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

Regular Meeting Agenda

Tuesday, September 9, 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. Shade Session of Lawsuit with the District and RIPA & Associates
    A. Open Shade Session
    B. Board Discussion of Lawsuit with the District and RIPA & Associates
        a. Affidavit of Publication – August 29, 2025 Exhibit 1

        The attorney-client shade session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, and relates to advice on pending litigation expenditures and litigation strategy related to *Asturia Community Development District v. RIPA & Associates*, LLC, Case Number 2024-CC-005917-CCAXWS, pending in the Sixth Judicial Circuit, County Civil Division in Pasco County, FL. The subject matter of the closed attorney-client shade session shall be confined to settlement negotiations or strategy sessions related to litigation expenditures. The persons attending the next shade session are expected to be the following: Lindsay Moczynski; Heather Dilley, District Manager; Susan Coppa; Jonathan Robert Tietz; Jesse Lamb; Samuel Whitten, Donald Foltz; and a court reporter. The attorney-client shade

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

session is anticipated to last 30 minutes, and will be transcribed by a court reporter.

C. Close Shade Session

5. Staff Reports
   A. District Engineer
   B. Land Use Counsel
6. Business Items
   A. Consideration of Community Sign Audit — Exhibit 2
   B. Consideration of Landscaping & Irrigation Maintenance Proposals
      a. RedTree Landscape Systems — Exhibit 3
      b. JNR Landscape Management — Exhibit 4
      c. United Land Services — Exhibit 5
      d. Affidavit of Publication – August 20, 2025 — Exhibit 6
   C. Discussion on Street Parking on Promenade
7. Vendor Reports
   A. Blue Water Aquatic Services – Pond Treatment Reports — Exhibit 7
   B. Red Tree Landscape & Irrigation – Irrigation Report — Exhibit 8
   C. Americans Commercial Pool Service – Service Completion Report — Exhibit 9
8. Staff Reports (Continued)
   A. Field Manager
      a. Field Report — Exhibit 10
      b. Consideration of Walkway Bridges Repair Proposals
         - Florida Commercial Care – Removal and Replacement of Wood Decking (only repairs to most damaged areas) for bridge located next to 14869 Caravan Ave. - $7,350.20 — Exhibit 11
         - Florida Commercial Care – Removal and Replacement of Wood Decking (only repairs to most damaged areas) for bridge located next to 15241 Renaissance Ave. - $14,311.43 — Exhibit 12
   B. District Counsel
      c. Discussion of Possible Conflict with Pasco County

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

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

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

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

C. District Manager

9. Consent Agenda
   A. Consideration for Acceptance – The Unaudited June 2025 Financials — Exhibit 13
      a. Variance Report for June 2025 — Exhibit 14
      b. Operation and Maintenance Expenditure Report for June 2025 — Exhibit 15
   B. Consideration for Acceptance – The Unaudited July 2025 Financials — Exhibit 16
      a. Variance Report for July 2025 — Exhibit 17
      b. Operation and Maintenance Expenditure Report for July 2025 — Exhibit 18
   C. Consideration for Approval – The Meeting Minutes of the Boards Supervisors Public Hearing and Regular Meeting Held on August 12, 2025 — Exhibit 19
10. Action Items Summary
   A. Management Tasks
      a. Pool Entrance Sign inside Gate
      b. Golf Cart Receipt and Warranty
      c. Umbrellas Receipts and Warranty
      d. Paver Installation and Repair Update
      e. Dog Park Mulch Update
      f. Playground Fence Update
      g. Playground Mulch Update
11. Supervisor Requests
12. Audience Comments – New Business (limited to 3 minutes per individual for non-agenda items)
13. Next Workshop Confirmation, Reschedule, or Cancellation: September 23, 6:00 p.m.

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

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

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

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

14. Next Meeting Quorum Check: October 14, 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
2502 N. Rocky Point Dr.
Suite 1000, Tampa, FL 33607

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

EXHIBIT 1

Return to Agenda

Serial Number
25-01810P

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 Meeting Notice

in the matter of Asturia Board of Supervisors Meeting & Attorney Client Session on Sept. 9, 2025

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

issues of 8/29/2025

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,

29th day of August, 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

ASTURIA COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF ATTORNEY-CLIENT SESSION AND REGULAR BOARD MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Asturia Community Development District ("District") will conduct an attorney-client shade session and a regular Board meeting at the Asturia Clubhouse, 14575 Promenade Parkway Odessa, FL 33556, on September 9, 2025, at 5:30 p.m. The attorney-client shade session is expected to start at 5:30 p.m. The regular Board meeting is expected to start at 6:00 p.m. or immediately after the conclusion of the District's attorney-client shade session, whichever is later.

The attorney-client shade session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, and relates to advice on pending litigation expenditures and litigation strategy related to Asturia Community Development District v. RIPA & Associates, LLC, Case Number 2024-CC-005917-CCAX-WS, pending in the Sixth Judicial Circuit, County Civil Division in Pasco County, FL. The subject matter of the closed attorney-client shade session shall be confined to settlement negotiations or strategy sessions related to litigation expenditures. The persons attending the next shade session are expected to be the following: Lindsay Moczynski; Heather Dilley, District Manager; Gary Schwarz, Field Manager: Susan Coppa; Jonathan Robert Tietz; Jesse Lamb; Samuel Whitten, Donald Foltz; and a court reporter. The attorney-client shade session is anticipated to last 30 minutes, and will be transcribed by a court reporter.

In addition to the closed attorney-client shade session, the Board will hold a regular Board meeting to discuss any business which may come before the Board. The meeting of the District's Board is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time and place approved by the Board on the record at the meeting without additional publication of notice. A copy of the agenda for this meeting may be obtained from the offices of the District Manager, Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607; Phone: (813) 565-4663 ("District Office"), during normal business hours.

There may be occasions when one or more Supervisors will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least three business days before the meeting by contacting the District Manager at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any action taken at a 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
August 29, 2025 25-01810P

EXHIBIT 2

Return to Agenda

ROMANER GRAPHICS
design · illustration · printing · signage
brochures · photography

20108 Pond Spring Way
Tampa, FL 33647
(813) 991-6069
FAX (813) 907-8205

JOB ESTIMATE

TO:

COMPANY NAME: Asturia

DATE: 9/3/25

QUOTE: Asturia:

(2) Missing Pedestrian Crossing signs - 30” x 30” with black backers.
Asturian Pkwy. at Community Entrance - **2 @ $350.00 = $700.00**

Sign leaning and broken street name bracket - STOP / Trails Edge Blvd. /
Renaissance Ave. **$275.00**

Sign leaning STOP / Caravan Ave. / Stone Table St. **$85.00**

Sign leaning STOP / Perimeter Way / Trails Edge Blvd. **$85.00**

There are approximately 52 traffic signs and aluminum posts
that need to stripped, sanded and repainted. These will require
work done in the field. All signs have black backer panels. Rustoleum
High Performance black paint. - **52 @ $190.00 ea = $9,880.00**

TOTAL: $11,025.00

Thank You: Romaner Graphics

EXHIBIT 3

Return to Agenda

LANDSCAPE MAINTENANCE BID SUBMITTAL

FOR:

ASTURIA COMMUNITY DEVELOPMENT DISTRICT

FROM:

BID DUE DATE:	**WEDNESDAY, SEPTEMBER 3, 2025**
BID DUE TIME:	**5:30 PM (EST)**
BID DUE LOCATION:	**ASTURIA COMMUNITY DEVELOPMENT DISTRICT C/O KAI 2502 ROCKY POINT DRIVE, SUITE 1000 TAMPA, FL 33607 ATTN: HEATHER DILLEY, DISTRICT MANAGER**

redtree
Landscape Systems

1.888.RED.TREE

www.redtreelandscapesystems.com

service@redtreelandscape.systems

The New Standard in Landscape Maintenance



Our state-of-the-art equipment fleet arrives at your property ready to perform any and all grounds maintenance tasks.



Experienced irrigation technicians perform diagnostics, repairs, and outdoor lighting service calls whenever you need them!



A team of Certified Arborists and expert tree climbers are available to prepare your trees for hurricane season or to help you clean up fallen trees after the storm.

We also offer Pest Control & Fertilization services to keep your property green, blooming, and free of weeds. Our team of Certified Pest Control Operators know the right products to keep your lawn & ornamentals free of pests.



Contact Us!

David Lucadano 727-919-3913

Peter Lucadano 727-919-3915

Owners with over 30 years of experience in the Florida Green Industry!

@redtreelandscapesystems

PROPOSAL DIRECTORY

Bid Bond and Power of Attorney, Affidavits and Sworn Statements
Proposal Form Part IV - Pricing - Landscape Maintenance Proposal
Hurricane and Large-Scale Storm Emergency Response Plan
Proposal Form Part I - General Information
Proposal Form Part II - Personnel and Equipment
List of Officers and Supervisory Personnel / Staffing Plan
Company Owned Major Equipment - list and photos
Proposal Form Part III - Experience
List of Officers / Organization Chart
Scope of Services
Statement of Financial Capabilities
Occupational License
Proof of Insurance - Current W-9
Irrigation Contractor's License – County or Origin
Pest Control / Fertilization License
Certified Arborist Designations
Best Management Practices Certifications
FNGLA Certifications
Licensed Dealer in Agricultural Products
National Association of Landscape Professionals Certification
E-Verify Enrollment Verification Statement
Proof of Corporate Status
Dun & Bradstreet Registration

Auto-Owners INSURANCE

LIFE • HOME • CAR • BUSINESS

BOND NUMBER: BD162309

BID BOND

KNOW ALL MEN BY THESE PRESENTS:
That we, REDTREE LANDSCAPING SYSTEMS LLC 5532 AULD LN HOLIDAY, FL 34690-2203 as Principal, hereinafter called the Principal, and Auto-Owners Insurance Company as Surety, hereinafter called the Surety, are held and firmly bound unto ASTURIA COMMUNITY DEVELOPMENT DISTRC/O KAI MANAGEMENT 2502 N ROCKY POINT DR STE 100, TAMPA FL 33607-7907 as Obligee, hereinafter called the Obligee, in the penal sum of Twenty five thousand and XX/100 Dollars ($25,000.00) for the payment of which the Principal and the Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that WHEREAS, the Principal has submitted or is about to submit a proposal to the Obligee on a contract for LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

NOW, THEREFORE, if the said contract be timely awarded to the Principal and the Principal shall, within such time as may be specified, enter into the contract in writing, and give bond, if bond is required, with surety acceptable to the Obligee for the faithful performance of the said contract, then this obligation shall be void; otherwise to remain in full force and effect.

SIGNED AND SEALED this 20TH day of AUGUST, 2025.

REDTREE LANDSCAPING SYSTEMS LLC
Principal

Witness

By

SEAL

Auto-Owners Insurance Company
Surety

Susan E. Theisen
Witness

By
Teresa E. Gibson
Attorney-in-Fact

29392 (01-18)

DATE AND ATTACH TO ORIGINAL BOND

AUTO-OWNERS INSURANCE COMPANY

LANSING, MICHIGAN

POWER OF ATTORNEY

NO. BD162309

KNOW ALL MEN BY THESE PRESENTS: That the AUTO-OWNERS INSURANCE COMPANY AT LANSING, MICHIGAN, a Michigan Corporation, having its principal office at Lansing, County of Eaton, State of Michigan, adopted the following Resolution by the directors of the Company on January 27, 1971, to wit:

"RESOLVED, That the President or any Vice President or Secretary or Assistant Secretary of the Company shall have the power and authority to appoint Attorneys-in-fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity, and other writings obligatory in the nature thereof. Signatures of officers and seal of Company imprinted on such powers of attorney by facsimile shall have same force and effect as if manually affixed. Said officers may at any time remove and revoke the authority of any such appointee."

Does hereby constitute and appoint Teresa E. Gibson

its true and lawful attorney(s)-in-fact, to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and the execution of such instrument(s) shall be as binding upon the AUTO-OWNERS INSURANCE COMPANY AT LANSING, MICHIGAN as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal office.

IN WITNESS WHEREOF, the AUTO-OWNERS INSURANCE COMPANY AT LANSING, MICHIGAN, has caused this to be signed by its authorized officer this 22nd day of December, 2023.

Brandi Holly — Senior Vice President

STATE OF MICHIGAN } ss.
COUNTY OF EATON }

On this 22nd day of December, 2023, before me personally came Brandi Holly, to me known, who being duly sworn, did depose and say that they are Brandi Holly, Senior Vice President of AUTO-OWNERS INSURANCE COMPANY, the corporation described in and which executed the above instrument, that they know the seal of said corporation, that the seal affixed to said instrument is such Corporate Seal, and that they received said instrument on behalf of the corporation by authority of their office pursuant to a Resolution of the Board of Directors of said corporation.

JEFFREY P MANY NOTARY PUBLIC COUNTY OF INGHAM My Commission Expires January 26th, 2029 Acting in the County of _____ STATE OF MICHIGAN

My commission expires January 26th, 2029.

Jeffrey P. Many

Notary Public

STATE OF MICHIGAN } ss.
COUNTY OF EATON }

I, the undersigned First Vice President, Secretary and General Counsel of AUTO-OWNERS INSURANCE COMPANY, do hereby certify that the authority to issue a power of attorney as outlined in the above board of directors resolution remains in full force and effect as written and has not been revoked and the resolution as set forth is now in force.

Signed and sealed at Lansing, Michigan. Dated this 20th day of August, 2025.

AUTO-OWNERS INSURANCE SEAL LANSING, MICHIGAN

William F. Woodbury

William F. Woodbury, First Vice President, Secretary and General Counsel

Auto-Owners Insurance
Life Home Car Business

Bond Number BD162309

ACKNOWLEDGEMENT BY SURETY

STATE OF MICHIGAN

County of Eaton

On this 20TH day of AUGUST, 2025, before me personally appeared Teresa E. Gibson, known to me to be the Attorney-in-Fact of Auto-Owners Insurance Company, the corporation that executed the within instrument, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the aforesaid County, the day and year in this certificate first above written.

JEFFREY P MANY
NOTARY PUBLIC
COUNTY OF INGHAM
My Commission Expires
January 26th, 2029
Acting in the
County of
STATE OF MICHIGAN

Jeffrey P. Many
Notary Public in the State of Michigan
County of Ingham

JEFFREY P MANY
NOTARY PUBLIC-STATE OF MICHIGAN
COUNTY INGHAM
My Commission Expires Jan 26, 2029
Acting in the County of

Print Date: **08/20/2025** Print Time: **11:05:31 AM**

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Pasco

Before me, the undersigned authority, appeared the affiant, Peter Lucadano, 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 CEO / Owner for RedTree Landscape Systems, LLC ("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 25th day of August, 2025.

Proposer: _____
By: Peter Lucadano
Title: CEO/Owner

STATE OF Florida
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 25th day of August, 2025, by Peter Lucadano, as CEO/Owner of RedTree Landscape Systems, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

DACIA KRISTEEN TROMBETTA
MY COMMISSION # HH 694338
EXPIRES: July 28, 2029

(NOTARY SEAL)

_____
NOTARY PUBLIC, STATE OF _____

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 CEO / Owner for RedTree Landscape Systems, LLC ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 5532 Auld Lane, Holiday, FL 34690

4. Proposer's Federal Employer Identification Number (FEIN) is 82-3591450

   (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.)

__X__ 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 25th day of August, 2025.

Proposer: _____
By: Peter Lucadano
Title: CEO / Owner

STATE OF Florida
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 25th day of August, 2025 by Peter Lucadano, as CEO / Owner of RedTree Landscape Systems, LLC, who appeared before me this day in person, and who Is either personally known to me, or produced _____ as identification.

DACIA KRISTEEN TROMBETTA
MY COMMISSION # HH 694338
EXPIRES: July 28, 2029

(NOTARY SEAL)

_____
NOTARY PUBLIC, STATE OF _____

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 CEO / Owner for RedTree Landscape Systems, LLC ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 5532 Auld Lane, Holiday, FL 34690

4. Proposer's Federal Employer Identification Number (FEIN) is 82-3594150

   (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 25th day of August, 2025.

