	Subtotal	\$753,915	\$220,611	\$359,624	\$291,388	\$180,328	\$45,569	\$339,862	\$135,594	\$277,101	\$7,012,261
Clubhouse and Fitness Center Components											
16	Air Handling and Condensing Units, Split S	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,140
17	Exercise Equipment, Cardiovascular	\$0	\$114,718	\$0	\$0	\$0	\$0	\$0	\$0	\$145,953	\$506,915
17.1	Exercise Equipment, Strength Training	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$119,942
18	Interior Renovations, Complete	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,627
18.1	Interior Renovations, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,258
19	Rest Rooms, Renovations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111,270
20	Roofs, Metal	\$0	\$0	\$0	\$265,865	\$0	\$0	\$0	\$0	\$0	\$265,865
21	Windows and Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$449,087	\$449,087
	Subtotal	\$0	\$114,718	\$0	\$265,865	\$0	\$0	\$0	\$0	\$595,040	\$1,677,104
Pool Components											
22	Deck, Pavers	\$0	\$157,186	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$157,186
23	Fence, Aluminum	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104,484
24	Furniture, Phased	\$0	\$30,886	\$0	\$0	\$0	\$35,442	\$0	\$0	\$0	\$126,577
25	Light Poles and Fixtures, Pool	\$0	\$88,245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,245
26	Mechanical equipment, Phased	\$0	\$30,886	\$0	\$0	\$0	\$0	\$36,682	\$0	\$0	\$127,530
27	Pool Finishes, plaster and Tile (Including Co	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$173,560	\$0	\$364,431
	Subtotal	\$0	\$307,203	\$0	\$0	\$0	\$35,442	\$36,682	\$173,560	\$0	\$968,453
	Total	\$753,915	\$642,532	\$359,624	\$557,253	\$180,328	\$81,011	\$376,544	\$309,154	\$872,141	\$9,657,818

STATEMENT 2
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
CAPITAL IMPROVEMENT RESERVE FUND

RESERVE EXPENDITURES	PROJECT		REMAINING
PROPERTY SITE COMPONENTS	COSTS	EXPENSED	COSTS
ASPHALT PAVEMENT, PATCH	\$432,991	\$0	\$432,991
ASPHALT PAVEMENT, MILL AND OVERLAY, PHASED	\$3,234,276	\$0	\$3,234,276
ASPHALT PAVEMENT, TOTAL REPLACEMENT, WALKING	\$220,080	\$0	\$220,080
BOARDWALKS, WOOD, PHASED	\$536,729	\$0	\$536,729
CONCRETE CURBS AND GUTTERS, PARTIAL	\$275,414	\$0	\$275,414
CONCRETE SIDEWALKS, PARTIAL	\$757,556	\$0	\$757,556
ENTRANCE MONUMENTS, RENOVATIONS	\$0	\$0	\$0
IRRIGATION SYSTEM, PARTIAL	\$231,719	\$0	\$231,719
LANDSCAPE, PARTIAL REPLACEMENTS	\$88,013	\$0	\$88,013
MAILBOX STATIONS	\$359,624	\$0	\$359,624
MAINTENANCE CART	\$46,005	\$0	\$46,005
PLAYGROUND EQUIPMENT	\$134,601	\$0	\$134,601
SIGNAGE, STREET IDENTIFICATION AND TRAFFIC MANAGEMENT	\$272,791	\$0	\$272,791
SITE FURNITURE	\$70,170	\$0	\$70,170
STORMWATER SYSTEM, PARTIAL	\$352,292	\$0	\$352,292
TOTAL PROPERTY SITE COMPONENTS			
CLUBHOUSE AND FITNESS CENTER COMPONENTS			
AIR HANDLING AND CONDENSING UNITS, SPLIT SYSTEM	\$46,140	\$0	\$46,140
EXERCISE EQUIPMENT, CARDIOVASCULAR	\$506,915	\$0	\$506,915
EXERCISE EQUIPMENT, STRENGTH TRAINING	\$119,942	\$0	\$119,942
INTERIOR RENOVATIONS, COMPLETE	\$125,627	\$0	\$125,627
INTERIOR RENOVATIONS, PARTIAL	\$52,258	\$0	\$52,258
REST ROOMS, RENOVATIONS	\$111,270	\$0	\$111,270
ROOFS, METAL	\$265,865	\$0	\$265,865
WINDOWS AND DOORS	\$449,087	\$0	\$449,087
TOTAL CLUBHOUSE AND FITNESS CENTER COMPONENTS			

**ASTURIA COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
CAPITAL IMPROVEMENT RESERVE FUND**

POOL COMPONENTS

DECK, PAVERS	\$157,186	\$0	\$157,186
FENCE, ALUMINUM (INCL. DOG PARK AND PLAYGROUND)	\$104,484	\$0	\$104,484
FURNITURE, PHASED	\$126,577	\$0	\$126,577
LIGHT POLES AND FIXTURES, POOL	\$88,245	\$0	\$88,245
MECHANICAL EQUIPMENT, PHASED	\$127,530	\$0	\$127,530
POOL FINISHES, PLASTER AND TILE (INCL. COPING)	\$364,431	\$0	\$364,431

TOTAL PROJECT COSTS

\$9,657,818	\$0	\$9,657,818
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**STATEMENT 3
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
FY 2026 GENERAL FUND BUDGET
O&M ASSESSMENT ALLOCATION**

A. ERU Assignment

Equalized Costs

Lot Width	Assigned ERU	Lot Count	Total ERU	% ERU
All	1.00	668	668.00	100.00%

Stratified Costs

Lot Width	Assigned ERU	Lot Count	Total ERU	% ERU
Townhomes	0.40	118	47.20	7.95%
Single Family 36' T	0.65	32	20.95	3.53%
Single Family 45' T	0.82	84	68.73	11.58%
Single Family 50'	0.91	7	6.37	1.07%
Single Family 55' T	1.00	82	82.00	13.82%
Single Family 55'	1.00	217	217.00	36.56%
Single Family 65'	1.18	128	151.27	25.49%
Total		668	593.52	100.00%

B. Expenditures (O&M Assessment)

1. Equalized (O&M)

Total Expenditures (net)	\$860,496.35
County collection charges &	\$ 54,925.30
Total O&M Assessment, if all	\$ 915,421.65
Total ERUs in District	668.00
O&M Assessment per ERU	\$ 1,370.39
O&M Assessment per ERU	\$ 1,288.17

2. Stratified (O&M)

Total Expenditures (net)	\$393,265.00
County collection charges &	\$ 25,102.02
Total O&M Assessment, if all	\$ 418,367.02
Total ERUs in District	593.52
O&M Assessment per ERU	\$ 704.90
O&M Assessment per ERU	\$ 662.60

2. Reserve

Total Expenditures (net)	\$ 221,200.00
County collection charges &	\$ 14,119.15
Total O&M Assessment, if all	\$ 235,319.15
Total ERUs in District	668.00
O&M Assessment per ERU	\$ 352.27
O&M Assessment per ERU	\$ 331.14

C. Assessment Allocation

Table 1. - Current FY 2026 Allocation of AR (as if all On-Roll)

Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
Townhomes	0.40	\$ 1,884.35	\$ 222,352.95	\$ 2,004.62	\$ 236,545.69
Single Family 36' T	0.65	\$ 2,053.01	\$ 65,696.31	\$ 2,184.05	\$ 69,889.69
Single Family 45' T	0.82	\$ 2,161.44	\$ 181,560.58	\$ 2,299.40	\$ 193,149.55
Single Family 50'	0.91	\$ 2,222.27	\$ 15,555.92	\$ 2,364.12	\$ 16,548.85
Single Family 55' T	1.00	\$ 2,281.91	\$ 187,116.51	\$ 2,427.56	\$ 199,060.12
Single Family 55'	1.00	\$ 2,281.91	\$ 495,174.19	\$ 2,427.56	\$ 526,781.05
Single Family 65'	1.18	\$ 2,402.38	\$ 307,504.89	\$ 2,555.73	\$ 327,132.86
Total			\$ 1,474,961.35		\$ 1,569,107.82

Table 2. - Adopted FY 2025 Allocation of AR (as if all On-Roll)

Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
Townhomes	0.40	\$ 1,526.33	\$ 180,106.35	\$ 1,623.75	\$ 191,602.50
Single Family 36' T	0.65	\$ 1,683.41	\$ 53,869.07	\$ 1,790.86	\$ 57,307.52
Single Family 45' T	0.82	\$ 1,784.39	\$ 149,888.98	\$ 1,898.29	\$ 159,456.36
Single Family 50'	0.91	\$ 1,841.06	\$ 12,887.39	\$ 1,958.57	\$ 13,709.99
Single Family 55' T	1.00	\$ 1,896.59	\$ 155,520.46	\$ 2,017.65	\$ 165,447.30
Single Family 55'	1.00	\$ 1,896.59	\$ 411,560.25	\$ 2,017.65	\$ 437,830.05
Single Family 65'	1.18	\$ 2,008.80	\$ 257,126.25	\$ 2,137.02	\$ 273,538.56
Total			\$ 1,220,958.74		\$ 1,298,892.28

Table 3. Difference per Lot between Adopted FY 2025 and Proposed FY 2026

Lot Width	Lots	FY 2026 / Lot Gross	FY 2026 /Assmt Gross	FY 2025 / Lot Gross	FY 2025 /Assmt Gross	Gross Increase Total	Gross Increase Per Month
Townhomes	118	\$ 2,004.62	\$ 236,545.69	\$ 1,623.75	\$ 191,602.50	\$ 380.87	\$ 31.74
Single Family 36' T	32	\$ 2,184.05	\$ 69,889.69	\$ 1,790.86	\$ 57,307.52	\$ 393.19	\$ 32.77
Single Family 45' T	84	\$ 2,299.40	\$ 193,149.55	\$ 1,898.29	\$ 159,456.36	\$ 401.11	\$ 33.43
Single Family 50'	7	\$ 2,364.12	\$ 16,548.85	\$ 1,958.57	\$ 13,709.99	\$ 405.55	\$ 33.80
Single Family 55' T	82	\$ 2,427.56	\$ 199,060.12	\$ 2,017.65	\$ 165,447.30	\$ 409.91	\$ 34.16
Single Family 55'	217	\$ 2,427.56	\$ 526,781.05	\$ 2,017.65	\$ 437,830.05	\$ 409.91	\$ 34.16
Single Family 65'	128	\$ 2,555.73	\$ 327,132.86	\$ 2,137.02	\$ 273,538.56	\$ 418.71	\$ 34.89
Total	668		\$ 1,569,107.82		\$ 1,298,892.28		

**STATEMENT 4
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL COST OF CONTRACT
GENERAL ADMINISTRATIVE:				
SUPERVISOR FEES	Board of Supervisors	1510000	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. This expense includes an average \$ 121 per month for payroll and \$29 per month for workman's compensation.	\$15,000.00
PAYROLL FEES & WORKMAN'S INSURANCE	ADP	New line	Covers fees associated with payroll processing services provided by ADP, including employee payments, tax filings, and compliance reporting.	\$1,800.00
PAYROLL TAXES-FICA		1510020	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll.	\$1,377.00
DISTRICT MANAGER	Breeze	1510080	The District received Management, Accounting and Assessment services as part of a Management Agreement.	\$48,000.00
TRUSTEE FEES	TBD	1510180	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees estimated by the Trustee.	\$8,500.00
ARBITRAGE	TBD	1510240	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances.	\$1,300.00
DISSEMINATING AGENT	TBD		The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.	\$0.00
PUBLIC OFFICIALS INSURANCE		1510260	The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing governmental insurance coverage.	\$4,496.00
LEGAL ADVERTISEMENTS	Local Newspaper	1510280	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.	\$3,000.00
DUES, LICENSES, SUBSCRIPTIONS		1510300	The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.	\$175.00
WEBSITE HOSTING	Campus Suite	1510320	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements.	\$5,500.00
LEGAL SERVICES- GENERAL	KE Law	1510340	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisor and the District Manager.	\$30,000.00

**STATEMENT 4
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL COST OF CONTRACT
LEGAL SERVICES LITIGATION		1510350	Covers legal representation and support for litigation matters involving the District, including case preparation, court appearances, settlement negotiations, and coordination with outside counsel as necessary. These services are provided in response to disputes, claims, or legal actions involving the District and are separate from routine general counsel services.	\$20,000.00
LEGAL SERVICES LAND USES	Jimmerson & Birr	1510360	Covers legal support for land use, zoning, and permitting matters. Includes help with agreements, easements, and coordination with agencies related to the District's property and development needs.	\$30,000.00
LEGAL SERVICES DEFECT				\$10,000.00
MISCELLANEOUS ADMINISTRATIVE EXPENSES		1510360	Covers small or unexpected costs that don't fall under other budget categories. This may include office supplies, minor repairs, or one-time service fees needed to support District operations.	\$0.00
MAILED NOTICES - POSTAGE		1513070	Covers the cost of preparing and mailing notices to property owners regarding proposed assessment increases, as required under Chapter 170, Florida Statutes. These notices inform residents of public hearings and provide details on the proposed changes to assessments.	\$1,000.00
ENGINEERING SERVICES			The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.	\$20,000.00
AUDITING	DiBartolomeo		Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm. Increased to \$4,000 to account for cost increase.	\$4,000.00
MISC - ASSESSMENT COLLECTION COST	Pasco County		The District reimburses the Tax Collector for administrative costs such as staffing, supplies, and postage. Per Florida Statutes, the District also pays the greater of the actual collection cost or 2% of the special assessments collected.	\$0.00
TAX COLLECTOR/PROPERTY APPRAISER FEES	Pasco County		The District shall incur an invoice from Pasco County Prop. Appraiser for property appraiser fees.	\$650.00
UTILITY SERVICES				
UTILITY - IRRIGATION		1530005	The District will incur electric utility expenditures for irrigation timers.	\$5,134.00
ELECTRICITY - RECREATION CENTER		1530010	The District will incur electric utility expenditures for the lights associated for the recreation facility.	\$24,150.00
ELECTRICITY - STREETLIGHTS		1530020	The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases, to all streetlights within the District's boundaries.	\$219,365.00

**STATEMENT 4
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL COST OF CONTRACT
UTILITY SERVICES			The District will incur water/sewer utility expenditures related to District Operations.	\$1,380.00
GARBAGE SOLID WASTER SERVICES				
GARBAGE - RECREATION FACILITY		1530080	The District shall incur a monthly expense for the removal of garbage and solid waste.	\$1,100.00
SOLID WASTE ASSESSMENT		1530100	The District may have an assessment levied by another local government for solid waste.	\$3,000.00
WATER-SEWER COMB SERVICES				
UTILITY - RECLAIMED WATER		1530060	The District may incur expenses related to the use of reclaimed water for irrigation.	\$65,000.00
UTILITY - POTABLE WATER			Provides for the cost of clean, drinkable water supplied to District-owned facilities such as amenity centers, pools, parks, restrooms, and other common areas.	\$15,000.00
STORMWATER CONTROL				
STORMWATER ASSESSMENT		1550010	The District may have an assessment levied by another local government for storm water.	\$1,400.00
AQUATIC MAINTENANCE	Blue Water Aquatics	1550025	Blue Water Aquatics, Inc. provides monthly aquatic maintenance services for Asturia CDD's 17 ponds (25.23 surface acres) at a total contracted annual cost of \$16,440.00, effective May 1, 2023, with automatic annual renewal and CPI-based price adjustments; an additional \$5,560.00 is budgeted separately for unforeseen aquatic service needs. Also includes maintenance and future erosion repairs of 4 ponds within the district.	\$34,000.00
PHYSICAL ENVIRONMENT				
INSURANCE - PROPERTY		1550070	The District will incur fees to insure items owned by the district for its property needs.	\$30,000.00
INSURANCE - GENERAL LIABILITY		1550080	The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Agency, Inc. They specialize in providing governmental insurance coverage.	\$8,176.00
LANDSCAPE MAINTENANCE - GENERAL	Red Tree Landscape Systems	1550100	Pursuant to the contract with RedTree Landscape Systems, LLC dated December 28, 2021, the District provides landscape and irrigation maintenance services for the Asturia community, including mowing, edging, pruning, weeding, irrigation inspections, and routine maintenance across all common areas identified in Parts 1 through 4 of the contract scope, at an annual cost of \$95,610.00, and additional maintenance for Phase 4 areas at an annual cost of \$37,200.00, for a combined total of \$132,810.00. An additional \$32,190 contingency has been budgeted for unforeseen landscape maintenance needs and contract cost increases.	\$185,000.00
LANDSCAPE MAINTENANCE - FERTILIZATION		1550105	Provides for fertilizer to keep the District's grass, plants, and trees healthy and looking good.	\$12,000.00
LANDSCAPE MAINTENANCE - PEST CONTROL		1550110	Covers routine treatment to manage insects and pests around the District's facilities and common areas.	\$5,100.00

**STATEMENT 4
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL COST OF CONTRACT
LANDSCAPE MAINTENANCE - IRRIGATION		1550115	Covers repairs and upkeep of the District's irrigation system to ensure proper watering of landscaped areas.	\$25,000.00
LANDSCAPE MAINTENANCE - MULCH	Red Tree Landscape Systems		Pursuant to the District's contract with RedTree Landscape Systems, LLC dated December 28, 2021, the District budgets for pine bark mulch installations and top-dressings as outlined under Part 5 of the contract scope. Mulch services are performed as needed, subject to District approval, at an annual amount not to exceed \$24,750.00.	\$35,000.00
LANDSCAPE MAINTENANCE - ANNUALS	Red Tree Landscape Systems		Pursuant to the District's contract with RedTree Landscape Systems, LLC dated December 28, 2021, the District budgets for the installation of seasonal annual flowers as outlined under Part 6 of the contract scope. This includes four rotations of approximately 1,890 four-inch (4") annuals per year, subject to District approval, at an annual amount not to exceed \$11,340.00.	\$14,000.00
LANDSCAPE REPLACEMENT		1550120	The District will incur expenses for the landscape replacement of annuals, perennials and shrubberies.	\$35,000.00
R&M-IRRIGATION			This is for any repair and maintenance expenses pertaining to the District's irrigation that are not covered in the contract.	
HOLIDAY LIGHTING & DECORATIONS		1550125	The District will incur expenses for holiday lighting and decoration.	\$6,000.00
ROAD AND STREET FACILITIES				
R&M-SIDEWALKS			Expenses related to sidewalks located in the right of way of streets the District may own.	\$0.00
ROADWAY REPAIR & MAINTENANCE			Expenses related to the repair and maintenance of roadways owned by the District.	\$58,000.00
SIGN REPAIRS AND PAINTING			The District budgets for sign repairs and painting to maintain the appearance and visibility of community signage, including routine touch-ups, repainting, and	\$10,000.00
R&M-PRESSURE WASHING			Expenses related to pressure washing of the roads and streets throughout the District.	\$5,500.00
PARKS AND RECREATION - GENERAL				
FIELD SERVICES DIST. MANAGEMENT		1520000	Salary related to the maintenance person for the District.	\$70,000.00
AMENITY MANAGER		NEW LINE	Averages \$1,225 per month.	\$14,700.00
POOL MAINTENANCE	Suncoast Pool Service	1520020	Pursuant to the contract with Connerty Pools dba Suncoast Pool Service, as amended on September 17, 2023, the District provides for routine pool maintenance services at an annual cost of \$12,324.00 based on a monthly rate of \$1,027.00. To account for potential additional services or unforeseen cost adjustments, pool chair replacement, an additional buffer has been budgeted, bringing the total annual allocation to \$13,560.00.	\$15,000.00

**STATEMENT 4
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL COST OF CONTRACT
CONTRACTS-CLEANING SERVICES	Cleaning Commandos	1520030	Expenses related to the cleaning of the facility and ancillary supplies such as trash bags. Current rate is estimated at \$1,425 per month. An additional \$2,900 has been included for additional cleaning supplies such as trash bags.	\$20,000.00
CONTRACTS-PEST CONTROL		1520040	Monthly service for the control of rodents and general pests.	\$730.00
TELEPHONE/FAX/INTERNET SERVICES		150060	The District may incur telephone, fax and internet expenses related to the recreational facilities.	\$3,600.00
FITNESS EQUIPMENT	Phenomenal Service	1520080	Expenses related to the repair and maintenance of the fitness equipment. Includes a contract with Phenomenal Service for equipment maintenance in the amount of \$235 per quarter.	\$10,000.00
AMENITY MAINTENANCE & REPAIRS		1520085	The District may incur expenses for the repair and maintenance of the Amenity Center.	\$10,000.00
PLAYGROUND FENCING & MAINTENANCE		New line	For the expenses associated with the installation and maintenance of the fence around the playground.	\$10,000.00
BOARDWALK AND BRIDGE MAINTENANCE		1520090	The District may incur expenses to maintain its boardwalk and bridges.	\$2,500.00
POOL FURNITURE REPAIR & REPLACEMENT		1520095	The District may incur expenses for the repair or replacement of the pool furniture in the recreation facilities.	\$6,000.00
SECURITY SYSTEM MONITORING & MAINT.		1520100	The District will incur monthly expenses for the monitoring of the security system	\$12,000.00
DOG PARK MAINTENANCE		1520105	Expenses related to the maintenance of the dog park.	\$500.00
CLUBHOUSE - FACILITY JANITORIAL SUPPLIES		1520110	Covers cleaning products, paper goods, and other janitorial supplies used to maintain cleanliness and hygiene in the clubhouse and related facilities.	\$3,600.00
GARBAGE & DOG WASTE STATION	Office Pride of Tampa-Clearwater	1520115	Includes an additional \$3,000 for garbage and dog station supplies.	\$3,000.00
DOG WASTE STATION			Pursuant to the agreement with Office Pride of Tampa-Clearwater dated October 24, 2024, the District provides for dog waste station and trash can cleaning services at its community parks and dog parks. Services include cleaning and restocking dog waste stations and trash cans two (2) times per week, additional servicing of high-use stations three (3) times per week, and periodic cleaning of the dog park, at an annual cost not to exceed \$19,744.80. Includes a 3% cost increase.	\$20,337.35
CLUB HOUSE OFFICE SUPPLIES		1520120	Provides for general office supplies used to support the administration and operations of the District's parks and recreation facilities and includes a new printer.	\$2,000.00

**STATEMENT 4
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL COST OF CONTRACT
CLUB HOUSE LIGHTING REPLACEMENT			Replacement of the club house lighting.	\$600.00
PRESSURE WASHING		1541098	The District budgets for pressure washing services to maintain cleanliness and appearance of sidewalks, community monuments, amenity areas, and other common surfaces through routine removal of dirt, mildew, and debris.	\$0.00
PROFSERV-WILDLIFE MANAGEMENT SERVICE			Expenses related to the capture of Boars in the District.	\$2,400.00
FACILITY A/C & HEATING MAINTENANCE & REPAIR			The District may incur expenses for the repair and maintenance of the air conditioning system.	\$3,000.00
DOG PARK MULCHING			Covers the cost of mulch installation in the Dog Park to improve appearance, reduce erosion, and provide a cleaner, safer surface for pets and residents.	\$2,500.00
MISCELLANEOUS EXPENSES			Covers unplanned or minor costs related to park and recreation areas, such as small repairs, supplies, or improvements not budgeted under other line items.	\$10,000.00
POOL PERMITS			Required annual licenses from the Florida Department of Health for the pool in the District.	\$300.00
SPECIAL EVENTS				
SPECIAL EVENTS			The District will incur expenses for special events provided by the District.	\$2,500.00
CONTINGENCY				
MISC-CONTINGENCY		155101	The District may incur additional expenses that were not budgeted in any expense line.	\$25,391.00
TOTAL EXPENDITURES:				\$1,253,761.35

**STATEMENT 5
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SCHEDULES**

	SERIES 2025	SERIES 2016A-1	FY 2026 TOTAL
REVENUE			
SPECIAL ASSESSMENTS - ON ROLL - GROSS	498,698.14	150,210.64	648,908.78
SPECIAL ASSESSMENTS - DISCOUNTS 4%	(19,947.93)	(6,008.43)	(25,956.35)
TOTAL REVENUE	478,750.21	144,202.21	478,750.21
EXPENDITURES			
COUNTY - ASSESSMENT COLLECTION FEES	9,973.96	3,004.21	12,978.18
INTEREST EXPENSE			
May 1, 2026	134,066.25	45,455.00	179,521.25
November 1, 2026	129,710.00	45,455.00	175,165.00
PRINCIPAL RETIREMENT			
May 1, 2026	205,000.00	45,000.00	250,000.00
TOTAL EXPENDITURES	478,750.21	138,914.21	617,664.43
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	5,288.00	5,288.00
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	-	5,288.00	5,288.00

Table 1. Series 2025 Allocation of Maximum Annual Debt Service (Gross MADS)

LOT WIDTH	LOTS	ERU	TOTAL ASSMTS	ASSMT / LOT
Single Family 36' TND	32	0.65	\$ 25,368.85	\$ 792.78
Single Family 45' TND	84	0.82	\$ 77,107.95	\$ 917.95
Single Family 55' TND	82	1.00	\$ 85,536.41	\$ 1,043.13
Single Family 55'	195	1.00	\$ 211,546.15	\$ 1,084.85
Single Family 65'	88	1.18	\$ 99,138.79	\$ 1,126.58
Total	481		\$ 498,698.14	

Table 2. Series 2016A-1 Allocation of Maximum Annual Debt Service (Gross MADS)

LOT WIDTH	LOTS	ERU	TOTAL ASSMTS	ASSMT / LOT
Townhomes	118	1.00	\$ 59,000.00	\$ 500.00
Single Family 50'	7	1.00	\$ 8,925.00	\$ 1,275.00
Single Family 55'	22	1.00	\$ 28,600.00	\$ 1,300.00
Single Family 65'	40	1.18	\$ 54,000.00	\$ 1,350.00
Total	187		\$ 150,525.00	

STATEMENT 6
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2025 (ASSESSMENT AREA ONE)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Par Outstanding
11/1/2025			123,639	123,639	123,639	6,309,000
5/1/2026	205,000	4.25%	134,066	339,066		6,104,000
11/1/2026			129,710	129,710	468,776	6,104,000
5/1/2027	213,000	4.25%	129,710	342,710		5,891,000
11/1/2027			125,184	125,184	467,894	5,891,000
5/1/2028	223,000	4.25%	125,184	348,184		5,668,000
11/1/2028			120,445	120,445	468,629	5,668,000
5/1/2029	232,000	4.25%	120,445	352,445		5,436,000
11/1/2029			115,515	115,515	467,960	5,436,000
5/1/2030	242,000	4.25%	115,515	357,515		5,194,000
11/1/2030			110,373	110,373	467,888	5,194,000
5/1/2031	253,000	4.25%	110,373	363,373		4,941,000
11/1/2031			104,996	104,996	468,369	4,941,000
5/1/2032	264,000	4.25%	104,996	368,996		4,677,000
11/1/2032			99,386	99,386	468,383	4,677,000
5/1/2033	275,000	4.25%	99,386	374,386		4,402,000
11/1/2033			93,543	93,543	467,929	4,402,000
5/1/2034	287,000	4.25%	93,543	380,543		4,115,000
11/1/2034			87,444	87,444	467,986	4,115,000
5/1/2035	300,000	4.25%	87,444	387,444		3,815,000
11/1/2035			81,069	81,069	468,513	3,815,000
5/1/2036	313,000	4.25%	81,069	394,069		3,502,000
11/1/2036			74,418	74,418	468,486	3,502,000
5/1/2037	326,000	4.25%	74,418	400,418		3,176,000
11/1/2037			67,490	67,490	467,908	3,176,000
5/1/2038	341,000	4.25%	67,490	408,490		2,835,000
11/1/2038			60,244	60,244	468,734	2,835,000
5/1/2039	355,000	4.25%	60,244	415,244		2,480,000
11/1/2039			52,700	52,700	467,944	2,480,000
5/1/2040	371,000	4.25%	52,700	423,700		2,109,000
11/1/2040			44,816	44,816	468,516	2,109,000
5/1/2041	387,000	4.25%	44,816	431,816		1,722,000
11/1/2041			36,593	36,593	468,409	1,722,000
5/1/2042	404,000	4.25%	36,593	440,593		1,318,000
11/1/2042			28,008	28,008	468,600	1,318,000
5/1/2043	421,000	4.25%	28,008	449,008		897,000
11/1/2043			19,061	19,061	468,069	897,000
5/1/2044	439,000	4.25%	19,061	458,061		458,000
11/1/2044			9,733	9,733	467,794	458,000
5/1/2045	458,000	4.25%	9,733	467,733	467,733	0
Total	6,309,000				9,488,155	

Maximum Annual Debt Service: 468,776

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 7
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2016A-1 (ASSESSMENT AREA ONE)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Par Outstanding
5/1/2023	40,000	5.75%	48,526	89,436		1,880,000
11/1/2023			48,526	48,526	137,963	1,840,000
5/1/2024	45,000	5.75%	47,503	93,526		1,795,000
11/1/2024			47,503	47,503	141,029	1,795,000
5/1/2025	45,000	5.75%	46,479	92,503		1,750,000
11/1/2025			46,479	46,479	138,981	1,750,000
5/1/2026	45,000	5.75%	45,455	91,479		1,705,000
11/1/2026			45,455	45,455	136,934	1,705,000
5/1/2027	50,000	5.75%	44,143	95,455		1,655,000
11/1/2027			44,143	44,143	139,598	1,655,000
5/1/2028	50,000	5.75%	42,830	94,143		1,605,000
11/1/2028			42,830	42,830	136,973	1,605,000
5/1/2029	55,000	5.75%	41,386	97,830		1,550,000
11/1/2029			41,386	41,386	139,216	1,550,000
5/1/2030	60,000	5.75%	39,811	101,386		1,490,000
11/1/2030			39,811	39,811	141,198	1,490,000
5/1/2031	60,000	5.75%	38,236	99,811		1,430,000
11/1/2031			38,236	38,236	138,048	1,430,000
5/1/2032	65,000	5.75%	36,530	103,236		1,365,000
11/1/2032			36,530	36,530	139,766	1,365,000
5/1/2033	65,000	5.75%	34,824	101,530		1,300,000
11/1/2033			34,824	34,824	136,354	1,300,000
5/1/2034	70,000	5.75%	32,986	104,824		1,230,000
11/1/2034			32,986	32,986	137,810	1,230,000
5/1/2035	75,000	5.90%	31,018	107,986		1,155,000
11/1/2035			31,018	31,018	139,004	1,155,000
5/1/2036	80,000	5.90%	28,918	111,018		1,075,000
11/1/2036			28,918	28,918	139,935	1,075,000
5/1/2037	85,000	5.90%	26,631	113,918		990,000
11/1/2037			26,631	26,631	140,549	990,000
5/1/2038	90,000	5.90%	24,210	116,631		900,000
11/1/2038			24,210	24,210	140,841	900,000
5/1/2039	90,000	5.90%	21,789	114,210		810,000
11/1/2039			21,789	21,789	135,999	810,000
5/1/2040	95,000	5.90%	19,234	116,789		715,000
11/1/2040			19,234	19,234	136,023	715,000
5/1/2041	105,000	5.90%	16,409	124,234		610,000
11/1/2041			16,409	16,409	140,643	610,000
5/1/2042	110,000	5.90%	13,450	126,409		500,000
11/1/2042			13,450	13,450	139,859	500,000
5/1/2043	115,000	5.90%	10,357	128,450		385,000
11/1/2043			10,357	10,357	138,807	385,000
5/1/2043	120,000	5.90%	7,129	130,357		265,000
11/1/2043			7,129	7,129	137,485	265,000
5/1/2044	130,000	5.90%	3,632	137,129		135,000
11/1/2044			3,632	3,632	140,760	135,000
5/1/2045	135,000	5.90%	3,628	138,632	138,632	0
Total	1,880,000				3,332,407	

Maximum Annual Debt Service: 141,198

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

**STATEMENT 7
ASTORIA COMMUNITY DEVELOPMENT DISTRICT
FY 2026 TOTAL ASSESSMENT ALLOCATION**

Equalized
NET O&M EQUALIZED BUDGET LESS REVENUE \$ 860,496.35
GROSS EQUALIZED COSTS \$ 915,421.649

Stratified Costs
NET O&M STRATIFIED \$ 393,265.00
GROSS STRATIFIED COSTS \$ 418,367.021

Reserve Fund
NET RESERVE FUND \$ 221,200
GROSS EQUALIZED COSTS \$ 235,319.15

Lot Size Phase		UNITS ASSESSED			ALLOCATION OF ADMIN O&M ASSESSMENT					ALLOCATION OF FIELD O&M ASSESSMENT					ALLOCATION OF CAPITAL RESERVE ASSESSMENT				
		O&M	2025 DEBT SERVICE	2016A-1 DEBT SERVICE	ERU Factor	TOTAL ERU's	% TOTAL ERU'S	TOTAL ADMIN BUDGET	ADMIN O&M PER LOT	ERU Factor	TOTAL ERU's	% TOTAL ERU'S	TOTAL FIELD BUDGET	FIELD O&M PER LOT	ERU Factor	TOTAL ERU's	% TOTAL ERU'S	TOTAL RESERVE BUDGET	RESERVE PER LOT
Single Family 36' TND	1	32	32	0	1	32	4.79%	\$43,852.53	\$1,370.39	0.65	20.95	3.53%	\$14,764.38	\$461.39	1	32	4.79%	\$11,272.77	\$352.27
Single Family 45' TND	1	41	41	0	1	41	6.14%	\$56,186.06	\$1,370.39	0.82	33.55	5.65%	\$23,646.08	\$576.73	1	41	6.14%	\$14,443.24	\$352.27
Single Family 55' TND	1	57	57	0	1	57	8.53%	\$78,112.33	\$1,370.39	1.00	57.00	9.60%	\$40,179.11	\$704.90	1	57	8.53%	\$20,079.63	\$352.27
Single Family 55'	1	69	69	0	1	69	10.33%	\$94,557.03	\$1,370.39	1.00	69.00	11.63%	\$48,637.86	\$704.90	1	69	10.33%	\$24,306.92	\$352.27
Single Family 65'	1	49	49	0	1	49	7.34%	\$67,149.19	\$1,370.39	1.18	57.91	9.76%	\$40,819.92	\$833.06	1	49	7.34%	\$17,261.43	\$352.27
Single Family 55'	2	126	126	0	1	126	18.86%	\$172,669.35	\$1,370.39	1.00	126.00	21.23%	\$88,816.97	\$704.90	1	126	18.86%	\$44,386.55	\$352.27
Single Family 65'	2	31	31	0	1	31	4.64%	\$42,482.14	\$1,370.39	1.18	36.64	6.17%	\$25,824.85	\$833.06	1	31	4.64%	\$10,920.50	\$352.27
Single Family 45' TND	3	43	43	0	1	43	6.44%	\$58,926.84	\$1,370.39	0.82	35.18	5.93%	\$24,799.54	\$576.73	1	43	6.44%	\$15,147.79	\$352.27
Single Family 55' TND	3	25	25	0	1	25	3.74%	\$34,259.79	\$1,370.39	1.00	25.00	4.21%	\$17,622.41	\$704.90	1	25	3.74%	\$8,806.85	\$352.27
Single Family 65'	3	8	8	0	1	8	1.20%	\$10,963.13	\$1,370.39	1.18	9.45	1.59%	\$6,664.48	\$833.06	1	8	1.20%	\$2,818.19	\$352.27
Townhomes	3	108	0	108	1	108	16.17%	\$148,002.30	\$1,370.39	0.40	43.20	7.28%	\$30,451.53	\$281.96	1	108	16.17%	\$38,045.61	\$352.27
Single Family 55'	3	22	0	22	1	22	3.29%	\$30,148.62	\$1,370.39	1.00	22.00	3.71%	\$15,507.73	\$704.90	1	22	3.29%	\$7,750.03	\$352.27
Single Family 65'	3	18	0	18	1	18	2.69%	\$24,667.05	\$1,370.39	1.18	21.27	3.58%	\$14,995.07	\$833.06	1	18	2.69%	\$6,340.94	\$352.27
Single Family 65'	4	22	0	22	1	22	3.29%	\$30,148.62	\$1,370.39	1.18	26.00	4.38%	\$18,327.31	\$833.06	1	22	3.29%	\$7,750.03	\$352.27
Townhomes	5	10	0	10	1	10	1.50%	\$13,703.92	\$1,370.39	0.40	4.00	0.67%	\$2,819.59	\$281.96	1	10	1.50%	\$3,522.74	\$352.27
Single Family 50'	5	7	0	7	1	7	1.05%	\$9,592.74	\$1,370.39	0.91	6.37	1.07%	\$4,490.19	\$641.46	1	7	1.05%	\$2,465.92	\$352.27
Total		668	481	187		668	100%	\$915,421.65		593.52	100%	\$418,367.02			668	100%	\$235,319.15		

Lot Size Phase		PER UNIT ANNUAL ASSESSMENT			
		O&M	2025 DEBT SERVICE	2016A-1 DEBT SERVICE	FY 2026 TOTAL PER UNIT
Single Family 36' TND	1	\$2,184.05	\$792.78	\$0.00	\$2,976.83
Single Family 45' TND	1	\$2,299.40	\$917.95	\$0.00	\$3,217.35
Single Family 55' TND	1	\$2,427.56	\$1,043.13	\$0.00	\$3,470.69
Single Family 55'	1	\$2,427.56	\$1,084.85	\$0.00	\$3,512.41
Single Family 65'	1	\$2,555.73	\$1,126.58	\$0.00	\$3,682.30
Single Family 55'	2	\$2,427.56	\$1,084.85	\$0.00	\$3,512.41
Single Family 65'	2	\$2,555.73	\$1,126.58	\$0.00	\$3,682.30
Single Family 45' TND	3	\$2,299.40	\$917.95	\$0.00	\$3,217.35
Single Family 55' TND	3	\$2,427.56	\$1,043.13	\$0.00	\$3,470.69
Single Family 65'	3	\$2,555.73	\$1,126.58	\$0.00	\$3,682.30
Townhomes	3	\$2,004.62	\$0.00	\$500.00	\$2,504.62
Single Family 55'	3	\$2,427.56	\$0.00	\$1,300.00	\$3,727.56
Single Family 65'	3	\$2,555.73	\$0.00	\$1,350.00	\$3,905.73
Single Family 65'	4	\$2,555.73	\$0.00	\$1,350.00	\$3,905.73
Townhomes	5	\$2,004.62	\$0.00	\$500.00	\$2,504.62
Single Family 50'	5	\$2,364.12	\$0.00	\$1,275.00	\$3,639.12

FY 2025 TOTAL PER UNIT	VARIANCE FY 2025 TO 2026 PER LOT	% VARIANCE
\$2,740.86	\$235.97	8.61%
\$2,998.29	\$219.06	7.31%
\$3,267.65	\$203.04	6.21%
\$3,317.65	\$194.76	5.87%
\$3,487.02	\$195.29	5.60%
\$3,317.65	\$194.76	5.87%
\$3,487.02	\$195.29	5.60%
\$2,998.29	\$219.06	7.31%
\$3,267.65	\$203.04	6.21%
\$3,487.02	\$195.29	5.60%
\$2,123.75	\$380.87	17.93%
\$3,317.65	\$409.91	12.36%
\$3,487.02	\$418.71	12.01%
\$3,487.02	\$418.71	12.01%
\$2,123.75	\$380.87	17.93%
\$3,233.57	\$405.55	12.54%

** Difference represents a change in the O&M portion only. Debt Service remains the same throughout the bonds maturity period

EXHIBIT 14

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EXHIBIT 15

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RESOLUTION 2025- 14_

THE ANNUAL APPROPRIATION RESOLUTION OF THE ASTURIA COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Asturia Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Asturia Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$ [REDACTED] to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$
DEBT SERVICE FUND – SERIES 2016A-1	\$
DEBT SERVICE FUND – SERIES 2025	\$
TOTAL ALL FUNDS	\$

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total

appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS _12th_ DAY OF __August__, 2025.

ATTEST:

**ASTURIA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2026



FY 2026 PROPOSED BUDGET

STATEMENT 1
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 06.30.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025- 2026
I. REVENUE						
SPECIAL ASSMNTS- TAX COLLECTOR	\$ 1,003,227	\$ 1,028,251	\$ 1,020,959	\$1,020,944	\$ 1,253,761	232,802
SPECIAL ASSMNTS- DISCOUNTS	(6,793)		-	15,000	-	-
FUND BALANCE FORWARD			20,000	-	-	(20,000)
INTEREST - INVESTMENTS	3,820	49,105		58,113	-	-
OTHER MISCELLANEOUS REVENUES	15,015	17,381	15,000	660	-	(15,000)
CLUBHOUSE RENTALS	10,580	7,097	4,000	7,773	-	(4,000)
EVENT FEES	518		2,500	-	-	(2,500)
ACCESS CARDS		360	200	-	-	(200)
TOTAL REVENUE	1,026,367	1,102,194	1,062,659	1,102,490	1,253,761	191,102
II. EXPENDITURES						
GENERAL ADMINISTRATIVE						
SUPERVISOR FEES	14,200	14,982	15,000	9,400	15,000	-
PAYROLL FEES & WORKMANS COMP INSURANCE					1,800	1,800
PAYROLL TAXES-FICA	384	1,190	1,377	2,593	1,377	-
DISTRICT MANAGER	54,322	48,800	48,000	36,527	48,000	-
TRUSTEE FEES	6,000	6,015	8,500	6,750	8,500	-
ARBITRAGE	1,900	650	1,300	1,300	1,300	-
DISSEMINATING AGENT	-	-	-	-	-	-
PUBLIC OFFICIALS INSURANCE	3,730	3,458	4,496	3,700	4,496	-
LEGAL ADVERTISEMENTS	1,887	2,305	1,500	1,085	3,000	1,500
DUES, LICENSES, SUBSCRIPTIONS	175	175	175	175	175	-
WEBSITE HOSTING	5,724	3,602	5,500	2,931	5,500	-
LEGAL SERVICES- GENERAL	67,022	15,785	30,000	16,549	30,000	-
LEGAL SERVICES LITIGATION	-	-	20,000	177	20,000	-
LEGAL SERVICES LAND USES	1,386	19,563	20,000	2,494	30,000	10,000
LEGAL SERVICES DEFECT		-	10,000	-	10,000	-
MISCELLANEOUS ADMINISTRATIVE EXPENSES					-	-
MAILED NOTICES - POSTAGE	1,349	322	1,000	332	1,000	-
ENGINEERING SERVICES	4,275	11,065	20,000	-	20,000	-
AUDITING	3,575	3,575	3,715	-	4,000	285
MISC - ASSESSMENT COLLECTION COST	3,253		-	-	-	-
TAX COLLECTOR/PROPERTY APPRAISER FEES	150	150	650	150	650	-
TOTAL GENERAL ADMINISTRATIVE	169,332	131,637	191,213	84,164	204,798	13,585
UTILITY SERVICES						
UTILITY - IRRIGATION		3,978	5,134	3,049	5,134	-
ELECTRICITY - RECREATION CENTER	1,873	24,633	24,150	18,503	24,150	-
ELECTRICITY - STREETLIGHTS	161,565	121,605	219,365	96,377	219,365	-
UTILITY SERVICES	86		1,380	-	1,380	-
TOTAL UTILITY SERVICES	163,524	150,216	250,029	117,929	250,029	-
GARBAGE/SOLID WASTE SERVICES						
GARBAGE - RECREATION FACILITY	780	953	1,100	1,002	1,100	-
SOLID WASTE ASSESSMENT	731	1,250	2,500	1,337	3,000	500
TOTAL GARBAGE/SOLID WASTE SERVICES	1,511	2,203	3,600	2,340	4,100	500
WATER-SEWER COMB SERVICES						
UTILITY - RECLAIMED WATER	23,757	39,223	60,000	41,992	65,000	5,000
UTILITY - POTABLE WATER	335		15,000	-	15,000	-
TOTAL WATER-SEWER COMB SERVICES	24,092	39,223	75,000	41,992	80,000	5,000
STORMWATER CONTROL						
STORMWATER ASSESSMENT	624	624	1,400	611	1,400	-
AQUATIC MAINTENANCE	12,319	18,840	22,000	12,610	34,000	12,000
TOTAL STORMWATER CONTROL	12,943	19,464	23,400	13,221	35,400	12,000
PHYSICAL ENVIRONMENT						
INSURANCE - PROPERTY	15,033	20,714	26,930	23,805	30,000	3,070
INSURANCE - GENERAL LIABILITY	4,678	6,289	8,176	4,886	8,176	-
LANDSCAPE MAINTENANCE - GENERAL	167,263	129,000	142,200	104,741	185,000	42,800
LANDSCAPE MAINTENANCE - FERTILIZATION		9,600	9,600	7,344	12,000	2,400
LANDSCAPE MAINTENANCE - PEST CONTROL		5,100	5,100	3,902	5,100	-
LANDSCAPE MAINTENANCE - IRRIGATION	11,332	18,989	12,000	9,180	25,000	13,000
LANDSCAPE MAINTENANCE - MULCH		25,650	24,750	-	35,000	10,250
LANDSCAPE MAINTENANCE - ANNUALS		18,823	11,340	4,813	14,000	2,660
LANDSCAPE REPLACEMENT	2,000	11,000	25,000	9,450	35,000	10,000
FIELD OPERATIONS	4,599		-	-	-	-
R&M-IRRIGATION		1,937	10,000	8,059	-	(10,000)
HOLIDAY LIGHTING & DECORATIONS	1,410	3,020	2,140	4,300	6,000	3,860
TOTAL OTHER PHYSICAL ENVIRONMENT	206,315	250,122	277,236	180,479	355,276	78,040
ROAD AND STREET FACILITIES						
R&M-SIDEWALKS	-	9,025	-	-	-	-

STATEMENT 1
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 06.30.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025- 2026
ROADWAY REPAIR & MAINTENANCE	-	6,350	58,000	-	58,000	-
SIGN REPAIRS AND PAINTING				-	10,000	
R&M-PRESSURE WASHING	207	-	5,500	200	5,500	-
TOTAL ROAD AND STREET FACILITIES	207	15,375	63,500	200	73,500	-
PARKS AND RECREATION - GENERAL						
FIELD SERVICES DIST. MANAGEMENT	20,788	31,648	70,000	32,952	70,000	-
AMENITY MANAGER					14,700	14,700
POOL MAINTENANCE	11,853	13,772	13,560	10,270	15,000	1,440
CONTRACTS-CLEANING SERVICES	14,700	18,220	16,000	24,790	20,000	4,000
CONTRACTS-PEST CONTROL	662	660	730	495	730	-
TELEPHONE/FAX/INTERNET SERVICES	2,077	2,742	3,600	1,112	3,600	-
FITNESS EQUIPMENT	825	5,363	4,500	7,973	10,000	5,500
AMENITY MAINTENANCE & REPAIRS	6,252	5,463	10,000	5,707	10,000	-
PLAYGROUND FENCING & MAINTENANCE				-	10,000	
BOARDWALK AND BRIDGE MAINTENANCE	9	1,500	2,500	100	2,500	-
POOL FURNITURE REPAIR & REPLACEMENT	2,357	9,646	4,000	11,963	6,000	2,000
SECURITY SYSTEM MONITORING & MAINT.		145	12,000	1,942	12,000	-
DOG PARK MAINTENANCE	45		500	133	500	-
CLUBHOUSE - FACILITY JANITORIAL SUPPLIES	1,341	1,759	3,600	1,250	3,600	-
GARBAGE & DOG WASTE STATION	1,727	1,405	3,000	1,752	3,000	-
DOG WASTE STATION				-	20,337	
CLUB HOUSE OFFICE SUPPLIES	437	280	600	763	2,000	1,400
CLUB HOUSE LIGHTING REPLACEMENT				-	600	
PRESSURE WASHING				-	-	-
PROFSERV-WILDLIFE MANAGEMENT SERVICE		168	2,400	-	2,400	-
FACILITY A/C & HEATING MAINTENANCE & REPAIR	1,755		1,500	-	3,000	1,500
DOG PARK MULCHING		1,800	2,000	-	2,500	500
MISCELLANEOUS EXPENSES	2,848		-	-	10,000	10,000
POOL PERMITS	280	280	300	280	300	-
TOTAL PARKS AND RECREATION - GENERAL	67,956	94,851	150,790	101,483	222,767	41,040
SPECIAL EVENTS						
SPECIAL EVENTS	13	4,200	2,500	-	2,500	-
TOTAL SPECIAL EVENTS	13	4,200	2,500	-	2,500	-
CONTINGENCY						
MISC-CONTINGENCY	94,137	30,121	25,391	8,397	25,391	-
TOTAL CONTINGENCY	94,137	30,121	25,391	8,397	25,391	-
RESERVES						
RESERVE - FITNESS	-	-	-	-	-	-
RESERVE - POOL	-	-	-	-	-	-
RESERVE - ROADS	-	-	-	-	-	-
RESERVE - MISC	-	-	-	-	-	-
TOTAL RESERVES	-	-	-	-	-	-
OTHER SOURCES AND USES						
CONTINGENCY & FUND BALANCE CARRIED FORWARD				-		-
TOTAL OTHER SOURCES AND USES	-	-	-	-	-	-
TOTAL EXPENDITURES	740,030	737,412	1,062,659	550,204	1,253,761	150,165
III. FUND BALANCE						
NET CHANGE IN FUND BALANCE	286,337	364,782	-	552,286	-	
FUND BALANCE - BEGINNING	78,445	364,782	1,028,956	978,956	978,956	
TRANSFER OUT (GF TO CIRF)			(30,000)			
FUND BALANCE FORWARD			(20,000)			
FUND BALANCE - ENDING	\$ 364,782	\$ 1,028,956	\$ 978,956	\$ 1,531,242	\$ 978,956	-

STATEMENT 2
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
CAPITAL IMPROVEMENT RESERVE FUND

	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 03.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025- 2026
1 I. REVENUE						
2 SPECIAL ASSESSMENTS - TAX COLLECTOR	\$ 18,021	\$ 200,735	\$ 200,000	\$ 195,699	\$ 221,200	\$ 21,200
3 SPECIAL ASSESSMENTS - DISCOUNTS	(122)					
4 MISCELLANEOUS REVENUE		64				
5 INTEREST & MISCELLANEOUS				4,298		
6 TOTAL REVENUE	17,899	200,799	200,000	199,997	221,200	
7 II. EXPENDITURES						
8 PROPERTY SITE COMPONENTS						
9 ASPHALT PAVEMENT, PATCH	-				-	
10 ASPHALT PAVEMENT, MILL AND OVERLAY, PHASED	-				-	
11 ASPHALT PAVEMENT, TOTAL REPLACEMENT, WALKIN	-				-	
12 BOARDWALKS, WOOD, PHASED	-				-	
13 CONCRETE CURBS AND GUTTERS, PARTIAL	-				-	
14 CONCRETE SIDEWALKS, PARTIAL	-				-	
15 ENTRANCE MONUMENTS, RENOVATIONS	-				-	
16 IRRIGATION SYSTEM, PARTIAL	-				-	
17 LANDSCAPE, PARTIAL REPLACEMENTS	-		10,712		-	
18 MAILBOX STATIONS	-				-	
19 MAINTENANCE CART	-				-	
20 PLAYGROUND EQUIPMENT	-				-	
21 SIGNAGE, STREET IDENTIFICATION AND TRAFFIC MAN	-				-	
22 SITE FURNITURE	-				-	
23 STORMWATER SYSTEM, PARTIAL	-				-	
24 TOTAL PROPERTY SITE COMPONENTS	-	-	10,712	-	-	-
25 CLUBHOUSE AND FITNESS CENTER COMPONENTS						
26 AIR HANDLING AND CONDENSING UNITS, SPLIT SYSTE	-		55,704		-	
27 EXERCISE EQUIPMENT, CARDIOVASCULAR	-				-	
28 EXERCISE EQUIPMENT, STRENGTH TRAINING	-				-	
29 INTERIOR RENOVATIONS, COMPLETE	-				-	
30 INTERIOR RENOVATIONS, PARTIAL	-				-	
31 REST ROOMS, RENOVATIONS	-				-	
32 ROOFS, METAL	-				-	
33 WINDOWS AND DOORS	-				-	
34 TOTAL CLUBHOUSE AND FITNESS CENTER COMPONE	-	-	55,704	-	-	-
35 POOL COMPONENTS						
36 DECK, PAVERS	-				-	
37 FENCE, ALUMINUM (INCL. DOG PARK AND PLAYGROU	-				-	
38 FURNITURE, PHASED	-				15,522	
39 LIGHT POLES AND FIXTURES, POOL	-				-	
40 MECHANICAL EQUIPMENT, PHASED	-				15,522	
41 POOL FINISHES, PLASTER AND TILE (INCL. COPING)	-				-	
42 MISC- ASSESSMENT COLLECTION COST	-				-	
43 CONTINGENCY	-				-	
44 TOTAL POOL COMPONENTS	-	-	-	-	31,044	-
45 OTHER FINANCING SOURCES/USES						
46 INCREASE IN FUND BALANCE		200,000	133,584	-	190,156	
47 TOTAL OTHER FINANCING SOURCES/USES	-	200,000	133,584	-	190,156	-
48 TOTAL EXPENDITURES	-	200,000	200,000	-	221,200	-
54 III. FUND BALANCE						
55 NET CHANGE IN FUND BALANCE	17,899	799	-	199,997	-	
56 FUND BALANCE - BEGINNING	28,361	46,260	247,059	247,059	410,643	
57 INCREASE IN FUND BALANCE		200,000	133,584		190,156	
58 TRANSFER IN (GF TO CIRF)			30,000			
59 FUND BALANCE - ENDING	\$ 46,260	\$ 247,059	\$ 410,643	\$ 447,056	\$ 600,799	-

