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
5. Business Items
    A. FY 2025-2026 Budget Public Hearing
        a. Open Public Hearing
        b. Presentation of the FY 2025-2026 Budget
            - Option 1 Exhibit 1
            - Option 2 Exhibit 2

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

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

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- Affidavits of Publication
  - 1st Run: July 18, 2025 Exhibit 3
  - 2nd Run: July 25, 2025 Exhibit 4

c. Public Comments

d. Close Public Hearing

B. Consideration for Adoption – **Resolution 2025-14**, Adopting the FY 2025-2026 Budget Exhibit 5

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 6

a. Exhibit A – FY 2025-2026 Budget

E. Consideration for Adoption – **Resolution 2025-16**, Adopting the FY 2025-2026 Meeting Schedule Exhibit 7

6. Vendor Reports

A. Blue Water Aquatic Services – Pond Treatment Reports Exhibit 8

B. Red Tree Landscape & Irrigation – Irrigation Report Exhibit 9

C. Americans Commercial Pool Service – Service Completion Report Exhibit 10

D. Cooper Pools – ADA Chair Repair Report Exhibit 11

7. Staff Reports (Continued)

A. Field Manager

a. Field Report Exhibit 12

b. Consideration of Proposals

- Office Pride – Additional Pet Waste Station - $395.00 Exhibit 13

c. Consideration of Pool Sign Proposals

- Sign Solutions – Sign with Grommets on Aluminum Post - $675.95 Exhibit 14
- Sign Solutions – Sign on Painted Wood Post - $415.79 Exhibit 15

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d. Consideration of Pool Paver Repair Proposals
   - Carlos Pavers Pools & Spa – Pool Deck Replacement & Repair - $105,870.00 — Exhibit 16
   - Triple C Property Solutions – Pool Deck Relevel, Cleaning & Sealing - $13,284.39 — Exhibit 17
   - Florida Commercial Care – Pool Paver Repair - $14,986.25 — Exhibit 18

e. Consideration of Playground Fencing Proposals
   - Tampa Fence - $10,114.00 — Exhibit 19
   - Top Rail Fence - $12,000.00 — Exhibit 20

f. Consideration of Playground and Dog Park Mulching Proposals
   - Redtree - $10,925.00 — Exhibit 21

B. District Counsel
   a. Discussion on RIPA's progress
   b. Discussion on Hines Wetlands

C. District Manager
   a. Discussion on QR Codes Objective and Location
   b. Discussion on the Lantower Cost Share Agreement
   c. Discussion on Speed Bumps — Exhibit 22
   d. Consideration of RFP for Landscaping Maintenance — Exhibit 23
   e. Consideration of the Community Library

8. Consent Agenda
   A. Consideration for Acceptance – The Unaudited May 2025 Financials — Exhibit 24
   B. Consideration for Acceptance – The Unaudited June 2025 Financials — Exhibit 25
      a. Variance Report for June 2025 — Exhibit 26
      b. Operation and Maintenance Expenditure Report for June 2025 — Exhibit 27
   C. Consideration for Approval – The Meeting Minutes of the Boards Supervisors Regular Meeting Held on July 8, 2025 — Exhibit 28
   D. Ratification of American Leak Detection – Emergency Repair Proposal of Sever Water Leak in Pool causing Paver Damage - $2,375.00 — Exhibit 29

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E. Ratification of Pool Maintenance Agreement between American Commercial Pool Service, Inc. and Asturia Community Development District Exhibit 30

9. Action Items Summary
   A. Management Tasks
      a. Commercial Pool Engineer or Contractor Evaluation for Long-Term
      b. Community Sign Audit
      c. Wood Bridge Repair
      d. Investigate Duke Energy Electric Bills and Charges
      e. Meeting with Pasco County Sheriff about Community Safety
      f. Town Square App Update
10. Supervisor Requests
11. Audience Comments – New Business (limited to 3 minutes per individual for non-agenda items)
12. Next Workshop Confirmation, Reschedule, or Cancellation: August 26, 6:00 p.m.
13. Next Meeting Quorum Check: September 9, 6:00 p.m.

Jon Tietz	☐ In Person	☐ Remote	☐ No
Samuel Whitten	☐ In Person	☐ Remote	☐ No
Jesse Lamb	☐ In Person	☐ Remote	☐ No
Donald Foltz	☐ In Person	☐ Remote	☐ No
Susan Coppa	☐ In Person	☐ Remote	☐ 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
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Suite 1000, Tampa, FL 33607

Meeting Location:
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Odessa, FL 33556

EXHIBIT 1

Return to Agenda

Asturia
COMMUNITY DEVELOPMENT DISTRICT

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, WALKI	-				-	
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 MA	-				-	
22		SITE FURNITURE	-				-	
23		STORMWATER SYSTEM, PARTIAL	-				-	
24		**TOTAL PROPERTY SITE COMPONENTS**	**-**	**-**	**10,712**	**-**	**-**	**-**
25								
26		**CLUBHOUSE AND FITNESS CENTER COMPONENTS**						
27		AIR HANDLING AND CONDENSING UNITS, SPLIT SYST	-		55,704		-	
28		EXERCISE EQUIPMENT, CARDIOVASCULAR	-				-	
29		EXERCISE EQUIPMENT, STRENGTH TRAINING	-				-	
30		INTERIOR RENOVATIONS, COMPLETE	-				-	
31		INTERIOR RENOVATIONS, PARTIAL	-				-	
32		REST ROOMS, RENOVATIONS	-				-	
33		ROOFS, METAL	-				-	
34		WINDOWS AND DOORS	-				-	
35		**TOTAL CLUBHOUSE AND FITNESS CENTER COMPONE**	**-**	**-**	**55,704**	**-**	**-**	**-**
36								
37		**POOL COMPONENTS**						
38		DECK, PAVERS	-				-	
39		FENCE, ALUMINUM (INCL. DOG PARK AND PLAYGRO	-				-	
40		FURNITURE, PHASED	-				15,522	
41		LIGHT POLES AND FIXTURES, POOL	-				-	
42		MECHANICAL EQUIPMENT, PHASED	-				15,522	
43		POOL FINISHES, PLASTER AND TILE (INCL. COPING)					-	
44		MISC- ASSESSMENT COLLECTION COST	-					
45		CONTINGENCY	-					
46		**TOTAL POOL COMPONENTS**	**-**	**-**	**-**	**-**	**31,044**	**-**
47								
48		**OTHER FINANCING SOURCES/USES**						
49		INCREASE IN FUND BALANCE		200,000	**133,584**	**-**	**190,156**	
50		**TOTAL OTHER FINANCING SOURCES/USES**	**-**	**200,000**	**133,584**	**-**	**190,156**	**-**
51								
52		**TOTAL EXPENDITURES**	**-**	**200,000**	**200,000**	**-**	**221,200**	**-**
53								
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 Contributio	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 Contributio	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 Contributio	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		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	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 Sy	$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
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
RESERVE EXPENDITURES

Line Item	Component	Year 11 2034	Year 12 2035	Year 13 2036	Year 14 2037	Year 15 2038	Year 16 2039	Year 17 2040	Year 18 2041	Year 19 2042	Year 20 2043	Year 21 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, Walk	$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 Sy	$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 Sy	$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, WALKIN	$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 MAN	$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 SYSTE	$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 PLAYGROUI	$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

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
						1,880,000
5/1/2023	40,000	5.75%	48,526	89,436		1,840,000
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
ASTURIA 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

		UNITS ASSESSED			ALLOCATION OF ADMIN O&M ASSESSMENT					ALLOCATION OF FIELD O&M ASSESSMENT					ALLOCATION OF CAPITAL RESERVE ASSESSMENT				
Lot Size	Phase	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**	

		PER UNIT ANNUAL ASSESSMENT						
Lot Size	Phase	O&M	2025 DEBT SERVICE	2016A-1 DEBT SERVICE	FY 2026 TOTAL PER UNIT	FY 2025 TOTAL PER UNIT	VARIANCE FY 2025 TO 2026 PER LOT	% VARIANCE
Single Family 36' TND	1	$2,184.05	$792.78	$0.00	$2,976.83	$2,740.86	$235.97	8.61%
Single Family 45' TND	1	$2,299.40	$917.95	$0.00	$3,217.35	$2,998.29	$219.06	7.31%
Single Family 55' TND	1	$2,427.56	$1,043.13	$0.00	$3,470.69	$3,267.65	$203.04	6.21%
Single Family 55'	1	$2,427.56	$1,084.85	$0.00	$3,512.41	$3,317.65	$194.76	5.87%
Single Family 65'	1	$2,555.73	$1,126.58	$0.00	$3,682.30	$3,487.02	$195.29	5.60%
Single Family 55'	2	$2,427.56	$1,084.85	$0.00	$3,512.41	$3,317.65	$194.76	5.87%
Single Family 65'	2	$2,555.73	$1,126.58	$0.00	$3,682.30	$3,487.02	$195.29	5.60%
Single Family 45' TND	3	$2,299.40	$917.95	$0.00	$3,217.35	$2,998.29	$219.06	7.31%
Single Family 55' TND	3	$2,427.56	$1,043.13	$0.00	$3,470.69	$3,267.65	$203.04	6.21%
Single Family 65'	3	$2,555.73	$1,126.58	$0.00	$3,682.30	$3,487.02	$195.29	5.60%
Townhomes	3	$2,004.62	$0.00	$500.00	$2,504.62	$2,123.75	$380.87	17.93%
Single Family 55'	3	$2,427.56	$0.00	$1,300.00	$3,727.56	$3,317.65	$409.91	12.36%
Single Family 65'	3	$2,555.73	$0.00	$1,350.00	$3,905.73	$3,487.02	$418.71	12.01%
Single Family 65'	4	$2,555.73	$0.00	$1,350.00	$3,905.73	$3,487.02	$418.71	12.01%
Townhomes	5	$2,004.62	$0.00	$500.00	$2,504.62	$2,123.75	$380.87	17.93%
Single Family 50'	5	$2,364.12	$0.00	$1,275.00	$3,639.12	$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 2

Return to Agenda

Asturia
COMMUNITY DEVELOPMENT DISTRICT

FY 2026 PROPOSED BUDGET

For Discussion Purposes ONLY

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 06.31.2025	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	$ 955,076	(65,883)
	SPECIAL ASSMNTS- DISCOUNTS	(6,793)		-	15,000	-	-
	FUND BALANCE FORWARD			20,000	-	142,868	122,868
	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**	**1,097,944**	**35,285**
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	5,000	504
	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 ADMINITRATIVE 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**	**205,302**	**14,089**
	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	165,000	(54,365)
	UTILITY SERVICES	86		1,380	-	-	(1,380)
	TOTAL UTILITY SERVICES	**163,524**	**150,216**	**250,029**	**117,929**	**194,284**	**(55,745)**
	GARBAGE/SOLID WASTE SERVICES						
	GARBAGE - RECREATION FACILITY	780	953	1,100	1,002	1,200	100
	SOLID WASTE ASSESSMENT	731	1,250	2,500	1,337	2,000	(500)
	TOTAL GARBAGE/SOLID WASTE SERVICES	**1,511**	**2,203**	**3,600**	**2,340**	**3,200**	**(400)**

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 06.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
WATER-SEWER COMB SERVICES						
UTILITY - RECLAIMED WATER	23,757	39,223	60,000	41,992	45,000	(15,000)
UTILITY - POTABLE WATER	335		15,000	-	-	(15,000)
TOTAL WATER-SEWER COMB SERVICES	**24,092**	**39,223**	**75,000**	**41,992**	**45,000**	**(30,000)**
STORMWATER CONTROL						
STORMWATER ASSESSMENT	624	624	1,400	611	1,000	(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**	**35,000**	**11,600**
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	5,000	(3,176)
LANDSCAPE MAINTENANCE - GENERAL	167,263	129,000	142,200	104,741	185,000	42,800
LANDSCAPE MAINTENANCE - FERTILIZATION		9,600	9,600	7,344	6,000	(3,600)
LANDSCAPE MAINTENANCE - PEST CONTROL		5,100	5,100	3,902	5,100	-
LANDSCAPE MAINTENANCE - IRRIGATION	11,332	18,989	12,000	9,180	20,000	8,000
LANDSCAPE MAINTENANCE - MULCH		25,650	24,750	-	30,000	5,250
LANDSCAPE MAINTENACE - ANNUALS		18,823	11,340	4,813	10,000	(1,340)
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**	**332,100**	**54,864**
ROAD AND STREET FACILITIES						
R&M-SIDEWALKS	-	9,025	-	-	-	-
ROADWAY REPAIR & MAINTENANCE	-	6,350	58,000	-	30,000	(28,000)
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**	**40,000**	**(33,500)**
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	35,000	21,440
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	2,000	(1,600)
FITNESS EQUIPMENT	825	5,363	4,500	7,973	10,000	5,500
AMENITY MAINTENANCE & REPAIRS	6,252	5,463	10,000	5,707	8,000	(2,000)
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	3,000	(1,000)
SECURITY SYSTEM MONITORING & MAINT.		145	12,000	1,942	3,000	(9,000)
DOG PARK MAINTENANCE	45		500	133	500	-

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 06.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
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	20,337	17,337
CLUB HOUSE OFFICE SUPPLIES	437	280	600	763	1,000	400
CLUB HOUSE LIGHTING REPLACEMENT				-	-	
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		-	-	5,000	5,000
POOL PERMITS	280	280	300	280	300	-
TOTAL PARKS AND RECREATION - GENERAL	**67,956**	**94,851**	**150,790**	**101,483**	**215,167**	**54,377**
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**	**1,097,944**	**15,285**
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)		(142,868)	
FUND BALANCE - ENDING	**$ 364,782**	**$ 1,028,956**	**$ 978,956**	**$ 1,531,242**	**$ 836,088**	**-**

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, WALKING PATHS	-				-	
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 MANAGEMENT	-				-	
22		SITE FURNITURE	-				-	
23		STORMWATER SYSTEM, PARTIAL	-				-	
24		**TOTAL PROPERTY SITE COMPONENTS**	**-**	**-**	**10,712**	**-**	**-**	**-**
25								
26		**CLUBHOUSE AND FITNESS CENTER COMPONENTS**						
27		AIR HANDLING AND CONDENSING UNITS, SPLIT SYSTEMS	-		55,704		-	
28		EXERCISE EQUIPMENT, CARDIOVASCULAR	-				-	
29		EXERCISE EQUIPMENT, STRENGTH TRAINING	-				-	
30		INTERIOR RENOVATIONS, COMPLETE	-				-	
31		INTERIOR RENOVATIONS, PARTIAL	-				-	
32		REST ROOMS, RENOVATIONS	-				-	

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
33		ROOFS, METAL	-				-	
34		WINDOWS AND DOORS	-				-	
35		**TOTAL CLUBHOUSE AND FITNESS CENTER COMPONENTS**	**-**	**-**	**55,704**	**-**	**-**	**-**
36								
37		**POOL COMPONENTS**						
38		DECK, PAVERS	-				-	
39		FENCE, ALUMINUM (INCL. DOG PARK AND PLAYGROUND)	-				-	
40		FURNITURE, PHASED	-				15,522	
41		LIGHT POLES AND FIXTURES, POOL	-				-	
42		MECHANICAL EQUIPMENT, PHASED	-				15,522	
43		POOL FINISHES, PLASTER AND TILE (INCL. COPING)					-	
44		MISC- ASSESSMENT COLLECTION COST	-					
45		CONTINGENCY	-					
46		**TOTAL POOL COMPONENTS**	**-**	**-**	**-**	**-**	**31,044**	**-**
47								
48		**OTHER FINANCING SOURCES/USES**						
49		INCREASE IN FUND BALANCE		200,000	**133,584**	**-**	**190,156**	
50		**TOTAL OTHER FINANCING SOURCES/USES**	**-**	**200,000**	**133,584**	**-**	**190,156**	**-**
51								
52		**TOTAL EXPENDITURES**	**-**	**200,000**	**200,000**	**-**	**221,200**	**-**
53								
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 3
ASTURIA CDD
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' TND	0.65	32	20.95	3.53%
Single Family 45' TND	0.82	84	68.73	11.58%
Single Family 50'	0.91	7	6.37	1.07%
Single Family 55' TND	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)		$670,076.35
County collection charges & early pmt. Disc.	$	42,770.83
Total O&M Assessment, if all ON Roll (gross)	**$**	**712,847.18**
Total ERUs in District		668.00
O&M Assessment per ERU (Gross)	**$**	**1,067.14**
O&M Assessment per ERU (Net)	$	1,003.11

2. Stratified (O&M)

Total Expenditures (net)		$285,000.00
County collection charges & early pmt. Disc.	$	18,191.49
Total O&M Assessment, if all ON Roll (gross)	**$**	**303,191.49**
Total ERUs in District		593.52
O&M Assessment per ERU (Gross)	**$**	**510.84**
O&M Assessment per ERU (Net)	$	480.19

2. Reserve

Total Expenditures (net)	$	221,200.00
County collection charges & early pmt. Disc.	$	14,119.15
Total O&M Assessment, if all ON Roll (gross)	**$**	**235,319.15**
Total ERUs in District		668.00
O&M Assessment per ERU (Gross)	**$**	**352.27**
O&M Assessment per ERU (Net)	$	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	$ 1,526.32	$ 180,105.99	$ 1,623.75	$ 191,602.11
Single Family 36' TND	0.65	$ 1,648.55	$ 52,753.66	$ 1,753.78	$ 56,120.92
Single Family 45' TND	0.82	$ 1,727.13	$ 145,078.79	$ 1,837.37	$ 154,339.14
Single Family 50'	0.91	$ 1,771.22	$ 12,398.53	$ 1,884.28	$ 13,189.93
Single Family 55' TND	1.00	$ 1,814.44	$ 148,783.73	$ 1,930.25	$ 158,280.56
Single Family 55'	1.00	$ 1,814.44	$ 393,732.55	$ 1,930.25	$ 418,864.42
Single Family 65'	1.18	$ 1,901.74	$ 243,423.10	$ 2,023.13	$ 258,960.74
Total			**$ 1,176,276.35**		**$ 1,251,357.82**

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' TND	0.65	$ 1,683.41	$ 53,869.07	$ 1,790.86	$ 57,307.52
Single Family 45' TND	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' TND	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	$ 1,623.75	$ 191,602.11	$ 1,623.75	$ 191,602.50	$ (0.00)	$ (0.00)
Single Family 36' TND	32	$ 1,753.78	$ 56,120.92	$ 1,790.86	$ 57,307.52	$ (37.08)	$ (3.09)
Single Family 45' TND	84	$ 1,837.37	$ 154,339.14	$ 1,898.29	$ 159,456.36	$ (60.92)	$ (5.08)
Single Family 50'	7	$ 1,884.28	$ 13,189.93	$ 1,958.57	$ 13,709.99	$ (74.29)	$ (6.19)
Single Family 55' TND	82	$ 1,930.25	$ 158,280.56	$ 2,017.65	$ 165,447.30	$ (87.40)	$ (7.28)
Single Family 55'	217	$ 1,930.25	$ 418,864.42	$ 2,017.65	$ 437,830.05	$ (87.40)	$ (7.28)
Single Family 65'	128	$ 2,023.13	$ 258,960.74	$ 2,137.02	$ 273,538.56	$ (113.89)	$ (9.49)
Total	**668**		**$ 1,251,357.82**		**$ 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.	$5,000.00
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
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 ADMINITRATIVE 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

STATEMENT 4
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL COST OF CONTRACT
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.	$165,000.00
UTILITY SERVICES			The District will incur water/sewer utility expenditures related to District Operations.	$0.00
GARBAGE SOLID WASTER SERVICES				
GARBAGE - RECREATION FACILITY		1530080	The District shall incur a monthly expense for the removal of garbage and solid waste.	$1,200.00
SOLID WASTE ASSESSMENT		1530100	The District may have an assessment levied by another local government for solid waste.	$2,000.00
WATER-SEWER COMB SERVICES				
UTILITY - RECLAIMED WATER		1530060	The District may incur expenses related to the use of reclaimed water for irrigation.	$45,000.00
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.	$0.00
STORMWATER CONTROL				
STORMWATER ASSESSMENT		1550010	The District may have an assessment levied by another local government for storm water	$1,000.00
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.	$5,000.00
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.	$6,000.00
LANDSCAPE MAINTENANCE - PEST CONTROL		1550110	Covers routine treatment to manage insects and pests around the District's facilities and common areas.	$5,100.00
LANDSCAPE MAINTENANCE - IRRIGATION		1550115	Covers repairs and upkeep of the District's irrigation system to ensure proper watering of landscaped areas.	$20,000.00
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.	$30,000.00
LANDSCAPE MAINTENACE - 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.	$10,000.00
LANDSCAPE REPLACEMENT		1550120	The District will incur expenses for the landscape replacement of sod, 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.	$0.00
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.	$30,000.00
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 replacement of damaged or faded signs as needed.	$10,000.00
R&M-PRESSURE WASHING			Expenses related to pressure washing of the roads and streets throughout the District.	$0.00

STATEMENT 4
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL COST OF CONTRACT
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.	$35,000.00
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.	$2,000.00
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	$8,000.00
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.	$3,000.00
SECURITY SYSTEM MONITORING & MAINT.		1520100	The District will incur monthly expenses for the monitoring of the security system including repairs.	$3,000.00
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	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	$1,000.00
CLUB HOUSE LIGHTING REPLACEMENT			Replacement of the club house lightening	$0.00
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.	$0.00
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, playground or improvements not budgeted under other line items.	$5,000.00
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:				**$1,097,944.35**

EXHIBIT 3

Return to Agenda

Serial Number
25-01488P

Business Observer

Published Weekly
New Port Richey , Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Cyndi Gustafson who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey , Pasco County, Florida; that the attached copy of advertisement,

being a Noitce of Public Hearing

in the matter of Public Hearing for Asturia on August 12, 2025 at 6:00 PM

in the Court, was published in said newspaper by print in the

See Attached

issues of 7/18/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Cyndi Gustafson

Sworn to and subscribed, and personally appeared by physical presence before me,

18th day of July, 2025 A.D.

by Cyndi Gustafson who is personally known to me.

ASTURIA COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors (the "**Board**") of the Asturia Community Development District (the "**District**") will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE:	August 12, 2025
TIME:	6:00 p.m.
LOCATION:	Asturia Clubhouse 14575 Promenade Parkway Odessa, FL 33556

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objection on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2025/2026**"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments (the "**O&M Assessments**") upon the lands within the District, to fund the Proposed Budget for Fiscal Year 2025/2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of assessments.

At the conclusion of the public hearings, the Board will, by resolution, adopt a final budget, and levy O&M Assessments as finally approved by the Board. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A Geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below presents the proposed schedule of the O&M Assessments, which are subject to change at the hearing.

			ALLOCATION OF O&M ASSESSMENTS						
Lot Size	Phase	UNITS	ERU FACTOR	ADMIN O&M PER LOT	ERU FACTOR	FIELD O&M PER LOT	ERU FACTOR	RESERVE PER LOT	TOTAL PER LOT
Single Family 36' TND	1	32	1	$1,370.39	0.65	$461.39	1	$352.27	$2,184.05
Single Family 45' TND	1	41	1	$1,370.39	0.82	$576.73	1	$352.27	$2,299.40
Single Family 55' TND	1	57	1	$1,370.39	1.00	$704.90	1	$352.27	$2,427.56
Single Family 55'	1	69	1	$1,370.39	1.00	$704.90	1	$352.27	$2,427.56
Single Family 65'	1	49	1	$1,370.39	1.18	$833.06	1	$352.27	$2,555.73
Single Family 55'	2	126	1	$1,370.39	1.00	$704.90	1	$352.27	$2,427.56
Single Family 65'	2	31	1	$1,370.39	1.18	$833.06	1	$352.27	$2,555.73
Single Family 45' TND	3	43	1	$1,370.39	0.82	$576.73	1	$352.27	$2,299.40
Single Family 55' TND	3	25	1	$1,370.39	1.00	$704.90	1	$352.27	$2,427.56
Single Family 65'	3	8	1	$1,370.39	1.18	$833.06	1	$352.27	$2,555.73
Townhomes	3	108	1	$1,370.39	0.40	$281.96	1	$352.27	$2,004.62
Single Family 55'	3	22	1	$1,370.39	1.00	$704.90	1	$352.27	$2,427.56
Single Family 65'	3	18	1	$1,370.39	1.18	$833.06	1	$352.27	$2,555.73
Single Family 65'	4	22	1	$1,370.39	1.18	$833.06	1	$352.27	$2,555.73
Townhomes	5	10	1	$1,370.39	0.40	$281.96	1	$352.27	$2,004.62
Single Family 50'	5	7	1	$1,370.39	0.91	$641.46	1	$352.27	$2,364.12
Total		668							

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Pasco County ("**County**") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for fiscal year 2026.

For Fiscal Year 2025/2026, the District intends to have the County Tax Collector collect the assessments imposed on developed property within the District and to directly collect assessments on the remaining assessable property by sending out a bill prior to or during November 2025. It is important to pay your assessment because failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

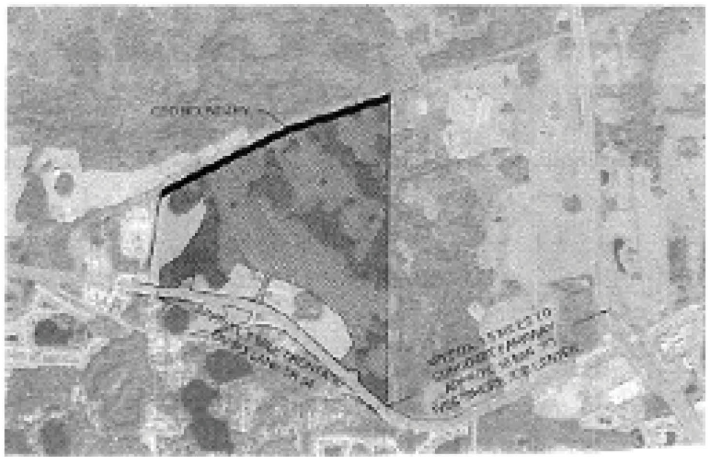
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2502 N. Rocky Point Drive Suite 1000, Tampa, Florida 33607, via email at Heather@hikai.com, or via phone at (813) 565-4663 ("**District Manager's Office**"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Please note that all affected property owners have the right to appeal at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Heather Dilley
District Manager



July 18, 2025 25-01488P

EXHIBIT 4

Return to Agenda

Serial Number
25-01530P

Business Observer

Published Weekly
New Port Richey , Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey , Pasco County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Asturia Board of Supervisors Meeting on August 12, 2025

in the Court, was published in said newspaper by print in the

issues of 7/25/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

25th day of July, 2025 A.D.

by Lindsey Padgett who is personally known to me.

Notary Public, State of Florida
(SEAL)

KIMBERLY S. MARTIN
MY COMMISSION # HH 282034
EXPIRES: July 25, 2026

Notice of Public Hearing and Board of Supervisors Meeting of the Asturia Community Development District

The Board of Supervisors (the "**Board**") of the Asturia Community Development District (the "**District**") will hold a public hearing and a meeting on August 12, 2025, at 6:00 p.m. at the Asturia Clubhouse located at 14575 Promenade Parkway Odessa, FL 33556.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.Asturiacdd.org or may be obtained by contacting the District Manager's office via email at heather@hikai.com or via phone at (813) 565-4663.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Heather Dilley
District Manager
July 25, 2025 25-01530P

EXHIBIT 5

Return to Agenda

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 Statute*s; 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 $_____ 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

EXHIBIT 6

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

EXHIBIT 7

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 8

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	☑ Algae
Equipment Used	☑ ATV/UTV
Water Level	Normal
Restrictions	None
Observations/Recommendations	Sites treated for algae also set up game cam on yellow chain

EXHIBIT 9

Return to Agenda

redtree Landscape Systems

***

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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	Clogged Nozzle	Blocked 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	Clogged Nozzle	Blocked 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	Clogged Nozzle	Blocked 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	Clogged Nozzle	Blocked 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	Clogged Nozzle	Blocked 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	Clogged Nozzle	Blocked 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	Clogged Nozzle	Blocked 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												

redtree Landscape Systems

***

powered by SmartLink Network ®

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	Clogged Nozzle	Blocked 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										

redtree Landscape Systems

***

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July 2025

Date: 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										

redtree Landscape Systems

***

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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	Clogged Nozzle	Blocked 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	Clogged Nozzle	Blocked 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	Clogged Nozzle	Blocked 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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***

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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	Clogged Nozzle	Blocked 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	Clogged Nozzle	Blocked 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	Clogged Nozzle	Blocked 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	Clogged Nozzle	Blocked 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	Clogged Nozzle	Blocked 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	Clogged Nozzle	Blocked 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	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										
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	Clogged 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	Clogged Nozzle	Blocked 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	Clogged Nozzle	Blocked 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 2025

Date: 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	Clogged 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										

redtree Landscape Systems

***

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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	Clogged 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	Clogged 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 10

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!