Proposer: _____
By: Peter Lucadano
Title: CEO / Owner

STATE OF Florida
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 25th day of August, 2025, by Peter Lucadano, as CEO / Owner of RedTree Landscape Systems, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

DACIA KRISTEEN TROMBETTA
MY COMMISSION # HH 694338
EXPIRES: July 28, 2029

(NOTARY SEAL)

_____
NOTARY PUBLIC, STATE OF _____

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

EXHIBIT E

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, Peter Lucadano, as CEO / Owner, on behalf of RedTree Landscape Systems, LLC, a Florida Corporation, (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: Peter Lucadano

Title: CEO / Owner

Date: August 25, 2025

STATE OF FLORIDA
COUNTY OF Pasco

SWORN TO AND SUBSCRIBED before me ☑ physical presence or ☐ remote notarization by Peter Lucadano, as CEO / Owner, of RedTree Landscape Systems, LLC, who is ☑ personally known to me or ☐ who produced _____ as identification this 25th day of August, 2025.

_____
Notary Public

(Notary Seal)

DACIA KRISTEEN TROMBETTA
MY COMMISSION # HH 694338
EXPIRES: July 28, 2029

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 RedTree Landscape Systems, LLC ("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 25th day of August, 2025.

Proposer: _____
By: Peter Lucadano
Title: CEO / Owner

STATE OF Florida
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 25th day of August, 2025, by Peter Lucadano, as CEO / Owner of RedTree Landscape Systems, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

DACIA KRISTEEN TROMBETTA
MY COMMISSION # HH 694338
EXPIRES: July 28, 2029

(NOTARY SEAL)

_____
NOTARY PUBLIC, STATE OF _____

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

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:

PARTl

General Landscape Maintenance $ **132,870.00** Yr

Storm Cleanup **$85.00** /hr

Freeze Protection (description of ability) _____

_____

_____

$**250.00** /application **(Contractor** to **identify those plants susceptible** to **freeze and estimate** cost to **cover per application)**

Hand Watering

$**75.00** /hr for employee with hand-held hose

$350.00 /hr for water truck/tanker

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

PART2

Fertilization (All labor and materials) $ **9,600.00** **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
March	Complete fert + PreM	1	300	$ 450.00
April	Soluble Nitrogen	0.5	250	$ 375.00
June	Slow Release Nitrogen	1	300	$ 450.00
August	Fe Foliar	0.5	300	$ 450.00
October	Complete fert + PreM	1	300	$ 450.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Complete fert + PreM	1	250	$ 450.00
April	Soluble Nitrogen	0.5	250	$ 375.00
May	Slow Release Nitrogen	1	300	$ 450.00
July	Slow Release Nitrogen	1	300	$ 450.00
August	Slow Release Nitrogen	1	300	$ 450.00
October	Complete fert + PreM	1	300	$ 450.00

BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert + PreM	1	150	$ 225.00
May	Soluble Nitrogen	0.5	100	$ 150.00
July	Slow Release Nitrogen	1	150	$ 225.00
August	Complete fert	1	150	$ 225.00
September	Slow Release Nitrogen	0.5	50	$ 75.00
November	Fe Foliar	0.5	100	$ 150.00

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**
March	Complete fert	5	150	$ 200.00
June	Complete fert	5	150	$ 200.00
October	Complete fert	5	150	$ 200.00

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**
March	8N-0P2O5-12K2O+4Mg	1.5	500	$ 750.00
June	8N-0P2O5-12K2O+4Mg	1.5	500	$ 750.00
September	8N-0P2O5-12K2O+4Mg	1.5	550	$ 825.00
November	8N-0P2O5-12K2O+4Mg	1.5	550	$ 825.00

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

SPECIALTY PLANT MATERIALS				
MONTH	**FORMULA**	**PLANTS TOBE 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.

PART3

Pest Control (All labor and materials) $ **5,250.00** **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)

$ **300.000/tree** *Nr* (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

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)
All Requiring Treatment	0	1	$75.00	$300.00 / tree

The District reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

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. $ **3,500.00** / 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.)

PART4

Irrigation (All labor and materials $ **12,360.00** **/Yr**

Freeze Protection (description of ability) Assuring that all irrigation components are bled of water shut down and protected from any damage.

$2,500.00/application **(do not include in Irrigation Total or Grand Total**

After hours emergency service hourly rate $ 150.00 /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.

PARTS

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

300CY Grade "A" Pine Bark Nuggets or Pine Straw mulch per specs for the first top-dressing at $65.00 /CY (October Application)

And

250CY Grade "A" Pine Bark Nuggets or Pine Straw mulch per specs for the second top-dressing at $65.00 /CY (April Application)

Installation of Grade "A" Pine Bark Nuggets or Pine Straw **mulch** $35,750.00 **/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

PART6

Annual Installation (All labor and materials)

Contractor shall install 1,890 (4") annuals four (4) times per year **per specs** at the direction of the District at $2.75 /annual.

$ 5,197.50 /rotation

$ 20,790.00 *Nr* (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)

$ **160,080.00 /Yr - Intial Term**

FIRST TERM (September 1 - September 30, 2025)	$ **160,080.00** *Nr**
FIRST ANNUAL RENEWAL	$ **160,080.00** *Nr**
SECOND ANNUAL RENEWAL	$ **166,723.50** *Nr**
THIRD ANNUAL RENEWAL	$ **166,723.50** *Nr**
FOURTH ANNUAL RENEWAL	$ **173,699.00** *Nr**

***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.

PROPOSAL FORM
PART IV PRICING

NOTE: This pricing form is intended to cover pricing for the first renewal

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:

PARTI

General Landscape Maintenance $ **132,870.00** Yr

Storm Cleanup **$85.00** /hr

Freeze Protection (description of ability) _____

_____

_____

$**250.00** /application **(Contractor** to **identify those plants susceptible** to **freeze and estimate** cost to **cover per application)**

Hand Watering

$**75.00** /hr for employee with hand-held hose

$350.00 /hr for water truck/tanker

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

PART2

Fertilization (All labor and materials) $ **9,600.00** **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
March	Complete fert + PreM	1	300	$ 450.00
April	Soluble Nitrogen	0.5	250	$ 375.00
June	Slow Release Nitrogen	1	300	$ 450.00
August	Fe Foliar	0.5	300	$ 450.00
October	Complete fert + PreM	1	300	$ 450.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Complete fert + PreM	1	250	$ 450.00
April	Soluble Nitrogen	0.5	250	$ 375.00
May	Slow Release Nitrogen	1	300	$ 450.00
July	Slow Release Nitrogen	1	300	$ 450.00
August	Slow Release Nitrogen	1	300	$ 450.00
October	Complete fert + PreM	1	300	$ 450.00

BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert + PreM	1	150	$ 225.00
May	Soluble Nitrogen	0.5	100	$ 150.00
July	Slow Release Nitrogen	1	150	$ 225.00
August	Complete fert	1	150	$ 225.00
September	Slow Release Nitrogen	0.5	50	$ 75.00
November	Fe Foliar	0.5	100	$ 150.00

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**
March	Complete fert	5	150	$ 200.00
June	Complete fert	5	150	$ 200.00
October	Complete fert	5	150	$ 200.00

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**
March	8N-0P2O5-12K2O+4Mg	1.5	500	$ 750.00
June	8N-0P2O5-12K2O+4Mg	1.5	500	$ 750.00
September	8N-0P2O5-12K2O+4Mg	1.5	550	$ 825.00
November	8N-0P2O5-12K2O+4Mg	1.5	550	$ 825.00

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

SPECIALTY PLANT MATERIALS				
MONTH	**FORMULA**	**PLANTS TOBE 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.

PART3

Pest Control (All labor and materials) $ **5,250.00** **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)

$ **300.000/tree** *Nr* (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

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)
All Requiring Treatment	0	1	$75.00	$300.00 / tree

The District reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

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. $ **3,500.00** / 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.)

PART4

Irrigation (All labor and materials $ **12,360.00** **/Yr**

Freeze Protection (description of ability) Assuring that all irrigation components are bled of water shut down and protected from any damage.

$2,500.00/application **(do not include in Irrigation Total or Grand Total**

After hours emergency service hourly rate $ 150.00 /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.

PARTS

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

300CY Grade "A" Pine Bark Nuggets or Pine Straw mulch per specs for the first top-dressing at $65.00 /CY (October Application)

And

250CY Grade "A" Pine Bark Nuggets or Pine Straw mulch per specs for the second top-dressing at $65.00 /CY (April Application)

Installation of Grade "A" Pine Bark Nuggets or Pine Straw **mulch** $35,750.00 **/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

PART6

Annual Installation (All labor and materials)

Contractor shall install 1,890 (4") annuals four (4) times per year **per specs** at the direction of the District at $2.75 /annual.

$ 5,197.50 /rotation

$ 20,790.00 *Nr* (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)

$ **160,080.00 /Yr - First Annual Renewal**

FIRST ANNUAL RENEWAL	$ **160,080.00** *Nr**
SECOND ANNUAL RENEWAL	$ **166,723.50** *Nr**
THIRD ANNUAL RENEWAL	$ **166,723.50** *Nr**
FOURTH ANNUAL RENEWAL	$ **173,699.00** *Nr**

***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.

PROPOSAL FORM
PART IV PRICING

NOTE: This pricing form is intended to cover pricing for the second annual renewal.

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:

PARTI

General Landscape Maintenance $ **139,513.50** Yr

Storm Cleanup **$85.00** /hr

Freeze Protection (description of ability) _____

_____

_____

$**250.00** /application **(Contractor** to **identify those plants susceptible** to **freeze and estimate** cost to **cover per application)**

Hand Watering

$**75.00** /hr for employee with hand-held hose

$350.00 /hr for water truck/tanker

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

PART2

Fertilization (All labor and materials) $ **9,600.00** **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
March	Complete fert + PreM	1	300	$ 450.00
April	Soluble Nitrogen	0.5	250	$ 375.00
June	Slow Release Nitrogen	1	300	$ 450.00
August	Fe Foliar	0.5	300	$ 450.00
October	Complete fert + PreM	1	300	$ 450.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Complete fert + PreM	1	250	$ 450.00
April	Soluble Nitrogen	0.5	250	$ 375.00
May	Slow Release Nitrogen	1	300	$ 450.00
July	Slow Release Nitrogen	1	300	$ 450.00
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October	Complete fert + PreM	1	300	$ 450.00

BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert + PreM	1	150	$ 225.00
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August	Complete fert	1	150	$ 225.00
September	Slow Release Nitrogen	0.5	50	$ 75.00
November	Fe Foliar	0.5	100	$ 150.00

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**
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October	Complete fert	5	150	$ 200.00

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**
March	8N-0P2O5-12K2O+4Mg	1.5	500	$ 750.00
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November	8N-0P2O5-12K2O+4Mg	1.5	550	$ 825.00

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

SPECIALTY PLANT MATERIALS				
MONTH	**FORMULA**	**PLANTS TOBE 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.

PART3

Pest Control (All labor and materials) $ **5,250.00** **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)

$ **300.000/tree** *Nr* (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

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)
All Requiring Treatment	0	1	$75.00	$300.00 / tree

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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.)

PART4

Irrigation (All labor and materials $ **12,360.00** **/Yr**

Freeze Protection (description of ability) Assuring that all irrigation components are bled of water shut down and protected from any damage.

$2,500.00/application **(do not include in Irrigation Total or Grand Total**

After hours emergency service hourly rate $ 150.00 /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.

PARTS

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

300CY Grade "A" Pine Bark Nuggets or Pine Straw mulch per specs for the first top-dressing at $65.00 /CY (October Application)

And

250CY Grade "A" Pine Bark Nuggets or Pine Straw mulch per specs for the second top-dressing at $65.00 /CY (April Application)

Installation of Grade "A" Pine Bark Nuggets or Pine Straw **mulch** $35,750.00 **/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

PART6

Annual Installation (All labor and materials)

Contractor shall install 1,890 (4") annuals four (4) times per year **per specs** at the direction of the District at $2.75 /annual.

$ 5,197.50 /rotation

$ 20,790.00 *Nr* (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)

$ **166,723.50 /Yr Second Annual Renewal**

THIRD ANNUAL RENEWAL	$ **166,723.50** *Nr**
FOURTH ANNUAL RENEWAL	$ **173,699.00** *Nr**

***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.

PROPOSAL FORM
PART IV PRICING

NOTE: This pricing form is intended to cover pricing for the third annual renewal.

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:

PART1

General Landscape Maintenance $ **139,513.50** Yr

Storm Cleanup **$85.00** /hr

Freeze Protection (description of ability) _____

_____

_____

$**250.00** /application **(Contractor** to **identify those plants susceptible** to **freeze and estimate** cost to **cover per application)**

Hand Watering

$**75.00** /hr for employee with hand-held hose

$350.00 /hr for water truck/tanker

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

PART2

Fertilization (All labor and materials) $ **9,600.00** **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
March	Complete fert + PreM	1	300	$ 450.00
April	Soluble Nitrogen	0.5	250	$ 375.00
June	Slow Release Nitrogen	1	300	$ 450.00
August	Fe Foliar	0.5	300	$ 450.00
October	Complete fert + PreM	1	300	$ 450.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Complete fert + PreM	1	250	$ 450.00
April	Soluble Nitrogen	0.5	250	$ 375.00
May	Slow Release Nitrogen	1	300	$ 450.00
July	Slow Release Nitrogen	1	300	$ 450.00
August	Slow Release Nitrogen	1	300	$ 450.00
October	Complete fert + PreM	1	300	$ 450.00

BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert + PreM	1	150	$ 225.00
May	Soluble Nitrogen	0.5	100	$ 150.00
July	Slow Release Nitrogen	1	150	$ 225.00
August	Complete fert	1	150	$ 225.00
September	Slow Release Nitrogen	0.5	50	$ 75.00
November	Fe Foliar	0.5	100	$ 150.00

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**
March	Complete fert	5	150	$ 200.00
June	Complete fert	5	150	$ 200.00
October	Complete fert	5	150	$ 200.00

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**
March	8N-0P2O5-12K2O+4Mg	1.5	500	$ 750.00
June	8N-0P2O5-12K2O+4Mg	1.5	500	$ 750.00
September	8N-0P2O5-12K2O+4Mg	1.5	550	$ 825.00
November	8N-0P2O5-12K2O+4Mg	1.5	550	$ 825.00

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

SPECIALTY PLANT MATERIALS				
MONTH	**FORMULA**	**PLANTS TOBE 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.

PART3

Pest Control (All labor and materials) $ **5,250.00** **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 turffertilizer 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)

$ **300.000/tree** *Nr* (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

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)
All Requiring Treatment	0	1	$75.00	$300.00 / tree

The District reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

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. $ **3,500.00** / 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.)

PART4

Irrigation (All labor and materials $ **12,360.00** **/Yr**

Freeze Protection (description of ability) Assuring that all irrigation components are bled of water shut down and protected from any damage.

$2,500.00/application **(do not include in Irrigation Total or Grand Total**

After hours emergency service hourly rate $ 150.00 /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.

PARTS

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

300CY Grade "A" Pine Bark Nuggets or Pine Straw mulch per specs for the first top-dressing at $65.00 /CY (October Application)

And

250CY Grade "A" Pine Bark Nuggets or Pine Straw mulch per specs for the second top-dressing at $65.00 /CY (April Application)

Installation of Grade "A" Pine Bark Nuggets or Pine Straw **mulch** $35,750.00 **/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

PART6

Annual Installation (All labor and materials)

Contractor shall install 1,890 (4") annuals four (4) times per year **per specs** at the direction of the District at $2.75 /annual.

$ 5,197.50 /rotation

$ 20,790.00 *Nr* (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)

$ **166,723.50 /Yr Third Annual Renewal**

FOURTH ANNUAL RENEWAL $ **173,699.00** *Nr**

***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.

PROPOSAL FORM
PART IV PRICING

NOTE: This pricing form is intended to cover pricing for the fourth annual renewal.