**STATEMENT 2
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
RESERVE CASH FLOW FUNDING PLAN**

FY	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Beginning of Year Reserves	\$44,908	\$70,424	\$271,234	\$414,938	\$602,865	\$745,308	\$855,109	\$972,480	\$1,153,127	\$1,270,672
Recommended Reserve Contribution	25,000	200,000	207,000	214,200	221,700	229,500	237,500	245,800	254,400	263,300
Anticipated Interest Earned (1.15%)	516	810	3,119	4,772	6,933	8,571	9,834	11,184	13,261	14,613
Projected Expenditures	0	0	(66,416)	(31,044)	(86,190)	(128,270)	(129,963)	(76,337)	(150,116)	(70,871)
Projected Year End Reserves	70,424	271,234	414,938	602,865	745,308	855,109	972,480	1,153,127	1,270,672	1,477,713

FY	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Beginning of Year Reserves	\$1,477,713	\$1,584,238	\$1,756,381	\$2,015,592	\$2,281,441	\$2,620,378	\$2,950,657	\$2,971,245	\$2,574,920	\$2,194,324
Recommended Reserve Contribution	272,500	282,000	291,900	302,100	312,700	323,600	334,900	346,600	358,700	371,300
Anticipated Interest Earned (1.15%)	16,994	18,219	20,198	23,179	26,237	30,134	33,933	34,169	29,612	25,235
Projected Expenditures	(182,969)	(128,076)	(52,887)	(59,430)	0	(23,455)	(348,245)	(777,094)	(768,908)	(829,944)
Projected Year End Reserves	1,584,238	1,756,381	2,015,592	2,281,441	2,620,378	2,950,657	2,971,245	2,574,920	2,194,324	1,760,914

FY	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Beginning of Year Reserves	\$1,760,914	\$1,220,315	\$698,351	\$364,166	\$151,923	\$235,046	\$136,896	\$430,542	\$843,383	\$982,537	\$1,208,382
Recommended Reserve Contribution	384,300	397,800	411,700	426,100	441,000	456,400	472,400	488,900	506,000	523,700	542,000
Anticipated Interest Earned (1.15%)	20,251	14,034	8,031	4,188	1,747	2,703	1,574	4,951	9,699	11,299	13,896
Projected Expenditures	(945,150)	(933,798)	(753,916)	(642,531)	(359,624)	(557,253)	(180,328)	(81,010)	(376,545)	(309,154)	(872,141)
Projected Year End Reserves	1,220,315	698,351	364,166	151,923	235,046	136,896	430,542	843,383	982,537	1,208,382	892,138

**STATEMENT 2
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
RESERVE EXPENDITURES**

Line Item	Component	2023	Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
1	Property Site Components											
	Asphalt Pavement, Patch	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$105,950
2	Asphalt Pavement, Mill and Overlay, Phased	\$0	\$0	\$0	\$0	\$86,190	\$0	\$0	\$0	\$0	\$0	\$0
3	Asphalt Pavement, Total Replacement, Walk	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77,019
4	Boardwalks, Wood, Phased	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	Concrete Curbs and Gutters, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	Concrete Sidewalks, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$90,627	\$0	\$0	\$0	\$0
7	Entrance Monuments, Renovations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	Irrigation System, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	Landscape, Partial Replacements	\$0	\$0	\$10,712	\$0	\$0	\$0	\$0	\$12,723	\$0	\$0	\$0
10	Mailbox Stations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11	Maintenance Cart	\$0	\$0	\$0	\$0	\$0	\$0	\$9,834	\$0	\$0	\$0	\$0
12	Playground Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	Signage, Street ID & Traffic Mgmt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14	Site Furniture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15	Stormwater System, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,681	\$0	\$0
	Subtotal	\$0	\$0	\$10,712	\$0	\$86,190	\$0	\$100,461	\$12,723	\$131,681	\$0	\$182,969
16	Clubhouse and Fitness Center Components											
	Air Handling and Condensing Units, Split S	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17	Exercise Equipment, Cardiovascular	\$0	\$0	\$55,704	\$0	\$0	\$0	\$29,502	\$0	\$0	\$70,871	\$0
17.1	Exercise Equipment, Strength Training	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,802	\$0	\$0	\$0
18	Interior Renovations, Complete	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.1	Interior Renovations, Partial	\$0	\$0	\$0	\$0	\$0	\$52,258	\$0	\$0	\$0	\$0	\$0
19	Rest Rooms, Renovations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20	Roofs, Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	Windows and Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Subtotal	\$0	\$0	\$55,704	\$0	\$0	\$52,258	\$29,502	\$45,802	\$0	\$70,871	\$0
22	Pool Components											
	Deck, Pavers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23	Fence, Aluminum	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24	Furniture, Phased	\$0	\$0	\$0	\$15,522	\$0	\$0	\$0	\$17,812	\$0	\$0	\$0
25	Light Poles and Fixtures, Pool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
26	Mechanical equipment, Phased	\$0	\$0	\$0	\$15,522	\$0	\$0	\$0	\$0	\$18,435	\$0	\$0
27	Pool Finishes, plaster and Tile (Including Co	\$0	\$0	\$0	\$0	\$0	\$76,012	\$0	\$0	\$0	\$0	\$0
	Subtotal	\$0	\$0	\$0	\$31,044	\$0	\$76,012	\$0	\$17,812	\$18,435	\$0	\$0
	Total	\$0	\$0	\$66,416	\$31,044	\$86,190	\$128,270	\$129,963	\$76,337	\$150,116	\$70,871	\$182,969

**STATEMENT 2
ASTORIA COMMUNITY DEVELOPMENT DISTRICT
RESERVE EXPENDITURES**

Line Item	Component	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21
		2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Property Site Components												
1	Asphalt Pavement, Patch	\$0	\$0	\$0	\$0	\$0	\$130,240	\$0	\$0	\$0	\$0	\$0
2	Asphalt Pavement, Mill and Overlay, Phased	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$587,059	\$607,607	\$628,873	\$650,883
3	Asphalt Pavement, Total Replacement, Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	Boardwalks, Wood, Phased	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$245,341	\$0
5	Concrete Curbs and Gutters, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,360	\$53,157	\$55,018	\$56,943
6	Concrete Sidewalks, Partial	\$107,636	\$0	\$0	\$0	\$0	\$127,838	\$0	\$0	\$0	\$0	\$151,832
7	Entrance Monuments, Renovations	\$0	\$0	\$25,023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	Irrigation System, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96,125	\$0	\$0
9	Landscape, Partial Replacements	\$0	\$15,111	\$0	\$0	\$0	\$0	\$17,947	\$0	\$0	\$0	\$0
10	Mailbox Stations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11	Maintenance Cart	\$0	\$0	\$12,512	\$0	\$0	\$0	\$0	\$0	\$0	\$15,918	\$0
12	Playground Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$134,601	\$0	\$0	\$0	\$0
13	Signage, Street ID & Traffic Mgmt	\$0	\$0	\$0	\$0	\$0	\$0	\$272,791	\$0	\$0	\$0	\$0
14	Site Furniture	\$0	\$37,777	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15	Stormwater System, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal		\$107,636	\$52,888	\$37,535	\$0	\$0	\$258,078	\$425,339	\$638,419	\$756,889	\$945,150	\$859,658
Clubhouse and Fitness Center Components												
16	Air Handling and Condensing Units, Split S	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,140	\$0	\$0
17	Exercise Equipment, Cardiovascular	\$0	\$0	\$0	\$0	\$0	\$90,167	\$0	\$0	\$0	\$0	\$0
17.1	Exercise Equipment, Strength Training	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74,140
18	Interior Renovations, Complete	\$0	\$0	\$0	\$0	\$0	\$0	\$125,627	\$0	\$0	\$0	\$0
18.1	Interior Renovations, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
19	Rest Rooms, Renovations	\$0	\$0	\$0	\$0	\$0	\$0	\$111,270	\$0	\$0	\$0	\$0
20	Roofs, Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	Windows and Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal		\$0	\$0	\$0	\$0	\$0	\$90,167	\$236,897	\$0	\$46,140	\$0	\$74,140
Pool Components												
22	Deck, Pavers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23	Fence, Aluminum	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104,484	\$0	\$0	\$0
24	Furniture, Phased	\$20,440	\$0	\$0	\$0	\$23,455	\$0	\$0	\$0	\$26,915	\$0	\$0
25	Light Poles and Fixtures, Pool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
26	Mechanical equipment, Phased	\$0	\$0	\$21,895	\$0	\$0	\$0	\$0	\$26,005	\$0	\$0	\$0
27	Pool Finishes, plaster and Tile (Including Co	\$0	\$0	\$0	\$0	\$0	\$0	\$114,859	\$0	\$0	\$0	\$0
Subtotal		\$20,440	\$0	\$21,895	\$0	\$23,455	\$0	\$114,859	\$130,489	\$26,915	\$0	\$0
Total		\$128,076	\$52,888	\$59,430	\$0	\$23,455	\$348,245	\$777,095	\$768,908	\$829,944	\$945,150	\$933,798

**STATEMENT 2
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
RESERVE EXPENDITURES**

Line Item		Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30	
	Component	2045	2046	2047	2048	2049	2050	2051	2052	2053	Total
1	Property Site Components										
2	Asphalt Pavement, Patch	\$0	\$0	\$0	\$0	\$0	\$0	\$196,801	\$0	\$0	\$432,991
3	Asphalt Pavement, Mill and Overlay, Phased	\$673,664	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,234,276
4	Asphalt Pavement, Total Replacement, Walk	\$0	\$0	\$0	\$0	\$0	\$0	\$143,061	\$0	\$0	\$220,080
5	Boardwalks, Wood, Phased	\$0	\$0	\$0	\$291,388	\$0	\$0	\$0	\$0	\$0	\$536,729
6	Concrete Curbs and Gutters, Partial	\$58,936	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$275,414
7	Concrete Sidewalks, Partial	\$0	\$0	\$0	\$0	\$180,328	\$0	\$0	\$0	\$206,931	\$757,556
8	Entrance Monuments, Renovations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	Irrigation System, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135,594	\$0	\$231,719
10	Landscape, Partial Replacements	\$21,315	\$0	\$0	\$0	\$0	\$25,316	\$0	\$0	\$0	\$88,013
11	Mailbox Stations	\$0	\$0	\$359,624	\$0	\$0	\$0	\$0	\$0	\$0	\$359,624
12	Maintenance Cart	\$0	\$0	\$0	\$0	\$0	\$20,253	\$0	\$0	\$0	\$46,005
13	Playground Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$134,601
14	Signage, Street ID & Traffic Mgmt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$272,791
15	Site Furniture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,170	\$70,170
15	Stormwater System, Partial	\$0	\$220,611	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$352,292
	Subtotal	\$753,915	\$220,611	\$359,624	\$291,388	\$180,328	\$45,569	\$339,862	\$135,594	\$277,101	\$7,012,261
16	Clubhouse and Fitness Center Components										
17	Air Handling and Condensing Units, Split S	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,140
17.1	Exercise Equipment, Cardiovascular	\$0	\$114,718	\$0	\$0	\$0	\$0	\$0	\$0	\$145,953	\$506,915
18	Exercise Equipment, Strength Training	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$119,942
18.1	Interior Renovations, Complete	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,627
19	Interior Renovations, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,258
20	Rest Rooms, Renovations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111,270
21	Roofs, Metal	\$0	\$0	\$0	\$265,865	\$0	\$0	\$0	\$0	\$0	\$265,865
21	Windows and Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$449,087	\$449,087
	Subtotal	\$0	\$114,718	\$0	\$265,865	\$0	\$0	\$0	\$0	\$595,040	\$1,677,104
22	Pool Components										
23	Deck, Pavers	\$0	\$157,186	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$157,186
24	Fence, Aluminum	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104,484
25	Furniture, Phased	\$0	\$30,886	\$0	\$0	\$0	\$35,442	\$0	\$0	\$0	\$126,577
26	Light Poles and Fixtures, Pool	\$0	\$88,245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,245
27	Mechanical equipment, Phased	\$0	\$30,886	\$0	\$0	\$0	\$0	\$36,682	\$0	\$0	\$127,530
27	Pool Finishes, plaster and Tile (Including Co	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$173,560	\$0	\$364,431
	Subtotal	\$0	\$307,203	\$0	\$0	\$0	\$35,442	\$36,682	\$173,560	\$0	\$968,453
	Total	\$753,915	\$642,532	\$359,624	\$557,253	\$180,328	\$81,011	\$376,544	\$309,154	\$872,141	\$9,657,818

STATEMENT 2
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
CAPITAL IMPROVEMENT RESERVE FUND

RESERVE EXPENDITURES	PROJECT		REMAINING
PROPERTY SITE COMPONENTS	COSTS	EXPENSED	COSTS
ASPHALT PAVEMENT, PATCH	\$432,991	\$0	\$432,991
ASPHALT PAVEMENT, MILL AND OVERLAY, PHASED	\$3,234,276	\$0	\$3,234,276
ASPHALT PAVEMENT, TOTAL REPLACEMENT, WALKING	\$220,080	\$0	\$220,080
BOARDWALKS, WOOD, PHASED	\$536,729	\$0	\$536,729
CONCRETE CURBS AND GUTTERS, PARTIAL	\$275,414	\$0	\$275,414
CONCRETE SIDEWALKS, PARTIAL	\$757,556	\$0	\$757,556
ENTRANCE MONUMENTS, RENOVATIONS	\$0	\$0	\$0
IRRIGATION SYSTEM, PARTIAL	\$231,719	\$0	\$231,719
LANDSCAPE, PARTIAL REPLACEMENTS	\$88,013	\$0	\$88,013
MAILBOX STATIONS	\$359,624	\$0	\$359,624
MAINTENANCE CART	\$46,005	\$0	\$46,005
PLAYGROUND EQUIPMENT	\$134,601	\$0	\$134,601
SIGNAGE, STREET IDENTIFICATION AND TRAFFIC MANAGEMENT	\$272,791	\$0	\$272,791
SITE FURNITURE	\$70,170	\$0	\$70,170
STORMWATER SYSTEM, PARTIAL	\$352,292	\$0	\$352,292
TOTAL PROPERTY SITE COMPONENTS			
CLUBHOUSE AND FITNESS CENTER COMPONENTS			
AIR HANDLING AND CONDENSING UNITS, SPLIT SYSTEM	\$46,140	\$0	\$46,140
EXERCISE EQUIPMENT, CARDIOVASCULAR	\$506,915	\$0	\$506,915
EXERCISE EQUIPMENT, STRENGTH TRAINING	\$119,942	\$0	\$119,942
INTERIOR RENOVATIONS, COMPLETE	\$125,627	\$0	\$125,627
INTERIOR RENOVATIONS, PARTIAL	\$52,258	\$0	\$52,258
REST ROOMS, RENOVATIONS	\$111,270	\$0	\$111,270
ROOFS, METAL	\$265,865	\$0	\$265,865
WINDOWS AND DOORS	\$449,087	\$0	\$449,087
TOTAL CLUBHOUSE AND FITNESS CENTER COMPONENTS			

**ASTURIA COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
CAPITAL IMPROVEMENT RESERVE FUND**

POOL COMPONENTS

DECK, PAVERS	\$157,186	\$0	\$157,186
FENCE, ALUMINUM (INCL. DOG PARK AND PLAYGROUND)	\$104,484	\$0	\$104,484
FURNITURE, PHASED	\$126,577	\$0	\$126,577
LIGHT POLES AND FIXTURES, POOL	\$88,245	\$0	\$88,245
MECHANICAL EQUIPMENT, PHASED	\$127,530	\$0	\$127,530
POOL FINISHES, PLASTER AND TILE (INCL. COPING)	\$364,431	\$0	\$364,431

TOTAL PROJECT COSTS

\$9,657,818	\$0	\$9,657,818
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**STATEMENT 3
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
FY 2026 GENERAL FUND BUDGET
O&M ASSESSMENT ALLOCATION**

A. ERU Assignment

Equalized Costs

Lot Width	Assigned ERU	Lot Count	Total ERU	% ERU
All	1.00	668	668.00	100.00%

Stratified Costs

Lot Width	Assigned ERU	Lot Count	Total ERU	% ERU
Townhomes	0.40	118	47.20	7.95%
Single Family 36' T	0.65	32	20.95	3.53%
Single Family 45' T	0.82	84	68.73	11.58%
Single Family 50'	0.91	7	6.37	1.07%
Single Family 55' T	1.00	82	82.00	13.82%
Single Family 55'	1.00	217	217.00	36.56%
Single Family 65'	1.18	128	151.27	25.49%
Total		668	593.52	100.00%

B. Expenditures (O&M Assessment)

1. Equalized (O&M)

Total Expenditures (net)	\$860,496.35
County collection charges &	\$ 54,925.30
Total O&M Assessment, if all	\$ 915,421.65
Total ERUs in District	668.00
O&M Assessment per ERU	\$ 1,370.39
O&M Assessment per ERU	\$ 1,288.17

2. Stratified (O&M)

Total Expenditures (net)	\$393,265.00
County collection charges &	\$ 25,102.02
Total O&M Assessment, if all	\$ 418,367.02
Total ERUs in District	593.52
O&M Assessment per ERU	\$ 704.90
O&M Assessment per ERU	\$ 662.60

2. Reserve

Total Expenditures (net)	\$ 221,200.00
County collection charges &	\$ 14,119.15
Total O&M Assessment, if all	\$ 235,319.15
Total ERUs in District	668.00
O&M Assessment per ERU	\$ 352.27
O&M Assessment per ERU	\$ 331.14

C. Assessment Allocation

Table 1. - Current FY 2026 Allocation of AR (as if all On-Roll)

Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
Townhomes	0.40	\$ 1,884.35	\$ 222,352.95	\$ 2,004.62	\$ 236,545.69
Single Family 36' T	0.65	\$ 2,053.01	\$ 65,696.31	\$ 2,184.05	\$ 69,889.69
Single Family 45' T	0.82	\$ 2,161.44	\$ 181,560.58	\$ 2,299.40	\$ 193,149.55
Single Family 50'	0.91	\$ 2,222.27	\$ 15,555.92	\$ 2,364.12	\$ 16,548.85
Single Family 55' T	1.00	\$ 2,281.91	\$ 187,116.51	\$ 2,427.56	\$ 199,060.12
Single Family 55'	1.00	\$ 2,281.91	\$ 495,174.19	\$ 2,427.56	\$ 526,781.05
Single Family 65'	1.18	\$ 2,402.38	\$ 307,504.89	\$ 2,555.73	\$ 327,132.86
Total			\$ 1,474,961.35		\$ 1,569,107.82

Table 2. - Adopted FY 2025 Allocation of AR (as if all On-Roll)

Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
Townhomes	0.40	\$ 1,526.33	\$ 180,106.35	\$ 1,623.75	\$ 191,602.50
Single Family 36' T	0.65	\$ 1,683.41	\$ 53,869.07	\$ 1,790.86	\$ 57,307.52
Single Family 45' T	0.82	\$ 1,784.39	\$ 149,888.98	\$ 1,898.29	\$ 159,456.36
Single Family 50'	0.91	\$ 1,841.06	\$ 12,887.39	\$ 1,958.57	\$ 13,709.99
Single Family 55' T	1.00	\$ 1,896.59	\$ 155,520.46	\$ 2,017.65	\$ 165,447.30
Single Family 55'	1.00	\$ 1,896.59	\$ 411,560.25	\$ 2,017.65	\$ 437,830.05
Single Family 65'	1.18	\$ 2,008.80	\$ 257,126.25	\$ 2,137.02	\$ 273,538.56
Total			\$ 1,220,958.74		\$ 1,298,892.28

Table 3. Difference per Lot between Adopted FY 2025 and Proposed FY 2026

Lot Width	Lots	FY 2026 / Lot Gross	FY 2026 /Assmt Gross	FY 2025 / Lot Gross	FY 2025 /Assmt Gross	Gross Increase Total	Gross Increase Per Month
Townhomes	118	\$ 2,004.62	\$ 236,545.69	\$ 1,623.75	\$ 191,602.50	\$ 380.87	\$ 31.74
Single Family 36' T	32	\$ 2,184.05	\$ 69,889.69	\$ 1,790.86	\$ 57,307.52	\$ 393.19	\$ 32.77
Single Family 45' T	84	\$ 2,299.40	\$ 193,149.55	\$ 1,898.29	\$ 159,456.36	\$ 401.11	\$ 33.43
Single Family 50'	7	\$ 2,364.12	\$ 16,548.85	\$ 1,958.57	\$ 13,709.99	\$ 405.55	\$ 33.80
Single Family 55' T	82	\$ 2,427.56	\$ 199,060.12	\$ 2,017.65	\$ 165,447.30	\$ 409.91	\$ 34.16
Single Family 55'	217	\$ 2,427.56	\$ 526,781.05	\$ 2,017.65	\$ 437,830.05	\$ 409.91	\$ 34.16
Single Family 65'	128	\$ 2,555.73	\$ 327,132.86	\$ 2,137.02	\$ 273,538.56	\$ 418.71	\$ 34.89
Total	668		\$ 1,569,107.82		\$ 1,298,892.28		

**STATEMENT 4
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL COST OF CONTRACT
GENERAL ADMINISTRATIVE:				
SUPERVISOR FEES	Board of Supervisors	1510000	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. This expense includes an average \$ 121 per month for payroll and \$29 per month for workman's compensation.	\$15,000.00
PAYROLL FEES & WORKMAN'S INSURANCE	ADP	New line	Covers fees associated with payroll processing services provided by ADP, including employee payments, tax filings, and compliance reporting.	\$1,800.00
PAYROLL TAXES-FICA		1510020	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll.	\$1,377.00
DISTRICT MANAGER	Breeze	1510080	The District received Management, Accounting and Assessment services as part of a Management Agreement.	\$48,000.00
TRUSTEE FEES	TBD	1510180	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees estimated by the Trustee.	\$8,500.00
ARBITRAGE	TBD	1510240	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances.	\$1,300.00
DISSEMINATING AGENT	TBD		The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.	\$0.00
PUBLIC OFFICIALS INSURANCE		1510260	The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing governmental insurance coverage.	\$4,496.00
LEGAL ADVERTISEMENTS	Local Newspaper	1510280	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.	\$3,000.00
DUES, LICENSES, SUBSCRIPTIONS		1510300	The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.	\$175.00
WEBSITE HOSTING	Campus Suite	1510320	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements.	\$5,500.00
LEGAL SERVICES- GENERAL	KE Law	1510340	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisor and the District Manager.	\$30,000.00

**STATEMENT 4
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL COST OF CONTRACT
LEGAL SERVICES LITIGATION		1510350	Covers legal representation and support for litigation matters involving the District, including case preparation, court appearances, settlement negotiations, and coordination with outside counsel as necessary. These services are provided in response to disputes, claims, or legal actions involving the District and are separate from routine general counsel services.	\$20,000.00
LEGAL SERVICES LAND USES	Jimmerson & Birr	1510360	Covers legal support for land use, zoning, and permitting matters. Includes help with agreements, easements, and coordination with agencies related to the District's property and development needs.	\$30,000.00
LEGAL SERVICES DEFECT				\$10,000.00
MISCELLANEOUS ADMINISTRATIVE EXPENSES		1510360	Covers small or unexpected costs that don't fall under other budget categories. This may include office supplies, minor repairs, or one-time service fees needed to support District operations.	\$0.00
MAILED NOTICES - POSTAGE		1513070	Covers the cost of preparing and mailing notices to property owners regarding proposed assessment increases, as required under Chapter 170, Florida Statutes. These notices inform residents of public hearings and provide details on the proposed changes to assessments.	\$1,000.00
ENGINEERING SERVICES			The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.	\$20,000.00
AUDITING	DiBartolomeo		Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm. Increased to \$4,000 to account for cost increase.	\$4,000.00
MISC - ASSESSMENT COLLECTION COST	Pasco County		The District reimburses the Tax Collector for administrative costs such as staffing, supplies, and postage. Per Florida Statutes, the District also pays the greater of the actual collection cost or 2% of the special assessments collected.	\$0.00
TAX COLLECTOR/PROPERTY APPRAISER FEES	Pasco County		The District shall incur an invoice from Pasco County Prop. Appraiser for property appraiser fees.	\$650.00
UTILITY SERVICES				
UTILITY - IRRIGATION		1530005	The District will incur electric utility expenditures for irrigation timers.	\$5,134.00
ELECTRICITY - RECREATION CENTER		1530010	The District will incur electric utility expenditures for the lights associated for the recreation facility.	\$24,150.00
ELECTRICITY - STREETLIGHTS		1530020	The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases, to all streetlights within the District's boundaries.	\$219,365.00

**STATEMENT 4
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL COST OF CONTRACT
UTILITY SERVICES			The District will incur water/sewer utility expenditures related to District Operations.	\$1,380.00
GARBAGE SOLID WASTER SERVICES				
GARBAGE - RECREATION FACILITY		1530080	The District shall incur a monthly expense for the removal of garbage and solid waste.	\$1,100.00
SOLID WASTE ASSESSMENT		1530100	The District may have an assessment levied by another local government for solid waste.	\$3,000.00
WATER-SEWER COMB SERVICES				
UTILITY - RECLAIMED WATER		1530060	The District may incur expenses related to the use of reclaimed water for irrigation.	\$65,000.00
UTILITY - POTABLE WATER			Provides for the cost of clean, drinkable water supplied to District-owned facilities such as amenity centers, pools, parks, restrooms, and other common areas.	\$15,000.00
STORMWATER CONTROL				
STORMWATER ASSESSMENT		1550010	The District may have an assessment levied by another local government for storm water.	\$1,400.00
AQUATIC MAINTENANCE	Blue Water Aquatics	1550025	Blue Water Aquatics, Inc. provides monthly aquatic maintenance services for Asturia CDD's 17 ponds (25.23 surface acres) at a total contracted annual cost of \$16,440.00, effective May 1, 2023, with automatic annual renewal and CPI-based price adjustments; an additional \$5,560.00 is budgeted separately for unforeseen aquatic service needs. Also includes maintenance and future erosion repairs of 4 ponds within the district.	\$34,000.00
PHYSICAL ENVIRONMENT				
INSURANCE - PROPERTY		1550070	The District will incur fees to insure items owned by the district for its property needs.	\$30,000.00
INSURANCE - GENERAL LIABILITY		1550080	The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Agency, Inc. They specialize in providing governmental insurance coverage.	\$8,176.00
LANDSCAPE MAINTENANCE - GENERAL	Red Tree Landscape Systems	1550100	Pursuant to the contract with RedTree Landscape Systems, LLC dated December 28, 2021, the District provides landscape and irrigation maintenance services for the Asturia community, including mowing, edging, pruning, weeding, irrigation inspections, and routine maintenance across all common areas identified in Parts 1 through 4 of the contract scope, at an annual cost of \$95,610.00, and additional maintenance for Phase 4 areas at an annual cost of \$37,200.00, for a combined total of \$132,810.00. An additional \$32,190 contingency has been budgeted for unforeseen landscape maintenance needs and contract cost increases.	\$185,000.00
LANDSCAPE MAINTENANCE - FERTILIZATION		1550105	Provides for fertilizer to keep the District's grass, plants, and trees healthy and looking good.	\$12,000.00
LANDSCAPE MAINTENANCE - PEST CONTROL		1550110	Covers routine treatment to manage insects and pests around the District's facilities and common areas.	\$5,100.00

**STATEMENT 4
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL COST OF CONTRACT
LANDSCAPE MAINTENANCE - IRRIGATION		1550115	Covers repairs and upkeep of the District's irrigation system to ensure proper watering of landscaped areas.	\$25,000.00
LANDSCAPE MAINTENANCE - MULCH	Red Tree Landscape Systems		Pursuant to the District's contract with RedTree Landscape Systems, LLC dated December 28, 2021, the District budgets for pine bark mulch installations and top-dressings as outlined under Part 5 of the contract scope. Mulch services are performed as needed, subject to District approval, at an annual amount not to exceed \$24,750.00.	\$35,000.00
LANDSCAPE MAINTENANCE - ANNUALS	Red Tree Landscape Systems		Pursuant to the District's contract with RedTree Landscape Systems, LLC dated December 28, 2021, the District budgets for the installation of seasonal annual flowers as outlined under Part 6 of the contract scope. This includes four rotations of approximately 1,890 four-inch (4") annuals per year, subject to District approval, at an annual amount not to exceed \$11,340.00.	\$14,000.00
LANDSCAPE REPLACEMENT		1550120	The District will incur expenses for the landscape replacement of annuals, perennials and shrubberies.	\$35,000.00
R&M-IRRIGATION			This is for any repair and maintenance expenses pertaining to the District's irrigation that are not covered in the contract.	
HOLIDAY LIGHTING & DECORATIONS		1550125	The District will incur expenses for holiday lighting and decoration.	\$6,000.00
ROAD AND STREET FACILITIES				
R&M-SIDEWALKS			Expenses related to sidewalks located in the right of way of streets the District may own.	\$0.00
ROADWAY REPAIR & MAINTENANCE			Expenses related to the repair and maintenance of roadways owned by the District.	\$58,000.00
SIGN REPAIRS AND PAINTING			The District budgets for sign repairs and painting to maintain the appearance and visibility of community signage, including routine touch-ups, repainting, and	\$10,000.00
R&M-PRESSURE WASHING			Expenses related to pressure washing of the roads and streets throughout the District.	\$5,500.00
PARKS AND RECREATION - GENERAL				
FIELD SERVICES DIST. MANAGEMENT		1520000	Salary related to the maintenance person for the District.	\$70,000.00
AMENITY MANAGER		NEW LINE	Averages \$1,225 per month.	\$14,700.00
POOL MAINTENANCE	Suncoast Pool Service	1520020	Pursuant to the contract with Connerty Pools dba Suncoast Pool Service, as amended on September 17, 2023, the District provides for routine pool maintenance services at an annual cost of \$12,324.00 based on a monthly rate of \$1,027.00. To account for potential additional services or unforeseen cost adjustments, pool chair replacement, an additional buffer has been budgeted, bringing the total annual allocation to \$13,560.00.	\$15,000.00

**STATEMENT 4
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL COST OF CONTRACT
CONTRACTS-CLEANING SERVICES	Cleaning Commandos	1520030	Expenses related to the cleaning of the facility and ancillary supplies such as trash bags. Current rate is estimated at \$1,425 per month. An additional \$2,900 has been included for additional cleaning supplies such as trash bags.	\$20,000.00
CONTRACTS-PEST CONTROL		1520040	Monthly service for the control of rodents and general pests.	\$730.00
TELEPHONE/FAX/INTERNET SERVICES		150060	The District may incur telephone, fax and internet expenses related to the recreational facilities.	\$3,600.00
FITNESS EQUIPMENT	Phenomenal Service	1520080	Expenses related to the repair and maintenance of the fitness equipment. Includes a contract with Phenomenal Service for equipment maintenance in the amount of \$235 per quarter.	\$10,000.00
AMENITY MAINTENANCE & REPAIRS		1520085	The District may incur expenses for the repair and maintenance of the Amenity Center.	\$10,000.00
PLAYGROUND FENCING & MAINTENANCE		New line	For the expenses associated with the installation and maintenance of the fence around the playground.	\$10,000.00
BOARDWALK AND BRIDGE MAINTENANCE		1520090	The District may incur expenses to maintain its boardwalk and bridges.	\$2,500.00
POOL FURNITURE REPAIR & REPLACEMENT		1520095	The District may incur expenses for the repair or replacement of the pool furniture in the recreation facilities.	\$6,000.00
SECURITY SYSTEM MONITORING & MAINT.		1520100	The District will incur monthly expenses for the monitoring of the security system	\$12,000.00
DOG PARK MAINTENANCE		1520105	Expenses related to the maintenance of the dog park.	\$500.00
CLUBHOUSE - FACILITY JANITORIAL SUPPLIES		1520110	Covers cleaning products, paper goods, and other janitorial supplies used to maintain cleanliness and hygiene in the clubhouse and related facilities.	\$3,600.00
GARBAGE & DOG WASTE STATION	Office Pride of Tampa-Clearwater	1520115	Includes an additional \$3,000 for garbage and dog station supplies.	\$3,000.00
DOG WASTE STATION			Pursuant to the agreement with Office Pride of Tampa-Clearwater dated October 24, 2024, the District provides for dog waste station and trash can cleaning services at its community parks and dog parks. Services include cleaning and restocking dog waste stations and trash cans two (2) times per week, additional servicing of high-use stations three (3) times per week, and periodic cleaning of the dog park, at an annual cost not to exceed \$19,744.80. Includes a 3% cost increase.	\$20,337.35
CLUB HOUSE OFFICE SUPPLIES		1520120	Provides for general office supplies used to support the administration and operations of the District's parks and recreation facilities and includes a new printer.	\$2,000.00

**STATEMENT 4
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL COST OF CONTRACT
CLUB HOUSE LIGHTING REPLACEMENT			Replacement of the club house lighting.	\$600.00
PRESSURE WASHING		1541098	The District budgets for pressure washing services to maintain cleanliness and appearance of sidewalks, community monuments, amenity areas, and other common surfaces through routine removal of dirt, mildew, and debris.	\$0.00
PROFSERV-WILDLIFE MANAGEMENT SERVICE			Expenses related to the capture of Boars in the District.	\$2,400.00
FACILITY A/C & HEATING MAINTENANCE & REPAIR			The District may incur expenses for the repair and maintenance of the air conditioning system.	\$3,000.00
DOG PARK MULCHING			Covers the cost of mulch installation in the Dog Park to improve appearance, reduce erosion, and provide a cleaner, safer surface for pets and residents.	\$2,500.00
MISCELLANEOUS EXPENSES			Covers unplanned or minor costs related to park and recreation areas, such as small repairs, supplies, or improvements not budgeted under other line items.	\$10,000.00
POOL PERMITS			Required annual licenses from the Florida Department of Health for the pool in the District.	\$300.00
SPECIAL EVENTS				
SPECIAL EVENTS			The District will incur expenses for special events provided by the District.	\$2,500.00
CONTINGENCY				
MISC-CONTINGENCY		155101	The District may incur additional expenses that were not budgeted in any expense line.	\$25,391.00
TOTAL EXPENDITURES:				\$1,253,761.35

**STATEMENT 5
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SCHEDULES**

	SERIES 2025	SERIES 2016A-1	FY 2026 TOTAL
REVENUE			
SPECIAL ASSESSMENTS - ON ROLL - GROSS	498,698.14	150,210.64	648,908.78
SPECIAL ASSESSMENTS - DISCOUNTS 4%	(19,947.93)	(6,008.43)	(25,956.35)
TOTAL REVENUE	478,750.21	144,202.21	478,750.21
EXPENDITURES			
COUNTY - ASSESSMENT COLLECTION FEES	9,973.96	3,004.21	12,978.18
INTEREST EXPENSE			
May 1, 2026	134,066.25	45,455.00	179,521.25
November 1, 2026	129,710.00	45,455.00	175,165.00
PRINCIPAL RETIREMENT			
May 1, 2026	205,000.00	45,000.00	250,000.00
TOTAL EXPENDITURES	478,750.21	138,914.21	617,664.43
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	5,288.00	5,288.00
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	-	5,288.00	5,288.00

Table 1. Series 2025 Allocation of Maximum Annual Debt Service (Gross MADS)

LOT WIDTH	LOTS	ERU	TOTAL ASSMTS	ASSMT / LOT
Single Family 36' TND	32	0.65	\$ 25,368.85	\$ 792.78
Single Family 45' TND	84	0.82	\$ 77,107.95	\$ 917.95
Single Family 55' TND	82	1.00	\$ 85,536.41	\$ 1,043.13
Single Family 55'	195	1.00	\$ 211,546.15	\$ 1,084.85
Single Family 65'	88	1.18	\$ 99,138.79	\$ 1,126.58
Total	481		\$ 498,698.14	

Table 2. Series 2016A-1 Allocation of Maximum Annual Debt Service (Gross MADS)

LOT WIDTH	LOTS	ERU	TOTAL ASSMTS	ASSMT / LOT
Townhomes	118	1.00	\$ 59,000.00	\$ 500.00
Single Family 50'	7	1.00	\$ 8,925.00	\$ 1,275.00
Single Family 55'	22	1.00	\$ 28,600.00	\$ 1,300.00
Single Family 65'	40	1.18	\$ 54,000.00	\$ 1,350.00
Total	187		\$ 150,525.00	

STATEMENT 6
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2025 (ASSESSMENT AREA ONE)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Par Outstanding
11/1/2025			123,639	123,639	123,639	6,309,000
5/1/2026	205,000	4.25%	134,066	339,066		6,104,000
11/1/2026			129,710	129,710	468,776	6,104,000
5/1/2027	213,000	4.25%	129,710	342,710		5,891,000
11/1/2027			125,184	125,184	467,894	5,891,000
5/1/2028	223,000	4.25%	125,184	348,184		5,668,000
11/1/2028			120,445	120,445	468,629	5,668,000
5/1/2029	232,000	4.25%	120,445	352,445		5,436,000
11/1/2029			115,515	115,515	467,960	5,436,000
5/1/2030	242,000	4.25%	115,515	357,515		5,194,000
11/1/2030			110,373	110,373	467,888	5,194,000
5/1/2031	253,000	4.25%	110,373	363,373		4,941,000
11/1/2031			104,996	104,996	468,369	4,941,000
5/1/2032	264,000	4.25%	104,996	368,996		4,677,000
11/1/2032			99,386	99,386	468,383	4,677,000
5/1/2033	275,000	4.25%	99,386	374,386		4,402,000
11/1/2033			93,543	93,543	467,929	4,402,000
5/1/2034	287,000	4.25%	93,543	380,543		4,115,000
11/1/2034			87,444	87,444	467,986	4,115,000
5/1/2035	300,000	4.25%	87,444	387,444		3,815,000
11/1/2035			81,069	81,069	468,513	3,815,000
5/1/2036	313,000	4.25%	81,069	394,069		3,502,000
11/1/2036			74,418	74,418	468,486	3,502,000
5/1/2037	326,000	4.25%	74,418	400,418		3,176,000
11/1/2037			67,490	67,490	467,908	3,176,000
5/1/2038	341,000	4.25%	67,490	408,490		2,835,000
11/1/2038			60,244	60,244	468,734	2,835,000
5/1/2039	355,000	4.25%	60,244	415,244		2,480,000
11/1/2039			52,700	52,700	467,944	2,480,000
5/1/2040	371,000	4.25%	52,700	423,700		2,109,000
11/1/2040			44,816	44,816	468,516	2,109,000
5/1/2041	387,000	4.25%	44,816	431,816		1,722,000
11/1/2041			36,593	36,593	468,409	1,722,000
5/1/2042	404,000	4.25%	36,593	440,593		1,318,000
11/1/2042			28,008	28,008	468,600	1,318,000
5/1/2043	421,000	4.25%	28,008	449,008		897,000
11/1/2043			19,061	19,061	468,069	897,000
5/1/2044	439,000	4.25%	19,061	458,061		458,000
11/1/2044			9,733	9,733	467,794	458,000
5/1/2045	458,000	4.25%	9,733	467,733	467,733	0
Total	6,309,000				9,488,155	

Maximum Annual Debt Service: 468,776

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 7
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2016A-1 (ASSESSMENT AREA ONE)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Par Outstanding
5/1/2023	40,000	5.75%	48,526	89,436		1,880,000
11/1/2023			48,526	48,526	137,963	1,840,000
5/1/2024	45,000	5.75%	47,503	93,526		1,795,000
11/1/2024			47,503	47,503	141,029	1,795,000
5/1/2025	45,000	5.75%	46,479	92,503		1,750,000
11/1/2025			46,479	46,479	138,981	1,750,000
5/1/2026	45,000	5.75%	45,455	91,479		1,705,000
11/1/2026			45,455	45,455	136,934	1,705,000
5/1/2027	50,000	5.75%	44,143	95,455		1,655,000
11/1/2027			44,143	44,143	139,598	1,655,000
5/1/2028	50,000	5.75%	42,830	94,143		1,605,000
11/1/2028			42,830	42,830	136,973	1,605,000
5/1/2029	55,000	5.75%	41,386	97,830		1,550,000
11/1/2029			41,386	41,386	139,216	1,550,000
5/1/2030	60,000	5.75%	39,811	101,386		1,490,000
11/1/2030			39,811	39,811	141,198	1,490,000
5/1/2031	60,000	5.75%	38,236	99,811		1,430,000
11/1/2031			38,236	38,236	138,048	1,430,000
5/1/2032	65,000	5.75%	36,530	103,236		1,365,000
11/1/2032			36,530	36,530	139,766	1,365,000
5/1/2033	65,000	5.75%	34,824	101,530		1,300,000
11/1/2033			34,824	34,824	136,354	1,300,000
5/1/2034	70,000	5.75%	32,986	104,824		1,230,000
11/1/2034			32,986	32,986	137,810	1,230,000
5/1/2035	75,000	5.90%	31,018	107,986		1,155,000
11/1/2035			31,018	31,018	139,004	1,155,000
5/1/2036	80,000	5.90%	28,918	111,018		1,075,000
11/1/2036			28,918	28,918	139,935	1,075,000
5/1/2037	85,000	5.90%	26,631	113,918		990,000
11/1/2037			26,631	26,631	140,549	990,000
5/1/2038	90,000	5.90%	24,210	116,631		900,000
11/1/2038			24,210	24,210	140,841	900,000
5/1/2039	90,000	5.90%	21,789	114,210		810,000
11/1/2039			21,789	21,789	135,999	810,000
5/1/2040	95,000	5.90%	19,234	116,789		715,000
11/1/2040			19,234	19,234	136,023	715,000
5/1/2041	105,000	5.90%	16,409	124,234		610,000
11/1/2041			16,409	16,409	140,643	610,000
5/1/2042	110,000	5.90%	13,450	126,409		500,000
11/1/2042			13,450	13,450	139,859	500,000
5/1/2043	115,000	5.90%	10,357	128,450		385,000
11/1/2043			10,357	10,357	138,807	385,000
5/1/2043	120,000	5.90%	7,129	130,357		265,000
11/1/2043			7,129	7,129	137,485	265,000
5/1/2044	130,000	5.90%	3,632	137,129		135,000
11/1/2044			3,632	3,632	140,760	135,000
5/1/2045	135,000	5.90%	3,628	138,632	138,632	0
Total	1,880,000				3,332,407	

Maximum Annual Debt Service: 141,198

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

**STATEMENT 7
ASTORIA COMMUNITY DEVELOPMENT DISTRICT
FY 2026 TOTAL ASSESSMENT ALLOCATION**

Equalized
NET O&M EQUALIZED BUDGET LESS REVENUE \$ 860,496.35
GROSS EQUALIZED COSTS \$ 915,421.649

Stratified Costs
NET O&M STRATIFIED \$ 393,265.00
GROSS STRATIFIED COSTS \$ 418,367.021

Reserve Fund
NET RESERVE FUND \$ 221,200
GROSS EQUALIZED COSTS \$ 235,319.15

Lot Size Phase		UNITS ASSESSED			ALLOCATION OF ADMIN O&M ASSESSMENT					ALLOCATION OF FIELD O&M ASSESSMENT					ALLOCATION OF CAPITAL RESERVE ASSESSMENT				
		O&M	2025 DEBT SERVICE	2016A-1 DEBT SERVICE	ERU Factor	TOTAL ERU's	% TOTAL ERU'S	TOTAL ADMIN BUDGET	ADMIN O&M PER LOT	ERU Factor	TOTAL ERU's	% TOTAL ERU'S	TOTAL FIELD BUDGET	FIELD O&M PER LOT	ERU Factor	TOTAL ERU's	% TOTAL ERU'S	TOTAL RESERVE BUDGET	RESERVE PER LOT
Single Family 36' TND	1	32	32	0	1	32	4.79%	\$43,852.53	\$1,370.39	0.65	20.95	3.53%	\$14,764.38	\$461.39	1	32	4.79%	\$11,272.77	\$352.27
Single Family 45' TND	1	41	41	0	1	41	6.14%	\$56,186.06	\$1,370.39	0.82	33.55	5.65%	\$23,646.08	\$576.73	1	41	6.14%	\$14,443.24	\$352.27
Single Family 55' TND	1	57	57	0	1	57	8.53%	\$78,112.33	\$1,370.39	1.00	57.00	9.60%	\$40,179.11	\$704.90	1	57	8.53%	\$20,079.63	\$352.27
Single Family 55'	1	69	69	0	1	69	10.33%	\$94,557.03	\$1,370.39	1.00	69.00	11.63%	\$48,637.86	\$704.90	1	69	10.33%	\$24,306.92	\$352.27
Single Family 65'	1	49	49	0	1	49	7.34%	\$67,149.19	\$1,370.39	1.18	57.91	9.76%	\$40,819.92	\$833.06	1	49	7.34%	\$17,261.43	\$352.27
Single Family 55'	2	126	126	0	1	126	18.86%	\$172,669.35	\$1,370.39	1.00	126.00	21.23%	\$88,816.97	\$704.90	1	126	18.86%	\$44,386.55	\$352.27
Single Family 65'	2	31	31	0	1	31	4.64%	\$42,482.14	\$1,370.39	1.18	36.64	6.17%	\$25,824.85	\$833.06	1	31	4.64%	\$10,920.50	\$352.27
Single Family 45' TND	3	43	43	0	1	43	6.44%	\$58,926.84	\$1,370.39	0.82	35.18	5.93%	\$24,799.54	\$576.73	1	43	6.44%	\$15,147.79	\$352.27
Single Family 55' TND	3	25	25	0	1	25	3.74%	\$34,259.79	\$1,370.39	1.00	25.00	4.21%	\$17,622.41	\$704.90	1	25	3.74%	\$8,806.85	\$352.27
Single Family 65'	3	8	8	0	1	8	1.20%	\$10,963.13	\$1,370.39	1.18	9.45	1.59%	\$6,664.48	\$833.06	1	8	1.20%	\$2,818.19	\$352.27
Townhomes	3	108	0	108	1	108	16.17%	\$148,002.30	\$1,370.39	0.40	43.20	7.28%	\$30,451.53	\$281.96	1	108	16.17%	\$38,045.61	\$352.27
Single Family 55'	3	22	0	22	1	22	3.29%	\$30,148.62	\$1,370.39	1.00	22.00	3.71%	\$15,507.73	\$704.90	1	22	3.29%	\$7,750.03	\$352.27
Single Family 65'	3	18	0	18	1	18	2.69%	\$24,667.05	\$1,370.39	1.18	21.27	3.58%	\$14,995.07	\$833.06	1	18	2.69%	\$6,340.94	\$352.27
Single Family 65'	4	22	0	22	1	22	3.29%	\$30,148.62	\$1,370.39	1.18	26.00	4.38%	\$18,327.31	\$833.06	1	22	3.29%	\$7,750.03	\$352.27
Townhomes	5	10	0	10	1	10	1.50%	\$13,703.92	\$1,370.39	0.40	4.00	0.67%	\$2,819.59	\$281.96	1	10	1.50%	\$3,522.74	\$352.27
Single Family 50'	5	7	0	7	1	7	1.05%	\$9,592.74	\$1,370.39	0.91	6.37	1.07%	\$4,490.19	\$641.46	1	7	1.05%	\$2,465.92	\$352.27
Total		668	481	187		668	100%	\$915,421.65		593.52	100%	\$418,367.02			668	100%	\$235,319.15		

Lot Size Phase		PER UNIT ANNUAL ASSESSMENT			
		O&M	2025 DEBT SERVICE	2016A-1 DEBT SERVICE	FY 2026 TOTAL PER UNIT
Single Family 36' TND	1	\$2,184.05	\$792.78	\$0.00	\$2,976.83
Single Family 45' TND	1	\$2,299.40	\$917.95	\$0.00	\$3,217.35
Single Family 55' TND	1	\$2,427.56	\$1,043.13	\$0.00	\$3,470.69
Single Family 55'	1	\$2,427.56	\$1,084.85	\$0.00	\$3,512.41
Single Family 65'	1	\$2,555.73	\$1,126.58	\$0.00	\$3,682.30
Single Family 55'	2	\$2,427.56	\$1,084.85	\$0.00	\$3,512.41
Single Family 65'	2	\$2,555.73	\$1,126.58	\$0.00	\$3,682.30
Single Family 45' TND	3	\$2,299.40	\$917.95	\$0.00	\$3,217.35
Single Family 55' TND	3	\$2,427.56	\$1,043.13	\$0.00	\$3,470.69
Single Family 65'	3	\$2,555.73	\$1,126.58	\$0.00	\$3,682.30
Townhomes	3	\$2,004.62	\$0.00	\$500.00	\$2,504.62
Single Family 55'	3	\$2,427.56	\$0.00	\$1,300.00	\$3,727.56
Single Family 65'	3	\$2,555.73	\$0.00	\$1,350.00	\$3,905.73
Single Family 65'	4	\$2,555.73	\$0.00	\$1,350.00	\$3,905.73
Townhomes	5	\$2,004.62	\$0.00	\$500.00	\$2,504.62
Single Family 50'	5	\$2,364.12	\$0.00	\$1,275.00	\$3,639.12

FY 2025 TOTAL PER UNIT	VARIANCE FY 2025 TO 2026 PER LOT	% VARIANCE
\$2,740.86	\$235.97	8.61%
\$2,998.29	\$219.06	7.31%
\$3,267.65	\$203.04	6.21%
\$3,317.65	\$194.76	5.87%
\$3,487.02	\$195.29	5.60%
\$3,317.65	\$194.76	5.87%
\$3,487.02	\$195.29	5.60%
\$2,998.29	\$219.06	7.31%
\$3,267.65	\$203.04	6.21%
\$3,487.02	\$195.29	5.60%
\$2,123.75	\$380.87	17.93%
\$3,317.65	\$409.91	12.36%
\$3,487.02	\$418.71	12.01%
\$3,487.02	\$418.71	12.01%
\$2,123.75	\$380.87	17.93%
\$3,233.57	\$405.55	12.54%

** Difference represents a change in the O&M portion only. Debt Service remains the same throughout the bonds maturity period

EXHIBIT 16

[Return to Agenda](#)

RESOLUTION 2025- 15_

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE ASTURIA COMMUNITY DEVELOPMENT DISTRICT
MAKING A DETERMINATION OF BENEFIT AND
IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR
2026; PROVIDING FOR THE COLLECTION AND
ENFORCEMENT OF SPECIAL ASSESSMENTS;
CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR
AMENDMENTS TO THE ASSESSMENT ROLL;
PROVIDING A SEVERABILITY CLAUSE; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Asturia Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Pasco County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such

special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Asturia Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE ASTURIA COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS _12th_ DAY OF __August__, 2025.