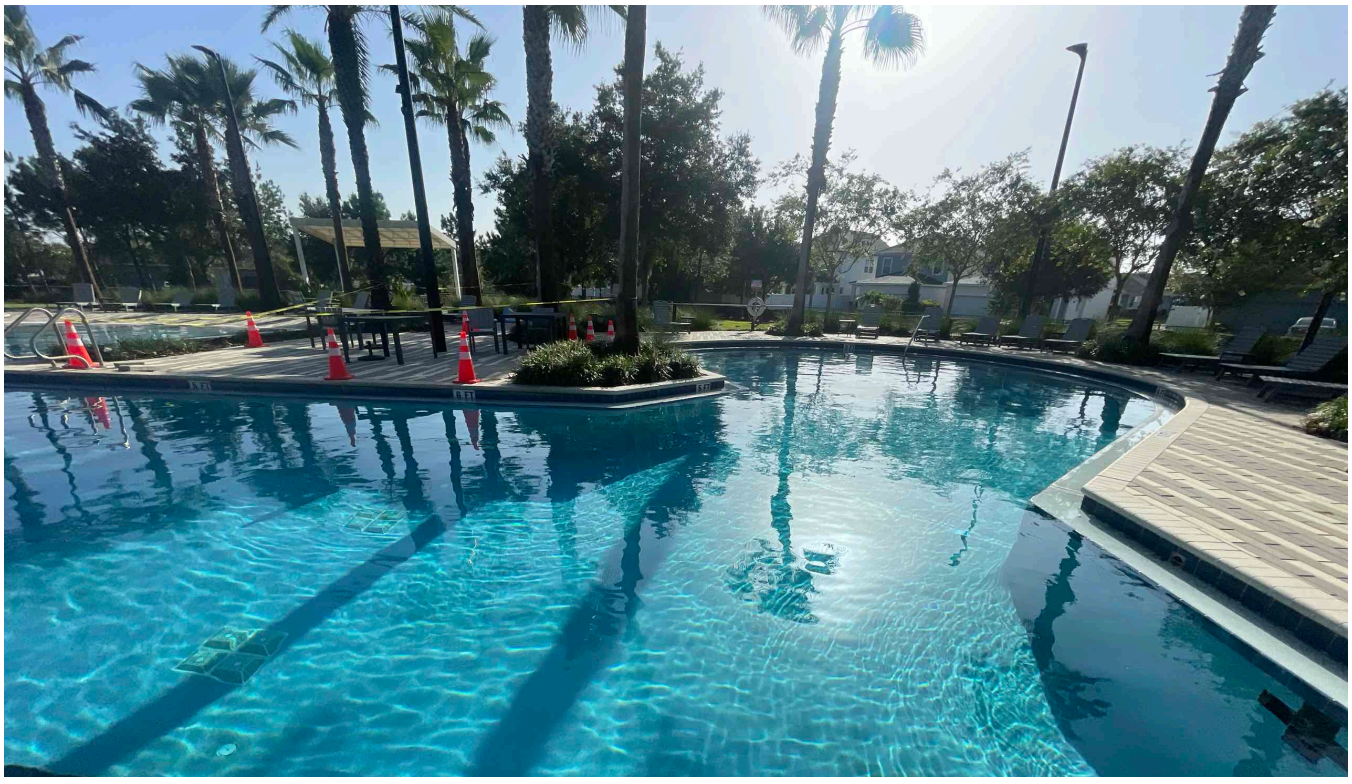
Hi ,

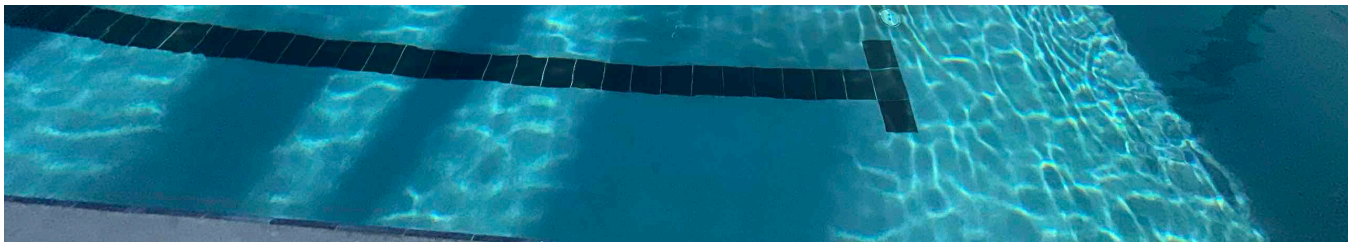
Thanks for choosing us to keep your pool looking great!

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 Chemcials

✓Emptied Baskets

✓Skimmed Surface

✓Netted Bottom

✓Vacuumed

✓Blow Off Pool/spa Deck

Americans
Commercial Pool Service

Americans Commercial Pool Service Inc
15313 W County Line Rd

Odessa FL 33556

(813) 616-2509
americascommercialpoolservice@gmail.com
https://www.americascommercialpoolservice.com

Have a great day!

EXHIBIT 11

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

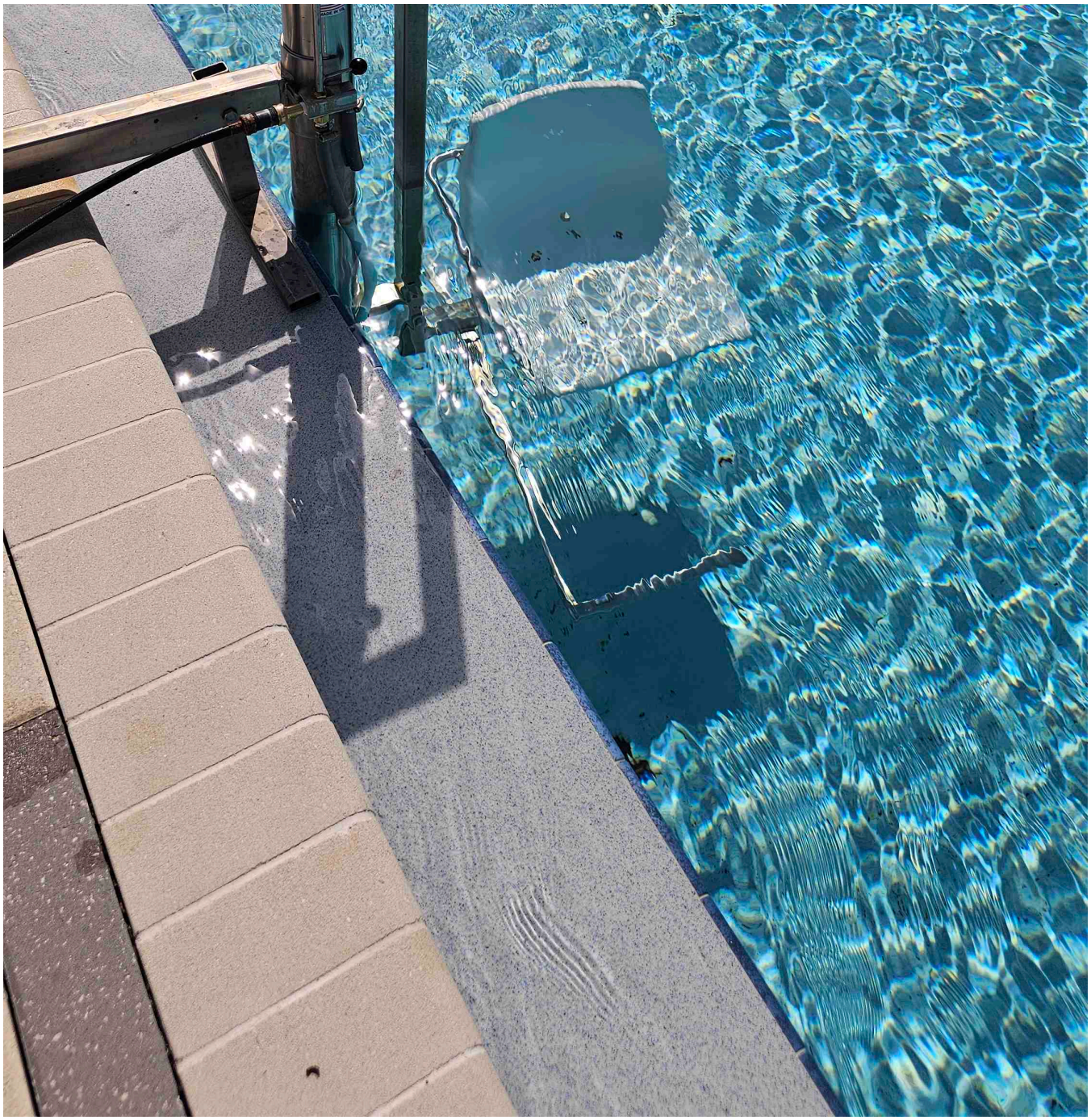
Your pool repair is complete!

Hi ,

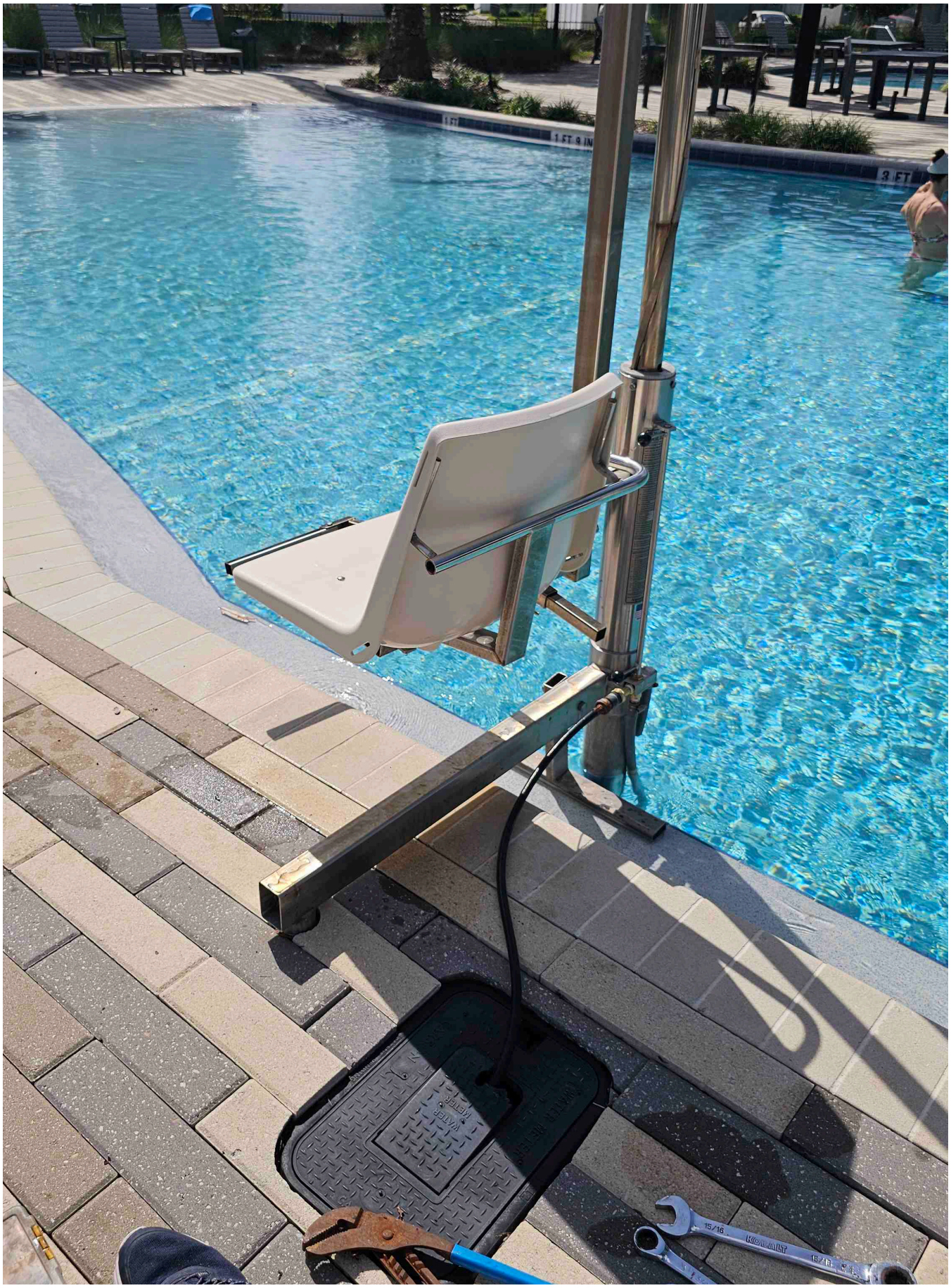
We wanted to let you know that we completed the repair on your pool. You are back in business. Thanks for choosing us to keep your pool running great!

Cooper Pools Inc

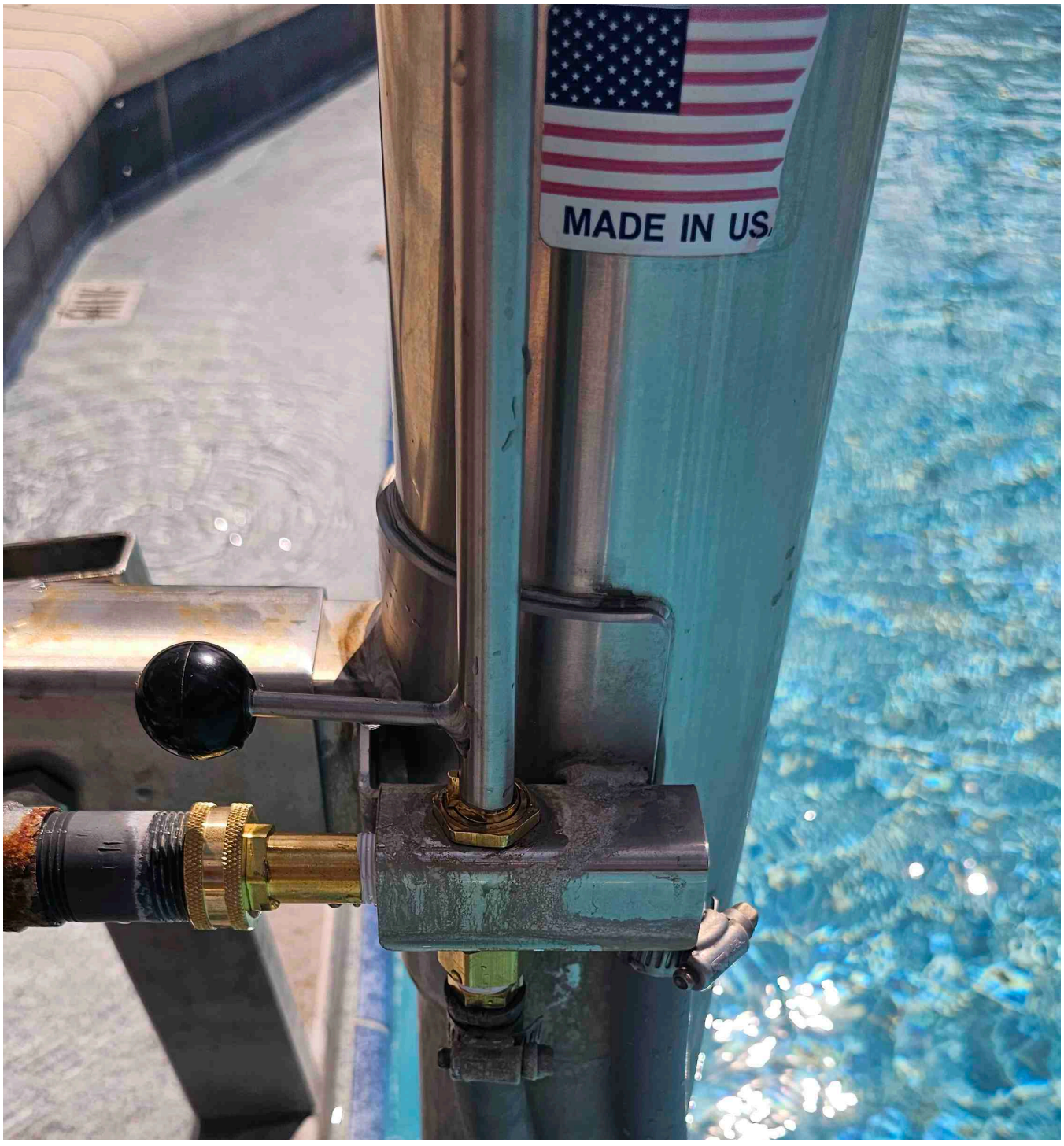


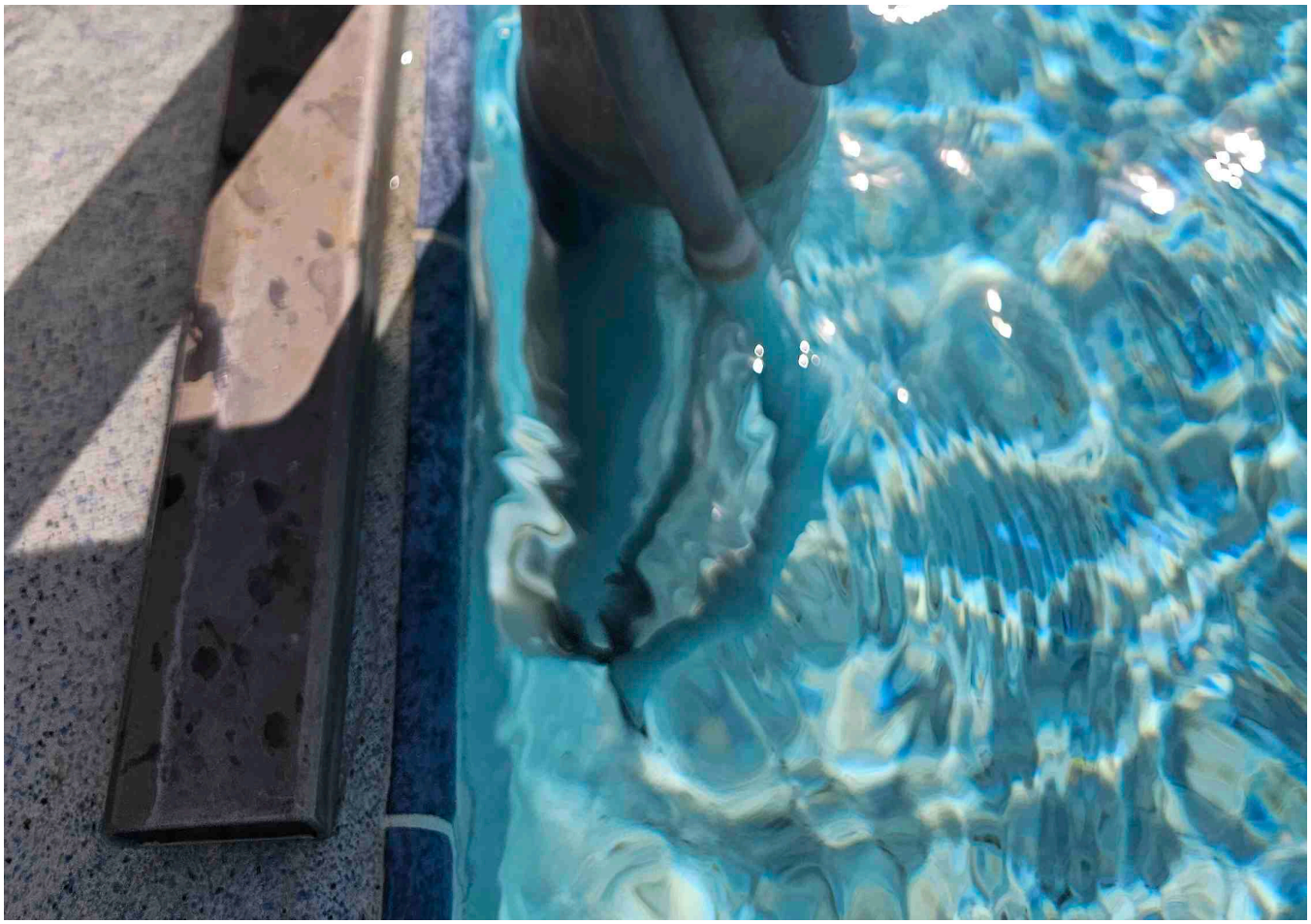


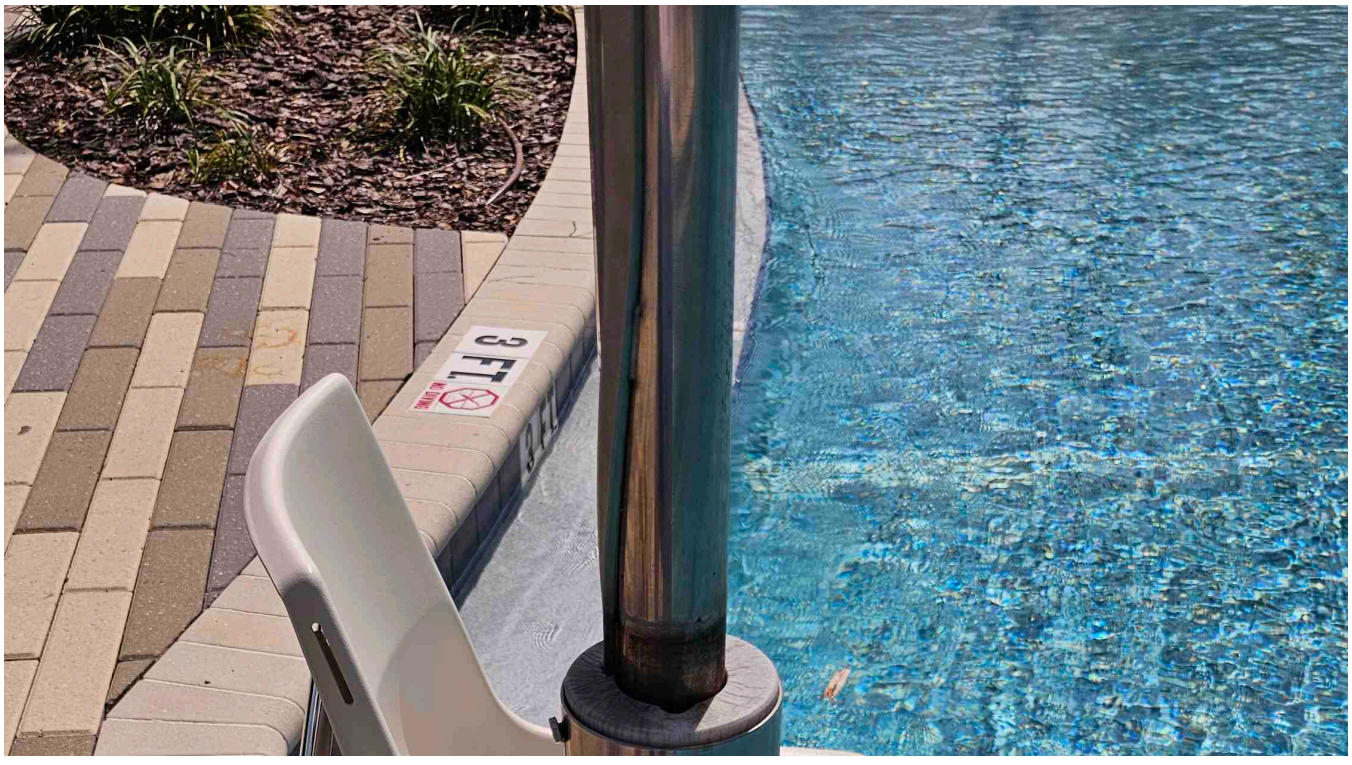


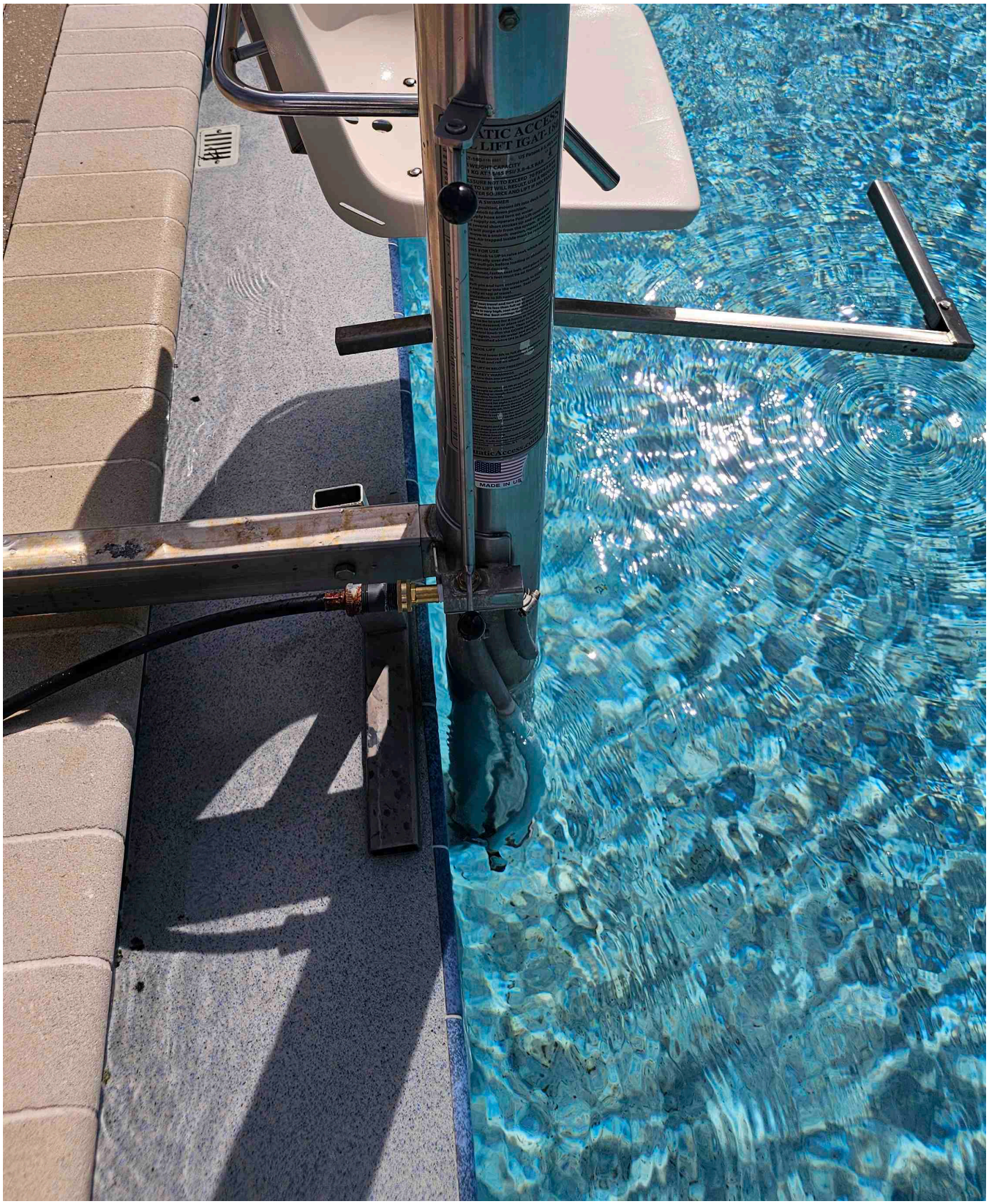

1 FT
1 FT 9 IN
3 FT
15/16
KOBALT




MADE IN US




3FT


MADE IN US

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 12

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 Good


Photo 1


Photo 2


Photo 3

Pond Location

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

Ponds 2 3 / 3 (100%)

Ponds Good


Photo 4


Photo 5


Photo 6

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)

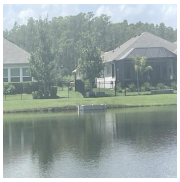

Photo 16


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%)

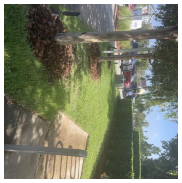
Landscaping 1 3 / 3 (100%)

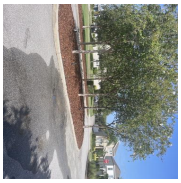
Landscaping

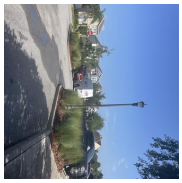
Good

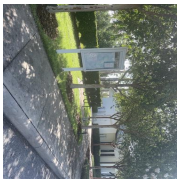
I asked Red Tree to submit an estimate for a traveller tree growing through the plant bed between the clubhouse and the gym. The estimate was never given. Red Tree trimmed the overgrown ornamental grass in front of the gym window.


Photo 19


Photo 20


Photo 21


Photo 22


Photo 23

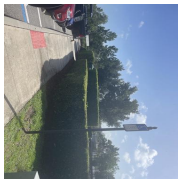

Photo 24


Photo 25

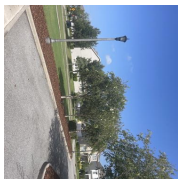
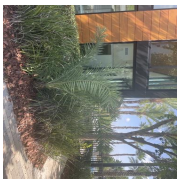

Photo 26


Photo 27


Photo 28


Photo 29

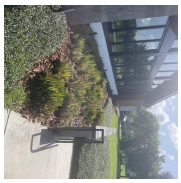

Photo 30


Photo 31

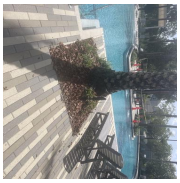
Landscaping Location Clubhouse

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

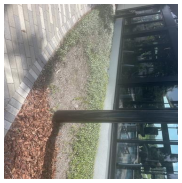

Photo 33


Photo 34


Photo 35


Photo 36


Photo 37


Photo 38


Photo 39

Landscaping Location Pool are landscape

Landscaping 3

3 / 3 (100%)

Landscaping Good

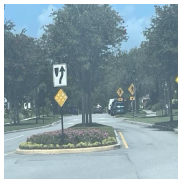
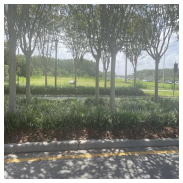
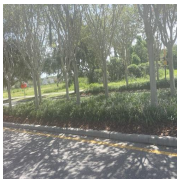

Photo 40


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

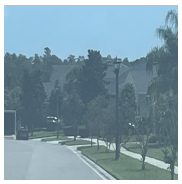

Photo 52


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

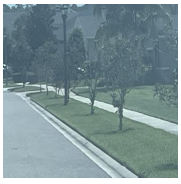


Photo 58

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

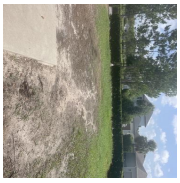

Photo 64


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.