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:

PARTI

General Landscape Maintenance $ **146,489.00** Yr

Storm Cleanup **$85.00** /hr

Freeze Protection (description of ability) _____

_____

_____

$**250.00** /application **(Contractor** to **identify those plants susceptible** to **freeze and estimate** cost to **cover per application)**

Hand Watering

$**75.00** /hr for employee with hand-held hose

$350.00 /hr for water truck/tanker

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

PART2

Fertilization (All labor and materials) $ **9,600.00** **Yr**
(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
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Annual Installation (All labor and materials)

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$ 5,197.50 /rotation

$ 20,790.00 *Nr* (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)

$ **173,699.00 /Yr Fourth Annual Renewal**

FOUUTH ANNUAL RENEWAL $ **173,699.00** *Nr**

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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	$ **75.00**	Hour
B.	Bush-Hog w/operator	$ **175.00**	Hour
C.	Tractor w/operator	$ **175.00**	Hour
D.	Supervisor with Transportation	$ **100.00**	Hour
E.	Laborer with hand equipment	$ **65.00**	Hour
F.	Truck w/driver	$ **100.00**	Hour
G.	Irrigation Tech	$ **75.00**	Hour
H.	Granular Pesticide Applicator		
	Person with Drop Spreader	$ **75.00**	Hour
I.	Liquid Pesticide Applicator		
	Person with Spray Truck	$ **100.00**	Hour
J.	Granular Fertilizer Applicator		
	Person with Drop Applicator	$ **75.00**	Hour
K.	Liquid Fertilizer Applicator		
	Person with Spray Truck	$ **100.00**	Hour
L.	Granular Weed Control Applicator		
	Person with Drop Applicator	$ **75.00**	Hour
M.	Liquid Weed Control Applicator		
	Person with Spray Truck	$ **75.00**	Hour
N.	Laborer for Additional Trash Pick-Up	$ **60.00**	Hour
O.	Lump Sum Mowing ([1]), entire community	$ **4,500.00**	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:

Debris removal personnel unit costs:

Labor Rate for storm cleanup

$ **500.00 per crew hour** per Hour

Labor for Emergency Service

$ **100.00** per Hou

Debris removal equipment unit costs:

Skid Steer

$ **150.00** per Hour

Tractor / Loader

$ **250.00** per Hour

Dump Truck $350.00 per Hour

Other Emergency / disaster relatedlunit costs:

Hauling

$ **150.00** per Hour

Debris Disposal

$ **75.00** 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.

After The Storm

After the storm has left our area and conditions are safe for our staff to access allowable areas, we will immediately begin the process of inspecting properties and addressing service in a three-phase manner as follows:

PHASE 1 - EMERGENCIES (as listed above): Fallen trees will be cut and safely stacked close to the area of origin. Crews will then move on to address the next emergency until we are assured that all emergency scenarios on each of our client properties are addressed.

PHASE 2 - LARGE AESTHETICS: Fallen trees throughout the property that are not considered emergencies will either be re-planted / staked or removed, cut up and stored in piles located in safe locations throughout the property. This process will be performed in order of need until we are assured that all such needs on each of our client properties are addressed.

PHASE 3 - AESTHETICS: Small debris, branches and necessary blowing will be performed throughout the property. Debris will be stacked in piles located in safe locations throughout the property. This process will be performed in order of need until we are assured that all such needs on each of our client properties are addressed.

PHASE 4 - DEBRIS PICK-UP: As a last step in the storm clean-up process, debris piles will be removed from the property.

Project Component	Description
Emergency Storm Response	• Immediate emergency response team to remove trees from blocking streets, sidewalks and doorways. • Immediate emergency response team to remove trees off of structures or vehicles. • Crew will cut and stack debris in a safe location for removal at a non-emergency time. • Crew consists of (3) skilled arbor care specialists, a large grapple loader, a chipper, an aerial device, dump trucks and all necessary chainsaws / roping systems. • A Certified Arborist will direct the crew and be onsite to document conditions for insurance claims.
Post-Storm Property Service Recovery (Arbor Care)	• Post-emergency removal of fallen trees. • Post-emergency removal of large fallen debris. • Post-emergency stump grinding. • Includes debris removal, hauling fees and dumping fees. • Crew consists of (3) skilled arbor care specialists, a large grapple loader, a chipper, an aerial device, dump trucks and all necessary chainsaws / roping systems. • A Certified Arborist will direct the crew and assure that all damaged trees are properly assessed for hazard declarations or restorative pruning instruction.
Post-Storm Property Service Recovery	• Post-emergency removal of fallen light to medium debris. • Blowing of all hard surface areas. • Includes debris removal, hauling fees and dumping fees. • Crew consists of (6) grounds maintenance specialists. • Note that this work can be traded for scheduled / contracted grounds maintenance services if the Client so chooses.

Pricing Schedule

Service Component	Description	Hourly Rate
Heavy Equipment	Loader / skid steer / grapple unit	$ 300.00
Wood Chipper	12" Diameter chipper	$ 250.00
Tree Specialst	Trained climber	$ 200.00
Heavy Equipment Operator	Operator of heavy equipment	$ 150.00
Chainsaw Operator	Operator of chainsaw on ground	$ 95.00
General Labor	Labor to drag debris, rake and load	$ 75.00
Truck Load of Debris	Loading, hauling and dumping fees per truck	$ 900.00
Mobilization	Per day mobiilization of staff and equipment	$ 500.00

Pre-Approved Authorization Amount (Not To Exceed Without Additional Approval):

$_____

NOTE: Pre-approved clients receive first and priority response over any clients requesting proposals post the storm. After a storm, management time to prepare proposals is limited and it is a secondary activity to disaster relief and recovery for those clients who request and approve immediate action on their properties.

Authorized Board Representative	Title of Authorized Representative	Date of Approval

PROPOSAL FORM

PART I – GENERAL INFORMATION

- *Proposer General Information:*

Proposer Name RedTree Landscape Systems, LLC

Street Address 5532 Auld Lane

P. O. Box (if any) _____

City Holiday State FL Zip Code 34690

Telephone (888) 733-8733 Fax no. (727) 922-2298

1st Contact Name Peter Lucadano Title CEO / Owner

2nd Contact Name David Lucadano Title President

Parent Company Name (if any) same as above

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: LLC
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? Florida Date 12/05/2107

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

If no, please explain _____

_____

_____

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

General Liability	$2MM
Automobile Liability	$1MM
Workers Compensation	$1MM
Expiration Date	10.5.25

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

All licenses are presently in good standing

Business License

Florda State Irrigation License

Pesticide Licenses

License as Dealer in Agricultural Products

ISA Certified Arborist Designations

FNGLA Certifications

PROPOSAL FORM
PART II - PERSONNEL AND EQUIPMENT

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

  Street Address 5532 Auld Lane

  P. O. Box (if any) _____

  City Holiday State Florida Zip Code 34690

  Telephone (888) 733-8733 Fax no. (727) 922-2298

  1st Contact Name Peter Lucadano Title CEO / Owner

  2nd Contact Name David Lucadano Title _____

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

  10 Supervisors, who will be onsite 2 days per week;
  10 Technical personnel, who will be onsite 2 days per week; and
  24 Laborers, who will be onsite 3 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 X No ___ If yes, please provide the following information for each person (attach additional sheets if necessary):*

  Name: Juan Flores

  Position / Certifications: Landscape Installation Supervisor

  Duties / Responsibilities: Landscape Crew Supervisor

  % of Time to Be Dedicated to This Project: 10 %

  Name: Martin Flores

  Position / Certifications: Arborcare Supervisor

  Duties / Responsibilities: Arborcare Crew Supervisor

  % of Time to Be Dedicated to This Project: 10 %

Name: Tommy Wilson

Position / Certifications: PC/ Fertilization Supervisor

Duties / Responsibilities: PC / Fertilization Crew Supervisor

% of Time to Be Dedicated to This Project: 10 %

Name: Matt Olson

Position / Certifications: Irrigation Manager

Duties / Responsibilities: Irrigation Crew Supervisor

% of Time to Be Dedicated to This Project: 10 %

Name: Kevin Smith

Position / Certifications: Landscape Manager

Duties / Responsibilities: Landscape Management / Design

% of Time to Be Dedicated to This Project: 10 %

THE ABOVE NAMED TECHNICAL PERSONNEL ARE INVOLVED WITH THE FOLLOWING PROPERTIES

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

Project Name/Location: The Preserve at Wilderness Lake CDD - Wesley Chapel

Contact: Tish Dobson Contact Phone: (813) 758-4841

Project Type/Description: Community Development District

Duties / Responsibilities: Each in their Field of Expertise

Dollar Amount of Contract: $260K

Proposer's Scope of Services for Project:

Grounds Maintenance, Fertilization / Pest Control, Irrigation, Landscaping, and Arborcare

Dates Serviced: 2017 - Current

Project Name/Location: Westchase CDD - Tampa

Contact: Dave Sylvanowicz Contact Phone: (813) 920-4268

Project Type/Description: Community Development District

Duties / Responsibilities: Each in their Field of Expertise

Dollar Amount of Contract: $850K

Proposer's Scope of Services for Project:

Grounds Maintenance, Fertilization / Pest Control, Irrigation, Landscaping, and Arborcare

Dates Serviced: 2024 - Current

Project Name/Location: Deerbrook CDD - W3esleyt Chapel

Contact: Lynn Hayes Contact Phone: (813) 994-1001 x 8817

Project Type/Description: Community Development District

Duties / Responsibilities: Each in their Field of Expertise

Dollar Amount of Contract: $180K

Proposer's Scope of Services for Project:

Grounds Maintenance, Fertilization / Pest Control, Irrigation, Landscaping, and Arborcare

Dates Serviced: 2024 - Current

Project Name/Location: The Verandahs CDD - Hudson

Contact: Sean Craft Contact Phone: (813) 994-1001 x 7858

Project Type/Description: Community Development District

Duties / Responsibilities: Each in their Field of Expertise

Dollar Amount of Contract: $130K

Proposer's Scope of Services for Project:

Grounds Maintenance, Fertilization / Pest Control, Irrigation, Landscaping, and Arborcare

Dates Serviced: 2024 - Current

Project Name/Location: Long Lake Ranch CDD - LUtz

Contact: Patricia Thibault Contact Phone: (407) 221-0153

Project Type/Description: Community Development District

Duties / Responsibilities: Each in their Field of Expertise

Dollar Amount of Contract: $540K

Proposer's Scope of Services for Project: _____

Grounds Maintenance, Fertilization / Pest Control, Irrigation, Landscaping, and Arborcare

Dates Serviced: 2121 - Current

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes ___ No **X**_____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:*

  All Personnel are checked consistent with regulations and laws, as allowed.

- *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.*

  SEE ATTACHED EQUIPEMENT LISTS AND PHOTO

OFFICERS

PROPOSER: RedTree Landscape Systems, LLC DATE: September 3, 2025

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
Peter Lucadano	CEO / Owner	Oversees Company Operations and Finance	Holiday, FL
David Lucadano	President / Owner	Oversees Company Operations and Management	Holiday, FL
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK

PROPOSER: RedTree Landscape Systems, LLC DATE: September 3, 2025

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
Benjamin Garland	Account Manager	Oversees entire Scope of Work	Holiday FL	10%	15	20
Martin Flores	Arborcare Supervisor	Oversees Arborcare Operations	Holiday FL	10%	22	22
Juan Flores	Landscape Operations	Landscape Installation Operations	Holiday FL	10%	18	20
John Burkett	Field Supervisor	GM Operations Supervision	Holiday FL	10%	15	50
Matt Olson	Irrigation Manager	Irrigation Department Management	Holiday FL	10%	5	25
Kevin Smith	Landscape Manager	Landscape Management and Design	Holiday FL	10%	5	30

LANDSCAPE MAINTENANCE PROGRAM STAFFING PLAN

Service	Assigned Staff	Days	Per	Work Description
Mowing	**14**	**2**	**Week**	Mowing, edging and line trimming of all turf areas. Includes debris and trash pick up and blowing of all hard surfaces.
Detail	**6**	**2**	**Week**	Shrub pruning, tree canopy elevations, planter bed weeding and herbicide application in all planter beds and pavement joints. Includes debris and trash pick up, removal and dumping.
Pest Control & Fertilization	**4**	**1**	**Week**	Fertilization and pest control for all ornamentals, palm trees and turf areas. Includes all necessary service calls at no additional charge.
Irrigation	**2**	**2**	**Week**	Comprehensive irrigation management checks on all common area and individual home irrigation systems. Includes service calls received througout the week and monthly reports generated post inspection.
Arbor Care	**6**	**Up to 2 times**	**Year**	Trimming and booting of all palm trees, and structural elevation of all hardwood tree canopies. Includes any special pruning and removal projects that are out of the scope of the contract.
Mulch Installation	**6**	**8**	**Year**	Installation of designated mulch material in all existing planter beds at a potential frequency of (2) mulching events per year.
Account Management	**2**	**52**	**Weeks**	Consistent oversight of quality and field production, and interaction with District Management to assure expedited proposal submittals and efficient execution of requests.
Administrative Staff	**8**	**52**	**Weeks**	Live staffed Service Desk to accommodate any work order submitted by District Management and assure quick assignment of work task, communication of task being completed and supplemental necessary details back to District Management.

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

PROPOSER: RedTree Landscape Systems, LLC DATE: September 3 2025

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
76	Trucks	Where they are needed	Holiday FL
56	Trailers	Where they are needed	Holiday FL
31	Heavy Equipment	Where they are needed	Holiday FL
110	Mowers	Where they are needed	Holiday FL
515	Hand Tools	Where they are needed	Holiday FL

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EQUIPMENT LIST

TRUCKS





6	Ford F-150 Pick-Up Trucks
10	Ford F-250 Pick-Up Trucks
12	Ford F-350 Dump Trucks
18	Ford F-450 Dump Trucks
5	Ford F-550 Dump Trucks
4	Ford F-700 Dump Trucks
5	Isuzu NPR Dump Trucks
2	Isuzu NPR Pest Control Tanker Trucks
1	Mack R-Model Water Tanker Truck
1	Mack F-Model Trailer Hauling Truck
12	Ford Transit Irrigation Vans
76	**TOTAL TRUCKS**





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TRAILERS





18	20' Green Thumb Enclosed Trailers
14	24' Green Thumb Enclosed Trailers
8	16' Green Thumb Enclosed Trailers
4	12' Green Thumb Enclosed Trailers
6	20' Green Thumb Open Trailers
6	24' Big Tex Heavy-Duty Flatbed Trailers
56	**TOTAL TRAILERS**





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HEAVY EQUIPMENT





6	John Deere Skid Steers w/attachments
4	John Deere Front End Loaders
4	Vermeer 12" Diameter Wood Chippers
3	Nifty 60' Articulating Mobile Arial Lifts
3	Vermeer Stump Grinders
11	John Deere Gators
4	Mobile Fertilizer & Pesticide Applicators
31	**HEAVY EQUIPMENT**





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LAWN MOWERS





5	36"	John Deere Stander Mowers
15	52"	John Deere Stander Mowers
17	60"	John Deere Riding Mowers
5	72"	John Deere Riding Mowers
14	48"	Ex-Mark Walk-Behind Mowers
18	52"	Ex-Mark Walk-Behind Mowers
28	60"	Ex-Mark Walk-Behind Mowers
6	60"	Scag Riding Mowers
5	48"	Walker Leaf-Vac Mowers
2	72"	John Deere Bushhog Tractors
110	**TOTAL MOWERS**	





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HAND TOOLS





125	Stihl Line Trimmers
145	Stihl Stick Edgers
154	Stihl Back-Pack Blowers
83	Stihl Hand-Held Blower
112	Stihl Chain Saws / Power Pruners
4	Mobile Power Blowers
8	Stihl Plant Augers
515	**TOTAL HAND TOOLS**