ATTEST:

**ASTURIA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit B: Assessment Roll



FY 2026 PROPOSED BUDGET

STATEMENT 1
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 06.30.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025- 2026
I. REVENUE						
SPECIAL ASSMNTS- TAX COLLECTOR	\$ 1,003,227	\$ 1,028,251	\$ 1,020,959	\$1,020,944	\$ 1,253,761	232,802
SPECIAL ASSMNTS- DISCOUNTS	(6,793)		-	15,000	-	-
FUND BALANCE FORWARD			20,000	-	-	(20,000)
INTEREST - INVESTMENTS	3,820	49,105		58,113	-	-
OTHER MISCELLANEOUS REVENUES	15,015	17,381	15,000	660	-	(15,000)
CLUBHOUSE RENTALS	10,580	7,097	4,000	7,773	-	(4,000)
EVENT FEES	518		2,500	-	-	(2,500)
ACCESS CARDS		360	200	-	-	(200)
TOTAL REVENUE	1,026,367	1,102,194	1,062,659	1,102,490	1,253,761	191,102
II. EXPENDITURES						
GENERAL ADMINISTRATIVE						
SUPERVISOR FEES	14,200	14,982	15,000	9,400	15,000	-
PAYROLL FEES & WORKMANS COMP INSURANCE					1,800	1,800
PAYROLL TAXES-FICA	384	1,190	1,377	2,593	1,377	-
DISTRICT MANAGER	54,322	48,800	48,000	36,527	48,000	-
TRUSTEE FEES	6,000	6,015	8,500	6,750	8,500	-
ARBITRAGE	1,900	650	1,300	1,300	1,300	-
DISSEMINATING AGENT	-	-	-	-	-	-
PUBLIC OFFICIALS INSURANCE	3,730	3,458	4,496	3,700	4,496	-
LEGAL ADVERTISEMENTS	1,887	2,305	1,500	1,085	3,000	1,500
DUES, LICENSES, SUBSCRIPTIONS	175	175	175	175	175	-
WEBSITE HOSTING	5,724	3,602	5,500	2,931	5,500	-
LEGAL SERVICES- GENERAL	67,022	15,785	30,000	16,549	30,000	-
LEGAL SERVICES LITIGATION	-	-	20,000	177	20,000	-
LEGAL SERVICES LAND USES	1,386	19,563	20,000	2,494	30,000	10,000
LEGAL SERVICES DEFECT		-	10,000	-	10,000	-
MISCELLANEOUS ADMINISTRATIVE EXPENSES					-	-
MAILED NOTICES - POSTAGE	1,349	322	1,000	332	1,000	-
ENGINEERING SERVICES	4,275	11,065	20,000	-	20,000	-
AUDITING	3,575	3,575	3,715	-	4,000	285
MISC - ASSESSMENT COLLECTION COST	3,253		-	-	-	-
TAX COLLECTOR/PROPERTY APPRAISER FEES	150	150	650	150	650	-
TOTAL GENERAL ADMINISTRATIVE	169,332	131,637	191,213	84,164	204,798	13,585
UTILITY SERVICES						
UTILITY - IRRIGATION		3,978	5,134	3,049	5,134	-
ELECTRICITY - RECREATION CENTER	1,873	24,633	24,150	18,503	24,150	-
ELECTRICITY - STREETLIGHTS	161,565	121,605	219,365	96,377	219,365	-
UTILITY SERVICES	86		1,380	-	1,380	-
TOTAL UTILITY SERVICES	163,524	150,216	250,029	117,929	250,029	-
GARBAGE/SOLID WASTE SERVICES						
GARBAGE - RECREATION FACILITY	780	953	1,100	1,002	1,100	-
SOLID WASTE ASSESSMENT	731	1,250	2,500	1,337	3,000	500
TOTAL GARBAGE/SOLID WASTE SERVICES	1,511	2,203	3,600	2,340	4,100	500
WATER-SEWER COMB SERVICES						
UTILITY - RECLAIMED WATER	23,757	39,223	60,000	41,992	65,000	5,000
UTILITY - POTABLE WATER	335		15,000	-	15,000	-
TOTAL WATER-SEWER COMB SERVICES	24,092	39,223	75,000	41,992	80,000	5,000
STORMWATER CONTROL						
STORMWATER ASSESSMENT	624	624	1,400	611	1,400	-
AQUATIC MAINTENANCE	12,319	18,840	22,000	12,610	34,000	12,000
TOTAL STORMWATER CONTROL	12,943	19,464	23,400	13,221	35,400	12,000
PHYSICAL ENVIRONMENT						
INSURANCE - PROPERTY	15,033	20,714	26,930	23,805	30,000	3,070
INSURANCE - GENERAL LIABILITY	4,678	6,289	8,176	4,886	8,176	-
LANDSCAPE MAINTENANCE - GENERAL	167,263	129,000	142,200	104,741	185,000	42,800
LANDSCAPE MAINTENANCE - FERTILIZATION		9,600	9,600	7,344	12,000	2,400
LANDSCAPE MAINTENANCE - PEST CONTROL		5,100	5,100	3,902	5,100	-
LANDSCAPE MAINTENANCE - IRRIGATION	11,332	18,989	12,000	9,180	25,000	13,000
LANDSCAPE MAINTENANCE - MULCH		25,650	24,750	-	35,000	10,250
LANDSCAPE MAINTENANCE - ANNUALS		18,823	11,340	4,813	14,000	2,660
LANDSCAPE REPLACEMENT	2,000	11,000	25,000	9,450	35,000	10,000
FIELD OPERATIONS	4,599		-	-	-	-
R&M-IRRIGATION		1,937	10,000	8,059	-	(10,000)
HOLIDAY LIGHTING & DECORATIONS	1,410	3,020	2,140	4,300	6,000	3,860
TOTAL OTHER PHYSICAL ENVIRONMENT	206,315	250,122	277,236	180,479	355,276	78,040
ROAD AND STREET FACILITIES						
R&M-SIDEWALKS	-	9,025	-	-	-	-

STATEMENT 1
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 06.30.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025- 2026
ROADWAY REPAIR & MAINTENANCE	-	6,350	58,000	-	58,000	-
SIGN REPAIRS AND PAINTING				-	10,000	
R&M-PRESSURE WASHING	207	-	5,500	200	5,500	-
TOTAL ROAD AND STREET FACILITIES	207	15,375	63,500	200	73,500	-
PARKS AND RECREATION - GENERAL						
FIELD SERVICES DIST. MANAGEMENT	20,788	31,648	70,000	32,952	70,000	-
AMENITY MANAGER					14,700	14,700
POOL MAINTENANCE	11,853	13,772	13,560	10,270	15,000	1,440
CONTRACTS-CLEANING SERVICES	14,700	18,220	16,000	24,790	20,000	4,000
CONTRACTS-PEST CONTROL	662	660	730	495	730	-
TELEPHONE/FAX/INTERNET SERVICES	2,077	2,742	3,600	1,112	3,600	-
FITNESS EQUIPMENT	825	5,363	4,500	7,973	10,000	5,500
AMENITY MAINTENANCE & REPAIRS	6,252	5,463	10,000	5,707	10,000	-
PLAYGROUND FENCING & MAINTENANCE				-	10,000	
BOARDWALK AND BRIDGE MAINTENANCE	9	1,500	2,500	100	2,500	-
POOL FURNITURE REPAIR & REPLACEMENT	2,357	9,646	4,000	11,963	6,000	2,000
SECURITY SYSTEM MONITORING & MAINT.		145	12,000	1,942	12,000	-
DOG PARK MAINTENANCE	45		500	133	500	-
CLUBHOUSE - FACILITY JANITORIAL SUPPLIES	1,341	1,759	3,600	1,250	3,600	-
GARBAGE & DOG WASTE STATION	1,727	1,405	3,000	1,752	3,000	-
DOG WASTE STATION				-	20,337	
CLUB HOUSE OFFICE SUPPLIES	437	280	600	763	2,000	1,400
CLUB HOUSE LIGHTING REPLACEMENT				-	600	
PRESSURE WASHING				-	-	-
PROFSERV-WILDLIFE MANAGEMENT SERVICE		168	2,400	-	2,400	-
FACILITY A/C & HEATING MAINTENANCE & REPAIR	1,755		1,500	-	3,000	1,500
DOG PARK MULCHING		1,800	2,000	-	2,500	500
MISCELLANEOUS EXPENSES	2,848		-	-	10,000	10,000
POOL PERMITS	280	280	300	280	300	-
TOTAL PARKS AND RECREATION - GENERAL	67,956	94,851	150,790	101,483	222,767	41,040
SPECIAL EVENTS						
SPECIAL EVENTS	13	4,200	2,500	-	2,500	-
TOTAL SPECIAL EVENTS	13	4,200	2,500	-	2,500	-
CONTINGENCY						
MISC-CONTINGENCY	94,137	30,121	25,391	8,397	25,391	-
TOTAL CONTINGENCY	94,137	30,121	25,391	8,397	25,391	-
RESERVES						
RESERVE - FITNESS	-	-	-	-	-	-
RESERVE - POOL	-	-	-	-	-	-
RESERVE - ROADS	-	-	-	-	-	-
RESERVE - MISC	-	-	-	-	-	-
TOTAL RESERVES	-	-	-	-	-	-
OTHER SOURCES AND USES						
CONTINGENCY & FUND BALANCE CARRIED FORWARD				-		-
TOTAL OTHER SOURCES AND USES	-	-	-	-	-	-
TOTAL EXPENDITURES	740,030	737,412	1,062,659	550,204	1,253,761	150,165
III. FUND BALANCE						
NET CHANGE IN FUND BALANCE	286,337	364,782	-	552,286	-	
FUND BALANCE - BEGINNING	78,445	364,782	1,028,956	978,956	978,956	
TRANSFER OUT (GF TO CIRF)			(30,000)			
FUND BALANCE FORWARD			(20,000)			
FUND BALANCE - ENDING	\$ 364,782	\$ 1,028,956	\$ 978,956	\$ 1,531,242	\$ 978,956	-

STATEMENT 2
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
CAPITAL IMPROVEMENT RESERVE FUND

	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 03.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025- 2026
1 I. REVENUE						
2 SPECIAL ASSESSMENTS - TAX COLLECTOR	\$ 18,021	\$ 200,735	\$ 200,000	\$ 195,699	\$ 221,200	\$ 21,200
3 SPECIAL ASSESSMENTS - DISCOUNTS	(122)					
4 MISCELLANEOUS REVENUE		64				
5 INTEREST & MISCELLANEOUS				4,298		
6 TOTAL REVENUE	17,899	200,799	200,000	199,997	221,200	
7 II. EXPENDITURES						
8 PROPERTY SITE COMPONENTS						
9 ASPHALT PAVEMENT, PATCH	-				-	
10 ASPHALT PAVEMENT, MILL AND OVERLAY, PHASED	-				-	
11 ASPHALT PAVEMENT, TOTAL REPLACEMENT, WALKIN	-				-	
12 BOARDWALKS, WOOD, PHASED	-				-	
13 CONCRETE CURBS AND GUTTERS, PARTIAL	-				-	
14 CONCRETE SIDEWALKS, PARTIAL	-				-	
15 ENTRANCE MONUMENTS, RENOVATIONS	-				-	
16 IRRIGATION SYSTEM, PARTIAL	-				-	
17 LANDSCAPE, PARTIAL REPLACEMENTS	-		10,712		-	
18 MAILBOX STATIONS	-				-	
19 MAINTENANCE CART	-				-	
20 PLAYGROUND EQUIPMENT	-				-	
21 SIGNAGE, STREET IDENTIFICATION AND TRAFFIC MAN	-				-	
22 SITE FURNITURE	-				-	
23 STORMWATER SYSTEM, PARTIAL	-				-	
24 TOTAL PROPERTY SITE COMPONENTS	-	-	10,712	-	-	-
25 CLUBHOUSE AND FITNESS CENTER COMPONENTS						
26 AIR HANDLING AND CONDENSING UNITS, SPLIT SYSTE	-		55,704		-	
27 EXERCISE EQUIPMENT, CARDIOVASCULAR	-				-	
28 EXERCISE EQUIPMENT, STRENGTH TRAINING	-				-	
29 INTERIOR RENOVATIONS, COMPLETE	-				-	
30 INTERIOR RENOVATIONS, PARTIAL	-				-	
31 REST ROOMS, RENOVATIONS	-				-	
32 ROOFS, METAL	-				-	
33 WINDOWS AND DOORS	-				-	
34 TOTAL CLUBHOUSE AND FITNESS CENTER COMPONE	-	-	55,704	-	-	-
35 POOL COMPONENTS						
36 DECK, PAVERS	-				-	
37 FENCE, ALUMINUM (INCL. DOG PARK AND PLAYGROU	-				-	
38 FURNITURE, PHASED	-				15,522	
39 LIGHT POLES AND FIXTURES, POOL	-				-	
40 MECHANICAL EQUIPMENT, PHASED	-				15,522	
41 POOL FINISHES, PLASTER AND TILE (INCL. COPING)	-				-	
42 MISC- ASSESSMENT COLLECTION COST	-				-	
43 CONTINGENCY	-				-	
44 TOTAL POOL COMPONENTS	-	-	-	-	31,044	-
45 OTHER FINANCING SOURCES/USES						
46 INCREASE IN FUND BALANCE		200,000	133,584	-	190,156	
47 TOTAL OTHER FINANCING SOURCES/USES	-	200,000	133,584	-	190,156	-
48 TOTAL EXPENDITURES	-	200,000	200,000	-	221,200	-
54 III. FUND BALANCE						
55 NET CHANGE IN FUND BALANCE	17,899	799	-	199,997	-	
56 FUND BALANCE - BEGINNING	28,361	46,260	247,059	247,059	410,643	
57 INCREASE IN FUND BALANCE		200,000	133,584		190,156	
58 TRANSFER IN (GF TO CIRF)			30,000			
59 FUND BALANCE - ENDING	\$ 46,260	\$ 247,059	\$ 410,643	\$ 447,056	\$ 600,799	-

**STATEMENT 2
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
RESERVE CASH FLOW FUNDING PLAN**

FY	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Beginning of Year Reserves	\$44,908	\$70,424	\$271,234	\$414,938	\$602,865	\$745,308	\$855,109	\$972,480	\$1,153,127	\$1,270,672
Recommended Reserve Contribution	25,000	200,000	207,000	214,200	221,700	229,500	237,500	245,800	254,400	263,300
Anticipated Interest Earned (1.15%)	516	810	3,119	4,772	6,933	8,571	9,834	11,184	13,261	14,613
Projected Expenditures	0	0	(66,416)	(31,044)	(86,190)	(128,270)	(129,963)	(76,337)	(150,116)	(70,871)
Projected Year End Reserves	70,424	271,234	414,938	602,865	745,308	855,109	972,480	1,153,127	1,270,672	1,477,713

FY	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Beginning of Year Reserves	\$1,477,713	\$1,584,238	\$1,756,381	\$2,015,592	\$2,281,441	\$2,620,378	\$2,950,657	\$2,971,245	\$2,574,920	\$2,194,324
Recommended Reserve Contribution	272,500	282,000	291,900	302,100	312,700	323,600	334,900	346,600	358,700	371,300
Anticipated Interest Earned (1.15%)	16,994	18,219	20,198	23,179	26,237	30,134	33,933	34,169	29,612	25,235
Projected Expenditures	(182,969)	(128,076)	(52,887)	(59,430)	0	(23,455)	(348,245)	(777,094)	(768,908)	(829,944)
Projected Year End Reserves	1,584,238	1,756,381	2,015,592	2,281,441	2,620,378	2,950,657	2,971,245	2,574,920	2,194,324	1,760,914

FY	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Beginning of Year Reserves	\$1,760,914	\$1,220,315	\$698,351	\$364,166	\$151,923	\$235,046	\$136,896	\$430,542	\$843,383	\$982,537	\$1,208,382
Recommended Reserve Contribution	384,300	397,800	411,700	426,100	441,000	456,400	472,400	488,900	506,000	523,700	542,000
Anticipated Interest Earned (1.15%)	20,251	14,034	8,031	4,188	1,747	2,703	1,574	4,951	9,699	11,299	13,896
Projected Expenditures	(945,150)	(933,798)	(753,916)	(642,531)	(359,624)	(557,253)	(180,328)	(81,010)	(376,545)	(309,154)	(872,141)
Projected Year End Reserves	1,220,315	698,351	364,166	151,923	235,046	136,896	430,542	843,383	982,537	1,208,382	892,138

**STATEMENT 2
ASTORIA COMMUNITY DEVELOPMENT DISTRICT
RESERVE EXPENDITURES**

Line Item	Component	2023	Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
Property Site Components												
1	Asphalt Pavement, Patch	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$105,950
2	Asphalt Pavement, Mill and Overlay, Phased	\$0	\$0	\$0	\$0	\$86,190	\$0	\$0	\$0	\$0	\$0	\$0
3	Asphalt Pavement, Total Replacement, Walk	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77,019
4	Boardwalks, Wood, Phased	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	Concrete Curbs and Gutters, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	Concrete Sidewalks, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$90,627	\$0	\$0	\$0	\$0
7	Entrance Monuments, Renovations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	Irrigation System, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	Landscape, Partial Replacements	\$0	\$0	\$10,712	\$0	\$0	\$0	\$0	\$12,723	\$0	\$0	\$0
10	Mailbox Stations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11	Maintenance Cart	\$0	\$0	\$0	\$0	\$0	\$0	\$9,834	\$0	\$0	\$0	\$0
12	Playground Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	Signage, Street ID & Traffic Mgmt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14	Site Furniture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15	Stormwater System, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,681	\$0	\$0
	Subtotal	\$0	\$0	\$10,712	\$0	\$86,190	\$0	\$100,461	\$12,723	\$131,681	\$0	\$182,969
Clubhouse and Fitness Center Components												
16	Air Handling and Condensing Units, Split S	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17	Exercise Equipment, Cardiovascular	\$0	\$0	\$55,704	\$0	\$0	\$0	\$29,502	\$0	\$0	\$70,871	\$0
17.1	Exercise Equipment, Strength Training	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,802	\$0	\$0	\$0
18	Interior Renovations, Complete	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.1	Interior Renovations, Partial	\$0	\$0	\$0	\$0	\$0	\$52,258	\$0	\$0	\$0	\$0	\$0
19	Rest Rooms, Renovations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20	Roofs, Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	Windows and Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Subtotal	\$0	\$0	\$55,704	\$0	\$0	\$52,258	\$29,502	\$45,802	\$0	\$70,871	\$0
Pool Components												
22	Deck, Pavers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23	Fence, Aluminum	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24	Furniture, Phased	\$0	\$0	\$0	\$15,522	\$0	\$0	\$0	\$17,812	\$0	\$0	\$0
25	Light Poles and Fixtures, Pool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
26	Mechanical equipment, Phased	\$0	\$0	\$0	\$15,522	\$0	\$0	\$0	\$0	\$18,435	\$0	\$0
27	Pool Finishes, plaster and Tile (Including Co	\$0	\$0	\$0	\$0	\$0	\$76,012	\$0	\$0	\$0	\$0	\$0
	Subtotal	\$0	\$0	\$0	\$31,044	\$0	\$76,012	\$0	\$17,812	\$18,435	\$0	\$0
	Total	\$0	\$0	\$66,416	\$31,044	\$86,190	\$128,270	\$129,963	\$76,337	\$150,116	\$70,871	\$182,969

**STATEMENT 2
ASTORIA COMMUNITY DEVELOPMENT DISTRICT
RESERVE EXPENDITURES**

Line Item	Component	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21
		2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Property Site Components												
1	Asphalt Pavement, Patch	\$0	\$0	\$0	\$0	\$0	\$130,240	\$0	\$0	\$0	\$0	\$0
2	Asphalt Pavement, Mill and Overlay, Phased	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$587,059	\$607,607	\$628,873	\$650,883
3	Asphalt Pavement, Total Replacement, Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	Boardwalks, Wood, Phased	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$245,341	\$0
5	Concrete Curbs and Gutters, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,360	\$53,157	\$55,018	\$56,943
6	Concrete Sidewalks, Partial	\$107,636	\$0	\$0	\$0	\$0	\$127,838	\$0	\$0	\$0	\$0	\$151,832
7	Entrance Monuments, Renovations	\$0	\$0	\$25,023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	Irrigation System, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96,125	\$0	\$0
9	Landscape, Partial Replacements	\$0	\$15,111	\$0	\$0	\$0	\$0	\$17,947	\$0	\$0	\$0	\$0
10	Mailbox Stations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11	Maintenance Cart	\$0	\$0	\$12,512	\$0	\$0	\$0	\$0	\$0	\$0	\$15,918	\$0
12	Playground Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$134,601	\$0	\$0	\$0	\$0
13	Signage, Street ID & Traffic Mgmt	\$0	\$0	\$0	\$0	\$0	\$0	\$272,791	\$0	\$0	\$0	\$0
14	Site Furniture	\$0	\$37,777	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15	Stormwater System, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal		\$107,636	\$52,888	\$37,535	\$0	\$0	\$258,078	\$425,339	\$638,419	\$756,889	\$945,150	\$859,658
Clubhouse and Fitness Center Components												
16	Air Handling and Condensing Units, Split S	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,140	\$0	\$0
17	Exercise Equipment, Cardiovascular	\$0	\$0	\$0	\$0	\$0	\$90,167	\$0	\$0	\$0	\$0	\$0
17.1	Exercise Equipment, Strength Training	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74,140
18	Interior Renovations, Complete	\$0	\$0	\$0	\$0	\$0	\$0	\$125,627	\$0	\$0	\$0	\$0
18.1	Interior Renovations, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
19	Rest Rooms, Renovations	\$0	\$0	\$0	\$0	\$0	\$0	\$111,270	\$0	\$0	\$0	\$0
20	Roofs, Metal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	Windows and Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal		\$0	\$0	\$0	\$0	\$0	\$90,167	\$236,897	\$0	\$46,140	\$0	\$74,140
Pool Components												
22	Deck, Pavers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23	Fence, Aluminum	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104,484	\$0	\$0	\$0
24	Furniture, Phased	\$20,440	\$0	\$0	\$0	\$23,455	\$0	\$0	\$0	\$26,915	\$0	\$0
25	Light Poles and Fixtures, Pool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
26	Mechanical equipment, Phased	\$0	\$0	\$21,895	\$0	\$0	\$0	\$0	\$26,005	\$0	\$0	\$0
27	Pool Finishes, plaster and Tile (Including Co	\$0	\$0	\$0	\$0	\$0	\$0	\$114,859	\$0	\$0	\$0	\$0
Subtotal		\$20,440	\$0	\$21,895	\$0	\$23,455	\$0	\$114,859	\$130,489	\$26,915	\$0	\$0
Total		\$128,076	\$52,888	\$59,430	\$0	\$23,455	\$348,245	\$777,095	\$768,908	\$829,944	\$945,150	\$933,798

**STATEMENT 2
ASTORIA COMMUNITY DEVELOPMENT DISTRICT
RESERVE EXPENDITURES**

Line Item		Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30	
	Component	2045	2046	2047	2048	2049	2050	2051	2052	2053	Total
1	Property Site Components										
2	Asphalt Pavement, Patch	\$0	\$0	\$0	\$0	\$0	\$0	\$196,801	\$0	\$0	\$432,991
3	Asphalt Pavement, Mill and Overlay, Phased	\$673,664	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,234,276
4	Asphalt Pavement, Total Replacement, Walk	\$0	\$0	\$0	\$0	\$0	\$0	\$143,061	\$0	\$0	\$220,080
5	Boardwalks, Wood, Phased	\$0	\$0	\$0	\$291,388	\$0	\$0	\$0	\$0	\$0	\$536,729
6	Concrete Curbs and Gutters, Partial	\$58,936	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$275,414
7	Concrete Sidewalks, Partial	\$0	\$0	\$0	\$0	\$180,328	\$0	\$0	\$0	\$206,931	\$757,556
8	Entrance Monuments, Renovations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	Irrigation System, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135,594	\$0	\$231,719
10	Landscape, Partial Replacements	\$21,315	\$0	\$0	\$0	\$0	\$25,316	\$0	\$0	\$0	\$88,013
11	Mailbox Stations	\$0	\$0	\$359,624	\$0	\$0	\$0	\$0	\$0	\$0	\$359,624
12	Maintenance Cart	\$0	\$0	\$0	\$0	\$0	\$20,253	\$0	\$0	\$0	\$46,005
13	Playground Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$134,601
14	Signage, Street ID & Traffic Mgmt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$272,791
15	Site Furniture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,170	\$70,170
15	Stormwater System, Partial	\$0	\$220,611	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$352,292
	Subtotal	\$753,915	\$220,611	\$359,624	\$291,388	\$180,328	\$45,569	\$339,862	\$135,594	\$277,101	\$7,012,261
16	Clubhouse and Fitness Center Components										
17	Air Handling and Condensing Units, Split S	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,140
17.1	Exercise Equipment, Cardiovascular	\$0	\$114,718	\$0	\$0	\$0	\$0	\$0	\$0	\$145,953	\$506,915
18	Exercise Equipment, Strength Training	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$119,942
18.1	Interior Renovations, Complete	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,627
19	Interior Renovations, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,258
20	Rest Rooms, Renovations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111,270
21	Roofs, Metal	\$0	\$0	\$0	\$265,865	\$0	\$0	\$0	\$0	\$0	\$265,865
21	Windows and Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$449,087	\$449,087
	Subtotal	\$0	\$114,718	\$0	\$265,865	\$0	\$0	\$0	\$0	\$595,040	\$1,677,104
22	Pool Components										
23	Deck, Pavers	\$0	\$157,186	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$157,186
24	Fence, Aluminum	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104,484
25	Furniture, Phased	\$0	\$30,886	\$0	\$0	\$0	\$35,442	\$0	\$0	\$0	\$126,577
26	Light Poles and Fixtures, Pool	\$0	\$88,245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,245
27	Mechanical equipment, Phased	\$0	\$30,886	\$0	\$0	\$0	\$0	\$36,682	\$0	\$0	\$127,530
27	Pool Finishes, plaster and Tile (Including Co	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$173,560	\$0	\$364,431
	Subtotal	\$0	\$307,203	\$0	\$0	\$0	\$35,442	\$36,682	\$173,560	\$0	\$968,453
	Total	\$753,915	\$642,532	\$359,624	\$557,253	\$180,328	\$81,011	\$376,544	\$309,154	\$872,141	\$9,657,818

STATEMENT 2
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
CAPITAL IMPROVEMENT RESERVE FUND

RESERVE EXPENDITURES	PROJECT		REMAINING
PROPERTY SITE COMPONENTS	COSTS	EXPENSED	COSTS
ASPHALT PAVEMENT, PATCH	\$432,991	\$0	\$432,991
ASPHALT PAVEMENT, MILL AND OVERLAY, PHASED	\$3,234,276	\$0	\$3,234,276
ASPHALT PAVEMENT, TOTAL REPLACEMENT, WALKING	\$220,080	\$0	\$220,080
BOARDWALKS, WOOD, PHASED	\$536,729	\$0	\$536,729
CONCRETE CURBS AND GUTTERS, PARTIAL	\$275,414	\$0	\$275,414
CONCRETE SIDEWALKS, PARTIAL	\$757,556	\$0	\$757,556
ENTRANCE MONUMENTS, RENOVATIONS	\$0	\$0	\$0
IRRIGATION SYSTEM, PARTIAL	\$231,719	\$0	\$231,719
LANDSCAPE, PARTIAL REPLACEMENTS	\$88,013	\$0	\$88,013
MAILBOX STATIONS	\$359,624	\$0	\$359,624
MAINTENANCE CART	\$46,005	\$0	\$46,005
PLAYGROUND EQUIPMENT	\$134,601	\$0	\$134,601
SIGNAGE, STREET IDENTIFICATION AND TRAFFIC MANAGEMENT	\$272,791	\$0	\$272,791
SITE FURNITURE	\$70,170	\$0	\$70,170
STORMWATER SYSTEM, PARTIAL	\$352,292	\$0	\$352,292
TOTAL PROPERTY SITE COMPONENTS			
CLUBHOUSE AND FITNESS CENTER COMPONENTS			
AIR HANDLING AND CONDENSING UNITS, SPLIT SYSTEM	\$46,140	\$0	\$46,140
EXERCISE EQUIPMENT, CARDIOVASCULAR	\$506,915	\$0	\$506,915
EXERCISE EQUIPMENT, STRENGTH TRAINING	\$119,942	\$0	\$119,942
INTERIOR RENOVATIONS, COMPLETE	\$125,627	\$0	\$125,627
INTERIOR RENOVATIONS, PARTIAL	\$52,258	\$0	\$52,258
REST ROOMS, RENOVATIONS	\$111,270	\$0	\$111,270
ROOFS, METAL	\$265,865	\$0	\$265,865
WINDOWS AND DOORS	\$449,087	\$0	\$449,087
TOTAL CLUBHOUSE AND FITNESS CENTER COMPONENTS			

**ASTURIA COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
CAPITAL IMPROVEMENT RESERVE FUND**

POOL COMPONENTS

DECK, PAVERS	\$157,186	\$0	\$157,186
FENCE, ALUMINUM (INCL. DOG PARK AND PLAYGROUND)	\$104,484	\$0	\$104,484
FURNITURE, PHASED	\$126,577	\$0	\$126,577
LIGHT POLES AND FIXTURES, POOL	\$88,245	\$0	\$88,245
MECHANICAL EQUIPMENT, PHASED	\$127,530	\$0	\$127,530
POOL FINISHES, PLASTER AND TILE (INCL. COPING)	\$364,431	\$0	\$364,431

TOTAL PROJECT COSTS

\$9,657,818	\$0	\$9,657,818
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**STATEMENT 3
ASTORIA COMMUNITY DEVELOPMENT DISTRICT
FY 2026 GENERAL FUND BUDGET
O&M ASSESSMENT ALLOCATION**

A. ERU Assignment

Equalized Costs

Lot Width	Assigned ERU	Lot Count	Total ERU	% ERU
All	1.00	668	668.00	100.00%

Stratified Costs

Lot Width	Assigned ERU	Lot Count	Total ERU	% ERU
Townhomes	0.40	118	47.20	7.95%
Single Family 36' T	0.65	32	20.95	3.53%
Single Family 45' T	0.82	84	68.73	11.58%
Single Family 50'	0.91	7	6.37	1.07%
Single Family 55' T	1.00	82	82.00	13.82%
Single Family 55'	1.00	217	217.00	36.56%
Single Family 65'	1.18	128	151.27	25.49%
Total		668	593.52	100.00%

B. Expenditures (O&M Assessment)

1. Equalized (O&M)

Total Expenditures (net)	\$860,496.35
County collection charges &	\$ 54,925.30
Total O&M Assessment, if all	\$ 915,421.65
Total ERUs in District	668.00
O&M Assessment per ERU	\$ 1,370.39
O&M Assessment per ERU	\$ 1,288.17

2. Stratified (O&M)

Total Expenditures (net)	\$393,265.00
County collection charges &	\$ 25,102.02
Total O&M Assessment, if all	\$ 418,367.02
Total ERUs in District	593.52
O&M Assessment per ERU	\$ 704.90
O&M Assessment per ERU	\$ 662.60

2. Reserve

Total Expenditures (net)	\$ 221,200.00
County collection charges &	\$ 14,119.15
Total O&M Assessment, if all	\$ 235,319.15
Total ERUs in District	668.00
O&M Assessment per ERU	\$ 352.27
O&M Assessment per ERU	\$ 331.14

C. Assessment Allocation

Table 1. - Current FY 2026 Allocation of AR (as if all On-Roll)

Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
Townhomes	0.40	\$ 1,884.35	\$ 222,352.95	\$ 2,004.62	\$ 236,545.69
Single Family 36' T	0.65	\$ 2,053.01	\$ 65,696.31	\$ 2,184.05	\$ 69,889.69
Single Family 45' T	0.82	\$ 2,161.44	\$ 181,560.58	\$ 2,299.40	\$ 193,149.55
Single Family 50'	0.91	\$ 2,222.27	\$ 15,555.92	\$ 2,364.12	\$ 16,548.85
Single Family 55' T	1.00	\$ 2,281.91	\$ 187,116.51	\$ 2,427.56	\$ 199,060.12
Single Family 55'	1.00	\$ 2,281.91	\$ 495,174.19	\$ 2,427.56	\$ 526,781.05
Single Family 65'	1.18	\$ 2,402.38	\$ 307,504.89	\$ 2,555.73	\$ 327,132.86
Total			\$ 1,474,961.35		\$ 1,569,107.82

Table 2. - Adopted FY 2025 Allocation of AR (as if all On-Roll)

Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
Townhomes	0.40	\$ 1,526.33	\$ 180,106.35	\$ 1,623.75	\$ 191,602.50
Single Family 36' T	0.65	\$ 1,683.41	\$ 53,869.07	\$ 1,790.86	\$ 57,307.52
Single Family 45' T	0.82	\$ 1,784.39	\$ 149,888.98	\$ 1,898.29	\$ 159,456.36
Single Family 50'	0.91	\$ 1,841.06	\$ 12,887.39	\$ 1,958.57	\$ 13,709.99
Single Family 55' T	1.00	\$ 1,896.59	\$ 155,520.46	\$ 2,017.65	\$ 165,447.30
Single Family 55'	1.00	\$ 1,896.59	\$ 411,560.25	\$ 2,017.65	\$ 437,830.05
Single Family 65'	1.18	\$ 2,008.80	\$ 257,126.25	\$ 2,137.02	\$ 273,538.56
Total			\$ 1,220,958.74		\$ 1,298,892.28

Table 3. Difference per Lot between Adopted FY 2025 and Proposed FY 2026

Lot Width	Lots	FY 2026 / Lot Gross	FY 2026 /Assmt Gross	FY 2025 / Lot Gross	FY 2025 /Assmt Gross	Gross Increase Total	Gross Increase Per Month
Townhomes	118	\$ 2,004.62	\$ 236,545.69	\$ 1,623.75	\$ 191,602.50	\$ 380.87	\$ 31.74
Single Family 36' T	32	\$ 2,184.05	\$ 69,889.69	\$ 1,790.86	\$ 57,307.52	\$ 393.19	\$ 32.77
Single Family 45' T	84	\$ 2,299.40	\$ 193,149.55	\$ 1,898.29	\$ 159,456.36	\$ 401.11	\$ 33.43
Single Family 50'	7	\$ 2,364.12	\$ 16,548.85	\$ 1,958.57	\$ 13,709.99	\$ 405.55	\$ 33.80
Single Family 55' T	82	\$ 2,427.56	\$ 199,060.12	\$ 2,017.65	\$ 165,447.30	\$ 409.91	\$ 34.16
Single Family 55'	217	\$ 2,427.56	\$ 526,781.05	\$ 2,017.65	\$ 437,830.05	\$ 409.91	\$ 34.16
Single Family 65'	128	\$ 2,555.73	\$ 327,132.86	\$ 2,137.02	\$ 273,538.56	\$ 418.71	\$ 34.89
Total	668		\$ 1,569,107.82		\$ 1,298,892.28		

**STATEMENT 4
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL COST OF CONTRACT
GENERAL ADMINISTRATIVE:				
SUPERVISOR FEES	Board of Supervisors	1510000	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. This expense includes an average \$ 121 per month for payroll and \$29 per month for workman's compensation.	\$15,000.00
PAYROLL FEES & WORKMAN'S INSURANCE	ADP	New line	Covers fees associated with payroll processing services provided by ADP, including employee payments, tax filings, and compliance reporting.	\$1,800.00
PAYROLL TAXES-FICA		1510020	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll.	\$1,377.00
DISTRICT MANAGER	Breeze	1510080	The District received Management, Accounting and Assessment services as part of a Management Agreement.	\$48,000.00
TRUSTEE FEES	TBD	1510180	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees estimated by the Trustee.	\$8,500.00
ARBITRAGE	TBD	1510240	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances.	\$1,300.00
DISSEMINATING AGENT	TBD		The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.	\$0.00
PUBLIC OFFICIALS INSURANCE		1510260	The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing governmental insurance coverage.	\$4,496.00
LEGAL ADVERTISEMENTS	Local Newspaper	1510280	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.	\$3,000.00
DUES, LICENSES, SUBSCRIPTIONS		1510300	The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.	\$175.00
WEBSITE HOSTING	Campus Suite	1510320	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements.	\$5,500.00
LEGAL SERVICES- GENERAL	KE Law	1510340	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisor and the District Manager.	\$30,000.00

**STATEMENT 4
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL COST OF CONTRACT
LEGAL SERVICES LITIGATION		1510350	Covers legal representation and support for litigation matters involving the District, including case preparation, court appearances, settlement negotiations, and coordination with outside counsel as necessary. These services are provided in response to disputes, claims, or legal actions involving the District and are separate from routine general counsel services.	\$20,000.00
LEGAL SERVICES LAND USES	Jimmerson & Birr	1510360	Covers legal support for land use, zoning, and permitting matters. Includes help with agreements, easements, and coordination with agencies related to the District's property and development needs.	\$30,000.00
LEGAL SERVICES DEFECT				\$10,000.00
MISCELLANEOUS ADMINISTRATIVE EXPENSES		1510360	Covers small or unexpected costs that don't fall under other budget categories. This may include office supplies, minor repairs, or one-time service fees needed to support District operations.	\$0.00
MAILED NOTICES - POSTAGE		1513070	Covers the cost of preparing and mailing notices to property owners regarding proposed assessment increases, as required under Chapter 170, Florida Statutes. These notices inform residents of public hearings and provide details on the proposed changes to assessments.	\$1,000.00
ENGINEERING SERVICES			The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.	\$20,000.00
AUDITING	DiBartolomeo		Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm. Increased to \$4,000 to account for cost increase.	\$4,000.00
MISC - ASSESSMENT COLLECTION COST	Pasco County		The District reimburses the Tax Collector for administrative costs such as staffing, supplies, and postage. Per Florida Statutes, the District also pays the greater of the actual collection cost or 2% of the special assessments collected.	\$0.00
TAX COLLECTOR/PROPERTY APPRAISER FEES	Pasco County		The District shall incur an invoice from Pasco County Prop. Appraiser for property appraiser fees.	\$650.00
UTILITY SERVICES				
UTILITY - IRRIGATION		1530005	The District will incur electric utility expenditures for irrigation timers.	\$5,134.00
ELECTRICITY - RECREATION CENTER		1530010	The District will incur electric utility expenditures for the lights associated for the recreation facility.	\$24,150.00
ELECTRICITY - STREETLIGHTS		1530020	The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases, to all streetlights within the District's boundaries.	\$219,365.00

**STATEMENT 4
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL COST OF CONTRACT
UTILITY SERVICES			The District will incur water/sewer utility expenditures related to District Operations.	\$1,380.00
GARBAGE SOLID WASTER SERVICES				
GARBAGE - RECREATION FACILITY		1530080	The District shall incur a monthly expense for the removal of garbage and solid waste.	\$1,100.00
SOLID WASTE ASSESSMENT		1530100	The District may have an assessment levied by another local government for solid waste.	\$3,000.00
WATER-SEWER COMB SERVICES				
UTILITY - RECLAIMED WATER		1530060	The District may incur expenses related to the use of reclaimed water for irrigation.	\$65,000.00
UTILITY - POTABLE WATER			Provides for the cost of clean, drinkable water supplied to District-owned facilities such as amenity centers, pools, parks, restrooms, and other common areas.	\$15,000.00
STORMWATER CONTROL				
STORMWATER ASSESSMENT		1550010	The District may have an assessment levied by another local government for storm water.	\$1,400.00
AQUATIC MAINTENANCE	Blue Water Aquatics	1550025	Blue Water Aquatics, Inc. provides monthly aquatic maintenance services for Asturia CDD's 17 ponds (25.23 surface acres) at a total contracted annual cost of \$16,440.00, effective May 1, 2023, with automatic annual renewal and CPI-based price adjustments; an additional \$5,560.00 is budgeted separately for unforeseen aquatic service needs. Also includes maintenance and future erosion repairs of 4 ponds within the district.	\$34,000.00
PHYSICAL ENVIRONMENT				
INSURANCE - PROPERTY		1550070	The District will incur fees to insure items owned by the district for its property needs.	\$30,000.00
INSURANCE - GENERAL LIABILITY		1550080	The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Agency, Inc. They specialize in providing governmental insurance coverage.	\$8,176.00
LANDSCAPE MAINTENANCE - GENERAL	Red Tree Landscape Systems	1550100	Pursuant to the contract with RedTree Landscape Systems, LLC dated December 28, 2021, the District provides landscape and irrigation maintenance services for the Asturia community, including mowing, edging, pruning, weeding, irrigation inspections, and routine maintenance across all common areas identified in Parts 1 through 4 of the contract scope, at an annual cost of \$95,610.00, and additional maintenance for Phase 4 areas at an annual cost of \$37,200.00, for a combined total of \$132,810.00. An additional \$32,190 contingency has been budgeted for unforeseen landscape maintenance needs and contract cost increases.	\$185,000.00
LANDSCAPE MAINTENANCE - FERTILIZATION		1550105	Provides for fertilizer to keep the District's grass, plants, and trees healthy and looking good.	\$12,000.00
LANDSCAPE MAINTENANCE - PEST CONTROL		1550110	Covers routine treatment to manage insects and pests around the District's facilities and common areas.	\$5,100.00

**STATEMENT 4
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL COST OF CONTRACT
LANDSCAPE MAINTENANCE - IRRIGATION		1550115	Covers repairs and upkeep of the District's irrigation system to ensure proper watering of landscaped areas.	\$25,000.00
LANDSCAPE MAINTENANCE - MULCH	Red Tree Landscape Systems		Pursuant to the District's contract with RedTree Landscape Systems, LLC dated December 28, 2021, the District budgets for pine bark mulch installations and top-dressings as outlined under Part 5 of the contract scope. Mulch services are performed as needed, subject to District approval, at an annual amount not to exceed \$24,750.00.	\$35,000.00
LANDSCAPE MAINTENANCE - ANNUALS	Red Tree Landscape Systems		Pursuant to the District's contract with RedTree Landscape Systems, LLC dated December 28, 2021, the District budgets for the installation of seasonal annual flowers as outlined under Part 6 of the contract scope. This includes four rotations of approximately 1,890 four-inch (4") annuals per year, subject to District approval, at an annual amount not to exceed \$11,340.00.	\$14,000.00
LANDSCAPE REPLACEMENT		1550120	The District will incur expenses for the landscape replacement of annuals, perennials and shrubberies.	\$35,000.00
R&M-IRRIGATION			This is for any repair and maintenance expenses pertaining to the District's irrigation that are not covered in the contract.	
HOLIDAY LIGHTING & DECORATIONS		1550125	The District will incur expenses for holiday lighting and decoration.	\$6,000.00
ROAD AND STREET FACILITIES				
R&M-SIDEWALKS			Expenses related to sidewalks located in the right of way of streets the District may own.	\$0.00
ROADWAY REPAIR & MAINTENANCE			Expenses related to the repair and maintenance of roadways owned by the District.	\$58,000.00
SIGN REPAIRS AND PAINTING			The District budgets for sign repairs and painting to maintain the appearance and visibility of community signage, including routine touch-ups, repainting, and	\$10,000.00
R&M-PRESSURE WASHING			Expenses related to pressure washing of the roads and streets throughout the District.	\$5,500.00
PARKS AND RECREATION - GENERAL				
FIELD SERVICES DIST. MANAGEMENT		1520000	Salary related to the maintenance person for the District.	\$70,000.00
AMENITY MANAGER		NEW LINE	Averages \$1,225 per month.	\$14,700.00
POOL MAINTENANCE	Suncoast Pool Service	1520020	Pursuant to the contract with Connerty Pools dba Suncoast Pool Service, as amended on September 17, 2023, the District provides for routine pool maintenance services at an annual cost of \$12,324.00 based on a monthly rate of \$1,027.00. To account for potential additional services or unforeseen cost adjustments, pool chair replacement, an additional buffer has been budgeted, bringing the total annual allocation to \$13,560.00.	\$15,000.00

**STATEMENT 4
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL COST OF CONTRACT
CONTRACTS-CLEANING SERVICES	Cleaning Commandos	1520030	Expenses related to the cleaning of the facility and ancillary supplies such as trash bags. Current rate is estimated at \$1,425 per month. An additional \$2,900 has been included for additional cleaning supplies such as trash bags.	\$20,000.00
CONTRACTS-PEST CONTROL		1520040	Monthly service for the control of rodents and general pests.	\$730.00
TELEPHONE/FAX/INTERNET SERVICES		150060	The District may incur telephone, fax and internet expenses related to the recreational facilities.	\$3,600.00
FITNESS EQUIPMENT	Phenomenal Service	1520080	Expenses related to the repair and maintenance of the fitness equipment. Includes a contract with Phenomenal Service for equipment maintenance in the amount of \$235 per quarter.	\$10,000.00
AMENITY MAINTENANCE & REPAIRS		1520085	The District may incur expenses for the repair and maintenance of the Amenity Center.	\$10,000.00
PLAYGROUND FENCING & MAINTENANCE		New line	For the expenses associated with the installation and maintenance of the fence around the playground.	\$10,000.00
BOARDWALK AND BRIDGE MAINTENANCE		1520090	The District may incur expenses to maintain its boardwalk and bridges.	\$2,500.00
POOL FURNITURE REPAIR & REPLACEMENT		1520095	The District may incur expenses for the repair or replacement of the pool furniture in the recreation facilities.	\$6,000.00
SECURITY SYSTEM MONITORING & MAINT.		1520100	The District will incur monthly expenses for the monitoring of the security system	\$12,000.00
DOG PARK MAINTENANCE		1520105	Expenses related to the maintenance of the dog park.	\$500.00
CLUBHOUSE - FACILITY JANITORIAL SUPPLIES		1520110	Covers cleaning products, paper goods, and other janitorial supplies used to maintain cleanliness and hygiene in the clubhouse and related facilities.	\$3,600.00
GARBAGE & DOG WASTE STATION	Office Pride of Tampa-Clearwater	1520115	Includes an additional \$3,000 for garbage and dog station supplies.	\$3,000.00
DOG WASTE STATION			Pursuant to the agreement with Office Pride of Tampa-Clearwater dated October 24, 2024, the District provides for dog waste station and trash can cleaning services at its community parks and dog parks. Services include cleaning and restocking dog waste stations and trash cans two (2) times per week, additional servicing of high-use stations three (3) times per week, and periodic cleaning of the dog park, at an annual cost not to exceed \$19,744.80. Includes a 3% cost increase.	\$20,337.35
CLUB HOUSE OFFICE SUPPLIES		1520120	Provides for general office supplies used to support the administration and operations of the District's parks and recreation facilities and includes a new printer.	\$2,000.00

**STATEMENT 4
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL COST OF CONTRACT
CLUB HOUSE LIGHTING REPLACEMENT			Replacement of the club house lighting.	\$600.00
PRESSURE WASHING		1541098	The District budgets for pressure washing services to maintain cleanliness and appearance of sidewalks, community monuments, amenity areas, and other common surfaces through routine removal of dirt, mildew, and debris.	\$0.00
PROFSERV-WILDLIFE MANAGEMENT SERVICE			Expenses related to the capture of Boars in the District.	\$2,400.00
FACILITY A/C & HEATING MAINTENANCE & REPAIR			The District may incur expenses for the repair and maintenance of the air conditioning system.	\$3,000.00
DOG PARK MULCHING			Covers the cost of mulch installation in the Dog Park to improve appearance, reduce erosion, and provide a cleaner, safer surface for pets and residents.	\$2,500.00
MISCELLANEOUS EXPENSES			Covers unplanned or minor costs related to park and recreation areas, such as small repairs, supplies, or improvements not budgeted under other line items.	\$10,000.00
POOL PERMITS			Required annual licenses from the Florida Department of Health for the pool in the District.	\$300.00
SPECIAL EVENTS				
SPECIAL EVENTS			The District will incur expenses for special events provided by the District.	\$2,500.00
CONTINGENCY				
MISC-CONTINGENCY		155101	The District may incur additional expenses that were not budgeted in any expense line.	\$25,391.00
TOTAL EXPENDITURES:				\$1,253,761.35

**STATEMENT 5
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SCHEDULES**

	SERIES 2025	SERIES 2016A-1	FY 2026 TOTAL
REVENUE			
SPECIAL ASSESSMENTS - ON ROLL - GROSS	498,698.14	150,210.64	648,908.78
SPECIAL ASSESSMENTS - DISCOUNTS 4%	(19,947.93)	(6,008.43)	(25,956.35)
TOTAL REVENUE	478,750.21	144,202.21	478,750.21
EXPENDITURES			
COUNTY - ASSESSMENT COLLECTION FEES	9,973.96	3,004.21	12,978.18
INTEREST EXPENSE			
May 1, 2026	134,066.25	45,455.00	179,521.25
November 1, 2026	129,710.00	45,455.00	175,165.00
PRINCIPAL RETIREMENT			
May 1, 2026	205,000.00	45,000.00	250,000.00
TOTAL EXPENDITURES	478,750.21	138,914.21	617,664.43
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	5,288.00	5,288.00
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	-	5,288.00	5,288.00

Table 1. Series 2025 Allocation of Maximum Annual Debt Service (Gross MADS)

LOT WIDTH	LOTS	ERU	TOTAL ASSMTS	ASSMT / LOT
Single Family 36' TND	32	0.65	\$ 25,368.85	\$ 792.78
Single Family 45' TND	84	0.82	\$ 77,107.95	\$ 917.95
Single Family 55' TND	82	1.00	\$ 85,536.41	\$ 1,043.13
Single Family 55'	195	1.00	\$ 211,546.15	\$ 1,084.85
Single Family 65'	88	1.18	\$ 99,138.79	\$ 1,126.58
Total	481		\$ 498,698.14	

Table 2. Series 2016A-1 Allocation of Maximum Annual Debt Service (Gross MADS)

LOT WIDTH	LOTS	ERU	TOTAL ASSMTS	ASSMT / LOT
Townhomes	118	1.00	\$ 59,000.00	\$ 500.00
Single Family 50'	7	1.00	\$ 8,925.00	\$ 1,275.00
Single Family 55'	22	1.00	\$ 28,600.00	\$ 1,300.00
Single Family 65'	40	1.18	\$ 54,000.00	\$ 1,350.00
Total	187		\$ 150,525.00	

STATEMENT 6
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2025 (ASSESSMENT AREA ONE)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Par Outstanding
11/1/2025			123,639	123,639	123,639	6,309,000
5/1/2026	205,000	4.25%	134,066	339,066		6,104,000
11/1/2026			129,710	129,710	468,776	6,104,000
5/1/2027	213,000	4.25%	129,710	342,710		5,891,000
11/1/2027			125,184	125,184	467,894	5,891,000
5/1/2028	223,000	4.25%	125,184	348,184		5,668,000
11/1/2028			120,445	120,445	468,629	5,668,000
5/1/2029	232,000	4.25%	120,445	352,445		5,436,000
11/1/2029			115,515	115,515	467,960	5,436,000
5/1/2030	242,000	4.25%	115,515	357,515		5,194,000
11/1/2030			110,373	110,373	467,888	5,194,000
5/1/2031	253,000	4.25%	110,373	363,373		4,941,000
11/1/2031			104,996	104,996	468,369	4,941,000
5/1/2032	264,000	4.25%	104,996	368,996		4,677,000
11/1/2032			99,386	99,386	468,383	4,677,000
5/1/2033	275,000	4.25%	99,386	374,386		4,402,000
11/1/2033			93,543	93,543	467,929	4,402,000
5/1/2034	287,000	4.25%	93,543	380,543		4,115,000
11/1/2034			87,444	87,444	467,986	4,115,000
5/1/2035	300,000	4.25%	87,444	387,444		3,815,000
11/1/2035			81,069	81,069	468,513	3,815,000
5/1/2036	313,000	4.25%	81,069	394,069		3,502,000
11/1/2036			74,418	74,418	468,486	3,502,000
5/1/2037	326,000	4.25%	74,418	400,418		3,176,000
11/1/2037			67,490	67,490	467,908	3,176,000
5/1/2038	341,000	4.25%	67,490	408,490		2,835,000
11/1/2038			60,244	60,244	468,734	2,835,000
5/1/2039	355,000	4.25%	60,244	415,244		2,480,000
11/1/2039			52,700	52,700	467,944	2,480,000
5/1/2040	371,000	4.25%	52,700	423,700		2,109,000
11/1/2040			44,816	44,816	468,516	2,109,000
5/1/2041	387,000	4.25%	44,816	431,816		1,722,000
11/1/2041			36,593	36,593	468,409	1,722,000
5/1/2042	404,000	4.25%	36,593	440,593		1,318,000
11/1/2042			28,008	28,008	468,600	1,318,000
5/1/2043	421,000	4.25%	28,008	449,008		897,000
11/1/2043			19,061	19,061	468,069	897,000
5/1/2044	439,000	4.25%	19,061	458,061		458,000
11/1/2044			9,733	9,733	467,794	458,000
5/1/2045	458,000	4.25%	9,733	467,733	467,733	0
Total	6,309,000				9,488,155	

Maximum Annual Debt Service: 468,776

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 7
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2016A-1 (ASSESSMENT AREA ONE)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Par Outstanding
5/1/2023	40,000	5.75%	48,526	89,436		1,880,000
11/1/2023			48,526	48,526	137,963	1,840,000
5/1/2024	45,000	5.75%	47,503	93,526		1,795,000
11/1/2024			47,503	47,503	141,029	1,795,000
5/1/2025	45,000	5.75%	46,479	92,503		1,750,000
11/1/2025			46,479	46,479	138,981	1,750,000
5/1/2026	45,000	5.75%	45,455	91,479		1,705,000
11/1/2026			45,455	45,455	136,934	1,705,000
5/1/2027	50,000	5.75%	44,143	95,455		1,655,000
11/1/2027			44,143	44,143	139,598	1,655,000
5/1/2028	50,000	5.75%	42,830	94,143		1,605,000
11/1/2028			42,830	42,830	136,973	1,605,000
5/1/2029	55,000	5.75%	41,386	97,830		1,550,000
11/1/2029			41,386	41,386	139,216	1,550,000
5/1/2030	60,000	5.75%	39,811	101,386		1,490,000
11/1/2030			39,811	39,811	141,198	1,490,000
5/1/2031	60,000	5.75%	38,236	99,811		1,430,000
11/1/2031			38,236	38,236	138,048	1,430,000
5/1/2032	65,000	5.75%	36,530	103,236		1,365,000
11/1/2032			36,530	36,530	139,766	1,365,000
5/1/2033	65,000	5.75%	34,824	101,530		1,300,000
11/1/2033			34,824	34,824	136,354	1,300,000
5/1/2034	70,000	5.75%	32,986	104,824		1,230,000
11/1/2034			32,986	32,986	137,810	1,230,000
5/1/2035	75,000	5.90%	31,018	107,986		1,155,000
11/1/2035			31,018	31,018	139,004	1,155,000
5/1/2036	80,000	5.90%	28,918	111,018		1,075,000
11/1/2036			28,918	28,918	139,935	1,075,000
5/1/2037	85,000	5.90%	26,631	113,918		990,000
11/1/2037			26,631	26,631	140,549	990,000
5/1/2038	90,000	5.90%	24,210	116,631		900,000
11/1/2038			24,210	24,210	140,841	900,000
5/1/2039	90,000	5.90%	21,789	114,210		810,000
11/1/2039			21,789	21,789	135,999	810,000
5/1/2040	95,000	5.90%	19,234	116,789		715,000
11/1/2040			19,234	19,234	136,023	715,000
5/1/2041	105,000	5.90%	16,409	124,234		610,000
11/1/2041			16,409	16,409	140,643	610,000
5/1/2042	110,000	5.90%	13,450	126,409		500,000
11/1/2042			13,450	13,450	139,859	500,000
5/1/2043	115,000	5.90%	10,357	128,450		385,000
11/1/2043			10,357	10,357	138,807	385,000
5/1/2043	120,000	5.90%	7,129	130,357		265,000
11/1/2043			7,129	7,129	137,485	265,000
5/1/2044	130,000	5.90%	3,632	137,129		135,000
11/1/2044			3,632	3,632	140,760	135,000
5/1/2045	135,000	5.90%	3,628	138,632	138,632	0
Total	1,880,000				3,332,407	