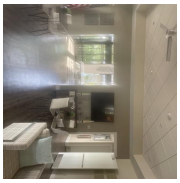

Photo 67


Photo 68


Photo 69


Photo 70


Photo 71

Clubhouse Restroom

Good


Photo 72

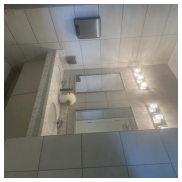
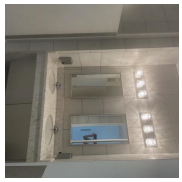

Photo 73


Photo 74


Photo 75


Photo 76

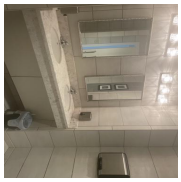

Photo 77

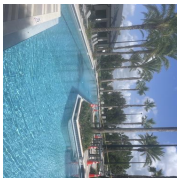

Photo 78

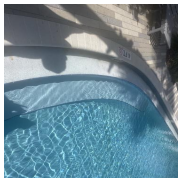

Photo 79

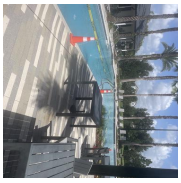
Pool

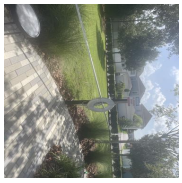
Fair

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

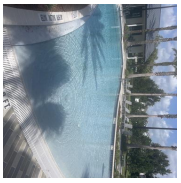
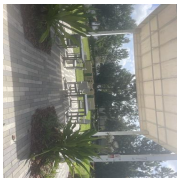

Photo 84


Photo 85


Photo 86

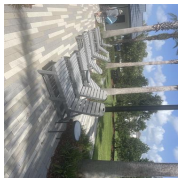
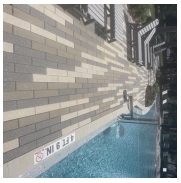
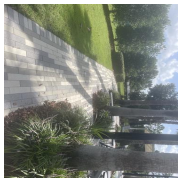

Photo 87


Photo 88


Photo 89


Photo 90

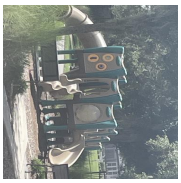

Photo 91

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

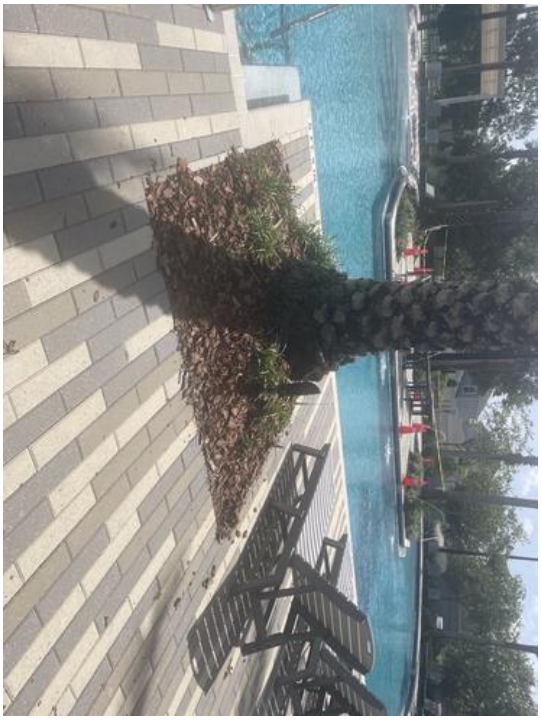


Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42

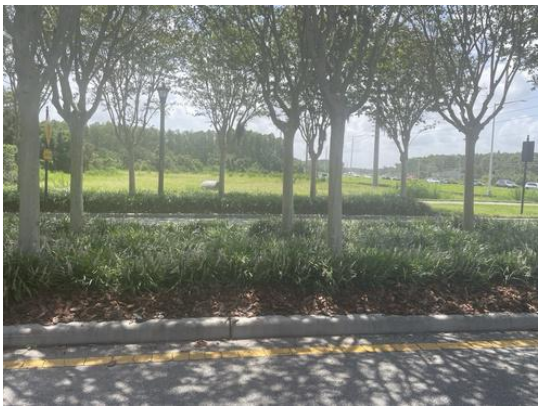


Photo 43



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

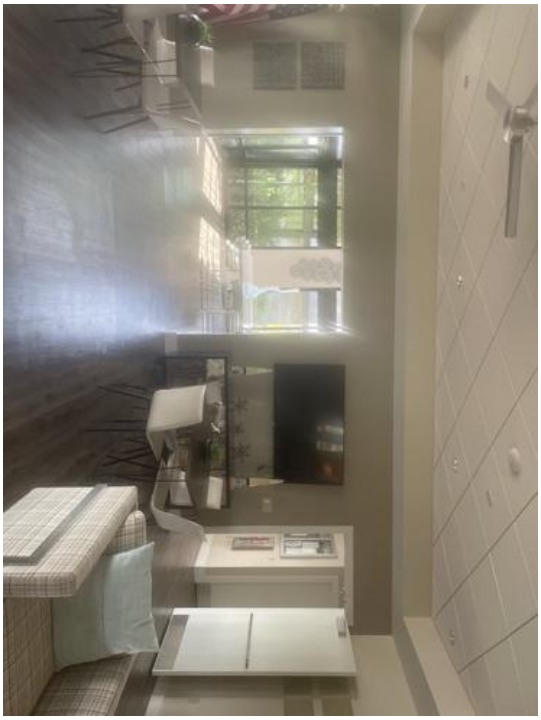


Photo 67

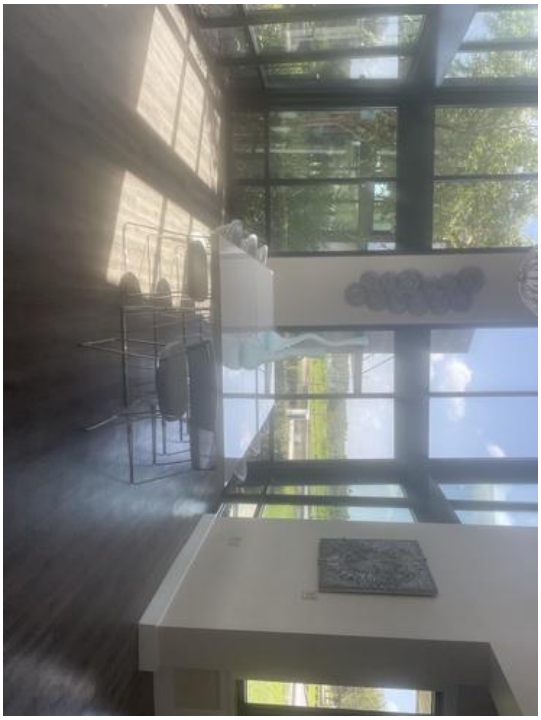


Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75

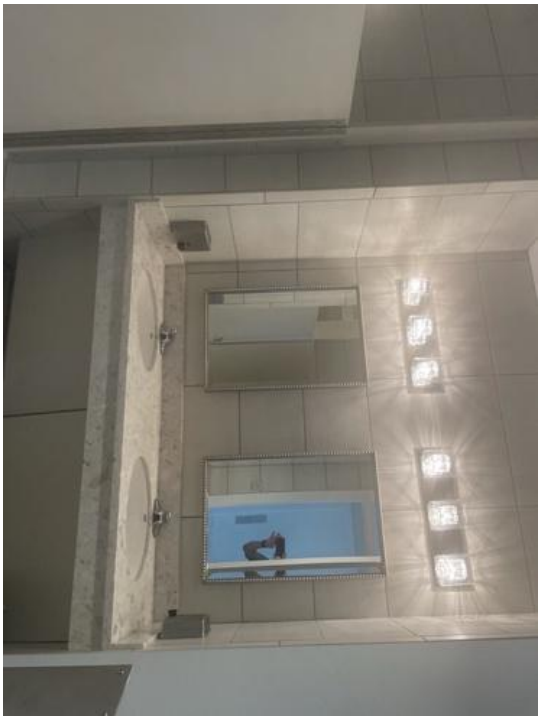


Photo 76

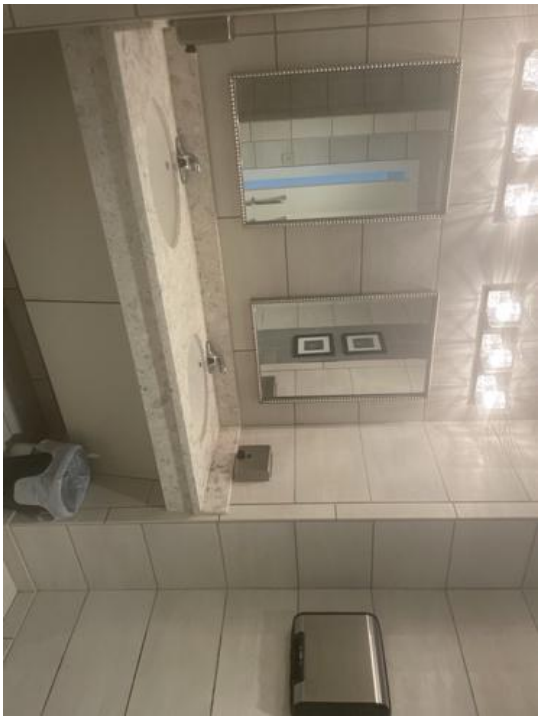


Photo 77

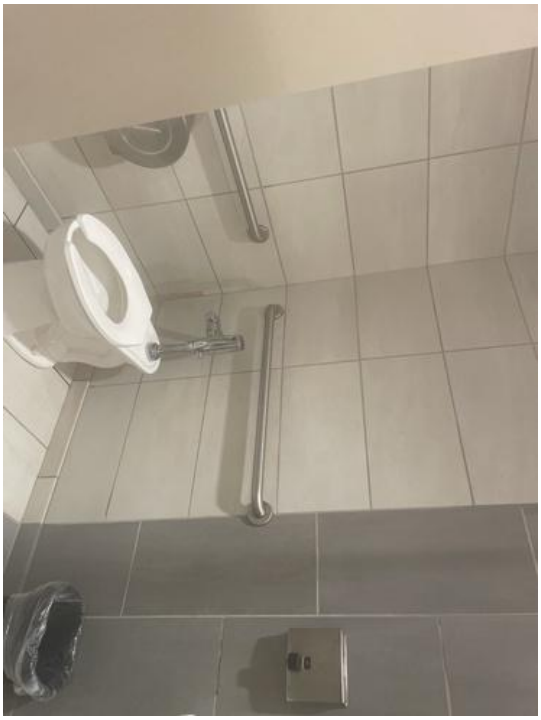


Photo 78



Photo 79



Photo 80

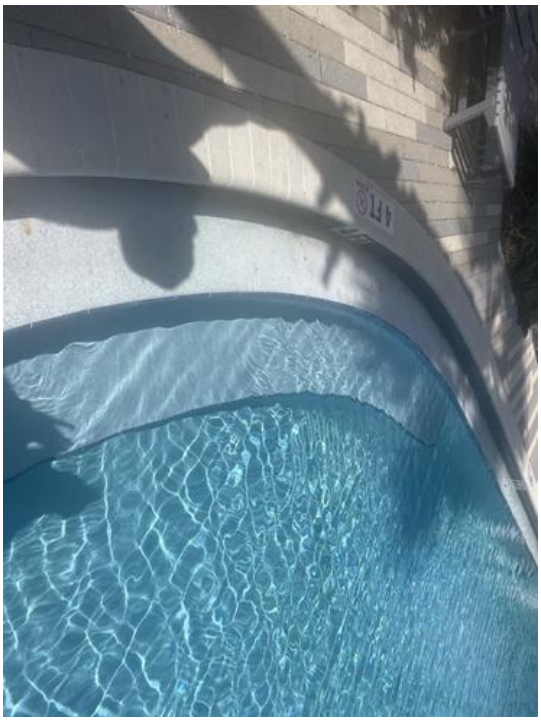


Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87

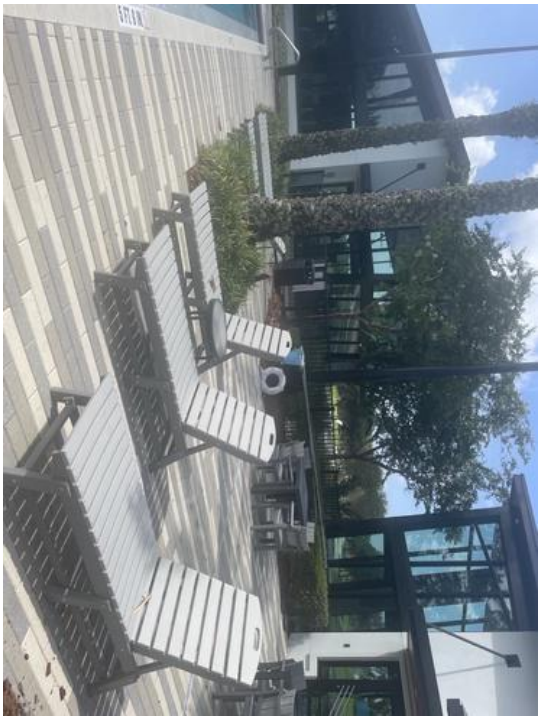


Photo 88



Photo 89

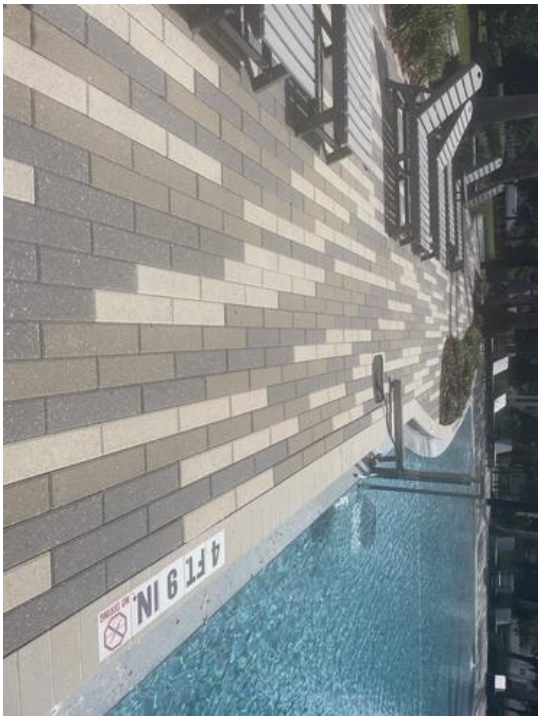


Photo 90

Photo 91

Photo 92

Photo 93

Photo 94

EXHIBIT 13

Return to Agenda

OFFICE PRIDE
Commercial Cleaning Services

Special Services Agreement

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 Asturia CDD	**Contractor** Suncoast Spotless, LLC dba Office Pride
Printed Name	Printed Name
Signature	Signature
Date	Date

EXHIBIT 14

Return to Agenda

ESTIMATE
EST-28804

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

(813) 269-5990

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

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.

Kai Management - Asturia

V1



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

8/5/2025

CUSTOMER APPROVAL

Customer Signature

Date

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SignSolutions
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.

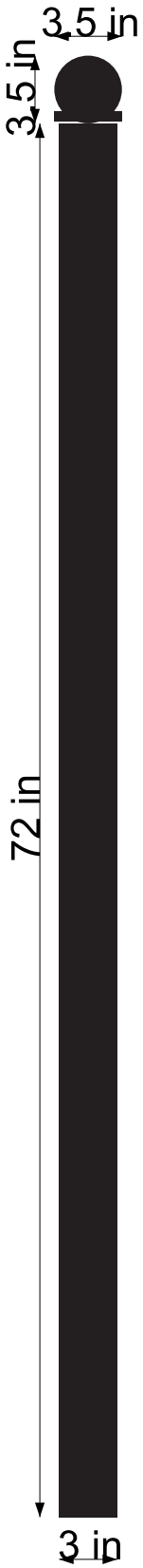
REVISIONS

Disclaimer: After 3 revisions, additional charges may apply.

Materials, Colors & Finishes - *Disclaimer*

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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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SignSolutions
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:
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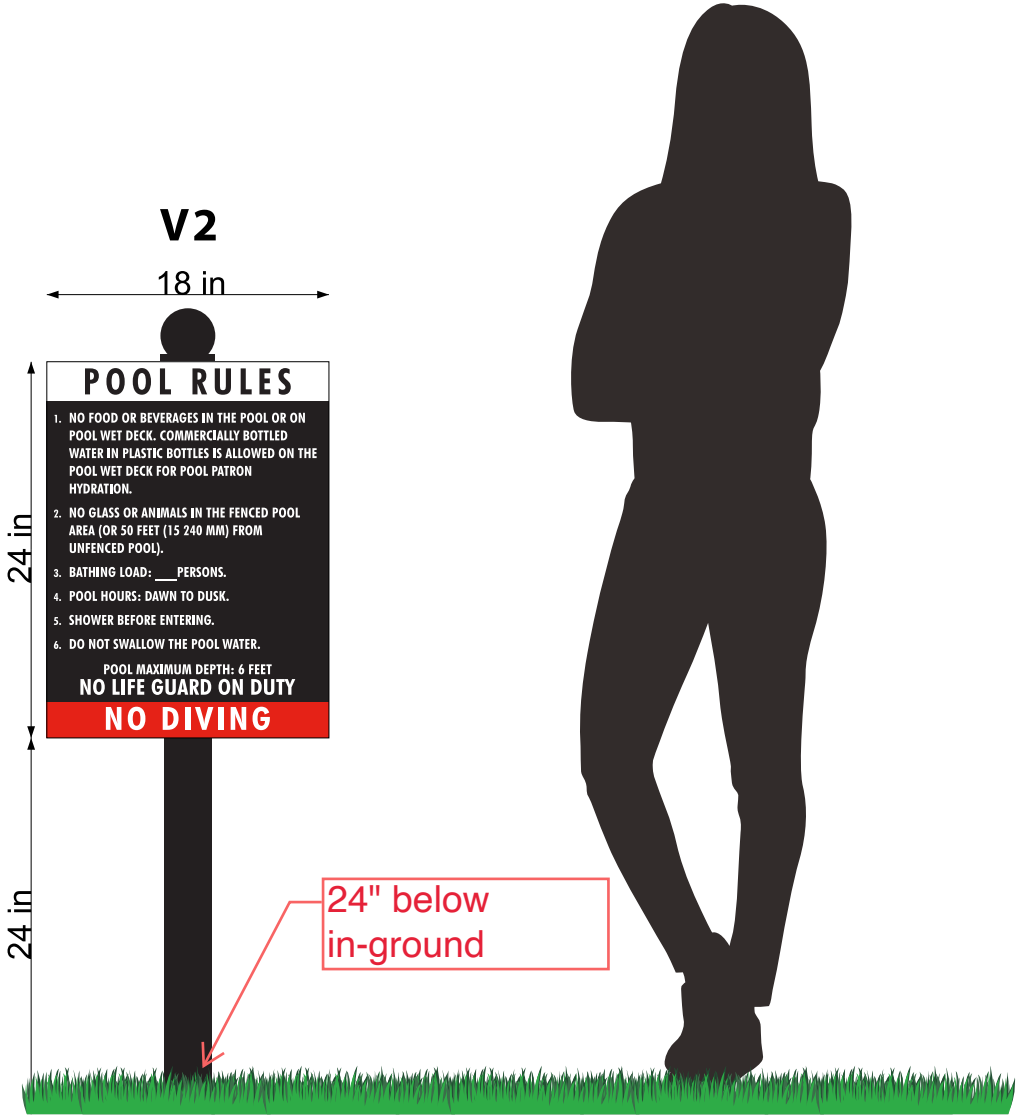
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Kai Management - Asturia



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EXHIBIT 15

Return to Agenda

ESTIMATE
EST-28804

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

(813) 269-5990

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

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.

Kai Management - Asturia

V1



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

8/5/2025

CUSTOMER APPROVAL

Customer Signature

Date

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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.

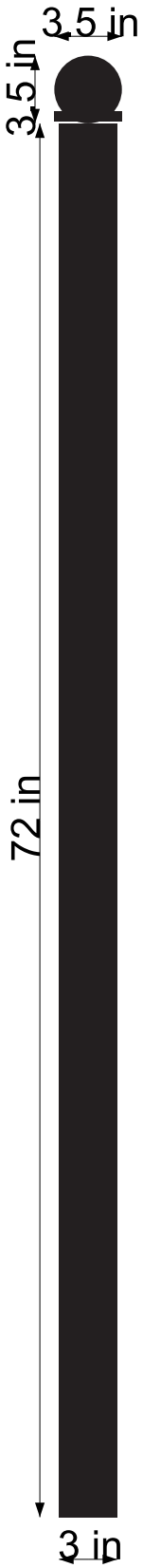
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See estimates for Aluminum and wood options.
(3" alum. is shown. Wood is 4"x4"x 72")

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

8/5/2025

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Customer Signature

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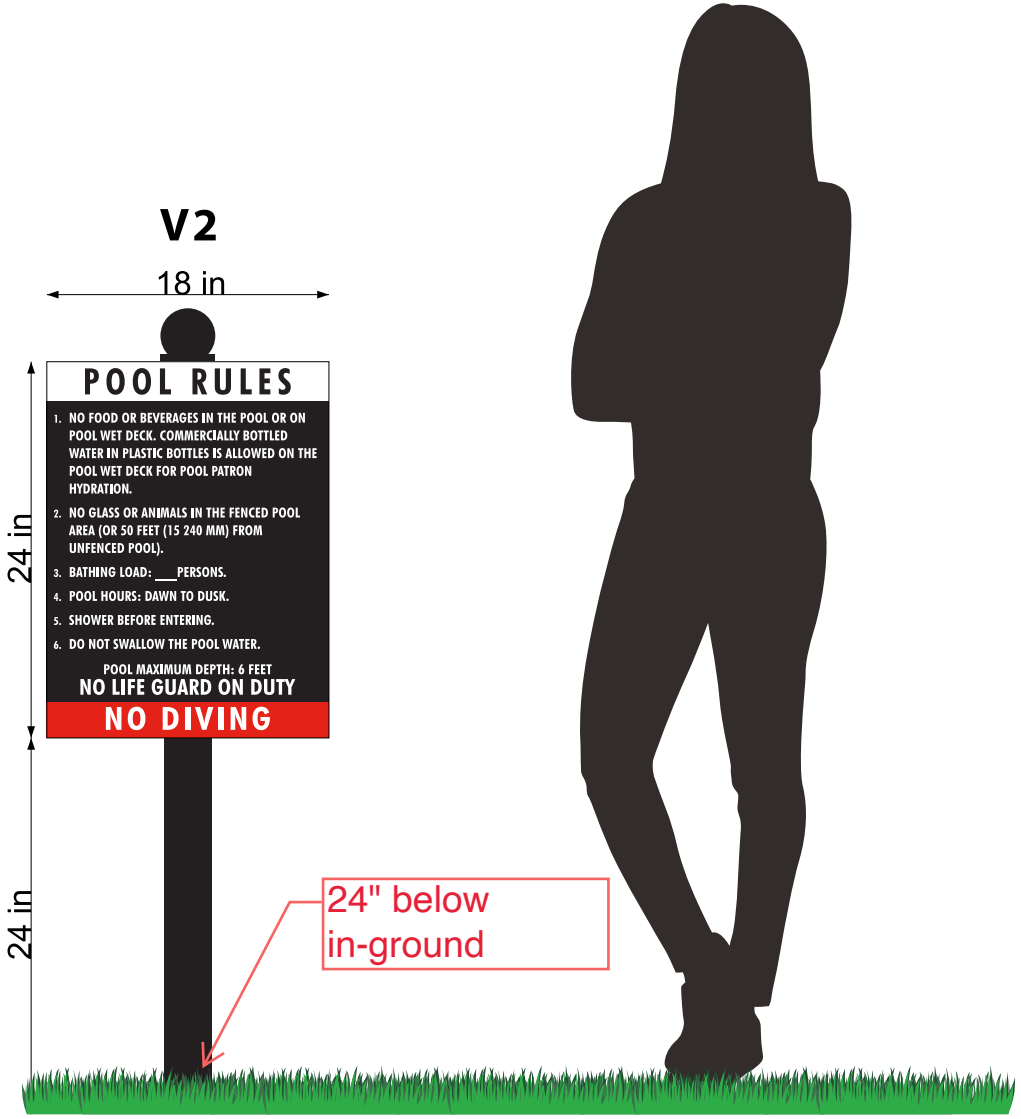
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Kai Management - Asturia



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8/5/2025

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Customer Signature

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PROJECT MANAGER:
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EXHIBIT 16

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 17

Return to Agenda

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: • 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: • 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 18

Return to Agenda

FLORIDA COMMERCIAL CARE, INC.

Professional Landscape and Property Maintenance Services

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.

FLORIDA COMMERCIAL CARE, INC.

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.

EXHIBIT 19

Return to Agenda

Estimate

TAMPA FENCE

P.O. Box 4806
Tampa, FL 33677
(813) 960-4300
toddy@tampafence.com

Estimate Number:
4629

Estimate Prepared By:
Matt Sherer
8/7/2025

Estimate for:
Gary Schwartz
Asturia CDD
Job #4209 - Asturia CDD
14575 Promenade Pkwy
Odessa, FL 33556
(754) 779-0088
marina@hikai.com

Sub-Total	$10,114.00
Estimate Total	**$10,114.00**

Estimate

Quote good for 7 days

Line Items

Product	Description	Price	Qty	Amount
FENCE INSTALL	Install 340' total of 54"H black residential grade 3rail flat top smooth bottom fence. 2 X 2 posts and flat post caps included. This style matches existing aluminum along lake. (2) 4'W walk gates with black hardware including self-closing hinges and safety latches. -Fence to be installed inside concrete paths in mulch around play areas. All posts set in 60lbs of concrete. Hinge posts get 120lbs. Highest quality materials sourced. 50% deposit required for scheduling.	$10,114.00	1.00	$10,114.00

Payment Options

- ACH (bank transfer): No fees.
- Credit/Debit Card Payments: A 3.2% fee may be added to the invoice amount.

Terms and Conditions

All work to be completed as expeditiously as possible according to standard procedures. Any alteration or deviation from plans or specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. Estimates are based on prices in effect on the date of estimate and may be subject to adjustment to prices in effect on date of acceptance of proposal. Tampa Fence LLC (Seller) is not responsible for delays due to weather conditions; labor difficulties; accidents; availability of materials; acts of God or circumstances beyond our control. Therefore we cannot guarantee a particular installation date and no financial liability is assumed by Tampa Fence LLC for loss of wages if property owner elects to be present during installation and a delay occurs. Additional charges will be added if the customer requests changes that cause a delay while the crew is on site.

The company is obligated only by what is written in the contract. No verbal agreements shall be considered valid. Work will be done as per plans or specifications. PURCHASER ASSUMES FULL RESPONSIBILITY FOR THE LOCATION ON THE LINE UPON WHICH SAID FENCE MATERIALS ARE TO BE INSTALLED. Purchaser agrees to defend, hold harmless, and indemnify Tampa Fence LLC, its principals, officers and/or employees from and against: Any claims arising out of or caused by any delay in the completion of contract, all claims, liabilities, and expenses for injury, death, or damage to persons, property damage, trespass; all other damage or loss arising out of the installation or location of said fence materials. Property damage referred to in this section specifically includes but shall not be limited to: Underground electrical lines; gas lines; water lines; septic tanks; sprinkler systems; drain lines; building foundations. Exceptions for sprinkler systems is outlined in the Workmanship Warranty. Purchaser agrees that Tampa Fence LLC will not be responsible for the restoration of any part of the landscape that is disturbed during installation. There will be excess dirt when post holes are dug/drilled. Tampa Fence LLC will not be required to remove or reform soil excavated from post holes during fence installation. Tampa Fence LLC is not responsible for gaps under fence due to uneven ground. This is a landscape problem.

In consideration of the price herein quoted, the Purchaser agrees that the fence lines will be clear of all obstructions and that the lines will be properly marked by customer by stakes or otherwise. The price herein named does not contemplate the encountering of rock, concrete slabs, boulders, roots or other conditions that mandate the use of jackhammers or other coring equipment; if these conditions are encountered and if it is necessary to drill for the settling of the post or to furnish extra large or deep foundations for the posts or to perform any extra labor, an additional charge will be made to cover the additional expense involved. Contract price is for the agreed footage. Final footage may vary. Said variations will be billed on prorated basis. Access to water and electricity are required for most fence installations. Should it be necessary to utilize a generator, the Purchaser will be billed for the additional expense.

WARRANTY: Tampa Fence LLC offers a limited-lifetime Workmanship Warranty from the date of completion. Details of the Workmanship Warranty is provided separately. Tampa Fence uses the finest quality materials available, installed by qualified crews. Natural characteristics of wood, such as checking, shrinking, and warpage, as well as movement, can be expected.

CHECKING: This is a crack that can occur in the boards, rails or posts and is not considered to be a defect.

SHRINKING: All wood can be expected to shrink and is not considered to be a defect.

WARPAGE: This is the natural process of wood. It is impossible to foretell which piece of lumber may warp and is not considered a defect.

Purchaser has a legal right under federal law to cancel this transaction within three (3) days (excluding Saturday and Sunday) from date of acceptance of this proposal. Customer deposits for any non-stock or special order items are non-refundable after the order is placed.

In the event this proposal is not approved by Tampa Fence LLC, sales or credit departments, this proposal shall become null and void; any payment shall be refunded to the customer.

Purchaser agrees that: Seller shall retain a security interest in the fencing goods purchased hereunder; title thereto shall not pass and such security interest shall not terminate, until the cash price and all other charges have been fully paid. Purchaser agrees that the Seller may sell, transfer or assign this contract. No loss, damage, or destruction of said property, regardless of the cause, shall release the Purchaser from his/her obligation hereunder.

Price to installation, a 50% down payment is required. The final amount shall be immediately payable upon completion. Should default in payment occur, Purchaser agrees to allow Seller or his

Price to installation, a 50% down payment is required. The final amount shall be immediately payable upon completion. Should default in payment occur, Purchaser agrees to allow Seller or his Agent access to the premises and possession of the goods subject to a security interest under the contract (provided such repossession may be accomplished lawfully and without breach of the peace). Upon taking possession of the goods the Seller shall then dispose of them and apply the proceeds in accordance with the provisions of the Uniform Commercial Code and other laws as applicable. The Purchaser shall pay any deficiency to which the Seller may be entitled in cash in full to the Seller upon demand. The Seller's acceptance, after the full amount may have become immediately due and payable as heretofore provided of any payment shall not be deemed to alter or affect the Purchaser's obligations and/or the Seller's rights hereunder with respect to any subsequent payments or default therein. If this order entails performance of services or leasing or rental of products, the same shall be deemed "the sale of goods" within the meaning of the Uniform Commercial Code as adopted by the State of Florida, except when doing so would result in an unreasonable consequence. This proposal constitutes the entire agreement between the Seller and Purchaser. All prior Purchaser negotiations and representations whether oral or written, are hereby superseded and merged into this Proposal. The Proposal cannot be modified or terminated except in writing signed by an authorized representative of Seller and Purchaser. The Proposal shall be binding upon and shall be enforceable by successors in interest of the Seller and Purchaser.

Final payment is due on day of completion. Tune-ups will not delay final balance being paid. Past due payments shall be subject to a delinquency charge of $25/day after one week of non-payment.

Purchaser agrees to pay reasonable attorney fees owed and all costs of collection if, after default, this contract is placed for collection or for the enforcement of any of the Secured Party's remedies. This agreement and the account established by this agreement shall be construed and enforced according to the laws of the State of Florida.

Any controversy or claim arising out of or related to this Proposal, or the breach thereof, shall be settled by arbitration in accordance with the Construction Industry Rules of Southern Arbitration & Mediation, except as specifically excluded below. Judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

The locate of any arbitration between Seller and Purchaser shall be Tampa, Florida, unless Seller agrees to designate another locate to facilitate joinder of parties, consolidation of claims, or other interests of the Seller. Any locale designated by Seller shall be binding.

At Seller's sole election, this agreement to arbitrate shall not apply and cannot be enforced as to any claim, dispute, or other matter in controversy or question between Seller and Purchaser which Seller chooses to litigate. If Seller so elects to require Purchaser to litigate any claim, dispute, or other matter, such litigation shall take place in a court of competent jurisdiction located in Tampa, FL, if a State or Federal court action. If Seller in his sole discretion, elects to have dispute resolved through litigation, then Purchaser consents to the jurisdiction of the State and Federal Courts in Florida.

OTHER NOTES

2399 NW 35th St, Ocala, FL 34475
AntebellumDecorativeFences.com
(352) 877-3888

Limited Lifetime Warranty

Please visit our website to activate this warranty or make a claim.

Antebellum Manufacturing, LLC ("Antebellum") warrants that Antebellum's aluminum fencing products (“Product”) will be free from defects in material and workmanship for the Warranty period beginning on the date of Product purchase. Antebellum further warrants the Product’s powder coat finish against cracking, chipping, peeling, flaking, blistering, splintering, corrosion, rusting, abnormal coloration, and fading under normal atmosphere and weather conditions[i]. This Warranty does not extend to products and accessories that are not manufactured by Antebellum, damage caused by negligence, alteration, accident, improper installation, improper storage or handling, abuse, misuse, vandalism, or damage caused by events beyond human control including without limitation damage caused by animals or natural events, impact of foreign objects, fire, earthquake, flood, lightning, hail, hurricane, tornado, other extreme environmental conditions, coastal installations or any other casualty or applications that are subject to heavy salt or mineral exposure or acts of God, movements, distortion, collapse or settling of ground or structure on which the fence is installed.