PROPOSAL FORM
PART III - EXPERIENCE

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

Project Name/Location: The Preserve at Wilderness Lake CDD - Wesley Chapel

Contact: Tish Dobson Contact Phone: (813) 758-4841

Project Type/Description: Community Development District

Duties / Responsibilities: Each in their Field of Expertise

Dollar Amount of Contract: $260K

Proposer's Scope of Services for Project:

Grounds Maintenance, Fertilization / Pest Control, Irrigation, Landscaping, and Arborcare

Dates Serviced: 2017 - Current

Project Name/Location: Westchase CDD - Tampa

Contact: Dave Sylvanowicz Contact Phone: (813) 920-4268

Project Type/Description: Community Development District

Duties / Responsibilities: Each in their Field of Expertise

Dollar Amount of Contract: $850K

Proposer's Scope of Services for Project:

Grounds Maintenance, Fertilization / Pest Control, Irrigation, Landscaping, and Arborcare

Dates Serviced: 2024 - Current

Project Name/Location: Deerbrook CDD - W3esleyt Chapel

Contact: Lynn Hayes Contact Phone: (813) 994-1001 x 8817

Project Type/Description: Community Development District

Duties / Responsibilities: Each in their Field of Expertise

Dollar Amount of Contract: $180K

Proposer's Scope of Services for Project:

Grounds Maintenance, Fertilization / Pest Control, Irrigation, Landscaping, and Arborcare

Dates Serviced: 2024 - Current

Project Name/Location: The Verandahs CDD - Hudson

Contact: Sean Craft Contact Phone: (813) 994-1001 x 7858

Project Type/Description: Community Development District

Duties / Responsibilities: Each in their Field of Expertise

Dollar Amount of Contract: $130K

Proposer's Scope of Services for Project:

Grounds Maintenance, Fertilization / Pest Control, Irrigation, Landscaping, and Arborcare

Dates Serviced: 2024 - Current

Project Name/Location: Long Lake Ranch CDD - LUtz

Contact: Patricia Thibault Contact Phone: (407) 221-0153

Project Type/Description: Community Development District

Duties / Responsibilities: Each in their Field of Expertise

Dollar Amount of Contract: $540K

Proposer's Scope of Services for Project:

Grounds Maintenance, Fertilization / Pest Control, Irrigation, Landscaping, and Arborcare

Dates Serviced: 2121 - Current

- *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:*

  2024 = 14.4MM

  2023 = 12.6MM

  2022 = 10.22MM

- *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: The Preserve at Wilderness Lake CDD - Wesley Chapel

Contact: Tish Dobson Contact Phone: (813) 758-4841

Project Type/Description: Community Development District

Dollar Amount of Contract: $260K How was the project similar to this project? Community Development District

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

Grounds Maintenance, Fertilization / Pest Control, Irrigation, Landscaping and Arborcare

List of equipment used on site: All equipment necessary for contract fulfillment

List of subcontractors used: None

Is this a current contract? Yes X No ____

Duration of contract: 2017 - current

Project Name/Location: Westchase CDD - Tampa

Contact: Dave Sylvanowicz Contact Phone: (813) 920-4268

Project Type/Description: Community Development District

Dollar Amount of Contract: $850K How was the project similar to this project? Community Development District

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

Grounds Maintenance, Fertilization / Pest Control, Irrigation, Landscaping and Arborcare

List of equipment used on site: All equipment necessary for contract fulfillment

List of subcontractors used: None

Is this a current contract? Yes X No ____

Duration of contract: 2024 - current

Project Name/Location: Deerbrook CDD - Wesley Chapel

Contact: Lynn Hayes Contact Phone: (813) 994-1001 x 8817

Project Type/Description: Community Development District

Dollar Amount of Contract: $180K How was the project similar to this project? Community Development District

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

Grounds Maintenance, Fertilization / Pest Control, Irrigation, Landscaping and Arborcare

List of equipment used on site: All equipment necessary for contract fulfillment

List of subcontractors used: None

Is this a current contract? Yes X No ____

Duration of contract: 2024 - current

Project Name/Location: The Verandahs CDD - Hudson

Contact: Sean Craft Contact Phone: (813) 994-1001 x 7858

Project Type/Description: Community Development District

Dollar Amount of Contract: $130K How was the project similar to this project? Community Development District

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

Grounds Maintenance, Fertilization / Pest Control, Irrigation, Landscaping and Arborcare

List of equipment used on site: All equipment necessary for contract fulfillment

List of subcontractors used: None

Is this a current contract? Yes X No ____

Duration of contract: 2024 - current

Project Name/Location: Long Lake Ranch CDD - Lutz

Contact: Patricia Thibault Contact Phone: (407) 221-0153

Project Type/Description: Community Development District

Dollar Amount of Contract: $540K How was the project similar to this project? Community Development District

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

Grounds Maintenance, Fertilization / Pest Control, Irrigation, Landscaping and Arborcare

List of equipment used on site: All equipment necessary for contract fulfillment

List of subcontractors used: None

Is this a current contract? Yes X No ____

- *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 **X** No ____ For each such incident, please provide the following information (attach additional sheets as needed):*

  Project Name/Location: Mediterranean Manors

  Contact: Joe Boldiga Contact Phone: (727) 366-2049 Project Type/Description: Full-Service Condominiums

  Dollar Amount of Contract: $125K Scope of Services for Project:

  Grounds Maintenance, Fertilization / Pest Control, Irrigation, Landscaping, and Arborcare

  Dates Serviced: 2022-2024

  Reason for Termination: Client had financial problems.

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

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

  _____

  What is the Proposer's current worker compensation rating? 0.74

  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 **X**

  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 **X** 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.*

  None

  _____

  _____

  _____

- *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.*

LAKE CHASE CDD: RedTree Landscape Systems filed suit against Lake Chase CDD for failing to pay for services received. Lake Chase CDD had previously been a good client who paid their invoices regularly, but two new Board members found their way on to the Board and began to instruct the District Manager to perform nefarious business practices with vendors, including withholding payments for completed work. Once RedTree Landscape Systems filed suit and court ordered mediation began, Lake Chase CDD's legal counsel easily saw that RedTree Landscape Systems was owed their money. Lake Chase CDD then paid RedTree Landscape Systems for all invoices previously withheld including court costs and attorney's fees. Upon receipt of full payment and additional fees, RedTree Landscape Systems withdrew the lawsuit. The matter was officially resolved and closed.

HARBOR BAY CDD: RedTree Landscape Systems filed suit against Harbor Bay CDD for failing to pay for services received. Harbor Bay CDD unfortunately has a history of attempting to short-pay vendors, and they attempted this unsavory tactic with RedTree Landscape Systems while being in the midst of litigation with their past management company, an engineering firm, and other vendors. Once RedTree Landscape Systems filed suit and RedTree's legal counsel began deposing, Harbor Bay CDD's legal counsel easily saw that RedTree Landscape Systems was owed their money. Harbor Bay CDD's legal counsel advised their client to pay RedTree Landscape Systems for the services that were factually delivered, but Harbor Bay CDD fought back against their own legal counsel to the point where their legal counsel resigned from Harbor Bay CDD. New legal counsel strongly advised Harbor Bay CDD that they needed to pay RedTree Landscape Systems for services that were factually delivered, and ultimately Harbor Bay CDD then paid RedTree Landscape Systems for all invoices previously withheld including court costs and attorney's fees. Upon receipt of full payment and additional fees, RedTree Landscape Systems withdrew the lawsuit. The matter was officially resolved and closed.

EXHIBIT A

SCOPE OF SERVICES

Landscape Maintenance Cultural Practices

PARTl

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.

lA) **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 tum 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.**

PART2

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 m 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 m 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 of8N-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.

PART3

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 pot he included as a standard lipe item ip each monthly hillip□. hut sJuLll be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount

PART4

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 repa1rs.

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.

PARTS

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 he included in the contract amount apd shall he invoiced separately th,e 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.

PART6

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]

FINANCIAL CAPABILITIES AND RESOURCES

RedTree Landscape Systems LLC is a well-capitalized company, privately owned by Peter and David Lucadano.

- We are not a publicly traded company, and we have no equity investors or partners.
- Our debt ratio is low which allows us to purchase materials and assets by cash, when needed.
- We maintain excellent credit and credit lines with all our suppliers and vendors.
- We have over 2 million dollars in credit lines available to us through Ford Motor Credit and John Deere Company, to allow for truck and equipment purchases when necessary.
- All our payroll and payroll taxes are paid on a weekly basis.
- Our federal and state income taxes for our business are paid on a quarterly basis.

For more information on our financial capabilities and status, please feel free to contacts us or our CPA.

Nancy Leins, CPA
(813) 760-5112
nancyleinscpa@gmail.com

PASCO COUNTY BUSINESS TAX RECEIPT

2026

Expires September 30th

Issued pursuant and subject to Florida Statutes and Pasco County Ordinances. Issuance does not certify compliance with zoning or other laws. This receipt must be posted conspicuously in place of business.

MIKE FASANO
TAX COLLECTOR
PASCO COUNTY FLORIDA

ACCOUNT #:: 105879

SIC CODE: 0781.01

TYPE OF BUSINESS
LANDSCAPING SERVICE

STATE LICENSE # /or COUNTY COMP CARD #

REDTREE LANDSCAPE SYSTEMS LLC

5532 AULD LANE
HOLIDAY, FL 34690

OWNER/QUALIFYING AGENT
LUCADANO PETER

LOCATION ADDRESS:
5532 AULD LANE
HOLIDAY, FL 34690

DATE	RECEIPT	AMOUNT
07/17/2025	25-150-001969	70.00

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/2/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Higginbotham Insurance Agency, Inc.
91 Lake Morton Drive
Lakeland FL 33801

License#: 2081754
REDTLAN-01

CONTACT NAME: Crystal Ayers
PHONE (A/C, No, Ext): 863-688-5495 **FAX (A/C, No):** 863-688-4344
E-MAIL ADDRESS: stahlcertificateslakeland@higginbotham.net

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Southern-Owners Insurance Company	10190
INSURER B : Auto-Owners Insurance Company	18988
INSURER C : RetailFirst Insurance Company	10700
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
RedTree Landscape Systems, LLC
5532 Auld Lane
Holiday FL 34690

COVERAGES **CERTIFICATE NUMBER:** 473914700 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			72265505	4/1/2025	4/1/2026	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
B	AUTOMOBILE LIABILITY			5226550501	4/1/2025	4/1/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY X SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR			5226550502	4/1/2025	4/1/2026	EACH OCCURRENCE	$ 2,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 2,000,000
	DED X RETENTION $ 10,000							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N			52056705	10/5/2024	10/5/2025	X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N / A (Mandatory in NH)						E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Coverage Illustration

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See **Specific Instructions** on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) S

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐

5 Address (number, street, and apt. or suite no.). See instructions.

Requester's name and address (optional)

6 City, state, and ZIP code

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–		–				

or

Employer identification number

		–							

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person** Peter Lucadano **Date** August 14, 2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

FLORIDA STATE IRRIGATION CONTRACTORS LICENSE

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION



ONLINE SERVICES

Apply for a License
Verify a Licensee
View Food & Lodging Inspections
File a Complaint
Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

10:11:32 AM 8/12/2025

Licensee Information

Name:	**LUCADANO, PETER** (Primary Name)
	REDTREE LANDSCAPE SYSTEMS LLC (DBA Name)
Main Address:	**5532 AULD LANE** **HOLIDAY Florida 34690**
County:	**PASCO**

License Information

License Type:	**Certified Specialty Contractor**
Rank:	**Cert Specialty**
License Number:	**SCC131153873**
Status:	**Current,Active**
Licensure Date:	**08/07/2025**
Expires:	**08/31/2026**

Special Qualifications	Qualification Effective
Construction Business	**08/07/2025**
Irrigation Specialty Contractor	**08/07/2025**

Alternate Names

View Related License Information

View License Complaint

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: **Customer Contact Center** :: Customer Contact Center: 850.487.1395

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee.

PEST CONTROL LICENSES

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
CERTIFIED PEST CONTROL OPERATOR
Certificate # JF132079

LUCADANO, PETER
1746 nodding thistle drive
new port rickey, FL 34655

Categories
LAWN

Issued: 07/30/2025 **Expires: 06/01/2026**

Peter Lucadano

Signature of Certificate Holder

WILTON SIMPSON, COMMISSIONER

The above individual is certified under the provisions of Chapter 482, F.S.

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
CERTIFIED PEST CONTROL OPERATOR
Certificate # JF118508

LUCADANO, DAVID
5532 AULD LANE
HOLIDAY, FL 34690

Categories
LAWN

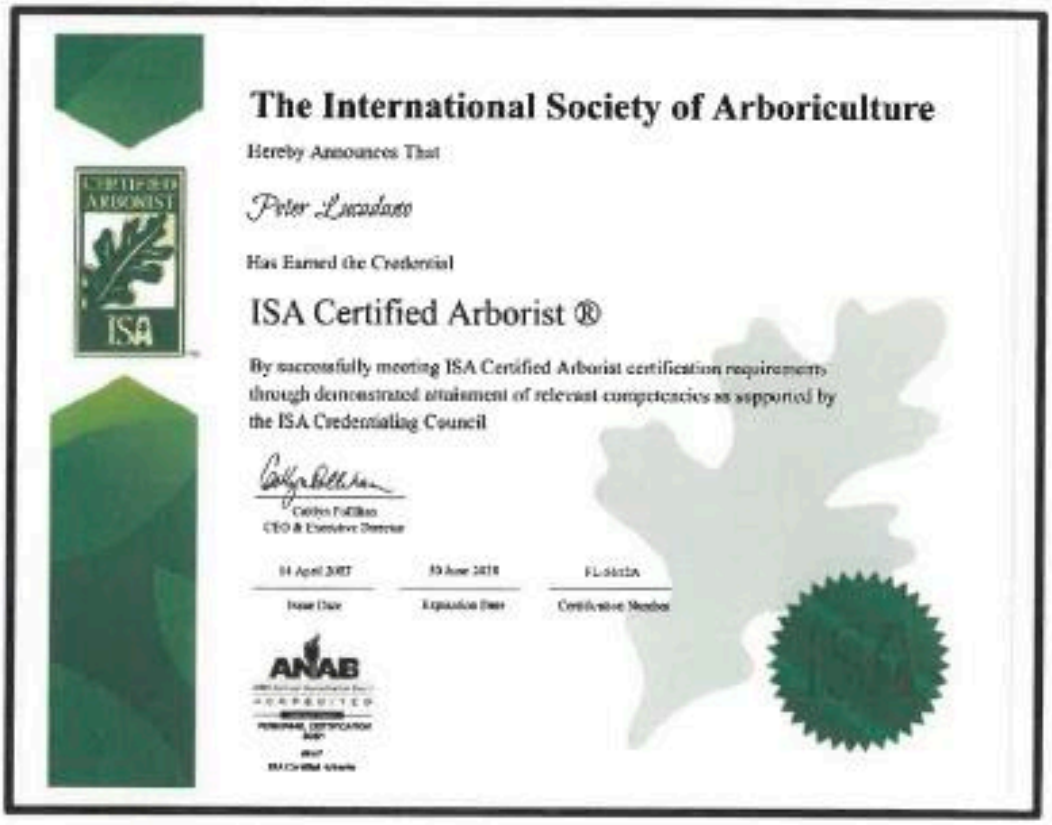
Issued: 07/30/2025 **Expires: 06/01/2026**

Signature of Certificate Holder

WILTON SIMPSON, COMMISSIONER

The above individual is certified under the provisions of Chapter 482, F.S.