Maximum Annual Debt Service: 141,198

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

**STATEMENT 7
ASTORIA COMMUNITY DEVELOPMENT DISTRICT
FY 2026 TOTAL ASSESSMENT ALLOCATION**

Equalized
NET O&M EQUALIZED BUDGET LESS REVENUE \$ 860,496.35
GROSS EQUALIZED COSTS \$ 915,421.649

Stratified Costs
NET O&M STRATIFIED \$ 393,265.00
GROSS STRATIFIED COSTS \$ 418,367.021

Reserve Fund
NET RESERVE FUND \$ 221,200
GROSS EQUALIZED COSTS \$ 235,319.15

Lot Size Phase		UNITS ASSESSED			ALLOCATION OF ADMIN O&M ASSESSMENT					ALLOCATION OF FIELD O&M ASSESSMENT					ALLOCATION OF CAPITAL RESERVE ASSESSMENT				
		O&M	2025 DEBT SERVICE	2016A-1 DEBT SERVICE	ERU Factor	TOTAL ERU's	% TOTAL ERU'S	TOTAL ADMIN BUDGET	ADMIN O&M PER LOT	ERU Factor	TOTAL ERU's	% TOTAL ERU'S	TOTAL FIELD BUDGET	FIELD O&M PER LOT	ERU Factor	TOTAL ERU's	% TOTAL ERU'S	TOTAL RESERVE BUDGET	RESERVE PER LOT
Single Family 36' TND	1	32	32	0	1	32	4.79%	\$43,852.53	\$1,370.39	0.65	20.95	3.53%	\$14,764.38	\$461.39	1	32	4.79%	\$11,272.77	\$352.27
Single Family 45' TND	1	41	41	0	1	41	6.14%	\$56,186.06	\$1,370.39	0.82	33.55	5.65%	\$23,646.08	\$576.73	1	41	6.14%	\$14,443.24	\$352.27
Single Family 55' TND	1	57	57	0	1	57	8.53%	\$78,112.33	\$1,370.39	1.00	57.00	9.60%	\$40,179.11	\$704.90	1	57	8.53%	\$20,079.63	\$352.27
Single Family 55'	1	69	69	0	1	69	10.33%	\$94,557.03	\$1,370.39	1.00	69.00	11.63%	\$48,637.86	\$704.90	1	69	10.33%	\$24,306.92	\$352.27
Single Family 65'	1	49	49	0	1	49	7.34%	\$67,149.19	\$1,370.39	1.18	57.91	9.76%	\$40,819.92	\$833.06	1	49	7.34%	\$17,261.43	\$352.27
Single Family 55'	2	126	126	0	1	126	18.86%	\$172,669.35	\$1,370.39	1.00	126.00	21.23%	\$88,816.97	\$704.90	1	126	18.86%	\$44,386.55	\$352.27
Single Family 65'	2	31	31	0	1	31	4.64%	\$42,482.14	\$1,370.39	1.18	36.64	6.17%	\$25,824.85	\$833.06	1	31	4.64%	\$10,920.50	\$352.27
Single Family 45' TND	3	43	43	0	1	43	6.44%	\$58,926.84	\$1,370.39	0.82	35.18	5.93%	\$24,799.54	\$576.73	1	43	6.44%	\$15,147.79	\$352.27
Single Family 55' TND	3	25	25	0	1	25	3.74%	\$34,259.79	\$1,370.39	1.00	25.00	4.21%	\$17,622.41	\$704.90	1	25	3.74%	\$8,806.85	\$352.27
Single Family 65'	3	8	8	0	1	8	1.20%	\$10,963.13	\$1,370.39	1.18	9.45	1.59%	\$6,664.48	\$833.06	1	8	1.20%	\$2,818.19	\$352.27
Townhomes	3	108	0	108	1	108	16.17%	\$148,002.30	\$1,370.39	0.40	43.20	7.28%	\$30,451.53	\$281.96	1	108	16.17%	\$38,045.61	\$352.27
Single Family 55'	3	22	0	22	1	22	3.29%	\$30,148.62	\$1,370.39	1.00	22.00	3.71%	\$15,507.73	\$704.90	1	22	3.29%	\$7,750.03	\$352.27
Single Family 65'	3	18	0	18	1	18	2.69%	\$24,667.05	\$1,370.39	1.18	21.27	3.58%	\$14,995.07	\$833.06	1	18	2.69%	\$6,340.94	\$352.27
Single Family 65'	4	22	0	22	1	22	3.29%	\$30,148.62	\$1,370.39	1.18	26.00	4.38%	\$18,327.31	\$833.06	1	22	3.29%	\$7,750.03	\$352.27
Townhomes	5	10	0	10	1	10	1.50%	\$13,703.92	\$1,370.39	0.40	4.00	0.67%	\$2,819.59	\$281.96	1	10	1.50%	\$3,522.74	\$352.27
Single Family 50'	5	7	0	7	1	7	1.05%	\$9,592.74	\$1,370.39	0.91	6.37	1.07%	\$4,490.19	\$641.46	1	7	1.05%	\$2,465.92	\$352.27
Total		668	481	187		668	100%	\$915,421.65		593.52	100%	\$418,367.02			668	100%	\$235,319.15		

Lot Size Phase		PER UNIT ANNUAL ASSESSMENT			
		O&M	2025 DEBT SERVICE	2016A-1 DEBT SERVICE	FY 2026 TOTAL PER UNIT
Single Family 36' TND	1	\$2,184.05	\$792.78	\$0.00	\$2,976.83
Single Family 45' TND	1	\$2,299.40	\$917.95	\$0.00	\$3,217.35
Single Family 55' TND	1	\$2,427.56	\$1,043.13	\$0.00	\$3,470.69
Single Family 55'	1	\$2,427.56	\$1,084.85	\$0.00	\$3,512.41
Single Family 65'	1	\$2,555.73	\$1,126.58	\$0.00	\$3,682.30
Single Family 55'	2	\$2,427.56	\$1,084.85	\$0.00	\$3,512.41
Single Family 65'	2	\$2,555.73	\$1,126.58	\$0.00	\$3,682.30
Single Family 45' TND	3	\$2,299.40	\$917.95	\$0.00	\$3,217.35
Single Family 55' TND	3	\$2,427.56	\$1,043.13	\$0.00	\$3,470.69
Single Family 65'	3	\$2,555.73	\$1,126.58	\$0.00	\$3,682.30
Townhomes	3	\$2,004.62	\$0.00	\$500.00	\$2,504.62
Single Family 55'	3	\$2,427.56	\$0.00	\$1,300.00	\$3,727.56
Single Family 65'	3	\$2,555.73	\$0.00	\$1,350.00	\$3,905.73
Single Family 65'	4	\$2,555.73	\$0.00	\$1,350.00	\$3,905.73
Townhomes	5	\$2,004.62	\$0.00	\$500.00	\$2,504.62
Single Family 50'	5	\$2,364.12	\$0.00	\$1,275.00	\$3,639.12

FY 2025 TOTAL PER UNIT	VARIANCE FY 2025 TO 2026 PER LOT	% VARIANCE
\$2,740.86	\$235.97	8.61%
\$2,998.29	\$219.06	7.31%
\$3,267.65	\$203.04	6.21%
\$3,317.65	\$194.76	5.87%
\$3,487.02	\$195.29	5.60%
\$3,317.65	\$194.76	5.87%
\$3,487.02	\$195.29	5.60%
\$2,998.29	\$219.06	7.31%
\$3,267.65	\$203.04	6.21%
\$3,487.02	\$195.29	5.60%
\$2,123.75	\$380.87	17.93%
\$3,317.65	\$409.91	12.36%
\$3,487.02	\$418.71	12.01%
\$3,487.02	\$418.71	12.01%
\$2,123.75	\$380.87	17.93%
\$3,233.57	\$405.55	12.54%

** Difference represents a change in the O&M portion only. Debt Service remains the same throughout the bonds maturity period

EXHIBIT 17

[Return to Agenda](#)

RESOLUTION 2025- 16_

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTURIA
COMMUNITY DEVELOPMENT DISTRICT SETTING THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2026; AND PROVIDING FOR
AN EFFECTIVE DATE**

WHEREAS, the Asturia Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board of Supervisors desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), attached as **Exhibit A**.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE ASTURIA COMMUNITY DEVELOPMENT
DISTRICT:**

SECTION 1. The Fiscal Year 2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 12th day of August 2025.

ATTEST:

**ASTURIA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2026 Annual Meeting Schedule

EXHIBIT A

ASTURIA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETINGS FOR FISCAL YEAR 2026

The Board of Supervisors (“Board”) of the Asturia Community Development District (“District”) will hold their regular meetings for Fiscal Year 2026 at the Asturia Clubhouse, 14575 Promenade Parkway, Odessa, Florida 33556, on the second Tuesday of every month at 6:00 p.m. unless otherwise indicated as follows:

The Board will also hold workshops for Fiscal Year 2026 to discuss various District matters at the Asturia Clubhouse, 14575 Promenade Parkway, Odessa, Florida 33556, on the fourth Tuesday of every month at 6:00 p.m. unless otherwise indicated as follows:

Meetings	Workshops
October 14, 2025	October 28, 2025
November 11, 2025	November 25, 2025
December 9, 2025	December 23, 2025
January 13, 2026	January 27, 2026
February 10, 2026	February 24, 2026
March 10, 2026	March 24, 2026
April 14, 2026	April 28, 2026
May 12, 2026	May 26, 2026
June 9, 2026	June 23, 2026
July 14, 2026	July 28, 2026
August 11, 2026	August 25, 2026
September 8, 2026	September 22, 2026

The meetings and workshops will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meetings or workshops may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting or workshop. A copy of the agenda for the meetings and workshops may be obtained by contacting the office of the District Manager c/o Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 (“District Manager’s Office”).

There may be occasions when one or more Board supervisors or staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least three (3) business days prior to the meeting or workshop. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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


District Manager

EXHIBIT 18

[Return to Agenda](#)

EXHIBIT 19

[Return to Agenda](#)

 Lighthouse
Engineering, Inc. Mail

Amy Palmer <apalmer@lighthouseenginc.com>


Quote for speed humps

Tampa G-FORCE <tampa@gogforce.com>
To: Amy Palmer <apalmer@lighthouseenginc.com>

Tue, Sep 24, 2024 at 9:10 PM

Amy,
We install Plastic Speed Humps at \$120 each. Asphalt speed humps at \$900 each. Road signs at \$275 each.


Thanks,
[Quoted text hidden]
--

 photo

Tampa G-FORCE
Owner, G-FORCE Parking Lot Striping


Tampa, FL | 813-476-1604 | www.GoGFORCE.com
tampa@gogforce.com
48 Locations Nationwide, All Veteran-Owned



 App Banner Image

Check Out Our Services



 tpx



Proposal
PARKING LOT SERVICES
GO GREEN WITH PLS!

P.O. Box 23125
Tampa, Florida 33623
Phone: 813.964.6800
Fax: 813.888.8868
www.plsofflorida.com

Proposal Submitted To

#425474

Ms. Amy Palmer

Lighthouse Engineering Inc.

701 Enterprise Road, E, #410

Safety Harbor, FL 34695

October 2, 2024

(727) 726-7856

Asturia CDD

14575 Promenade Pkwy

Odessa, FL 33556

NO WARRANTIES ARE HONORED UNLESS PAYMENT IS MADE IN FULL

We are pleased to submit this proposal for the following work at the above location.

OPTION 1

ASPHALT SPEED HUMP INSTALLATION

- 1) Clean 12 areas.
- 2) Apply tack coat.
- 3) Install 12 asphalt speed hump approximately 21' x 4' x 2.25" using our vibratory rollers. Each speed hump will have a 1' gap at centerline to allow for water shed.
- 4) Stripe speed hump with reflective traffic paint.

LAYOUT & LINE STRIPE

We will layout and line stripe your parking area. The price includes:

IN WHITE

- 1 Crosswalk

* Parking Lot Services is not responsible for chipping, cracking, or peeling of new paint from previously painted wheel stops, curbing or other surfaces.

SIGNAGE

We will furnish and install all signs and posts necessary to include:

- 8 – SPEED HUMP
- 4 – Pedestrian Crossing (Image)
- 2 – AHEAD
- 2 – Arrows

OPTION 1 TOTAL\$17,632.00

CONTRACT INVALID UNLESS EVERY PAGE IS SIGNED AND RETURNED

Page 1 of 6

All material is guaranteed to be as described above. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Greg Walters / cell (813) 753-0596

Note: This proposal may be withdrawn by us if not accepted within _____ days.

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 10 days after the due date shall bear interest at 18% per annum.**

Date of Acceptance: _____

Signature: _____

Signature: _____



Proposal

PARKING LOT SERVICES

GO GREEN WITH PLS!

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Asturia CDD
14575 Promenade Pkwy
Odessa, FL 33556

OPTION 2

ASPHALT SPEED HUMP INSTALLATION

- 1) Clean 4 areas.
- 2) Apply tack coat.
- 3) Install 4 asphalt speed humps approximately 21' x 4' x 2.25", using our vibratory rollers. Each speed hump will have a 1' gap at centerline to allow for water shed.
- 4) Stripe speed humps with reflective traffic paint.

GNR RECYCLED RUBBER SPEED HUMPS

- Furnish and install 8 GNR Recycled Rubber speed humps approximately 21' long x 3" wide x 2.25" high.

LAYOUT & LINE STRIPE

We will layout and line stripe your parking area. The price includes:

IN WHITE

- 1 Crosswalk

** Parking Lot Services is not responsible for chipping, cracking, or peeling of new paint from previously painted wheel stops, curbing or other surfaces.*

SIGNAGE

We will furnish and install all signs and posts necessary to include:

- 8 – SPEED HUMP
- 4 – Pedestrian Crossing (Image)
- 2 – AHEAD
- 2 – Arrows

OPTION 2 TOTAL\$23,731.00

 **GNR speed bumps come with a 3-year guarantee provided by Manufacturer.**

CONTRACT INVALID UNLESS EVERY PAGE IS SIGNED AND RETURNED

Page 2 of 6

All material is guaranteed to be as described above. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Greg Walters / cell (813) 753-0596

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Signature: _____



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PARKING LOT SERVICES GENERAL TERMS & CONDITIONS

- DUE TO THE CURRENT VOLATILITY IN THE PETROLEUM MARKETS, ASPHALT PAVING PRICES MAY CHANGE AFTER CONTRACTED DATE DUE TO ASPHALT MATERIAL PRICE INCREASES. ANY PRICE INCREASE WILL BE REVIEWED AND APPROVED WITH THE CLIENT PRIOR TO START OF PROJECT.
- DUE TO THE CURRENT VOLATILITY IN THE RAW MATERIAL MARKETS, SEALCOATING PRICES MAY CHANGE AFTER CONTRACTED DATE DUE TO RAW MATERIAL PRICE INCREASES. ANY PRICE INCREASE WILL BE REVIEWED AND APPROVED WITH THE CLIENT PRIOR TO START OF PROJECT.
- Total investment is based on 1 mobilization. Each additional mobilization will be charged \$575.00 for Striping, \$1,500.00 for Asphalt or Concrete Repair, \$1,500.00 for Sealcoat and \$2,500.00 for Asphalt Overlays per additional mobilization
- Price does not include PERMIT fees, unless explicitly stated. If a permit is required, a change order consisting of permits fees, a \$250.00 procurement fee and any additional work required by the City, will be billed as separate line item. If as-built drawings are required to attain permit and cannot be provided by owner, there will be additional charge to provide as-built drawings.
- Price does not include testing, traffic control, lab fees, de-watering, tree removal or trimming, fence removal, relocation of utility or light poles, new landscaping, or sod, unless explicitly stated.
- All warranties are 12 Months unless explicitly stated otherwise. All warranties are for material, workmanship, excessive wear, blistering, and peeling. Warranty does not include base failure, tire tears, excessive grease, oil spots, or reflective cracking.
- New or sealed pavement is susceptible to scuffing, tire tears and indentations. PLS will not be responsible for warranting these items.
- Parking Lot Services cannot guarantee 100% drainage due to existing elevations and or conditions. Every effort will be made to attain proper drainage.
- If during an on-site evaluation your parking lot is found to have polished aggregate, PLS cannot warranty sealer in those areas. This is due to adhesion problems this situation causes.
- Parking Lot Services is not responsible for any liability arising from installation of speed bumps or wheel stops.
- Parking Lot Services will provide traffic cones and caution tape as needed and will quarantine off areas of work to assure the safety of all.
- Parking Lot Services is not responsible for any damage or replacement of underground pipe, above or underground utilities, irrigation, landscaping, sod, trees due to saw cutting and excavating of tree roots, or any other unforeseen items underground.
- **PLS is NOT responsible for any liability from slip and fall accidents on painted walking surfaces.**
- Parking Lot Services is not responsible for overspray of sealing or tack coat products on concrete or decorative driveways with pavers. Please cover them before work begins if there are concerns.
- Parking Lot Services strongly recommends the replacement of all deteriorated wheel stops at its job sites. However, if the property owner or manager chooses not to replace existing wheel stops, PLS shall not be held responsible for any potential liability claims arising from accident or injury caused by, or in association with, these fixtures. PLS is not responsible for damage incurred in the removal and resetting of wheel stops.
- Customer is responsible for any towing charges incurred if vehicles need to be towed so that we can complete our work.
- Any asphalt or concrete mix required on Saturday or Sunday may require a minimum \$TBD plant opening fee per day.
- PLS is not responsible for vandalism of new work. Customer will be responsible for any costs incurred in fixing said work.

CONTRACT INVALID UNLESS EVERY PAGE IS SIGNED AND RETURNED

Page 3 of 6

All material is guaranteed to be as described above. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Greg Walters / cell (813) 753-0596

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Proposal

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October 2, 2024

(727) 726-7856

Asturia CDD

14575 Promenade Pkwy

Odessa, FL 33556

After acceptance by all parties (by signature), this document shall be considered a binding contract. In the event that it shall become necessary to employ an attorney to collect any amount due under this contract, the customer will be liable for attorney's fees and costs incurred in said collection.

Owner shall pay all reasonable attorneys' fees and cost incurred by Parking Lot Services in collecting sums due under this contract, in enforcing any of the terms of this contract, or in being made a party to any litigation arising out of this Contract or the work performed or to be performed under this Contract.

NO WARRANTIES ARE HONORED UNLESS PAYMENT IS MADE IN FULL

All prices quoted herein shall remain in effect for 10 days unless an unforeseen and unprecedented situation should arise by notification of our product vendors. Should such action occur, however unexpected, we would endeavor to alert you of any increase with as much advance notice as possible.

SCHEDULING CAN BE ACTIVATED UPON RECEIPT OF A SIGNED COPY OF THIS PROPOSAL: greg@plsofflorida.com

SUBSTANTIAL COMPLETION

Project is largely complete based upon above specified work, excluding warranty or punch out list.

CONTRACT INVALID UNLESS EVERY PAGE IS SIGNED AND RETURNED

Page 4 of 6

All material is guaranteed to be as described above. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Greg Walters / cell (813) 753-0596

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Date of Acceptance: _____

Signature: _____

Signature: _____



Proposal

PARKING LOT SERVICES

GO GREEN WITH PLS!

P.O. Box 23125
Tampa, Florida 33623
Phone: 813.964.6800
Fax: 813.888.8868
www.plsofflorida.com

Proposal Submitted To

#425474

Ms. Amy Palmer

Lighthouse Engineering Inc.

701 Enterprise Road, E, #410

Safety Harbor, FL 34695

October 2, 2024

(727) 726-7856

Asturia CDD

14575 Promenade Pkwy

Odessa, FL 33556

We look forward to performing your parking lot improvements. During the planning phase of most projects certain items are often overlooked. If these tasks can be addressed beforehand, the execution phase should occur without incidents. Below are specific items you may need to address prior to beginning your project.

Item I:

Give adequate notification to residents, employees, or customers of the impending work and its scope. If you would like format ideas for notification letters, please contact us. Post notices in common areas to further reinforce the scheduled work date(s). Please be advised that due to the nature of this work, scheduling is contingent upon weather conditions. It would be recommended that you communicate this clearly in your letter of notification.

Item II:

If applicable, have a towing service scheduled in advance to remove cars on the days that the work is to be performed.

Item III:

If applicable, contact your trash removal service to relocate dumpsters off the pavement surface and/or reschedule pickup days.

Item IV:

Contact your grounds maintenance service and request that they do not cut the grass on the days that work is being performed. Also, do not water surrounding areas prior to or during the execution of this project.

Item V:

Notify and make arrangements for all scheduled deliveries and transportation for special needs individuals.

I have fully read the above items and will execute any items that pertain to my project accordingly.

PAYMENT TERMS

CONTRACT INVALID UNLESS EVERY PAGE IS SIGNED AND RETURNED

Page 5 of 6

All material is guaranteed to be as described above. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Greg Walters / cell (813) 753-0596

Note: This proposal may be withdrawn by us if not accepted within _____ days.

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 10 days after the due date shall bear interest at 18% per annum.**

Date of Acceptance: _____

Signature: _____

Signature: _____



Proposal
PARKING LOT SERVICES
GO GREEN WITH PLS!

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Phone: 813.964.6800
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Asturia CDD
14575 Promenade Pkwy
Odessa, FL 33556

PROJECTS OVER \$2,500.00 REQUIRE 50% OF TOTAL CONTRACT AMOUNT DUE PRIOR TO COMMENCEMENT OF PROJECT

**FINAL PAYMENT DUE UPON SUBSTANTIAL COMPLETION –
UNLESS OTHER ARRANGEMENTS ARE MADE WITH YOUR PROJECT MANAGER AND
AGREED UPON IN WRITING**

NAME

DATE

☐ Request a Certificate of Insurance
(If special verbiage required, please provide a sample COI)

☐ Request pictures for invoicing, if needed

☐ **Please provide your AP Contact name, phone number, and email for invoicing:**

** Scheduling can be activated upon receipt of a signed copy of the proposal.*

***Preferred Method of Payment, Check or ACH. We also accept Visa, Mastercard and Discover Cards with a 2.5% Convenience Fee. Amex accepted with a 3.5% Convenience Fee.**

CONTRACT INVALID UNLESS EVERY PAGE IS SIGNED AND RETURNED

Page 6 of 6

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Date of Acceptance: _____

Signature: _____

Signature: _____



701 Enterprise Road East
Suite 410
Safety Harbor, FL 34695

Tel. No.: (727)365-3616
Telefax: (727)683-9848
www.lighthouseenginc.com

July 23, 2025

Asturia Community Development District
1475 Promenade Parkway
Odessa, FL 33556

Dear Board Members

Thank you for this opportunity to provide this professional services proposal for the Asturia CDD.

The purpose of this proposal is to formally communicate to you what we believe to be an appropriate scope and fee to successfully complete the engineering plans and permitting for traffic calming measures, i.e. speed humps.

Generally, we understand (and more thoroughly outline below) that Lighthouse will create a plans to generate a permit to allow speed humps to be placed at various places within the community.

Task 1 - Create Plans based on the community needs for locations of speed humps, work with the county to obtain a permit.

Lighthouse's engineering services include:

- Research and Plan Design - 10 hours (approximately)
- Permit Research and Requests for information, obtain permit from the County - 15 hours (approximately)

Task 2 - Additional Requested Services

While we feel that the scope and budget provided herein provides the necessary civil engineering effort necessary to create a map of CDD ownership vs. HOA ownership vs. County ownership; the need for additional services may arise. Lighthouse would be happy to provide any additional services requested on a time and materials basis.

FEE SUMMARY

Plan Creation and Permit for traffic calming measures.....\$5,000.00
Additional Requested ServicesT&M

Any services requested outside of the scope of work above will be charged hourly according to the rate schedule, but will not commence without written permission.

Thank you again for the opportunity to provide our engineering services.

Sincerely,

Amy Palmer
Operations Manager

Accepted By:

Signature

Printed Name and Title

Date



EXHIBIT 20

[Return to Agenda](#)

EXHIBIT 21

[Return to Agenda](#)

Astoria
Community Development District

Financial Statements
(Unaudited)

June 30, 2025

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
JUNE 30, 2025**

	GENERAL FUND	RESERVE FUND	DEBT SERVICE 2014	DEBT SERVICE 2016	DEBT SERVICE 2025	CONSTRUCTIO FUND	TOTAL GOVERNMENTA FUNDS
1 ASSETS							
2 Operating							
3 Bank United - Operating Account	\$ 140,265	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,265
4 Bank United - Restricted Cash	16,838	-	-	-	-	-	16,838
5 Bank United - Money Market Account	1,503,689	-	-	-	-	-	1,503,689
6 Southstate Bank - Money Market Account	449,228	-	-	-	-	-	449,228
7 Debt Service							
8 Revenue	-	-	1,364	66,158	-	-	67,522
9 Interest	-	-	-	6	123,866	-	123,871
10 Reserve	-	-	1,510	75,458	-	-	76,968
11 Prepayment	-	-	-	1	-	-	1
12 Sinking fund	-	-	-	5	-	-	5
13 Cost of Issuance	-	-	-	-	15,464	-	15,464
14 Construction account	-	-	-	-	-	2,000	2,000
15 Due from other funds	-	-	-	-	-	-	-
16 Due from Debt service	-	-	-	-	-	-	-
17 Due from General fund	-	447,056	-	3,916	12,922	-	463,894
18 Accounts receivable-On Roll Assessments	15	3	-	2	8	-	29
19 Accounts receivable	-	-	-	-	-	-	-
20 Prepaids	-	-	-	-	-	-	-
21 Deposits	6,146	-	-	-	-	-	6,146
22 Total assets	\$ 2,116,182	\$ 447,059	\$ 2,874	\$ 145,546	\$ 152,260	\$ 2,000	\$ 2,865,921
23 LIABILITIES AND FUND BALANCE							
24 Liabilities:							
25 Accounts payable	\$ 89,455	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,455
26 Accrued expenses payable	30,075	-	-	-	-	-	30,075
27 Due to other funds	-	-	-	-	-	-	-
28 Deferred revenue-On roll assessments	15	3	-	2	8	-	29
29 Due to Debt service fund	16,838	-	-	-	-	-	16,838
30 Due to Reserve fund	447,056	-	-	-	-	-	447,056
31 Rental deposits	1,500	-	-	-	-	-	1,500
32 JSAPP deposit	-	-	-	-	-	-	-
33 Total liabilities	584,939	3	-	2	8	-	584,953
34 FUND BALANCES							
35 Nonspendable	6,146	-	-	-	-	-	6,146
36 Restricted	-	-	2,874	145,544	152,252	2,000	302,670
37 Assigned for Two Month Operating Reserve	177,110	-	-	-	-	-	177,110
38 Unassigned	1,347,987	447,056	-	-	-	-	1,795,043
39 Total fund balances	1,531,242	447,056	2,874	145,544	152,252	2,000	2,280,968
40 Total liabilities and fund balances	\$ 2,116,182	\$ 447,059	\$ 2,874	\$ 145,546	\$ 152,260	\$ 2,000	\$ 2,865,921

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH JUNE 30, 2025**

	FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	% OF TOTAL BUDGET SPENT TO DATE
1 <u>REVENUES</u>					
2 Assessment levy: all residents	\$ 1,020,959	\$ 1,020,959	\$ 1,020,944	\$ (15)	100.00%
3 Interest Revenue-Investments	-	-	58,113	58,113	0.00%
4 Rental Income	4,000	3,000	7,773	4,773	194.33%
5 Bar Code Access	200	150	660	510	330.00%
6 Event Fees	2,500	1,875	-	(1,875)	0.00%
7 Cost Share Agreement AWCPOA	-	-	15,000	15,000	0.00%
8 Miscellaneous Revenue	15,000	11,250	-	(11,250)	0.00%
9 Fund Balance Forward	20,000	15,000	-	(15,000)	0.00%
10 TOTAL REVENUES	1,062,659	1,052,234	1,102,490	50,256	103.75%
11 <u>EXPENDITURES</u>					
12 <u>ADMINISTRATIVE</u>					
13 Supervisor Fees	15,000	11,250	9,400	1,850	62.67%
14 Payroll taxes - FICA	1,377	1,033	2,593	(1,561)	188.33%
15 Management Consulting	48,000	36,000	36,527	(527)	76.10%
16 Trustee Fees	8,500	6,375	6,750	(375)	79.41%
15 District Engineer	20,000	15,000	-	15,000	0.00%
16 Arbitrage rebate calculation	1,300	975	1,300	(325)	100.00%
17 Public Officials Liability Ins	4,496	3,372	3,700	(328)	82.30%
18 Legal Advertising	1,500	1,125	1,085	40	72.35%
19 Dues & licenses	175	175	175	-	100.00%
20 Website Fees/Email/IT Support	5,500	4,125	2,931	1,194	53.30%
21 Legal Services - General	30,000	22,500	16,549	5,951	55.16%
22 Legal Services - Litigation	20,000	15,000	177	14,823	0.89%
23 Legal Services - Land Use	20,000	15,000	2,494	12,506	12.47%
24 Legal Services - Defect	10,000	7,500	-	7,500	0.00%
25 Auditing Services	3,715	2,786	-	2,786	0.00%
26 Tax Collector/Property Appraiser Fees	650	488	150	338	23.08%
27 Mailed Notices-Postage	1,000	750	332	418	33.21%
28 TOTAL ADMINISTRATIVE	191,213	143,454	84,164	59,290	44.02%
29 <u>UTILITY SERVICES</u>					
30 Utilities					
31 Electricity - Irrigation	5,134	3,851	3,049	801	59.39%
32 Electricity - Recreation Center	24,150	18,113	18,503	(390)	76.62%
33 Streetlights	219,365	164,524	96,377	68,147	43.93%
34 Utility Services	1,380	1,035	-	1,035	0.00%
35 TOTAL UTILITY SERVICES	250,029	187,522	117,929	69,593	47.17%
36 <u>GARBAGE/SOLID WASTE SERVICES</u>					
37 Garbage - Recreation Facility	1,100	825	1,002	(177)	91.12%
38 Solid Waste Assessment	2,500	1,875	1,337	538	53.49%
39 TOTAL GARBAGE/SOLID WASTE	3,600	2,700	2,340	360	64.99%

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH JUNE 30, 2025**

	FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	% OF TOTAL BUDGET SPENT TO DATE
40 WATER-SEWER COMB SERVICES					
41 Reclaimed Water Utility	60,000	45,000	41,992	3,008	69.99%
42 Potable Water	15,000	11,250	-	11,250	0.00%
43 TOTAL WATER-SEWER COMB SERVICES	75,000	56,250	41,992	14,258	69.99%
44 STORMWATER CONTROL					
45 Stormwater Control	1,400	1,050	611	439	43.65%
46 Aquatic Maintenance (Contract)	22,000	16,500	12,610	3,890	57.32%
47 STORMWATER CONTROL SERVICES	23,400	17,550	13,221	4,329	56.50%
48 PHYSICAL ENVIRONMENT					
49 Insurance - Property	26,930	20,198	23,805	(3,608)	88.40%
50 Insurance - General Liability	8,176	6,132	4,886	1,246	59.76%
51 R&M Irrigation	10,000	7,500	8,059	(559)	80.59%
52 Landscape - General	142,200	106,650	104,741	1,909	73.66%
53 Landscape - Fertilization	9,600	7,200	7,344	(144)	76.50%
54 Landscape - Pest Control	5,100	3,825	3,902	(77)	76.50%
55 Landscape - Irrigation	12,000	9,000	9,180	(180)	76.50%
56 Landscape - Mulch	24,750	18,563	-	18,563	0.00%
57 Landscape - Annuals	11,340	8,505	4,813	3,693	42.44%
58 Landscape Replacement	25,000	18,750	9,450	9,300	37.80%
59 Holiday Lighting & Décor	2,140	1,605	4,300	(2,695)	200.93%
60 TOTAL PHYSICAL ENVIRONMENT	277,236	207,927	180,479	27,448	65.10%
61 ROAD AND STREETS					
62 Roadway Repair and Maintenance	58,000	43,500	-	43,500	0.00%
63 R&M Pressure Washing	5,500	4,125	200	3,925	3.64%
64 TOTAL ROAD AND STREET FACILITIES	63,500	47,625	200	47,425	0.31%
65 PARKS AND RECREATION - GENERAL					
66 Field Services Management	70,000	52,500	32,952	19,548	47.07%
67 Pool Maintenance	13,560	10,170	10,270	(100)	75.74%
68 Wildlife Management	2,400	1,800	-	1,800	0.00%
69 Cleaning - Contract	16,000	12,000	24,790	(12,790)	154.93%
70 Pest Control - Contract	730	548	495	53	67.81%
71 Telephone and Internet	3,600	2,700	1,112	1,588	30.90%
72 R&M Fitness Equipment	4,500	3,375	7,973	(4,598)	177.17%
73 Amenity Maintenance and Repairs	10,000	7,500	5,707	1,793	57.07%
74 Facility A/C & Heating Maintenance & Repair	1,500	1,125	-	1,125	0.00%
75 Boardwalk Bridge Maintenance	2,500	1,875	100	1,775	4.02%
76 Pool Furniture Repair and Replacement	4,000	3,000	11,963	(8,963)	299.08%
77 Security System Monitoring and Maintenance	12,000	9,000	1,942	7,058	16.18%
78 Dog Park Maintenance	500	375	133	242	26.69%
79 Dog Park Mulching	2,000	1,500	-	1,500	0.00%
80 Facility Janitorial Supplies	3,600	2,700	1,250	1,450	34.73%
81 Garbage and Dog Waste Supplies	3,000	2,250	1,752	498	58.39%
82 Office Supplies	600	450	763	(313)	127.16%
83 Pool Permits	300	225	280	(55)	93.33%
84 TOTAL PARKS AND RECREATION -	150,790	113,093	101,483	11,609	67.30%

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH JUNE 30, 2025**

	FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	% OF TOTAL BUDGET SPENT TO DATE
85 SPECIAL EVENTS					
86 Special Events	2,500	1,875	-	1,875	0.00%
87 TOTAL SPECIAL EVENTS	2,500	1,875	-	1,875	0.00%
88 CONTINGENCY					
89 Contingency	25,391	19,043	8,397	10,647	33.07%
90 TOTAL CONTINGENCY	25,391	19,043	8,397	10,647	33.07%
91 Total Expenditures	1,062,659	797,038	550,204	246,834	51.78%
92 Excess/(deficiency) of revenues over/(under)	-	255,196	552,286	297,090	0.00%
93 Fund balance - beginning (unaudited)			978,956		
94 Fund balance - ending			\$ 1,531,242		

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
RESERVE FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH JUNE 30, 2025**

	FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
REVENUES				
On Roll Assessments	\$ 200,000	\$ 200,000	\$ 195,699	\$ (4,301)
Interest	-	-	4,298	4,298
Total revenues	<u>200,000</u>	<u>200,000</u>	<u>199,997</u>	<u>(3)</u>
EXPENDITURES				
Landscape, Partial Replacements	10,712	8,034	-	8,034
Air Handling and Condensing Units, Split Systems	<u>55,704</u>	<u>41,778</u>	<u>-</u>	<u>41,778</u>
Total Reserve Expenditures	<u>66,416</u>	<u>49,812</u>	<u>-</u>	<u>49,812</u>
Excess/(deficiency) of revenues over/(under)	<u>133,584</u>	<u>150,188</u>	<u>199,997</u>	<u>(49,815)</u>
Fund balance - beginning (unaudited)			<u>247,059</u>	
Fund balance - ending			<u><u>\$ 447,056</u></u>	

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
DEBT SERVICES FUND SERIES 2014
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH JUNE 30, 2025**

	FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
REVENUES				
Assessment levy	\$ 561,174	\$ 561,174	\$ 558,526	\$ (2,648)
Interest	-	-	15,625	15,625
Bond close out transfer in	-	-	-	-
Total revenues	<u>561,174</u>	<u>561,174</u>	<u>574,151</u>	<u>12,977</u>
EXPENDITURES				
Debt Service				
Interest Expense				
November 2024	197,453	197,453	197,453	-
May 2025	192,565	192,565	220,989	(28,424)
Principal Retirement				
May 2025	170,000	170,000	6,750,000	(6,580,000)
Total debt service expenditures	<u>560,018</u>	<u>560,018</u>	<u>7,168,442</u>	<u>(6,608,424)</u>
Excess/(deficiency) of revenues	<u>1,156</u>	<u>1,156</u>	<u>(6,594,291)</u>	<u>(6,595,447)</u>
Other Financing Sources and (Uses)				
Interfund Transfer In	-	-	6,113,939	6,113,939
Interfund Transfer Out	-	-	(133,351)	(133,351)
Excess Revenue Over (Under)	<u>1,156</u>	<u>1,156</u>	<u>(613,703)</u>	<u>(614,859)</u>
After Other Financing Sources (Uses)				
Fund balance - beginning (unaudited)			616,576	
Fund balance - ending			<u>\$ 2,873</u>	

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
DEBT SERVICES FUND SERIES 2016
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH JUNE 30, 2025**

	FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
REVENUES				
Assessment levy	\$ 141,198	\$ 141,198	\$ 141,491	\$ 293
Interest	-	-	3,783	3,783
Bond close out transfer in	-	-	-	-
Total revenues	<u>141,198</u>	<u>141,198</u>	<u>145,274</u>	<u>4,076</u>
EXPENDITURES				
Debt Service				
Interest Expense				
November 2024	46,479	46,479	47,476	(997)
May 2025	47,503	47,503	47,476	27
Principal Retirement				
May 2025	45,000	45,000	45,000	-
Total debt service expenditures	<u>138,982</u>	<u>138,982</u>	<u>139,951</u>	<u>(969)</u>
Excess/(deficiency) of revenues	<u>2,216</u>	<u>2,216</u>	<u>5,323</u>	<u>5,046</u>
Fund balance - beginning (unaudited)			<u>140,221</u>	
Fund balance - ending			<u><u>\$ 145,544</u></u>	

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
DEBT SERVICES FUND SERIES 2025
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH JUNE 30, 2025

	FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
REVENUES				
Assessment levy	\$ -	\$ -	\$ 3,210	\$ 3,210
Interest	-	-	265	265
Bond close out transfer in	-	-	6,309,000	6,309,000
Total revenues	-	-	6,312,475	6,312,475
EXPENDITURES				
Debt Service				
Interest Expense				
November 2024	-	-	-	-
May 2025	-	-	-	-
Principal Retirement				
May 2025	-	-	-	-
Cosgt of Issuance	-	-	179,635	(179,635)
Total debt service expenditures	-	-	179,635	-
Excess/(deficiency) of revenues	-	-	6,132,840	6,312,475
Other Financing Sources and (Uses)				
Interfund Transfer In	-	-	133,351	133,351
Interfund Transfer Out	-	-	(6,113,939)	(6,113,939)
Excess Revenue Over (Under)	-	-	152,252	331,887
After Other Financing Sources (Uses)				
Fund balance - beginning (unaudited)			-	
Fund balance - ending			\$ 152,252	

Asturia
Operating Account - Bank Reconciliation
June 30, 2025

	<u>Operating Acct (BU)</u>
<i>Balance Per Bank Statements</i>	\$ 165,215.32
Plus: Deposits In Transit	-
Less: Outstanding Checks	(8,112.09)
<i>Adjusted Bank Balance</i>	<u><u>\$ 157,103.23</u></u>

<i>Beginning Balance Per Books</i>	\$ 72,198.01
Cash Deposits & Credits	176,268.62
Cash Disbursements & Transfers	(91,363.40)
<i>Balance Per Books</i>	<u><u>\$ 157,103.23</u></u>

Astoria
Check Register - Operating Account
FY2025

Date	Number	Payee	Memo	Payment	Deposit	Balance
9/30/2024			EOY BALANCE			90,239.58
10/1/2024	100346	Best Termite and Pest Control, Inc.	Invoice: 1291767 (Reference: Commercial Pest Control Monthly - 09.19.24.)	55.00		90,184.58
10/1/2024	1086	Waterside Outdoor Furniture	10 Chaise Lounges, 22 Dining Chairs	9,646.00		80,538.58
10/2/2024	ACH100224	Frontier	Service 09/07/24 - 10/06/24	83.47		80,455.11
10/2/2024			Funds Transfer		100,000.00	180,455.11
10/2/2024	100347	Jimerson Birr, PA	Invoice: 00221495 (Reference: Legal Service 9.24.)	232.00		180,223.11
10/2/2024	100348	Blue Water Aquatics, Inc.	Invoice: 32317 (Reference: Aquatic Maintenance Sept. 2024.)	1,370.00		178,853.11
10/2/2024	100349	Complete IT Corp	Invoice: B688CC27-0020 (Reference: CIT Hosted Phone Seat Sept. 2024.)	38.10		178,815.01
10/2/2024	100350	Suncoast Pool Service	Invoice: 10613 (Reference: Monthly Pool Service 10.24.)	1,027.00		177,788.01
10/2/2024	100351	RedTree Landscape Systems, LLC	Invoice: 19084 (Reference: Monthly Landscape - 10.24.)	12,975.00		164,813.01
10/4/2024	100424ACH1	ADP, Inc.	Payroll Processing Fees	115.61		164,697.40
10/7/2024	0ACH100724	Coastal Waste & Recycling, Inc.	Monthly Fee - Oct 2024	89.71		164,607.69
10/10/2024	ACH101024	BANK UNITED VISA CC		1,021.95		163,585.74
10/11/2024	101124ACH1	ADP, Inc.	Payroll Tax 9/21/24 - 10/04/24	554.22		163,031.52
10/11/2024	101124ACH2	Donald J. Foltz	P/R BOS Meeting 9/24/24	184.70		162,846.82
10/11/2024	101124ACH3	Jean-Jacques Darius	P/R BOS Meeting 9/24/24	184.70		162,662.12
10/11/2024	101124ACH4	Jonathan Tietz	P/R BOS Meeting 9/24/24	184.70		162,477.42
10/11/2024	101124ACH5	Krystal Osterag	PR 9/21/24 - 10/4/24	701.86		161,775.56
10/11/2024	101124ACH6	Samuel W. Everett	PR 9/21/24 - 10/4/24	1,491.81		160,283.75
10/11/2024	101124ACH7	Samuel Whitten	P/R BOS Meeting 9/24/24	184.70		160,099.05
10/11/2024	134	Susan Coppa	P/R BOS Meeting 9/24/24	160.70		159,938.35
10/11/2024	101124ACH8	ADP, Inc.	Workers Comp	81.81		159,856.54
10/15/2024	100352	Jimerson Birr, PA	Invoice: 00221844 (Reference: Legal Service 9.24.)	174.00		159,682.54
10/15/2024	100353	RedTree Landscape Systems, LLC	Invoice: 19059 (Reference: Seasonal Flowers.)	4,812.50		154,870.04
10/16/2024	100354	Vesta District Services	Invoice: 422528 (Reference: Monthly District Services 10.24.)	4,000.00		150,870.04
10/17/2024	01ACH101724	Duke Energy Payment Processing	0000 Aviles PKY Lite 08.24.24-09.23.24	1,986.08		148,883.96
10/17/2024	02ACH101724	Duke Energy Payment Processing	000 Promenade PKY Lite 08.24.24-09.23.24	294.48		148,589.48
10/17/2024	03ACH101724	Duke Energy Payment Processing	000 Promenade PKY Lite 08.24.24-09.23.24	99.45		148,490.03
10/17/2024	100355	SchoolNow	Invoice: INV-SN-247 (Reference: Website Hosting.)	1,537.50		146,952.53
10/17/2024	100356	Cleaning Commandos	Invoice: 000145 (Reference: Consumables.)	79.18		146,873.35
10/17/2024	100357	RedTree Landscape Systems, LLC	Invoice: 19285 (Reference: Irrigation Repairs, Wire Nuts, Decoders, Solenoids.)	2,245.00		144,628.35
10/18/2024	101824ACH1	ADP, Inc.	Payroll Processing Fees	126.86		144,501.49
10/21/2024	01ACH102124	Duke Energy Payment Processing	14721 State Road 54 Lite 8/24/24 - 9/23/24	5,473.19		139,028.30
10/21/2024	02ACH102124	Duke Energy Payment Processing	0000 Aviles PKY Lite PH2 A&B SL 8/24/24 - 9/23/24	2,536.70		136,491.60
10/21/2024	03ACH102124	Duke Energy Payment Processing	14575 Promenade PKWY Amenity Center 8/24/24 - 9/23/24	1,396.23		135,095.37
10/21/2024	04ACH102124	Duke Energy Payment Processing	14575 Promenade PKY Pool 8/24/24 - 9/23/24	928.76		134,166.61
10/21/2024	05ACH102124	Duke Energy Payment Processing	14731 State Road 54 8/24/24 - 9/23/24	30.80		134,135.81
10/21/2024	06ACH102124	Duke Energy Payment Processing	15233 Renaissance Ave Irrigation 8/24/24 - 9/23/24	30.80		134,105.01
10/21/2024	07ACH102124	Duke Energy Payment Processing	15121 Aviles PKWY Pump Irrigation 8/24/24 - 9/23/24	30.80		134,074.21
10/21/2024	08ACH102124	Duke Energy Payment Processing	15138 Caravan Ave Irrigation 8/24/24 - 9/23/24	30.80		134,043.41
10/21/2024	09ACH102124	Duke Energy Payment Processing	15381 Aviles PKWY Pump Irrigation 8/24/24 - 9/23/24	30.80		134,012.61
10/21/2024	10ACH102124	Duke Energy Payment Processing	15301 Aviles PKWY Pump Irrigation 8/24/24 - 9/23/24	30.80		133,981.81
10/21/2024	11ACH102124	Duke Energy Payment Processing	14700 Trails Edge Blvd Irrigation 8/24/24 - 9/23/24	30.80		133,951.01
10/21/2024	12ACH102124	Duke Energy Payment Processing	2995 Long Bow Way Irrigation 8/24/24 - 9/23/24	30.80		133,920.21
10/21/2024	13ACH102124	Duke Energy Payment Processing	14807 Renaissance Ave Irrigation 8/24/24 - 9/23/24	30.80		133,889.41
10/21/2024	14ACH102124	Duke Energy Payment Processing	15246 Caravan Ave Irrigation 8/24/24 - 9/23/24	30.80		133,858.61
10/21/2024	15ACH102124	Duke Energy Payment Processing	14826 Renaissance Ave Irrigation 8/24/24 - 9/23/24	30.80		133,827.81
10/21/2024	16ACH102124	Duke Energy Payment Processing	2781 Long Bow Way Irrigation 8/24/24 - 9/23/24	30.80		133,797.01
10/22/2024	1087	Egis Insurance Advisors	Policy #100124685 10/1/24 - 10/01/25	31,541.00		102,256.01
10/22/2024	1088	Egis Insurance Advisors	Policy # WC100124685 10.01.24-10.01.25	850.00		101,406.01
10/23/2024	01ACH102324	Pasco County Utilities	15050 Caravan Ave 08/16/24 - 09/17/24	67.08		101,338.93

10/23/2024	02ACH102324	Pasco County Utilities	15246 Caravan Ave 08/16/24 - 09/17/24	46.02		101,292.91
10/23/2024	03ACH102324	Pasco County Utilities	15121 Aviles Parkway 08/16/24 - 09/17/24	15.60		101,277.31
10/23/2024	04ACH102324	Pasco County Utilities	15381 Aviles Parkway 08/16/24 - 09/17/24	21.84		101,255.47
10/23/2024	05ACH102324	Pasco County Utilities	14502 Promenade Parkway 08/16/24 - 09/17/24	64.91		101,190.56
10/23/2024	06ACH102324	Pasco County Utilities	14575 Promenade Parkway 08/16/24 - 09/17/24	2,681.80		98,508.76
10/23/2024	07ACH102324	Pasco County Utilities	2995 Long Bow Way 08/16/24 - 09/17/24	24.96		98,483.80
10/23/2024	08ACH102324	Pasco County Utilities	14400 Trails Edge Blvd 08/16/24 - 09/17/24	14.04		98,469.76
10/23/2024	09ACH102324	Pasco County Utilities	2830 Long Bow Way 08/16/24 - 09/17/24	66.30		98,403.46
10/23/2024	10ACH102324	Pasco County Utilities	14700 Trails Edge Blvd 08/16/24 - 09/17/24	24.96		98,378.50
10/23/2024	11ACH102324	Pasco County Utilities	14915 Aviles Parkway 08/16/24 - 09/17/24	209.04		98,169.46
10/23/2024	12ACH102324	Pasco County Utilities	14450 Promenade Parkway 08/16/24 - 09/17/24	0.78		98,168.68
10/24/2024	ACH102424	Duke Energy Payment Processing	15165 State Rd 54 Monument 08.27.24- 09.24.24	30.80		98,137.88
10/24/2024	100358	Complete IT Corp	Invoice: 14580 (Reference: Email W/ Vault & Microsoft Subscription.)	115.60		98,022.28
10/25/2024	100359	Phenominal Exercise Equipment Rep	Invoice: 245183 (Reference: Hand Grips, Recover Pad, Black Vinyl.) Invoice: 245184 (Reference	4,441.68		93,580.60
10/25/2024	100360	Cleaning Commandos	Invoice: 102324 (Reference: November 1,5,8,12,15,19,22,26,29 2024.)	1,350.00		92,230.60
10/25/2024	102524ACH1	ADP, Inc.	Payroll Tax 10/5/24 - 10/18/24	382.00		91,848.60
10/25/2024	102524ACH2	Krystal Osterag	PR 10/05/24 - 10/18/24	783.12		91,065.48
10/25/2024	102524ACH3	Samuel W. Everett	PR 10/05/24 - 10/18/24	1,491.81		89,573.67
10/25/2024	102524ACH4	ADP, Inc.	Workers Comp	51.16		89,522.51
10/28/2024			Funds Transfer		20,000.00	109,522.51
10/29/2024	100361	Kass Shuler, PA	Invoice: 762133 (Reference: Legal Service 9.24.) Invoice: 762132 (Reference: Legal Service 9...	1,425.00		108,097.51
10/30/2024			Deposit		9,010.00	117,107.51
10/31/2024	ACH103124	Frontier	Service 10/07/24 - 11/06/24	83.47		117,024.04
10/31/2024	100362	RedTree Landscape Systems, LLC	Invoice: 19318 (Reference: Irrigation Repairs 9.27.24 - Clubhouse.)	1,039.00		115,985.04
10/31/2024			Interest		13.05	115,998.09
10/31/2024				103,264.54	129,023.05	115,998.09
11/1/2024	110124ACH1	ADP, Inc.	Payroll Processing Fees	115.61		115,882.48
11/1/2024	100363	Best Termite and Pest Control, Inc.	Invoice: 1297737 (Reference: Pest Control Svc 10/25/2024.)	55.00		115,827.48
11/5/2024	100364	Complete IT Corp	Invoice: B688CC27-0021 (Reference: Website Hosting.)	38.10		115,789.38
11/5/2024	100365	Office Pride Commercial Cleaning Ser	Invoice: Inv-233740 (Reference: Porter Services.) Invoice: Inv-230059 (Reference: Porter Serv...	2,225.40		113,563.98
11/5/2024	100366	Blue Water Aquatics, Inc.	Invoice: 32596 (Reference: Aquatic Services.)	1,370.00		112,193.98
11/5/2024	100367	RedTree Landscape Systems, LLC	Invoice: 19417 (Reference: Landscape Maintenance Nov 24.)	12,975.00		99,218.98
11/5/2024	02ACH110524	Coastal Waste & Recycling, Inc.	Monthly Fee - Nov 2024	89.71		99,129.27
11/6/2024			Deposit		67.80	99,197.07
11/6/2024			Deposit		7,867.17	107,064.24
11/8/2024			Funds Transfer		100,000.00	207,064.24
11/8/2024	100368	Suncoast Pool Service	Invoice: 10678 (Reference: Monthly Pool Service 11.24.)	1,027.00		206,037.24
11/8/2024	100369	Gladiator Sod	Invoice: 1384 (Reference: Floratam Sod - Balance Due.)	5,000.00		201,037.24
11/8/2024	100370	Vesta District Services	Invoice: 423009 (Reference: Monthly DM Fees - Nov 2024.)	4,000.00		197,037.24
11/8/2024	110824ACH1	ADP, Inc.	Payroll Tax 10/19/24 - 11/1/24	534.44		196,502.80
11/8/2024	110824ACH2	Donald J. Foltz	P/R BOS Meeting 10/21/24	184.70		196,318.10
11/8/2024	110824ACH3	Jean-Jacques Darius	P/R BOS Meeting 10/21/24	184.70		196,133.40
11/8/2024	110824ACH4	Jonathan Tietz	P/R BOS Meeting 10/21/24	184.70		195,948.70
11/8/2024	110824ACH5	Krystal Osterag	PR 10/18/24 - 11/01/24	605.82		195,342.88
11/8/2024	110824ACH6	Samuel W. Everett	PR 10/18/24 - 11/01/24	1,491.82		193,851.06
11/8/2024	110824ACH7	Samuel Whitten	P/R BOS Meeting 10/21/24	184.70		193,666.36
11/8/2024	135	Susan Coppa	P/R BOS Meeting 10/21/24	160.70		193,505.66
11/8/2024	110824ACH8	ADP, Inc.	Workers Comp	78.31		193,427.35
11/10/2024	ACH111024	BANK UNITED VISA CC		4,181.98		189,245.37
11/11/2024	1089	Mike Fasano, Pasco County Tax Colle	Parcel # 26-26-17-0050-00Y00-0000 (2024)	611.04		188,634.33
11/11/2024			Deposit		174.00	188,808.33
11/13/2024	100371	RedTree Landscape Systems, LLC	Invoice: 19605 (Reference: Tree Removal - 14651, 14687, 14757, 174735, 14671 Promenade Pkv	5,000.00		183,808.33
11/14/2024	1090	Hancock Whitney Bank		3,000.00		180,808.33
11/14/2024	100372	Waterside Outdoor Furniture	Invoice: INV0001 (Reference: 25 chaise lounges & 6 Minnetonka armchairs.)	11,963.00		168,845.33
11/14/2024	100373	Vesta District Services	Invoice: 422933 (Reference: Billable Expenses - Oct 2024.) Invoice: 422376 (Reference: Billab...	810.65		168,034.68
11/14/2024	100374	RedTree Landscape Systems, LLC	Invoice: 19643 (Reference: Irrigation Repairs 10.07.24.)	18.25		168,016.43
11/14/2024	100375	Phenominal Exercise Equipment Rep	Invoice: 245252 (Reference: Monthly Gym Equipment Cleaning - 11/24.)	235.00		167,781.43