All claims for a breach of this Warranty shall be submitted to Antebellum within thirty (30) days of discovering the defect in writing specifically describing the nature of the breach, together with a photograph and or samples of the defective portion of the Product and a copy of the original retail bill of sale. Antebellum reserves the right to inspect the defective portion of the Product at Antebellum's factory to determine if the claim is valid. If it is determined by Antebellum, in its sole discretion, that the claim is valid, Antebellum shall at its discretion, either repair or replace the defective portion of the Product with new or equivalent products. This limited Warranty does not cover the costs, including labor, of removal and disposal of the original product, or shipping and reinstallation of replacement product. This limited Warranty does not warrant that any replacement material will match or be identical to the original Product as replacement products may vary in color or gloss in comparison to the original Product as a result of normal weathering.

Single Family Residential Property - This Limited Lifetime Warranty covers single family residential properties only and extends to the original purchaser plus one (1) individual transferee if the transfer occurs within thirty (30) years of the original date of Product purchase. Once the transfer occurs, the Warranty shall expire thirty (30) years after the original date of Product purchase.

All Other Property - As to any other type of building or property including without limitation those owned by corporations, governmental agencies, partnerships, trusts, religious organizations, schools, condominiums, homeowner associations, cooperative housing arrangements and apartment buildings, the Warranty period will be thirty (30) years following the original date of Product purchase and is non-transferable.

The above sets forth Antebellum’s complete Warranty and the exclusive remedies against Antebellum with respect to the Product. Antebellum **HEREBY EXPRESSLY DISCLAIMS ANY REPRESENTATION, WARRANTY, PROMISE, GUARANTEE OR OTHER ASSURANCE OF ANY KIND, EXPRESS OR IMPLIED, ORAL OR WRITTEN, STATUTORY OR OTHERWISE, RELATING TO THE PRODUCT. ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE IS HEREBY EXPRESSLY DISCLAIMED.** Antebellum's liability shall under no circumstances exceed the actual amount paid by purchaser for the defective product, nor shall Antebellum be responsible for consequential, personal injury, special, punitive or incidental damages, whether direct or indirect. No person or entity is authorized to change, modify, or supplement this Warranty, and any such attempt and any other written or implied agreement shall not be valid as against Antebellum.

This Warranty gives the purchaser specific legal rights. The purchaser may also have other rights which vary from state to state. Also, some of the limitations set forth above may not be allowed in certain states and therefore may not apply to particular purchasers.

---

[i] After prolonged exposure to outdoor environments, all products will experience some gradual fading over time and is considered normal (up to a standard variation determined by Delta E color measurement, not to exceed Delta 5). Degrees of fading vary depending on geographical location, air pollution, exposure and other factors.

Revised 6/11/2025

WWW.TAMPAFENCE.COM

TAMPA
FENCE

(813) 960-4300

TAMPA FENCE'S LIMITED-LIFETIME WORKMANSHIP WARRANTY



POST MOVEMENT:

Tampa Fence will cover one service trip and up to five posts sinking or leaning due to subsoil erosion, which can occur due to soil content, water retention, and drainage issues beyond our control. We will add up to one 60 lb bag of concrete per affected post. If the problem persists, a minimum service fee of $250 plus the cost of additional materials will apply.



GATE FUNCTIONALITY:

Tampa Fence will provide one complimentary trip to adjust your gate(s) for any reason within 20 years of installation. This includes adjustments needed due to subsoil erosion, misuse, or abuse. However, if the gate is damaged beyond repair due to rot or other severe damage, this warranty does not cover replacement costs. Common causes of gate misalignment include landscape companies, storms, pets, children, and heavy use. All adjustments for multiple gates must be addressed in a single trip.



GATE HARDWARE:

Faulty gate hardware that breaks on its own will be replaced at no cost to you for up to 20 years from the installation date. Tampa Fence is not responsible for hardware damage due to external forces. Management or the owner will determine the faultiness of the hardware.



POST CAPS LOST:

Tampa Fence will replace lost post caps once at no charge. If the caps are lost or stolen repeatedly, we cannot provide additional replacements. This determination will be made by a manager or owner.



VINYL FENCE PANELS:

Minor issues with vinyl fence panels will be repaired at no charge. We stand behind our work for small panel issues. However, damage caused by severe weather events (e.g., hurricanes), accidents (e.g., a car running through the fence), or natural occurrences (e.g., tree growth or falls) are not covered under this warranty. Management or the owner will evaluate these situations on a case-by-case basis.



PROTRUDING NAILS:

Our goal is to maintain a fence free of protruding nails. Tampa Fence will fix any protruding nails unless they are the result of forces beyond our control. We will gladly hammer down or remove problematic nails as needed.



SPRINKLER SYSTEMS:

If we damage a sprinkler line or head, we'll either repair it onsite or reimburse you for the standard cost of replacement only. This applies to common systems. Customers must mark and communicate sprinkler line locations. Advanced systems should be marked and noted in your contract with Tampa Fence. Damaged lines or heads must be identified within one week of installation.



COMMERCIAL WALK & DRIVE GATES:

Faulty equipment and hardware for commercial gates will be repaired or replaced at no cost. Given the high frequency of use for these gates, coverage will be assessed on an individual basis and confirmed by management or the owner.

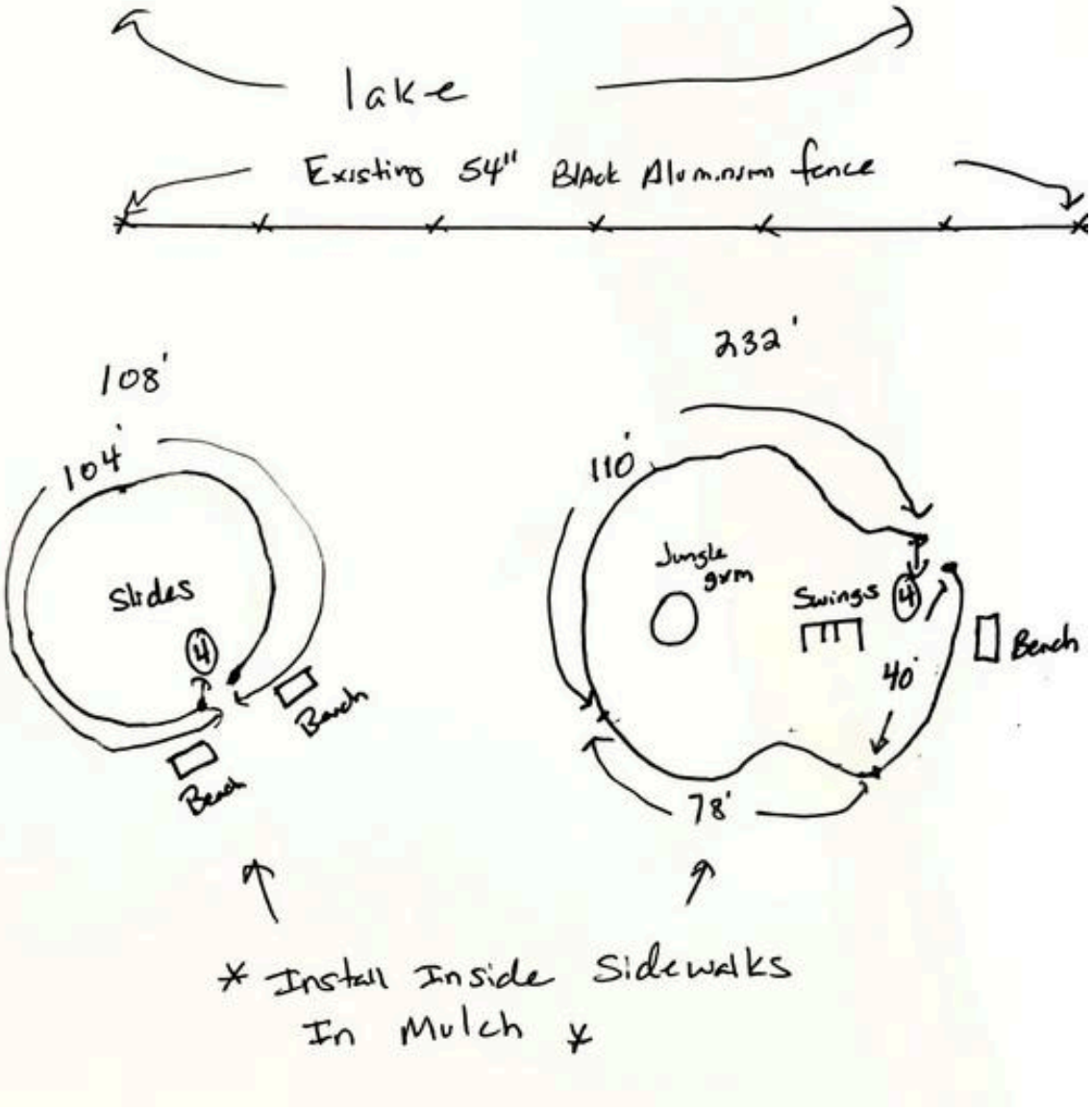


EXCLUSIONS:

This limited-lifetime workmanship warranty does not cover damage caused by external forces, severe weather, accidents, misuse, abuse, or natural occurrences beyond our control. Specific exclusions include, but are not limited to, rot, severe structural damage, theft, and repeated loss of components. Certain items require our recommended method of installing. If customer opts out of required installation procedures or necessary parts, there will be no warranty on subsequent problems. This warranty does not include customers with old, executed contracts lacking this language.

TAMPA FENCE STANDS BEHIND OUR WORKMANSHIP AND IS COMMITTED TO PROVIDING HIGH-QUALITY SERVICE AND SUPPORT FOR YOUR FENCING NEEDS.




lake
Existing 54" Black Aluminum fence
108'
104'
Slides
4
Beach
Beach
232'
110'
Jungle gym
Swings
4
Beach
40'
78'
* Install Inside Sidewalks In Mulch *


AQUALATCH

EXHIBIT 20

Return to Agenda

P R O P O S A L

Top Rail Fence Tampa
2920 W La Salle St
Tampa, FL 33607
(813) 761-4457

tampa@toprailfence.com

https://toprailfences.com/locations/tampa/

Billing/Service Address

Marina Carcaba
Asturia CDD
14575 Promenade Pkwy
Odessa, FL 33556
(904) 392-6797 (Mobile)
marina@hikai.com

Date	August 7, 2025
Total	$12,000.00

F E N C E I N S T A L L O P T I O N 2 (5 4 - I N C H H I G H B L A C K A L U M I N U M)

This proposal expires on 11/5/2025

N O T E S

No removal. Install 54-inch high black aluminum fence, will match same heightas other fence nearby, residential adjustable brackets, 3 rail flat top. 2 gates.

Will go around both playground equipment's per measurements. Jagged circles.

Item	Description	Qty	Rate	Amount
Ornamental Fence Install	330 feet, 2 gates	1 LF	12000.00	$12,000.00
			Subtotal	$12,000.00
			Tax	$0.00
			Total	$12,000.00

En Route Notifications Email to marina@hikai.com, Text message to (904) 392-6797

F I N A N C I N G

Split the cost into easy monthly payments with wisetack

From $260.31/month at 10.90% APR for 60 months, totaling $15618.66*.

- Instant decision
- No hidden fees
- Checking eligibility does not impact your credit score

Click here to see monthly payment options

**All financing is subject to credit approval. Your terms may vary. Payment options through Wisetack are provided by our lending partners. See http://www.wisetack.com/lenders. See additional terms at http://www.wisetack.com/faqs.*

---

1. The Down Payment may be used to purchase material necessary for the performance of the WORK. Special order materials (meaning materials not stocked for immediate delivery by local suppliers and that must be ordered, or custom fabricated materials) are non-refundable. CONTRACTOR shall be entitled to final payment upon substantial completion of the WORK. The WORK is substantially complete when all items described in this CONTRACT have been constructed or installed. Substantial completion shall not include adjustment, repair, replacement or cleaning of any item so constructed or installed or final inspection by code official (IF REQURIED). CUSTOMER shall be entitled to one punch list prior to final payment. Customer shall have seven (7) calendar days after Contractor delivers the completed work to make any problems or dissatisfaction known to Contractor, in writing, mailed to the address on this authorization. Requests for adjustment, repair, replacement or cleaning of any constructed or installed item shall not be cause for delay of final payment, but rather shall be considered warranty items. After five business days from substantial completion, the unpaid balance of the TOTAL CONTRACT AMOUNT may be subject to interest charges as allowed by applicable state law. CUSTOMER acknowledges and agrees that this CONTRACT shall serve as the invoice for the TOTAL CONTRACT AMOUNT and that no additional invoice will be provided to CUSTOMER for any part thereof. Failure to notify Contractor within the specified time, as determined by the postmark date, will constitute a waiver of all claims for adjustment. It is fully understood that the Customer is personally responsible for any and all charges for the services performed.

2. Installation dates are tentative and are subject to change due to weather, material delays, and any other unforeseen circumstances, including but not limited to those items described in section 8, below.

3. Modification to the WORK or CONTRACT will be made only when a written addendum describing such modification has been signed by both CUSTOMER and CONTRACTOR. There may be an additional charge for any changes.

4. The WORK will be warranted by CONTRACTOR in accordance with the terms of the Top Rail Warranty. Existing structures to which the WORK may be affixed or interconnected are not part of the WORK and will not be covered under the Warranty. This Warranty is issued and only applicable to the CUSTOMER after payment in full of the TOTAL CONTRACT SUM. A sample Top Rail Warranty form is attached to this CONTRACT.

5. CONTRACTOR shall obtain applicable permits and inspections. Unless agreed otherwise in writing signed by the parties or required by local code to be provided by CONTRACTOR, CUSTOMER shall be

responsible for any additional approvals and processes (such as homeowner associations, special tax district, wetlands, endangered species, variances, or historic preservation). CUSTOMER shall provide CONTRACTOR with an accurate plat of CUSTOMER's property.

6. CONTRACTOR shall maintain no less than one million dollars ($1,000,000) in Comprehensive General Liability insurance with an insurance Company licensed to do business in this state.

7. CUSTOMER shall provide sufficient water and electricity for the continuous operation of CONTRACTOR's equipment. There may be an additional charge if CONTRACTOR is required to provide electricity. Access must be granted to "811" personnel to mark underground utilities.

8. CUSTOMER agrees that should CONTRACTOR encounter unforeseen site conditions on the PREMISES (including for example buried storage tanks, solid rock, high water table, unsound house framing, or unsound or uncompacted soil conditions at the footing depth described on the Top Rail Specification Sheet, etc.) which would substantially interfere with CONTRACTOR's completion of the WORK, CONTRACTOR may require that CUSTOMER and CONTRACTOR execute an addendum to this CONTRACT describing the additional work that must be performed and setting forth the price at which CONTRACTOR will perform such additional work. CONTRACTOR shall not be obligated to continue the WORK if an addendum is not executed, if, in CONTRACTOR's sole judgment, continuing the WORK as specified herein without any modifications would cause such WORK to not meet applicable local building code requirements or not meet CONTRACTOR's construction standards.

9. CUSTOMERS agree that CONTRACTOR shall not be responsible for unforeseen site conditions on the PREMISES discovered or occurring after completion of the WORK. Customer must clear the fence line (6-foot-wide area) where the fence is to be installed of vegetation and any other obstructions prior to fence installation. A Trip Charge will be imposed if the fence line is not cleared before installation day.

10. CUSTOMER shall mark the location of underground utilities, drain lines, sprinkler systems, septic tanks, septic fields, electrical lines, pool lines, or other obstructions before starting a project (811 personnel do not mark these private utilities). Contractor is not responsible for damage to any underground utilities, drain lines, sprinkler systems, septic tanks, septic fields, electrical lines, pool lines, or other obstructions.

11. CONTRACTOR is not responsible or liable for delays in the commencement or completion of the WORK that are the result of conditions beyond CONTRACTOR's control (including for example weather, strikes, supplier's inability to obtain materials, or a third party's inability to comply with the terms of this CONTRACT, etc.). If CUSTOMER fails to make a scheduled progress payment, CONTRACTOR may elect to postpone its performance of the WORK and schedule continuance of the WORK at its discretion after receipt of all due and payable progress payments. Delays caused by such events do not constitute abandonment and are not included in calculating time frames for payment or performance.

12. Unless specifically set forth in the description of the WORK, CONTRACTOR shall not move or dispose of soil excavated while performing the WORK. Additionally, CUSTOMER acknowledges that there may be damage to or disfiguration of the turf in and about the area of the WORK and the location of the storage of materials due to foot traffic, machinery, storage of materials, or otherwise. CONTRACTOR shall rake out the soil excavated below the fence and fill any substantial ruts or other scars caused by the CONTRACTOR in the performance of the WORK when such remedial work is required as determined in the sole and reasonable determination of CONTRACTOR.

13. CUSTOMER acknowledges and agrees that all drawings, plans, sketches, renderings, models and designs remain the sole property of CONTRACTOR, and CONTRACTOR reserves the right to use such materials in any manner it shall deem appropriate. CONTRACTOR retains copyright and all intellectual property rights in all drawings, plans, sketches, renderings, models and designs created pursuant to the CONTRACT. All documents created for this purpose of constructing or installing the WORK remain the property of the CONTRACTOR and are not a part of this CONTRACT. In the event of a discrepancy between the drawings and written dimensions or notations on any drawing, plan or design, the written dimension or notation shall prevail. Customer grants a worldwide, exclusive, fully paid, irrevocable license to use and CONTRACTOR reserves the exclusive right to use: photographs, drawings, and representations of the completed project in its advertising and marketing efforts (including before and after comparisons). CUSTOMER grants CONTRACTOR permission to place a plaque on the fence with the CONTRACTOR name and contact information without compensation to CUSTOMER.

14. CUSTOMERS acknowledge that the services to be provided by CONTRACTOR hereunder are limited to construction services and shall not include any architectural or engineering services.

15. OPTIONAL Sprinkler Coverage: If CUSTOMER chooses and pays for the optional sprinkler insurance, CONTRACTOR will repair damage caused solely by CONTRACTOR during the fence installation process.

16. OPTIONAL Permit Filing Fee: If CUSTOMER chooses and pays for the optional permit filing services, CONTRACTOR will file any required permits related to installation of the fence for the CUSTOMER.

17. CUSTOMER acknowledges that technical field changes shall not constitute a modification to the WORK and may be made by CONTRACTOR to ensure that the WORK is performed in compliance with applicable codes, regulations, restrictions, or CONTRACTOR's construction standards.

18. CUSTOMER agrees that materials required for the completion of the WORK be delivered and stored at the PREMISES in a location reasonably determined by CONTRACTOR to be efficient for the purpose of construction of the WORK. CUSTOMER further agrees that any material not required for completion of the WORK shall, notwithstanding delivery to or storage at the PREMISES, be and remain the sole property of CONTRACTOR, and CUSTOMER shall not have any right or interest therein. Such storage of materials or equipment shall not be deemed abandonment.

19. CUSTOMER recognizes and acknowledges that during the performance of the WORK, certain hazardous conditions could exist in the area of the WORK. CONTRACTOR agrees to take all reasonable steps necessary to make such conditions known and obvious to CUSTOMER and to prevent CUSTOMER and others from entering hazardous areas. CUSTOMER shall indemnify and hold CONTRACTOR harmless from any liability, damage, claim or expense arising out of the CUSTOMER's or a third party's disregard of a clear, open and obvious danger in the WORK area.

20. CONTRACTOR is an independently owned and operated franchise. CUSTOMER acknowledges and agrees that this CONTRACT is made solely with CONTRACTOR, and that CONTRACTOR is not an employee or agent of HFB FenceCo Franchising, LLC. CUSTOMER acknowledges and agrees that HFB FenceCo Franchising, LLC is not responsible or liable for any acts or omissions of CONTRACTOR.

21. If any provision, sentence, phrase or word of this CONTRACT or the application thereof to any person or circumstance shall be held invalid, the remainder of the CONTRACT, or the application of such provision, sentence, phrase or word to persons or circumstances other than those as to which it is held invalid shall not be affected thereby.

22. IN NO EVENT SHALL CONTRACTOR BE LIABLE FOR ANY CONSEQUENTIAL, INCIDENTAL, EXEMPLARY, INDIRECT, SPECIAL OR PUNITIVE DAMAGE, LOST BUSINESS OPPORTUNITIES, LOST PROFITS OR LOST GOODWILL IN CONNECTION WITH THIS AUTHORIZATION. CONTRACTOR WILL NOT BE LIABLE FOR INJURIES, DAMAGES OR OTHER LOSSES THAT ARISE DIRECTLY OR INDIRECTLY BECAUSE OF THE EVENT NECESSITATING CONTRACTOR'S SERVICES OR THAT ARISE IN THE PERFORMANCE OF THOSE SERVICES. FURTHER, THE LIABILITY OF CONTRACTOR IS EXPRESSLY LIMITED TO THE AMOUNT OF THE SERVICES AUTHORIZED HEREIN AND IN NO EVENT SHALL CONTRACTOR, ITS AGENTS, OR ASSIGNS BE LIABLE BEYOND SUCH AMOUNT. Customer acknowledges and agrees that to the extent that Customer or any other third party contributes to the damage, Contractor will have no liability for such damage, and Customer releases Contractor from liability for such damage. Customer agrees that Contractor must be given a reasonable opportunity to repair any damage Customer claims is caused by Contractor. If Customer refuses to allow a repair, the liability of Contractor is expressly limited to the lesser of a) the value of the item immediately prior to performance of services by Contractor; b) the cost to reasonably repair damage caused by Contractor and specifically excludes replacement cost of the item or items; or c) the amount of the Services authorized herein. In Florida, sixty days before you commence any legal action for a construction defect, you must provide written notice to us, referring to Florida Chapter 558 and describing the alleged construction defects. We will have a right to inspect, and we may offer to repair or pay for any identified issues. You do not need to accept our offer to repair or pay.

23. SUBJECT TO THE LIMITATIONS ON LIABILITY AND IN THE DESCRIPTION OF THE SCOPE OF WORK, CONTRACTOR WARRANTS IT'S WORK TO THE EXTENT MANDATED BY STATUTE AND AS SET FORTH IN THE TOP RAIL WARRANTY. THE FOREGOING WARRANTY IS EXCLUSIVE AND IS IN LIEU OF ALL OTHER WARRANTIES, WHETHER WRITTEN, ORAL, EXPRESS OR IMPLIED.

24. This CONTRACT is made and shall be construed under the laws of the State where the WORK is performed. Except as set forth below, if any controversy or claim arises out of or relates to this CONTRACT, or the breach thereof, and if said controversy or claim cannot be settled through direct discussions, the parties agree to first endeavor to settle the controversy or claim in an amicable manner by mediation administered by either the American Arbitration Association under its Construction Industry Mediation Rules, before resorting to arbitration. Thereafter, any unresolved controversy or claim arising out of or relating to this CONTRACT, or breach thereof, shall be settled by the appropriate by arbitration administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. The parties may agree to mediation and arbitration by the Better Business Bureau (if applicable) in lieu of the foregoing. It is further agreed that any efforts by CONTRACTOR to collect the TOTAL CONTRACT AMOUNT or any part thereof will not be subject to the mediation and arbitration provisions set forth above. CUSTOMER will pay any collection expense, court costs, and reasonable attorney's fees which may be incurred in such collection efforts. CUSTOMER hereby waives any and all rights CUSTOMER may have to a jury in any suit hereunder.

25. Any Claim must be brought in the parties' individual capacity, and not as a plaintiff or class member in any purported class, collective, representative, multiple plaintiffs, or similar proceeding ("Class Action"). The parties expressly waive any ability to maintain any Class Action in any forum. The arbitrator shall not have authority to combine or aggregate similar claims or conduct any Class Action nor make an award to any person or entity not a party to the arbitration. Any claim that all or part of this Class Action Waiver is unenforceable, unconscionable, void, or voidable may be determined only by a court of competent jurisdiction and not by an arbitrator. THE PARTIES UNDERSTAND THAT THEY

WOULD HAVE HAD A RIGHT TO LITIGATE THROUGH A COURT, TO HAVE A JUDGE OR JURY DECIDE THEIR CASE AND TO BE PARTY TO A CLASS OR REPRESENTATIVE ACTION. HOWEVER, THE PARTIES UNDERSTAND AND CHOOSE TO HAVE ANY CLAIMS DECIDED INDIVIDUALLY, THROUGH ARBITRATION.

26. If CUSTOMER fails to fulfill its obligations under this CONTRACT in addition to any other remedy at law or in equity that CONTRACTOR may have or otherwise provided herein, CONTRACTOR may retain as liquidated damages and not as a penalty, all consideration paid by CUSTOMER to CONTRACTOR, including, but not limited to the Down Payment referenced above except where not allowed by applicable law.

27. CONTRACTOR'S failure to exercise a right or remedy, or CONTRACTOR's acceptance of a partial or delinquent payment, will not operate as a waiver of any of CONTRACTOR's rights, or CUSTOMER's obligations, under this CONTRACT and will not constitute a waiver of CONTRACTOR's right to declare an immediate or a subsequent default of this CONTRACT.

28. This CONTRACT contains the entire understanding and agreement between the parties with respect to the WORK and supersedes all prior or contemporaneous written and oral agreements and understandings with respect to the subject matter hereof. NO ORAL PROMISES OR AGREEMENTS ARE A PART OF THIS CONTRACT.

Click here if you no longer wish to receive notifications or related information about this proposal.

EXHIBIT 21

Return to Agenda

From: Susan Coppa <susancoppa@asturiacdd.org>
Sent: Monday, August 4, 2025 7:22 PM
To: Heather Dilley <heather@hikai.com>
Subject: Re: Communication on Projects at Asturia

Hello Heather,
Okay will cc you on all.
I think it was in September of 2024. We voted to use the ADA certified mulch. Redtree provided the estimate in January of 2025. Michael Bush obtained better quotes in February ;you took over in March..

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

ADA CERTIFIED PLAYGROUND MULCH INSTALLATION PROPOSAL at DOG PARK and PLAYGROUND

Asturia CDD

Attention: Barry Jeskewich – District Manager

January 31, 2025

Scope of Work

Install ADA Certified Playground mulch at the dog park and playground.





- **Install (50) cubic yards of ADA Certified Playground mulch at the dog park.**
- **Install (65) cubic yards of ADA Certified Playground mulch at the playground.**
- **Includes materials, sales tax, shipping, and equipment fees.**

Total Cost: $10,925.00

February 2025
Action Items Summary

- Lindsay and Barry have requested invoicing from SunCity for retainer and will pay upon receipt

- Coppa will get bid from AJ to request a quote for removal of the stump and tree in the preserve.

- Bush is to get with Coppa to finalize drainage of playground before the mulch is ordered.

- Virgil will add reflective material to the chain

- Lindsay will inform Jackie if Shade session is needed to discuss RIPA at the next meeting. If so she will secure a clerk reported.

- Bush will check the bolts in the playground equipment

- Bush to get with Coppa to initiate the installation of the playground fence to be installed by Triple-D fencing based upon his drawings.
All this was in motion from September and October 2024
Thanks
Susan

EXHIBIT 22

Return to Agenda

Lighthouse Engineering, Inc. Mail

Amy Palmer <apalmer@lighthouseenginc.com>

Quote for speed humps

Tampa G-FORCE <tampa@gogforce.com> Tue, Sep 24, 2024 at 9:10 PM
To: Amy Palmer <apalmer@lighthouseenginc.com>

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

Gallery Image Gallery Image Gallery Image

__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

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!

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

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

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: _____

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

Proposal

PARKING LOT SERVICES

GO GREEN WITH PLS!

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

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

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!

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

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

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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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

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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

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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

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: _____

LIGHTHOUSE ENGINEERING, INC.
Helping You Find Your Way

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 Services .....T&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

LIGHTHOUSE ENGINEERING, INC.
Helping You Find Your Way

EXHIBIT 23

Return to Agenda

PROJECT MANUAL

FOR

LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT

August ___, 2025

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LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
Pasco County, Florida

Notice is hereby given that the Asturia Community Development District ("**District**") will accept proposals from qualified firms ("**Proposers**") interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained by sending an email to heather@hikai.com and margarett@hikai.com. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida and hold all required state and federal licenses in good standing; and (2) have at least five (5) years of experience with landscape maintenance projects. Each Proposer should also attend the pre-proposal meeting and failure to do so may result in rejection of the proposal or a reduction in points. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Firms desiring to provide services for this project must submit one (1) written proposal AND a PDF file on a flash-drive no later than August 27, 2025 at 2:00 PM (EST) at 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607, Attention: Heather Dilley. Additionally, as further described in the Project Manual, each Proposer shall supply a proposal bond or cashier's check in the amount of $25,000 with its proposal. Proposals shall be submitted in a sealed package that shall bear "RESPONSE TO REQUEST FOR PROPOSALS (Asturia Community Development District – Landscape & Irrigation Maintenance) ENCLOSED" on the face of it. Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened at the time and date stipulated above; those received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after issuance of the Project Manual. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607, or by sending an email to heather@hikai.com, and margarett@hikai.com (813) 565-4663.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed in writing by e-mail only to Lindsay Moczynski, Lindsay@cddlawyers.com, and Heather Dilley, heather@hikai.com.

Asturia Community Development District
Heather Dilley, District Manager

ASTURIA COMMUNITY DEVELOPMENT DISTRICT

Landscape & Irrigation Maintenance Services
Pasco County, Florida

Instructions to Proposers

1. DUE DATE. One (1) written sealed proposal ("**Proposals**") with a PDF file on a flash-drive must be received by interested parties ("**Proposer**") no later than August 27, 2025 at 2:00 PM (EST) at 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607, Attention: Heather Dilley. Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened at that time. Proposals received after the time and date stipulated above will not be considered.

2. SUMMARY OF SCHEDULE. The District anticipates the following Request for Proposals ("**RFP**") schedule, though certain dates may be subject to change:

DATE	EVENT
August 18, 2025	RFP Notice is issued.
August 18, 2025	RFP package available for download.
August 21, 2025 @ 10:00 AM (EDT)	Mandatory on-site meeting. Asturia Community Development District Clubhouse, 14575 Promenade Parkway, Odessa, Florida, 33556 (on-site CDD representative is Gary Schwartz, 813-474-7736 phone call only if lost, not for RFP questions.
August 25, 2025 at 5:00 PM (EDT)	Deadline for questions.
August 27, 2025 at 2:00 PM (EDT)	Proposals submittal deadline.
August 29, 2025 at 2:00 PM (EDT)	Bid opening.