CERTIFIED ARBORIST DESIGNATIONS



The International Society of Arboriculture

Hereby Announces That

Peter Lucadano

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Cailyn Fullikas
CEO & Executive Director

14 April 2017	30 June 2018	FL-6615A
Issue Date	Expiration Date	Certification Number

ANAB
ACCREDITED
PERSONNEL CERTIFICATION BODY
ANSI
ISA Certified Arborist



The International Society of Arboriculture

Hereby Announces That

Peter Lucadano

Has Earned the Credential

ISA Tree Risk Assessment Qualification

By successfully meeting ISA Tree Risk Assessment Qualification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Cailyn Fullikas
CEO & Executive Director

21 March 2015	06 April 2020
Issue Date	Expiration Date

BEST MANANGEMENT PRACTICES



UF IFAS
UNIVERSITY of FLORIDA

GV3548-1
Certificate #
GV3548
Trainer ID #

Certificate of Training
Best Management Practices
Florida Green Industries

Peter Lucadano

has successfully met all requirements necessary to be fully trained through the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

Issuer	D. Rainey	10/21/2008	DEP Program Administrator
	Instructor	Date of Class	

Not valid without seal



UNIVERSITY OF FLORIDA
IFAS EXTENSION

GV4001-1
Certificate #
GV4001
Trainer ID #

Certificate of Training
Best Management Practices
Florida Green Industries

The undersigned hereby acknowledges that

David Lucadano

has successfully met all requirements necessary to be fully trained through the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

Dr. L.E. Trenholm	Trenholm	1/27/2009	DEP Program Administrator
Issuer	Instructor	Date of Class	

Not valid without seal

FNGLA CERTIFICATIONS



FNGLA
CERTIFIED PROFESSIONAL HORTICULTURE

The Florida Nursery, Growers & Landscape Association
Confers on

Peter Lucadano
H05549

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 12/31/2027
Certified Since: 12/10/2003

Phillip Hiers, FNGLA President

Kerry Nutt, FNGLA Certification Director



FNGLA
CERTIFIED PROFESSIONAL HORTICULTURE

The Florida Nursery, Growers & Landscape Association
Confers on

David Lucadano
H05548

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 12/31/2027
Certified Since: 12/10/2003

Phillip Hiers, FNGLA President

Kerry Nutt, FNGLA Certification Director



FNGLA
CERTIFIED PROFESSIONAL
CONTRACTOR

The Florida Nursery, Growers & Landscape Association
Confers on

David Lucadano
C00200

The Title of
FNGLA Certified Landscape Contractor (FCLC)

Expiration Date: 12/31/2027
Certified Since: 11/7/2001

Phil Buck, FNGLA President

Merry Holt, FNGLA Certification Director



FNGLA
CERTIFIED PROFESSIONAL
HORTICULTURE

The Florida Nursery, Growers & Landscape Association
Confers on

Kevin Smith
H9356997

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 12/31/2025
Certified Since: 12/26/2022

Eric Smith, FNGLA President

Merry Holt, FNGLA Certification Director

LICENSE AS DEALER IN AGRICULTURAL PRODUCTS

State of Florida
Department of Agriculture and Consumer Services
Division of Consumer Services
2005 Apalachee Pkwy
Tallahassee, Florida 32399-6500

Registration No.: **AD2671**
Issue Date: October 18, 2023
Expiration Date: October 1, 2024

POST CERTIFICATE CONSPICUOUSLY

License as Dealer in Agriculture Products

Section 604.15-604.30, Florida Statutes

REDTREE LANDSCAPE SYSTEMS LLC
5532 AULD LN
HOLIDAY, FL 34690-2203

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

landscape industry certified

E-Verify Enrollment Verification

Company Name
RedTree Landscape Systems, LLC

Doing Business As (DBA) Name
—

Company ID
2394954

Enrollment Date
Mar 01, 2024

Employer Identification Number (EIN)
823591450

Unique Entity Identifier (UEI)
—

DUNS Number
051315696

Total Number of Employees
100 – 499

NAICS Cod
811

Sector
Other Services (Except Public Administration)

Subsector
Repair and Maintenance

My Company is configured to:
Verify Its Own Employees

Physical Address
5532 Auld Lane
Holiday, FL 34690

Mailing Address
Same as Physical Address

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Florida Limited Liability Company
REDTREE LANDSCAPE SYSTEMS LLC

Filing Information

Document Number	L17000248407
FEI/EIN Number	82-3591450
Date Filed	12/05/2017
State	FL
Status	ACTIVE

Principal Address

5532 AULD LANE
HOLIDAY, FL 34690

Changed: 02/04/2019

Mailing Address

5532 AULD LANE
HOLIDAY, FL 34690

Changed: 02/04/2019

Registered Agent Name & Address

LUCADANO, PETER
5532 AULD LANE
HOLIDAY, FL 34690

Address Changed: 02/07/2019

Authorized Person(s) Detail

Name & Address

Title CEO

LUCADANO, PETER
5532 AULD LANE
HOLIDAY, FL 34690

DUN & BRADSTREET REGISTRATION

The following is the Dun & Bradstreet D-U-N-S® Number for

REDTREE LANDSCAPE SYSTEMS LLC
5532 Auld Ln
Holiday, Florida 34690
727 919-3915

D-U-N-S number: 051315696



EXHIBIT 4

Return to Agenda

JNR
Landscape Management LLC

Landscape & Irrigation maintenance services for Asturia CDD



JNR Landscape Management is locally owned and operated in Tampa Florida. We strive to be the area's premier lawn and landscape company by working closely with our customers to maintain and improve Hillsborough, Pinellas, Pasco, Hernando, Manatee, and Sarasota County properties.

We all live and work in Tampa, so we know what lawn and landscape issues you face here in Florida. We are committed to excellence and give the greatest attention to detail to every project that we take on for you.

We appreciate the opportunity that Asturias CDD offers us to quote the Landscape maintenance of this beautiful community. We assure you that as a local company we don't take this opportunity lightly. We hope that JNR can service the property because we know that we can take it to the next level.

About us

At JNR Landscape Management, we're not just another lawn and landscape company—we're your neighbors. Locally owned and operated right here in vibrant Tampa, Florida, we take immense pride in beautifying the communities we call home. Our mission is simple yet profound: to be the premier choice for lawn and landscape services across Hillsborough, Pinellas, Pasco, Hernando, Manatee, and Sarasota counties.

Because we live and work in Tampa, we understand the unique challenges that Florida's climate presents. From sweltering summers to unexpected downpours, we've seen it all, and we've tailored our expertise to meet these specific needs. We know firsthand the lawn and landscape issues you face, and we're here to turn those challenges into opportunities for stunning outdoor spaces.

Our commitment to excellence is unwavering. Every project we undertake is an opportunity to showcase our meticulous attention to detail and our dedication to quality. We believe that a well-maintained landscape isn't just about aesthetics—it's about creating an environment that brings joy, comfort, and value to your property.

Our Team:

Jose Gomez – Owner



Jose Gomez started the company 11 years ago as a tree company. It eventually grew in to a full service landscape management company. He provides the financial support for a project like Asturia CDD and will make sure the project represent what JNR stands for.

Joseph Kitchie - General Manager



Joseph (Joe) Kitchie lives in Palmetto Fl. He has been in the landscape industry for over 40+ years. Respected in the community he holds a Pest control license to our branch. He will make sure that the specs for the fertilization of the landscape and quality control on turf plant material is kept.

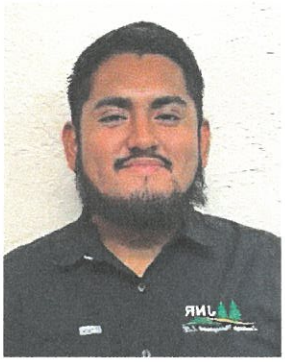
Edward Nieves – Branch Manager



Edward (Ed) Nieves lives in Riverview Fl. He has over 30 years of experience in the industry ranging from irrigation, landscape maintenance and fertilization. He also holds a Pest control license in Florida.

He oversees the daily operations, finances, sales and costumer service. Ed will be involved with Asturia CDD from day one to make sure the right equipment and personnel is given to the property.

Rodrigo Mendez – Supervisor



Rodrigo lives in Tampa Fl. He has over 7 years' experience in the industry. He will oversee the crews that will be maintaining the site making sure that the finish product represent Asturia's and JNR culture.

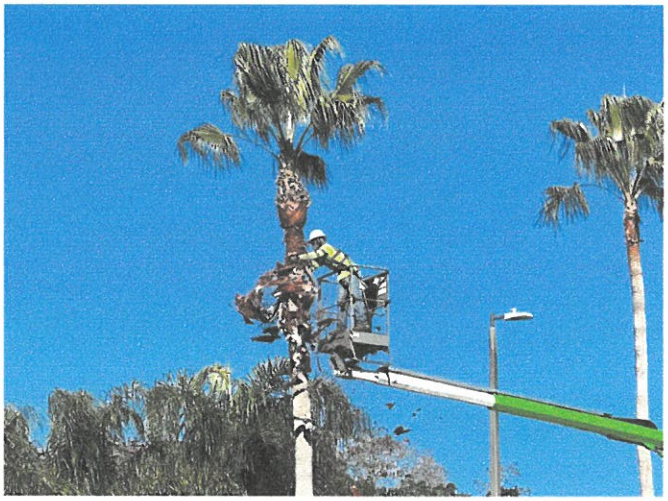
He makes sure that the team is using the right equipment for each task, mowers have sharp disinfected blades every time we service the property. Safety is in place with cones placed at the right spots to keep everyone safe.

Lawn Services



Our comprehensive Lawn Services are designed to create and maintain a lush, healthy, and inviting lawn. We offer regular mowing, trimming, and edging, along with seasonal fertilization and weed control programs. Every treatment is tailored to your lawn's specific needs, ensuring robust growth and a pristine appearance all year round.

Tree Services



Trees are the natural highlights of your landscape, and our expert Tree Services ensure they remain healthy and safe. Our team of certified arborists performs routine pruning, trimming, and health assessments to promote strong growth and prevent potential hazards. Whether you need tree removal or emergency care, we bring the expertise and precision needed to protect your property's natural beauty.

Irrigation Services



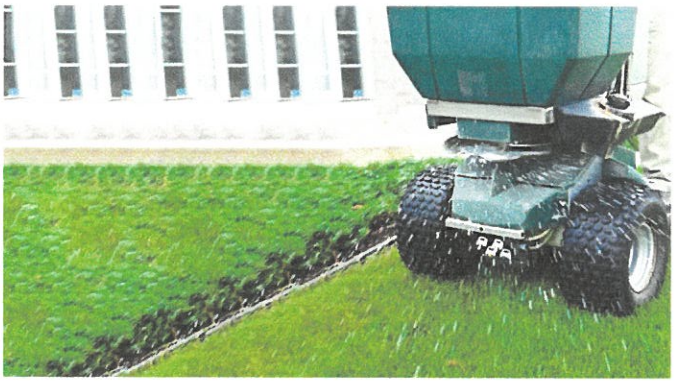
Efficient irrigation is key to sustainable landscape management. We design, install, and maintain cutting-edge irrigation systems that deliver the right amount of water to your plants while minimizing waste. Our solutions are customized to the specific requirements of your landscape, ensuring optimal hydration and promoting long-term plant vitality.

Landscape Design and Installations



Bring your vision to life with our Landscape Design and Installation services. We work closely with you to craft a personalized computer design that balances beauty, functionality, and sustainability. From selecting the ideal mix of flora to integrating hardscape elements like pathways and patios, we manage every detail of the installation process to create an outdoor environment that reflects your unique style and enhances your property value.

Fertilizer & Pest Control



Maintaining a healthy landscape means nourishing your soil and protecting your plants from pests. Our Fertilizer & Pest Control services use environmentally responsible treatments to support plant growth and defend against invasive species. We develop tailored management plans that combine strategic fertilization with proactive pest control measures, ensuring your landscape remains resilient and thriving throughout every season.

Each service is backed by a commitment to quality, safety, and customer satisfaction. We invite you to experience the difference that professional, dedicated landscape management can make. Let us help you achieve the outdoor environment you've always envisioned.

PROJECT MANUAL

FOR

LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT

August 18, 2025

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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

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

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.

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

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.

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.

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 Florida
COUNTY OF Hillsborough

Before me, the undersigned authority, appeared the affiant, Edward Nieves, 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 Branch Manager for JNR Landscape Management ("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: 1.

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 2 day of September, 2025.

Proposer: JNR Landscape Management LLC
By: [signature]
Title: Branch Manager

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of September 2025, by Edward Nieves Torres, as Branch manager of JNR Landscape Management LLC, who appeared before me this day in person, and who is either personally known to me, or produced FL DL N123226691850 as identification.

KATHLEEN GONZALEZ
Notary Public
State of Florida
Comm# HH486372
Expires 3/14/2028

(NOTARY SEAL)

[signature]
NOTARY PUBLIC, STATE OF Florida

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

PROPOSAL FORM
PART I – GENERAL INFORMATION

- *Proposer General Information:*

Proposer Name JNR Landscape Management LLC

Street Address 1513 Sinclair Hills Rd

P. O. Box (if any) _____

City Wtz State Florida Zip Code 33549

Telephone 813-402-2006 Fax no. _____

1st Contact Name Edward Nieves Title Branch Manager

2nd Contact Name Jose Gomez Title Owner

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: LLC
  (e.g., individual, corporation, partnership, limited liability company, etc.)

  In what State was the Proposer organized? Florida Date 2014

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

  If no, please explain_____

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

General Liability	$ 3,000,000
Automobile Liability	$ 1,000,000
Workers Compensation	$ 1,000,000
Expiration Date	12-31-25

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

  Pest control Lic # JB335624
  Dept of Agriculture # JE 10264

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:*

  1 Supervisors, who will be onsite 2 days per week;
  1 Technical personnel, who will be onsite 1 days per week; and
  4 Laborers, who will be onsite 2 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: Joseph Kitchie

  Position / Certifications: Pest control

  Duties / Responsibilities: Apply fertilization, injections, diagnose

  % of Time to Be Dedicated to This Project: 20 %

  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 Tru Green

Street Address 330 Douglas rd E

P. O. Box (if any) _____

City Oldsmar State fl Zip Code 34677

Telephone _____ Fax no. _____

1st Contact Name Robert Bomster Title Regional

2nd Contact Name _____ Title _____

Proposed Duties / Responsibilities: fulfill the specs set by rfp

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

Project Name/Location: Reflections

Contact: Denise Schek Contact Phone: 813-936-4117

Project Type/Description: Multiple HOA's, common areas

Dollar Amount of Contract: $75,000.00

Proposer's Scope of Services for Project: Fertilize turf, shrubs and hardwoods.

_____

_____

Dates Serviced: Thursdays

- *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: JNR Landscape Management LLC DATE: 8-25-25

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
Joseph Kitchie	General Manager	Oversee specs/culture	Palmetto FL
José Gomez	Owner	Financial support	Lutz FL
Edward Nieves	Branch Manager	Daily operations	Riverview FL
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK

PROPOSER: JNR Landscape Management LLC DATE: 8-25-25

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
Rodrigo Mendez	Supervisor	Safety/finish product	Lutz	2 days per week	2 yrs	7 years
Mateo Gomez	Manager	Oversee irrigation	Lutz	1 day per week	7 yrs	20 years

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: Westchase CDD Westchase Fl

Contact: Sonny White Contact Phone: 813-478-2720

Project Type/Description: CDD

Dollar Amount of Contract: $250,000.00

Scope of Services for Project: Mulch twice a year, prune palms 3 times a year. Prune hardwood trees.

Dates Serviced: Throughout the year

- *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 = 2.5 Million

2024 = 2 Million

2023 = 1.5 Million

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

PROPOSER: JNR Landscape Management LLC DATE: 8-25-25

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
2	60" riding mower	7 projects	Sinclair Hills rd. Lutz
1	42" riding mower	7 projects	Sinclair Hills rd. Lutz
1	hurricane blower	7 projects	Lutz
1	F-250 truck	7 projects	Lutz
1	7x16 enclosed trailer	7 projects	Lutz

- *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: Devonwood HOA

Contact: _____ Contact Phone: _____

Project Type/Description: HOA

Dollar Amount of Contract: $150,000.00

How was the project similar to this project? We service multiple ponds, 180 homes and common areas.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): 12 irrigation visits, 5 turf applications, 2 shrubs application, prune all shrubs, palms twice a year, mow turf 42 times.

List of equipment used on site: (2) 60" mower, (1) 36" mower, (2) 52" mowers. Plus 2 cycle equipment.