11/14/2024	100376	Complete IT Corp	Invoice: 14779 (Reference: Stand-By MSP Plan - Nov 2024.)	65.00		167,716.43
11/14/2024			Deposit		111,930.51	279,646.94
11/15/2024	111524ACH1	ADP, Inc.	Payroll Processing Fees	126.86		279,520.08
11/18/2024	01ACH111824	Duke Energy Payment Processing	0000 Aviles PKY Lite 09.24.24 - 10.24.24	1,986.08		277,534.00
11/18/2024	02ACH111824	Duke Energy Payment Processing	000 Promenade PKY Lite 09.24.24 - 10.24.24	99.45		277,434.55
11/18/2024	03ACH111824	Duke Energy Payment Processing	000 Promenade PKY Lite 09.24.24 - 10.24.24	294.48		277,140.07
11/19/2024	01ACH111924	Duke Energy Payment Processing	0000 Aviles PKY Lite PH2 A&B SL 9/24/24 - 10/24/24	2,536.70		274,603.37
11/19/2024	02ACH111924	Duke Energy Payment Processing	14731 State Road 54 9/25/24 - 10/25/24	30.80		274,572.57
11/19/2024	03ACH111924	Duke Energy Payment Processing	14721 State Road 54 Lite 9/25/24 - 10/25/24	5,473.19		269,099.38
11/19/2024	04ACH111924	Duke Energy Payment Processing	15233 Renaissance Ave Irrigation 9/25/24 - 10/25/24	30.80		269,068.58
11/19/2024	05ACH111924	Duke Energy Payment Processing	15121 Aviles PKWY Pump Irrigatio 9/25/24 - 10/25/24	30.80		269,037.78
11/19/2024	06ACH111924	Duke Energy Payment Processing	14575 Promenade PKY Pool 9/25/24 - 10/25/24	1,015.15		268,022.63
11/19/2024	07ACH11192	Duke Energy Payment Processing	14700 Trails Edge Blvd Irrigation 9/25/24 - 10/25/24	30.80		267,991.83
11/19/2024	07ACH111924	Duke Energy Payment Processing	15301 Aviles PKWY Pump Irrigation 9/25/24 - 10/25/24	30.80		267,961.03
11/19/2024	08ACH111924	Duke Energy Payment Processing	15381 Aviles PKWY Pump Irrigation 9/25/24 - 10/25/24	30.80		267,930.23
11/19/2024	09ACH111924	Duke Energy Payment Processing	14826 Renaissance Ave Irrigation 9/25/24 - 10/25/24	30.80		267,899.43
11/19/2024	10ACH111924	Duke Energy Payment Processing	14807 Renaissance Ave Irrigation 9/25/24 - 10/25/24	30.80		267,868.63
11/19/2024	11ACH111924	Duke Energy Payment Processing	14575 Promenade PKWY Amenity Center 9/25/24 - 10/25/24	1,249.58		266,619.05
11/19/2024	12ACH111924	Duke Energy Payment Processing	2995 Long Bow Way Irrigation 9/25/24 - 10/25/24	30.80		266,588.25
11/19/2024	13ACH111924	Duke Energy Payment Processing	15246 Caravan Ave Irrigation 9/25/24 - 10/25/24	30.80		266,557.45
11/19/2024	14ACH111924	Duke Energy Payment Processing	2781 Long Bow Way Irrigation 9/25/24 - 10/25/24	30.80		266,526.65
11/19/2024	15ACH111924	Duke Energy Payment Processing	15138 Caravan Ave Irrigation 9.25.24 - 10.25.24	30.80		266,495.85
11/19/2024	16ACH111924	Duke Energy Payment Processing	15165 State Rd 54 Monument 9.25.24 - 10.25.24	30.80		266,465.05
11/21/2024			Deposit		62,208.60	328,673.65
11/21/2024			Funds Transfer	147,000.00		181,673.65
11/22/2024	100377	FitRev Inc	Invoice: 33279 (Reference: Preventative Maintenance - Semi Annual.)	330.00		181,343.65
11/22/2024	112224ACH1	ADP, Inc.	Payroll Tax 11/2/24 - 11/15/24	307.73		181,035.92
11/22/2024	112224ACH2	Donald J. Foltz	P/R BOS Meeting 11/12/24	184.70		180,851.22
11/22/2024	112224ACH3	Jonathan Tietz	P/R BOS Meeting 11/12/24	184.70		180,666.52
11/22/2024	112224ACH4	Krystal Osterag	PR 11/02/24 - 11/15/24	376.04		180,290.48
11/22/2024	112224ACH5	Samuel W. Everett	PR 11/02/24 - 11/15/24	745.91		179,544.57
11/22/2024	136	Susan Coppa	P/R BOS Meeting 11/12/24	160.70		179,383.87
11/22/2024	112224ACH6	ADP, Inc.	Workers Comp	50.39		179,333.48
11/25/2024	01ACH112524	Pasco County Utilities	14915 Aviles Parkway 9.17.24 - 10.17.24	209.79		179,123.69
11/25/2024	02ACH112524	Pasco County Utilities	14859 Caravan Ave 9.17.24 - 10.17.24	23.49		179,100.20
11/25/2024	03ACH112524	Pasco County Utilities	14450 Promenade Parkway 9.17.24 - 10.17.24	184.68		178,915.52
11/25/2024	04ACH112524	Pasco County Utilities	14700 Trails Edge Blvd 9.17.24 - 10.17.24	24.30		178,891.22
11/25/2024	05ACH112524	Pasco County Utilities	2830 Long Bow Way 9.17.24 - 10.17.24	93.96		178,797.26
11/25/2024	06ACH112524	Pasco County Utilities	14400 Trails Edge Blvd 9.17.24 - 10.17.24	18.63		178,778.63
11/25/2024	07ACH112524	Pasco County Utilities	2995 Long Bow Way 9.17.24 - 10.17.24	29.97		178,748.66
11/25/2024	08ACH112524	Pasco County Utilities	14577 Promenade Parkway 9.17.24 - 10.17.24	93.15		178,655.51
11/25/2024	09ACH112524	Pasco County Utilities	14575 Promenade Parkway 9.17.24 - 10.17.24	2,494.84		176,160.67
11/25/2024	10ACH112524	Pasco County Utilities	14502 Promenade Parkway 9.17.24 - 10.17.24	65.88		176,094.79
11/25/2024	11ACH112524	Pasco County Utilities	0 Promenade Parkway 9.17.24 - 10.17.24	262.44		175,832.35
11/25/2024	12ACH112524	Pasco County Utilities	15381 Aviles Parkway 9.17.24 - 10.17.24	25.92		175,806.43
11/25/2024	13ACH112524	Pasco County Utilities	15121 Aviles Parkway 9.17.24 - 10.17.24	14.58		175,791.85
11/25/2024	14ACH112524	Pasco County Utilities	15246 Caravan Ave 9.17.24 - 10.17.24	48.60		175,743.25
11/25/2024	15ACH112524	Pasco County Utilities	15050 Caravan Ave 9.17.24 - 10.17.24	71.28		175,671.97
11/25/2024	100378	Pasco County Fire Rescue	Invoice: 2024006114 (Reference: Annual Inspection.)	100.00		175,571.97
11/25/2024	1091	FLORIDA DEPT OF ECONOMIC OPF	FY 24-25 Special District State Fee	175.00		175,396.97
11/25/2024	1092	Mike Fasano, Pasco County Tax Colle	Asturia Parcel #26-26-17-0050-00Y00-0000	1,337.16		174,059.81
11/26/2024	100379	Phenominal Exercise Equipment Reps	Invoice: 245293 (Reference: Life Fitness LCGX spin bike Crank assbly, Leg Extension Pad Adjust	441.98		173,617.83
11/26/2024	100380	Blue Water Aquatics, Inc.	Invoice: 32611 (Reference: Aquatic Maintenance Nov. 2024.)	1,370.00		172,247.83
11/26/2024	100381	Complete IT Corp	Invoice: 14842 (Reference: Email Hosting Nov. 2024.)	115.60		172,132.23
11/27/2024	100382	Kass Shuler, PA	Invoice: 763190 (Reference: Professional Services November 2024.) Invoice: 763189 (Reference	3,845.00		168,287.23
11/27/2024	100383	Cleaning Commandos	Invoice: 000147 (Reference: Monthly Cleanings December 2024.)	1,395.00		166,892.23
11/27/2024			Deposit		60,542.05	227,434.28

11/29/2024	100384	Ntegrity Electric LLC	Invoice: 111424- (Reference: Troubleshoot Signage.)	2,200.00		225,234.28
11/29/2024	112924ACH1	ADP, Inc.	Payroll Processing Fees	121.88		225,112.40
11/29/2024			Interest		17.39	225,129.79
11/30/2024				233,675.82	342,807.52	225,129.79
12/3/2024	01ACH120324	Frontier	Service 11/07/24 to 12/06/24	83.47		225,046.32
12/4/2024	100385	Complete IT Corp	Invoice: B688CC27-0022 (Reference: CIT Hosted Phone Seat Dec. 2024.)	38.10		225,008.22
12/4/2024	100386	Suncoast Pool Service	Invoice: 10750 (Reference: Swimming Pool Service Dec. 2024.)	1,027.00		223,981.22
12/4/2024	100387	Best Termite and Pest Control, Inc.	Invoice: 1303742 (Reference: Pest Control Services 11/14/2024.)	55.00		223,926.22
12/4/2024	100388	RedTree Landscape Systems, LLC	Invoice: 19695 (Reference: Irrigation Repairs 9.23.24.) Invoice: 19714 (Reference: Landscape ...	12,994.50		210,931.72
12/5/2024			Deposit		1,650.00	212,581.72
12/5/2024	100389	Office Pride Commercial Cleaning Ser	Invoice: Inv-238388 (Reference: Porter Services 3x Per Week Dec. 2024.)	1,645.40		210,936.32
12/5/2024	01ACH120524	Coastal Waste & Recycling, Inc.	Monthly Fee - Nov 2024	89.71		210,846.61
12/6/2024	120624ACH1	ADP, Inc.	Payroll Tax 11/16/24 - 11/29/24	41.49		210,805.12
12/6/2024	120624ACH2	Judith M. Carland	PR 11/16/24 - 11/29/24	241.04		210,564.08
12/6/2024	120624ACH3	ADP, Inc.	Workers Comp	17.47		210,546.61
12/9/2024			Deposit		800.00	211,346.61
12/9/2024	100390	Impact Fire Services	Invoice: 29020586 (Reference: EXT Annual Inspection & Service.)	100.58		211,246.03
12/9/2024	100391	Vesta District Services	Invoice: 423460 (Reference: Monthly DM Fees - Dec 2024.)	4,000.00		207,246.03
12/9/2024	1093	Susan Coppa	Reimbursement for Printer & Postit	168.78		207,077.25
12/9/2024			Deposit		1,555,790.81	1,762,868.06
12/10/2024	100392	RedTree Landscape Systems, LLC	Invoice: 19611 (Reference: Irrigation Repairs 10.07.24; Clubhouse & Zone -8.)	35.25		1,762,832.81
12/10/2024	01ACH121024	BANK UNITED VISA CC		1,767.65		1,761,065.16
12/10/2024	40		Rosemarie Gill - returned check # 115 (deposited 12.05.2024)	300.00		1,760,765.16
12/11/2024	1094	Michael P. Bush	Changing of Locks - Reimbursement	609.91		1,760,155.25
12/11/2024	01ACH121124	Coastal Waste & Recycling, Inc.	Monthly Fee - Dec 2024	101.73		1,760,053.52
12/12/2024	1095	Gina Lynn Eggers	VOID: Gina Lynn Eggers		0.00	1,760,053.52
12/12/2024	1096	Gina Lynn Eggers	Reimbursement of Rental Fee - Clubhouse triple booked	300.00		1,759,753.52
12/12/2024	100393	Tampa Holiday Lighting	Invoice: 7245 (Reference: 2024 Holiday Lights.)	2,100.00		1,757,653.52
12/12/2024	100394	Vesta District Services	Invoice: 423556 (Reference: Billable Expenses - Nov 2024.)	2,763.97		1,754,889.55
12/12/2024	100395	Complete IT Corp	Invoice: 15031 (Reference: Monthly Network & Wifi Service Dec 24.)	65.00		1,754,824.55
12/13/2024	121324ACH1	ADP, Inc.	Payroll Processing Fees	115.61		1,754,708.94
12/16/2024	01ACH121624	Duke Energy Payment Processing	0000 Aviles PKY Lite 10.24.24 - 11.21.24	1,987.77		1,752,721.17
12/16/2024	02ACH121624	Duke Energy Payment Processing	000 Promenade PKY Lite 10.25.24 - 11.21.24	294.48		1,752,426.69
12/16/2024	03ACH121624	Duke Energy Payment Processing	000 Promenade PKY Lite 10.25.24 - 11.21.24	99.45		1,752,327.24
12/16/2024	04ACH121624	Duke Energy Payment Processing	14721 State Road 54 Lite 10.25.24-11.21.24	5,473.19		1,746,854.05
12/16/2024	05ACH121624	Duke Energy Payment Processing	0000 Aviles PKY Lite PH2 A&B SL 10.25.24 -11.21.24	2,536.70		1,744,317.35
12/16/2024			Deposit		31,667.48	1,775,984.83
12/17/2024	01ACH121724	Duke Energy Payment Processing	15121 Aviles PKWY Pump Irrigatio 10.26.24 - 11.22.24	30.80		1,775,954.03
12/17/2024	02ACH121724	Duke Energy Payment Processing	14731 State Road 54 10.26.24 - 11.22.24	30.80		1,775,923.23
12/17/2024	03ACH121724	Duke Energy Payment Processing	15233 Renaissance Ave Irrigation10.26.24 - 11.22.24	30.80		1,775,892.43
12/17/2024	04ACH121724	Duke Energy Payment Processing	15138 Caravan Ave Irrigation 10.26.24 - 11.22.24	30.80		1,775,861.63
12/17/2024	05ACH121724	Duke Energy Payment Processing	15381 Aviles PKWY Pump Irrigation 10.26.24 - 11.22.24	30.80		1,775,830.83
12/17/2024	06ACH121724	Duke Energy Payment Processing	15301 Aviles PKWY Pump Irrigation 10.26.24 - 11.22.24	30.80		1,775,800.03
12/17/2024	07ACH121724	Duke Energy Payment Processing	14700 Trails Edge Blvd Irrigation 10.26.24 - 11.22.24	30.80		1,775,769.23
12/17/2024	08ACH121724	Duke Energy Payment Processing	14575 Promenade PKY Pool 10.26.24 - 11.22.24	909.98		1,774,859.25
12/17/2024	09ACH121724	Duke Energy Payment Processing	2995 Long Bow Way Irrigation 10.26.24 - 11.22.24	30.80		1,774,828.45
12/17/2024	10ACH121724	Duke Energy Payment Processing	14575 Promenade PKWY Amenity Center 10.26.24 - 11.22.24	1,111.71		1,773,716.74
12/17/2024	11ACH121724	Duke Energy Payment Processing	14807 Renaissance Ave Irrigation 10.26.24 - 11.22.24	30.80		1,773,685.94
12/17/2024	12ACH121724	Duke Energy Payment Processing	15246 Caravan Ave Irrigation 10.26.24 - 11.22.24	30.80		1,773,655.14
12/17/2024	13ACH121724	Duke Energy Payment Processing	14826 Renaissance Ave Irrigation 10.26.24 - 11.22.24	30.80		1,773,624.34
12/17/2024	14ACH121724	Duke Energy Payment Processing	2781 Long Bow Way Irrigation 10.26.24 - 11.22.24	30.80		1,773,593.54
12/19/2024	1097	Joshua Johnes	Remove Trees, Trim & Stake Trees, Stump Grinding, Allotment for Irrigation	5,700.00		1,767,893.54
12/20/2024	122024ACH1	ADP, Inc.	Payroll Tax 10/19/24 - 11/1/24	281.53		1,767,612.01
12/20/2024	122024ACH2	Donald J. Foltz	P/R BOS Meeting 12/10/24	184.70		1,767,427.31
12/20/2024	122024ACH3	Jonathan Tietz	P/R BOS Meeting 12/10/24	184.70		1,767,242.61
12/20/2024	122024ACH4	Judith M. Carland	PR 11/30/24 - 12/13/24	649.07		1,766,593.54
12/20/2024	122024ACH5	Samuel W. Everett	P/R BOS Meeting 12/10/24	184.70		1,766,408.84

12/20/2024	137	Susan Coppa	P/R BOS Meeting 12/10/24	160.70		1,766,248.14
12/20/2024	122024ACH6	ADP, Inc.	Workers Comp	52.60		1,766,195.54
12/23/2024	100396	Complete IT Corp	Invoice: 14540 (Reference: Monthly Network & Wifi Service Oct 24.)	66.96		1,766,128.58
12/23/2024	100397	DCSI, Inc.	Invoice: 32938 (Reference: Replace Left Pool Gate Maglock.) Invoice: 32939 (Reference: Replac	1,508.00		1,764,620.58
12/23/2024	100398	Cleaning Commandos	Invoice: 000148 (Reference: January 2025 Weekly Cleanings.)	1,350.00		1,763,270.58
12/23/2024	01ACH122324	Pasco County Utilities	14859 Caravan Ave 10.17.24 - 11.15.24	15.39		1,763,255.19
12/23/2024	02ACH122324	Pasco County Utilities	14915 Aviles Parkway 10.17.24 - 11.15.24	184.68		1,763,070.51
12/23/2024	03ACH122324	Pasco County Utilities	14450 Promenade Parkway 10.17.24 - 11.15.24	132.03		1,762,938.48
12/23/2024	04ACH122324	Pasco County Utilities	14700 Trails Edge Blvd 10.17.24 - 11.15.24	21.87		1,762,916.61
12/23/2024	05ACH122324	Pasco County Utilities	2830 Long Bow Way 10.17.24 - 11.15.24	89.91		1,762,826.70
12/23/2024	06ACH122324	Pasco County Utilities	14400 Trails Edge Blvd 10.17.24 - 11.15.24	15.39		1,762,811.31
12/23/2024	07ACH122324	Pasco County Utilities	2995 Long Bow Way 10.17.24 - 11.15.24	25.92		1,762,785.39
12/23/2024	08ACH122324	Pasco County Utilities	14577 Promenade Parkway 10.17.24 - 11.15.24	79.38		1,762,706.01
12/23/2024	09ACH122324	Pasco County Utilities	14575 Promenade Parkway 10.17.24 - 11.15.24	3,244.96		1,759,461.05
12/23/2024	10ACH122324	Pasco County Utilities	14502 Promenade Parkway 10.17.24 - 11.15.24	63.78		1,759,397.27
12/23/2024	11ACH122324	Pasco County Utilities	0 Promenade Parkway10.17.24 - 11.15.24	191.16		1,759,206.11
12/23/2024	12ACH122324	Pasco County Utilities	15381 Aviles Parkway 10.17.24 - 11.15.24	21.87		1,759,184.24
12/23/2024	13ACH122324	Pasco County Utilities	15121 Aviles Parkway 10.17.24 - 11.15.24	13.77		1,759,170.47
12/23/2024	14ACH122324	Pasco County Utilities	15246 Caravan Ave 10.17.24 - 11.15.24	39.69		1,759,130.78
12/23/2024	15ACH122324	Pasco County Utilities	15050 Caravan Ave 10.17.24 - 11.15.24	61.56		1,759,069.22
12/24/2024	100399	Kass Shuler, PA	Invoice: 764206 (Reference: Professional Services November 2024.) Invoice: 764207 (Referenc	2,057.50		1,757,011.72
12/24/2024			Funds Transfer	1,600,000.00		157,011.72
12/26/2024	100400	Complete IT Corp	Invoice: 15063 (Reference: Email W/ Vault & Microsoft Subscription.)	115.60		156,896.12
12/26/2024	100401	Office Pride Commercial Cleaning Ser	Invoice: Inv-239416 (Reference: Trash Bags.)	780.22		156,115.90
12/26/2024	100402	Water Rite Cleaning Services LLC	Invoice: 3560 (Reference: Fence Cleaning.)	200.00		155,915.90
12/27/2024	122724ACH1	ADP, Inc.	Payroll Processing Fees	121.88		155,794.02
12/30/2024			Deposit		60.00	155,854.02
12/30/2024	01ACH123024	Duke Energy Payment Processing	15165 State Rd 54 Monument 10.26.24 - 11.22.24	30.80		155,823.22
12/31/2024	100403	Best Termite and Pest Control, Inc.	Invoice: 1310038 (Reference: Monthly Pest Control - 12.24.)	55.00		155,768.22
12/31/2024	100404	DCSI, Inc.	Invoice: 32988 (Reference: Training on Door King System.)	145.00		155,623.22
12/31/2024			Interest		81.60	155,704.82
12/31/2024				1,659,474.86	1,590,049.89	155,704.82
1/2/2025	01ACH010225	Frontier	Service 12.07.24 to 01.06.25	83.47		155,621.35
1/3/2025	100405	Suncoast Pool Service	Invoice: 10823 (Reference: Pool Service Jan. 2025.)	1,027.00		154,594.35
1/3/2025	100406	Blue Water Aquatics, Inc.	Invoice: 32758 (Reference: Aquatic Services.)	1,370.00		153,224.35
1/3/2025	010325ACH1	ADP, Inc.	Workers Comp	24.75		153,199.60
1/3/2025	010325ACH2	Judith M. Carland	PR 12/14/24 - 12/27/24	482.07		152,717.53
1/3/2025	010325ACH3	ADP, Inc.	Payroll Tax 12/14/24 - 12/27/24	82.99		152,634.54
1/7/2025			Deposit		875.00	153,509.54
1/7/2025	100407	RedTree Landscape Systems, LLC	Invoice: 20116 (Reference: Landscape Maintenance Jan 2025.)	13,364.25		140,145.29
1/7/2025	100408	Complete IT Corp	Invoice: B688CC27-0023 (Reference: CIT Hosted Phone Seat Jan. 2025.)	38.20		140,107.09
1/8/2025	100409	Office Pride Commercial Cleaning Ser	Invoice: Inv-242900 (Reference: Porter Services Jan. 2025.)	1,645.40		138,461.69
1/8/2025			Deposit		4,139.35	142,601.04
1/8/2025			Deposit		1,833.31	144,434.35
1/8/2025			Deposit		29,608.15	174,042.50
1/9/2025	100410	Vesta District Services	Invoice: 424073 (Reference: Monthly DM Fees - Jan 2025.)	4,000.00		170,042.50
1/10/2025	01ACH011025	BANK UNITED VISA CC		203.30		169,839.20
1/10/2025	011025ACH1	ADP, Inc.	Payroll Processing Fees	115.61		169,723.59
1/14/2025	100411	Complete IT Corp	Invoice: 15253 (Reference: Stand-By MSP Plan - Jan 2025.)	65.00		169,658.59
1/14/2025	100412	Jimerson Birr, PA	Invoice: 00224783 (Reference: Legal Service Nov 2024.)	638.00		169,020.59
1/15/2025	100413	Vesta District Services	Invoice: 424061 (Reference: Billable Expenses - Dec 2024.)	828.77		168,191.82
1/16/2025			Deposit		390.00	168,581.82
1/17/2025	100414	Complete IT Corp	Invoice: 15279 (Reference: CyberPower Sinewave Battery Backup.)	559.95		168,021.87
1/17/2025	011725ACH1	ADP, Inc.	Workers Comp	24.50		167,997.37
1/17/2025	011725ACH2	Judith M. Carland	PR 12/28/24 - 1/10/25	473.75		167,523.62
1/17/2025	011725ACH3	ADP, Inc.	Payroll Tax 12/28/24 - 1/10/25	81.58		167,442.04
1/21/2025	EFT012125	Florida Dept. of Revenue	Sales Tax Filing - Dec 2024	130.36		167,311.68

1/21/2025	100415	LLS Tax Solutions, Inc.	Invoice: 003606 (Reference: Arbitrage Services Series 2014A-1 and 2014A-2.)	650.00		166,661.68
1/21/2025	01ACH012125	Duke Energy Payment Processing	15246 Caravan Ave Irrigation 11.23.24 - 12.23.24	30.80		166,630.88
1/21/2025	02ACH012125	Duke Energy Payment Processing	2781 Long Bow Way Irrigation 11.23.24 - 12.23.24	30.80		166,600.08
1/21/2025	03ACH012125	Duke Energy Payment Processing	15301 Aviles PKWY Pump Irrigation 11.23.24 - 12.23.24	30.80		166,569.28
1/21/2025	04ACH012125	Duke Energy Payment Processing	14826 Renaissance Ave Irrigation 11.23.24 - 12.23.24	30.80		166,538.48
1/21/2025	05ACH012125	Duke Energy Payment Processing	14575 Promenade PKWY Amenity Center 11.23.24 - 12.23.24	882.95		165,655.53
1/21/2025	06ACH012125	Duke Energy Payment Processing	14807 Renaissance Ave Irrigation 11.23.24 - 12.23.24	30.80		165,624.73
1/21/2025	07ACH012125	Duke Energy Payment Processing	14575 Promenade PKY Pool 11.23.24 - 12.23.24	1,013.52		164,611.21
1/21/2025	08ACH012125	Duke Energy Payment Processing	2995 Long Bow Way Irrigation 11.23.24 - 12.23.24	30.80		164,580.41
1/21/2025	09ACH012125	Duke Energy Payment Processing	14700 Trails Edge Blvd Irrigation 11.23.24 - 12.23.24	30.80		164,549.61
1/21/2025	10ACH012125	Duke Energy Payment Processing	15381 Aviles PKWY Pump Irrigation 11.23.24 - 12.23.24	30.80		164,518.81
1/21/2025	11ACH012125	Duke Energy Payment Processing	15138 Caravan Ave Irrigation 11.23.24 - 12.23.24	30.80		164,488.01
1/21/2025	12ACH012125	Duke Energy Payment Processing	15121 Aviles PKWY Pump Irrigatio 11.23.24 - 12.23.24	30.80		164,457.21
1/21/2025	14ACH012125	Duke Energy Payment Processing	14731 State Road 54 11.23.24 - 12.23.24	39.91		164,417.30
1/21/2025	15ACH012125	Duke Energy Payment Processing	0000 Aviles PKY Lite PH2 A&B SL 11.22.24 - 12.20.24	2,536.70		161,880.60
1/21/2025	16ACH012125	Duke Energy Payment Processing	14721 State Road 54 Lite 11.22.24 - 12.20.24	5,473.19		156,407.41
1/21/2025	17ACH012125	Duke Energy Payment Processing	000 Promenade PKY Lite 11.22.24 - 12.20.24	99.45		156,307.96
1/21/2025	18ACH012125	Duke Energy Payment Processing	000 Promenade PKY Lite 11.22.24 - 12.20.24	294.48		156,013.48
1/21/2025	19ACH012125	Duke Energy Payment Processing	0000 Aviles PKY Lite 11.22.24 - 12.20.24	1,987.77		154,025.71
1/21/2025	13ACH012125	Duke Energy Payment Processing	15233 Renaissance Ave Irrigation 11.23.24 - 12.23.24	30.80		153,994.91
1/23/2025	01ACH012325	Pasco County Utilities	15050 Caravan Ave 11.15.24 - 12.17.24	72.09		153,922.82
1/23/2025	02ACH012325	Pasco County Utilities	15246 Caravan Ave 11.15.24 - 12.17.24	34.83		153,887.99
1/23/2025	03ACH012325	Pasco County Utilities	15121 Aviles Parkway 11.15.24 - 12.17.24	13.77		153,874.22
1/23/2025	04ACH012325	Pasco County Utilities	15381 Aviles Parkway 11.15.24 - 12.17.24	22.68		153,851.54
1/23/2025	05ACH012325	Pasco County Utilities	0 Promenade Parkway 11.15.24 - 12.17.24	175.77		153,675.77
1/23/2025	06ACH012325	Pasco County Utilities	14502 Promenade Parkway 11.15.24 - 12.17.24	63.78		153,611.99
1/23/2025	07ACH012325	Pasco County Utilities	14577 Promenade Parkway 11.15.24 - 12.17.24	46.98		153,565.01
1/23/2025	08ACH012325	Pasco County Utilities	2995 Long Bow Way 11.15.24 - 12.17.24	27.54		153,537.47
1/23/2025	09ACH012325	Pasco County Utilities	14400 Trails Edge Blvd 11.15.24 - 12.17.24	16.20		153,521.27
1/23/2025	10ACH012325	Pasco County Utilities	14575 Promenade Parkway 11.15.24 - 12.17.24	4,617.52		148,903.75
1/23/2025	11ACH012325	Pasco County Utilities	2830 Long Bow Way 11.15.24 - 12.17.24	89.10		148,814.65
1/23/2025	12ACH012325	Pasco County Utilities	14700 Trails Edge Blvd 11.15.24 - 12.17.24	24.30		148,790.35
1/23/2025	13ACH012325	Pasco County Utilities	14450 Promenade Parkway 11.15.24 - 12.17.24	102.87		148,687.48
1/23/2025	14ACH012325	Pasco County Utilities	14859 Caravan Ave 11.15.24 - 12.17.24	14.58		148,672.90
1/23/2025	15ACH012325	Pasco County Utilities	14915 Aviles Parkway 11.15.24 - 12.17.24	211.41		148,461.49
1/23/2025	16ACH012325	Duke Energy Payment Processing	15165 State Rd 54 Monument 11.23.24 - 12.23.24	30.80		148,430.69
1/24/2025	100416	Complete IT Corp	Invoice: 15316 (Reference: Website & Email Hosting.)	115.60		148,315.09
1/24/2025	012425ACH1	ADP, Inc.	Payroll Processing Fees	115.61		148,199.48
1/28/2025	1098	Susan Coppa	Replacement Key for Mailbox	35.00		148,164.48
1/29/2025	012925ACH1	ADP, Inc.	Year End Processing	165.30		147,999.18
1/29/2025	100417	Kass Shuler, PA	Invoice: 765101 (Reference: Legal Services.) Invoice: 765102 (Reference: Legal Services.) ...	1,177.00		146,822.18
1/29/2025	100418	Complete IT Corp	Invoice: 15333 (Reference: Key Cards.)	350.00		146,472.18
1/29/2025	100419	Cleaning Commandos	Invoice: 000149 (Reference: Weekly cleaning.)	1,280.00		145,192.18
1/31/2025	013125ACH1	ADP, Inc.	Workers Comp	51.59		145,140.59
1/31/2025	013125ACH2	Donald J. Foltz	P/R BOS Meeting 1/14/25	184.70		144,955.89
1/31/2025	013125ACH3	Jonathan Tietz	P/R BOS Meeting 1/14/25	184.70		144,771.19
1/31/2025	013125ACH4	Judith M. Carland	PR 1/11/25 - 1/24/25	620.96		144,150.23
1/31/2025	013125ACH5	Samuel Whitten	P/R BOS Meeting 1/14/25	184.70		143,965.53
1/31/2025	138	Susan Coppa	VOID: did not attend meeting. P/R BOS Meeting 1/14/25		0.00	143,965.53
1/31/2025	013125ACH7	ADP, Inc.	Payroll Tax 1/11/25 - 1/24/25	272.15		143,693.38
1/31/2025			Deposit		280.00	143,973.38
1/31/2025			Interest		14.08	143,987.46
1/31/2025				48,857.25	37,139.89	143,987.46
2/3/2025	100420	Best Termite and Pest Control, Inc.	Invoice: 1315868 (Reference: Pest Control.)	55.00		143,932.46
2/3/2025	01ACH020325	Frontier	Service 01.07.25-02.06.25	83.47		143,848.99
2/4/2025	1099	Judith M. Carland	Batteries	26.91		143,822.08
2/4/2025	1100	Susan Coppa	Folders, Paper, Staples	20.87		143,801.21

2/4/2025			Deposit		30.00	143,831.21
2/5/2025	100421	Blue Water Aquatics, Inc.	Invoice: 33018 (Reference: Aquatic Services Jan. 2025.) Invoice: 33049 (Reference: Installati...	1,650.00		142,181.21
2/5/2025	100422	Complete IT Corp	Invoice: B688CC27-0024 (Reference: CIT Hosted Phone Seat Feb. 2025.)	38.20		142,143.01
2/5/2025	100423	RedTree Landscape Systems, LLC	Invoice: 20578 (Reference: Landscape Maintenance Feb 2025.)	13,364.25		128,778.76
2/6/2025	100424	Suncoast Pool Service	Invoice: 10885 (Reference: Pool Service Feb. 2025.)	1,027.00		127,751.76
2/6/2025	100425	Office Pride Commercial Cleaning Ser	Invoice: Inv-247666 (Reference: Porter Services Feb. 2025.)	1,645.40		126,106.36
2/7/2025	01ACH020725	Coastal Waste & Recycling, Inc.	Monthly Fee - Jan 2025	103.03		126,003.33
2/7/2025	02ACH020725	BANK UNITED VISA CC		350.00		125,653.33
2/7/2025	020725ACH1	ADP, Inc.	Payroll Processing Fees	121.88		125,531.45
2/12/2025	100426	Phenomial Exercise Equipment Rep	Invoice: 245574 (Reference: Service Call for Gym Equipment Issues.)	145.00		125,386.45
2/12/2025	100427	LLS Tax Solutions, Inc.	Invoice: 003506 (Reference: Arbitrage Services - Special Assessments Refunding Bonds, Rebate	650.00		124,736.45
2/12/2025	100428	Vesta District Services	Invoice: 424701 (Reference: Monthly DM Fees - Feb 2025.)	4,000.00		120,736.45
2/12/2025			Deposit		14,249.40	134,985.85
2/13/2025	EFT021325	Florida Dept. of Revenue	Sales Tax Filing - Jan 2025	96.54		134,889.31
2/13/2025	100429	Complete IT Corp	Invoice: 15547 (Reference: Stand-By MSP Plan - Feb 2025.)	65.00		134,824.31
2/14/2025	021425PR1	ADP, Inc.	Payroll Tax 1/25/25 - 2/7/25	106.65		134,717.66
2/14/2025	021425PR2	Judith M. Carland	PR 1/25/25 - 2/7/25	580.20		134,137.46
2/14/2025	021425PR3	ADP, Inc.	Workers Comp	27.89		134,109.57
2/18/2025	100430	Vesta District Services	Invoice: 424816 (Reference: Billable Expenses - Jan 2025.)	357.09		133,752.48
2/18/2025	100431	Sunshine City Law	Invoice: 20255 (Reference: NONREFUNDABLE RETAINER FEE \$1500.00.)	1,500.00		132,252.48
2/19/2025			Deposit		375.00	132,627.48
2/20/2025	100432	Complete IT Corp	Invoice: 13937 (Reference: Domain Registry.)	54.45		132,573.03
2/20/2025	01ACH022025	Duke Energy Payment Processing	14731 State Road 54 12.24.24 - 01.24.25	34.08		132,538.95
2/20/2025	02ACH022025	Duke Energy Payment Processing	15233 Renaissance Ave Irrigation 12.24.24 - 01.24.25	30.80		132,508.15
2/20/2025	03ACH022025	Duke Energy Payment Processing	14721 State Road 54 Lite 12.21.24 - 01.23.25	5,521.64		126,986.51
2/20/2025	0ACH022025	Duke Energy Payment Processing	15121 Aviles PKWY Pump Irrigatio 12.24.24 - 01.24.25	30.80		126,955.71
2/20/2025	05ACH022025	Duke Energy Payment Processing	15138 Caravan Ave Irrigation 12.24.24 - 01.24.25	30.80		126,924.91
2/20/2025	06ACH022025	Duke Energy Payment Processing	0000 Aviles PKY Lite PH2 A&B SL 12.21.24 - 01.23.25	2,570.08		124,354.83
2/20/2025	07ACH022025	Duke Energy Payment Processing	15381 Aviles PKWY Pump Irrigation 12.24.24 - 01.24.25	30.80		124,324.03
2/20/2025	08ACH022025	Duke Energy Payment Processing	15301 Aviles PKWY Pump Irrigation 12.24.24 - 01.24.25	30.80		124,293.23
2/20/2025	09ACH022025	Duke Energy Payment Processing	14700 Trails Edge Blvd Irrigation 12.24.24 - 01.24.25	30.80		124,262.43
2/20/2025	10ACH022025	Duke Energy Payment Processing	14575 Promenade PKY Pool 12.24.24 - 01.24.25	972.94		123,289.49
2/20/2025	11ACH022025	Duke Energy Payment Processing	2995 Long Bow Way Irrigation 12.24.24 - 01.24.25	30.80		123,258.69
2/20/2025	12ACH022025	Duke Energy Payment Processing	14575 Promenade PKWY Amenity Center 12.24.24 - 01.24.25	768.29		122,490.40
2/20/2025	13ACH022025	Duke Energy Payment Processing	14807 Renaissance Ave Irrigation 12.24.24 - 01.24.25	30.80		122,459.60
2/20/2025	14ACH022025	Duke Energy Payment Processing	15246 Caravan Ave Irrigation 12.24.24 - 01.24.25	30.80		122,428.80
2/20/2025	15ACH022025	Duke Energy Payment Processing	0000 Aviles PKY Lite 12.21.24 - 01.23.25	2,007.10		120,421.70
2/20/2025	16ACH022025	Duke Energy Payment Processing	14826 Renaissance Ave Irrigation 12.24.24 - 01.24.25	30.80		120,390.90
2/20/2025	17ACH022025	Duke Energy Payment Processing	2781 Long Bow Way Irrigation 12.24.24 - 01.24.25	30.80		120,360.10
2/20/2025	18ACH022025	Duke Energy Payment Processing	000 Promenade PKY Lite 12.21.24 - 01.23.25	284.96		120,075.14
2/20/2025	19ACH022025	Duke Energy Payment Processing	000 Promenade PKY Lite 12.21.24 - 01.23.25	96.37		119,978.77
2/21/2025	01ACH022125	Duke Energy Payment Processing	15165 State Rd 54 Monument 12.24.24 - 01.24.25	30.80		119,947.97
2/21/2025	022125ACH1	ADP, Inc.	Payroll Processing Fees	115.61		119,832.36
2/24/2025	100433	Kass Shuler, PA	Invoice: 766132 (Reference: Professional Services 1/17/25 - 2/14/25.) Invoice: 766134 (Refere...	2,092.00		117,740.36
2/24/2025	01ACH022425	Pasco County Utilities	14700 Trails Edge Blvd 12.17.24 - 01.16.25	21.06		117,719.30
2/24/2025	02ACH022425	Pasco County Utilities	14915 Aviles Parkway 12.17.24 - 01.16.25	186.30		117,533.00
2/24/2025	03ACH022425	Pasco County Utilities	14859 Caravan Ave 12.17.24 - 01.16.25	26.73		117,506.27
2/24/2025	04ACH022425	Pasco County Utilities	14450 Promenade Parkway 12.17.24 - 01.16.25	211.41		117,294.86
2/24/2025	05ACH022425	Pasco County Utilities	2830 Long Bow Way 12.17.24 - 01.16.25	77.76		117,217.10
2/24/2025	06ACH022425	Pasco County Utilities	14400 Trails Edge Blvd 12.17.24 - 01.16.25	12.15		117,204.95
2/24/2025	07ACH022425	Pasco County Utilities	2995 Long Bow Way 12.17.24 - 01.16.25	23.49		117,181.46
2/24/2025	08ACH022425	Pasco County Utilities	15381 Aviles Parkway 12.17.24 - 01.16.25	23.49		117,157.97
2/24/2025	09ACH022425	Pasco County Utilities	14577 Promenade Parkway 12.17.24 - 01.16.25	94.77		117,063.20
2/24/2025	10ACH022425	Pasco County Utilities	14575 Promenade Parkway 12.17.24 - 01.16.25	4,266.40		112,796.80
2/24/2025	11ACH022425	Pasco County Utilities	14502 Promenade Parkway 12.17.24 - 01.16.25	65.88		112,730.92
2/24/2025	12ACH022425	Pasco County Utilities	0 Promenade Parkway 12.17.24 - 01.16.25	375.03		112,355.89
2/24/2025	13ACH022425	Pasco County Utilities	15121 Aviles Parkway 12.17.24 - 01.16.25	12.96		112,342.93

2/24/2025	14ACH022425	Pasco County Utilities	15246 Caravan Ave 12.17.24 - 01.16.25	34.02		112,308.91
2/24/2025	15ACH022425	Pasco County Utilities	15050 Caravan Ave 12.17.24 - 01.16.25	52.65		112,256.26
2/26/2025	100434	Complete IT Corp	Invoice: 15626 (Reference: Email with Vault & Microsoft 365.)	115.60		112,140.66
2/26/2025	100435	Cleaning Commandos	Invoice: 000150 (Reference: March Cleanings.)	1,225.00		110,915.66
2/27/2025			Deposit		120.00	111,035.66
2/27/2025	100436	Blue Water Aquatics, Inc.	Invoice: 33061 (Reference: Aquatic Services.)	1,370.00		109,665.66
2/28/2025	100437	Phenominal Exercise Equipment Repa	Invoice: 245641 (Reference: Maintenance Fee.)	235.00		109,430.66
2/28/2025	100438	Best Termite and Pest Control, Inc.	Invoice: 1319053 (Reference: Monthly Pest Control.)	55.00		109,375.66
2/28/2025	022825PR1	ADP, Inc.	Payroll Tax 2/8/25 - 2/21/25	210.00		109,165.66
2/28/2025	022825PR2	Donald J. Foltz	P/R BOS Meeting 2/11/25	184.70		108,980.96
2/28/2025	022825PR3	Jonathan Tietz	P/R BOS Meeting 2/11/25	184.70		108,796.26
2/28/2025	022825PR4	Judith M. Carland	PR 2/8/25 - 2/21/25	606.15		108,190.11
2/28/2025	022825PR5	Samuel Whitten	P/R BOS Meeting 2/11/25	184.70		108,005.41
2/28/2025	139	Susan Coppa	P/R BOS Meeting 2/11/25	160.70		107,844.71
2/28/2025	022825PR6	ADP, Inc.	Workers Comp	45.51		107,799.20
2/28/2025				50,962.66	14,774.40	107,799.20
2/28/2025			February Interest		10.43	107,809.63
3/3/2025	100439	Office Pride Commercial Cleaning Ser	Invoice: Inv-248888 (Reference: Trash Bags.)	139.50		107,670.13
3/3/2025	100440	Vesta District Services	Invoice: 424931 (Reference: Management Fees 3/1 - 3/15/25.)	1,935.48		105,734.65
3/4/2025	100441	Complete IT Corp	Invoice: B688CC27-0025 (Reference: CIT Hosted Phone Seat.)	38.20		105,696.45
3/7/2025	030725ACH1	ADP, Inc.	Payroll Processing Fees	115.61		105,580.84
3/7/2025	100442	Suncoast Pool Service	Invoice: 10945 (Reference: Pool Service Mar 25.)	1,027.00		104,553.84
3/7/2025	100443	Office Pride Commercial Cleaning Ser	Invoice: Inv-252137 (Reference: Porter Services.)	1,645.40		102,908.44
3/7/2025	100444	RedTree Landscape Systems, LLC	Invoice: 20909 (Reference: Landscape Maintenance Mar 25.)	13,364.25		89,544.19
3/10/2025	1101	Vesta District Services		450.20		89,093.99
3/11/2025	579		GF tax collections		1,543.45	90,637.44
3/11/2025	579		Reserve tax collections		302.35	90,939.79
3/11/2025	579		2014 tax collections		849.23	91,789.02
3/11/2025	579		2016 tax collections		213.91	92,002.93
3/4/2025	ACH	Frontier Communications	Eagan,MN55121-2879 3/07/25	93.47		91,909.46
3/7/2025	ACH	COASTAL WASTE & RECYCLING - S	1840 NW 33RD ST May 01/25 - May 31/25	103.03		91,806.43
3/7/2025	100443	Office Pride	VOID Day Porter Services 3x per week	0.00		91,806.43
3/14/2025	031425ach	ADP	031425 bos pmt and amenity mgr	1,515.07		90,291.36
3/20/2025	ACH	Duke Energy	14731 State Road 54 - Jan 25 - Feb 25, 2025	32.01		90,259.35
3/20/2025	ACH	Duke Energy	000 Promenade PKY Lite - Jan 25-Feb 24, 2025	96.37		90,162.98
3/20/2025	ACH	Duke Energy	000 Promenade PKY Lite - Jan 25-Feb 24, 2025	284.96		89,878.02
3/24/2025	ACH	Pasco County Utilities Services Branch	14915 AVILES PARKWAY 1/16/2025 to 2/17/2025	208.98		89,669.04
3/24/2025	ACH	Duke Energy	14721 State Road 54 - Jan 24 - Feb 24, 2025	5,523.00		84,146.04
3/24/2025	ACH	Duke Energy	15233 RENAISSANCE AVE- Jan 25 - Feb 25, 2025	30.80		84,115.24
3/24/2025	ACH	Duke Energy	15233 RENAISSANCE AVE- Jan 26 - Feb 24	30.80		84,084.44
3/24/2025	ACH	Duke Energy	15121 AVILES PKWY Jan 26 - Feb 24	30.80		84,053.64
3/24/2025	ACH	Duke Energy	15138 CARAVAN AVE Jan 26 - Feb 24	30.80		84,022.84
3/24/2025	ACH	Duke Energy	000 AVILES PKY LITE Jan 25 - Feb 23	2,570.08		81,452.76
3/24/2025	ACH	Duke Energy	15381 AVILES PKWY Jan 26 - Feb 24	30.80		81,421.96
3/24/2025	ACH	Duke Energy	15301 AVILES PKWY Jan 26 - Feb 24	30.80		81,391.16
3/24/2025	ACH	Duke Energy	14700 TRAILS EDGE BLVD Jan 26 - Feb 24	30.80		81,360.36
3/24/2025	ACH	Duke Energy	14575 PROMENADE PKY POOL Jan 26 - Feb 24	927.32		80,433.04
3/24/2025	ACH	Duke Energy	2995 LONG BOW WAY Jan 26 - Feb 24	30.80		80,402.24
3/24/2025	ACH	Duke Energy	14807 RENAISSANCE AVE Jan 26 - Feb 24	30.80		80,371.44
3/24/2025	ACH	Duke Energy	15165 STATE ROAD 54 Jan 26 - Feb 24	30.80		80,340.64
3/24/2025	ACH	Duke Energy	15246 CARAVAN AVE Jan 26 - Feb 24	30.80		80,309.84
3/24/2025	ACH	Duke Energy	0000 AVILES PKY Jan 25 - Feb 23	2,007.10		78,302.74
3/24/2025	ACH	Duke Energy	2781 LONG BOW WAY Jan 26 - Feb 24	30.80		78,271.94
3/24/2025	ACH	Pasco County Utilities Services Branch	14859 CARAVAN AVENUE 1/16/2025 to 2/17/2025	25.11		78,246.83

3/24/2025	ACH	Pasco County Utilities Services Branch 14450 PROMENADE PARKWAY 1/16/2025 to 2/17/2025	217.89		78,028.94
3/24/2025	ACH	Pasco County Utilities Services Branch 14700 TRAILS EDGE BOULEVARD 1/16/2025 to 2/17/2025	20.25		78,008.69
3/24/2025	ACH	Pasco County Utilities Services Branch 2830 LONG BOW WAY 1/16/2025 to 2/17/2025	82.62		77,926.07
3/24/2025	ACH	Pasco County Utilities Services Branch 14400 TRAILS EDGE BOULEVARD 1/16/2025 to 2/17/2025	14.58		77,911.49
3/24/2025	ACH	Pasco County Utilities Services Branch 2995 LONG BOW WAY 1/16/2025 to 2/17/2025	29.16		77,882.33
3/24/2025	ACH	Pasco County Utilities Services Branch 14577 PROMENADE PARKWAY 1/16/2025 to 2/17/2025	92.34		77,789.99
3/24/2025	ACH	Pasco County Utilities Services Branch 14575 PROMENADE PARKWAY 1/16/2025 to 2/17/2025	4,441.96		73,348.03
3/24/2025	ACH	Pasco County Utilities Services Branch 14502 PROMENADE PARKWAY 1/16/2025 to 2/17/2025	65.88		73,282.15
3/24/2025	ACH	Pasco County Utilities Services Branch 0 PROMENADE PARKWAY 1/16/2025 to 2/17/2025	425.25		72,856.90
3/24/2025	ACH	Pasco County Utilities Services Branch 15381 AVILES PARKWAY 1/16/2025 to 2/17/2025	21.06		72,835.84
3/24/2025	ACH	Pasco County Utilities Services Branch 15121 AVILES PARKWAY 1/16/2025 to 2/17/2025	11.34		72,824.50
3/24/2025	ACH	Pasco County Utilities Services Branch 15246 CARAVAN AVENUE 1/16/2025 to 2/17/2025	34.83		72,789.67
3/24/2025	ACH	Pasco County Utilities Services Branch 15050 CARAVAN AVENUE 1/16/2025 to 2/17/2025	61.56		72,728.11
3/24/2025	ACH	Duke Energy 14575 PROMENADE PKY Amenity Center Jan 26 - Feb 24	776.56		71,951.55
3/28/2025	032825ach2	ADP 032825 amenity mgr (dup pmt)	930.41		71,021.14
3/28/2025	141	ADP 032825 bos pmt and amenity mgr-Susan Coppa Check	160.70		70,860.44
3/28/2025	032825ach	ADP 032825 bos pmt and amenity mgr	1,852.21		69,008.23
3/31/2025		Interest		8.06	69,016.29
3/31/2025	580	Ck # 100432 - to offset TB cash with outstanding checks as of 2/28/2025		54.45	69,070.74
3/31/2025	580	Ck # 100433 - to offset TB cash with outstanding checks as of 2/28/2025		2,092.00	71,162.74
3/31/2025	580	Ck # 100434 - to offset TB cash with outstanding checks as of 2/28/2025		115.60	71,278.34
3/31/2025	580	Ck # 100435 - to offset TB cash with outstanding checks as of 2/28/2025		1,225.00	72,503.34
3/31/2025	580	Ck # 100437 - to offset TB cash with outstanding checks as of 2/28/2025		235.00	72,738.34
3/31/2025	580	Ck # 100438 - to offset TB cash with outstanding checks as of 2/28/2025		55.00	72,793.34
3/31/2025	580	Ck # 100436 - to offset TB cash with outstanding checks as of 2/28/2025		1,370.00	74,163.34
3/31/2025	580	Ck # 139 2/28/25 BOS payment - to offset TB cash with outstanding checks as of 2/28/2025		160.70	74,324.04
3/31/2025	580	Ck # 100432 - to offset TB cash with outstanding checks as of 2/28/2025	54.45		74,269.59
3/31/2025	580	Ck # 100433 - to offset TB cash with outstanding checks as of 2/28/2025	2,092.00		72,177.59
3/31/2025	580	Ck # 100434 - to offset TB cash with outstanding checks as of 2/28/2025	115.60		72,061.99
3/31/2025	580	Ck # 100435 - to offset TB cash with outstanding checks as of 2/28/2025	1,225.00		70,836.99
3/31/2025	580	Ck # 100437 - to offset TB cash with outstanding checks as of 2/28/2025	235.00		70,601.99
3/31/2025	580	Ck # 100438 - to offset TB cash with outstanding checks as of 2/28/2025	55.00		70,546.99
3/31/2025	580	Ck # 100436 - to offset TB cash with outstanding checks as of 2/28/2025	1,370.00		69,176.99
3/31/2025	580	Ck # 139 2/28/25 BOS payment - to offset TB cash with outstanding checks as of 2/28/2025	160.70		69,016.29
3/31/2025	580	Prior mgmt records state ACH 1/31/25 outstanding payment BOS - to offset TB cash with outstanding		160.70	69,176.99
3/31/2025	580	ACH? 1/31/25 outstanding payment BOS - to offset TB cash with outstanding checks as of 2/28/25	160.70		69,016.29
3/31/2025	580A	Ck # 100439 - to offset TB cash with March checks on 3/11/25 TB		139.50	69,155.79
3/31/2025	580A	Ck # 100440 - to offset TB cash with March checks on 3/11/25 TB		1,935.48	71,091.27
3/31/2025	580A	Ck # 100441 - to offset TB cash with March checks on 3/11/25 TB		38.20	71,129.47
3/31/2025	580A	ACH ADP - to offset TB cash with March checks on 3/11/25 TB		115.61	71,245.08
3/31/2025	580A	Ck # 100442 - to offset TB cash with March checks on 3/11/25 TB		1,027.00	72,272.08
3/31/2025	580A	Ck # 100443 - to offset TB cash with March checks on 3/11/25 TB		1,645.40	73,917.48
3/31/2025	580A	Ck # 100444 - to offset TB cash with March checks on 3/11/25 TB		13,364.25	87,281.73
3/31/2025	580A	Ck # 1101 - to offset cash with March checks on 3/11/25 TB		450.20	87,731.93
3/31/2025	580A	Ck # 100439 - to offset TB cash with March checks on 3/11/25 TB	139.50		87,592.43
3/31/2025	580A	Ck # 100440 - to offset TB cash with March checks on 3/11/25 TB	1,935.48		85,656.95
3/31/2025	580A	Ck # 100441 - to offset TB cash with March checks on 3/11/25 TB	38.20		85,618.75
3/31/2025	580A	ACH ADP - to offset TB cash with March checks on 3/11/25 TB	115.61		85,503.14
3/31/2025	580A	Ck # 100442 - to offset TB cash with March checks on 3/11/25 TB	1,027.00		84,476.14
3/31/2025	580A	Ck # 100443 - to offset TB cash with March checks on 3/11/25 TB	1,645.40		82,830.74
3/31/2025	580A	Ck # 100444 - to offset TB cash with March checks on 3/11/25 TB	13,364.25		69,466.49
3/31/2025	580A	Ck # 1101 - to offset cash with March checks on 3/11/25 TB	450.20		69,016.29
3/31/2025	580A	Above ADP Ach cleared for 115.61 that was not included in TB	6.27		69,010.02
3/31/2025	581	3/10/25 cardholder services payment not included in 3/11/25 TB	267.48		68,742.54
3/31/2025	583	ADP March ADP payroll fees not in QB	49.24		68,693.30
3/31/2025	583	ADP March ADP payroll fees not in QB	124.37		68,568.93
3/31/2025	583	ADP March ADP payroll fees not in QB	62.07		68,506.86