3. PRE-PROPOSAL MEETING. There will be a mandatory pre-proposal meeting beginning at 10:00 a.m. on August 21,2025, at the District Clubhouse, 14575 Promenade Parkway, Odessa, Florida, 33556 (on-site CDD representative is Gary Schwartz, 813-474-7736 phone call only if lost, not for RFP questions. Proposers who do not attend the pre-proposal meeting may not be eligible to submit a proposal and will have points deducted from evaluation scoring.

4. SIGNATURE ON PROPOSAL. Each Proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the Proposal as agent shall file with the Proposal legal evidence of his authority to do so.

5. PROPOSAL GUARANTEE. Each Proposer shall submit a proposal guarantee in the form of a proposal bond or cashier's check in the amount of Twenty-Five Thousand Dollars ($25,000) with its Proposal ("**Proposal Guarantee**"). The Proposal Guarantee shall be held until the time of award f contract – but not to exceed ninety (90) days from the submittal deadline – at which time the Proposal Guarantee shall be returned to each unsuccessful Proposer. If the successful Proposer does not enter into the Contract within the time frames set forth herein, the Proposer shall forfeit its Proposal Guarantee to the District.

6. FAMILIARITY WITH THE PROJECT. The Proposer, by and through the submission of the Proposal, agrees that they shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from their own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the

turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the Proposer may include in the prices which the Proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape maintenance thereof. The Proposer agrees to accept the site in an "as is" condition and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of Proposal submission and through the time of contract award and the start of any work under the contract. The Proposer, in preparing the Proposal, shall take into consideration that work by other contractors may be in progress at or near the site and that the Proposer shall not interfere with work done by such other contractors. IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.

7. FAMILIARITY WITH THE LAW. By submitting a Proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work as well as the District's operating rules and procedures. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

8. PROJECT MANUAL. The "Project Manual," and any addenda thereto, will be available from the District Manager's office by sending an email to Heather Dilley, heather@hikai.com and Margarett Venida, margarett@hikai.com

9. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein at the sole and absolute discretion of the District. The Proposer shall submit with its Proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.

10. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

11. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, to Lindsay Moczynski, Lindsay@cddlawyers.com, and Heather Dilley, heather@hikai.com. Additionally, the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the Proposal opening. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties. Questions received after August 25, 2025 at 5:00 PM (EDT) will not be answered. Answers to all questions will be provided to all Proposers by e-mail. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

12. SUBMISSION OF PROPOSAL. Submit one (1) written proposal & one (1) digital PDF copy (flash drive or disc required), along with other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and

address of the Proposer and accompanied by the required documents. If the Proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation "RESPONSE TO REQUEST FOR PROPOSALS (Asturia Community Development District – Landscape & Irrigation Maintenance) ENCLOSED" on the face of it. All costs to prepare and submit a response shall be borne by the Proposer.

13. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any time prior to the time and date the proposals are due. No Proposal may be withdrawn after opening for a period of ninety (90) days.

14. PROPOSAL FORMS. All blanks on the Proposal forms must be completed in ink or typewritten. The Proposal shall contain an acknowledgment of receipt of all Addenda. In making its Proposal, each Proposer represents that it has read and understands the Project Manual and that the Proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. Proposer shall provide in the Proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping & irrigation maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the Proposer in accordance with the Project Manual.

15. PROPOSAL INFORMATION. All Proposals should include the following information, among other things described herein:

A. A completed and executed Proposal Form, with all of its parts and any attachments, as well as executed copies of the Affidavit Regarding Proposal, the Sworn Statement Regarding Public Entity Crimes, and the Sworn Statement Regarding Scrutinized Companies.

B. A listing of the position / title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience.

C. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level.

D. Information related to other projects of similar size and scope for which Proposer has provided, or is currently providing, landscape and irrigation maintenance services (forms attached).

E. At least three (3) references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

F. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein.

G. Completed proposal pricing. All responses must itemize the cost for each of the items described in the Project Manual and break out all costs, such as the number of mowings by month, dollar value by event, etc. Unit costs for mulch and annuals, including installation, should be provided but not included in the contract amount as these services shall be rendered at the discretion of the District's Board of Supervisors.

16. INSURANCE. All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating that the company's ability to meet the insurance coverage requirements set forth in the attached Contract form provided herein. In the event the Proposer is notified of award, it shall provide proof of the Insurance Coverage identifying the District, its officers, employees and agents as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

17. FINANCIALS. In evaluating and scoring the proposals, the District will consider the financial capability of each Proposer, and as such each Proposer should submit relevant information regarding financial capability. In the event the Proposer is notified of award, the District may in its sole discretion require that the Proposer provide sufficient proof of financial capability, including, if requested, audited financial statements from the last three years.

18. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, in its sole and absolute discretion, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

19. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract in substantially the form included in the Project Manual. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to the next highest ranked Proposer for the contract work, re-advertise, perform the work by day/temporary labor, or through in-house operations. The District and the selected contractor ("**Contractor**") will execute a contract for a specified term. Upon expiration or termination of any existing contract for landscape maintenance services, Contractor, if requested by the District, agrees to perform the services on a month-to-month basis until either party has provided the other party written notice of its election to renew or terminate the contract agreement. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all Proposals. The District reserves the right to award by items, groups of items, or total proposal.

20. MANDATORY AND PERMISSIVE REQUIREMENTS. Notwithstanding anything else within the Project Manual, the only mandatory requirements of this Project Manual are that each Proposer must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses in good standing; and (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor. All other requirements set forth in the Project Manual shall be deemed "permissive," in that a Proposer's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify the Proposer's Proposal, but instead in the Board's discretion may result in the disqualification of a Proposal or alternatively may be taken into account in the evaluation and scoring of the Proposal.

21. INDEMNIFICATION. The successful Proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the agreement form, provided herein.

22. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute or law.

23. EVALUATION OF PROPOSALS. The proposals shall be ranked based on criteria presented in the Evaluation Criteria sheets contained within the Project Manual. The Board shall review and evaluate the Proposals in their individual discretion and make any final determination with respect to the award of a final contract that is in the best interests of the District. Chapter 112, Florida Statutes, will govern any voting conflicts of interest, and as such a voting conflict of interest may arise solely where there is a personal financial interest relating to the contract award.

Proposals may be held by the District for a period not to exceed ninety (90) days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the Proposers, prior to executing a contract agreement. During this time, all provisions of the submitted proposal must be in effect, including pricing. The District may visit the Proposer's facilities as part of the evaluation process. The District also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

24. COLLUSION. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

25. BLACK OUT PERIOD/CONE OF SILENCE. The black out period is defined as between the time the Request for Proposals is issued by the District and the time the Board awards the contract. During this black out period, and except as otherwise expressly authorized herein, any attempt to communicate either directly or indirectly with District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.

26. PRICING. Proposers shall submit their price information on the supplied forms with all blank spaces completed. Proposers shall also sign the required form. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions in materials, quantities or frequencies during the proposal process. Proposers shall guarantee that their pricing to the District shall not increase throughout the term of the contract agreement executed.

27. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

28. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the Proposer's authorized signature affixed to the proposal attests to this.

29. PROTESTS. Any protest relating to the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of the Project Manual **(i.e., by no later than August 21, 2025 at 2:00 PM (EDT))**, and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. Such protests must be filed at: **Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607, Attention: Heather Dilley.** A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest relating to the aforesaid Project Manual.

Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount equal to one percent (1%) of the anticipated total contract award (including the initial one year term of the contract and all renewal terms) that is the subject of the protest. If the protest relates to the Project Manual, or a decision to reject all proposals, the protest bond shall be in the amount of Ten Thousand Dollars ($10,000.00). In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. In the event that the protest is settled, the protest bond may be applied as set forth in the settlement agreement. No proposer shall be entitled to recover any costs of proposal preparation from the District, regardless of the outcome of any protest.

ASTURIA COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSALS
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

EVALUATION CRITERIA

1. Personnel & Equipment (20 Points Possible) (_____ Points Awarded)

This category addresses the following criteria: skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels; capability of performing the work; geographic location; subcontractor listing; inventory of all equipment; etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc., with proposal. Please also provide evidence of the proposer's ability to meet deadlines and be responsive to client needs.

2. Experience (20 Points Possible) (_____ Points Awarded)

A full twenty (20) points will be awarded to the Proposer which clearly distinguishes past & current record and experience of the Proposer in similar projects; volume of work previously awarded to the firm; past performance in any other contracts; etc.

3. Understanding Scope of RFP (10 Points Possible) (_____ Points Awarded)

This category addresses the following issues: Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including pricing, scheduling, staffing, etc.? Does it demonstrate clearly the ability to perform these services? Were any suggestions for "best practices" included? Does the proposal as a whole appear to be feasible, in light of the scope of work? Did the contractor use the forms provided from the Project Manual in responding to the proposal?

4. Financial Capacity (10 Points Possible) (_____ Points Awarded)

This category addresses whether the Proposer has demonstrated that it has the financial resources and stability as a business entity necessary to implement and execute the work. Proposer should include proof of ability to provide insurance coverage as required by the District as well as audited financial statements, or similar information.

5. Price (25 Points Possible) (_____ Points Awarded)

Twenty-five (25) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF THE FIRST FULL THREE YEARS OF PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING – THE PARTIAL YEAR, THE FIRST, SECOND AND THIRD ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation.

EXAMPLE: Contractor "A" turns in a bid of $210,000 and is deemed to be low bid and will receive the full 25 points. Contractor "B" turns in a bid of $265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (25). (210,000/265,000) x 25 = 19.81, therefore, Contractor "B" will

receive 19.81 of 25 possible points. Contractor "C" turns in a bid of $425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (25). (210,000/425,000) x 25 = 12.35, therefore, Contractor "C" will receive 12.35 of 25 points.

6. Reasonableness (15 Points Possible) (_____ Points Awarded)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor's field measurements) provided, including Parts 1, 2, 3, 4, 5 and 6 as well as unit costs from the additional schedules.

Proposer's Total Score (100 Points Possible) (_____ Points Awarded)

Evaluation notes: Once proposals are received, the District's Board of Supervisors will review each submittal related to the District and score each proposal based on the evaluation criteria, information provided in response to reference checks, and any other information available to the Districts and permitted to be used under law. The District's award will be based on the proposal that is most advantageous to the District.

The District also reserves the right to seek clarification from prospective firms on any issue in a response for the District, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

Do not attempt to contact any District Board member, staff member or any person other than the appointed staff for questions relating to this RFP. Anyone attempting to lobby District representatives will be disqualified.

END

AFFIDAVIT REGARDING PROPOSAL

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, appeared the affiant, _____, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Asturia Community Development District's ("District") request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addendum No.'s: _____.

6. By signing below, and by not filing a protest within the seventy-two (72) hour period after issuance of the Project Manual **(i.e., by no later than August 21, 2025 at 2:00 PM (EST))**, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this _____ day of _____, 2025.

Proposer: _____
By: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by _____, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

PROPOSAL FORM
PART I – GENERAL INFORMATION

- *Proposer General Information:*

  Proposer Name _____

  Street Address _____

  P. O. Box (if any) _____

  City _____ State _____ Zip Code _____

  Telephone _____ Fax no. _____

  1st Contact Name _____ Title _____

  2nd Contact Name _____ Title _____

  Parent Company Name (if any) _____

  Street Address _____

  P. O. Box (if any) _____

  City _____ State _____ Zip Code _____

  Telephone _____ Fax no. _____

  1st Contact Name _____ Title _____

  2nd Contact Name _____ Title _____

- *Company Standing:*

  Proposer's Corporate Form: _____
  (e.g., individual, corporation, partnership, limited liability company, etc.)

  In what State was the Proposer organized? _____ Date _____

  Is the Proposer in good standing with that State? Yes ___ No ___

  If no, please explain_____

  _____

  _____

  Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes ___ No ___

  If no, please explain_____

  _____

  _____

- *What are the Proposer's current insurance limits?*

  General Liability $_____
  Automobile Liability $_____
  Workers Compensation $_____
  Expiration Date _____

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

  _____

  _____

  _____

  _____

  _____

  _____

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

- *List the location of the Proposer's office, which would perform work for the District.*

  Street Address _____

  P. O. Box (if any) _____

  City _____ State _____ Zip Code _____

  Telephone _____Fax no. _____

  1st Contact Name _____ Title _____

  2nd Contact Name _____ Title _____

- *Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:*

  _____ Supervisors, who will be onsite ___ days per week;
  _____ Technical personnel, who will be onsite ___ days per _____; and
  _____ Laborers, who will be onsite ___ days per week.

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.*

- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes ___ No ___ If yes, please provide the following information for each person (attach additional sheets if necessary):*

  Name: _____

  Position / Certifications:_____

  Duties / Responsibilities: _____

  % of Time to Be Dedicated to This Project: _____%

  Please describe the person's role in other projects on behalf of the Proposer:

  Project Name/Location:_____

  Contact:_____ Contact Phone: _____

  Project Type/Description: _____

  Duties / Responsibilities: _____

  Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

_____

_____

_____

Dates Serviced: _____

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes ___ No ___ For each subcontractor, please provide the following information (attach additional sheets if necessary):*

  Subcontractor Name _____

  Street Address _____

  P. O. Box (if any) _____

  City _____ State _____ Zip Code _____

  Telephone _____ Fax no. _____

  1st Contact Name _____ Title _____

  2nd Contact Name _____ Title _____

  Proposed Duties / Responsibilities: _____

  Please describe the subcontractor's role in other projects on behalf of the Proposer:

  Project Name/Location: _____

  Contact: _____ Contact Phone: _____

  Project Type/Description: _____

  Dollar Amount of Contract: _____

  Proposer's Scope of Services for Project: _____

  _____

  _____

  _____

  Dates Serviced: _____

- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*

_____

_____

_____

- *Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.*

OFFICERS

PROPOSER: _____ DATE:_____

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK

PROPOSER: _____ DATE:_____

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE

COMPANY OWNED MAJOR EQUIPMENT
TO BE USED IN CONNECTION WITH THE WORK

PROPOSER: _____ DATE:_____

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS

PROPOSAL FORM
PART III – EXPERIENCE

- *Has the Proposer performed work for a community development district previously? Yes ___ No ___ If yes, please provide the following information for each project (attach additional sheets if necessary):*

  Project Name/Location:_____

  Contact:_____ Contact Phone: _____

  Project Type/Description: _____

  Dollar Amount of Contract: _____

  Scope of Services for Project: _____

  _____

  _____

  _____

  Dates Serviced: _____

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years starting with the latest year and ending with the most current year:*

  2025 = _____

  2024 = _____

  2023 = _____

- *Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The projects must include irrigation maintenance as well. Attach additional sheets if necessary.*

  Project Name/Location:_____

  Contact:_____ Contact Phone: _____

  Project Type/Description: _____

  Dollar Amount of Contract: _____

  How was the project similar to this project? _____

  _____

  _____

  _____

  Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

  _____

  _____

  _____

  _____

  List of equipment used on site: _____

  _____

  _____

  List of subcontractors used: _____

  _____

  _____

  Is this a current contract? Yes ___ No ___

  Duration of contract: _____

- *(Information regarding similar projects – continued)*

  Project Name/Location:_____

  Contact:_____ Contact Phone: _____

  Project Type/Description: _____

  Dollar Amount of Contract: _____

  How was the project similar to this project? _____

  _____

  _____

  _____

  Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

  _____

  _____

  _____

  _____

  List of equipment used on site: _____

  _____

  _____

  List of subcontractors used: _____

  _____

  _____

  Is this a current contract? Yes ___ No ___

  Duration of contract: _____

- *(Information regarding similar projects – continued)*

  Project Name/Location:_____

  Contact:_____ Contact Phone: _____

  Project Type/Description: _____

  Dollar Amount of Contract: _____

  How was the project similar to this project? _____

  _____

  _____

  _____

  Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

  _____

  _____

  _____

  _____

  List of equipment used on site: _____

  _____

  _____

  List of subcontractors used: _____

  _____

  _____

  Is this a current contract? Yes ___ No ___

  Duration of contract: _____

- *(Information regarding similar projects – continued)*

  Project Name/Location:_____

  Contact:_____ Contact Phone: _____

  Project Type/Description: _____

  Dollar Amount of Contract: _____

  How was the project similar to this project? _____

  _____

  _____

  _____

  Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

  _____

  _____

  _____

  _____

  List of equipment used on site: _____

  _____

  _____

  List of subcontractors used: _____

  _____

  _____

  Is this a current contract? Yes ___ No ___

  Duration of contract: _____

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years? Yes _____ No _____ For each such incident, please provide the following information (attach additional sheets as needed):*

  Project Name/Location:_____

  Contact:_____ Contact Phone: _____

  Project Type/Description: _____

  Dollar Amount of Contract: _____

  Scope of Services for Project: _____

  _____

  _____

  _____

  Dates Serviced: _____

  Reason for Termination: _____

  _____

  _____

  _____

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ___ No ___*

  If yes, please describe each violation, fine, and resolution _____

  _____

  What is the Proposer's current worker compensation rating? _____

  Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No ___

  If yes, please describe each incident _____

  _____

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts?*
  Yes ___ No ___ If yes, please provide:

  The names of the entities _____

  The state(s) where barred or suspended _____

  The period(s) of debarment or suspension _____

  Also, please explain the basis for any bar or suspension:

  _____

  _____

  _____

  _____

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

  _____

  _____

  _____

  _____

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

  _____

  _____

  _____

  _____

PROPOSAL FORM
PART IV PRICING

NOTE: This pricing form is intended to cover pricing for the initial one year term of the contract. It is assumed that prices will remain the same through each of the additional potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance **$ _____Yr**

- Storm Cleanup $_____/hr

- Freeze Protection (description of ability) _____

_____

_____

$_____/application **(Contractor to identify those plants susceptible to freeze and estimate cost to cover per application)**

- Hand Watering

$_____/hr for employee with hand-held hose

$_____/hr for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials) **$ _____Yr**
(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	**FORMULA**	**APPLICATION RATE (LBS. N/1000 SF)**	**TOTAL POUNDS PRODUCT TO BE APPLIED**	**COST PER APPLICATION**

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	**FORMULA**	**APPLICATION RATE (LBS. N/1000 SF)**	**TOTAL POUNDS PRODUCT TO BE APPLIED**	**COST PER APPLICATION**

BERMUDA (per specifications in Part 2)				
MONTH	**FORMULA**	**APPLICATION RATE (LBS. N/1000 SF)**	**TOTAL POUNDS PRODUCT TO BE APPLIED**	**COST PER APPLICATION**

SHRUB, TREE & GROUNDCOVER (per specifications in Part 2)				
MONTH	**FORMULA**	**APPLICATION RATE (LBS. N/1000 SF)**	**TOTAL POUNDS PRODUCT TO BE APPLIED**	**COST PER APPLICATION**

PALMS (per specifications in Part 2)				
MONTH	**FORMULA**	**APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)**	**TOTAL POUNDS PRODUCT TO BE APPLIED**	**COST PER APPLICATION**

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	**FORMULA**	**PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, Knockout Roses, etc.)**	**TOTAL POUNDS PRODUCT TO BE APPLIED**	**COST PER APPLICATION**

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) **$ _____ Yr**
(If entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

$ _____ /Yr (based on quantities below)
(OTC injections per specs - <u>do not include in Grand Total)</u>

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)

<u>The District reserves the right to subcontract out any and all OTC Injection events.</u>

<u>Application of Top Choice for annual treatment of Fire Ants</u>

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ _____ / Yr

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

<u>PART 4</u>

Irrigation (All labor and materials) **$ _____**
_____/Yr

Freeze Protection (description of ability) _____
_____
_____
_____
_____
_____

$_____/application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ _____ /hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall inspect the irrigation system prior to contract award and shall provide a list of additional charges and pricing for any deficiencies and for such items other than routine maintenance as a separate price from this bid. This should be provided on a separate spreadsheet.

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

_____ CY Grade "A" Pine Bark Nuggets or Pine Straw mulch per specs for the first top-dressing at $ _____/CY (October Application)

And

_____ CY Grade "A" Pine Bark Nuggets or Pine Straw mulch per specs for the second top-dressing at
$ _____/CY (April Application)

Installation of Grade "A" Pine Bark Nuggets or Pine Straw **mulch** **$_____ _____/Yr**
(This is the total cost if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3" after compaction

The District reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

Contractor shall install _____ (4") annuals four (4) times per year **per specs** at the direction of the District at $_____/annual.

$ _____ /rotation

$ _____/Yr (based on four (4) rotations) **(Do not include in Grand Total)**

The District reserves the right to subcontract any annual installation to an outside vendor

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

$ _____ /Yr

FIRST TERM (September 1 – September 30, 2025)	$ _____/Yr*
FIRST ANNUAL RENEWAL	$ _____/Yr*
SECOND ANNUAL RENEWAL	$ _____/Yr*
THIRD ANNUAL RENEWAL	$ _____/Yr*
FOURTH ANNUAL RENEWAL	$ _____/Yr*

***Unless prices are to remain the same throughout the initial contract term and each of the four possible annual renewal periods, the Proposer must supply a complete pricing form for each of the four possible annual renewal periods.**
IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD

CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.

LANDSCAPE AND IRRIGATION MAINTENANCE
RATES FOR ADDITIONAL SERVICES

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

A.	Mowers w/operator	$_____Hour
B.	Bush-Hog w/operator	$ Hour
C.	Tractor w/operator	$ Hour
D.	Supervisor with Transportation	$_____Hour
E.	Laborer with hand equipment	$ Hour
F.	Truck w/driver	$_____Hour
G.	Irrigation Tech	$_____Hour
H.	Granular Pesticide Applicator	
	Person with Drop Spreader	$_____Hour
I.	Liquid Pesticide Applicator	
	Person with Spray Truck	$_____Hour
J.	Granular Fertilizer Applicator	
	Person with Drop Applicator	$_____Hour
K.	Liquid Fertilizer Applicator	
	Person with Spray Truck	$_____Hour
L.	Granular Weed Control Applicator	
	Person with Drop Applicator	$_____Hour
M.	Liquid Weed Control Applicator	
	Person with Spray Truck	$_____Hour
N.	Laborer for Additional Trash Pick-Up	$_____Hour
O.	Lump Sum Mowing ([1]), entire community	$_____Per Mow

[1] Mowing shall include mowing, edging, weed-eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

$ _____ per Hour

$ _____ per Hour

$ _____ per Hour

B. Debris removal equipment unit costs:

$ _____ per Hour

$ _____ per Hour

$ _____ per Hour

C. Other emergency/disaster related unit costs:

$ _____ per Hour

$ _____ per Hour

$ _____ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of _____ ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through IV) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this _____ day of _____, 2025.

Proposer: _____
By: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by _____, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Asturia Community Development District.

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is _____

_____

4. Proposer's Federal Employer Identification Number (FEIN) is _____

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement:)

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), *Florida Statutes*, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), *Florida Statutes*, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

7. I understand that an "affiliate" as defined in Section 287.133(1)(a), *Florida Statutes*, means:

    1. A predecessor or successor of a person convicted of a public entity crime; or,

    2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Section 287.133(1)(e), *Florida Statutes*, means any natural person or entity organized under the laws of any state or of the United States with the

legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), *Florida Statutes*, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this _____ day of _____, 2025.

Proposer: _____
By: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by _____, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES, REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY SECTOR LIST

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Asturia Community Development District ("District").

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is _____

_____

4. Proposer's Federal Employer Identification Number (FEIN) is _____

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement :)

5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of $1 million or more.

6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this _____ day of _____, 2025.

Proposer: _____
By: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization, this _____ day of _____, 2025, by _____, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

LANDSCAPE MAINTENANCE CONTRACT

ASTURIA COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into effective the ____ day of _____ 2025, by and between:

Asturia Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida, and having offices at c/o Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 ("District"); and

_____, a _____, whose address is _____ (the "Contractor," and collectively with the District, the "Parties").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation improvements; and

WHEREAS, the District requires an independent contractor to provide certain landscape and irrigation maintenance services to certain lands within and without the District boundaries; and

WHEREAS, to solicit such services, the District conducted a competitive proposal process based on a "Project Manual" and determined to make an award of a contract for landscape and irrigation maintenance services to the Contractor, based on certain proposal pricing provided by Contractor; and

WHEREAS, Contractor desires to provide such services, and represents that it is qualified to do so.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which the Parties have agreed upon:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and are incorporated by reference as a material part of this Agreement.

2. SCOPE OF SERVICES. Contractor shall provide the services described in the Scope of Services, attached hereto as **EXHIBIT A** (together, the **"Services**"), which by this reference is incorporated herein. The Services shall be provided to the areas identified in the exhibits attached hereto as **EXHIBITS B1 and B2**, which are incorporated herein by this reference (the "**Property**"). Contractor agrees that the areas depicted in the exhibit attached as **EXHIBITS B1 and B2** represent the District's best estimate of the Property subject to the Services under this Agreement, but that other areas may also include landscaping that requires maintenance. Contractor agrees that the District may, in its discretion, add up to a half (0.5) acre of landscaping area to the Services, with no adjustment to price, and may add additional acreage of landscaping area to the Services beyond the half (0.5) acre using the unit pricing set forth in **EXHIBIT D**. Contractor shall perform the Services consistent with the presently established, high quality standards of The District, and shall assign such staff as may be required for coordinating, expediting, and controlling all aspects of the Services, which will include at a minimum those set forth in **EXHIBIT A**. Contractor shall be solely responsible for the means, manner, and methods by which its

duties, obligations, and responsibilities are met to the satisfaction of The District, but consistent with the terms of this Agreement. Notwithstanding any other provision of this Agreement, The District reserves the right in its discretion to remove from this Agreement any portion of the Services and to separately contract for such services. In the event thattThe District contracts with a third-party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Services, Contractor agrees that it will be responsible for any such landscaping installed by the third-party, and shall continue to perform all other services comprising the Services, including any future services that apply to the landscaping installed by the third-party or to the areas where services were performed by the third-party.

3. MANNER OF CONTRACTOR'S PERFORMANCE.

a. **Performance Standards.** Contractor agrees, as an independent contractor, to undertake the Services as specified in this Agreement or any Additional Services Order (see section 7.c. 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, such as UF, IFAS, etc. Contractor shall document all Services using the Daily Work Form attached hereto as part of **EXHIBIT C**. The performance of the Services by Contractor under this Agreement and all other services related to this Agreement shall conform to any written instructions issued by the District. Contractor acknowledges that it is responsible for continuously monitoring the health and appearance of the landscaping assets located within the Property, and for notifying the District if additional services are needed to maintain same.

b. **Rain Days.** In the event that time is lost due to heavy rains ("Rain Days"), Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to and approval by Landscape Representative (defined below).

c. **Repair of Damage**. Contractor in conducting the Services shall use all due care to protect against any harm to persons or property. If Contractor's acts or omissions result in any damage to property within the District, including but not limited to: damage to landscape, landscape lighting, hardscape, irrigation system components, entry monuments, structures or curbing, Contractor shall immediately notify The District and repair all damage or replace damaged property to the satisfaction of The District and at Contractor's sole cost and expense.

d. Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen shall perform all Services on the premises in a uniform to be designed by the Contractor, and shall maintain themselves in a neat and professional manner. No smoking in or around the buildings will be permitted. No Contractor solicitation of any kind is permitted on property.

4. MONITORING OF SERVICES.

a. **Landscape Representative.** The District shall designate in writing one or more persons to act as the representatives with respect to the services to be performed under this Agreement ("Landscape Representative"). The Landscape Representative shall have complete authority to transmit instructions, receive information, and interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Contractor's services for all Property described herein. This authority shall include, but not be limited to: verification of correct timing of Services to be performed, methods of pruning, pest control and disease control. The District hereby designates Art Minchew, Daniel Rom and Kristen Thomas, or one of their designees as may be updated from time to time, to act as the "Landscape Representative." Contractor shall NOT take direction from anyone other than Landscape Representative (e.g., Contractor shall NOT take direction from individual Board Supervisors, any representatives of any local homeowner's associations, residents, etc.). The District shall have the right to change the Landscape Representative at any time by written notice to Contractor.

b. **Reporting**. Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule of work for the upcoming month. Further, Contractor agrees to meet Landscape Representative no less than one (1) time per month to inspect the entirety of the property and discuss conditions, schedules, and items of concern regarding this Agreement and shall include a landscape report monthly for Board of Supervisors review, which shall be presented at least eight (8) days before the monthly Board meeting.

c. **Deficiencies.** If the Landscape Representative identifies any deficient areas, the Landscape Representative shall notify Contractor whether through a written report or otherwise. Contractor shall then, within the time period specified by the Landscape Representative or if no time is specified then within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified, then within three (3) days and prior to submitting any invoices. If Contractor does not respond or take action within the specified time period, and without limiting the District's remedies in any way, the District shall have the rights to, among other remedies available at law or in equity to: (i) fine Contractor One Hundred Dollars ($100) per day through a reduction in compensation; (ii) withhold some or all of Contractor's payments under this Agreement; and (iii) contract with outside sources to perform necessary services with all charges for such services to be deducted from Contractor's compensation. Any oversight by the Landscape Representative of Contractor's Services is not intended to mean that the District shall underwrite, guarantee, or ensure that the Services are properly performed by Contractor, and it is Contractor's responsibility to perform the Services in accordance with this Agreement.

Notwithstanding the foregoing, the Landscape Representative shall monitor and rate the Contractor's performance in accordance with the requirements set out herein and in the Scope of Services, and shall report the results of such monitoring to the Contractor and the District's Board of Supervisors. In monitoring the

Contractor's performance, the Landscape Representative is anticipated to record Contractor's performance on a form substantially similar to the Landscape Evaluation Scorecard attached hereto as part of Exhibit C. If at any time the Contractor's performance rating drops below 80%, and such deficiency persists for thirty (30) calendar days or longer, Contractor's compensation shall be automatically reduced by the difference between 80% and the Contractor's performance rating (i.e. if Contractor's performance rating is 70% and is not corrected to at least 80% within 30 calendar days, Contractor's compensation shall be reduced by 10% for the month at issue and until the target score of 80% is reached). This shall not be construed to limit the District's remedies hereunder or in law or equity for deficient service.

5. **SUBCONTRACTORS.** Contractor shall not award any of the Services to any subcontractor without prior written approval of the District. Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as Contractor is for the acts and omissions of persons directly employed by Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

6. **EFFECTIVE DATE.** This Agreement shall be binding and effective as of the date that this Agreement is signed by the last of the Parties hereto and shall remain in effect as set forth in section 7, unless terminated in accordance with the provisions of this Agreement.