List of subcontractors used: True Green

Is this a current contract? Yes X No ___

Duration of contract: 1 year

- *(Information regarding similar projects – continued)*

Project Name/Location: USF Reserch Foundation

Contact: John Kersh Contact Phone: 813-927-3434

Project Type/Description: Campus, offices, common areas

Dollar Amount of Contract: $227,800.00

How was the project similar to this project? It's a high expectation property. Needs to be top notch at all times

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Turf and shrub fertilization. Palm pruning, Mulch, pruning of shrubs, mowing and hardwood elevation.

List of equipment used on site: 60" mowers, 48" mowers, 2 cycle equipment.

List of subcontractors used: True Green

Is this a current contract? Yes X No ___

Duration of contract: 3 years

- *(Information regarding similar projects – continued)*

Project Name/Location: Maples at Cypress Creek

Contact: Amanda Burns Contact Phone: aholste@vestepropertyservices.com

Project Type/Description: HOA

Dollar Amount of Contract: $121,000.~

How was the project similar to this project? Multiple common areas, ponds, irrigation is a 2 wire system.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Fertilization on turf and shrubs. Irrigation services, mowing and shrub pruning.

List of equipment used on site: 52" mowers, 48" mowers, 2 cycle equipment.

List of subcontractors used: True Green

Is this a current contract? Yes X No ___

Duration of contract: 2.5 years

- *(Information regarding similar projects – continued)*

Project Name/Location: Net Park

Contact: Nandi Carl Contact Phone: 813-743-6933

Project Type/Description: Office park

Dollar Amount of Contract: $130,000

How was the project similar to this project? There is a lot of different kinds of turfs. Area is very big, many shrubs and a lot of traffic.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Prune palms twice a year, prune, elevate hardwoods. fertilize all turf and shrubs. Shrub pruning, mowing turf and irrigation visits.

List of equipment used on site: 60" mower, 48" mower, hurricane blower 2 cycle equipment.

List of subcontractors used: True Green

Is this a current contract? Yes X No ___

Duration of contract: 1.5 years

- *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 X 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 X*

  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 X 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.*

  N/A

  _____

  _____

  _____

  _____

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 $ 120,120.00 Yr

- Storm Cleanup $ 125.00/hr
- Freeze Protection (description of ability) We can quote the areas that might get afected and provide a price.

$ 200.00/application **(Contractor to identify those plants susceptible to freeze and estimate cost to cover per application)**

- Hand Watering

$ 35.00/hr for employee with hand-held hose

$ 150.00/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) $ 121,125.00 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**
March	16-0-8	.5/1000	212.5	3043.75
Apnl	16-0-8	.5/1000	212.5	3043.75
June	0-0-15 + Fe	0/1000	0	3043.75
Agst	0-0-15 + Fe	0/1000	0	3043.75
Oct	16-0-8	.5/1000	212.5	3043.75

- *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.*

N/A

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	**FORMULA**	**APPLICATION RATE (LBS. N/1000 SF)**	**TOTAL POUNDS PRODUCT TO BE APPLIED**	**COST PER APPLICATION**
Feb, April	16-0-8	.5 pnds/1000	109.5 pnds per	$15,075.00
May	16-0-8	1 pnds/1000	219 pnds per	$31,275.00
July	0-0-15 + FE	0 pnds/1000	109.5 pnds per	$15,075.00
Agst, Oct.	16-0-8	.5 pnds/1000	109.5 pnds per	$15,075.00

BERMUDA (per specifications in Part 2)				
MONTH	**FORMULA**	**APPLICATION RATE (LBS. N/1000 SF)**	**TOTAL POUNDS PRODUCT TO BE APPLIED**	**COST PER APPLICATION**
March, Sept, Nov.	16-0-8	.5/1000	100 pnds	$1,437.50
May	25-0-8	1/1000	200 pnds	$1,437.50
July, Agst	0-0-15 + FE	0	100 pnds	$1,437.50

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**
March	10-4-12	1/1000	730 pnds	$1,825.00
June	0-0-22	0	438 pnds	$1,825.00
Oct.	10-4-12	1/1000	730 pnds	$1,825.00

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**
March	8-2-12	1.5/100	45 pnds	$125.00
June	0-0-22	1.5/100	18 pnds	$125.00
Sept.	0-0-22	1.5/100	18 pnds	$125.00

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**
	included in shrubs & ground covers 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) $ included with fert **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)

$ 2,376.00 /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)
Canary Palm	9	one (1)	$66.00	$2376.00

<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. $ 10,530.00 / 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) $ 30,000.00
_____**/Yr**

Freeze Protection (description of ability) We can provide protection after assesment on which areas would be needed.

$ 500.00 (Estimate) /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 90.00 /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:

140 CY Grade "A" Pine Bark Nuggets or Pine Straw mulch per specs for the first top-dressing at $ 75.00 /CY (October Application)

And

140 CY Grade "A" Pine Bark Nuggets or Pine Straw mulch per specs for the second top-dressing at $ 75.00 /CY (April Application)

Installation of Grade "A" Pine Bark Nuggets or Pine Straw **mulch** $ 21,000.00 **/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 1115 (4") annuals four (4) times per year **per specs** at the direction of the District at $_____/annual.

$ 2508.75 /rotation

$ 10,035.00 /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)

$ 271,245.00 **/Yr**

FIRST TERM (September 1 – September 30, 2025)	$ 271,245.00	/Yr*
FIRST ANNUAL RENEWAL	$ 279,384.00	/Yr*
SECOND ANNUAL RENEWAL	$ 287,772.00	/Yr*
THIRD ANNUAL RENEWAL	$ 296,022.96	/Yr*
FOURTH ANNUAL RENEWAL	$ 296,022.96	/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	$ 35.00 Hour
B.	Bush-Hog w/operator	$ 60.00 Hour
C.	Tractor w/operator	$ 150.00 Hour
D.	Supervisor with Transportation	$ 60.00 Hour
E.	Laborer with hand equipment	$ 35.00 Hour
F.	Truck w/driver	$ 60.00 Hour
G.	Irrigation Tech	$ 75.00 Hour
H.	Granular Pesticide Applicator Person with Drop Spreader	$ 75.00 Hour
I.	Liquid Pesticide Applicator Person with Spray Truck	$ 75.00 Hour
J.	Granular Fertilizer Applicator Person with Drop Applicator	$ 75.00 Hour
K.	Liquid Fertilizer Applicator Person with Spray Truck	$ 75.00 Hour
L.	Granular Weed Control Applicator Person with Drop Applicator	$ 75.00 Hour
M.	Liquid Weed Control Applicator Person with Spray Truck	$ 75.00 Hour
N.	Laborer for Additional Trash Pick-Up	$ 35.00 Hour
O.	Lump Sum Mowing ([1]), entire community	$ 2539.28 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	$ 75.00
_____ per Hour	$
_____ per Hour	$

B. Debris removal equipment unit costs:

_____ per Hour	$ 125.00
_____ per Hour	$
_____ per Hour	$

C. Other emergency/disaster related unit costs:

30 yard container / event / unit per Hour	$ 650.00
_____ 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 JNR Landscape Management LLC ("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 2nd day of September, 2025.

Proposer: JNR Landscape Management LLC
By: [signature]
Title: Branch Manager

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of September, 2025, by Edward Nieves Torres, as Branch Manager of JNR Landscape Management LLC, who appeared before me this day in person, and who is either personally known to me, or produced FL N123226691850 as identification.

KATHLEEN GONZALEZ
Notary Public
State of Florida
Comm# HH486372
Expires 3/14/2028

(NOTARY SEAL)

[signature]
NOTARY PUBLIC, STATE OF Florida

Name: Kathleen Gonzalez
(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 Branch Manager for J&R Landscape Management LLC ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 1513 Sinclair Hills rd. Lutz FL. 33549

4. Proposer's Federal Employer Identification Number (FEIN) is 80-0969475

   (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 2nd day of September, 2025.

Proposer: JNR Landscape Management LLC
By: [signature]
Title: Branch Manager

STATE OF Florida
COUNTY OF Hillsborough.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of September 2025, by Edward Nieves Torres, as Branch Manager of JNR Landscape Management LLC, who appeared before me this day in person, and who is either personally known to me, or produced FL N123226691850 as identification.

KATHLEEN GONZALEZ
Notary Public
State of Florida
Comm# HH486372
Expires 3/14/2028

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF Florida

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

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 2nd day of September, 2025.

Proposer: JNR Landscape Management LLC
By: [signature]
Title: Branch Manager

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of September, 2025, by Nieves Torres, Edward as Branch Manager of JNR Landscape Management LLC, who appeared before me this day in person, and who is either personally known to me, or produced FL N123226091850 as identification.

KATHLEEN GONZALEZ
Notary Public
State of Florida
Comm# HH486372
Expires 3/14/2028

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF Florida

Name: Kathleen Gonzalez
(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 Branch Manager for JNR Landscape Management LLC ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 1513 Sinclair Hills rd. Lutz FL. 33549

4. Proposer's Federal Employer Identification Number (FEIN) is 80-0969475

   (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.

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 _____ ($ 271,245.00) per year, in monthly installments of _____ ($ 22,603.75) ("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: JNR Landscape Management LLC
1513 Sinclair Hills rd
Lutz FL 33549
Attn: Edward Nieves

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

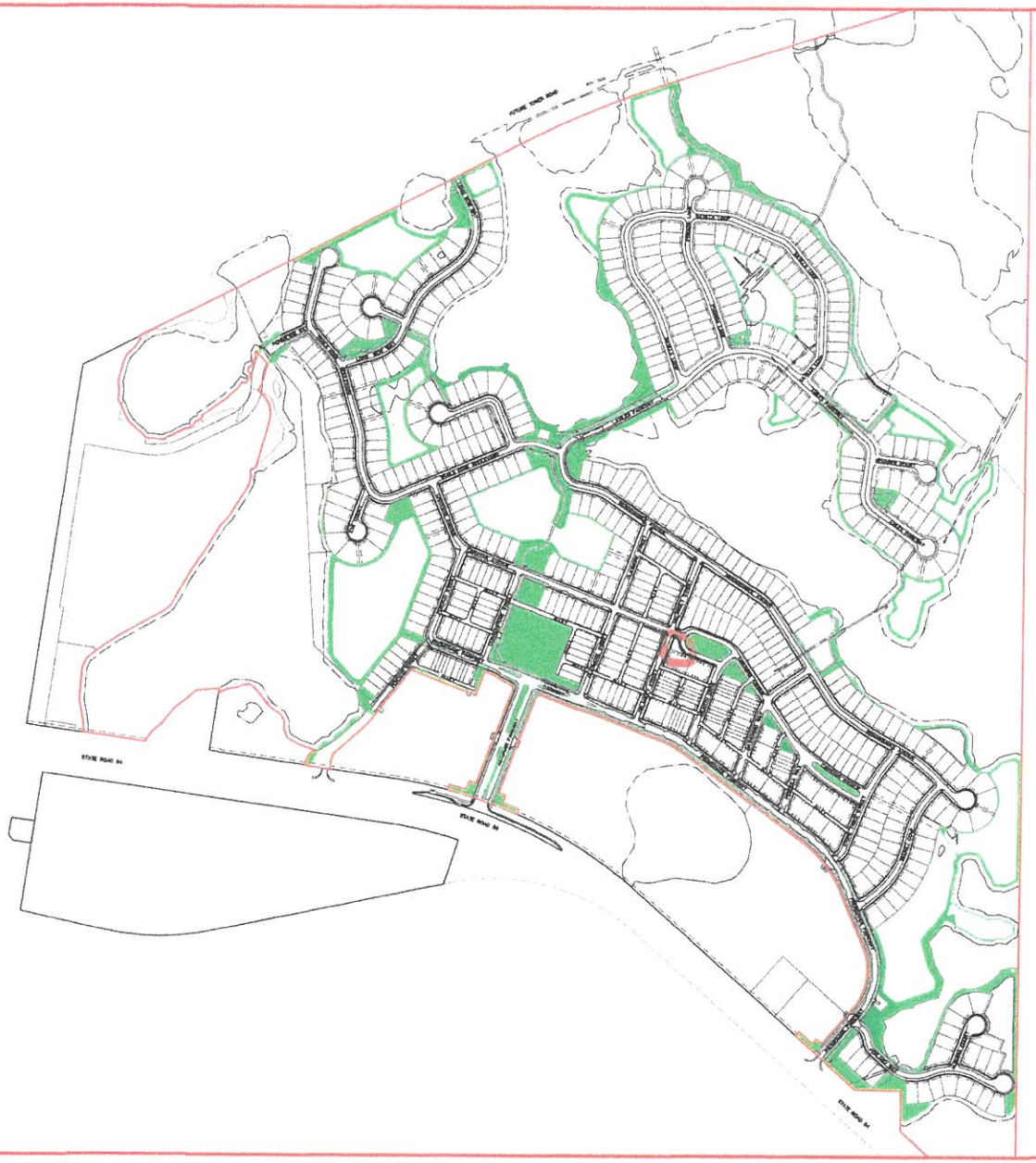
Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace all annuals and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. An Annual Flower 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]



PROJECT NAME

Asturia

SHEET NAME

LANDSCAPE
MAINTENANCE EXHIBIT

PREPARED FOR

ASTURIA CDD

- EXISTING LANDSCAPE MAINTENANCE
- CDD BOUNDARY

N

0 150 300 600

FLORIDA DESIGN CONSULTANTS, INC.

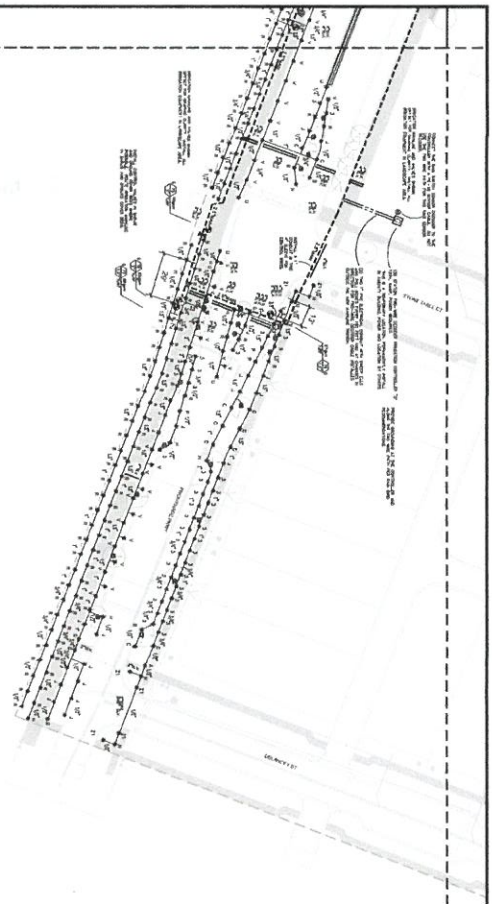
CREATION DATE	REVISED DATE	DRAWN BY
8/26/2025		BM

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

EXHIBIT C

FORMS

[Attached beginning at following page]



SCALE: 1"=30'-0"

NORTH

JOB NO.	CLIENT	PROJECT	TASK	ORIGINAL 9/10/15	
DRAWN RSE	ASTURIA	IRRIGATION PLAN	As-Built Drawings	REVISIONS:	
DESIGN PJE	COMMUNITY DEVELOPMENT DISTRICT			1. 8/2/14	
CHECKED MJP	5844 Old Pasco Road			2.	
Q.C.	Wesley Chapel, FL 33544			3.	
SHEET IR1.07				4.	
				5.	

Valley Crest
Landscape Development

IRRIGATION NOTES

1.) SOME PIPE LINES ARE DRAWN OFF SET FOR CLARITY. INSTALL ALL IRRIGATION LINES IN LANDSCAPED AREAS.

2.) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREE ROOT BALLS AND TO INSTALL HEADS AT APPROPRIATE LOCATIONS.

3.) ADJUST ALL NOZZLES TO PREVENT OVERTHROW ON PAVING & WALLS. THROTTLE ALL IRRIGATION CONTROL VALVES AS REQUIRED TO PREVENT FOGGING. SET CONTROLLER RUN TIMES TO MATCH PLANT WATER NEEDS AND SOIL CONDITIONS.