3/31/2025				66,403.86	27,111.52	68,506.86
4/3/2025	585	ADP	3/28/25 duplicate PR reversed		164.92	68,671.78
4/3/2025	585	ADP	3/28/25 duplicate PR reversed		765.49	69,437.27
4/4/2025	040425ach2	ADP	workers comp	38.09		69,399.18
4/4/2025	040425ach	ADP	040425 bos pmt	921.80		68,477.38
4/4/2025	040425ach	ADP	adp fees	251.54		68,225.84
4/8/2025	040825ach2	ADP	workers comp	17.33		68,208.51
4/9/2025	583		GF tax collections		1,825.64	70,034.15
4/9/2025	584		GF tax collections		14,283.18	84,317.33
4/9/2025	583		Reserve tax collections		357.63	84,674.96
4/9/2025	583		2014 tax collections		1,004.49	85,679.45
4/9/2025	583		2016 tax collections		253.01	85,932.46
4/9/2025	584		Reserve tax collections		2,797.98	88,730.44
4/9/2025	584		2014 tax collections		7,858.78	96,589.22
4/9/2025	584		2016 tax collections		1,979.49	98,568.71
4/10/2025	142	susan coppa	bos mtg 4-4-25	160.70		98,408.01
4/11/2025	041125ach1	ADP	adp fees	127.76		98,280.25
4/11/2025	041125ach	ADP	4-11-25 amenity mgr pr	672.23		97,608.02
4/15/2025	041525ACH1	Duke Energy	000 Promenade PKY Lite - Feb 25 - Mar 24	97.88		97,510.14
4/15/2025	041525ACH	Duke Energy	000 Promenade PKY Lite - Feb 25 - Mar 24	289.31		97,220.83
4/17/2025	041725ach1	ADP	workers comp	21.35		97,199.48
4/17/2025	041725ACH1	Duke Energy	15233 RENAISSANCE AVE- Feb 26 - Mar 25	30.80		97,168.68
4/17/2025	041725ACH2	Duke Energy	14721 State Road 54 - Feb 25 - Mar 24	5,749.60		91,419.08
4/17/2025	041725ACH3	Duke Energy	15121 AVILES PKWY- Feb 26 - Mar 25	30.80		91,388.28
4/17/2025	041725ACH4	Duke Energy	15138 CARAVAN AVE Feb 26 - Mar 25	30.80		91,357.48
4/17/2025	041725ACH5	Duke Energy	000 AVILES PKY LITE Feb 25 - Mar 24	2,682.55		88,674.93
4/17/2025	041725ACH6	Duke Energy	15381 AVILES PKWY Feb 26 - Mar 25	30.80		88,644.13
4/17/2025	041725ACH7	Duke Energy	15301 AVILES PKWY Feb 26 - Mar 25	30.80		88,613.33
4/17/2025	041725ACH8	Duke Energy	14700 TRAILS EDGE BLVD Feb 26 - Mar 25	30.80		88,582.53
4/17/2025	041725ACH9	Duke Energy	14575 PROMENADE PKY POOL Feb 26 - Mar 25	991.72		87,590.81
4/17/2025	041725ACH10	Duke Energy	2995 LONG BOW WAY Feb 26 - Mar 25	30.80		87,560.01
4/17/2025	041725ACH11	Duke Energy	14575 PROMENADE PKY Amenity Center Feb 26 - Mar 25	763.97		86,796.04
4/17/2025	041725ACH12	Duke Energy	14807 RENAISSANCE AVE Feb 26 - Mar 25	30.80		86,765.24
4/17/2025	041725ACH13	Duke Energy	15246 CARAVAN AVE Feb 26 - Mar 25	30.80		86,734.44
4/17/2025	041725ACH14	Duke Energy	0000 AVILES PKY Feb 25 - Mar 24	2,090.90		84,643.54
4/17/2025	041725ACH15	Duke Energy	14826 RENAISSANCE AVE Feb 26 - Mar 25	30.80		84,612.74
4/17/2025	041725ACH16	Duke Energy	2781 LONG BOW WAY Feb 26 - Mar 25	30.80		84,581.94
4/17/2025	041725ACH	Duke Energy	14731 State Road 54 - Feb 26 - Mar 25	31.55		84,550.39
4/18/2025	041825ach1	ADP	adp fees	121.17		84,429.22
4/18/2025	041825ach	ADP	4/18/25 amenity mgr pr	433.00		83,996.22
4/21/2025	042125ACH1	Pasco County Utilities Services Branch	14915 AVILES PARKWAY 2/17/2025 to 3/19/2025	207.36		83,788.86
4/21/2025	042125ACH2	Pasco County Utilities Services Branch	14859 CARAVAN AVENUE 2/17/2025 to 3/19/2025	25.92		83,762.94
4/21/2025	042125ACH3	Pasco County Utilities Services Branch	14450 PROMENADE PARKWAY 2/17/2025 to 3/19/2025	195.21		83,567.73
4/21/2025	042125ACH4	Pasco County Utilities Services Branch	14700 TRAILS EDGE BOULEVARD 2/17/2025 to 3/19/2025	22.68		83,545.05
4/21/2025	042125ACH5	Pasco County Utilities Services Branch	2830 LONG BOW WAY 2/17/2025 to 3/19/2025	83.43		83,461.62
4/21/2025	042125ACH6	Pasco County Utilities Services Branch	14400 TRAILS EDGE BOULEVARD 2/17/2025 to 3/19/2025	16.20		83,445.42
4/21/2025	042125ACH7	Pasco County Utilities Services Branch	2995 LONG BOW WAY 2/17/2025 to 3/19/2025	33.21		83,412.21
4/21/2025	042125ACH8	Pasco County Utilities Services Branch	14577 PROMENADE PARKWAY 2/17/2025 to 3/19/2025	82.62		83,329.59
4/21/2025	042125ACH9	Pasco County Utilities Services Branch	15381 AVILES PARKWAY 2/17/2025 to 3/19/2025	21.87		83,307.72
4/21/2025	042125ACH10	Pasco County Utilities Services Branch	14575 PROMENADE PARKWAY 2/17/2025 to 3/19/2025	4,058.92		79,248.80
4/21/2025	042125ACH11	Pasco County Utilities Services Branch	14502 PROMENADE PARKWAY 2/17/2025 to 3/19/2025	65.88		79,182.92
4/21/2025	042125ACH12	Pasco County Utilities Services Branch	15121 AVILES PARKWAY 2/17/2025 to 3/19/2025	12.15		79,170.77
4/21/2025	042125ACH13	Pasco County Utilities Services Branch	15233 RENAISSANCE AVENUE 2/17/2025 to 3/19/2025	12.27		79,158.50
4/21/2025	042125ACH14	Pasco County Utilities Services Branch	15246 CARAVAN AVENUE 2/17/2025 to 3/19/2025	33.21		79,125.29
4/21/2025	042125ACH15	Pasco County Utilities Services Branch	15050 CARAVAN AVENUE 2/17/2025 to 3/19/2025	58.32		79,066.97
4/21/2025	042125ACH16	Pasco County Utilities Services Branch	0 PROMENADE PARKWAY 2/17/2025 to 3/19/2025	23.49		79,043.48
4/21/2025	042125ACH	Duke Energy	15165 STATE ROAD 54 Feb 26 - Mar 25	30.80		79,012.68

4/22/2025	1911-4.22	KASS SHULER P.A.	VOID: Invoice: 767307 (Reference: General prof Legal services.)			79,012.68
4/22/2025	1911-4.22	KASS SHULER P.A.	Legal Services-paid manually with ck1911 by Anna L 4/22/2025	1,320.00		77,692.68
4/22/2025	1912-4.22	Cleaning Commandos LLC	VOID: Invoice: 000151 ()			77,692.68
4/22/2025	1913-4.22	Blue Water Aquatics, Inc.	VOID: Invoice: 33262 ()			77,692.68
4/22/2025	1895	Blue Wave Lighting	Replace faulty 12V transformer in Asturia Sign at Clubhouse- paid manually with ck1895 by Anna L	465.00		77,227.68
4/22/2025	1895	Blue Wave Lighting	VOID: Invoice: 19325 (Reference: replace faulty 12V transformer.)			77,227.68
4/22/2025	1911	KASS SHULER P.A.	VOID: Invoice: 767308 (Reference: General prof Legal services.)			77,227.68
4/22/2025	1911	KASS SHULER P.A.	DISTRICT LAND USE FILE-paid manually with ck1911 by Anna L 4/22/2025	100.00		77,127.68
4/22/2025	1912	Cleaning Commandos LLC		2,793.00		74,334.68
4/22/2025	1912	Cleaning Commandos LLC	VOID: Invoice: may (Reference: 9 Cleanings.)			74,334.68
4/22/2025	1913	Blue Water Aquatics, Inc.		2,740.00		71,594.68
4/22/2025	1913	Blue Water Aquatics, Inc.	VOID: Invoice: 33372 (Reference: Pond Maintenance.)			71,594.68
4/22/2025	1914	RedTree Landscape Systems	Asturia Map - Valve and Meter locations-Paid manually with ck1914 by Anna L, 4/22/2025	4,000.00		67,594.68
4/22/2025	1914	RedTree Landscape Systems	VOID: Invoice: 20557 (Reference: Asturia Map - Valve and Meter Locations.)			67,594.68
4/22/2025	1915	Phenomenal Exercise Equipment Rep	Repaires & Maintenance-paid manually with ck 1915 by Anna L 4/22/2025	694.00		66,900.68
4/22/2025	1915	Phenomenal Exercise Equipment Rep	VOID: Invoice: 245771 (Reference: Treadmill #5 new deck sensor.)			66,900.68
4/22/2025	1916	Pasco County Property Appraiser	Annual renewal fee-paid manually with ck1916 by Anna L 4/22/2025	150.00		66,750.68
4/22/2025	1916	Pasco County Property Appraiser	VOID: Invoice: 25001 (Reference: Annual Renewal.)			66,750.68
4/22/2025	582		FY25 2014 tax collections paid out to DS	551,442.52		-484,691.84
4/22/2025	582		FY25 2016 tax collections paid out to DS	138,236.55		-622,928.39
4/22/2025			Funds Transfer		701,941.07	79,012.68
4/23/2025	1909	Ierna's Heating, Cooling & Plumbing, I	Plumbing-paid by manual ck 4/23/2025 mlj	1,329.00		77,683.68
4/23/2025	1909	Ierna's Heating, Cooling & Plumbing, I	VOID: Invoice: 3107035 (Reference: Urinal repair.)			77,683.68
4/23/2025	1910	Best Termite and Pest Control Inc.		110.00		77,573.68
4/23/2025	1910	Best Termite and Pest Control Inc.	VOID: Invoice: 1330284 (Reference: Commercial Pest Control.)			77,573.68
4/23/2025	CK1910	Best Termite and Pest Control Inc.	VOID: Invoice: 1324130 (Reference: Commercial Pest Control.)			77,573.68
4/24/2025	042425ach1	ADP	workers comp	15.57		77,558.11
4/25/2025	042525ach2	ADP	adp fees	121.17		77,436.94
4/25/2025	042525ach	ADP	4-25-25 amenity mgr pr	604.04		76,832.90
4/30/2025			Interest		7.16	76,840.06
4/30/2025		Duke Energy	QuickBooks generated zero amount transaction for bill payment stub			76,840.06
4/30/2025	050125ACH	Frontier Communications	Eagan,MN55121-2879	93.47		76,746.59
4/30/2025	050525ACH	COASTAL WASTE & RECYCLING - S	1840 NW 33RD ST Apr 01/25 - Apr 30/25	103.03		76,643.56
4/30/2025	581		4/10/25 cardholder services payment not included in 3/11/25 TB	217.16		76,426.40
4/30/2025	586		immaterial recon difference		0.01	76,426.41
4/30/2025	587		to true up due to debt service		15,058.74	91,485.15
4/30/2025	587		to true up due to debt service	15,058.74		76,426.41
4/30/2025				740,378.04	748,297.59	76,426.41
5/2/2025	050225ach1	ADP	adp fees	121.17		76,305.24
5/2/2025	050225ACH	Frontier Communications	Eagan,MN55121-2879	93.47		76,211.77
5/7/2025	050725ach	ADP	workers comp	29.52		76,182.25
5/7/2025	050725ACH	COASTAL WASTE & RECYCLING - S	1840 NW 33RD ST Apr 01/25 - Apr 30/25	103.03		76,079.22
5/9/2025	050925ach1	ADP	adp fees	121.17		75,958.05
5/9/2025	050925ach	ADP	5-9-25 amenity mgr pr	750.18		75,207.87
5/12/2025	599		GF tax collections		4,056.50	79,264.37
5/12/2025	599		Reserve tax collections		794.64	80,059.01
5/12/2025	599		2014 tax collections		2,231.93	82,290.94
5/12/2025	599		2016 tax collections		562.18	82,853.12
5/13/2025	051325ach	ADP	workers comp	26.93		82,826.19
5/15/2025			Deposit		16,365.00	99,191.19
5/15/2025	051525ACH	Duke Energy	000 Promenade PKY Lite - Mar 25 - Apr 23	97.88		99,093.31
5/19/2025	051925ACH1	Duke Energy	15233 RENAISSANCE AVE- Mar 26 - Apr 24	30.80		99,062.51
5/19/2025	051925ACH2	Duke Energy	14721 State Road 54 - Mar 25 - Apr 23	5,749.60		93,312.91
5/19/2025	051925ACH3	Duke Energy	15138 CARAVAN AVE Mar 26 - Apr 24	30.80		93,282.11
5/19/2025	051925ACH4	Duke Energy	000 AVILES PKY LITE Mar 25 - Apr 23	2,682.55		90,599.56
5/19/2025	051925ACH5	Duke Energy	15381 AVILES PKWY Mar 26 - Apr 24	30.80		90,568.76
5/19/2025	051925ACH6	Duke Energy	15301 AVILES PKWY Mar 26 - Apr 24	30.80		90,537.96

5/19/2025	051925ACH7	Duke Energy	14700 TRAILS EDGE BLVD Mar 26 - Apr 24	30.80		90,507.16
5/19/2025	051925ACH8	Duke Energy	14575 PROMENADE PKY POOL Mar 26 - Apr 24	1,068.08		89,439.08
5/19/2025	051925ACH9	Duke Energy	2995 LONG BOW WAY Mar 26 - Apr 24	30.80		89,408.28
5/19/2025	051925ACH10	Duke Energy	14575 PROMENADE PKY Amenity Center Mar 26 - Apr 24	1,080.74		88,327.54
5/19/2025	051925ACH11	Duke Energy	14807 RENAISSANCE AVE Mar 26 - Apr 24	30.80		88,296.74
5/19/2025	051925ACH12	Duke Energy	15246 CARAVAN AVE Mar 26 - Apr 24	30.80		88,265.94
5/19/2025	051925ACH13	Duke Energy	0000 AVILES PKY Mar 25 - Apr 23	2,090.90		86,175.04
5/19/2025	051925ACH14	Duke Energy	14826 RENAISSANCE AVE Mar 26 - Apr 24	30.80		86,144.24
5/19/2025	051925ACH15	Duke Energy	2781 LONG BOW WAY Mar 26 - Apr 24	30.80		86,113.44
5/19/2025	051925ACH16	Duke Energy	000 Promenade PKY Lite - Mar 25 - Apr 23	289.31		85,824.13
5/19/2025	051925ACH17	Pasco County Utilities Services Branch	14915 AVILES PARKWAY 3/19/2025 to 4/18/2025	157.95		85,666.18
5/19/2025	051925ACH18	Pasco County Utilities Services Branch	14859 CARAVAN AVENUE 3/19/2025 to 4/18/2025	23.49		85,642.69
5/19/2025	051925ACH19	Pasco County Utilities Services Branch	14450 PROMENADE PARKWAY 3/19/2025 to 4/18/2025	154.71		85,487.98
5/19/2025	051925ACH20	Pasco County Utilities Services Branch	14700 TRAILS EDGE BOULEVARD 3/19/2025 to 4/18/2025	15.39		85,472.59
5/19/2025	051925ACH21	Pasco County Utilities Services Branch	2830 LONG BOW WAY 3/19/2025 to 4/18/2025	72.09		85,400.50
5/19/2025	051925ACH22	Pasco County Utilities Services Branch	14400 TRAILS EDGE BOULEVARD 3/19/2025 to 4/18/2025	10.53		85,389.97
5/19/2025	051925ACH23	Pasco County Utilities Services Branch	2995 LONG BOW WAY 3/19/2025 to 4/18/2025	22.68		85,367.29
5/19/2025	051925ACH24	Pasco County Utilities Services Branch	14577 PROMENADE PARKWAY 3/19/2025 to 4/18/2025	53.46		85,313.83
5/19/2025	051925ACH25	Pasco County Utilities Services Branch	14575 PROMENADE PARKWAY 3/19/2025 to 4/18/2025	3,691.84		81,621.99
5/19/2025	051925ACH26	Pasco County Utilities Services Branch	14502 PROMENADE PARKWAY 3/19/2025 to 4/18/2025	63.78		81,558.21
5/19/2025	051925ACH27	Pasco County Utilities Services Branch	15381 AVILES PARKWAY 3/19/2025 to 4/18/2025	18.63		81,539.58
5/19/2025	051925ACH28	Pasco County Utilities Services Branch	15121 AVILES PARKWAY 3/19/2025 to 4/18/2025	10.53		81,529.05
5/19/2025	051925ACH29	Pasco County Utilities Services Branch	15233 RENAISSANCE AVENUE 3/19/2025 to 4/18/2025	11.34		81,517.71
5/19/2025	051925ACH30	Pasco County Utilities Services Branch	15246 CARAVAN AVENUE 3/19/2025 to 4/18/2025	27.54		81,490.17
5/19/2025	051925ACH31	Pasco County Utilities Services Branch	15050 CARAVAN AVENUE 3/19/2025 to 4/18/2025	54.27		81,435.90
5/19/2025	143	Susan Coppa	bos mtg 05--19.25	160.70		81,275.20
5/19/2025	051925ach	ADP	051925 bos pmt	488.80		80,786.40
5/19/2025	051925ACH	Duke Energy	14731 State Road 54 - Mar 26 - Apr 24	31.70		80,754.70
5/19/2025	051925ACH-	Duke Energy	15121 AVILES PKWY Mar 26 - Apr 24	30.80		80,723.90
5/20/2025	052025ach1	ADP	workers comp	27.90		80,696.00
5/20/2025	052025ach1	ADP	workers comp	17.33		80,678.67
5/23/2025	052325ach2	ADP	052325 amenity mgr pr	672.23		80,006.44
5/23/2025	052325ach3	ADP	adp fees	125.14		79,881.30
5/23/2025	052325ach3	ADP	adp fees	248.93		79,632.37
5/23/2025	052325ach	ADP	052325 bos pmt	921.80		78,710.57
5/23/2025	052325ACH	Duke Energy	15165 STATE ROAD 54 Mar 26 - Apr 24	30.80		78,679.77
5/27/2025	052725ACH	COASTAL WASTE & RECYCLING - S	1840 NW 33RD ST May 01/25 - May 31/25	103.03		78,576.74
5/28/2025	144	Susan Coppa	bos mtg 052325	160.70		78,416.04
5/31/2025			Deposit		0.44	78,416.48
5/31/2025			Interest		6.78	78,423.26
5/31/2025				22,020.62	24,017.47	78,423.26
6/2/2025	060225ACH	Frontier Communications	Eagan,MN55121-2879	93.47		78,329.79
6/3/2025	100000	Best Termite and Pest Control Inc	Invoice: 1335524 (Reference: Monthly pest control.)	55.00		78,274.79
6/3/2025			Funds Transfer		150,000.00	228,274.79
6/6/2025	060625ach	ADP	6-6-25 amenity mgr pr	631.10		227,643.69
6/6/2025	060625ach	ADP	workers comp	26.51		227,617.18
6/10/2025	100001	Phenomenal Exercise Equipment Rep	Invoice: 245898 (Reference: pedal set service call.) Invoice: 245965 (Reference: Cleaning and a	464.35		227,152.83
6/10/2025	600		GF tax collections		1,776.86	228,929.69
6/10/2025	600		Reserve tax collections		348.07	229,277.76
6/10/2025	600		2014 tax collections		977.65	230,255.41
6/10/2025	600		2016 tax collections		246.25	230,501.66
6/13/2025	061325ach	ADP	adp fees	121.17		230,380.49
6/16/2025	061625ACH1	Duke Energy	000 Promenade PKY Lite - Apr 24 - May 22	97.88		230,282.61
6/16/2025	061625ACH	Duke Energy	000 Promenade PKY Lite - Apr 24 - May 22	289.31		229,993.30
6/17/2025	061725ACH1	Duke Energy	000 AVILES PKY LITE Apr 24 - May 22	2,682.55		227,310.75
6/17/2025	061725ACH2	Duke Energy	0000 AVILES PKY Apr 24 - May 22	2,090.90		225,219.85
6/17/2025	61725ACH	Duke Energy	14721 State Road 54 - Apr 24 - May 22	5,749.60		219,470.25

6/17/2025	100002	Office Pride	Invoice: Inv-253403 (Reference: Trash bags.)	334.38		219,135.87
6/17/2025	100003	Blue Water Aquatics, Inc	Invoice: 33242 (Reference: Aquatic services.)	1,000.00		218,135.87
6/18/2025	061825ACH1	Duke Energy	15233 RENAISSANCE AVE- Apr 25 - May 23	30.80		218,105.07
6/18/2025	061825ACH2	Duke Energy	15121 AVILES PKWY Apr 25 - May 23	30.80		218,074.27
6/18/2025	061825ACH3	Duke Energy	15138 CARAVAN AVE Apr 25 - May 23	30.80		218,043.47
6/18/2025	061825ACH4	Duke Energy	15381 AVILES PKWY Apr 25 - May 23	30.80		218,012.67
6/18/2025	061825ACH5	Duke Energy	15301 AVILES PKWY Apr 25 - May 23	30.80		217,981.87
6/18/2025	061825ACH6	Duke Energy	14700 TRAILS EDGE BLVD Apr 25 - May 23	30.80		217,951.07
6/18/2025	061825ACH7	Duke Energy	14575 PROMENADE PKY POOL Apr 25 - May 23	1,059.40		216,891.67
6/18/2025	061825ACH8	Duke Energy	2995 LONG BOW WAY Apr 25 - May 23	30.80		216,860.87
6/18/2025	061825ACH9	Duke Energy	14575 PROMENADE PKY Amenity Center Apr 25 - May 23	1,217.47		215,643.40
6/18/2025	061825ACH10	Duke Energy	14807 RENAISSANCE AVE Apr 25 - May 23	30.80		215,612.60
6/18/2025	061825ACH11	Duke Energy	15246 CARAVAN AVE Apr 25 - May 23	30.80		215,581.80
6/18/2025	061825ACH12	Duke Energy	14826 RENAISSANCE AVE Apr 25 - May 23	30.80		215,551.00
6/18/2025	061825ACH13	Duke Energy	2781 LONG BOW WAY Apr 25 - May 23	30.80		215,520.20
6/18/2025	061825ACH	Duke Energy	14731 State Road 54 - Apr 25 - May 23	30.80		215,489.40
6/19/2025	061925ACH	Duke Energy	15165 STATE ROAD 54 Apr 25 - May 23	30.80		215,458.60
6/20/2025	100004	KASS SHULER P.A.		3,675.00		211,783.60
6/20/2025	100005	Mike Fasano Pasco County Tax Colle	Reference: Asturia CDD Postage Assesment. https://clientname(FILLIN).payableslockbox.com/Dc	297.09		211,486.51
6/20/2025	100006	Phenomenal Exercise Equipment Rep	Service Call on treadmill repairs	352.68		211,133.83
6/20/2025	100007	RedTree Landscape Systems		45,610.16		165,523.67
6/23/2025	062325ACH1	Pasco County Utilities Services Branch	14859 CARAVAN AVENUE 4/18/2025 to 5/19/2025	7.29		165,516.38
6/23/2025	062325ACH2	Pasco County Utilities Services Branch	14450 PROMENADE PARKWAY 4/18/2025 to 5/19/2025	133.65		165,382.73
6/23/2025	062325ACH3	Pasco County Utilities Services Branch	14700 TRAILS EDGE BOULEVARD 4/18/2025 to 5/19/2025	20.25		165,362.48
6/23/2025	062325ACH4	Pasco County Utilities Services Branch	2830 LONG BOW WAY 4/18/2025 to 5/19/2025	85.86		165,276.62
6/23/2025	062325ACH5	Pasco County Utilities Services Branch	14400 TRAILS EDGE BOULEVARD 4/18/2025 to 5/19/2025	14.58		165,262.04
6/23/2025	062325ACH6	Pasco County Utilities Services Branch	2995 LONG BOW WAY 4/18/2025 to 5/19/2025	28.35		165,233.69
6/23/2025	062325ACH7	Pasco County Utilities Services Branch	0 PROMENADE PARKWAY 4/18/2025 to 5/19/2025	146.61		165,087.08
6/23/2025	062325ACH8	Pasco County Utilities Services Branch	15381 AVILES PARKWAY 4/18/2025 to 5/19/2025	21.87		165,065.21
6/23/2025	062325ACH9	Pasco County Utilities Services Branch	15121 AVILES PARKWAY 4/18/2025 to 5/19/2025	12.96		165,052.25
6/23/2025	062325ACH10	Pasco County Utilities Services Branch	15233 RENAISSANCE AVENUE 4/18/2025 to 5/19/2025	14.58		165,037.67
6/23/2025	062325ACH11	Pasco County Utilities Services Branch	15246 CARAVAN AVENUE 4/18/2025 to 5/19/2025	31.59		165,006.08
6/23/2025	062325ACH12	Pasco County Utilities Services Branch	15050 CARAVAN AVENUE 4/18/2025 to 5/19/2025	53.46		164,952.62
6/23/2025	062325ACH13	Pasco County Utilities Services Branch	14577 PROMENADE PARKWAY 4/18/2025 to 5/19/2025	76.95		164,875.67
6/23/2025	062325ACH14	Pasco County Utilities Services Branch	14575 PROMENADE PARKWAY 4/18/2025 to 5/19/2025	3,659.92		161,215.75
6/23/2025	062325ACH15	Pasco County Utilities Services Branch	14502 PROMENADE PARKWAY 4/18/2025 to 5/19/2025	67.98		161,147.77
6/23/2025	062325ACH20	Pasco County Utilities Services Branch	15301 AVILES PARKWAY 5/13/2025 to 5/19/2025	217.05		160,930.72
6/23/2025	062325ach	ADP	6-23-25 amenity mgr pr	784.77		160,145.95
6/23/2025	062325ach	ADP	workers comp	30.53		160,115.42
6/23/2025	062325ACH	Pasco County Utilities Services Branch	14915 AVILES PARKWAY 4/18/2025 to 5/19/2025	187.92		159,927.50
6/26/2025	100008	Cleaning Commandos LLC	Invoice: 000154 (Reference: June 2025 cleanings & Consumables.) Invoice: july 2025 (Referenc	2,720.00		157,207.50
6/27/2025	62725ach	ADP	adp fees	121.17		157,086.33
6/30/2025			Interest		16.90	157,103.23
6/30/2025				74,685.76	153,365.73	157,103.23

EXHIBIT 22

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Asturia Community Development District
Budget Variance Report
6/30/2025

	ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	Notes
Payroll taxes - FICA	1,377	1,033	2,593	(1,561)	Includes work comp - no budget line
Trustee Fees	8,500	6,375	6,750	(375)	\$1750 in admin fees billed to 4/30/25
Insurance - Property	26,930	20,198	23,805	(3,608)	Policy #100124685 10/1/24 - 10/01/25
Holiday Lighting & Décor	2,140	1,605	4,300	(2,695)	\$2200 invoice for troubleshooting signage to Ntegrity Electric LLC coded to holiday décor Oct 24. Does this need recoded?
Cleaning - Contract	16,000	12,000	24,790	(12,790)	Office pride and Cleaning Commander approx. \$3000 billed per month total-\$1333 per month budgeted. It appears that Office pride began billing monthly Jan 25
R&M Fitness Equipment	4,500	3,375	7,973	(4,598)	Treadmill Deck, Running Belts, Bar & Center Pods upgrade/repair Oct 24 \$3755 - all other charges billed by Phenomenal Exercise Equipment Repair Svcs for maintenance and repairs
Pool Furniture Repair and Replacement	4,000	3,000	11,963	(8,963)	25 chaise lounges & 6 Minnetonka arm chairs \$11,963 Oct 24
Arbitrage rebate calculation	1,300	975	1,300	(325)	\$1300 billed as budgeted-timing difference of YTD budget
Public Officials Liability Ins	4,496	3,372	3,700	(328)	Policy #100124685 10/1/24 - 10/01/25
R&M Irrigation	10,000	7,500	8,059	(559)	Mapping district valve and meter locations \$4000
Office Supplies	600	450	763	(313)	CyberPower Sinewave Battery Backup \$560
Management Consulting	48,000	36,000	36,527	(527)	Additional \$361 billed from prior mgmt. co for expense reimbursement / March bill slightly over due to proration from prior mgmt. co and Kai

EXHIBIT 23

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Asturia Community Development District

Paid Operation & Maintenance Expenditures

6/30/2025

Date	Check/ ACH Number	Payee	Memo	Payment
6/2/2025	060225ACH	Frontier Communications	Eagan,MN55121-2879	\$ 93.47
6/3/2025	100000	Best Termite and Pest Control Inc	Invoice: 1335524 (Reference: Monthly pest control.)	\$ 55.00
6/6/2025	060625ach	ADP	6-6-25 amenity mgr pr	\$ 631.10
6/6/2025	060625ach	ADP	workers comp	\$ 26.51
6/10/2025	100001	Phenomenal Exercise Equipment Repair Serv	Invoice: 245898 (Reference: pedal set service call.) Invoice: 245965 (Reference: Cleaning and a	\$ 464.35
6/13/2025	061325ach	ADP	adp fees	\$ 121.17
6/16/2025	061625ACH1	Duke Energy	000 Promenade PKY Lite - Apr 24 - May 22	\$ 97.88
6/16/2025	061625ACH	Duke Energy	000 Promenade PKY Lite - Apr 24 - May 22	\$ 289.31
6/17/2025	061725ACH1	Duke Energy	000 AVILES PKY LITE Apr 24 - May 22	\$ 2,682.55
6/17/2025	061725ACH2	Duke Energy	0000 AVILES PKY Apr 24 - May 22	\$ 2,090.90
6/17/2025	61725ACH	Duke Energy	14721 State Road 54 - Apr 24 - May 22	\$ 5,749.60
6/17/2025	100002	Office Pride	Invoice: Inv-253403 (Reference: Trash bags.)	\$ 334.38
6/17/2025	100003	Blue Water Aquatics, Inc	Invoice: 33242 (Reference: Aquatic services.)	\$ 1,000.00
6/18/2025	061825ACH1	Duke Energy	15233 RENAISSANCE AVE- Apr 25 - May 23	\$ 30.80
6/18/2025	061825ACH2	Duke Energy	15121 AVILES PKWY Apr 25 - May 23	\$ 30.80
6/18/2025	061825ACH3	Duke Energy	15138 CARAVAN AVE Apr 25 - May 23	\$ 30.80
6/18/2025	061825ACH4	Duke Energy	15381 AVILES PKWY Apr 25 - May 23	\$ 30.80
6/18/2025	061825ACH5	Duke Energy	15301 AVILES PKWY Apr 25 - May 23	\$ 30.80
6/18/2025	061825ACH6	Duke Energy	14700 TRAILS EDGE BLVD Apr 25 - May 23	\$ 30.80
6/18/2025	061825ACH7	Duke Energy	14575 PROMENADE PKY POOL Apr 25 - May 23	\$ 1,059.40
6/18/2025	061825ACH8	Duke Energy	2995 LONG BOW WAY Apr 25 - May 23	\$ 30.80
6/18/2025	061825ACH9	Duke Energy	14575 PROMENADE PKY Amenity Center Apr 25 - May 23	\$ 1,217.47
6/18/2025	061825ACH10	Duke Energy	14807 RENAISSANCE AVE Apr 25 - May 23	\$ 30.80
6/18/2025	061825ACH11	Duke Energy	15246 CARAVAN AVE Apr 25 - May 23	\$ 30.80
6/18/2025	061825ACH12	Duke Energy	14826 RENAISSANCE AVE Apr 25 - May 23	\$ 30.80
6/18/2025	061825ACH13	Duke Energy	2781 LONG BOW WAY Apr 25 - May 23	\$ 30.80

6/18/2025	061825ACH	Duke Energy	14731 State Road 54 - Apr 25 - May 23	\$ 30.80
6/19/2025	061925ACH	Duke Energy	15165 STATE ROAD 54 Apr 25 - May 23	\$ 30.80
6/20/2025	100004	KASS SHULER P.A.		\$ 3,675.00
6/20/2025	100005	Mike Fasano Pasco County Tax Collector	Reference: Asturia CDD Postage Assesment. https://clientname(FILLIN).payableslockbox.com/DocView/	\$ 297.09
6/20/2025	100006	Phenomenal Exercise Equipment Repair Serv	Service Call on treadmill repairs	\$ 352.68
6/20/2025	100007	RedTree Landscape Systems		\$ 45,610.16
6/23/2025	062325ACH1	Pasco County Utilities Services Branch	14859 CARAVAN AVENUE 4/18/2025 to 5/19/2025	\$ 7.29
6/23/2025	062325ACH2	Pasco County Utilities Services Branch	14450 PROMENADE PARKWAY 4/18/2025 to 5/19/2025	\$ 133.65
6/23/2025	062325ACH3	Pasco County Utilities Services Branch	14700 TRAILS EDGE BOULEVARD 4/18/2025 to 5/19/2025	\$ 20.25
6/23/2025	062325ACH4	Pasco County Utilities Services Branch	2830 LONG BOW WAY 4/18/2025 to 5/19/2025	\$ 85.86
6/23/2025	062325ACH5	Pasco County Utilities Services Branch	14400 TRAILS EDGE BOULEVARD 4/18/2025 to 5/19/2025	\$ 14.58
6/23/2025	062325ACH6	Pasco County Utilities Services Branch	2995 LONG BOW WAY 4/18/2025 to 5/19/2025	\$ 28.35
6/23/2025	062325ACH7	Pasco County Utilities Services Branch	0 PROMENADE PARKWAY 4/18/2025 to 5/19/2025	\$ 146.61
6/23/2025	062325ACH8	Pasco County Utilities Services Branch	15381 AVILES PARKWAY 4/18/2025 to 5/19/2025	\$ 21.87
6/23/2025	062325ACH9	Pasco County Utilities Services Branch	15121 AVILES PARKWAY 4/18/2025 to 5/19/2025	\$ 12.96
6/23/2025	062325ACH10	Pasco County Utilities Services Branch	15233 RENAISSANCE AVENUE 4/18/2025 to 5/19/2025	\$ 14.58
6/23/2025	062325ACH11	Pasco County Utilities Services Branch	15246 CARAVAN AVENUE 4/18/2025 to 5/19/2025	\$ 31.59
6/23/2025	062325ACH12	Pasco County Utilities Services Branch	15050 CARAVAN AVENUE 4/18/2025 to 5/19/2025	\$ 53.46
6/23/2025	062325ACH13	Pasco County Utilities Services Branch	14577 PROMENADE PARKWAY 4/18/2025 to 5/19/2025	\$ 76.95
6/23/2025	062325ACH14	Pasco County Utilities Services Branch	14575 PROMENADE PARKWAY 4/18/2025 to 5/19/2025	\$ 3,659.92
6/23/2025	062325ACH15	Pasco County Utilities Services Branch	14502 PROMENADE PARKWAY 4/18/2025 to 5/19/2025	\$ 67.98
6/23/2025	062325ACH20	Pasco County Utilities Services Branch	15301 AVILES PARKWAY 5/13/2025 to 5/19/2025	\$ 217.05
6/23/2025	062325ach	ADP	6-23-25 amenity mgr pr	\$ 784.77
6/23/2025	062325ach	ADP	workers comp	\$ 30.53
6/23/2025	062325ACH	Pasco County Utilities Services Branch	14915 AVILES PARKWAY 4/18/2025 to 5/19/2025	\$ 187.92
6/26/2025	100008	Cleaning Commandos LLC	Invoice: 000154 (Reference: June 2025 cleanings & Consumables.) Invoice: july 2025 (Reference:	\$ 2,720.00
6/27/2025	62725ach	ADP	adp fees	\$ 121.17
				\$ 74,685.76



ASTURIA CDD Account Number:
813-926-8106-020723-5
 PIN:
7664

Billing Date:
May 07, 2025
 Billing Period:
May 07 - Jun 06, 2025

Hi ASTURIA CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$93.47
Payment received by May 07, thank you	-\$93.47

Service summary

	Previous month	Current month
Internet	\$89.98	\$89.98
Other	\$3.49	\$3.49
Total services	\$93.47	\$93.47
Total balance		\$93.47

Total balance

\$93.47

Auto Pay is scheduled
Jun 02



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Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



P.O. Box 211579
 Eagan, MN 55121-2879

6790 0107 NO RP 07 05082025 NNNNNNNN 01 001265 0004

ASTURIA CDD
 2502 N ROCKY POINT DR STE 1000
 TAMPA FL 33607-1449

You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.



7340068139268106020723000000000000000093475



ASTURIA CDD Account Number:

813-926-8106-020723-5

Billing Date:

May 07, 2025

PIN:

7664

Billing Period:

May 07 - Jun 06, 2025

WAYS TO PAY YOUR BILL



Easy, simple, secure payments with
Auto Pay at frontier.com/autopay



Download the
MyFrontier® app



For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.





ASTURIA CDD Account Number:
813-926-8106-020723-5

PIN:
7664

Billing Date:
May 07, 2025
Billing Period:
May 07 - Jun 06, 2025

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup

 Internet			
Monthly Charges			
05.07-06.06	Business Fiber Internet 500		\$74.99
	1 Usable Static IP Address		\$19.99
	Auto Pay Discount		-\$5.00
Internet Total			\$89.98
 Other Charges			
Monthly Charges			
05.07-06.06	Printed Bill Fee		\$3.49
Other Charges Total			\$3.49
Total current month charges			\$93.47

**LET FRONTIER
BE YOUR
TECH SUPPORT**

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need without the overhead. Frontier Premium Tech Pro.

business.frontier.com





ASTURIA CDD Account Number:
813-926-8106-020723-5
PIN:
7664

Billing Date:
May 07, 2025
Billing Period:
May 07 - Jun 06, 2025



INVOICE

Billing Account Information

ACCOUNT #: 60154
REGISTRATION #: F840EF92
ASTURIA CDD c/o HIKAI CONNECT, LLC.
250 N Rocky Point Dr
Tampa, FL 33607

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 HIKAI CONNECT, LLC., For service at 14575 State Road 54 Odessa, FL 33556						
DATE	PO #	INV #	TOTAL	DISCOUNT	TAX	ADJUSTMENT GRAND TOTAL
5/22/2025		1335524	\$55.00	\$0.00	\$0.00	\$0.00 \$55.00
DESCRIPTION			TOTAL	DISCOUNT	TAX	
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](#)

Payroll Summary

Check Date	Name	Hours	Total Paid	Tax Withheld	Deductions	Net Pay	Check No	Employer Liability	Total Expense
Pay Frequency: Biweekly									
06/06/2025	Carland, Judith M	32.50	585.00	45.56	0.00	539.44	DD	46.10	631.10
Pay Frequency Totals: Biweekly		32.50	\$585.00	\$45.56	\$0.00	\$539.44		\$46.10	\$631.10
Total Net Pays for Biweekly frequency: 1									
Company Totals:		32.50	\$585.00	\$45.56	\$0.00	\$539.44		\$46.10	\$631.10
Total Net Pays for Company: 1									

Payroll Liability

Total Cash Required		\$657.61
Debit for FSDD (Full Service Direct Deposit)	BANKUNITED, NATIONAL ASSOCIATION, Routing/Transit no. (ABA) 267090594, Bank account no. XXXXXX1583	\$539.44
Debit for Taxes	BANKUNITED, NATIONAL ASSOCIATION, Routing/Transit no. (ABA) 267090594, Bank account no. XXXXXX1583	\$91.66
Debit for Pay-by-Pay	BANKUNITED, NATIONAL ASSOCIATION, Routing/Transit no. (ABA) 267090594, Bank account no. XXXXXX1583	\$26.51
Total cash required for BANKUNITED, NATIONAL ASSOCIATION, Routing/Transit no. (ABA) 267090594, Bank account no. XXXXXX1583		\$657.61

Important Note

Your cash required total does not include your fees for service. The invoice with the details of your fees will be sent the Monday after you process your payroll with the debit from your account occurring 3 banking days later.

Payroll Liability

PAY FREQUENCY: Biweekly

Net Pay

Checks		0.00	
Subtotal Net Pay		0.00	
Taxes	Deposit Responsibility		Deposit Responsibility
	Client		ADP
	Agency	Rate	EE withheld ER contrib EE withheld ER contrib
Federal	Federal Income Tax		0.81 0.81
	Social Security		36.27 36.27 72.54
	Medicare		8.48 8.48 16.96
	Federal Unemployment Tax Act	0.6000	1.35 1.35
	Subtotal Federal		45.56 46.10 91.66
	Total Taxes		45.56 46.10 91.66
Other Transfers Full Service Direct Deposit (FSDD)		539.44	1 Employee Transactions
Pay-by-Pay Insurance		26.51	

Total Biweekly Pay Frequency

Total Direct Deposit (FSDD)	\$539.44
Total Pay-by-Pay Insurance	\$26.51
Total Taxes	\$91.66
Total Amount ADP Debited from your Account(s)	\$657.61

Total For 6/6/2025 - Payroll 1

Total Direct Deposit (FSDD)	\$539.44
Total Pay-by-Pay Insurance	\$26.51
Total Taxes	\$91.66
Total Amount ADP Debited from your Account(s)	\$657.61

Company: Asturia Community Development

2 of 2

Date Printed: 08/04/2025 16:53

Distr

Check date: 6/6/2025 - Payroll 1

Run Number: 0091

27702677 - LB/DU3

Pay Period: 05/17/2025 to: 05/30/2025

PHENOMENAL EXERCISE EQUIPMENT REPAIR
SERVICE INC

5332 Caesar Way South Suite A
St Petersburg, FL 33712-4277
US
7278668188
phenom@tampabay.rr.com

Invoice

BILL TO
Asturia 14575 Promenade Pkwy Odessa, FL 33556

SHIP TO
Asturia 14575 Promenade Pkwy Odessa, FL 33556

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
245898	04/29/2025	\$229.35	05/29/2025	Net 30	

SERVICE REP
Rich

DESCRIPTION	QTY	RATE	AMOUNT
pedal set	1	38.00	38.00T
Shipping	1	16.35	16.35T
Service Call	1	175.00	175.00T
will send est,for other repairs			

Please submit payment to the address above.

Thank you for your business!

SUBTOTAL	229.35
TAX	0.00
TOTAL	229.35
BALANCE DUE	\$229.35

Signature:



ADVICE OF DEBIT

ADP, Inc.
PO Box 830272
Philadelphia PA 19182-0272

Client Name : ASTURIA COMMUNITY
DEVELOPMENT DISTR
Client Number : 2684460
Advice of Debit Number : 692471558
Advice of Debit Date : 06/06/2025
Advice of Debit Due Date : 06/13/2025
Total Debited This Invoice : \$121.17

i **Inquiries**

For Billing inquiries, please contact your client service rep at 866-873-0386

SHIMA PAKZADIAN
ASTURIA COMMUNITY DEVELOPMENT DISTR
14575 PROMENADE PKWY
ODESSA, FL 33556-2707

CURRENT CHARGES

RUN	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
COMPANY CODE 1808-2R-DU3 IID 27702677					
Processing Charges for Period Ending Date: 05/30/2025 Check Date: 06/06/2025					
ADP Complete Payroll and HR Plus Includes: Multiple Employee Pay Options Tax Filing and New Hire Reporting Electronic Reports Employee Access RUN Powered by ADP Mobile Payroll General Ledger Interface Garnishment Payment Service Unemployment Claims Service (SUI) Poster Compliance Update Service 24x7 Live Support HR Help Desk 25 Background Checks Employee Handbook Wizard Zip Recruiter - 2 Job Slots Job Description Wizard Document Vault HR Tracking, Form and Documents Compliance Update and Training 24.79% of the Per Pay Fee is Software Pay-by-Pay Workers' Compensation	1	discount applies		\$175.25	
	1	\$16.00 each		\$16.00	

Sub Total Current Charges	\$191.25
39.99% Discount On Processing Charges	-\$70.08
TOTAL CHARGES FOR COMPANY CODE: 1808-2R-DU3	\$121.17

Total Debited \$121.17

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXX1583 on 06/13/2025 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

ASTURIA COMM DEV DISTRICT
000 PROMENADE PKY LITE
LITE

Bill date May 23, 2025

For service Apr 24 - May 22
29 days

Account number **9100 9355 5410**

Billing summary

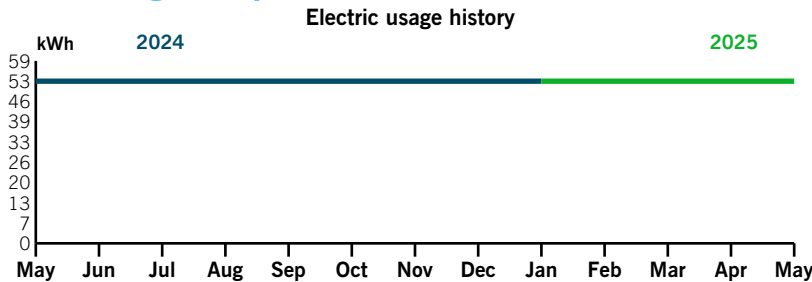
Previous Amount Due	\$97.88
Payment Received May 19	-97.88
Current Lighting Charges	97.60
Taxes	0.28
Total Amount Due Jun 16	\$97.88



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 6.9%, Purchased Power 3.5%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.6% (For prior 12 months ending March 31, 2025).

Your usage snapshot



Average temperature in degrees

82° 83° 84° 84° 82° 76° 72° 64° 56° 67° 68° 76° 79°

	Current Month	May 2024	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. 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.

Amount of automatic draft



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

Account number
9100 9355 5410

\$97.88
by Jun 16

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**

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

889100935554100006600000000000000000978800000097885

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
-------------------------	-----------------------

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jun 23

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Apr 24 - May 22		
Description	Quantity	Usage
Monticello Black TIII 3000K	3	53 kWh
Total	3	53 kWh

Billing details - Lighting

Billing Period - Apr 24 25 to May 22 25	
Customer Charge	\$1.85
Energy Charge	
52.500 kWh @ 6.765c	3.56
Fuel Charge	
52.500 kWh @ 3.829c	2.01
Asset Securitization Charge	
52.500 kWh @ 0.051c	0.03
Fixture Charge	
Monticello Black TIII 3000K	49.02
Maintenance Charge	
Monticello Black TIII 3000K	6.12
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
3 Pole(s) @ \$11.670	35.01
Total Current Charges	\$97.60

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.09
Gross Receipts Tax	0.19
Total Taxes	\$0.28

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Apr 24 - May 22		
Description	Quantity	Usage
Monticello Black TIII 3000K	9	153 kWh
Total	9	153 kWh

Billing details - Lighting

Billing Period - Apr 24 25 to May 22 25	
Customer Charge	\$1.85
Energy Charge	
153.000 kWh @ 6.765c	10.35
Fuel Charge	
153.000 kWh @ 3.829c	5.86
Asset Securitization Charge	
153.000 kWh @ 0.051c	0.08
Fixture Charge	
Monticello Black TIII 3000K	147.06
Maintenance Charge	
Monticello Black TIII 3000K	18.36
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
9 Pole(s) @ \$11.670	105.03
Total Current Charges	\$288.59

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.25
Gross Receipts Tax	0.47
Total Taxes	\$0.72

Service address

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

Bill date

May 27, 2025

For service

Apr 24 - May 22
29 days

Account number

9100 8839 3514

Billing summary

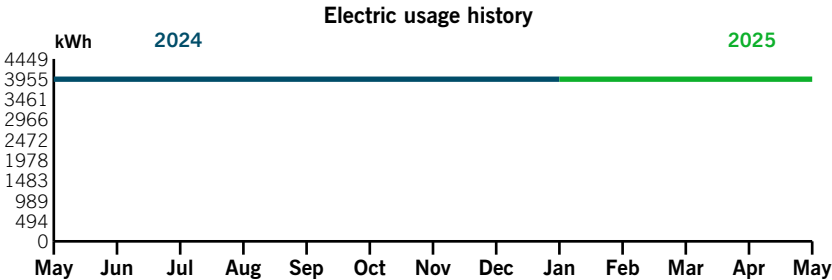
Previous Amount Due	\$2,682.55
Payment Received May 19	-2,682.55
Current Lighting Charges	2,669.37
Taxes	13.18
Total Amount Due Jun 17	\$2,682.55



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 6.9%, Purchased Power 3.5%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.6% (For prior 12 months ending March 31, 2025).

Your usage snapshot



Average temperature in degrees

82° 83° 84° 84° 82° 76° 72° 64° 56° 67° 68° 76° 79°

	Current Month	May 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3,955	3,955	47,460	3,955
Avg. Daily (kWh)	136	132	130	
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.

Amount of automatic draft



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

Account number
9100 8839 3514

\$2,682.55
by Jun 17

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

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

889100883935140006600000000000000026825500002682556

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
------	---------------------

Check utility rates

Check rates and charges	duke-energy.com/rates
-------------------------	-----------------------

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jun 23

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

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Your usage snapshot - Continued

Outdoor Lighting		
Billing period Apr 24 - May 22		
Description	Quantity	Usage
Monticello Black TIII 3000K	2	35 kWh
SV MONTICELLO 9500L	80	3,920 kWh
Total	82	3,955 kWh

Billing details - Lighting

Billing Period - Apr 24 25 to May 22 25	
Customer Charge	\$1.85
Energy Charge	
3,955.000 kWh @ 6.765c	267.56
Fuel Charge	
3,955.000 kWh @ 3.829c	151.44
Asset Securitization Charge	
3,955.000 kWh @ 0.051c	2.02
Fixture Charge	
Monticello Black TIII 3000K	32.68
SV MONTICELLO 9500L	1,023.20
Maintenance Charge	
Monticello Black TIII 3000K	4.08
SV MONTICELLO 9500L	229.60
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
82 Pole(s) @ \$11.670	956.94
Total Current Charges	\$2,669.37

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$2.33
Gross Receipts Tax	10.85
Total Taxes	\$13.18



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

ASTURIA COMM DEV DISTRICT
0000 AVILES PKY
LITE

Bill date May 27, 2025

For service Apr 24 - May 22
29 days

Account number **9100 8841 5753**

Billing summary

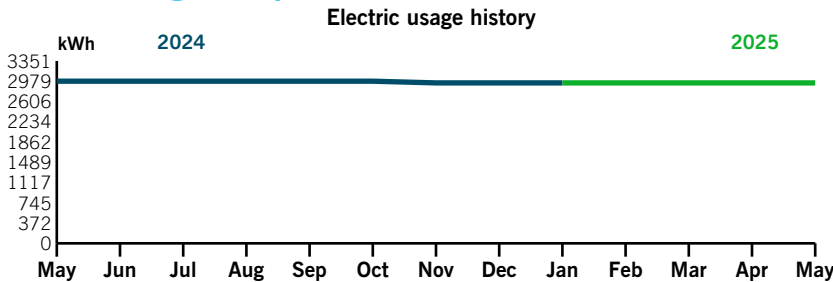
Previous Amount Due	\$2,090.90
Payment Received May 19	-2,090.90
Current Lighting Charges	2,080.99
Taxes	9.91
Total Amount Due Jun 17	\$2,090.90



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 6.9%, Purchased Power 3.5%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.6% (For prior 12 months ending March 31, 2025).