7. **COMPENSATION; TERM.**

a. **Term.** The initial term of Services under this Agreement shall begin **October 8, 2025**, and end **September 30, 2026** ("Initial Term"), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, this Agreement may be renewed on the same terms up to four (4) additional times on an annual basis each October 1, in the District's sole discretion and at the amounts set forth in **EXHIBIT A**. If all possible renewals are used, the last date of Services under this Agreement shall be **September 30, 2030.**.

b. **Compensation.** Compensation for the Services shall be in the total amount of **_____ ($_____)** per year, in monthly installments of **_____ ($_____) ("**Compensation**")**, as more specifically described in **EXHIBIT D.** Such Compensation covers the items specified in each respective part of Contractor's Bid Form attached hereto. All additional work or services and related compensation shall be governed by section 7.c. of this Agreement.

c. **Invoicing and Payments.** Contractor shall maintain records conforming to usual accounting practices. Further, Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice 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 the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et seq. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

d. **Additional Services**. Should the District desire that Contractor provide additional work and/or services relating to landscaping and irrigation systems that are not set forth in the Exhibits or contemplated to be made part of this Agreement, or if Contractor wishes to propose additional work and/or services to enhance the health and appearance of the landscape assets within the Property or prevent loss of such landscape assets, such additional work and/or services shall be fully performed by Contractor after prior approval of a required Additional Services Order ("ASO"). Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes Contractor to perform such additional work and/or services through an authorized and fully executed ASO, an example of which is attached as **EXHIBIT C**. Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in Contractor's bid pricing (attached as part of **EXHIBIT D**). Nothing herein shall be construed to require the District to use Contractor for any such additional work and/or services, and the District reserves the right to retain a different Contractor to perform any additional work and/or services.

e. **Payments by Contractor.** Subject to the terms herein, Contractor will promptly pay for all costs of labor, materials, services and equipment used in the performance of the Services, and upon the request of any District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), *Florida Statutes*, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the applicable District. Subject to the terms of this section, Contractor will at all times keep the Property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Services. Any District may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Services including, with respect to each such potential lien claimant, the name, scope of Services, sums paid to date, sums owed, and sums remaining to be paid.

8. INSURANCE.

a. At the Contractor's sole expense, the Contractor shall maintain throughout the term of this Agreement the following insurance:

i. WORKERS' COMPENSATION/EMPLOYER'S LIABILITY: Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida Statutes AND Employer's Liability with limits of not less than $100,000.00 per employee per accident, $500,000.00 disease aggregate, and $100,000.00 per employee per disease.

ii. COMMERCIAL GENERAL LIABILITY: Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than $2,000,000.00 per occurrence, $2,000,000.00 aggregate covering all work performed under this Contract.

iii. AUTOMOBILE LIABILITY: Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with

limits of not less than $2,000,000.00 combined single limit covering all work performed under this Contract.

iv. UMBRELLA LIABILITY: With limits of not less than $2,000,000.00 per occurrence covering all work performed under this Contract.

b. Each insurance policy required by this Contract shall:

i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.

iii. Be written to reflect that the aggregate limit will apply on a per claim basis.

c. The District and its respective staff, supervisors, officers, agents, and consultants shall be named as additional insureds. Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable unless it provides that any change or termination within the policy periods of the insurance coverage, 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.

d. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, The District may deduct such amount from any payment due Contractor. The District shall retain the right to review, at any time, coverage, form, and amount of insurance. All insurance certificates, and endorsements, shall be received by the District before the Contractor shall commence or continue work.

e. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.

f. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

g. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Contract shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.

h. Insurance requirements itemized in this Contract and required of the Contractor shall be provided on behalf of all sub-contractors to cover their operations performed under this Contract. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.

i. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its Supervisors, Officers, agents, employees, and representatives as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District, its Supervisors, Officers, agents, employees or representatives.

9. INDEMNIFICATION.

a. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its, supervisors, staff, officers, consultants, agents, subcontractors and employees of each and any of all of the foregoing entities and individuals (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 the negligence, recklessness, or intentionally wrongful misconduct of the Contractor, or any subcontractor, supplier, or any individual or entity directly or indirectly employed or used by any of the Contractor to perform any of the work. In the event that any indemnification, defense or hold harmless provision of this Contract is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The Contractor shall ensure that any and all subcontractors, and suppliers, include this express paragraph for the benefit of the Indemnitees. This section shall survive any termination of this Agreement.

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 Indemnitees, jointly or individually.

c. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature 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 the Doctrine of Sovereign Immunity or by operation of law.

10. ENVIRONMENTAL ACTIVITIES. Contractor agrees it is licensed, capable and shall use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. Contractor shall keep all equipment clean

(e.g., chemical sprayers) and properly dispose of waste. Further, Contractor shall immediately notify the District of any chemical or fuel spills. Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Services to be performed by Contractor.

11. ACCEPTANCE OF THE LANDSCAPE MAINTENANCE AREA. By executing this Agreement, Contractor agrees that Contractor was able to inspect the Property prior to the time of submission of the bid, and that Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping and irrigation infrastructure, in its current condition, and on an "as is" basis. Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of Contractor, except that Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism unless the same was in the Contractor's control. Upon the occurrence of any such exceptions, Contractor shall immediately notify the District. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District, fails to maintain a healthy, vigorous condition as a result of Contractor's failure to perform the Services specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.

12. NO ESCALATION CLAUSE. Contractor shall not demand or be entitled to additional compensation on the basis of escalation in fuel, materials, utilities, labor or other expenses.

13. TAX-EXEMPT DIRECT PURCHASES. The Parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including but not limited to the direct purchase of fertilizer. In such event, the following conditions shall apply:

a. The District may elect to purchase any or all materials directly from a supplier identified by Contractor.

b. Contractor shall furnish detailed Purchase Order Requisition Forms ("Requisitions" or "Requisition") for all materials to be directly purchased by the District.

c. Upon receipt of a Requisition, the District shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to the District on an F.O.B. job site basis.

d. The purchase order issued by the District shall include the District's consumer certificate of exemption number issued for Florida sales and use tax purposes.

e. Contractor will have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the landscaping services. Contractor's possession of the materials will constitute a bailment. Contractor, as bailee, will have the duty to safeguard, store and protect the materials while in its possession until returned to the District through use of the materials.

f. After verifying that delivery is in accordance with the purchase order, Contractor will submit a list indicating acceptance of goods from suppliers and concurrence with the District's issuance of payment to the supplier. District will process the invoices and issue payment directly to the supplier.

g. The District may purchase and maintain insurance sufficient to cover materials purchased directly by the District.

h. All payments for direct purchase materials made by the District, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.

14. COMPLIANCE WITH GOVERNMENTAL REGULATION. Contractor shall keep, observe, and perform all requirements of applicable local, state and federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, Contractor shall 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 act or omission of Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

15. 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 for breach of this Agreement, 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.

16. 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.

17. SUCCESSORS. 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.

18. TERMINATION. The District agrees that Contractor may terminate this Agreement with cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in section 4 of this Agreement are taken, the District may terminate this Agreement immediately with cause or upon any revocation by the District of their acknowledgment and consent to this Agreement by providing written notice of termination to Contractor. The District shall provide thirty (30) days written notice of termination without cause. Any such termination shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement, Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets available against Contractor, as Contractor's sole means of recovery hereunder.

19. PERMITS AND LICENSES. All permits or licenses necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor at its sole cost and expense and maintained for the term of this Agreement. This shall include, but not be limited to, any permits required by Florida Department of Transportation, Pasco County, or other regulatory agency.

20. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment of this Agreement without such prior written approval shall be void.

21. 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.

22. 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.

23. AGREEMENT. This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. To the extent of any inconsistency between this document, and the exhibits attached hereto, this Agreement shall control.

24. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings.

25. AMENDMENTS. 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.

26. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this instrument.

27. NOTICES. Any notice, demand, request or communication required or permitted hereunder ("Notice") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

a. If to the District: Asturia Community
Development District
c/o Kai
2502 N. Rocky Point Drive, Suite 1000
Tampa, FL 33607

Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 E. College Ave.
Tallahassee, FL 32301
Attn: District Counsel, Asturia CDD

b. If to Contractor: _____
_____
_____
Attn: _____

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.

28. 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.

29. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be Pasco County, Florida.

30. 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 **Heather Dilley** ("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 CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (813) 565-4663, HEATHER@HIKAI.COM, OR KAI 2502 N. ROCKY POINT DR., SUITE 1000, TAMPA, FL 33607.

31. **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.

32. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties 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.

33. **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.

34. **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.

35. **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 Owner. 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 Owner may immediately terminate this Agreement.

36. **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 execute this Agreement as set forth below and effective as of the date first written above

ASTURIA COMMUNITY DEVELOPMENT DISTRICT

_____

By:_____

□ Chairperson

□ Vice Chairperson

Date: _____

[CONTRACTOR]

_____

By: _____

Its: _____

Date: _____

Exhibit A: Scope of Services
Exhibit B1: Map of Landscape and Pond Maintenance
Exhibit B2: Map of Irrigation Maintenance
Exhibit C: Forms
Exhibit D: Contractor's Bid Pricing
Exhibit E: Anti-Human Trafficking Affidavit

EXHIBIT A

SCOPE OF SERVICES

Landscape Maintenance Cultural Practices

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week
NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida. Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the Bahia grass at a height of three (3) to three and one half (3 1/2) inches and each mowing should leave the St. Augustine at a height of three (3) to three and one half (3 1/2) inches. At no time will Bermuda grass be allowed to grow beyond a maximum height of one and one half (1 1/2) inches. Bermuda grass to be mowed and maintained at a height of three quarter (3/4) to one and one quarter (1 ¼) inches, **Reel type mowers are required to be used on all Bermuda turf.** All blades shall be kept sharp at all times to provide a high quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass surface thirty-six hours after mowing. Otherwise large clumps of clippings will be collected and removed by the CONTRACTOR. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within thirty-six hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of the County Walk Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mismanaged mowing/fertilizing, etc. Weekend work is permitted when necessary upon prior approval.

1A) POND MOWING - All pond banks will be mowed on the following schedule:

MAY 1 – NOVEMBER 1 – Once a week
NOVEMBER 1 – MAY 1 – Once every two weeks

Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and/or trimmed to water's edge. Line trimming to water's edge and line trimming of drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height. Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. It is preferred mulch type mowers be used around pond banks. Regardless, mowers must blow all clippings away from pond banks. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, nature trails (unless otherwise directed), etc.) and soft-edged areas (tree rings, shrub and groundcover bed lines shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property**.

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN THIRTY-SIX HOURS OF NOTICE BY DISTRICT.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Central leaders shall be maintained and interfering or crossed limbs shall be removed. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Branches and limbs shall be kept off buildings, including roofs, and other architectural structures including entrance features and decorative buffer walls/fences. They shall also be pruned over sidewalks, nature trails and parking lots so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of six to twelve (6-12) feet of clearance under all limbs depending on location and species of tree.) Contractor shall also trim back all tree branches from interfering with traffic signs and street lights on an as-needed basis.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall

acceptable appearance consistent with the current aesthetics of Villages of Glen Creek. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provision for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. All clippings and debris from pruning will be carted away at the time pruning takes place.

Palms: All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. This includes brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are coming into contact with architectural structures of any type. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to pool decks. Contractor shall be responsible for the removal of all palm fruit stains.

4) WEEDS AND GRASSES – All groundcover and turf areas shall be kept reasonably free of weeds and grasses, and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post- emergent herbicide spot treatments on an as- needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash, broken limbs, palm boots and fronds and other undesirable material and debris to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL NON- SELECTIVE HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, ETC.) THE FIRST OFFENSE WILL RESULT IN A WRITTEN WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND WRITTEN WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of any and all turf as well as all ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas (including

expansion joints in sidewalks and gutters) shall be kept weed free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas.

6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings blown off of sidewalks, streets and curbs shall be blown into turf areas, never into mulched bed areas as these are to be maintained free of grass clippings. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Tree and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.

8) If Contractor misses a service due to inclement weather or any other reason, he is required to make up service the same week. Saturday work is allowed with prior approval.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in the RULES and Regulations for PASCO COUNTY. Copies of all Certifications of Training shall be supplied to CDD representative with submission of bids.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF PASCO COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

Except as otherwise regulated all turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level Central Florida turf. **It is the Contractor's responsibility to familiarize himself with IFAS Guidelines and to follow all requirements for timing and application of fertilizers as well as all BMP training requirements.**

All Bahia Areas:

March	A complete fertilizer based on soil tests + Pre M
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Apply Supplemental Iron sulfate or chelated iron in liquid applications
October	A complete fertilizer based on soil tests

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	Apply Supplemental Iron sulfate or chelated iron in liquid applications
August	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
October	A complete fertilizer based on soil tests

All Bermuda Sod:

March	A complete fertilizer based on soil tests + PreM April N (Soluble Nitrogen applied at .5 lbs. N/1000 SF
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	A complete fertilizer based on soil tests
August	Fe (for foliar apps, use ferrous sulfate @ 2 oz/3-5 gal H2O/1000 SF). If Fe is applied to an acidic soil, use 1 lb. of iron sulfate/1000 SF. If soil is calcareous, use the container label recommended rate of an iron chelate.)
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
November	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to resident project representative for approval prior to application.

At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S REPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF**

FERTILIZER APPLICATION. Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

10-4-12 50%PPSCU AS 3Fe 2Mn 2Mg 10 lbs 1000 sq ft

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS MISHANDLING.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy up to four times per year (March, June, September with an optional treatment in late fall if palms are showing signs of nutrient deficiency). 100% of the N, K & Mg **MUST** be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

CONTRACTOR shall provide the DISTRICT with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct

Quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized.

Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms, some preventable and some where no known treatment exists. Contractor will be fully responsible for the diagnosis and treatment of preventable afflictions. At the CDD's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price, and not included in the total Pest Control price. Contractor is to identify those species of palms on the property susceptible and supply a list of species and quantities with their proposal. Each susceptible palm shall receive a quarterly injection(s) quantity to be determined by the size of the palm. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in either the Pest Control price or the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to

complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all Finished Landscape Areas as shown on the Maintenance Exhibit.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. Contractor shall inspect and test the irrigation system components within the limits of Asturia CDD one (1) time per month.

Application of irrigation water should take place during the pre-sunrise and early morning hours to the extent possible. This allows the soil and plants to absorb the maximum amount of moisture available.

A. Irrigation Controllers
   1. Semi automatic start of the automatic irrigation controller
   2. Check for proper operation
   3. Program necessary timing changes based on site conditions & time DST
   4. Lubricate and adjust mechanical components
   5. Test back up programming support devices
   6. Ensure the proper operation of each automatic rain shutoff device. If none, provide proposal for the installation to be included in the 30-day irrigation audit.

B. Water Sources
   1. Visual inspection of water source
   2. Clean all ground strainers and filters
   3. Test each pump at design capacities **weekly**; Inform District Manager of any problems immediately. This is to minimize the time a water source is down. Contractor shall also confirm weekly that all backflow preventers are on and operating properly, if applicable.
   4. Test automatic protection devices

C. Irrigation Systems
   1. Manual test and inspection of each irrigation zone in its entirety.
   2. Clean and raise heads as necessary
   3. Adjust arc pattern and distance for required coverage areas
   4. Clean out irrigation valve boxes

D. Report
   1. Irrigation operation time
   2. Irrigation start time
   3. Maintenance items performed
   4. General comments and recommendations

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as required to ensure entire zone is running properly. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management or their assign prior to making such repair.

The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigation reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or a designee, along with the weekly report. At no time shall the Contractor leave the property knowing of and not reporting any necessary repairs.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Pasco County or any other governmental agencies. It is the responsibility of the Contractor to insure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to apply for and receive a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability, procedure and cost per application to provide freeze protection for any and all irrigation and water source components susceptible to freezing.

The Contractor will bear the cost of each repair or replacement of up two (2) inches above-ground irrigation piping for irrigation supply and components less than 2" in diameter. This includes sprinklers, fittings, pipes, spray nozzles, etc.

Should it be determined that damage was caused by negligence of the Contractor, the Contractor shall pay the cost of such repair. Should it be determined the damage was caused by vandalism, cost will be paid by District.

Contractor shall be responsible for performing a complete irrigation evaluation at Commencement of Contract. Contractor shall be required to furnish District Manager and

Consultant with a summary of each clock and zone operation. Contractor shall furnish recommendations for repair and improvements to the systems with an itemized cost for proposed work. Irrigation clocks shall have each zone identified within 30 days of Commencement of Contract. Contractor will on a monthly (30 day) basis perform a complete irrigation system inspection for operation, coverage, line leaks, and functionality. A written report of the findings of this inspection will be provided to the Owner with information on controller, zone, and any repairs made or proposals for out-of-contract services.

Water and Electrical Consumption

Contractor will be responsible to submit a monthly report to Southwest Florida Water Management District (SWFWMD). Contractor will be responsible for annual Crop reporting. Contractor shall be responsible for monitoring water and electrical consumption to insure adequate, but not excessive, water or electrical use. The Contractor shall be responsible for reading the Southwest Florida Water Management District water consumption meters and forwarding the information to the Owner.

Damage to the system is to be promptly reported and repaired in a timely fashion.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors or Management, Contractor shall top dress all currently landscaped ornamental beds and tree rings with Grade A Pine Bark Nuggets or with Pine Straw mulch as specified on landscape plan up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches. Compaction must be figured into the quantity for Pine Bark Nuggets as three (3) inches is what will be required after compaction/settling has occurred.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all pine bark nugget bed lines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Pine Bark Nugget beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after entire top-dressing is completed. Partial payments will not be made. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The CDD reserves the right to subcontract out any and all mulching events.

PART 6

ANNUAL INSTALLATION

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace all annuals and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. An Annual Flower Options Presentation for the entire year stipulating plant options and timing for each quarterly rotation shall be submitted to the District shortly after execution of contract in order for the CDD or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs.

Annual installation price shall include all dead-heading, necessary soil adjustments, soil additives, fungicides and nutritional requirements **at no additional cost to District.**

This item will not be included in the contract amount. Contractor shall provide a price per 4" annual to be installed and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

The CDD reserves the right to subcontract out any and all annual installation events.

[END OF SECTION]

EXHIBIT B1
Map of Landscape and Pond Maintenance
[maps from RFP package to be added]

EXHIBIT B2
Map of Irrigation Maintenance
[maps from RFP package to be added]

EXHIBIT C

FORMS

[Attached beginning at following page]

DAILY WORK JOURNAL

DATE:_____

DESCRIPTION OF WORK PERFORMED TODAY:_____

LOCATIONS:_____

ISSUES REQUIRING ATTENTION: _____
(Please notify District Rep. if any)

ASTURIA COMMUNITY DEVELOPMENT DISTRICT
PEST MANAGEMENT REPORT

DATE: _____

SYMPTOMS: _____

_____

_____

LOCATION: _____

_____

_____

PROBABLE CAUSE OF DAMAGE: _____

_____

_____

_____

ESTIMATED MATERIALS REQUIRED FOR TREATMENT: _____

_____

_____

_____

CERTIFIED PESTICIDE APPLICATOR'S NAME: _____

REPRESENTATIVE NAME: _____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

ASTURIA COMMUNITY DEVELOPMENT DISTRICT
IRRIGATION REPAIR REQUEST FORM

DATE: _____

DAMAGE: _____

_____

_____

LOCATION: _____

_____

_____

PROBABLE CAUSE OF DAMAGE: _____

_____

_____

_____

ESTIMATED COST OF MATERIALS & LABOR REQUIRED FOR REPAIR: _____

_____

_____

_____

IRRIGATION TECHNICIAN'S NAME: _____

REPRESENTATIVE NAME: _____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

EXHIBIT D

CONTRACTOR'S BID PRICING

[bid forms to be attached]

EXHIBIT E
ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, _____, as _____, on behalf of _____, a _____, (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.

2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.

3. More particularly, the Contractor does not participate in any of the following actions:

(a) Using or threatening to use physical force against any person;

(b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;

(c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;

(d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;

(e) Causing or threatening to cause financial harm to any person;

(f) Enticing or luring any person by fraud or deceit; or

(g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

By: _____

Name: _____

Title: _____

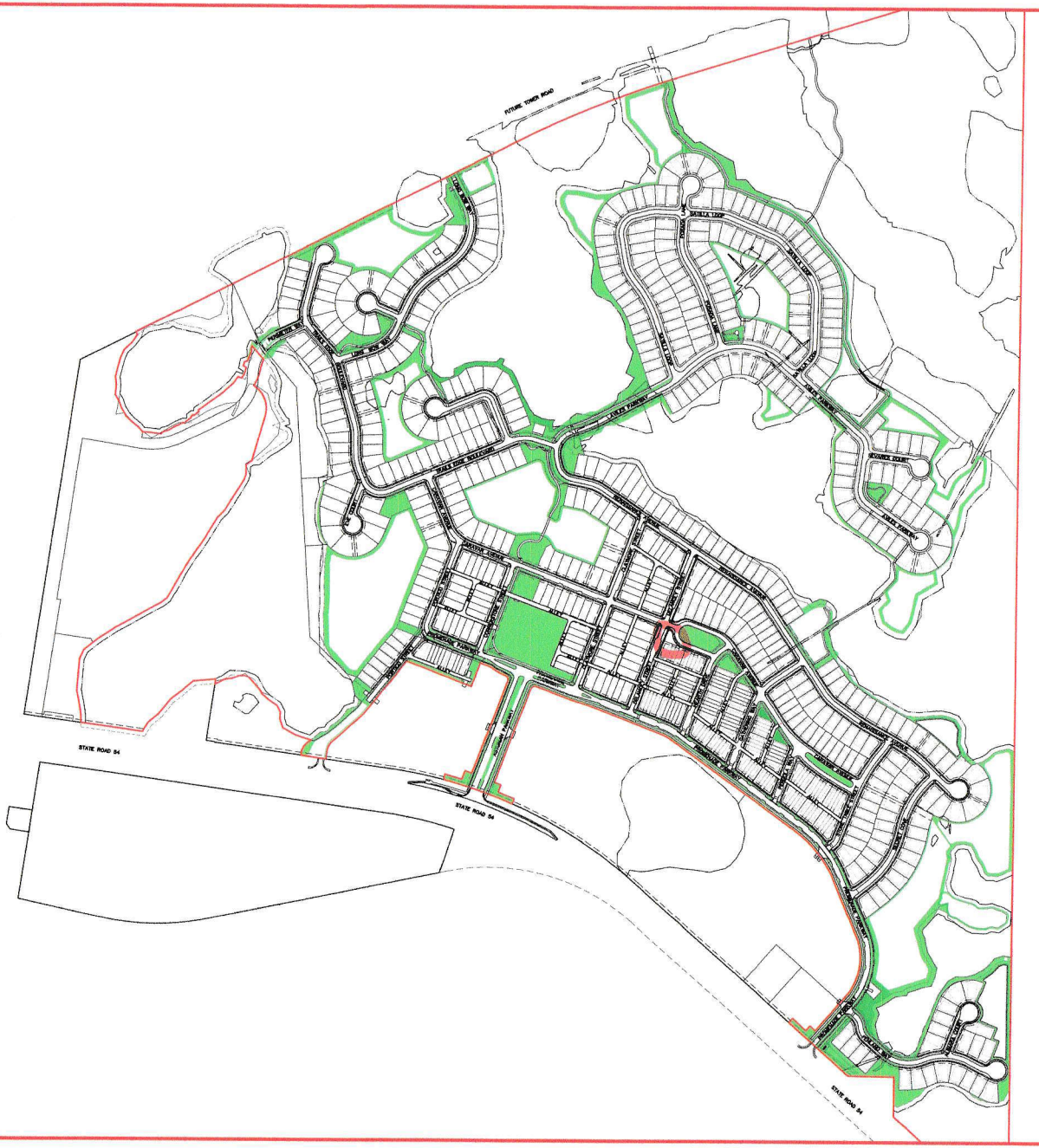
Date: _____

STATE OF FLORIDA
COUNTY OF _____

SWORN TO AND SUBSCRIBED before me ☐ physical presence or ☐ remote notarization by _____, as _____, of _____, who is ☐ personally known to me or ☐ who produced _____ as identification this _____ day of _____, 2025.

_____

(Notary Seal) Notary Public



PROJECT NAME:

Asturia

SHEET NAME:

LANDSCAPE MAINTENANCE EXHIBIT

PREPARED FOR:

ASTURIA CDD

- LIMITS OF LANDSCAPE MAINTENANCE
- CDD BOUNDARY

N

0 150 300 600

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT, ACHIEVE IT.
2033 E AMBERFIELD DRIVE - SUITE 201 - LAND O' LAKES, FLORIDA 34639
PHONE: (727) 848 - 7588 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM

CREATION DATE:	REVISED DATE:	DRAWN BY:
10/26/2020		JMD

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EXHIBIT 24

Return to Agenda

Asturia
Community Development District

Financial Statements
(Unaudited)

May 31, 2025

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
MAY 31, 2025

		GENERAL FUND	RESERVE FUND	DEBT SERVICE 2014	DEBT SERVICE 2016	DEBT SERVICE 2025	CONSTRUCTI FUND	TOTAL GOVERNMENTA FUNDS
1	**ASSETS**							
2	Operating							
3	Bank United - Operating Account	$ 57,836	$ -	$ -	$ -	$ -	$ -	$ 57,836
4	Bank United - Restricted Cash	12,820	-	-	-	-	-	12,820
5	Bank United - Money Market Account	2,094,723	-	-	-	-	-	2,094,723
6	Southstate Bank - Money Market Account	-	-	-	-	-	-	-
7	Debt Service							-
8	Revenue	-	-	849	65,923	-	-	66,772
9	Interest	-	-	-	6	123,639		123,645
10	Reserve	-	-	1,029	75,190	-	-	76,219
11	Prepayment	-	-	-	1	-	-	1
12	Sinking fund	-	-	-	5	-	-	5
13	Cost of Issuance	-	-	-	-	20,926	-	20,926
14	Construction account				-	-	1,993	1,993
15	Due from other funds	-	-	-	.	.	-	-
16	Due from Debt service	-	-	-	-	-	-	-
17	Due from General fund	-	445,913	-	3,670	9,712	-	459,295
18	Accounts receivable-On Roll Assessments	5,849	1,146	-	248	3,218	-	10,461
19	Accounts receivable	-		-	-	-	-	-
20	Prepaids	-		-	-	-	-	-
21	Deposits	6,146		-	-	-	-	6,146
22	Total assets	$ 2,177,374	$ 447,059	$ 1,878	$ 145,043	$ 157,495	$ 1,993	$ 2,930,842
23	**LIABILITIES AND FUND BALANCE**							
24	Liabilities:							
25	Accounts payable	$ 118,856	$ -	$ -	$ -	$ -	$ -	$ 118,856
26	Accrued expenses payable	31	-	-	-	-	-	31
27	Due to other funds	-	-	-	-	-	-	-
28	Deferred revenue-On roll assessments	5,849	1,146	-	248	3,218	-	10,461
29	Due to Debt service fund	12,820	-	-	-	-	-	12,820
30	Due to Reserve fund	445,913	-	-	-	-	-	445,913
31	Rental deposits	1,500	-	-	-	-	-	1,500
32	JSAPP deposit	-	-	-	-	-	-	-
33	Total liabilities	584,969	1,146	-	248	3,218	-	589,581
34	**FUND BALANCES**							
35	Nonspendable	6,146	-	-	-	-	-	6,146
36	Restricted	-	-	1,878	144,795	154,277	1,993	302,943
37	Assigned for Two Month Operating Reserve	177,110	-	-	-	-	-	177,110
38	Unassigned	1,409,149	445,913	-	-	-	-	1,855,062
39	Total fund balances	1,592,405	445,913	1,878	144,795	154,277	1,993	2,341,261
40	Total liabilities and fund balances	$ 2,177,374	$ 447,059	$ 1,878	$ 145,043	$ 157,495	$ 1,993	$ 2,930,842

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH MAY 31, 2025

		FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	% OF TOTAL BUDGET SPENT TO DATE
1	**REVENUES**					
2	Assessment levy: all residents	$ 1,020,959	$ 1,020,959	$ 1,015,110	$ (5,849)	99.43%
3	Interest Revenue-Investments	-	-	53,217	53,217	0.00%
4	Rental Income	4,000	2,667	4,548	1,881	113.70%
5	Bar Code Access	200	133	570	437	285.00%
6	Event Fees	2,500	1,667	-	(1,667)	0.00%
7	Cost Share Agreement AWCPOA	-	-	15,000	15,000	0.00%
8	Miscellaneous Revenue	15,000	10,000	-	(10,000)	0.00%
9	Fund Balance Forward	20,000	13,333	-	(13,333)	0.00%
10	**TOTAL REVENUES**	**1,062,659**	**1,048,759**	**1,088,445**	**39,686**	**102.43%**
11	**EXPENDITURES**					
12	**ADMINISTRATIVE**					
13	Supervisor Fees	15,000	10,000	8,400.00	1,600	56.00%
14	Payroll taxes - FICA	1,377	918	2,314.00	(1,396)	168.05%
15	Management Consulting	48,000	32,000	22,297.00	9,703	46.45%
16	Trustee Fees	8,500	5,667	6,750.00	(1,083)	79.41%
15	District Engineer	20,000	13,333	-	13,333	0.00%
16	Arbitrage rebate calculation	1,300	867	1,300.00	(433)	100.00%
17	Public Officials Liabiliy Ins	4,496	2,997	3,700.00	(703)	82.30%
18	Legal Advertising	1,500	1,000	1,085.00	(85)	72.33%
19	Dues & licenses	175	175	175.00	-	100.00%
20	Website Fees/Email/IT Support	5,500	3,667	2,765.00	902	50.27%
21	Legal Services - General	30,000	20,000	15,561.00	4,439	51.87%
22	Legal Services - Litigation	20,000	13,333	177.00	13,156	0.89%
23	Legal Services - Land Use	20,000	13,333	2,494.00	10,839	12.47%
24	Legal Services - Defect	10,000	6,667	-	6,667	0.00%
25	Auditing Services	3,715	2,477	-	2,477	0.00%
26	Tax Collector/Property Appaiser Fees	650	433	150.00	283	23.08%
27	Mailed Notices-Postage	1,000	667	35.00	632	3.50%
28	**TOTAL ADMINISTRATIVE**	**191,213**	**127,534**	**67,203**	**60,331**	**35.15%**
29	**UTILITY SERVICES**					
30	Utilities					
31	Electricity - Irrigation	5,134	3,423	2,710	713	52.79%
32	Electricity - Recreation Center	24,150	16,100	15,809	291	65.46%
33	Streetlights	219,365	146,243	85,404	60,839	38.93%
34	Utility Services	1,380	920	-	920	0.00%
35	**TOTAL UTILITY SERVICES**	**250,029**	**166,686**	**103,923**	**62,763**	**41.56%**
36	**GARBAGE/SOLID WASTE SERVICES**					
37	Garbage - Recreation Facility	1,100	733	899	(166)	81.73%
38	Solid Waste Assessment	2,500	1,667	1,337	330	53.49%
39	**TOTAL GARBAGE/SOLID WASTE**	**3,600**	**2,400**	**2,236**	**164**	**62.12%**