4.) INSTALL RISERS 18" FROM WALLS OR BUILDINGS, AND 24" FROM PAVED SURFACES. PAINT ALL RISERS AND SUPPORTS FLAT BLACK.

5.) INSTALL POP-UP HEADS 15" FROM WALLS, 6" FROM WALKS, DECKS AND CURBS, 9 FEET FROM CURBLESS ROADS, AND 30" FROM THE END OF PARKING SPACES. PROVIDE PURPLE CAPS AS REQUIRED.

6.) SET TOP OF POP-UP HEAD CAPS FLUSH WITH TOP OF SOD OR MULCH INSTALLATION.

7.) REFER TO UTILITY CROSSING PLANS PRIOR TO TRENCHING. THE IRRIGATION INSTALLER SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES CAUSED BY THEIR WORK DURING THE PROJECT.

8.) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.

9.) ELECTRIC POWER SUPPLY FOR THE IRRIGATION CONTROLLER SHALL BE BROUGHT TO A JUNCTION BOX AT THE CONTROLLER LOCATION BY THE BUILDING ELECTRICAL CONTRACTOR. IRRIGATION INSTALLER TO PROVIDE ELECTRICAL PERMITS AND LICENSED ELECTRICIAN TO CONNECT THE IRRIGATION CONTROLLER EQUIPMENT TO THE POWER SUPPLY.

10.) IRRIGATION WATER CONNECTIONS AND SYSTEM CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL CODES FOR IRRIGATION INSTALLATION, SIGNAGE, PLACARDS AND CONNECTIONS TO THE RECLAIMED WATER SUPPLY. THE TERM PURPLE COLOR ON THESE PLANS REFERS TO PANTONE COLOR #522C. PER PLUMBING CODES AND THE USE OF RECLAIMED WATER FOR LANDSCAPE IRRIGATION.

11.) ENSURE THAT ALL IRRIGATION EQUIPMENT (INCLUDING PIPE, FITTINGS, VALVE BOX COVERS, NOZZLES, ETC.) FOR THE RECLAIMED IRRIGATION SYSTEM ARE PURPLE COLOR.

12.) IRRIGATION INSTALLER TO ACQUIRE ALL PERMITS AND UTILIZE ALL SAFETY PRECAUTIONS REQUIRED TO WORK IN ROW OF ROADWAY.

13.) SIXTY (60) PSI MINIMUM STATIC WATER PRESSURE IS REQUIRED FOR THE EFFICIENT OPERATION OF THE IRRIGATION SYSTEM AS DESIGNED. VERIFY THE MINIMUM STATIC WATER PRESSURE AND VOLUME IS AVAILABLE AT THE PROJECT SITE PRIOR TO BEGINNING THE IRRIGATION INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING IF THE MINIMUM STATIC WATER PRESSURE OR WATER VOLUME IS NOT AVAILABLE.

14.) AT THE END OF PARKING SPACES PLACE HEADS IN LINE WITH PARKING STRIPES OR 2.5 FEET FROM BACK OF CURB. (TYPICAL)

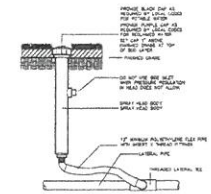
15.) THE CONTRACTOR SHALL LAYOUT IRRIGATION SYSTEM PIPING, DRIP AND HEAD LOCATION FOR DISTRICT APPROVAL PRIOR TO INSTALLATION. THE CONTRACTOR SHALL MAKE ADJUSTMENTS TO THE SYSTEM LAYOUT IF DEEMED NECESSARY BY THE DISTRICT OR OWNER'S REPRESENTATIVE.

16.) THE CONTRACTOR SHALL INSTALL AND DESIGN THE SYSTEM IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS.

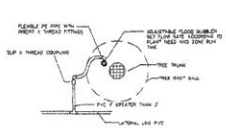
17.) THE CONTRACTOR SHALL DELIVER AND STORE PRODUCTS AND EQUIPMENT FROM DAMAGE. MATERIALS ARE TO BE STORED IN DRY AREA, PROTECTED FROM SUNLIGHT, RAIN AND MOISTURE CONTAMINATION.

18.) THE IRRIGATION SYSTEM MUST PROVIDE FULL (100%) HEAD TO HEAD COVERAGE.

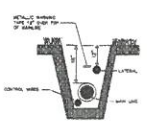
19.) PROVIDE RECORD DRAWINGS/CERTIFIED AS-BUILTS PER IRRIGATION SPECIFICATIONS.



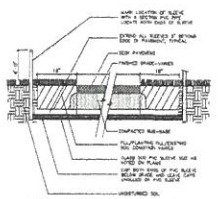
POP UP SPRAY



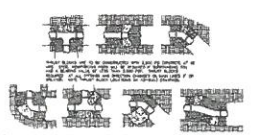
TREE BUBBLER – 0.5 GPM ADJUSTABLE



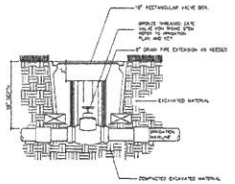
TYPICAL TRENCHING



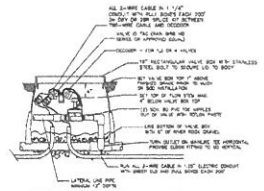
SLEEVE UNDER PAVING



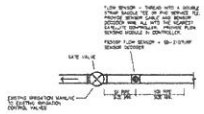
THRUST BLOCK DETAILS



GATE VALVE



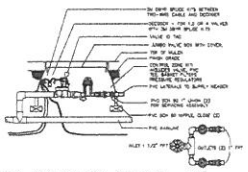
DECODER CONTROL VALVES



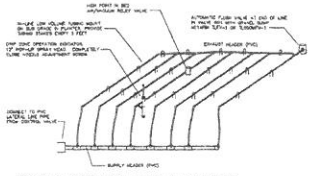
POC MASTER VALVE AND FLOW METER



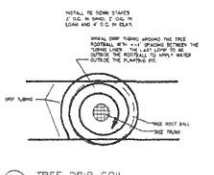
RECLAIMED WATER USE/WARNING SIGN



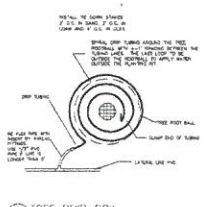
DRIP CONTROL ZONE KIT – 1.5"



DRIP IRRIGATION LINES IN PLANTERS



TREE DRIP COIL



TREE DRIP COIL

BrightView
Landscape Development

ORIGINAL	5/5/16
REVISIONS:	
1.	6/16/16
2.	7/11/16
3.	8/2/16
4.	
5.	

TASK: As-Built Drawings

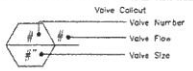
PROJECT: IRRIGATION NOTES AND DETAILS

CLIENT: ASTURIA PROMENADE
COMMUNITY DEVELOPMENT DISTRICT
5844 Old Pasco Road
Wesley Chapel, FL 33544

JOB NO.
DRAWN PSJ
DESIGN PSJ
CHECKED MLP
O.C.
SHEET
IR2.02

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
ES LCS RCS CS SS	HUNTER PROS-06-PRS30 5' STRIP SPRAY 6" POP-UP TURF SPRAY BODY HUNTER PRS PRESSURE REGULATING SPRAY BODIES & ADAPTORS. PROVIDE PURPLE CAP FOR RECLAIMED WATER. POLY PIPE AND INSERT FITTING SWING JOINTS. PROVIDE PRO-SPRAY FIXED ARC NOZZLES PER PLAN.	255	30
Q T H F	HUNTER PROS-06-PRS30 8' RADIUS 6" POP-UP TURF SPRAY BODY HUNTER PRS PRESSURE REGULATING SPRAY BODIES & ADAPTORS. PROVIDE PURPLE CAP FOR RECLAIMED WATER. POLY PIPE AND INSERT FITTING SWING JOINTS. PROVIDE PRO-SPRAY FIXED ARC NOZZLES PER PLAN.	2	30
Q T H F	HUNTER PROS-06-PRS30 10' RADIUS 6" POP-UP TURF SPRAY BODY HUNTER PRS PRESSURE REGULATING SPRAY BODIES & ADAPTORS. PROVIDE PURPLE CAP FOR RECLAIMED WATER. POLY PIPE AND INSERT FITTING SWING JOINTS. PROVIDE PRO-SPRAY FIXED ARC NOZZLES PER PLAN.	6	30
Q T H TT TQ F	HUNTER PROS-06-PRS30 12' RADIUS 6" POP-UP TURF SPRAY BODY HUNTER PRS PRESSURE REGULATING SPRAY BODIES & ADAPTORS. PROVIDE PURPLE CAP FOR RECLAIMED WATER. POLY PIPE AND INSERT FITTING SWING JOINTS. PROVIDE PRO-SPRAY FIXED ARC NOZZLES PER PLAN.	373	30
Q T H TT TQ F	HUNTER PROS-06-PRS30 15' RADIUS 6" POP-UP TURF SPRAY BODY HUNTER PRS PRESSURE REGULATING SPRAY BODIES & ADAPTORS. PROVIDE PURPLE CAP FOR RECLAIMED WATER. POLY PIPE AND INSERT FITTING SWING JOINTS. PROVIDE PRO-SPRAY FIXED ARC NOZZLES PER PLAN.	126	30
0 12 15	HUNTER PROS-06-PRS30 ADJ 6" POP-UP TURF SPRAY BODY HUNTER PRS PRESSURE REGULATING SPRAY BODIES & ADAPTORS. PROVIDE PURPLE CAP FOR RECLAIMED WATER. POLY PIPE AND INSERT FITTING SWING JOINTS. PROVIDE PRO-SPRAY FIXED ARC NOZZLES PER PLAN.	36	30
1402 1401 1404 1408	RAIN BIRD 1402 PRESSURE COMPENSATING FLOOD BUBBLER FLOW (0.5 GPM). FULL CIRCLE BUBBLER	9	20
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	HUNTER ICZ-151-40 1.5" DRIP CONTROL ZONE KIT	6	
	AREA TO RECEIVE DRIPLINE HUNTER DRIPLINE - PURPLE DRIP EMITTER TUBING - .9 GPHX AND 12" EMITTER SPACING. ADJUST ROW SPACING PER SOIL CONDITIONS AND MANUFACTURER'S RECOMMENDATIONS. PVC PIPE SUPPLY AND EXHAUST HEADERS WITH AIR RELEASE VALVES. AND AUTO FLUSH VALVES IN VALVE BOXES PER HIGH, LOW, AND END POINTS OF THE TUBING. PROVIDE A 12" POP-UP SPRAY HEAD WITH THE NOZZLE SHUT OFF AS A SYSTEM OPERATION INDICATOR. USE PVC PIPE TO, AND BETWEEN, EACH PLANTING AREA. NETAFIM UNI-TECHLINE-CNL - 1 GPH - 12" OC, OR EQUAL.	10,486 S.F.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD PESBR-PRS-D IRRIGATION CONTROL VALVE. PLASTIC BODY W/ FLOW CONTROL + PRESSURE REGULATOR. MOUNT IN 15" RECTANGULAR VALVE BOX WITH PURPLE LID. SIZE INDICATED ON PLAN. RAIN BIRD PESB-R VALVE SERIES, OR EQUAL. ALL WIRE SPLICES TO BE MADE WITH 3M DBR/DBY CONNECTORS, OR EQUAL.	23	
	IRRIGATION ISOLATION VALVE SIZE SAME SIZE AS PIPE. MOUNT IN 19" RECTANGULAR VALVE BOX WITH 8" NDS DRAIN PIPE EXTENSION AS NEEDED. 3" AND SMALLER - BRONZE THREAD ON TYPE WITH WHEEL HANDLE. 4" AND LARGER - CAST IRON GASKET JOINT TYPE WITH 2" OPERATING NUT HANDLE. AND VALVE TO PIPE RESTRAINING FITTINGS. PROVIDE ONE VALVE KEY FOR EACH TYPE VALVE INSTALLED.	6	
FS	RAIN BIRD FS-300-P 3" FLOW SENSOR + SD-210 SENSOR DECODER	1	
M	WATER METER 2"	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 3/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1/2" IN SIZE.	12,936 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE. SOLVENT WELD FITTINGS.	2,624 L.F.	
	PIPE SLEEVE: PVC SCHEDULE 40 AND CLASS 315 SOLVENT WELD PVC PIPE AND FITTINGS.	439.5 L.F.	



BrightView
Landscape Development
Irrigation
Maintenance
Enhancements

ORIGINAL 5/5/16
REVISIONS:
1. 6/16/16
2. 7/1/16
3. 8/2/16
4.
5.

TASK: As-Built Drawings

PROJECT: IRRIGATION SCHEDULE

CLIENT: ASTURIA PROMENADE
COMMUNITY DEVELOPMENT DISTRICT
5844 Old Pasco Road
Wesley Chapel, FL 33544

JOB NO.
DRAWN PSI
DESIGN PSI
CHECKED MLP
O.C.
SHEET
IR2.01

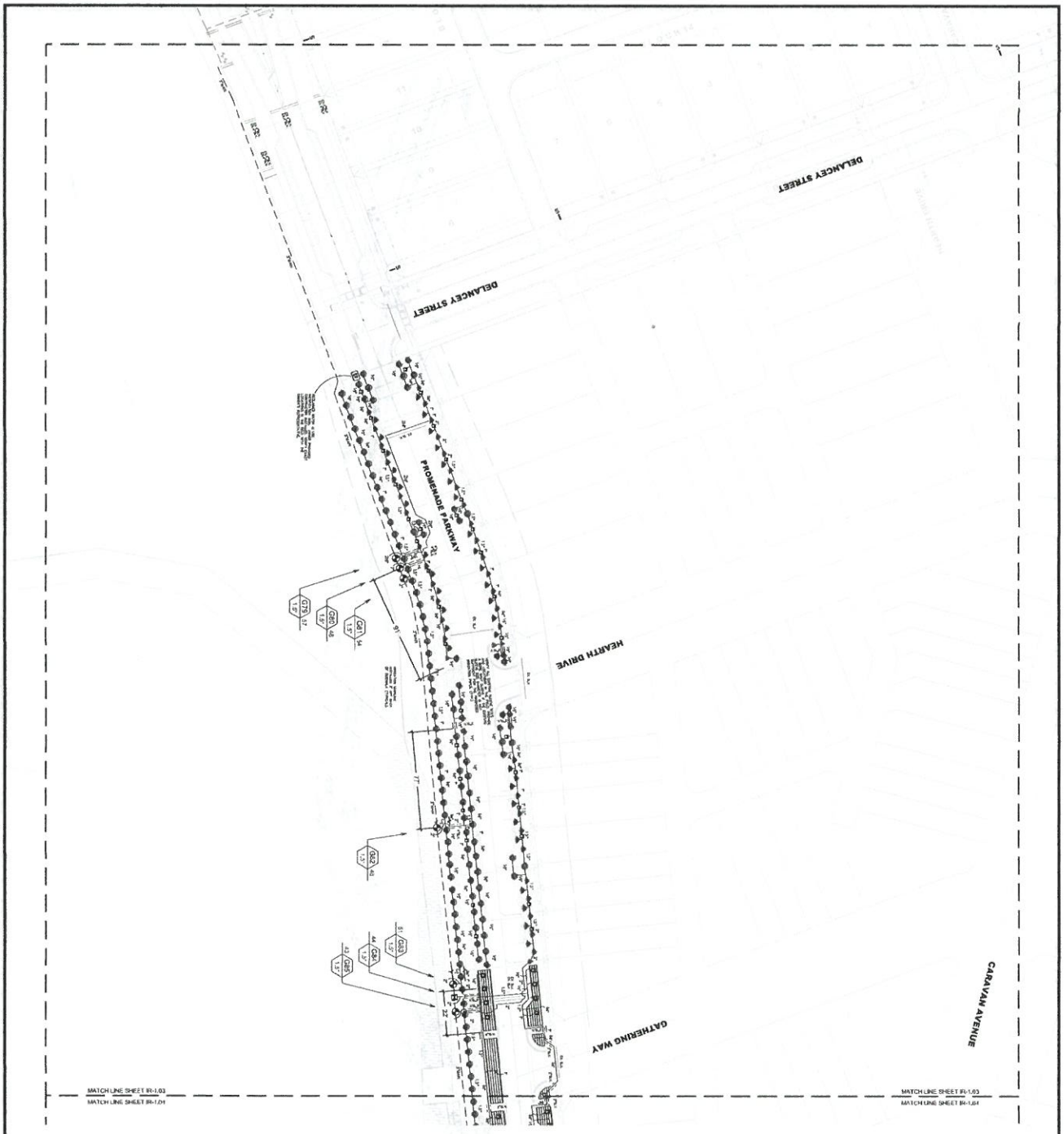


SCALE: 1"=60'-0"

IR1.05		ASTURIA PROMENADE COMMUNITY DEVELOPMENT DISTRICT 5844 Old Pasco Road Wesley Chapel, FL 33544	IRRIGATION PLAN	As-Built Drawings	ORIGINAL 5/5/16 REVISIONS: 1. 6/16/16 2. 7/11/16 3. 8/2/16 4. 5.