Your usage snapshot



Average temperature in degrees

82° 83° 84° 84° 82° 76° 72° 64° 56° 67° 68° 76° 79°

	Current Month	May 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,947	2,979	35,522	2,960
Avg. Daily (kWh)	102	99	98	
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.

Amount of automatic draft

\$2,090.90
by Jun 17

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**



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

Account number
9100 8841 5753

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

8891008841575300066000000000000020909000002090907

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

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Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
------	---------------------

Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

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Your usage snapshot - Continued

Outdoor Lighting		
Billing period Apr 24 - May 22		
Description	Quantity	Usage
Monticello Black TIII 3000K	6	105 kWh
SV MONTICELLO 9500L	58	2,842 kWh
Total	64	2,947 kWh

Billing details - Lighting

Billing Period - Apr 24 25 to May 22 25	
Customer Charge	\$1.85
Energy Charge	
2,947.000 kWh @ 6.765c	199.36
Fuel Charge	
2,947.000 kWh @ 3.829c	112.84
Asset Securitization Charge	
2,947.000 kWh @ 0.051c	1.50
Fixture Charge	
Monticello Black TIII 3000K	98.04
SV MONTICELLO 9500L	741.82
Maintenance Charge	
Monticello Black TIII 3000K	12.24
SV MONTICELLO 9500L	166.46
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
64 Pole(s) @ \$11.670	746.88
Total Current Charges	\$2,080.99

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$1.81
Gross Receipts Tax	8.10
Total Taxes	\$9.91



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

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

Bill date May 27, 2025

For service Apr 24 - May 22
29 days

Account number **9100 8839 2555**

Billing summary

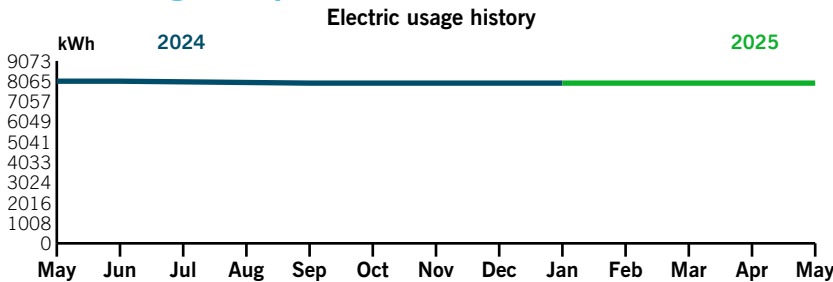
Previous Amount Due	\$5,749.60
Payment Received May 19	-5,749.60
Current Lighting Charges	5,722.80
Taxes	26.80
Total Amount Due Jun 17	\$5,749.60



Thank you for your payment.

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Your usage snapshot



Average temperature in degrees

82° 83° 84° 84° 82° 76° 72° 64° 56° 67° 68° 76° 79°

	Current Month	May 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	7,969	8,065	95,820	7,985
Avg. Daily (kWh)	275	269	263	
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.

Amount of automatic draft

\$5,749.60
by Jun 17

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**



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

Account number
9100 8839 2555

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

8891008839255500066000000000000057496000005749604

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

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Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Online duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

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Your usage snapshot - Continued

Outdoor Lighting		
Billing period Apr 24 - May 22		
Description	Quantity	Usage
Monticello Black TIII 3000K	19	323 kWh
50 OTRAD BLK III 3K	1	17 kWh
49w LED TrdClo 3000k	2	34 kWh
SV MONTICELLO 9500L	155	7,595 kWh
Total	177	7,969 kWh

Billing details - Lighting

Billing Period - Apr 24 25 to May 22 25	
Customer Charge	\$1.85
Energy Charge	
7,969.000 kWh @ 6.765c	539.11
Fuel Charge	
7,969.000 kWh @ 3.829c	305.13
Asset Securitization Charge	
7,969.000 kWh @ 0.051c	4.06
Fixture Charge	
SV MONTICELLO 9500L	1,982.45
49w LED TrdClo 3000k	16.10
Monticello Black TIII 3000K	310.46
50 OTRAD BLK III 3K	8.32
Maintenance Charge	
SV MONTICELLO 9500L	444.85
49w LED TrdClo 3000k	4.08
Monticello Black TIII 3000K	38.76
50 OTRAD BLK III 3K	2.04
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
177 Pole(s) @ \$11.670	2,065.59
Total Current Charges	\$5,722.80

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$4.98
Gross Receipts Tax	21.82
Total Taxes	\$26.80

INVOICE

OFFICE PRIDE
Commercial Cleaning Services
Office Pride Billing Services
3450 East Lake Road, Suite 202
Palm Harbor, FL 34685
727.626.2455

Customer Number: C009345
Invoice Number: Inv-253403
Invoice Date: 03-19-2025
Due Date: 03/28/2025

Bill To: **Asturia CDD**
250 International Parkway
Suite 280
Lake Mary, FL 32746

Service Location: **Asturia CDD**
250 International Parkway
Suite 280
Lake Mary, FL 32746

**REMIT TO: OFFICE PRIDE BILLING SERVICE LLC,
PO BOX 716176, CINCINNATI, OH 45271-6176**

Reference – P.O. No.	Terms	Due Date	Franchise
	Due Upon Receipt	03/28/2025	F0214
Quantity	Description	Rate	Amount
3	Coastwide Professional 55-60 Gal. Trash Bags, High Density, 22 Mic., Black, 25 Bags/Roll, 6 Rolls (CW17712)	\$64.96	\$194.88
3	Coastwide Professional 30-33 Gal. Reprocessed Resin Trash Bags, Low Density, 1.5 Mil, Black, 25 Bags/Roll, 4 Rolls (CW25530)	\$46.50	\$139.50
Subtotal			\$334.38
Sales Tax			\$0.00
Total			\$334.38
PAYMENT/CREDIT APPLIED			\$0.00
AMOUNT DUE			\$334.38
Reference Inv-253403 with your payment to ensure prompt and accurate application.			

BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
\$1,645.40	\$0.00	\$334.38	\$0.00	\$0.00	\$1,979.78

This invoice is generated by Office Pride Billing Services, Inc., a third-party billing service company. Agreement for and performance of service is between the customer and the local independently owned and operated Office Pride Franchise.

Each Office Pride franchise is independently owned and operated.

Blue Water Aquatics, Inc.

5119 State Road 54
New Port Richey, FL 34652
+17278422100
office@bluewateraquaticsinc.com
www.bluewateraquaticsinc.com



INVOICE

BILL TO
Asturia CDD
c/o Vesta Property Services
250 International Pwy, Ste 208
Lake Mary, FL 32746

INVOICE 33242
DATE 03/20/2025
TERMS Net 45
DUE DATE 05/04/2025

DATE		DESCRIPTION	QTY	RATE	AMOUNT
03/06/2025	Special Service Agreement	Brazilian Pepper & Chinese Tallow SSA Service Report Attached	200	5.00	1,000.00
SUBTOTAL					1,000.00
TOTAL					1,000.00
BALANCE DUE					\$1,000.00



Blue Water Aquatics, Inc.

Aquatic & Environmental Services
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Page 1 of 1
Thursday, March 6, 2025
1:24:48 PM

Order report

Service details

Technician:

Doug Fitzhenry

Client:

Asturia CDD

Service Date

3/6/2025

Action Taken

Treated 200 Brazilian peppers

Service Date

3/6/2025

Customer

Asturia CDD

Weather Conditions

Sunny

Wind

15sse

Temperature

66

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers

Walk path and near chain barrier

Service Performed

Treatment

Work Performed

☒ Brush

Equipment Used

☒ Backpack

Water Level

Low

Restrictions

None

Observations/Recommendations

Treated Brazilian peppers and tallows

Service address
ASTURIA COMM DEV DISTRICT
15233 RENAISSANCE AVE
IRRIGATION

Bill date May 28, 2025
For service Apr 25 - May 23
29 days

Account number **9100 8839 2365**

Billing summary

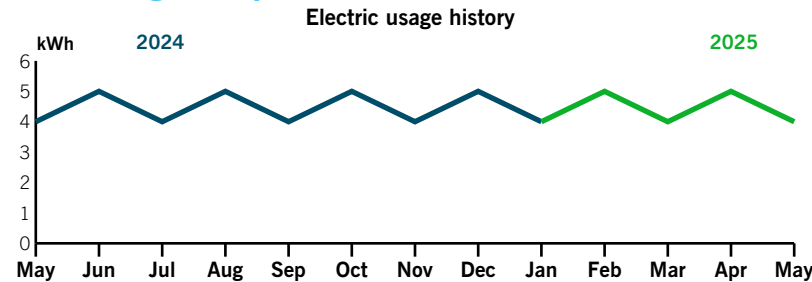
Previous Amount Due	\$30.80
Payment Received May 19	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jun 18	\$30.80



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 6.9%, Purchased Power 3.5%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.6% (For prior 12 months ending March 31, 2025).

Your usage snapshot



Average temperature in degrees

82° 83° 84° 84° 82° 76° 72° 64° 56° 67° 68° 76° 79°

	Current Month	May 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	4	4	54	5
Avg. Daily (kWh)	0	0	0	
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 8839 2365

Amount of automatic draft

\$30.80
by Jun 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**

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

8891008839236500066000000000000000000000308000000030807

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

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Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

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Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
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For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
------	---------------------

Check utility rates

Check rates and charges	duke-energy.com/rates
-------------------------	-----------------------

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jun 24

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

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Electric service does not depend on payment for other products or services

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When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

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Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

Your usage snapshot - Continued

Current electric usage for meter number 3514363	
Actual reading on May 23	317
Previous reading on Apr 25	- 313
<hr/>	
Energy Used	4 kWh
Billed kWh	4.000 kWh

Billing details - Electric

Billing Period - Apr 25 25 to May 23 25	
Meter - 3514363	
Customer Charge	\$17.23
Energy Charge	
4.000 kWh @ 12.130c	0.48
Fuel Charge	
4.000 kWh @ 3.925c	0.16
Asset Securitization Charge	
4.000 kWh @ 0.187c	0.01
Minimum Bill Adjustment	12.12
<hr/>	
Total Current Charges	\$30.00

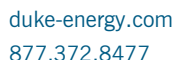
The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will 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.

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.80



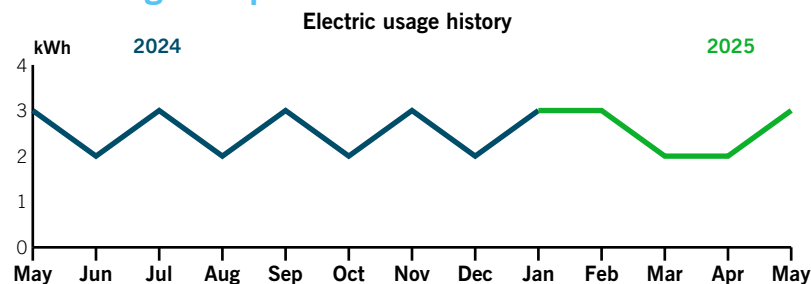
For service Apr 25 - May 23
29 days

Account number **9100 8839 2745**

Previous Amount Due	\$30.80
<i>Payment Received May 19</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jun 18	\$30.80

Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 6.9%, Purchased Power 3.5%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.6% (For prior 12 months ending March 31, 2025).



82°	83°	84°	84°	82°	76°	72°	64°	56°	67°	68°	76°	79°
Current Month				May 2024	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												

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 2745

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.

\$30.80
by Jun 18

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

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

889100883927450006600000000000000000003080000000030803

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
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Your usage snapshot - Continued

Current electric usage for meter number 4456967	
Actual reading on May 23	134
Previous reading on Apr 25	- 131
<hr/>	
Energy Used	3 kWh
Billed kWh	3.000 kWh

Billing details - Electric

Billing Period - Apr 25 25 to May 23 25	
Meter - 4456967	
Customer Charge	\$17.23
Energy Charge	
3.000 kWh @ 12.130c	0.36
Fuel Charge	
3.000 kWh @ 3.925c	0.12
Asset Securitization Charge	
3.000 kWh @ 0.187c	0.01
Minimum Bill Adjustment	12.28
<hr/>	
Total Current Charges	\$30.00

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For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.80

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

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Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check rates and charges	duke-energy.com/rates
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St Petersburg, FL 33733

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Your usage snapshot - Continued

Current electric usage for meter number 3347708	
Actual reading on May 23	352
Previous reading on Apr 25	- 347
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh

Billing details - Electric

Billing Period - Apr 25 25 to May 23 25	
Meter - 3347708	
Customer Charge	\$17.23
Energy Charge	
5.000 kWh @ 12.130c	0.60
Fuel Charge	
5.000 kWh @ 3.925c	0.20
Asset Securitization Charge	
5.000 kWh @ 0.187c	0.01
Minimum Bill Adjustment	11.96
<hr/>	
Total Current Charges	\$30.00

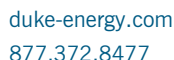
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Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.80



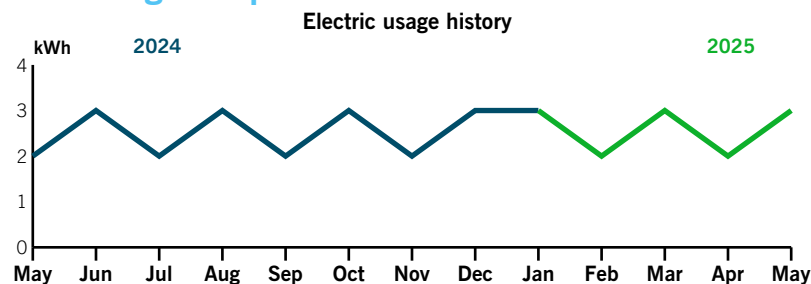
For service Apr 25 - May 23
29 days

Account number **9100 8839 3704**

Previous Amount Due	\$30.80
<i>Payment Received May 19</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jun 18	\$30.80

Thank you for your payment.

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82°	83°	84°	84°	82°	76°	72°	64°	56°	67°	68°	76°	79°	
Current Month				May 2024	12-Month Usage				Avg Monthly Usage				
Electric (kWh)				3	2				31				3
Avg. Daily (kWh)				0	0				0				
12-month usage based on most recent history													

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 3704

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\$30.80
by Jun 18

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

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

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We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

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Your usage snapshot - Continued

Current electric usage for meter number 905763	
Actual reading on May 23	36
Previous reading on Apr 25	- 33
<hr/>	
Energy Used	3 kWh
Billed kWh	3.000 kWh

Billing details - Electric

Billing Period - Apr 25 25 to May 23 25	
Meter - 905763	
Customer Charge	\$17.23
Energy Charge	
3.000 kWh @ 12.130c	0.36
Fuel Charge	
3.000 kWh @ 3.925c	0.12
Asset Securitization Charge	
3.000 kWh @ 0.187c	0.01
Minimum Bill Adjustment	12.28
<hr/>	
Total Current Charges	\$30.00

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.80

Service address

Bill date May 28, 2025

ASTURIA COMM DEV DISTRICT
15301 AVILES PKWY
PUMP IRRIGATION

For service Apr 25 - May 23
29 days

Account number **9100 8839 4086**

Billing summary

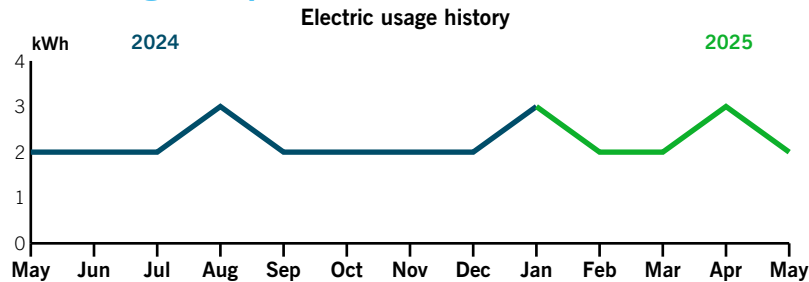
Previous Amount Due	\$30.80
<i>Payment Received May 19</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jun 18	\$30.80



Thank you for your payment.

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Your usage snapshot



Average temperature in degrees

82° 83° 84° 84° 82° 76° 72° 64° 56° 67° 68° 76° 79°

	Current Month	May 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2	2	27	2
Avg. Daily (kWh)	0	0	0	
12-month usage based on most recent history				

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 4086

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\$30.80
by Jun 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**

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

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800.228.8485

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General questions or concerns

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For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

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Your usage snapshot - Continued

Current electric usage for meter number 8323070	
Actual reading on May 23	81
Previous reading on Apr 25	- 79
Energy Used	2 kWh
Billed kWh	2.000 kWh

Billing details - Electric

Billing Period - Apr 25 25 to May 23 25	
Meter - 8323070	
Customer Charge	\$17.23
Energy Charge	
2.000 kWh @ 12.130c	0.25
Fuel Charge	
2.000 kWh @ 3.925c	0.08
Minimum Bill Adjustment	12.44
Total Current Charges	\$30.00

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Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

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Help managing your account (not applicable for all customers)

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Para nuestros clientes que hablan Español

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Your usage snapshot - Continued

Current electric usage for meter number 4456132	
Actual reading on May 23	235
Previous reading on Apr 25	- 231
<hr/>	
Energy Used	4 kWh
Billed kWh	4.000 kWh

Billing details - Electric

Billing Period - Apr 25 25 to May 23 25	
Meter - 4456132	
Customer Charge	\$17.23
Energy Charge	
4.000 kWh @ 12.130c	0.48
Fuel Charge	
4.000 kWh @ 3.925c	0.16
Asset Securitization Charge	
4.000 kWh @ 0.187c	0.01
Minimum Bill Adjustment	12.12
<hr/>	
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.

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.80

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jun 24

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Your usage snapshot - Continued

Current electric usage for meter number 1016855	
Actual reading on May 23	541871
Previous reading on Apr 25	- 535623
<hr/>	
Energy Used	6,248 kWh
Billed kWh	6,248.000 kWh

Billing details - Electric

Billing Period - Apr 25 25 to May 23 25	
Meter - 1016855	
Customer Charge	\$17.23
Energy Charge	
6,248.000 kWh @ 12.130c	757.88
Fuel Charge	
6,248.000 kWh @ 3.925c	245.23
Asset Securitization Charge	
6,248.000 kWh @ 0.187c	11.68
<hr/>	
Total Current Charges	\$1,032.02

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For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.90
Gross Receipts Tax	26.48
<hr/>	
Total Taxes	\$27.38

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
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Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

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Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Your usage snapshot - Continued

Current electric usage for meter number 4459024	
Actual reading on May 23	241
Previous reading on Apr 25	- 238
<hr/>	
Energy Used	3 kWh
Billed kWh	3.000 kWh

Billing details - Electric

Billing Period - Apr 25 25 to May 23 25	
Meter - 4459024	
Customer Charge	\$17.23
Energy Charge	
3.000 kWh @ 12.130c	0.36
Fuel Charge	
3.000 kWh @ 3.925c	0.12
Asset Securitization Charge	
3.000 kWh @ 0.187c	0.01
Minimum Bill Adjustment	12.28
<hr/>	
Total Current Charges	\$30.00

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For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.80

We're here for you

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Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

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Your usage snapshot - Continued

Current electric usage for meter number 9504488		
Actual reading on May 23		16332
Previous reading on Apr 25		- 16041
<hr/>		
Energy Used		291 kWh
	Multiplier	x 20
	<hr/>	
	Energy used	5,820.00 kWh
Billed kWh	5,820.000 kWh	

Outdoor Lighting		
Billing period Apr 25 - May 23		
Description	Quantity	Usage
Monticello Black TIII 3000K	2	35 kWh
SV MONTICELLO 9500L	5	245 kWh
<hr/>		
Total	7	280 kWh

Billing details - Lighting

Billing Period - Apr 25 25 to May 23 25	
Customer Charge	\$1.85
Energy Charge	
280.000 kWh @ 6.765c	18.94
Fuel Charge	
280.000 kWh @ 3.829c	10.72
Asset Securitization Charge	
280.000 kWh @ 0.051c	0.14
Fixture Charge	
Monticello Black TIII 3000K	32.68
SV MONTICELLO 9500L	63.95
Maintenance Charge	
Monticello Black TIII 3000K	4.08
SV MONTICELLO 9500L	14.35
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
7 Pole(s) @ \$11.670	81.69
<hr/>	
Total Current Charges	\$228.40

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

Billing details - Electric

Billing Period - Apr 25 25 to May 23 25	
Meter - 9504488	
Customer Charge	\$17.23
Energy Charge	
5,820.000 kWh @ 12.130c	705.97
Fuel Charge	
5,820.000 kWh @ 3.925c	228.44

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Electric continued

Asset Securitization Charge	
5,820.000 kWh @ 0.187c	\$10.88
<hr/>	
Total Current Charges	\$962.52

Billing details - Taxes

Regulatory Assessment Fee	\$1.04
Gross Receipts Tax	25.51
<hr/>	
Total Taxes	\$26.55

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

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Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

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Your usage snapshot - Continued

Current electric usage for meter number 3593867	
Actual reading on May 23	266
Previous reading on Apr 25	- 263
<hr/>	
Energy Used	3 kWh
Billed kWh	3.000 kWh

Billing details - Electric

Billing Period - Apr 25 25 to May 23 25	
Meter - 3593867	
Customer Charge	\$17.23
Energy Charge	
3.000 kWh @ 12.130c	0.36
Fuel Charge	
3.000 kWh @ 3.925c	0.12
Asset Securitization Charge	
3.000 kWh @ 0.187c	0.01
Minimum Bill Adjustment	12.28
<hr/>	
Total Current Charges	\$30.00

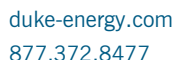
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Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.80



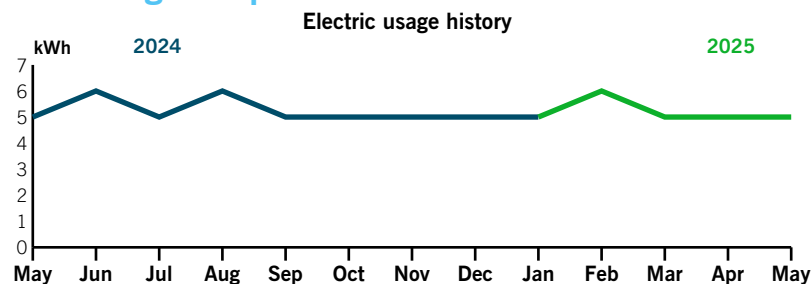
For service Apr 25 - May 23
29 days

Account number **9100 8841 5480**

Previous Amount Due	\$30.80
<i>Payment Received May 19</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jun 18	\$30.80

Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 6.9%, Purchased Power 3.5%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.6% (For prior 12 months ending March 31, 2025).



82°	83°	84°	84°	82°	76°	72°	64°	56°	67°	68°	76°	79°	
Current Month				May 2024	12-Month Usage				Avg Monthly Usage				
Electric (kWh)				5	5	63				5			
Avg. Daily (kWh)				0	0	0							
12-month usage based on most recent history													

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 5480

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.

\$30.80
by Jun 18

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

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

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We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

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In person duke-energy.com/location

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For hearing impaired TDD/TTY 711
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Call 800.432.4770 or 811

Check utility rates

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Your usage snapshot - Continued

Current electric usage for meter number 4320628	
Actual reading on May 23	337
Previous reading on Apr 25	- 332
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh

Billing details - Electric

Billing Period - Apr 25 25 to May 23 25	
Meter - 4320628	
Customer Charge	\$17.23
Energy Charge	
5.000 kWh @ 12.130c	0.60
Fuel Charge	
5.000 kWh @ 3.925c	0.20
Asset Securitization Charge	
5.000 kWh @ 0.187c	0.01
Minimum Bill Adjustment	11.96
<hr/>	
Total Current Charges	\$30.00

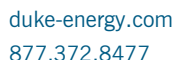
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Your current rate is General Service Non-Demand Sec (GS-1).

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Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.80



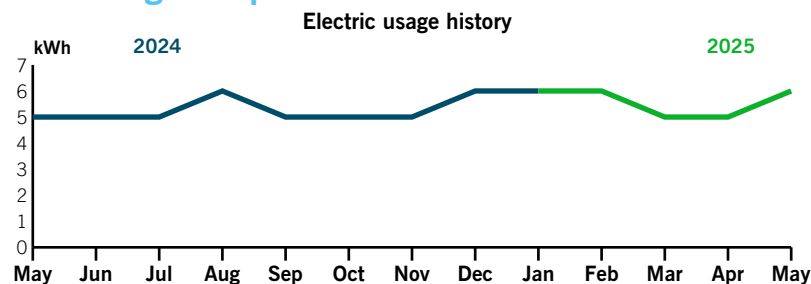
For service Apr 25 - May 23
29 days

Account number **9100 8841 6077**

Previous Amount Due	\$30.80
<i>Payment Received May 19</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jun 18	\$30.80

Thank you for your payment.

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82°	83°	84°	84°	82°	76°	72°	64°	56°	67°	68°	76°	79°	
Current Month				May 2024	12-Month Usage				Avg Monthly Usage				
Electric (kWh)				6	5				65				5
Avg. Daily (kWh)				0	0				0				
12-month usage based on most recent history													

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

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

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\$30.80
by Jun 18

\$ _____ \$ _____
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Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Online duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jun 24

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

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When you pay by check

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Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

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Special Needs Customers

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Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

Your usage snapshot - Continued

Current electric usage for meter number 4458998	
Actual reading on May 23	286
Previous reading on Apr 25	- 280
<hr/>	
Energy Used	6 kWh
Billed kWh	6.000 kWh

Billing details - Electric

Billing Period - Apr 25 25 to May 23 25	
Meter - 4458998	
Customer Charge	\$17.23
Energy Charge	
6.000 kWh @ 12.130c	0.73
Fuel Charge	
6.000 kWh @ 3.925c	0.24
Asset Securitization Charge	
6.000 kWh @ 0.187c	0.01
Minimum Bill Adjustment	11.79
<hr/>	
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.

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.80

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

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Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

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Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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P.O. Box 14042
St Petersburg, FL 33733

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Your usage snapshot - Continued

Current electric usage for meter number 4459002	
Actual reading on May 23	266
Previous reading on Apr 25	- 262
<hr/>	
Energy Used	4 kWh
Billed kWh	4.000 kWh

Billing details - Electric

Billing Period - Apr 25 25 to May 23 25	
Meter - 4459002	
Customer Charge	\$17.23
Energy Charge	
4.000 kWh @ 12.130c	0.48
Fuel Charge	
4.000 kWh @ 3.925c	0.16
Asset Securitization Charge	
4.000 kWh @ 0.187c	0.01
Minimum Bill Adjustment	12.12
<hr/>	
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.

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Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.80

Service address

ASTURIA COMM DEV DISTRICT
14731 STATE ROAD 54
ODESSA FL 33556

Bill date

May 28, 2025

For service

Apr 25 - May 23
29 days

Account number

9100 8839 2175

Billing summary

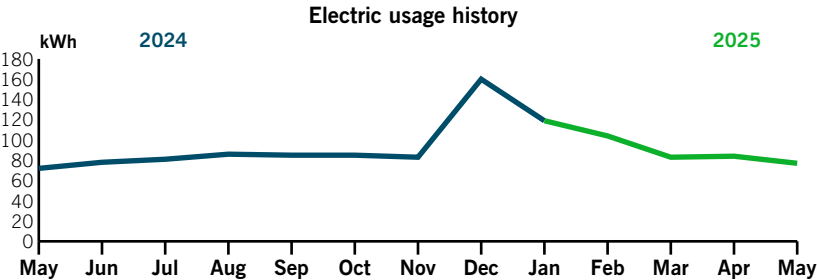
Previous Amount Due	\$31.70
Payment Received May 19	-31.70
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jun 18	\$30.80

\$

Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 6.9%, Purchased Power 3.5%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.6% (For prior 12 months ending March 31, 2025).

Your usage snapshot



Average temperature in degrees

82°	83°	84°	84°	82°	76°	72°	64°	56°	67°	68°	76°	79°
Current Month		May 2024	12-Month Usage	Avg Monthly Usage								
Electric (kWh)		77	72	1,125								
Avg. Daily (kWh)		3	2	3								
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.

Amount of automatic draft


\$30.80 by Jun 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

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

DUKE
ENERGY®

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

Account number
9100 8839 2175

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

8891008839217500066000000000000000000000308000000030809

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

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In person	duke-energy.com/location

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For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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P.O. Box 14042
St Petersburg, FL 33733

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Your usage snapshot - Continued

Current electric usage for meter number 7885302	
Actual reading on May 23	5219
Previous reading on Apr 25	- 5142
<hr/>	
Energy Used	77 kWh
Billed kWh	77.000 kWh

Billing details - Electric

Billing Period - Apr 25 25 to May 23 25	
Meter - 7885302	
Customer Charge	\$17.23
Energy Charge	
77.000 kWh @ 12.130c	9.33
Fuel Charge	
77.000 kWh @ 3.925c	3.02
Asset Securitization Charge	
77.000 kWh @ 0.187c	0.14
Minimum Bill Adjustment	0.28
<hr/>	
Total Current Charges	\$30.00

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Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.80

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

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St Petersburg, FL 33733

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Your usage snapshot - Continued

Current electric usage for meter number 2778179	
Estimated reading on May 23	0
Estimated previous reading on Apr 25	- 0
Energy Used	0 kWh
Billed kWh	0.000 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 - Apr 25 25 to May 23 25	
Meter - 2778179	
Customer Charge	\$17.23
Minimum Bill Adjustment	12.77
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.

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

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Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80

KASS | SHULER

L A W F I R M

KASS SHULER P.A.
(813) 229-0900 Fax (813) 229-3323
1604 N Marion St., Tampa, Florida 33602
Mailing Address: P.O. Box 800, Tampa, Florida 33601-0800
www.kasslaw.com

May 15, 2025

Asturia Community Development District
c/o Kai f/k/a Breeze
Attention: Heather Dilley
1540 International Parkway, Suite 2000
Lake Mary, Florida 32746
USA

I N V O I C E

Matter ID: 2424956
Client ID: 339359

Matter Producer: LAM3

Invoice #: 769389
Federal ID #: 59-2978197

ASTURIA COMMUNITY DEVELOPMENT DISTRICT

For Professional Services Rendered:

04/16/2025	LAM3	Emails from K. Bulleit and M. Taylor re: bond refunding, distribution list	0.00 hr	\$0.00
04/17/2025	LAM3	Emails with K. Bulleit re: bond refunding information and documents	0.00 hr	0.00
04/18/2025	LAM3	Email from M. Taylor re: sample forms from most recent bond refunding; Email from M. Taylor re: conditional notice of redemption and direction to mail conditional notice	0.00 hr	0.00
04/22/2025	LAM3	Emails with S. Coppa re: approval to sign direction letter; Emails with K. Bulleit and A. Lyalina re: same; Review email from M. Taylor re: requesting bank to issue conditional notice	0.00 hr	0.00
04/22/2025	LAM3	Review email from H. Dilley re: workshop agenda	0.10 hr	20.00
04/23/2025	LAM3	Review email from S. Edwards re: Conditional Notice of Bond Redemption posted to EMMA	0.00 hr	0.00
04/23/2025	LAM3	Review email from S. Edwards re: screenshot of conditional call notice posted to EMMA	0.00 hr	0.00
04/24/2025	LAM3	Emails with H. Dilley re: executed management agreement	0.10 hr	20.00
04/25/2025	LAM3	Review emails from H. Dilley and K. Bulleit re: changing of banks for bond refunding	0.10 hr	20.00
04/28/2025	LAM3	Emails with H. Dilley re: shade session for next regular Board meeting	0.20 hr	40.00
04/28/2025	LAM3	Review numerous emails from K. Bulleit, H. Dilley, K. Robertson, and M. Taylor re: clarification of bank accounts necessary for bond refunding	0.00 hr	0.00
04/29/2025	LAM3	Telephone calls with H. Dilley re: workshop agenda, shade session, etc.	0.50 hr	100.00
04/29/2025	LAM3	Attend Workshop virtually	0.30 hr	60.00
04/29/2025	LAM3	Email to H. Dilley and J. Carland re: emergency meeting language	0.20 hr	40.00
04/29/2025	LAM3	Review email from K. Robertson re: confirming District can move operating	0.10 hr	20.00

For Professional Services Rendered:

		accounts to SouthState for bond refunding		
04/29/2025	LAM3	Emails with K. Bulleit re: confirming cost for opinion letter and bond refunding; Email from K. Bulleit re: verified numbers for bond refunding and updated distribution list	0.00 hr	0.00
05/06/2025	LAM3	Prepare resolution for bond refunding; Emails with M. Taylor and Kai re: same	0.00 hr	0.00
05/06/2025	LAM3	Telephone call with H. Dilley re: discuss agenda and pending items for the next regular meeting	0.40 hr	80.00
05/07/2025	LAM3	Review email from M. Venida re: agenda package	0.10 hr	20.00
05/08/2025	LAM3	Review multiple emails from MBS, BMO, and Kai re: bond refunding	0.00 hr	0.00
05/08/2025	LAM3	Emails with M. Taylor re: signatories, resolutions and opinion letter	0.00 hr	0.00
05/08/2025	LAM3	Review initial partial closing documents list and package (part of flat fee)	0.70 hr	0.00
05/09/2025	LAM3	Finalize draft Res. 2025-12 for bond refunding, Review file and prepare initial draft of opinion letter for bond refunding	1.70 hr	595.00
05/12/2025	LAM3	Continue to work on documents for bond refunding; Review numerous emails and documents from those involved	4.00 hr	0.00
05/12/2025	LAM3	Email to J. Graham re: request for status to update Board at next meeting	0.10 hr	20.00
05/13/2025	LAM3	Travel to Board meeting	1.10 hr	0.00
05/13/2025	LAM3	Attend Board meeting, and for closing documents execution	4.40 hr	880.00
05/13/2025	LAM3	Return travel from Board meeting	0.40 hr	0.00
05/14/2025	LAM3	Email from J. Graham re: amendment draft to legal services contract; Revise amendment; Email to J. Graham re: same	0.60 hr	120.00
05/14/2025	LAM3	Review closing documents package for Series 2025 Bond Refunding	2.00 hr	0.00
05/15/2025	LAM3	FLAT FEE - District Counsel Series 2025 Bond Refunding Asturia CDD	1.00 hr	25,000.00
05/15/2025	LAM3	Review emails from SouthState Bank that wire was sent and from Hancock Whitney Bank confirming receipt	0.10 hr	0.00
05/15/2025	LAM3	Review emails from S. Coppa and Redtree re: contract extension	0.10 hr	20.00
Total Professional Services:				<u>\$27,055.00</u>

INVOICE SUMMARY

<u>Producer</u>	<u>Hours</u>	<u>Amount</u>
Lindsay Moczynski	1.00	\$25,000.00
Lindsay Moczynski	1.70	595.00
Lindsay Moczynski	7.30	1,460.00
Lindsay Moczynski	8.30	0.00

For Professional Services:	18.30 Hours	\$27,055.00
Applied from Trust:		<u>25,000.00</u>
New Charges this Invoice:		\$2,055.00

Outstanding Previous Balance Due:	\$2,940.00
Plus New Charges this Invoice:	<u>2,055.00</u>
Total Due:	\$4,995.00

Balance due upon receipt. Please attach a copy of our invoice,
or note our Invoice Number with your remittance.

Payment can be made at <https://secure.lawpay.com/pages/kasslaw/trust> or by sending a check to
Kass Shuler P.A., PO BOX 800, Tampa, FL 33601.

KASS | SHULER

L A W FIRM

KASS SHULER P.A.
(813) 229-0900 Fax (813) 229-3323
1604 N Marion St., Tampa, Florida 33602
Mailing Address: P.O. Box 800, Tampa, Florida 33601-0800
www.kasslaw.com

April 15, 2025

Asturia Community Development District
c/o Kai f/k/a Breeze
Attention: Heather Dilley
1540 International Parkway, Suite 2000
Lake Mary, Florida 32746
USA

I N V O I C E

Matter ID: 2424956
Client ID: 339359

Matter Producer: LAM3

Invoice #: 768302
Federal ID #: 59-2978197

ASTURIA COMMUNITY DEVELOPMENT DISTRICT

For Professional Services Rendered:

03/17/2025	LAM3	Emails with Judy re: revised Clubhouse Rental Form	0.20 hr	\$40.00
03/18/2025	LAM3	Emails with C. Matos re: RFP process question	0.10 hr	20.00
03/18/2025	LAM3	Email from H. Dilley re: scrivener error in Res. 2025-03; Prepare Res. 2025-06; Email to H. Dilley re: to confirm spelling in Res. 2025-06	0.30 hr	60.00
03/18/2025	LAM3	Emails with H. Dilley re: proof of publication for workshop meeting	0.10 hr	20.00
03/19/2025	LAM3	Email from H. Dilley re: confirming spelling in Res. 2025-06; Email to S. Coppa re: Res. 2025-06 for review and signature	0.20 hr	40.00
03/19/2025	LAM3	Email from M. Venida re: agenda for workshop; Review agenda; Email to M. Venida re: staff members as listed on agenda	0.10 hr	20.00
03/19/2025	LAM3	Emails with S. Coppa re: vendor liability form	0.10 hr	20.00
03/20/2025	LAM3	Telephone call with H. Dilley re: transition of file, pending resolutions, 1099 documents, etc.	0.40 hr	80.00
03/20/2025	LAM3	Review email from H. Dilley re: emails between B. Jeskewich and insurance adjuster on claim	0.10 hr	20.00
03/24/2025	LAM3	Emails with H. Dilley re: vendors the District uses and who attends the meetings; recent events on Lantower apartments	0.30 hr	60.00
03/25/2025	LAM3	Emails with P. Thibault re: request for 1099s and other documents; Email to B. Jeskewich re: request for same	0.20 hr	40.00
03/25/2025	LAM3	Emails with H. Dilley re: Res. 2025-03 and 2025-06	0.10 hr	20.00
03/28/2025	LAM3	Email from M. Scott re: W-9s and 1099 forms; Email to P. Thibault and H. Dilley re: same	0.20 hr	40.00
04/08/2025	LAM3	Review letter from Breeze re: new management	0.10 hr	20.00
04/08/2025	LAM3	Prepare Resolution 2025-XX for payment/disbursement of funds without prior Board	1.20 hr	240.00

For Professional Services Rendered:

		approval; Prepare Release of Liability for Facility usage; Email to H. Dilley re: copies of same to add to Agenda package		
04/08/2025	LAM3	Telephone conference with H. Dilley re: prepare for upcoming regular Board meeting	0.60 hr	120.00
04/08/2025	LAM3	Email to B. Jeskewich re: request for any information on insurance claim	0.10 hr	20.00
04/08/2025	LAM3	Travel to Board meeting	0.70 hr	0.00
04/08/2025	LAM3	Attend Board meeting	3.30 hr	660.00
04/08/2025	LAM3	Return travel from Board meeting	0.40 hr	0.00
04/08/2025	LAM3	Review email from K. Bulleit re: term sheet proposals	0.20 hr	40.00
04/10/2025	LAM3	Telephone call with K. Bulleit re: bond counsel; Emails with K. Bulleit re: bond counsel	0.20 hr	40.00
			Total Professional Services:	<u>\$1,620.00</u>

INVOICE SUMMARY

<u>Producer</u>	<u>Hours</u>	<u>Amount</u>
LAM3 - Lindsay Moczynski, 4.80	8.10	\$1,620.00
LAM3 - Lindsay Moczynski, 4.80	1.10	0.00

For Professional Services:	9.20 Hours	<u>\$1,620.00</u>
		<u>\$1,620.00</u>
Total Due:		<u>\$1,620.00</u>

Balance due upon receipt. Please attach a copy of our invoice,
or note our Invoice Number with your remittance.

Payment can be made at <https://secure.lawpay.com/pages/kasslaw/trust> or by sending a check to
Kass Shuler P.A., PO BOX 800, Tampa, FL 33601.



MIKE FASANO
TAX COLLECTOR
PASCO COUNTY FLORIDA

POST OFFICE BOX 276 • DADE CITY, FLORIDA 33526-0276

June 16, 2025

Asturia CDD
Breeze Homes
1540 International Pkwy Ste 2000
Lake Mary, FL 32746

Re: Asturia CDD Postage Assessment

Pursuant to F.S. 197.3632, this letter will serve as an invoice for \$297.09 for the cost of collection of Asturia CDD Postage Assessment for the 2024 Tax Year.

Should you have any questions, please feel free to contact my office.

Best wishes,

Mike Fasano
Tax Collector

MF/mg

FOR YOUR CONVENIENCE:

EAST PASCO GOVERNMENT CENTER
DADE CITY
TELEPHONE 852.521.4360

CENTRAL PASCO GOVERNMENT CENTER
LAND O'LAKES
TELEPHONE 813.235.6020

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY
TELEPHONE 727.847.8165

COMPARK 75 BUSINESS PARK
WESLEY CHAPEL
TELEPHONE 813.235.6020

TAX COLLECTOR BUILDING
GULF HARBORS
TELEPHONE 727.847.8165

PHENOMENAL EXERCISE EQUIPMENT REPAIR
SERVICE INC

5332 Caesar Way South Suite A
St Petersburg, FL 33712-4277
US
7278668188
phenom@tampabay.rr.com

Invoice

BILL TO
Asturia 14575 Promenade Pkwy Odessa, FL 33556

SHIP TO
Asturia 14575 Promenade Pkwy Odessa, FL 33556

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
245983	05/22/2025	\$352.68	06/21/2025	Net 30	

SERVICE REP
Rich

DESCRIPTION	QTY	RATE	AMOUNT
Service Call on treadmill repairs and install platfrom	1	178.00	178.00T
Treadmill #3 Deck sensor	1	155.00	155.00T
Shipping	1	19.68	19.68T

Please submit payment to the address above.

Thank you for your business!

SUBTOTAL	352.68
TAX	0.00
TOTAL	352.68
BALANCE DUE	\$352.68

Signature:

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Ship to
Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Invoice details
Invoice no.: 21348
Terms: Due on receipt
Invoice date: 03/19/2025
Due date: 03/19/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Irrigation repairs were performed as follows on 03/07/2025 - 14807 Renaissance Ave - Mod 4 Controller ID: 144936	1	\$0.00	\$0.00
2.		Sales	Nozzle	2	\$2.88	\$5.76
3.		Sales	Labor - Technician	0.5	\$55.00	\$27.50

Total **\$33.26**

Overdue 03/19/2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Ship to
Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Invoice details
Invoice no.: 21345
Terms: Due on receipt
Invoice date: 03/19/2025
Due date: 03/19/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Irrigation repairs were performed as follows on 03/07/2025 - 2995 Long Bow Way - Mod 6 Controller ID: 144919	1	\$0.00	\$0.00
2.		Sales	6" Spray Heads	1	\$21.56	\$21.56
3.		Sales	6" Rotor	1	\$45.00	\$45.00
4.		Sales	.45Labor - Technician	0.45	\$55.00	\$24.75

Total **\$91.31**

Overdue 03/19/2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Ship to
Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Invoice details
Invoice no.: 21344
Terms: Due on receipt
Invoice date: 03/19/2025
Due date: 03/19/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Irrigation repairs were performed as follows on 03/07/2025 - 15216 Caravan Ave - Mod 8 Controller ID: 146008	1	\$0.00	\$0.00
2.		Sales	Nozzle	1	\$2.88	\$2.88
3.		Sales	Labor - Technician	0.15	\$55.00	\$8.25

Total **\$11.13**

Overdue 03/19/2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Ship to
Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Invoice details
Invoice no.: 21349
Terms: Due on receipt
Invoice date: 03/19/2025
Due date: 03/19/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Irrigation repairs were performed as follows on 03/07/2025 - 15138 Caravan Ave - Mod 10 Controller ID: 146020	1	\$0.00	\$0.00
2.		Sales	6" Spray Heads	2	\$21.56	\$43.12
3.		Sales	6" Rotor	1	\$45.00	\$45.00
4.		Sales	1/2" - 90	1	\$1.25	\$1.25
5.		Sales	1 1/2" Poly Nipple	1	\$0.34	\$0.34
6.		Sales	Labor - Technician	0.5	\$55.00	\$27.50

Total \$117.21

Overdue 03/19/2025

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690
+17278104464
service@redtreelandscape.systems
redtreelandscapesystems.com

Invoice 21406



BILL TO
Asturia CDD
C/o Vesta District Services
250 International Parkway, Ste 208
Lake Mary, Fl. 32746

DATE
04/01/2025

PLEASE PAY
\$13,364.25

DUE DATE
04/01/2025

ACTIVITY	QTY	RATE	AMOUNT
Landscape Maintenance:Grounds Maintenance Services Monthly grounds maintenance program	1	9,012.50	9,012.50
Horticulture Monthly fertilization program	1	824.00	824.00
Horticulture Monthly pest control program	1	437.75	437.75
Landscape Maintenance:Irrigation Repair Monthly irrigation maintenance program	1	1,030.00	1,030.00
Landscape Maintenance:Grounds Maintenance Services Phase 4 Addition	1	2,060.00	2,060.00

TOTAL DUE \$13,364.25

THANK YOU.

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Ship to
Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Invoice details
Invoice no.: 21353
Terms: Due on receipt
Invoice date: 03/19/2025
Due date: 03/19/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Irrigation repairs were performed as follows on 03/07/2025 - 14826 Renaissance Ave - Mod 11, Controller ID 144931	1	\$0.00	\$0.00
2.		Sales	Drip Coupling	4	\$0.50	\$2.00
3.		Sales	6" Spray Head	1	\$21.56	\$21.56
4.		Sales	Drip Line	2	\$1.00	\$2.00
5.		Sales	Labor - Technician	1	\$55.00	\$55.00

Total \$80.56

Overdue 03/19/2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Ship to
Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Invoice details
Invoice no.: 21351
Terms: Due on receipt
Invoice date: 03/19/2025
Due date: 03/19/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Irrigation repairs were performed as follows on 03/07/2025 - 2781 Long Bow Way - Mod 5 Controller144906	1	\$0.00	\$0.00
2.		Sales	Drip Couplings	4	\$0.50	\$2.00
3.		Sales	Rain Bird Solenoid	1	\$84.25	\$84.25
4.		Sales	Drip Line	4	\$1.00	\$4.00
5.		Sales	Labor - Technician	1	\$55.00	\$55.00

Total \$145.25

Overdue 03/19/2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Ship to
Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Invoice details
Invoice no.: 21544
Terms: Due on receipt
Invoice date: 04/04/2025
Due date: 04/04/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 3.07.25 Clubhouse A		\$0.00	\$0.00
2.		Sales	Nozzle	1	\$2.88	\$2.88
3.		Sales	6" Spray head	1	\$21.56	\$21.56
4.		Sales	1/2" PVC	1	\$0.25	\$0.25
5.		Sales	Labor-Technician	0.5	\$55.00	\$27.50
Total						\$52.19

Overdue 04/04/2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Asturia CDD

Bill to
C/O Vesta District Services
250 International Pkwy. Ste. 208
Lake Mary, FL 32746

Ship to
Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Invoice details

Invoice no.: 21228
Terms: Due on receipt
Invoice date: 03/21/2025
Due date: 03/21/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Irrigation repairs were performed as follows on 02/21/2025 - Playground controller - Inspected and repaired 2 broken lines, one near bike rack and one in front of playground.	1	\$0.00	\$0.00
2.		Sales	Drip Couplings	2	\$0.50	\$1.00
3.		Sales	Drip Pipe	6	\$1.00	\$6.00
4.		Sales	Soil Staples	4	\$0.25	\$1.00
5.		Sales	Labor - Technician	1.5	\$55.00	\$82.50

Total \$90.50

Overdue 03/21/2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Asturia CDD
C/O Vesta District Services
250 International Pkwy. Ste. 208
Lake Mary, FL 32746

Ship to
Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Invoice details
Invoice no.: 21732
Terms: Net 30
Invoice date: 03/31/2025
Due date: 04/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Landscape enhnacement performed as follows: Spring Annual Flower Installation:			
2.		Landscape Construction	*Remove existing annuals *Tilling of exsting soil and installation of Osmocote granular fertilizer *Installation of 4" annuals *Application of Bloombuster liquid fertilizer	1750	\$2.75	\$4,812.50
					Total	\$4,812.50
					Overdue	04/30/2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Ship to
Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Invoice details
Invoice no.: 21643
Terms: Due on receipt
Invoice date: 04/10/2025
Due date: 04/10/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 4.3.25		\$0.00	\$0.00
2.		Sales	1/2" -90	1	\$1.25	\$1.25
3.		Sales	6" rotor	1	\$45.00	\$45.00
4.		Sales	Labor-Technician	0.3	\$55.00	\$16.50

Total \$62.75

Overdue 04/10/2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Asturia CDD

Bill to
C/O Vesta District Services
250 International Pkwy. Ste. 208
Lake Mary, FL 32746

Ship to
Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Invoice details

Invoice no.: 21307
Terms: Due on receipt
Invoice date: 03/18/2025
Due date: 03/18/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Irrigation repairs were performed as follows on 03/07/2025 *Inspection Month	1	\$0.00	\$0.00
2.		Sales	Drip Coupling	1	\$0.50	\$0.50
3.		Sales	Drip Line	1	\$1.00	\$1.00
4.		Sales	Labor - Technician	0.5	\$55.00	\$27.50

Total \$29.00

Overdue 03/18/2025

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690
+17278104464
service@redtreelandscape.systems
redtreelandscapesystems.com

Invoice 30100



BILL TO Asturia CDD C/o Breeze 1540 International Parkway Lake Mary, Fl. 32746	DATE	PLEASE PAY	DUE DATE
	06/01/2025	\$13,364.25	06/01/2025

ACTIVITY	QTY	RATE	AMOUNT
Landscape Maintenance:Grounds Maintenance Services	1	9,012.50	9,012.50
Monthly grounds maintenance program			
Horticulture	1	824.00	824.00
Monthly fertilization program			
Horticulture	1	437.75	437.75
Monthly pest control program			
Landscape Maintenance:Irrigation Repair	1	1,030.00	1,030.00
Monthly irrigation maintenance program			
Landscape Maintenance:Grounds Maintenance Services	1	2,060.00	2,060.00
Phase 4 Addition			

TOTAL DUE \$13,364.25

THANK YOU.

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690
+17278104464
service@redtreelandscape.systems
redtreelandscapesystems.com

Invoice 21853



BILL TO Asturia CDD C/o Vesta District Services 250 International Parkway, Ste 208 Lake Mary, Fl. 32746	DATE	PLEASE PAY	DUE DATE
	05/01/2025	\$13,364.25	05/01/2025

ACTIVITY	QTY	RATE	AMOUNT
Landscape Maintenance:Grounds Maintenance Services Monthly grounds maintenance program	1	9,012.50	9,012.50
Horticulture Monthly fertilization program	1	824.00	824.00
Horticulture Monthly pest control program	1	437.75	437.75
Landscape Maintenance:Irrigation Repair Monthly irrigation maintenance program	1	1,030.00	1,030.00
Landscape Maintenance:Grounds Maintenance Services Phase 4 Addition	1	2,060.00	2,060.00

TOTAL DUE	\$13,364.25
-----------	-------------

THANK YOU.