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH MAY 31, 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	40,000	37,212	2,788	62.02%
42	Potable Water	15,000	10,000	-	10,000	0.00%
43	**TOTAL WATER-SEWER COMB SERVICES**	**75,000**	**50,000**	**37,212**	**12,788**	**62.02%**
44	**STORMWATER CONTROL**					
45	Stormwater Control	1,400	933	611	322	43.65%
46	Aquatic Maintenace (Contract)	22,000	14,667	11,240	3,427	51.09%
47	**STORMWATER CONTROL SERVICES**	**23,400**	**15,600**	**11,851**	**3,749**	**50.65%**
48	**PHYSICAL ENVIRONMENT**					
49	Insurance - Property	26,930	17,953	23,805	(5,852)	88.40%
50	Insurance - General Liability	8,176	5,451	4,886	565	59.76%
51	R&M Irrigation	10,000	6,667	8,059	(1,392)	80.59%
52	Landscape - General	142,200	94,800	93,668	1,132	65.87%
53	Landscape - Fertilization	9,600	6,400	6,520	(120)	67.92%
54	Landscape - Pest Control	5,100	3,400	3,464	(64)	67.92%
55	Landscape - Irrigation	12,000	8,000	8,150	(150)	67.92%
56	Landscape - Mulch	24,750	16,500	-	16,500	0.00%
57	Landscape - Annuals	11,340	7,560	4,813	2,748	42.44%
58	Landscape Replacement	25,000	16,667	9,000	7,667	36.00%
59	Holiday Lighting & Décor	2,140	1,427	4,300	(2,873)	200.93%
60	**TOTAL PHYSICAL ENVIRONMENT**	**277,236**	**184,824**	**166,665**	**18,159**	**60.12%**
61	**ROAD AND STREETS**					
62	Roadway Repair and Maintenance	58,000	38,667	-	38,667	0.00%
63	R&M Pressure Washing	5,500	3,667	200	3,467	3.64%
64	**TOTAL ROAD AND STREET FACILITIES**	**63,500**	**42,333**	**200**	**42,133**	**0.31%**
65	**PARKS AND RECREATION - GENERAL**					
66	Field Services Management	70,000	46,667	16,961	29,706	24.23%
67	Pool Maintenance	13,560	9,040	6,162	2,878	45.44%
68	Wildlife Management	2,400	1,600	-	1,600	0.00%
69	Cleaning - Contract	16,000	10,667	21,654	(10,987)	135.34%
70	Pest Control - Contract	730	487	440	47	60.27%
71	Telephone and Internet	3,600	2,400	1,112	1,288	30.90%
72	R&M Fitness Equipment	4,500	3,000	6,293	(3,293)	139.84%
73	Amenity Maintenance and Repairs	10,000	6,667	6,754	(87)	67.54%
74	Facility A/C & Heating Maintenance & Repair	1,500	1,000	-	1,000	0.00%
75	Boardwalk Bridge Maintenance	2,500	1,667	100	1,566	4.02%
76	Pool Furniture Repair and Replacement	4,000	2,667	11,963	(9,296)	299.08%
77	Security System Monitoring and Maintenance	12,000	8,000	1,942	6,058	16.18%
78	Dog Park Maintenance	500	333	133	200	26.69%
79	Dog Park Mulching	2,000	1,333	-	1,333	0.00%
80	Facility Janitoral Supplies	3,600	2,400	1,250	1,150	34.73%
81	Garbage and Dog Waste Supplies	3,000	2,000	1,752	248	58.39%
82	Office Supplies	600	400	763	(363)	127.16%
83	Pool Permits	300	200	-	200	0.00%
84	**TOTAL PARKS AND RECREATION -**	**150,790**	**100,527**	**77,281**	**23,246**	**51.25%**

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH MAY 31, 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	1,667	-	1,667	0.00%
87	**TOTAL SPECIAL EVENTS**	**2,500**	**1,667**	**-**	**1,667**	**0.00%**
88	**CONTINGENCY**					
89	Contingency	25,391	16,927	8,426	8,501	33.18%
90	**TOTAL CONTINGENCY**	**25,391**	**16,927**	**8,426**	**8,501**	**33.18%**
91	**Total Expenditures**	**1,062,659**	**708,498**	**474,996**	**233,501**	**44.70%**
92	**Excess/(deficiency) of revenues over/(under)**	**-**	**340,261**	**613,449**	**273,187**	**0.00%**
93	Fund balance - beginning (unaudited)			978,956		
94	Fund balance - ending			$ 1,592,405		

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
RESERVE FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH MAY 31, 2025

	FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
REVENUES				
On Roll Assessments	$ 200,000	$ 200,000	$ 198,854	$ (1,146)
Interest	-	-	-	-
Total revenues	200,000	200,000	198,854	(1,146)
EXPENDITURES				
Landscape, Partial Replacements	10,712	7,141	-	7,141
Air Handling and Condensing Units, Split Systems	55,704	37,136	-	37,136
Total Reserve Expenditures	66,416	44,277	-	44,277
Excess/(deficiency) of revenues over/(under)	133,584	155,723	198,854	(45,423)
Fund balance - beginning (unaudited)			247,059	
Fund balance - ending			$ 445,913	

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 MAY 31, 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	-	-	14,630	14,630
Bond close out transfer in	-	-	-	-
Total revenues	561,174	561,174	573,156	11,982
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	560,018	560,018	7,168,442	(6,608,424)
Excess/(deficiency) of revenues over/(under)	1,156	1,156	(6,595,286)	(6,596,442)
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) Expenditures After Other Financing Sources (Uses)	1,156	1,156	(614,698)	(615,854)
Fund balance - beginning (unaudited)			616,576	
Fund balance - ending			$ 1,878	

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 MAY 31, 2025

	FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
REVENUES				
Assessment levy	$ 141,198	$ 141,198	$ 141,245	$ 47
Interest	-	-	3,281	3,281
Bond close out transfer in	-	-	-	-
Total revenues	141,198	141,198	144,526	3,328
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	138,982	138,982	139,951	(969)
Excess/(deficiency) of revenues over/(under)	2,216	2,216	4,575	4,297
Fund balance - beginning (unaudited)			140,221	
Fund balance - ending			$ 144,795	

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 MAY 31, 2025

	FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
REVENUES				
Assessment levy	$ -	$ -	$ -	$ -
Interest	-	-	-	-
Bond close out transfer in	-	-	6,309,000	6,309,000
Total revenues	-	-	6,309,000	6,309,000
EXPENDITURES				
Debt Service				
Interest Expense				
November 2024	-	-	-	-
May 2025	-	-	-	-
Principal Retirement				
May 2025	-	-	-	-
Cosgt of Issuance	-	-	174,135	(174,135)
Total debt service expenditures	-	-	174,135	-
Excess/(deficiency) of revenues over/(under)	-	-	6,134,865	6,309,000
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) Expenditures After Other Financing Sources (Uses)	-	-	154,277	328,412
Fund balance - beginning (unaudited)			-	
Fund balance - ending			$ 154,277	

Asturia
Operating Account - Bank Reconciliation
May 31, 2025

		Operating Acct (BU)
Balance Per Bank Statements	$	72,198.01
Plus: Deposits In Transit		-
Less: Outstanding Checks		(1,541.80)
Adjusted Bank Balance	**$**	**70,656.21**
Beginning Balance Per Books	$	90,127.41
Cash Deposits & Credits		31,430.96
Cash Disbursements & Transfers		(50,902.16)
Balance Per Books	**$**	**70,656.21**

Asturia
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 - 923/24	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 Irrigatio 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 Repa	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 Repa	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 Repa	Invoice: 245293 (Reference: Life Fitness LCGX spin bike Crank assbly, Leg Extension Pad Adjuste	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 (Referenc	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 Parkway11.15.24 - 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	Phenominal Exercise Equipment Repa	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 Brancl	14450 PROMENADE PARKWAY 1/16/2025 to 2/17/2025	217.89		78,028.94
3/24/2025	ACH	Pasco County Utilities Services Brancl	14700 TRAILS EDGE BOULEVARD 1/16/2025 to 2/17/2025	20.25		78,008.69
3/24/2025	ACH	Pasco County Utilities Services Brancl	2830 LONG BOW WAY 1/16/2025 to 2/17/2025	82.62		77,926.07
3/24/2025	ACH	Pasco County Utilities Services Brancl	14400 TRAILS EDGE BOULEVARD 1/16/2025 to 2/17/2025	14.58		77,911.49
3/24/2025	ACH	Pasco County Utilities Services Brancl	2995 LONG BOW WAY 1/16/2025 to 2/17/2025	29.16		77,882.33
3/24/2025	ACH	Pasco County Utilities Services Brancl	14577 PROMENADE PARKWAY 1/16/2025 to 2/17/2025	92.34		77,789.99
3/24/2025	ACH	Pasco County Utilities Services Brancl	14575 PROMENADE PARKWAY 1/16/2025 to 2/17/2025	4,441.96		73,348.03
3/24/2025	ACH	Pasco County Utilities Services Brancl	14502 PROMENADE PARKWAY 1/16/2025 to 2/17/2025	65.88		73,282.15
3/24/2025	ACH	Pasco County Utilities Services Brancl	0 PROMENADE PARKWAY 1/16/2025 to 2/17/2025	425.25		72,856.90
3/24/2025	ACH	Pasco County Utilities Services Brancl	15381 AVILES PARKWAY 1/16/2025 to 2/17/2025	21.06		72,835.84
3/24/2025	ACH	Pasco County Utilities Services Brancl	15121 AVILES PARKWAY 1/16/2025 to 2/17/2025	11.34		72,824.50
3/24/2025	ACH	Pasco County Utilities Services Brancl	15246 CARAVAN AVENUE 1/16/2025 to 2/17/2025	34.83		72,789.67
3/24/2025	ACH	Pasco County Utilities Services Brancl	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 2/28/2	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 Brancl	14915 AVILES PARKWAY 2/17/2025 to 3/19/2025	207.36		83,788.86
4/21/2025	042125ACH2	Pasco County Utilities Services Brancl	14859 CARAVAN AVENUE 2/17/2025 to 3/19/2025	25.92		83,762.94
4/21/2025	042125ACH3	Pasco County Utilities Services Brancl	14450 PROMENADE PARKWAY 2/17/2025 to 3/19/2025	195.21		83,567.73
4/21/2025	042125ACH4	Pasco County Utilities Services Brancl	14700 TRAILS EDGE BOULEVARD 2/17/2025 to 3/19/2025	22.68		83,545.05
4/21/2025	042125ACH5	Pasco County Utilities Services Brancl	2830 LONG BOW WAY 2/17/2025 to 3/19/2025	83.43		83,461.62
4/21/2025	042125ACH6	Pasco County Utilities Services Brancl	14400 TRAILS EDGE BOULEVARD 2/17/2025 to 3/19/2025	16.20		83,445.42
4/21/2025	042125ACH7	Pasco County Utilities Services Brancl	2995 LONG BOW WAY 2/17/2025 to 3/19/2025	33.21		83,412.21
4/21/2025	042125ACH8	Pasco County Utilities Services Brancl	14577 PROMENADE PARKWAY 2/17/2025 to 3/19/2025	82.62		83,329.59
4/21/2025	042125ACH9	Pasco County Utilities Services Brancl	15381 AVILES PARKWAY 2/17/2025 to 3/19/2025	21.87		83,307.72
4/21/2025	042125ACH10	Pasco County Utilities Services Brancl	14575 PROMENADE PARKWAY 2/17/2025 to 3/19/2025	4,058.92		79,248.80
4/21/2025	042125ACH11	Pasco County Utilities Services Brancl	14502 PROMENADE PARKWAY 2/17/2025 to 3/19/2025	65.88		79,182.92
4/21/2025	042125ACH12	Pasco County Utilities Services Brancl	15121 AVILES PARKWAY 2/17/2025 to 3/19/2025	12.15		79,170.77
4/21/2025	042125ACH13	Pasco County Utilities Services Brancl	15233 RENAISSANCE AVENUE 2/17/2025 to 3/19/2025	12.27		79,158.50
4/21/2025	042125ACH14	Pasco County Utilities Services Brancl	15246 CARAVAN AVENUE 2/17/2025 to 3/19/2025	33.21		79,125.29
4/21/2025	042125ACH15	Pasco County Utilities Services Brancl	15050 CARAVAN AVENUE 2/17/2025 to 3/19/2025	58.32		79,066.97
4/21/2025	042125ACH16	Pasco County Utilities Services Brancl	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	ADP	tax	121.80		76,060.45
5/7/2025	050725ACH	COASTAL WASTE & RECYCLING - S	1840 NW 33RD ST Apr 01/25 - Apr 30/25	103.03		75,957.42
5/9/2025	050925ach1	ADP	adp fees	121.17		75,836.25
5/9/2025	050925ach	ADP	5-9-25 amenity mgr pr	750.18		75,086.07
5/13/2025	051325ach	ADP	workers comp	26.93		75,059.14
5/15/2025			Deposit		16,365.00	91,424.14
5/15/2025	051525ACH	Duke Energy	000 Promenade PKY Lite - Mar 25 - Apr 23	97.88		91,326.26
5/19/2025	051925ACH1	Duke Energy	15233 RENAISSANCE AVE- Mar 26 - Apr 24	30.80		91,295.46
5/19/2025	051925ACH2	Duke Energy	14721 State Road 54 - Mar 25 - Apr 23	5,749.60		85,545.86
5/19/2025	051925ACH3	Duke Energy	15138 CARAVAN AVE Mar 26 - Apr 24	30.80		85,515.06
5/19/2025	051925ACH4	Duke Energy	000 AVILES PKY LITE Mar 25 - Apr 23	2,682.55		82,832.51
5/19/2025	051925ACH5	Duke Energy	15381 AVILES PKWY Mar 26 - Apr 24	30.80		82,801.71
5/19/2025	051925ACH6	Duke Energy	15301 AVILES PKWY Mar 26 - Apr 24	30.80		82,770.91
5/19/2025	051925ACH7	Duke Energy	14700 TRAILS EDGE BLVD Mar 26 - Apr 24	30.80		82,740.11
5/19/2025	051925ACH8	Duke Energy	14575 PROMENADE PKY POOL Mar 26 - Apr 24	1,068.08		81,672.03
5/19/2025	051925ACH9	Duke Energy	2995 LONG BOW WAY Mar 26 - Apr 24	30.80		81,641.23

5/19/2025	051925ACH10	Duke Energy	14575 PROMENADE PKY Amenity Center Mar 26 - Apr 24	1,080.74		80,560.49
5/19/2025	051925ACH11	Duke Energy	14807 RENAISSANCE AVE Mar 26 - Apr 24	30.80		80,529.69
5/19/2025	051925ACH12	Duke Energy	15246 CARAVAN AVE Mar 26 - Apr 24	30.80		80,498.89
5/19/2025	051925ACH13	Duke Energy	0000 AVILES PKY Mar 25 - Apr 23	2,090.90		78,407.99
5/19/2025	051925ACH14	Duke Energy	14826 RENAISSANCE AVE Mar 26 - Apr 24	30.80		78,377.19
5/19/2025	051925ACH15	Duke Energy	2781 LONG BOW WAY Mar 26 - Apr 24	30.80		78,346.39
5/19/2025	051925ACH16	Duke Energy	000 Promenade PKY Lite - Mar 25 - Apr 23	289.31		78,057.08
5/19/2025	051925ACH17	Pasco County Utilities Services Brancl	14915 AVILES PARKWAY 3/19/2025 to 4/18/2025	157.95		77,899.13
5/19/2025	051925ACH18	Pasco County Utilities Services Brancl	14859 CARAVAN AVENUE 3/19/2025 to 4/18/2025	23.49		77,875.64
5/19/2025	051925ACH19	Pasco County Utilities Services Brancl	14450 PROMENADE PARKWAY 3/19/2025 to 4/18/2025	154.71		77,720.93
5/19/2025	051925ACH20	Pasco County Utilities Services Brancl	14700 TRAILS EDGE BOULEVARD 3/19/2025 to 4/18/2025	15.39		77,705.54
5/19/2025	051925ACH21	Pasco County Utilities Services Brancl	2830 LONG BOW WAY 3/19/2025 to 4/18/2025	72.09		77,633.45
5/19/2025	051925ACH22	Pasco County Utilities Services Brancl	14400 TRAILS EDGE BOULEVARD 3/19/2025 to 4/18/2025	10.53		77,622.92
5/19/2025	051925ACH23	Pasco County Utilities Services Brancl	2995 LONG BOW WAY 3/19/2025 to 4/18/2025	22.68		77,600.24
5/19/2025	051925ACH24	Pasco County Utilities Services Brancl	14577 PROMENADE PARKWAY 3/19/2025 to 4/18/2025	53.46		77,546.78
5/19/2025	051925ACH25	Pasco County Utilities Services Brancl	14575 PROMENADE PARKWAY 3/19/2025 to 4/18/2025	3,691.84		73,854.94
5/19/2025	051925ACH26	Pasco County Utilities Services Brancl	14502 PROMENADE PARKWAY 3/19/2025 to 4/18/2025	63.78		73,791.16
5/19/2025	051925ACH27	Pasco County Utilities Services Brancl	15381 AVILES PARKWAY 3/19/2025 to 4/18/2025	18.63		73,772.53
5/19/2025	051925ACH28	Pasco County Utilities Services Brancl	15121 AVILES PARKWAY 3/19/2025 to 4/18/2025	10.53		73,762.00
5/19/2025	051925ACH29	Pasco County Utilities Services Brancl	15233 RENAISSANCE AVENUE 3/19/2025 to 4/18/2025	11.34		73,750.66
5/19/2025	051925ACH30	Pasco County Utilities Services Brancl	15246 CARAVAN AVENUE 3/19/2025 to 4/18/2025	27.54		73,723.12
5/19/2025	051925ACH31	Pasco County Utilities Services Brancl	15050 CARAVAN AVENUE 3/19/2025 to 4/18/2025	54.27		73,668.85
5/19/2025	143	Susan Coppa	bos mtg 05--19.25	160.70		73,508.15
5/19/2025	051925ach	ADP	051925 bos pmt	488.80		73,019.35
5/19/2025	051925ACH	Duke Energy	14731 State Road 54 - Mar 26 - Apr 24	31.70		72,987.65
5/19/2025	051925ACH-	Duke Energy	15121 AVILES PKWY Mar 26 - Apr 24	30.80		72,956.85
5/20/2025	052025ach1	ADP	workers comp	27.90		72,928.95
5/20/2025	052025ach1	ADP	workers comp	17.33		72,911.62
5/23/2025	052325ach2	ADP	052325 amenity mgr pr	672.23		72,239.39
5/23/2025	052325ach3	ADP	adp fees	125.14		72,114.25
5/23/2025	052325ach3	ADP	adp fees	248.93		71,865.32
5/23/2025	052325ach	ADP	052325 bos pmt	921.80		70,943.52
5/23/2025	052325ACH	Duke Energy	15165 STATE ROAD 54 Mar 26 - Apr 24	30.80		70,912.72
5/27/2025	052725ACH	COASTAL WASTE & RECYCLING - S	1840 NW 33RD ST May 01/25 - May 31/25	103.03		70,809.69
5/28/2025	144	Susan Coppa	bos mtg 052325	160.70		70,648.99
5/31/2025			Deposit		0.44	70,649.43
5/31/2025			Interest		6.78	70,656.21
5/31/2025				**22,142.42**	**16,372.22**	**70,656.21**

EXHIBIT 25

Return to Agenda

Asturia
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	**REVENUES**					
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	**EXPENDITURES**					
12	**ADMINISTRATIVE**					
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 Liabiliy 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 Appaiser 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	**UTILITY SERVICES**					
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	**GARBAGE/SOLID WASTE SERVICES**					
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 Maintenace (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 Janitoral 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	200,000	200,000	199,997	(3)
EXPENDITURES				
Landscape, Partial Replacements	10,712	8,034	-	8,034
Air Handling and Condensing Units, Split Systems	55,704	41,778	-	41,778
Total Reserve Expenditures	66,416	49,812	-	49,812
Excess/(deficiency) of revenues over/(under)	133,584	150,188	199,997	(49,815)
Fund balance - beginning (unaudited)			247,059	
Fund balance - ending			$ 447,056	

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	561,174	561,174	574,151	12,977
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	560,018	560,018	7,168,442	(6,608,424)
Excess/(deficiency) of revenues	1,156	1,156	(6,594,291)	(6,595,447)
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) After Other Financing Sources (Uses)	1,156	1,156	(613,703)	(614,859)
Fund balance - beginning (unaudited)			616,576	
Fund balance - ending			$ 2,873	

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	141,198	141,198	145,274	4,076
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	138,982	138,982	139,951	(969)
Excess/(deficiency) of revenues	2,216	2,216	5,323	5,046
Fund balance - beginning (unaudited)			140,221	
Fund balance - ending			$ 145,544	

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) After Other Financing Sources (Uses)	-	-	152,252	331,887
Fund balance - beginning (unaudited)			-	
Fund balance - ending			$ 152,252	

Asturia
Operating Account - Bank Reconciliation
June 30, 2025

		Operating Acct (BU)
Balance Per Bank Statements	$	165,215.32
Plus: Deposits In Transit		-
Less: Outstanding Checks		(8,112.09)
Adjusted Bank Balance	**$**	**157,103.23**
Beginning Balance Per Books	$	72,198.01
Cash Deposits & Credits		176,268.62
Cash Disbursements & Transfers		(91,363.40)
Balance Per Books	**$**	**157,103.23**

Asturia
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 - 923/24	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 Irrigatio 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 Repa	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 Repa	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 Repa	Invoice: 245293 (Reference: Life Fitness LCGX spin bike Crank assbly, Leg Extension Pad Adjuste	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 (Reference	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 Parkway11.15.24 - 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	Phenominal Exercise Equipment Repa	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 2/28/2(	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 Branc	14859 CARAVAN AVENUE 4/18/2025 to 5/19/2025	7.29		165,516.38
6/23/2025	062325ACH2	Pasco County Utilities Services Branc	14450 PROMENADE PARKWAY 4/18/2025 to 5/19/2025	133.65		165,382.73
6/23/2025	062325ACH3	Pasco County Utilities Services Branc	14700 TRAILS EDGE BOULEVARD 4/18/2025 to 5/19/2025	20.25		165,362.48
6/23/2025	062325ACH4	Pasco County Utilities Services Branc	2830 LONG BOW WAY 4/18/2025 to 5/19/2025	85.86		165,276.62
6/23/2025	062325ACH5	Pasco County Utilities Services Branc	14400 TRAILS EDGE BOULEVARD 4/18/2025 to 5/19/2025	14.58		165,262.04
6/23/2025	062325ACH6	Pasco County Utilities Services Branc	2995 LONG BOW WAY 4/18/2025 to 5/19/2025	28.35		165,233.69
6/23/2025	062325ACH7	Pasco County Utilities Services Branc	0 PROMENADE PARKWAY 4/18/2025 to 5/19/2025	146.61		165,087.08
6/23/2025	062325ACH8	Pasco County Utilities Services Branc	15381 AVILES PARKWAY 4/18/2025 to 5/19/2025	21.87		165,065.21
6/23/2025	062325ACH9	Pasco County Utilities Services Branc	15121 AVILES PARKWAY 4/18/2025 to 5/19/2025	12.96		165,052.25
6/23/2025	062325ACH10	Pasco County Utilities Services Branc	15233 RENAISSANCE AVENUE 4/18/2025 to 5/19/2025	14.58		165,037.67
6/23/2025	062325ACH11	Pasco County Utilities Services Branc	15246 CARAVAN AVENUE 4/18/2025 to 5/19/2025	31.59		165,006.08
6/23/2025	062325ACH12	Pasco County Utilities Services Branc	15050 CARAVAN AVENUE 4/18/2025 to 5/19/2025	53.46		164,952.62
6/23/2025	062325ACH13	Pasco County Utilities Services Branc	14577 PROMENADE PARKWAY 4/18/2025 to 5/19/2025	76.95		164,875.67
6/23/2025	062325ACH14	Pasco County Utilities Services Branc	14575 PROMENADE PARKWAY 4/18/2025 to 5/19/2025	3,659.92		161,215.75
6/23/2025	062325ACH15	Pasco County Utilities Services Branc	14502 PROMENADE PARKWAY 4/18/2025 to 5/19/2025	67.98		161,147.77
6/23/2025	062325ACH20	Pasco County Utilities Services Branc	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 Branc	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 26

Return to Agenda

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 27

Return to Agenda

Asturia Community Development District

Paid Operation & Maintenace 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

FRONTIER

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.

Total balance
$93.47
Auto Pay is scheduled
Jun 02

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**

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FRONTIER
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.

73400681392681060207230000000000000093475

FRONTIER

ASTURIA CDD

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

PIN:
7664

Billing Date:
May 07, 2025

Billing Period:
May 07 - Jun 06, 2025

WAYS TO PAY YOUR BILL

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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.

FRONTIER

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**

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business.frontier.com

FRONTIER

ASTURIA CDD

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

PIN:
7664

Billing Date:
May 07, 2025

Billing Period:
May 07 - Jun 06, 2025

Call Anytime: 813-935-0998

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 Client**		**Deposit Responsibility 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**

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	SHIP TO
Asturia 14575 Promenade Pkwy Odessa, FL 33556	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

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

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

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 COMPANY CODE 1808-2R-DU3 IID 27702677	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
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	1	discount applies		$175.25	
Pay-by-Pay Workers' Compensation	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®

duke-energy.com
877.372.8477

Your Energy Bill

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

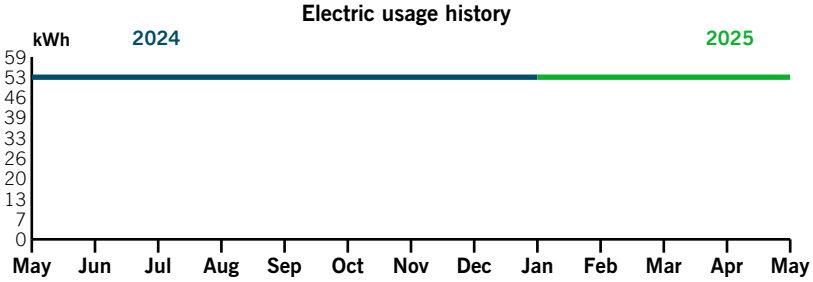
Previous Amount Due	$97.88
Payment Received May 19	-97.88
Current Lighting Charges	97.60
Taxes	0.28
Total Amount Due Jun 16	**$97.88**

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

Electric usage history



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.

DUKE ENERGY®

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

Account number
9100 9355 5410

Amount of automatic draft

$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

8891009355541000066000000000000000978800000097885

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

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
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**

DUKE ENERGY®

duke-energy.com
877.372.8477

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
0000 PROMENADE PKY
LITE

Bill date May 23, 2025
For service Apr 24 - May 22
29 days

Account number **9100 8841 6465**

Billing summary

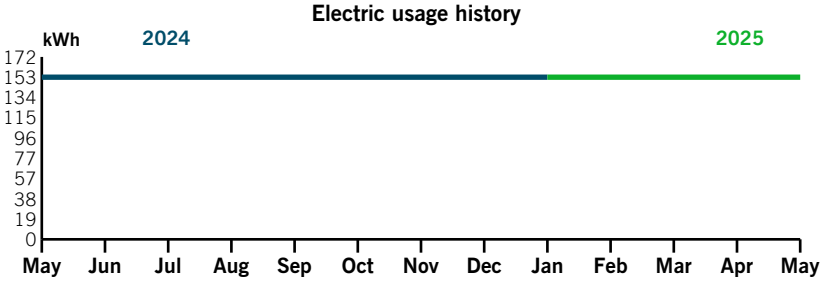
Previous Amount Due	$289.31
Payment Received May 19	-289.31
Current Lighting Charges	288.59
Taxes	0.72
Total Amount Due Jun 16	**$289.31**

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

Electric usage history



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)	153	153	1,836	153
Avg. Daily (kWh)	5	5	5	

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®

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

Account number
9100 8841 6465

Amount of automatic draft

$289.31
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

8891008841646500066000000000000000289310000028931 2

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

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

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.

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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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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	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**

DUKE ENERGY®

duke-energy.com
877.372.8477

Your Energy Bill

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

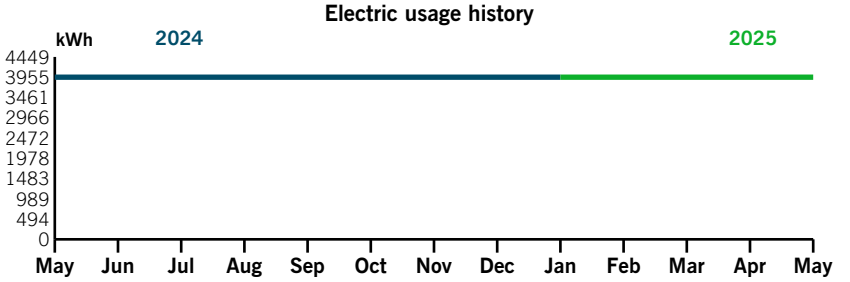
Previous Amount Due	$2,682.55
Payment Received May 19	-2,682.55
Current Lighting Charges	2,669.37
Taxes	13.18
Total Amount Due Jun 17	**$2,682.55**

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

Electric usage history



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.

DUKE ENERGY®

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

Account number
9100 8839 3514

Amount of automatic draft

$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

8891008839351400066000000000000026825500002682556

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
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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

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P.O. Box 14042
St Petersburg, FL 33733

Important to know

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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	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®

duke-energy.com
877.372.8477

Your Energy Bill

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

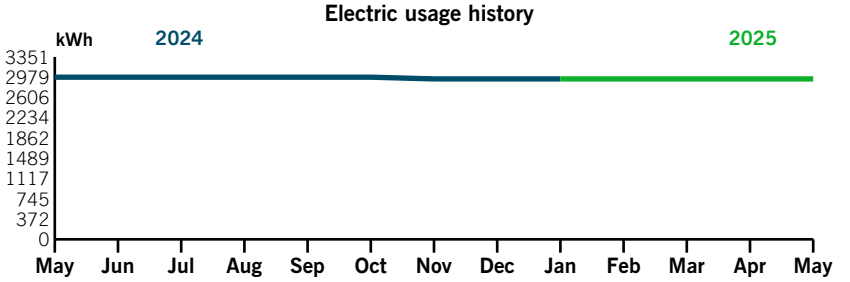
Previous Amount Due	$2,090.90
Payment Received May 19	-2,090.90
Current Lighting Charges	2,080.99
Taxes	9.91
Total Amount Due Jun 17	**$2,090.90**

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

Electric usage history



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.

DUKE ENERGY®

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

Account number
9100 8841 5753

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

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

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
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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.

Medical Essential Program
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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®

duke-energy.com
877.372.8477

Your Energy Bill

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

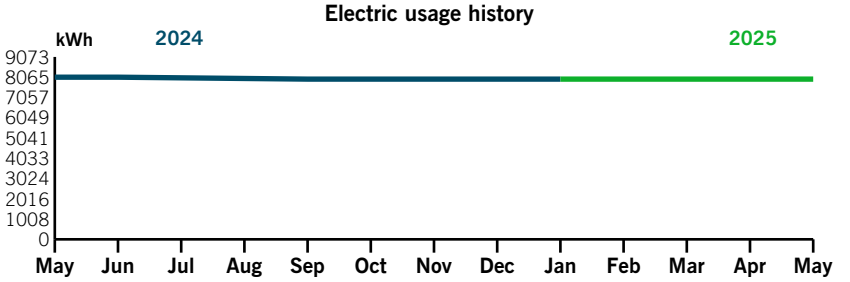
Previous Amount Due	$5,749.60
Payment Received May 19	-5,749.60
Current Lighting Charges	5,722.80
Taxes	26.80
Total Amount Due Jun 17	**$5,749.60**

Thank you for your payment.