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

1 0 1
42-52579

ASTURIA CDD

Service Address: **14859 CARAVAN AVENUE**

Bill Number: 22457343

Billing Date: 6/3/2025

Billing Period: 4/18/2025 to 5/19/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0953305	01341603
Please use the 15-digit number below when making a payment through your bank	
095330501341603	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15450201	4/18/2025	11069	5/19/2025	11078	31	9

Usage History

Water

May 2025	9
April 2025	29
March 2025	32
February 2025	31
January 2025	33
December 2024	18
November 2024	19
October 2024	29
September 2024	0
August 2024	0
July 2024	21
June 2024	13

Transactions

Previous Bill	23.49
Payment 05/19/25	-23.49 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	9 Thousand Gals X \$0.81
	7.29
Total Current Transactions	7.29
TOTAL BALANCE DUE	\$7.29

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0953305
Customer # 01341603
Balance Forward 0.00
Current Transactions 7.29

Total Balance Due \$7.29
Due Date 6/20/2025

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

**The Total Due will be electronically
transferred on 06/20/2025.**

ASTURIA CDD
250 INTERNATIONAL PARKWAY SUITE 208
LAKE MARY FL 32746

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



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

1 0 1
42-52579

ASTURIA CDD

Service Address: **14450 PROMENADE PARKWAY**

Bill Number: 22457344

Billing Date: 6/3/2025

Billing Period: 4/18/2025 to 5/19/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	13548633	4/18/2025	45606	5/19/2025	45771	31	165

Usage History

Water

May 2025	165
April 2025	191
March 2025	241
February 2025	269
January 2025	261
December 2024	127
November 2024	163
October 2024	228
September 2024	1
August 2024	0
July 2024	170
June 2024	169

Transactions

Previous Bill	154.71
Payment 05/19/25	-154.71 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	165 Thousand Gals X \$0.81 133.65
Total Current Transactions	133.65
TOTAL BALANCE DUE	\$133.65

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0953310
Customer # 01341603
Balance Forward 0.00
Current Transactions 133.65

Total Balance Due \$133.65
Due Date 6/20/2025

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

**The Total Due will be electronically
transferred on 06/20/2025.**

ASTURIA CDD
250 INTERNATIONAL PARKWAY SUITE 208
LAKE MARY FL 32746

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



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

1 0 1
42-52579

ASTURIA CDD

Service Address: **14700 TRAILS EDGE BOULEVARD**

Bill Number: 22457345

Billing Date: 6/3/2025

Billing Period: 4/18/2025 to 5/19/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional 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	4/18/2025	5247	5/19/2025	5272	31	25

Usage History

Water

May 2025	25
April 2025	19
March 2025	28
February 2025	25
January 2025	26
December 2024	30
November 2024	27
October 2024	30
September 2024	32
August 2024	26
July 2024	26
June 2024	21

Transactions

Previous Bill	15.39
Payment 05/19/25	-15.39 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	25 Thousand Gals X \$0.81
	20.25
Total Current Transactions	20.25
TOTAL BALANCE DUE	\$20.25

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0953320
Customer # 01341603
Balance Forward 0.00
Current Transactions 20.25

Total Balance Due \$20.25
Due Date 6/20/2025

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

**The Total Due will be electronically
transferred on 06/20/2025.**

ASTURIA CDD
250 INTERNATIONAL PARKWAY SUITE 208
LAKE MARY FL 32746

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



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

LAND O' LAKES (813) 235-6012
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ASTURIA CDD

Service Address: **2830 LONG BOW WAY**

Bill Number: 22457346

Billing Date: 6/3/2025

Billing Period: 4/18/2025 to 5/19/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional 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	4/18/2025	10193	5/19/2025	10299	31	106

Usage History

Water

May 2025	106
April 2025	89
March 2025	103
February 2025	102
January 2025	96
December 2024	110
November 2024	111
October 2024	116
September 2024	85
August 2024	70
July 2024	81
June 2024	65

Transactions

Previous Bill	72.09
Payment 05/19/25	-72.09 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	106 Thousand Gals X \$0.81 85.86
Total Current Transactions	85.86
TOTAL BALANCE DUE	\$85.86

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Account # 0953325
Customer # 01341603
Balance Forward 0.00
Current Transactions 85.86

Total Balance Due \$85.86
Due Date 6/20/2025

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

**The Total Due will be electronically
transferred on 06/20/2025.**

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250 INTERNATIONAL PARKWAY SUITE 208
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ASTURIA CDD

Service Address: **14400 TRAILS EDGE BOULEVARD**

Bill Number: 22457347

Billing Date: 6/3/2025

Billing Period: 4/18/2025 to 5/19/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0953330	01341603
Please use the 15-digit number below when making a payment through your bank	
095333001341603	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15450200	4/18/2025	3532	5/19/2025	3550	31	18

Usage History

Water

May 2025	18
April 2025	13
March 2025	20
February 2025	18
January 2025	15
December 2024	20
November 2024	19
October 2024	23
September 2024	18
August 2024	4
July 2024	7
June 2024	11

Transactions

Previous Bill	10.53
Payment 05/19/25	-10.53 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	18 Thousand Gals X \$0.81
	14.58
Total Current Transactions	14.58
TOTAL BALANCE DUE	\$14.58

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Account # 0953330
Customer # 01341603
Balance Forward 0.00
Current Transactions 14.58

Total Balance Due \$14.58
Due Date 6/20/2025

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

**The Total Due will be electronically
transferred on 06/20/2025.**

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ASTURIA CDD

Service Address: **2995 LONG BOW WAY**

Bill Number: 22457348

Billing Date: 6/3/2025

Billing Period: 4/18/2025 to 5/19/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional 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	4/18/2025	4109	5/19/2025	4144	31	35

Usage History

Water

May 2025	35
April 2025	28
March 2025	41
February 2025	36
January 2025	29
December 2024	34
November 2024	32
October 2024	37
September 2024	32
August 2024	17
July 2024	21
June 2024	19

Transactions

Previous Bill	22.68
Payment 05/19/25	-22.68 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	35 Thousand Gals X \$0.81
	28.35
Total Current Transactions	28.35
TOTAL BALANCE DUE	\$28.35

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Account # 0953340
Customer # 01341603
Balance Forward 0.00
Current Transactions 28.35

Total Balance Due \$28.35
Due Date 6/20/2025

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

**The Total Due will be electronically
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ASTURIA CDD

Service Address: **0 PROMENADE PARKWAY**

Bill Number: 22457600

Billing Date: 6/3/2025

Billing Period: 4/18/2025 to 5/19/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional 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	4/18/2025	28505	5/19/2025	28686	31	181

Usage History

Water

May 2025	181
April 2025	0
March 2025	29
February 2025	525
January 2025	463
December 2024	217
November 2024	236
October 2024	324
September 2024	0
August 2024	0
July 2024	234
June 2024	194

Transactions

Current Transactions

Reclaimed

Reclaimed 181 Thousand Gals X \$0.81 146.61

Total Current Transactions

146.61

TOTAL BALANCE DUE

\$146.61

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Account # 0966695

Customer # 01341603

Balance Forward 0.00

Current Transactions 146.61

Total Balance Due \$146.61

Due Date 6/20/2025

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

**The Total Due will be electronically
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ASTURIA CDD

Service Address: **15381 AVILES PARKWAY**

Bill Number: 22457912

Billing Date: 6/3/2025

Billing Period: 4/18/2025 to 5/19/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional 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	4/18/2025	1793	5/19/2025	1820	31	27

Usage History

Water

May 2025	27
April 2025	23
March 2025	27
February 2025	26
January 2025	29
December 2024	28
November 2024	27
October 2024	32
September 2024	28
August 2024	17
July 2024	30
June 2024	18

Transactions

Previous Bill	18.63
Payment 05/19/25	-18.63 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	27 Thousand Gals X \$0.81
	21.87
Total Current Transactions	21.87
TOTAL BALANCE DUE	\$21.87

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Account # 0989015
Customer # 01341603
Balance Forward 0.00
Current Transactions 21.87

Total Balance Due \$21.87
Due Date 6/20/2025

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

**The Total Due will be electronically
transferred on 06/20/2025.**

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ASTURIA CDD

Service Address: **15121 AVILES PARKWAY**

Bill Number: 22457914

Billing Date: 6/3/2025

Billing Period: 4/18/2025 to 5/19/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional 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	4/18/2025	1140	5/19/2025	1156	31	16

Usage History

Water

May 2025	16
April 2025	13
March 2025	15
February 2025	14
January 2025	16
December 2024	17
November 2024	17
October 2024	18
September 2024	20
August 2024	11
July 2024	11
June 2024	13

Transactions

Previous Bill	10.53
Payment 05/19/25	-10.53 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	16 Thousand Gals X \$0.81 12.96
Total Current Transactions	12.96
TOTAL BALANCE DUE	\$12.96

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Account # 0989025
Customer # 01341603
Balance Forward 0.00
Current Transactions 12.96

Total Balance Due \$12.96
Due Date 6/20/2025

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

**The Total Due will be electronically
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ASTURIA CDD

Service Address: **15233 RENAISSANCE AVENUE**

Bill Number: 22458798

Billing Date: 6/3/2025

Billing Period: 4/18/2025 to 5/19/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional 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	4/18/2025	1404	5/19/2025	1422	31	18

Usage History

Water

May 2025	18
April 2025	14
March 2025	19
February 2025	17
January 2025	17
December 2024	17
November 2024	16
October 2024	19
September 2024	19
August 2024	16
July 2024	18
June 2024	15

Transactions

Previous Bill	11.34
Payment 05/19/25	-11.34 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	18 Thousand Gals X \$0.81
	14.58
Total Current Transactions	14.58
TOTAL BALANCE DUE	\$14.58

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Account # 1031105
Customer # 01341603
Balance Forward 0.00
Current Transactions 14.58

Total Balance Due \$14.58
Due Date 6/20/2025

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

**The Total Due will be electronically
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ASTURIA CDD

Service Address: **15246 CARAVAN AVENUE**

Bill Number: 22458801

Billing Date: 6/3/2025

Billing Period: 4/18/2025 to 5/19/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional 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	4/18/2025	4871	5/19/2025	4910	31	39

Usage History

Water

May 2025	39
April 2025	34
March 2025	41
February 2025	43
January 2025	42
December 2024	43
November 2024	49
October 2024	60
September 2024	59
August 2024	50
July 2024	46
June 2024	46

Transactions

Previous Bill	27.54
Payment 05/19/25	-27.54 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	39 Thousand Gals X \$0.81
	31.59
Total Current Transactions	31.59
TOTAL BALANCE DUE	\$31.59

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Account # 1031115
Customer # 01341603
Balance Forward 0.00
Current Transactions 31.59

Total Balance Due \$31.59
Due Date 6/20/2025

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

**The Total Due will be electronically
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ASTURIA CDD

Service Address: **15050 CARAVAN AVENUE**

Bill Number: 22458802

Billing Date: 6/3/2025

Billing Period: 4/18/2025 to 5/19/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional 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	4/18/2025	6180	5/19/2025	6246	31	66

Usage History		
Water		
May 2025	66	
April 2025	67	
March 2025	72	
February 2025	76	
January 2025	65	
December 2024	89	
November 2024	76	
October 2024	88	
September 2024	86	
August 2024	82	
July 2024	79	
June 2024	57	

Transactions		
Previous Bill		54.27
Payment 05/19/25		-54.27 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	66 Thousand Gals X \$0.81	53.46
Total Current Transactions		53.46
TOTAL BALANCE DUE		\$53.46

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Account # 1031120
Customer # 01341603
Balance Forward 0.00
Current Transactions 53.46

Total Balance Due \$53.46
Due Date 6/20/2025

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

**The Total Due will be electronically
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ASTURIA CDD

Service Address: **14577 PROMENADE PARKWAY**

Bill Number: 22457424

Billing Date: 6/3/2025

Billing Period: 4/18/2025 to 5/19/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional 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	4/18/2025	6749	5/19/2025	6844	31	95

Usage History

Water

May 2025	95
April 2025	66
March 2025	102
February 2025	114
January 2025	117
December 2024	58
November 2024	98
October 2024	115
September 2024	0
August 2024	0
July 2024	83
June 2024	41

Transactions

Previous Bill	53.46
Payment 05/19/25	-53.46 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	95 Thousand Gals X \$0.81
	76.95
Total Current Transactions	76.95
TOTAL BALANCE DUE	\$76.95

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Account # 0956645
Customer # 01341603
Balance Forward 0.00
Current Transactions 76.95

Total Balance Due \$76.95
Due Date 6/20/2025

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

**The Total Due will be electronically
transferred on 06/20/2025.**

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ASTURIA CDD

Service Address: **14575 PROMENADE PARKWAY**

Bill Number: 22457425

Billing Date: 6/3/2025

Billing Period: 4/18/2025 to 5/19/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional 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	4/18/2025	28440	5/19/2025	28693	31	253

Usage History

	Water
May 2025	253
April 2025	255
March 2025	278
February 2025	302
January 2025	291
December 2024	313
November 2024	227
October 2024	180
September 2024	196
August 2024	153
July 2024	135
June 2024	110

Transactions

Previous Bill	3,691.84
Payment 05/19/25	-3,691.84 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	61.68
Water Tier 1 40.0 Thousand Gals X \$2.10	84.00
Water Tier 2 40.0 Thousand Gals X \$3.34	133.60
Water Tier 3 40.0 Thousand Gals X \$6.69	267.60
Water Tier 4 133.0 Thousand Gals X \$9.02	1,199.66
Sewer	
Sewer Base Charge	157.56
Sewer Charges 253.0 Thousand Gals X \$6.94	1,755.82
Total Current Transactions	3,659.92
TOTAL BALANCE DUE	\$3,659.92

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.

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Account # 0956650
Customer # 01341603
Balance Forward 0.00
Current Transactions 3,659.92

Total Balance Due \$3,659.92
Due Date 6/20/2025

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

**The Total Due will be electronically
transferred on 06/20/2025.**

ASTURIA CDD
250 INTERNATIONAL PARKWAY SUITE 208
LAKE MARY FL 32746

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1 0 1
42-52579

ASTURIA CDD

Service Address: **14502 PROMENADE PARKWAY**

Bill Number: 22457426

Billing Date: 6/3/2025

Billing Period: 4/18/2025 to 5/19/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional 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	4/18/2025	253	5/19/2025	256	31	3

Usage History

	Water
May 2025	3
April 2025	1
March 2025	2
February 2025	2
January 2025	2
December 2024	1
November 2024	1
October 2024	2
September 2024	2
August 2024	3
July 2024	2
June 2024	3

Transactions

Previous Bill	63.78
Payment 05/19/25	-63.78 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	61.68
Water Tier 1 3.0 Thousand Gals X \$2.10	6.30
Total Current Transactions	67.98
TOTAL BALANCE DUE	\$67.98

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.

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

Account # 0956655
Customer # 01341603
Balance Forward 0.00
Current Transactions 67.98

Total Balance Due \$67.98
Due Date 6/20/2025

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

**The Total Due will be electronically
transferred on 06/20/2025.**

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Pay By Phone: 1-855-786-5344

1 0 1
42-52579

ASTURIA CDD

Service Address: **15301 AVILES PARKWAY**

Bill Number: 22457913

Billing Date: 6/3/2025

Billing Period: 5/13/2025 to 5/19/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0989020	01341603
Please use the 15-digit number below when making a payment through your bank	
098902001341603	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17705151	5/13/2025	506	5/19/2025	511	6	5

Usage History
Water
May 2025 5

Transactions		
Previous Bill		-65.59 CR
Balance Forward		-65.59 CR
Current Transactions		
Reclaimed		
Reclaimed	5 Thousand Gals X \$0.81	4.05
Adjustments		
Deposit Owing		150.00
Same Day Turn On Activation Fee		63.00
Adjustment		65.59
Total Current Transactions		282.64
TOTAL BALANCE DUE		\$217.05



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Account # 0989020
Customer # 01341603
Balance Forward -65.59 CR
Current Transactions 282.64

Total Balance Due \$217.05
Due Date 6/20/2025

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

**The Total Due will be electronically
transferred on 06/20/2025.**

ASTURIA CDD
250 INTERNATIONAL PARKWAY SUITE 208
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PASCO COUNTY UTILITIES
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Payroll Summary

Check Date	Name	Hours	Total Paid	Tax Withheld	Deductions	Net Pay	Check No	Employer Liability	Total Expense
Pay Frequency: Biweekly									
06/23/2025	Carland, Judith M	40.50	729.00	70.98	0.00	658.02	DD	55.77	784.77
Pay Frequency Totals: Biweekly		40.50	\$729.00	\$70.98	\$0.00	\$658.02		\$55.77	\$784.77
Total Net Pays for Biweekly frequency: 1									
Company Totals:		40.50	\$729.00	\$70.98	\$0.00	\$658.02		\$55.77	\$784.77
Total Net Pays for Company: 1									

Payroll Liability

Total Cash Required		\$815.30
Debit for FSDD (Full Service Direct Deposit)	BANKUNITED, NATIONAL ASSOCIATION, Routing/Transit no. (ABA) 267090594, Bank account no. XXXXXX1583	\$658.02
Debit for Taxes	BANKUNITED, NATIONAL ASSOCIATION, Routing/Transit no. (ABA) 267090594, Bank account no. XXXXXX1583	\$126.75
Debit for Pay-by-Pay	BANKUNITED, NATIONAL ASSOCIATION, Routing/Transit no. (ABA) 267090594, Bank account no. XXXXXX1583	\$30.53
Total cash required for BANKUNITED, NATIONAL ASSOCIATION, Routing/Transit no. (ABA) 267090594, Bank account no. XXXXXX1583		\$815.30

Important Note

Your cash required total does not include your fees for service. The invoice with the details of your fees will be sent the Monday after you process your payroll with the debit from your account occurring 3 banking days later.

Payroll Liability

PAY FREQUENCY: Biweekly

Net Pay

Checks		0.00	
Subtotal Net Pay		0.00	
Taxes	Deposit Responsibility Client		Deposit Responsibility ADP
	Agency	Rate	EE withheld ER contrib EE withheld ER contrib
Federal	Federal Income Tax		15.21 15.21
	Social Security		45.20 45.20 90.40
	Medicare		10.57 10.57 21.14
	Subtotal Federal		70.98 55.77 126.75
	Total Taxes		70.98 55.77 126.75
Other Transfers Full Service Direct Deposit (FSDD)		658.02	1 Employee Transactions
Pay-by-Pay Insurance		30.53	

Total Biweekly Pay Frequency

Total Direct Deposit (FSDD)	\$658.02
Total Pay-by-Pay Insurance	\$30.53
Total Taxes	\$126.75
Total Amount ADP Debited from your Account(s)	\$815.30

Total For 6/23/2025 - Payroll 1

Total Direct Deposit (FSDD)	\$658.02
Total Pay-by-Pay Insurance	\$30.53
Total Taxes	\$126.75
Total Amount ADP Debited from your Account(s)	\$815.30



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DADE CITY (352) 521-4285

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Pay By Phone: 1-855-786-5344

1 0 1
42-52579

ASTURIA CDD

Service Address: **14915 AVILES PARKWAY**

Bill Number: 22457342

Billing Date: 6/3/2025

Billing Period: 4/18/2025 to 5/19/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional 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	4/18/2025	25902	5/19/2025	26134	31	232

Usage History

Water

May 2025	232
April 2025	195
March 2025	256
February 2025	258
January 2025	230
December 2024	261
November 2024	228
October 2024	259
September 2024	268
August 2024	234
July 2024	251
June 2024	222

Transactions

Previous Bill	157.95
Payment 05/19/25	-157.95 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	232 Thousand Gals X \$0.81
	187.92
Total Current Transactions	187.92
TOTAL BALANCE DUE	\$187.92

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.

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Account # 0953300
Customer # 01341603
Balance Forward 0.00
Current Transactions 187.92

Total Balance Due \$187.92
Due Date 6/20/2025

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

**The Total Due will be electronically
transferred on 06/20/2025.**

ASTURIA CDD
250 INTERNATIONAL PARKWAY SUITE 208
LAKE MARY FL 32746

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



Cleaning Commandos llc
cleaningcommandosllc@gmail.com | (727) 815-5199

Invoice #000154

Issue date
May 15, 2025

Asturia cleanings June

We appreciate your business.

Customer

Michele Johnson
breezeinvoices@payableslockbox.com

Invoice Details

PDF created May 15, 2025
\$1,230.00

Payment

Due May 15, 2025
\$1,230.00

Items	Quantity	Price	Amount
Asturia cleanings <i>Asturia cleanings June 2025</i> <i>3,6,10,13,17,20,24,27</i> <i>Cleaning commandos</i> <i>18395 Maberly rd</i> <i>Weeki wachee , fl, 34614</i>	8	\$150.00	\$1,200.00
<i>Late fees will be added if paid after 30 days upon receipt .</i>			
Consumables <i>Consumables</i> <i>Trash bags</i> <i>Paper towels</i>	1	\$30.00	\$30.00
Subtotal			\$1,230.00

Total Due **\$1,230.00**



Pay online

To pay your invoice go to <https://squareup.com/u/JcQ2zElq>
Or open the camera on your mobile device and place the QR code in the camera's view.



Asturia cleaning

We appreciate your business.

Customer

Michele Johnson
breezeinvoices@payableslockbox.com

Invoice Details

PDF created June 18, 2025
\$1,490.00

Payment

Due June 15, 2025
\$1,490.00

Items	Quantity	Price	Amount
Asturia cleaning <i>Asturia cleaning</i> <i>July 1,3,8,11,15,18,22,25,29 , 2025</i> <i>Cleaning commandos</i> <i>18395 Maberly rd</i> <i>Weeki wachee , fl, 34614</i> <i>All invoices due immediately upon receipt.</i> <i>Invoices not paid in full by the first of each and every month</i> <i>will be subject to late fees.</i>	9	\$150.00	\$1,350.00
Asturia consumables <i>Consumables</i>	1	\$90.00	\$90.00
Unpaid June 2025 late fee <i>June 2025 late fee \$50.00</i>	1	\$50.00	\$50.00
Subtotal			\$1,490.00

Total Due **\$1,490.00**



Pay online

To pay your invoice go to <https://squareup.com/u/hMIGk2rp>
Or open the camera on your mobile device and place the QR code in the camera's view.



ADVICE OF DEBIT

ADP, Inc.
PO Box 830272
Philadelphia PA 19182-0272

Client Name : ASTURIA COMMUNITY
DEVELOPMENT DISTR
Client Number : 2684460
Advice of Debit Number : 693382234
Advice of Debit Date : 06/20/2025
Advice of Debit Due Date : 06/27/2025
Total Debited This Invoice : \$121.17

i Inquiries

For Billing inquiries, please contact your client service rep at 866-873-0386

SHIMA PAKZADIAN
ASTURIA COMMUNITY DEVELOPMENT DISTR
14575 PROMENADE PKWY
ODESSA, FL 33556-2707

CURRENT CHARGES

RUN	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
COMPANY CODE 1808-2R-DU3 IID 27702677					
Processing Charges for Period Ending Date: 06/13/2025 Check Date: 06/23/2025					
ADP Complete Payroll and HR Plus Includes: Multiple Employee Pay Options Tax Filing and New Hire Reporting Electronic Reports Employee Access RUN Powered by ADP Mobile Payroll General Ledger Interface Garnishment Payment Service Unemployment Claims Service (SUI) Poster Compliance Update Service 24x7 Live Support HR Help Desk 25 Background Checks Employee Handbook Wizard Zip Recruiter - 2 Job Slots Job Description Wizard Document Vault HR Tracking, Form and Documents Compliance Update and Training 24.79% of the Per Pay Fee is Software Pay-by-Pay Workers' Compensation	1	discount applies		\$175.25	
	1	\$16.00 each		\$16.00	

Sub Total Current Charges	\$191.25
39.99% Discount On Processing Charges	-\$70.08
TOTAL CHARGES FOR COMPANY CODE:	1808-2R-DU3
	\$121.17

Total Debited **\$121.17**

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXX1583 on 06/27/2025 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

EXHIBIT 24

[Return to Agenda](#)

1 **MINUTES OF MEETING**

2 **ASTURIA**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Asturia Community Development District
5 was held on Tuesday, July 8, 2025 at 6:00 p.m. at Asturia Clubhouse 14575 Promenade Pkwy., Odessa, FL
6 33556.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Dilley called the meeting to order at 6:02 p.m. and conducted roll call.

9 Present and constituting a quorum were:

10 Susan Coppa	Board Supervisor, Chairwoman
11 Jonathan Tietz <i>(via zoom)</i>	Board Supervisor, Vice Chairman
12 Samuel Whitten	Board Supervisor, Assistant Secretary
13 Donald Foltz	Board Supervisor, Assistant Secretary

14 Also in attendance:

15 Heather Dilley	District Manager, Kai
16 Jerry Edwards	District Field Manager, Kai
17 Sonia Valentin <i>(via zoom)</i>	Senior Accountant, Kai
18 Lindsay Moczynski	District Counsel, Kilinski Van Wyk
19 Jane Graham <i>(via zoom)</i>	Land Use Counsel, Sunshine City Law
20 Chris Thompson	Aquatics Vendor, Blue Water Aquatics
21 Mike Cooper	Pool Maintenance Vendor, Cooper Pools

22 *The following is a summary of the discussions and actions taken at the July 8, 2025 Asturia CDD Board of*
23 *Supervisors Regular Meeting.*

24 **SECOND ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual on**
25 **agenda items)**

26 There were approximately 10 audience members present, and 2 attended via zoom.

27 A resident asked about the fence proposal.

28 A resident inquired about a line item in the variance report under the consent agenda.

29 **THIRD ORDER OF BUSINESS – Staff Reports**

30 A. District Engineer

31 There being none, the next item followed.

32 B. Land Use Counsel

33 Ms. Graham explained that she had completed her due diligence regarding public records for the
34 Lantower and recommended that the board allow her to initiate negotiations for an amended
35 agreement with Lantower's counsel.

36 She also addressed the topic of traffic calming measures on Portico, noting that while she had
37 communicated with county officials, any significant modifications, such as installing speed bumps
38 or making the street one-way, would require careful planning and likely the involvement of the
39 District Engineer or a traffic engineer. She advised that, once the board clarified its preferred
40 approach to traffic calming, the District Engineer should submit any necessary applications to the
41 county, as this would carry more weight and ensure proper technical language was used. She also
42 offered to continue supporting the board as needed, particularly in reviewing reports and
43 coordinating with county contacts, but stressed that engineering and legal processes should be
44 followed to avoid complications.

The board decided to gather all relevant information, have management coordinate with the District Engineer for approval, and then present them back to the board.

C. District Counsel

- a. Discussion on Sending a Letter to Duke and the Public Utilities regarding numerous Streetlight Outages

The Chair will send the letter to Duke after the District Counsel's review.

- b. Discussion on Public Records Request from Lantower Legal Counsel

Ms. Moczynski explained that management had already provided all responsive documents to the request and asked the board to confirm if anything remained outstanding.

She updated the board on ongoing litigation with RIPA, recommending that a shade session be scheduled to discuss legal strategy in private, and outlined the procedural requirements for such a session.

Mr. Foltz made a motion to approve a shade session on Thursday, July 24, 2025, at 6 p.m. to discuss pending litigation against Ripa and Associates.

On a MOTION by Mr. Foltz, SECONDED by Mr. Whitten, WITH ALL IN FAVOR, the Board approved the **Shade Session on Thursday, July 24, 2025, at 6 p.m. to discuss pending litigation against RIPA and Associates**, for the Asturia Community Development District.

Ms. Moczynski informed the board about a request from SR 54 Land Associates, a developer, who needs access to the district's property to fulfill obligations under a critical linkage management plan (CMP) required by the county.

D. Exhibit 1: Cooper Pools – Service Completion Reports

E. Exhibit 2: Red Tree Landscape & Irrigation – Irrigation Report

F. Blue Water Aquatic Services

- a. Exhibit 3: Pond Treatment Reports

Mr. Thompson presented the reports to the board.

- b. Exhibit 4: Consideration of Special Service Agreement to treat Brazilian Pepper and Chinese Tallow across the entire Asturia CDD property - \$5.25 per tree

Ms. Coppa made a motion to approve the removal of trees in the amount not to exceed \$1,500.00.

On a MOTION by Ms. Coppa, SECONDED by Mr. Foltz, WITH ALL IN FAVOR, the Board approved the **removal of Brazilian Pepper and Chinese Tallow trees in the amount not to exceed \$1,500.00**, for the Asturia Community Development District.

G. Field Manager

- a. Exhibit 5: Field Report

- b. Exhibit 6: Task List

- c. Consideration of Pool Maintenance Proposals (3 days per week)

- Exhibit 7: Pool Troopers - \$2,031.00 monthly

The board rejected this proposal.

- Exhibit 8: Cooper Pools - \$2,200.00 monthly

Mr. Cooper introduced himself to the board. He also responded to concerns raised by board members and residents about a recent incident where the pool was closed for emergency cleaning. He explained the technical issues that led to the closure, such as a malfunctioning chlorine injector and the presence of black algae.

The board rejected this proposal.

- Exhibit 9: Americans Commercial Pool Service - \$2,760.00 monthly

Mr. Foltz made a motion to approve this proposal.

On a MOTION by Mr. Foltz, SECONDED by Ms. Coppa, WITH ALL IN FAVOR, the Board approved the **Americans Commercial Pool Service - Pool Maintenance Proposal (3 days per week) in the amount of \$2,760.00 monthly**, for the Asturia Community Development District.

- Exhibit 10: Americans Commercial Pool Service - \$4,600.00 monthly (5 days per week)

The board rejected this proposal.

d. Consideration of Proposals

- Exhibit 11: Florida Brothers Maintenance & Repair – ADA Chair Parts & Installation - \$937.92

This proposal was pre-approved as it was an emergency repair.

- Exhibit 12: Cooper Pools – Monthly Maintenance (one-time cleaning) - \$250.00

Ms. Dilley mentioned that Cooper Pools made 3 different visits for the cleaning, amounting to \$750.00.

H. District Manager

Ms. Dilley reported that the application for a sheriff's presentation was submitted and that the district is awaiting a response, with a typical wait time of six to eight weeks.

Ms. Dilley discussed the logistics of setting up a separate bank account for rental fees and replacement card keys, as recommended by accounting. She also introduced the new QR code signage system for residents to submit maintenance requests.

Ms. Dilley updated the board on staff purchasing authority, confirming that Ms. Carcaba, the onsite maintenance technician, now has a \$500 credit card for supplies, and that Mr. Edwards' purchasing authority is being finalized.

Ms. Dilley updated the board regarding sourcing for pool umbrellas, including gathering specifications and contacting multiple vendors.

Ms. Dilley shared that she found a discounted model at Lowe's and coordinated with Mr. Edwards for free delivery, but clarified that she would double-check the specifications to ensure it met the district's needs.

FOURTH ORDER OF BUSINESS –Business Items

A. Exhibit 13: Consideration for Adoption – **Resolution 2025-13**, Re-Designating Registered Agent

On a MOTION by Ms. Coppa, SECONDED by Mr. Foltz, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-13, Re-Designating Registered Agent**, for the Asturia Community Development District.

B. Discussion on Redtree Contract or RFP

Mr. Foltz made a motion to go out for RFP for landscaping and irrigation services.

On a MOTION by Mr. Foltz, SECONDED by Ms. Coppa, WITH ALL IN FAVOR, the Board approved **going out for RFP for landscaping and irrigation services**, for the Asturia Community Development District.

C. Exhibit 14: Discussion on DDD Fencing's New Estimate Increase

The board requested for an additional proposal.

Ms. Coppa made a motion to authorize the Chair to make the final approval on the fencing proposal in the amount not to exceed \$10,500.00.

a. Exhibit 15: Top Rail Fence - \$10,500.00

On a MOTION by Ms. Coppa, SECONDED by Mr. Foltz, WITH ALL IN FAVOR, the Board approved to **authorize the Chair to make the final approval on the fencing proposal in the amount not to exceed \$10,500.00**, for the Asturia Community Development District.

D. Discussion on Recreational Areas for Teens

Ms. Coppa made a motion to table this discussion to the workshop.

On a MOTION by Ms. Coppa, SECONDED by Mr. Foltz, WITH ALL IN FAVOR, the Board tabled the **Discussion on Recreational Areas for Teens to the workshop**, for the Asturia Community Development District.

FIFTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 16: Consideration for Acceptance – The Unaudited May 2025 Financials

The board engaged in an in-depth discussion about the district's financials, focusing on the clarity and accuracy of budget reporting, surplus funds, and outstanding vendor payments. Ms. Valentin committed to providing updated projections and addressing any outstanding discrepancies.

The board did not accept the financials and requested Ms. Valentin to confirm and include the May 2025 unaudited financials for the next agenda.

a. Exhibit 17: Variance Report for May 2025

B. Exhibit 18: Consideration for Approval – The Meeting Minutes of the Boards Supervisors Regular Meeting Held on June 10, 2025

C. Exhibit 19: Ratification of Onyx Electric – Amp Surface Mount Panel & Pole Breakers Proposal - \$1,750.00

On a MOTION by Mr. Whitten, SECONDED by Ms. Coppa, WITH ALL IN FAVOR, the Board approved **Items B & C of the Consent Agenda**, for the Asturia Community Development District.

SIXTH ORDER OF BUSINESS – Supervisors Requests

A Supervisor requested an update on the signs.

A board discussion ensued regarding the golf cart.

SEVENTH ORDER OF BUSINESS – Action Items Summary

Management Tasks:

1. Gather and submit all documentation and maps for speed bump locations to the District Engineer for approval.

2. Coordinate pool umbrella choices with the Chair, gathering specifications and sourcing best pricing.
3. Implement QR code signage for resident maintenance requests; coordinate design and placement with board input.
4. Confirm and purchase the correct golf cart model (with dump bed and tow hitch), coordinating with field staff for delivery.
5. Prepare and publish notice for shade session on July 24, 2025, at 6 p.m.
6. Add the Pledge of Allegiance back to the start of future meetings.
7. Maintain and update the action item list, ensuring completed items are removed and pending items are tracked.
8. Provide regular updates to the board on the status of pending tasks and action items.

Field Tasks:

1. Secure one more fencing proposal for the playground area and provide to Chair for final approval.
2. Oversee field maintenance, including trash, signage, and playground safety.
3. Coordinate with Office Pride on trash can replacement and entrance litter pickup.
4. Address pool rules signage compliance and ensure correct installation.

Legal/Administrative Tasks:

1. Review report from District Engineer on speed bump locations and get legal approval.
2. Provide details on timing, equipment, and access needs for CMP (Critical Linkage Management Plan) work to District Council for review.

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

A resident raised concerns about the signs.

A resident noted the lack of recreational opportunities for teenagers in the community. He also raised concerns about the strict enforcement of pool rules for minors. He urged the board to find ways to expedite the decision-making process. He also commented on the financial reporting.

A resident mentioned the deteriorating appearance of the community's entrance. He also discussed ongoing problems with street lighting.

A resident commented about the maintenance issues related to trash cans and dog waste stations.

A resident requested for the Pledge of Allegiance added back to the agenda.

NINTH ORDER OF BUSINESS – Next Workshop Confirmation, Reschedule, or Cancellation: July 22, 6:00 p.m.

The board confirmed the workshop on July 22nd at 6:00 p.m.

TENTH ORDER OF BUSINESS – Next Meeting Quorum Check: August 12, 6:00 p.m.

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS – Adjournment

Ms. Dilley asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Ms. Coppa made a motion to adjourn the meeting.

On a MOTION by Ms. Coppa, SECONDED by Mr. Foltz, WITH ALL IN FAVOR, the Board **adjourned the meeting at 8:37 p.m.**, for the Asturia Community Development District.

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

208 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
209 **meeting held on _____.**

210

Signature

Signature

211

Printed Name

Printed Name

212 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

Title: ☐ **Chairwoman** ☐ **Vice Chairman**

EXHIBIT 25

[Return to Agenda](#)



American Leak Detection
1745 Grand Blvd.
Holiday, Florida 34690
(727) 935-5810
www.americanleakdetection.com
Tax ID # 59-3730907

Invoice 100215
Invoice Date 7/23/2025
Completed Date
Technicians Michael Kurish
MJ Howard
Customer PO
Payment Term Due Upon Receipt

Billing Address
KAI Management
2502 North Rocky Point Drive #Suite 1000
Tampa, FL 33607 USA

Job Address
Asturia CDD
14575 Promenade Parkway
Odessa, FL 33556 USA

Description of Work

Task #	Description	Quantity	Your Price	Your Total
CP	Leak Detection on a commercial pool with up to 4 skimmers/scum gutters/skimmer grates.	1.00	\$500.00	\$500.00
CSG	Additional skimmers and or skimmer grates, after the initial 4 included in the base fee for commercial pool detection.	32.00	\$50.00	\$1,600.00
TECH	Additional fee applied when a job requires two technicians in order to complete.	1.00	\$275.00	\$275.00
Potential Savings				\$0.00
Sub-Total				\$2,375.00
Tax				\$0.00
Total Due				\$2,375.00
Balance Due				\$2,375.00

It has been our pleasure working for you. Thank you for choosing American Leak Detection!

Emergency Repair severe water leak in pool, causing paver damage.

Susan Coppel

Job #100215

Commercial Pool/Spa Leak Detection

American Leak Detection 1745 Grand Blvd Holiday, FL 34690 800-373-5036 #CPC1456992

Date

2025-07-25

Completed By:

MJ Howard

Customer Name

KAI Management

"Marina carcaba Marina@hikai.com"

Customer Address

14575 Promenade Parkway, Odessa, FL 33556 USA

Final Quote for Leak Detection

An estimate should have been provided to you prior to scheduling service with ALD. If the features of the system as described are correct there will be no change. If additional or fewer features are present, the fee provided here will reflect the appropriate and final quote for leak detection.

\$2375

Work Authorization

While performing leak tests our technicians may need to open and close valves, cut and/or cap pipes, remove and reinstall lights, wall fittings, floor return heads, drain covers, etc. In some cases where these items have not been manipulated in a long time, they may be susceptible to breakage and/or begin to leak. ALD will not be held liable for any unavoidable or necessary collateral damage to property. Most pipe leaks will be located within several inches of their exact location but this can vary to within several feet, depending on soil conditions, construction methods, and other factors, known and unknown. ALD will not be liable, financial or otherwise, for the possible inaccurate location of leaks due to the aforementioned known and unknown factors.

The quote for service today is agreed to and acknowledged. Payment is due upon receipt of service. I have read the above and understand the conditions applicable to the work to be performed and hereby authorize ALD to complete the leak detection, and agree to the charges and terms as described.



General Pool Information

Reported Concern

The autofill runs constantly. An excessive amount of chemicals are needed to maintain the pool. Water level drop of 4"-6" occurred over a weekend. Paver settlement present near the pool deck jets.

System: General Overview



Type of System

- ☒ Concrete Pool
 - ☒ Non-Testable Additional Features
-

Is the pool in proper condition for testing?

60 day warranty on leak detection only applies to pools in proper condition for testing: Filled to normal operating level, clear of any algae, excessive debris, or cloudiness. If system cannot be fully tested due to improper testing conditions, a fee may apply for additional service if leak persists.

Yes.

Does the System have an Autofill?

Yes

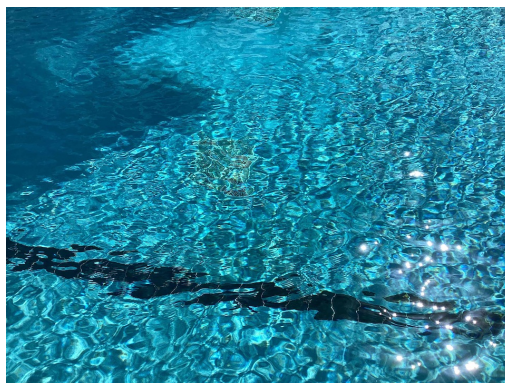
Does the System have an Overflow?

No

How many pumps does the system have?

2

Photo of Drain Covers



Non-Testable Special Features

- ☒ Deck Jet(s)

Surface Finish Type

DiamondBrite

Surface Finish

Deck Type

Pavers Over Earth

Deck

Non-Testable Special Features

General Information Pertaining to Non-Testable Features

Oftentimes, these special features are not testable utilizing ALD's non-invasive equipment and testing methods. For this reason, they are not taken into consideration in regard to the leak detection fee.



Is water loss to a leak suspected to be sourcing from a non-testable feature?

No

Can the feature(s) be isolated?

To determine if the system is leaking from an untestable feature that can be isolated: Shut off the feature valve at the pump to isolate it from the system. Mark the water level in the pool and/or spa. Monitor loss over 24 hours to determine if it ceases when the feature is isolated. If confirmed the leak is sourcing from an untestable water feature, a pool builder or water feature specialist will be required to further facilitate locating and repairing the problem.

YES, feature valve can be closed at the equipment.

Was any inspection or testing provided on the non-testable feature?

Partially: See Comments Below

Summary of visual inspection, leak tests performed, findings, and/or follow up instructions related to special feature(s):

The pavers around one of the deck jets were removed prior to ALD arrival. The ground under the area has settled approximately 6" but there is no evidence this is caused by a leak in the deck jets or any suction/return lines near the area.

Standard Leak Detection Tests Performed:

Pump/Equipment Test:

Upon arrival was the equipment found to be fully operational, exhibiting no evidence of water leaks, disrepair, deterioration, and functioning as it should?

Yes

Pump/Equipment:

ALD does not offer equipment service or repair in most circumstances. If repair and/or replacement of equipment features is needed, a pool equipment service company will need to be contracted.



Was a full leak test performed on the system plumbing?

Yes.

Pool Line(s) Hydrostatic Pressure Tested:

- ☒ Perimeter Suction
- ☒ Pool Main Drain
- ☒ Pool Return
- ☒ Vacuum

Did all tested lines pass hydrostatic pressure test?

Yes. All lines tested leak free.

Was a dive test performed?

Yes

Structural Elements Tested:

- ☒ General Structure/Shell
- ☒ Skimmer Grates/Gutter Cups
- ☒ Light(s)
- ☒ Main Drain(s)
- ☒ Return Collar(s)
- ☒ Tile Grout
- ☒ Vacuum Collar(s)
- ☒ VacPac

Were any structure leaks located?

Yes.

Should client be aware of any potential concerns going forward?

Yes.

Client Advised:

NO WARRANTY CAN BE PROVIDED FOR EPOXY PATCHING to the expansion joint seams. ALD inspected the system in 2021 and advised repair of the same, be sought from a commercial pool builder. The two seams are exhibiting ongoing leak issues and will continue to develop problems until more extensive repairs are completed.

Leak Detection Findings

Leak(s) Were Located in the Following Area(s):

- ☒ Other: See Summary
- ☒ Structural Cracking

Structural Leak(s) Located:

Summary of Findings and Measures Taken or Needed to Address the Leak(s):

There are two expansion joint seams in the pool, measuring approximately 34' and 25' in length. The larger of the two seams was leaking in multiple areas. The shorter was leaking in several areas. The leaking areas within the seams total approximately the size of a 3" pipe, contributing to substantial water loss to leaks. The leaking seam areas were plugged with clay, then sealed over with epoxy. Patching of leaks in the expansion joints is temporary, intended to stop or slow water loss to the leak until proper long term repair can be completed. Efficacy of clay and epoxy cannot be predetermined or guaranteed to be effective. The seam will exhibit temperature related movement which will likely result in new leak development and compromise the current leak patching. ALD advises immediate assessment be performed by a licensed commercial pool builder to determine best course of long term repair of the expansion joint seams.

Was the pump able to be primed, valves set in proper position, and confirmed to be operational after completion of testing?

Yes

Structural Cracking

Type(s) of Structure Crack(s) Present:

ALD cannot determine the cause of cracking. All cracks can continue to grow. Some cracks are repairable and others are an indication of more severe problems. Effectiveness of epoxy patching can only be proven over time, but should be considered a temporary solution. Failed epoxy patching indicates a need for additional remediation. ALD offers staple and/or grout injection of many types of structural cracks. Repeated epoxy patching failure, continued crack growth, development of multiple or new cracks over a short period of time, are some indicators the overall structural integrity of the pool and/or the ground surrounding it are compromised. Remediation in these cases is outside the scope of work ALD provides. If crack(s) exhibit evidence that repair options offered by ALD are not likely to be effective long term, ALD recommends a licensed pool builder and/or structural engineer further evaluate to determine appropriate repair and stabilization options. Monitor closely for movement in order to determine if additional repair measures are appropriate.

☒ Other: See Comments Below

Number of Structural Cracks Present:

2

Approximate Total Length of Cracking in Feet:

3

Was epoxy patching applied to structural cracks identified?

Yes

Does the 60-day warranty apply to epoxy patching applied today?

Partially. If epoxy patching fails within warranty ALD will attempt to patch once at no additional charge.

In Conclusion:

Is the active leak issue(s) believed to be resolved?

Temporarily. Additional repair will be needed.

Should the equipment remain off for 24 hours?

The pump must remain off for at least 24 hours to allow epoxy to cure. If the pump runs prior epoxy patching may fail, resulting in a continuation of water loss to the leak(s) sealed today.

Yes.

Has an estimate for additional repair been provided?

No, repairs needed are outside of the scope of work ALD can provide.

Was the water level marked for monitoring?

No. See Special Instructions.

Additional Notes and/or Special Instructions:

A commercial pool builder will need to assess for repair/remodel options available. To address the failing expansion joint seams the pool will need to be drained, old caulking removed, hydrophobic grout injected and heavy duty caulk sealant applied. ALD cannot determine the cause of paver settlement but evidence suggests it is likely due to the compaction of earth related to large amounts of water loss from the bottom of the pool.

Disclaimers

"Undetectable" Leaks:

Water loss amounts less than 1/4" per day are often not locatable. ALD cannot guarantee leak detection service in this instance. When met with a leak too small to be guaranteed detection, ALD will exhaust all measures available to test for and locate the source. However, the fee for leak detection will still apply regardless of outcome. The amount of water loss to leaks of this size is nominal, often caused by a slight seepage too tiny to visually identify and/or register with microphone testing. Leaks of this type do not jeopardize the structural integrity or affect normal operation of the system.

Water loss amounts (above the rate of evaporation) considered to be undetectable are as follows:

Pool: 1/8" water loss above evaporation in 24 hours

Oversized Spa (6+ Person): 1/2" water loss above evaporation in 24 hours

Spa (2-5 Person): 1" water loss above evaporation in 24 hours

Please Note:

Once repairs are completed, it is important to monitor the trouble areas for signs of any other problems or the continuation of the original symptoms. Repairs can only be proven over sufficient time to observe their effectiveness, and some problems are only revealed in the absence of those that have been identified and repaired.

EXHIBIT 26

[Return to Agenda](#)

AGREEMENT FOR POOL MAINTENANCE SERVICES

THIS AGREEMENT (the “**Agreement**”) is made and entered into this ____ day of July 2025, (the “**Effective Date**”) by and between:

ASTURIA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Pasco County, Florida, with a mailing address of c/o Kai Connected, LLC, 2502 N. Rocky Point Drive, Suite 1000, Florida 33607 (the “**District**”); and

AMERICANS COMMERCIAL POOL SERVICE, INC., a Florida corporation with a mailing address of 15313 W. County Line Road, Odessa, Florida 33556 (the “**Contractor**” and, together with the District, the “**Parties**,” and each individually, a “**Party**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*, which was established for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure supporting community development within the District, including recreational facilities; and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide pool chemical and cleaning maintenance services for the District’s amenity clubhouse pool (“**Pool**”); and

WHEREAS, the Contractor represents that it is qualified, licensed and insured to provide the specified services and has agreed to provide to the District those services identified in Contractor’s proposal attached hereto as **Exhibit A** and in compliance with the terms and conditions of this Agreement (the “**Services**”); and

WHEREAS, the District and the Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. DESCRIPTION OF WORK AND SERVICES.

A. The Contractor agrees to provide the Services as more particularly described in **Exhibit A**.

B. Additionally, Contractor agrees to provide certain chemicals necessary to maintain proper chemical balance of the water in the Pool, which chemicals may include but not be limited to liquid chlorine (sodium hypochlorate), non-fuming pool acid, bi-carb, shock and shock-totes, calcium chlorite, cyanurics, CYA (stabilizer) and filter powder (the “**Chemicals**”). Contractor further agrees to independently test the water chemistry of the Pool, and to keep an accurate and up-to-date written log of such tests during the term of this Agreement and for a minimum of two (2) years thereafter. In the event that such tests reveal that proper water chemistry is not being maintained, the Contractor shall promptly notify the District of the same, and the Contractor will add chemicals to the Pool as necessary to maintain proper water chemistry therein. All responsibility for maintenance of the Chemicals in at the Pool shall accrue to the Contractor.

C. Should the District desire that the Contractor provide additional work or services not described in **Exhibit A** or this Agreement, such additional work or services shall be fully performed by the Contractor only after prior approval of the same by a written work authorization. The Contractor agrees that the District shall not be liable for the payment of any additional work or services unless the District first authorizes the Contractor to perform such additional work or services through an authorized and fully executed written work authorization. Nothing herein shall be construed to require the District to use the Contractor for any such additional work or services, and the District reserves the right to retain a different contractor to perform any additional work or services.

D. In performing their duties pursuant to this Agreement, Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District’s satisfaction, any damage resulting from Contractor’s activities and work within twenty-four (24) hours. In the event Contractor does not repair or replace the damage to District’s satisfaction, Contractor shall be responsible for reimbursing District for such damages.

3. COMPENSATION.

A. The District agrees to compensate Contractor **Two Thousand Seven Hundred Sixty Dollars and Zero Cents (\$2,760.00)** per month for the Services identified in **Exhibit A**. Such amounts include all equipment, materials, permits and labor necessary for full execution of the Services. The Contractor shall maintain records conforming to usual accounting practices.

B. All payments and invoices shall be subject to the District’s Prompt Payment Policies and Procedures and Florida’s Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*. All invoices shall contain, at a minimum, the District’s name, Contractor’s name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each, the timeframe within which the Services were provided, and the address or bank information to which payment is to be remitted.

C. Any increase in price or change in scope of services must be approved in writing, executed by both Parties, prior to implementation of same; any change in price without such executed, written agreement shall be null and void.

D. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

4. TERM AND TERMINATION.

A. The initial term of this Agreement shall be for one year from the Effective Date (the "**Initial Term**"). At the end of the Initial Term, the Agreement shall automatically renew for additional one-year terms and subject to the same contract provisions as the Initial Term, unless terminated by either Party in accordance with the provisions of this Agreement. Notwithstanding anything to the contrary herein, Contractor's performance and the District's obligation to pay under this Agreement are contingent upon an annual appropriation by the District's Board of Supervisors and the levy of a valid operations and maintenance special assessment. In the event that such annual appropriation is not made, this Agreement shall be terminated with no further obligations of the Contractor.

B. The District agrees that Contractor may terminate this Agreement by providing thirty (30) days' written notice of termination to the District. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing a written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all material and labor provided up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor.

5. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake the Services as specified in this Agreement or any work authorization (see Section 2 herein) issued in connection with this Agreement. All Services shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of all Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. In performing the Services, Contractor shall use all due care to protect against any

harm to persons or property. If the Contractor's acts or omissions result in any damage to property within the District, the Contractor shall immediately notify the District and repair or replace all damaged property to the satisfaction of the District.

6. INSURANCE.

A. Contractor shall maintain, at Contractor's sole cost and expense, throughout the term of this Agreement the following insurance:

(1) Workers' Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than \$2,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.

(3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

(5) Contractor's Pollution Liability with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability.

B. The District, its officers, supervisors, staff and employees shall be named as additional insureds on the above-referenced policies, except Workers' Compensation and Employer's Liability coverages. All above-referenced insurance policies shall be considered primary and non-contributory with respect to the additional insureds, and all required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon

demand, all information that may be required in connection with the District's obtaining the required insurance.

7. INDEMNIFICATION; LIMITATION ON GOVERNMENTAL LIABILITY.

A. To the fullest extent permitted by law, and in addition to any other obligations of the Contractor under this Agreement or otherwise, the Contractor shall indemnify, hold harmless, and defend the District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "**Indemnitees**"), from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of the Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the Services, (ii) the Contractor's performance of, or failure to perform, the Contractor's obligations pursuant to this Agreement or any Services or the Contractor's performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in this Agreement or any Services.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District. Nothing in this Agreement is intended to waive or alter any other remedies that the District may have as against the Contractor. The provisions of this Section 7 are independent of, and will not be limited by, any insurance required to be obtained by the Contractor pursuant to this Agreement or otherwise obtained by the Contractor, and the provisions of this Section 7 survive the expiration or earlier termination of this Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.

C. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

8. COMPLIANCE WITH GOVERNMENTAL REGULATION. Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt

of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

9. LIENS AND CLAIMS. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

10. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

12. SUCCESSORS AND ASSIGNS. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void. Notwithstanding the foregoing, this Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

13. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor. Failure of Contractor to have obtained the necessary permits and licenses to perform under this Agreement shall constitute a default and this Agreement shall terminate immediately.

14. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any

Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

15. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

16. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

17. AGREEMENT; AMENDMENTS. This instrument shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. To the extent that the terms of this Agreement conflict with any provisions of **Exhibit A**, this Agreement shall control. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

18. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

19. NOTICES. All notices, requests, consents and other communications under this Agreement (the "**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

If to the District: Asturia Community Development District
c/o Kai Connected, LLC
2505 N. Rocky Point Drive, Suite 1000
Tampa, Florida 33607
Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: District Counsel, Asturia CDD

If to Contractor: Americans Commercial Pool Service, Inc.
15313 W. County Line Road
Odessa, Florida 33556
Attention: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

20. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

21. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The exclusive venue for any dispute arising under this Agreement shall be in a court of appropriate jurisdiction in and for Pasco County, Florida.

22. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Kai Connected, LLC** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public

records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 565-4663, HEATHER@HIKAL.COM, OR 2502 N. ROCKY POINT DRIVE, SUITE 1000, TAMPA FLORIDA 33607.

23. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

24. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and Contractor as an arm's length transaction. The District and Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

25. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

26. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

27. **E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

28. **ANTI-HUMAN TRAFFICKING REQUIREMENTS.** Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, in compliance with Section 787.06(13), *Florida Statutes*.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first written above.

**ASTURIA COMMUNITY DEVELOPMENT
DISTRICT**



Chairperson, Board of Supervisors

**AMERICANS COMMERCIAL POOL
SERVICES, INC.**

Owner _____
By: Cody Haberman
Its: _____

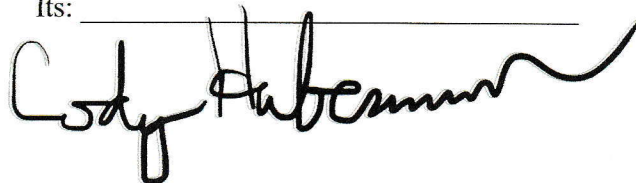


Exhibit A: Contractor's Proposal

Exhibit A:
Contractor's Proposal

Americans Commercial Pool Service

15313 W County Line Rd
Odessa, FL 33556 US
+18136162509
americascommercialpoolservice@gmail.com
americascommercialpoolservice.com



Estimate

ADDRESS
New Client

ESTIMATE 1344
DATE 06/14/2025

DATE	DESCRIPTION	AMOUNT
	Monthly Pool Service	
	92000 gallons 3 days week	2,760.00

Regular Maintenance will include the following: removal of debris in the pool via netting, brushing and vacuuming as needed, emptying baskets, filter cleaning, close inspection of the overall condition of the pool including but not limited to the pumps and associated equipment, make manual adjustments to pool controls, the testing of chemical levels in the water, and add additional chemicals to bring the water up to standards set by the industry and legal requirements. Communication of the pool condition and any issues with property manager.

SUBTOTAL	2,760.00
TAX	0.00
TOTAL	\$2,760.00

Accepted By

Accepted Date

Thank You!
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