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

Electric usage history



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.

DUKE ENERGY®

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

Account number
9100 8839 2555

Amount of automatic draft

$5,749.60
by Jun 17

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$_____
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

8891008839255500066000000000000005749600000574960 4

We're here for you

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St Petersburg, FL 33733

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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**

THANK YOU for choosing Blue Water Aquatics, Inc.!

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

Order report

Service details

Technician:	**Client:**
Doug Fitzhenry	**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

DUKE ENERGY®

duke-energy.com
877.372.8477

Your Energy Bill

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**

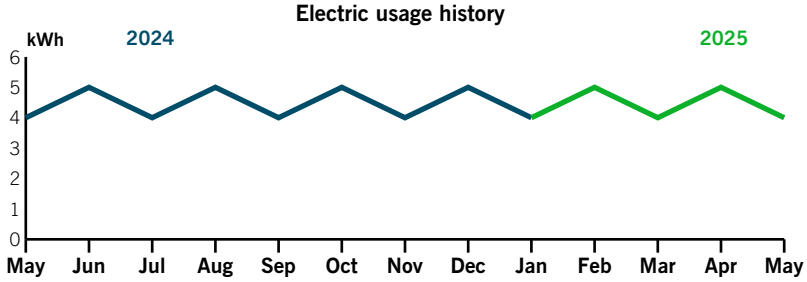
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Your usage snapshot

Electric usage history



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

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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 2365

Amount of automatic draft

$30.80
by Jun 18

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$_____
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

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PO Box 1094
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For hearing impaired TDD/TTY	711
International	1.407.629.1010

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Your usage snapshot - Continued

Current electric usage for meter number 3514363		
Actual reading on May 23	317	
Previous reading on Apr 25	- 313	
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	
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	
Total Taxes		**$0.80**

DUKE ENERGY®

duke-energy.com
877.372.8477

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
15121 AVILES PKWY
PUMP IRRIGATION

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

Account number **9100 8839 2745**

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**

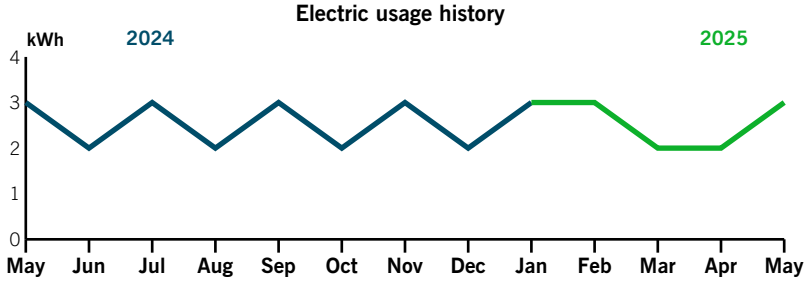
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Your usage snapshot

Electric usage history



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	3	30	3
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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DUKE ENERGY®

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

Account number
9100 8839 2745

Amount of automatic draft

$30.80 *by Jun 18*	*After 90 days from bill date, a late charge will apply.*

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

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Your usage snapshot - Continued

Current electric usage for meter number 4456967		
Actual reading on May 23		134
Previous reading on Apr 25		- 131
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
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
Total Taxes		**$0.80**

DUKE ENERGY®

duke-energy.com
877.372.8477

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
15138 CARAVAN AVE
IRRIGATION

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

Account number **9100 8839 3316**

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**

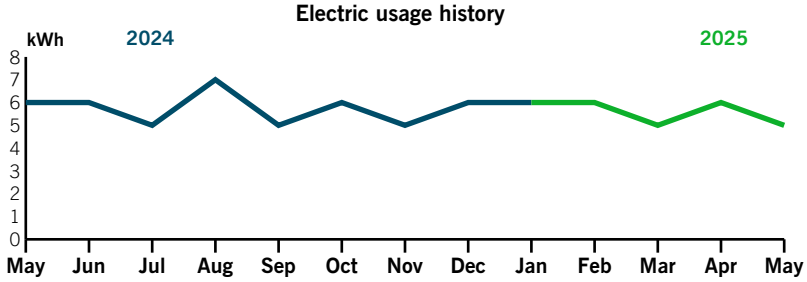
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Thank you for your payment.

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

Electric usage history



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)	5	6	68	6
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®

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

Account number
9100 8839 3316

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

8891008839331600066000000000000000308000000030800

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

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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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
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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 3347708		
Actual reading on May 23		352
Previous reading on Apr 25		- 347
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
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
Total Taxes	**$0.80**

DUKE ENERGY®

duke-energy.com
877.372.8477

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
15381 AVILES PKWY
PUMP IRRIGATION

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

Account number **9100 8839 3704**

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**

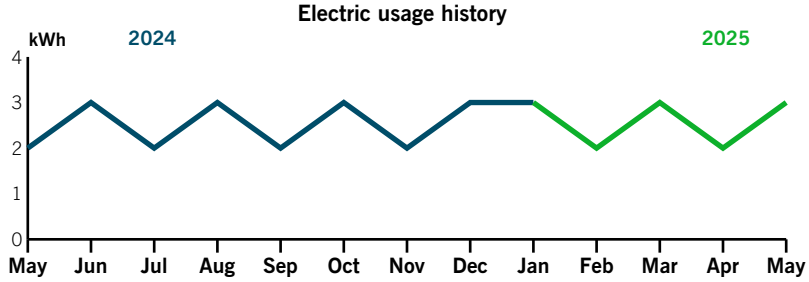
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Thank you for your payment.

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

Electric usage history



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	2	31	3
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®

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

Account number
9100 8839 3704

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

8891008839370400066000000000000000308000000030802

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

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

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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.

Medical Essential Program
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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.

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duke-energy.com
877.372.8477

Account number **9100 8839 3704**

Your usage snapshot - Continued

Current electric usage for meter number 905763		
Actual reading on May 23		36
Previous reading on Apr 25		- 33
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
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
Total Taxes	**$0.80**

DUKE ENERGY®

duke-energy.com
877.372.8477

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
15301 AVILES PKWY
PUMP IRRIGATION

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

Account number **9100 8839 4086**

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**

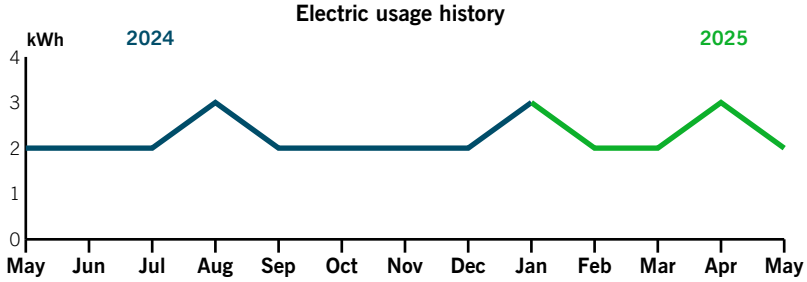
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Thank you for your payment.

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

Electric usage history



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

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®

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

Account number
9100 8839 4086

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

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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
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
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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.

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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DUKE ENERGY®
duke-energy.com
877.372.8477

Account number **9100 8839 4086**

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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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
Total Taxes	**$0.80**

DUKE ENERGY®

duke-energy.com
877.372.8477

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
14700 TRAILS EDGE BLVD
IRRIGATION

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

Account number **9100 8839 4292**

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**

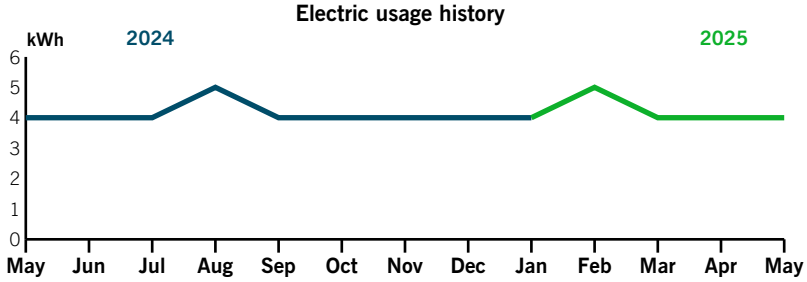
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Thank you for your payment.

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

Electric usage history



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	50	4
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

DUKE ENERGY®

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

Account number
9100 8839 4292

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

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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

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DUKE ENERGY®
duke-energy.com
877.372.8477

Account number **9100 8839 4292**

Your usage snapshot - Continued

Current electric usage for meter number 4456132		
Actual reading on May 23		235
Previous reading on Apr 25		- 231
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
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
Total Taxes	**$0.80**

DUKE ENERGY®

duke-energy.com
877.372.8477

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
14575 PROMENADE PKY POOL
POOL

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

Account number **9100 8839 4523**

Billing summary

Previous Amount Due	$1,068.08
Payment Received May 19	-1,068.08
Current Electric Charges	1,032.02
Taxes	27.38
Total Amount Due Jun 18	**$1,059.40**

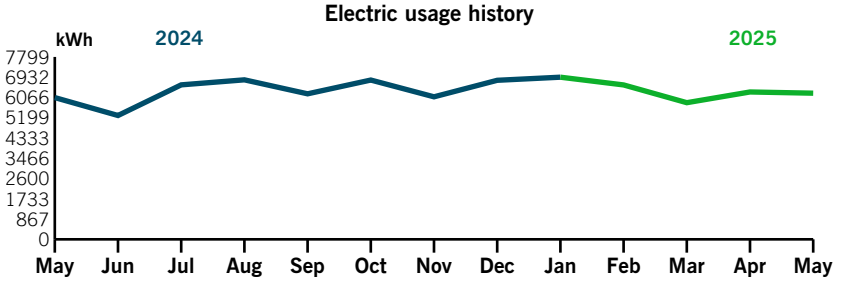
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Thank you for your payment.

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

Electric usage history



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)	6,248	6,060	76,563	6,380
Avg. Daily (kWh)	215	202	210	

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®

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

Account number
9100 8839 4523

Amount of automatic draft

$1,059.40 *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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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

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.

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.

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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
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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 1016855		
Actual reading on May 23		541871
Previous reading on Apr 25		- 535623
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
Total Current Charges	**$1,032.02**

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	$0.90
Gross Receipts Tax	26.48
Total Taxes	**$27.38**

DUKE ENERGY®

duke-energy.com
877.372.8477

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
2995 LONG BOW WAY
IRRIGATION

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

Account number **9100 8839 4721**

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**

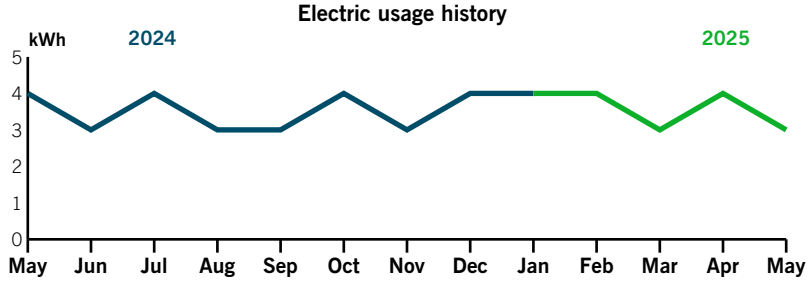
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Thank you for your payment.

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

Electric usage history



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	4	42	4
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®

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

Account number
9100 8839 4721

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

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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

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

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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.

Medical Essential Program
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Special Needs 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 4459024		
Actual reading on May 23	241	
Previous reading on Apr 25	- 238	
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	
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	
Total Taxes		**$0.80**

DUKE ENERGY®

duke-energy.com
877.372.8477

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
14575 PROMENADE PKWY
AMENITY CENTER

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

Account number **9100 8839 4937**

Billing summary

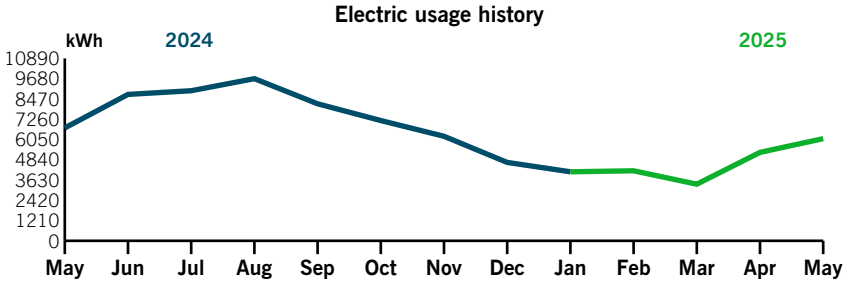
Previous Amount Due	$1,080.74
Payment Received May 19	-1,080.74
Current Lighting Charges	228.40
Current Electric Charges	962.52
Taxes	26.55
Total Amount Due Jun 18	**$1,217.47**

$

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)	6,100	6,740	76,720	6,393
Avg. Daily (kWh)	210	225	211	

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®

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

Account number
9100 8839 4937

Amount of automatic draft

$1,217.47
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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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

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

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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
Energy Used		291 kWh
	Multiplier	x 20
	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
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
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	
Total Current Charges		**$962.52**

Billing details - Taxes

Regulatory Assessment Fee	$1.04	
Gross Receipts Tax	25.51	
Total Taxes		**$26.55**

DUKE ENERGY®

duke-energy.com
877.372.8477

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
14807 RENAISSANCE AVE
IRRIGATION

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

Account number **9100 8841 5084**

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**

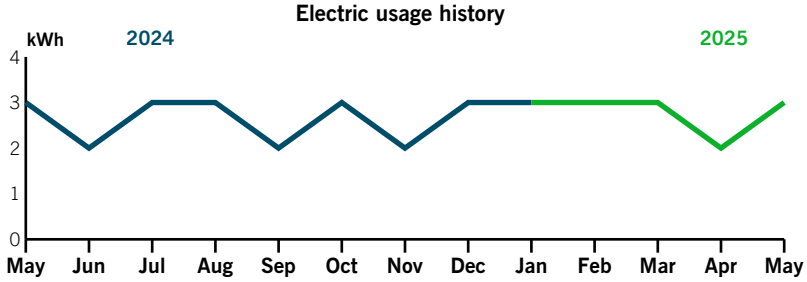
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Your usage snapshot

Electric usage history



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	3	32	3
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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DUKE ENERGY®

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

Account number
9100 8841 5084

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

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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
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

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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 3593867		
Actual reading on May 23	266	
Previous reading on Apr 25	- 263	
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	
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	
Total Taxes		**$0.80**

DUKE ENERGY®

duke-energy.com
877.372.8477

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
15246 CARAVAN AVE
IRRIGATION

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

Account number **9100 8841 5480**

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**

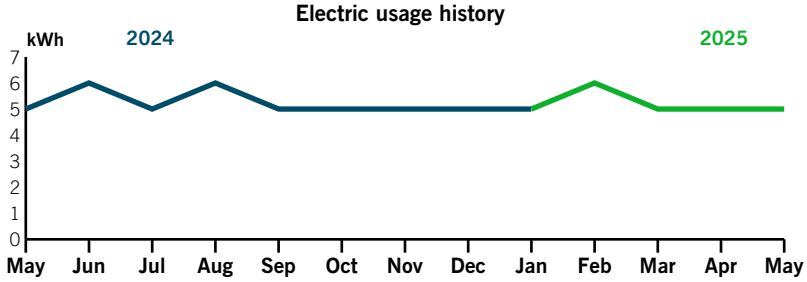
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Your usage snapshot

Electric usage history



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)	5	5	63	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®

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

Account number
9100 8841 5480

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

8891008841548000066000000000000000308000000030804

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

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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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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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 4320628		
Actual reading on May 23		337
Previous reading on Apr 25		- 332
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
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
Total Taxes	**$0.80**

DUKE ENERGY®

duke-energy.com
877.372.8477

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
14826 RENAISSANCE AVE
IRRIGATION

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

Account number **9100 8841 6077**

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**

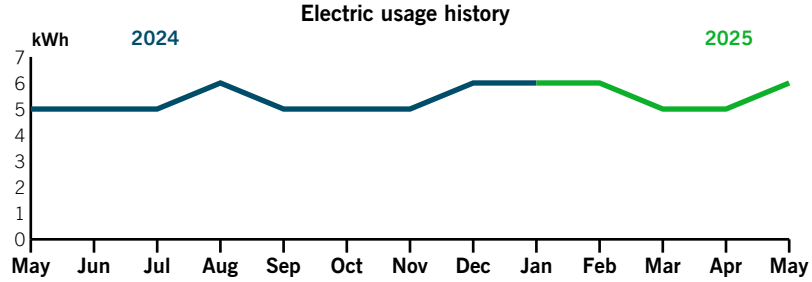
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Thank you for your payment.

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

Electric usage history



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)	6	5	65	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®

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

Account number
9100 8841 6077

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

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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

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

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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

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

Current electric usage for meter number 4458998		
Actual reading on May 23		286
Previous reading on Apr 25		- 280
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
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
Total Taxes		**$0.80**

DUKE ENERGY®

duke-energy.com
877.372.8477

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
2781 LONG BOW WAY
IRRIGATION

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

Account number **9100 8841 6283**

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**

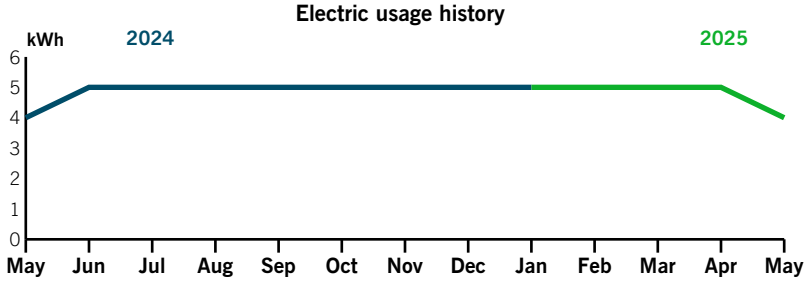
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Thank you for your payment.

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

Electric usage history



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	59	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®

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

Account number
9100 8841 6283

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

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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

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

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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Asset Securitization Charge
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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	
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	
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	
Total Taxes		**$0.80**

DUKE ENERGY®

duke-energy.com
877.372.8477

Your Energy Bill

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**

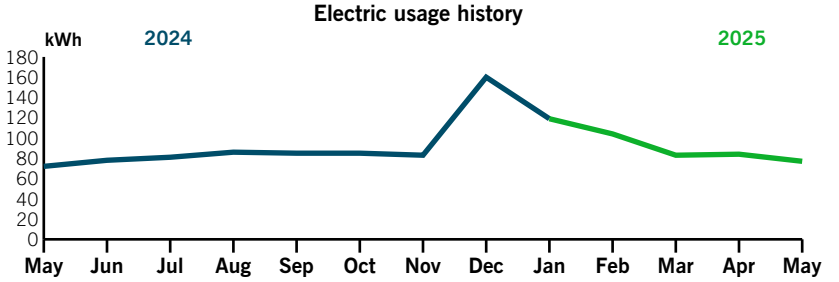
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Thank you for your payment.

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

Electric usage history



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	94
Avg. Daily (kWh)	3	2	3	

12-month usage based on most recent history

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DUKE ENERGY®

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

Account number
9100 8839 2175

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

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We're here for you

Report an emergency

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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

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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

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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
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
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
Total Taxes		**$0.80**

DUKE ENERGY®

duke-energy.com
877.372.8477

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
15165 STATE ROAD 54
MONUMENT

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

Account number **9100 8841 5282**

Billing summary

Previous Amount Due	$30.80
Payment Received May 21	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jun 19	**$30.80**

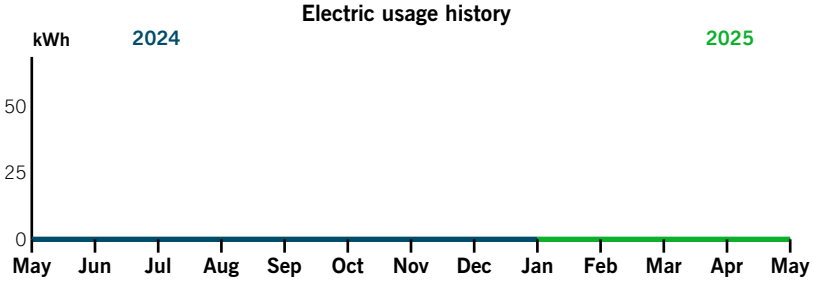
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Thank you for your payment.

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Your usage snapshot

Electric usage history



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)	0	0	N/A	0
Avg. Daily (kWh)	0	0	N/A	

12-month usage based on most recent history

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DUKE ENERGY®

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

Account number
9100 8841 5282

Amount of automatic draft

$30.80
by Jun 19

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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We're here for you

Report an emergency

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Convenient ways to pay your bill

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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

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.

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.

DUKE ENERGY®
duke-energy.com
877.372.8477

Account number **9100 8841 5282**

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).

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
Total Taxes	**$0.80**

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

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:	$27,055.00

INVOICE SUMMARY

Producer	Hours	Amount
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:		25,000.00
New Charges this Invoice:		$2,055.00
Outstanding Previous Balance Due:		$2,940.00
Plus New Charges this Invoice:		2,055.00
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

LAW 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

INVOICE

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 Liabiltiy for Facilty 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:	$1,620.00

INVOICE SUMMARY

Producer	Hours	Amount
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	$1,620.00
		$1,620.00
Total Due:		**$1,620.00**

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.

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

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	SHIP TO
Asturia 14575 Promenade Pkwy Odessa, FL 33556	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	PLEASE PAY	DUE DATE
04/01/2025	**$13,364.25**	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 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.

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.

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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

Account #	Customer #
0953305	01341603

Please use the 15-digit number below when making a payment through your bank

095330501341603

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

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**

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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

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ASTURIA CDD

Service Address: **14450 PROMENADE PARKWAY**
Bill Number: 22457344
Billing Date: 6/3/2025
Billing Period: 4/18/2025 to 5/19/2025

Account #	Customer #
0953310	01341603

Please use the 15-digit number below when making a payment through your bank

095331001341603

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

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**

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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.

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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

Account #	Customer #
0953320	01341603

Please use the 15-digit number below when making a payment through your bank

095332001341603

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

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**

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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.

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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

Account #	Customer #
0953325	01341603

Please use the 15-digit number below when making a payment through your bank

095332501341603

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

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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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

Account #	Customer #
0953330	01341603

Please use the 15-digit number below when making a payment through your bank

095333001341603

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

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

Account #	Customer #
0953340	01341603

Please use the 15-digit number below when making a payment through your bank

095334001341603

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

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 transferred on 06/20/2025.

ASTURIA CDD
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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

Account #	Customer #
0966695	01341603

Please use the 15-digit number below when making a payment through your bank

096669501341603

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

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 transferred on 06/20/2025.

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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

Account #	Customer #
0989015	01341603

Please use the 15-digit number below when making a payment through your bank

098901501341603

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

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.

ASTURIA CDD
250 INTERNATIONAL PARKWAY SUITE 208
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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

Account #	Customer #
0989025	01341603

Please use the 15-digit number below when making a payment through your bank

098902501341603

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

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 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: **15233 RENAISSANCE AVENUE**
Bill Number: 22458798
Billing Date: 6/3/2025
Billing Period: 4/18/2025 to 5/19/2025

Account #	Customer #
1031105	01341603

Please use the 15-digit number below when making a payment through your bank

103110501341603

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

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**

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 #	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 transferred on 06/20/2025.

ASTURIA CDD
250 INTERNATIONAL PARKWAY SUITE 208
LAKE MARY FL 32746

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Pay By Phone: 1-855-786-5344

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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

Account #	Customer #
1031115	01341603

Please use the 15-digit number below when making a payment through your bank

103111501341603

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

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 transferred on 06/20/2025.

ASTURIA CDD
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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

Account #	Customer #
1031120	01341603

Please use the 15-digit number below when making a payment through your bank

103112001341603

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

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 transferred on 06/20/2025.

ASTURIA CDD
250 INTERNATIONAL PARKWAY SUITE 208
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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

Account #	Customer #
0956645	01341603

Please use the 15-digit number below when making a payment through your bank

095664501341603

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

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

Account #	Customer #
0956650	01341603

Please use the 15-digit number below when making a payment through your bank

095665001341603

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

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**

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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.

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ASTURIA CDD

Service Address: **14502 PROMENADE PARKWAY**
Bill Number: 22457426
Billing Date: 6/3/2025
Billing Period: 4/18/2025 to 5/19/2025

Account #	Customer #
0956655	01341603

Please use the 15-digit number below when making a payment through your bank

095665501341603

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

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**

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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

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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

Account #	Customer #
0989020	01341603

Please use the 15-digit number below when making a payment through your bank

098902001341603

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

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
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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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ASTURIA CDD

Service Address: **14915 AVILES PARKWAY**
Bill Number: 22457342
Billing Date: 6/3/2025
Billing Period: 4/18/2025 to 5/19/2025

Account #	Customer #
0953300	01341603

Please use the 15-digit number below when making a payment through your bank

095330001341603

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

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**

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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
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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 *Asturia cleanings June 2025* *3,6,10,13,17,20,24,27* *Cleaning commandos* *18395 Maberly rd* *Weeki wachee , fl, 34614* *Late fees will be added if paid after 30 days upon receipt .*	8	$150.00	$1,200.00
Consumables *Consumables* *Trash bags* *Paper towels*	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/JcQ2zEIq
Or open the camera on your mobile device and place the QR code in the camera's view.

Cleaning Commandos llc
cleaningcommandosllc@gmail.com | (727) 815-5199

Invoice #july 2025

Issue date
Jun 15, 2025

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 *Asturia cleaning* *July 1,3,8,11,15,18,22,25,29 , 2025* *Cleaning commandos* *18395 Maberly rd* *Weeki wachee , fl, 34614* *All invoices due immediately upon receipt.* *Invoices not paid in full by the first of each and every month will be subject to late fees.*	9	$150.00	$1,350.00
Asturia consumables *Consumables*	1	$90.00	$90.00
Unpaid June 2025 late fee *June 2025 late fee $50.00*	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/hMlGk2rp
Or open the camera on your mobile device and place the QR code in the camera's view.

ADVICE OF DEBIT

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**

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

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 COMPANY CODE 1808-2R-DU3 IID 27702677	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
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	**1**	discount applies		**$175.25**	
Pay-by-Pay Workers' Compensation	**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 28

Return to Agenda

MINUTES OF MEETING

ASTURIA

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Asturia Community Development District was held on Tuesday, July 8, 2025 at 6:00 p.m. at Asturia Clubhouse 14575 Promenade Pkwy., Odessa, FL 33556.

FIRST ORDER OF BUSINESS – Roll Call

Ms. Dilley called the meeting to order at 6:02 p.m. and conducted roll call.

Present and constituting a quorum were:

Susan Coppa	Board Supervisor, Chairwoman
Jonathan Tietz *(via zoom)*	Board Supervisor, Vice Chairman
Samuel Whitten	Board Supervisor, Assistant Secretary
Donald Foltz	Board Supervisor, Assistant Secretary

Also in attendance:

Heather Dilley	District Manager, Kai
Jerry Edwards	District Field Manager, Kai
Sonia Valentin *(via zoom)*	Senior Accountant, Kai
Lindsay Moczynski	District Counsel, Kilinski Van Wyk
Jane Graham *(via zoom)*	Land Use Counsel, Sunshine City Law
Chris Thompson	Aquatics Vendor, Blue Water Aquatics
Mike Cooper	Pool Maintenance Vendor, Cooper Pools

The following is a summary of the discussions and actions taken at the July 8, 2025 Asturia CDD Board of Supervisors Regular Meeting.

SECOND ORDER OF BUSINESS – Audience Comments – *(limited to 3 minutes per individual on agenda items)*

There were approximately 10 audience members present, and 2 attended via zoom.

A resident asked about the fence proposal.

A resident inquired about a line item in the variance report under the consent agenda.

THIRD ORDER OF BUSINESS – Staff Reports

A. District Engineer

There being none, the next item followed.

B. Land Use Counsel

Ms. Graham explained that she had completed her due diligence regarding public records for the Lantower and recommended that the board allow her to initiate negotiations for an amended agreement with Lantower's counsel.

She also addressed the topic of traffic calming measures on Portico, noting that while she had communicated with county officials, any significant modifications, such as installing speed bumps or making the street one-way, would require careful planning and likely the involvement of the District Engineer or a traffic engineer. She advised that, once the board clarified its preferred approach to traffic calming, the District Engineer should submit any necessary applications to the county, as this would carry more weight and ensure proper technical language was used. She also offered to continue supporting the board as needed, particularly in reviewing reports and coordinating with county contacts, but stressed that engineering and legal processes should be 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.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature	**Signature**
Printed Name	**Printed Name**
Title: □ Secretary □ Assistant Secretary	**Title: □ Chairwoman □Vice Chairman**

EXHIBIT 29

Return to Agenda

AMERICAN LEAK DETECTION
THE ORIGINAL LEAK SPECIALISTS

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 Lopez

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

- [x] Concrete Pool
- [x] 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

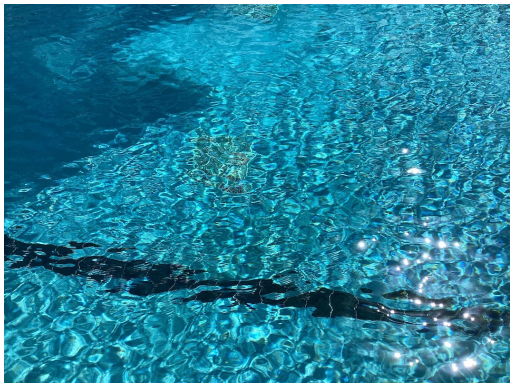
Does the System have an Overflow?

No

How many pumps does the system have?

2

Photo of Drain Covers



Non-Testable Special Features

- [x] 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:

- [x] Perimeter Suction
- [x] Pool Main Drain
- [x] Pool Return
- [x] Vacuum

Did all tested lines pass hydrostatic pressure test?

Yes. All lines tested leak free.

Was a dive test performed?

Yes

Structural Elements Tested:

- [x] General Structure/Shell
- [x] Skimmer Grates/Gutter Cups
- [x] Light(s)
- [x] Main Drain(s)
- [x] Return Collar(s)
- [x] Tile Grout
- [x] Vacuum Collar(s)
- [x] 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 an 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):

- [x] Other: See Summary
- [x] 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.

- [x] 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 an leak too small to be guarantee 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 30

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, cyanuries, 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@HIKAI.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

Americans
Commercial Pool Service

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!
Page 1 of 1