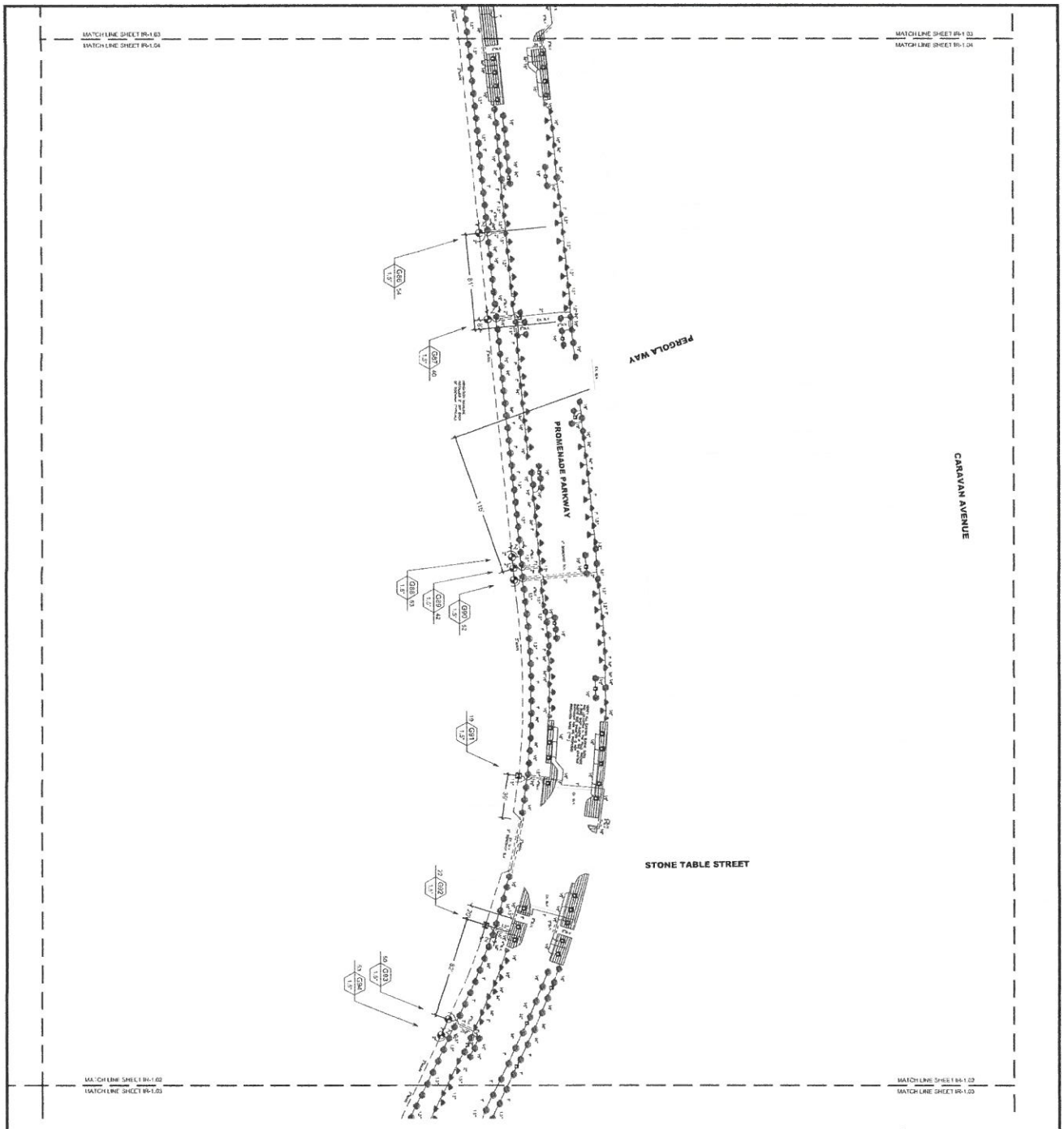
JOB NO.
DRAWN FSL
DESIGN
CHECKED MJP
SHEET

BrightView
Landscape Development



IR1.04	CLIENT: ASTURIA PROMENADE COMMUNITY DEVELOPMENT DISTRICT 5844 Old Pasco Road Wesley Chapel, FL 33544	PROJECT: IRRIGATION PLAN	TASK: As-Built Drawings	ORIGINAL 5/5/16 REVISIONS: 1. 6/16/16 2. 7/11/16 3. 8/12/16 4. 5.	BrightView Landscape Development

JOB NO.
DRAWN PSL
DESIGN
CHECKED MJP
Q.C.
SHEET

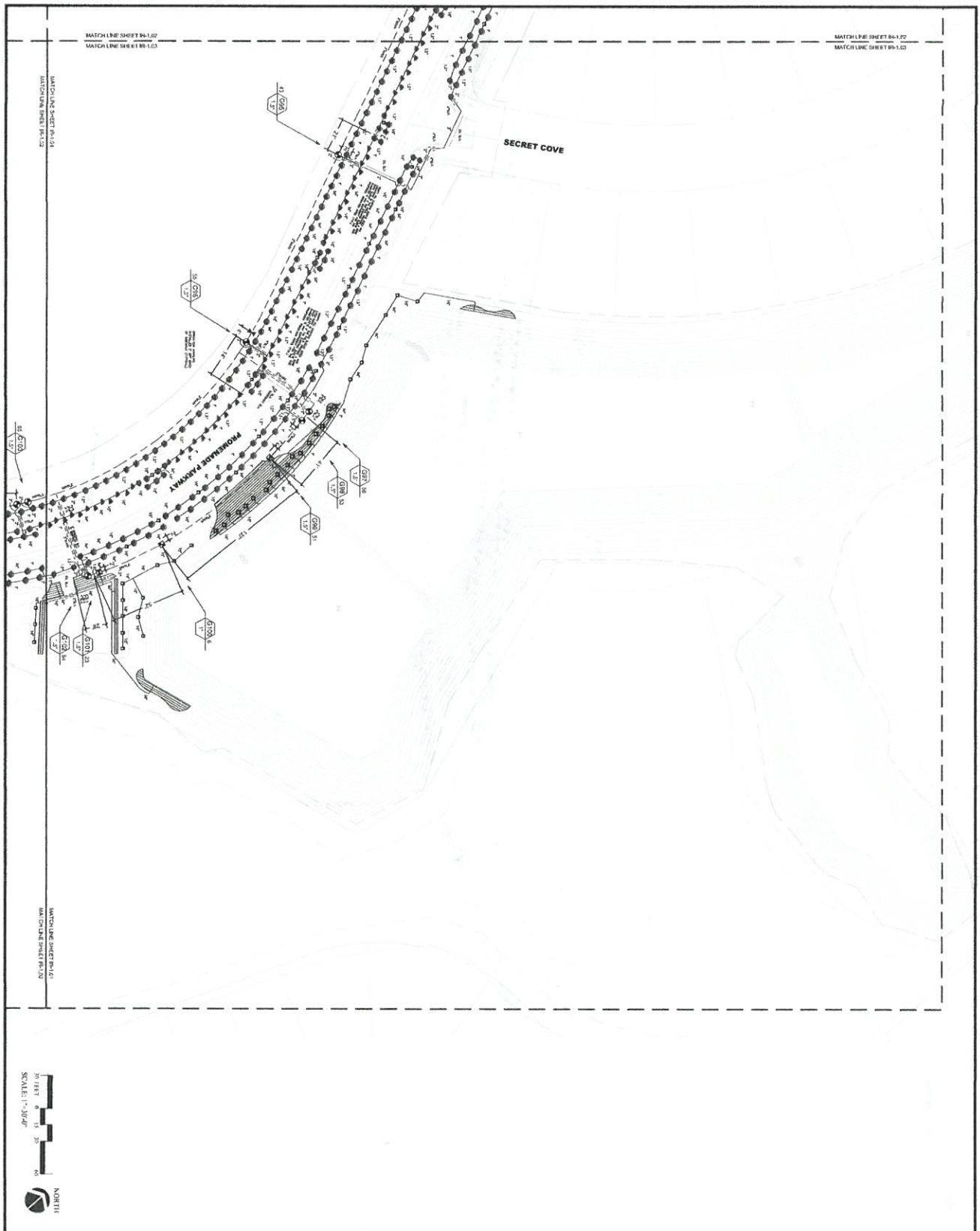


SCALE: 1" = 30'-0"

NORTH

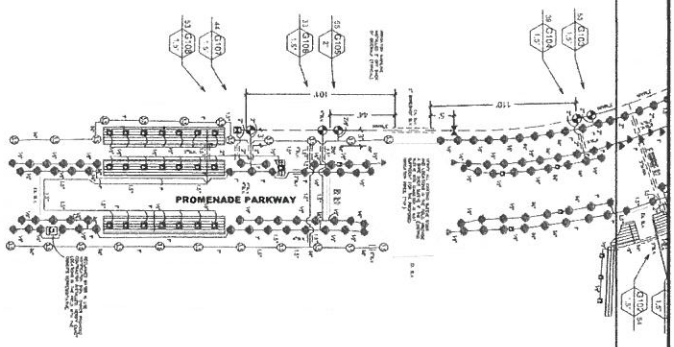
SHEET IR1.03	CLIENT: ASTURIA PROMENADE COMMUNITY DEVELOPMENT DISTRICT 5844 Old Pasco Road Wesley Chapel, FL 33544	PROJECT: IRRIGATION PLAN	TASK: As-Built Drawings	ORIGINAL 5/5/16 REVISIONS: 1. 6/16/16 2. 7/11/16 3. 8/2/16 4. 5.	BrightView Landscape Development

JOB NO. ____ PSI
DRAWN ____ PSI
DESIGN ____ PSI
CHECKED ____ MJP
Q.C. ____



IR1.02	CLIENT: ASTURIA PROMENADE COMMUNITY DEVELOPMENT DISTRICT 5844 Old Pasco Road Wesley Chapel, FL 33544	PROJECT: IRRIGATION PLAN	TASK: As-Built Drawings	ORIGINAL 5/5/16 REVISIONS: 1. 6/16/16 2. 7/11/16 3. 8/2/16 4. 5.	BrightView Landscape Development

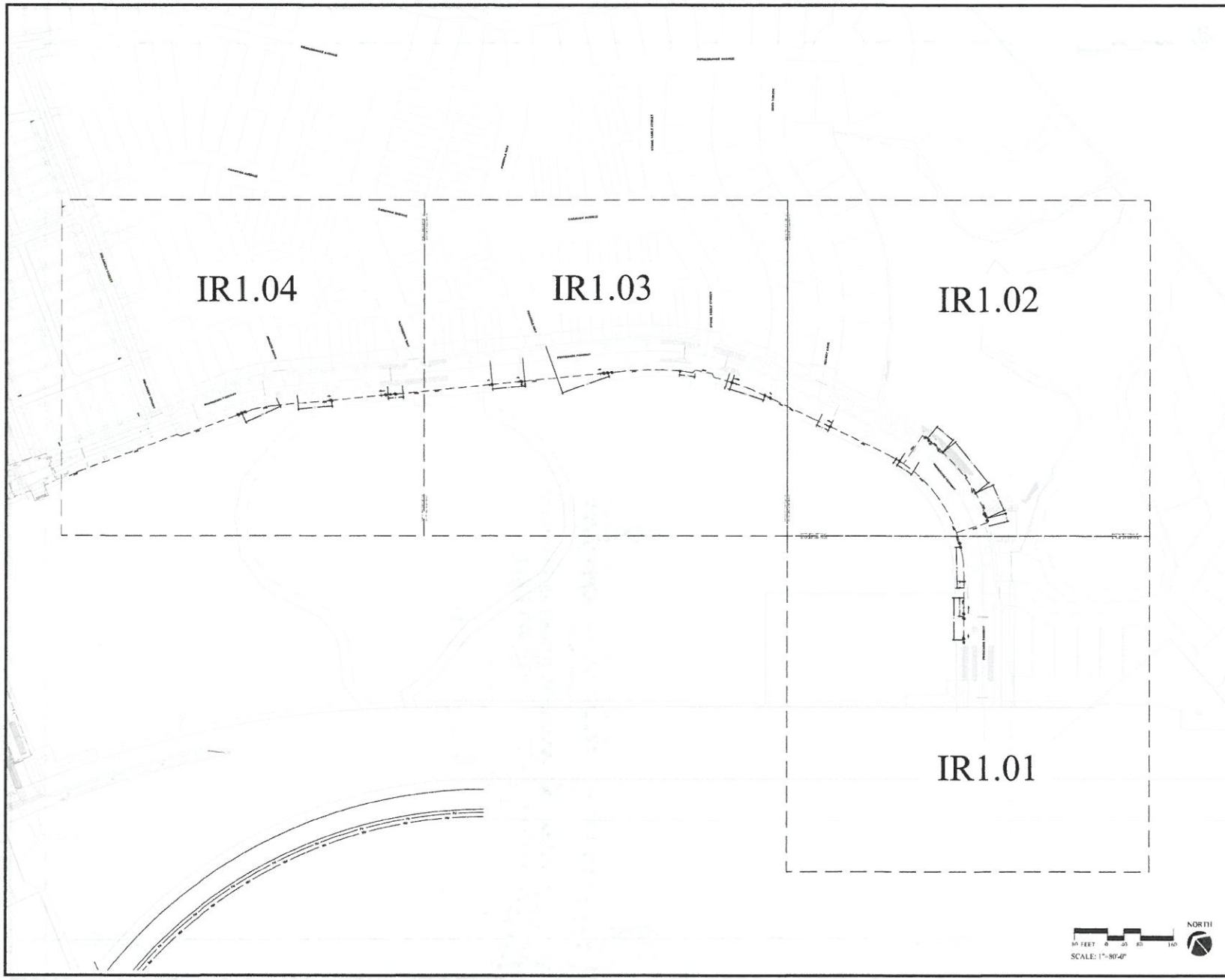
JOB NO.
DRAWN
DESIGN PS
CHECKED MLP
Q.C.
SHEET



SCALE: 1" = 30'-0"

NORTH

JOB NO.	CLIENT: ASTURIA PROMENADE COMMUNITY DEVELOPMENT DISTRICT 5844 Old Pasco Road Wesley Chapel, FL 33544	PROJECT: IRRIGATION PLAN	TASK: As-Built Drawings	ORIGINAL 5/5/16 REVISIONS: 1. 6/15/16 2. 7/11/16 3. 8/2/16 4. 5.	BrightView Landscape Development
DRAWN PSL DESIGN PSL CHECKED MLP Q.C. SHEET IR1.01					



BrightView
Landscape Development

ORIGINAL 5/5/16
REVISIONS:
1. 6/16/16
2. 7/1/16
3. 8/5/16
4.
5.

TASK: As-Built Drawings

PROJECT: IRRIGATION PLAN

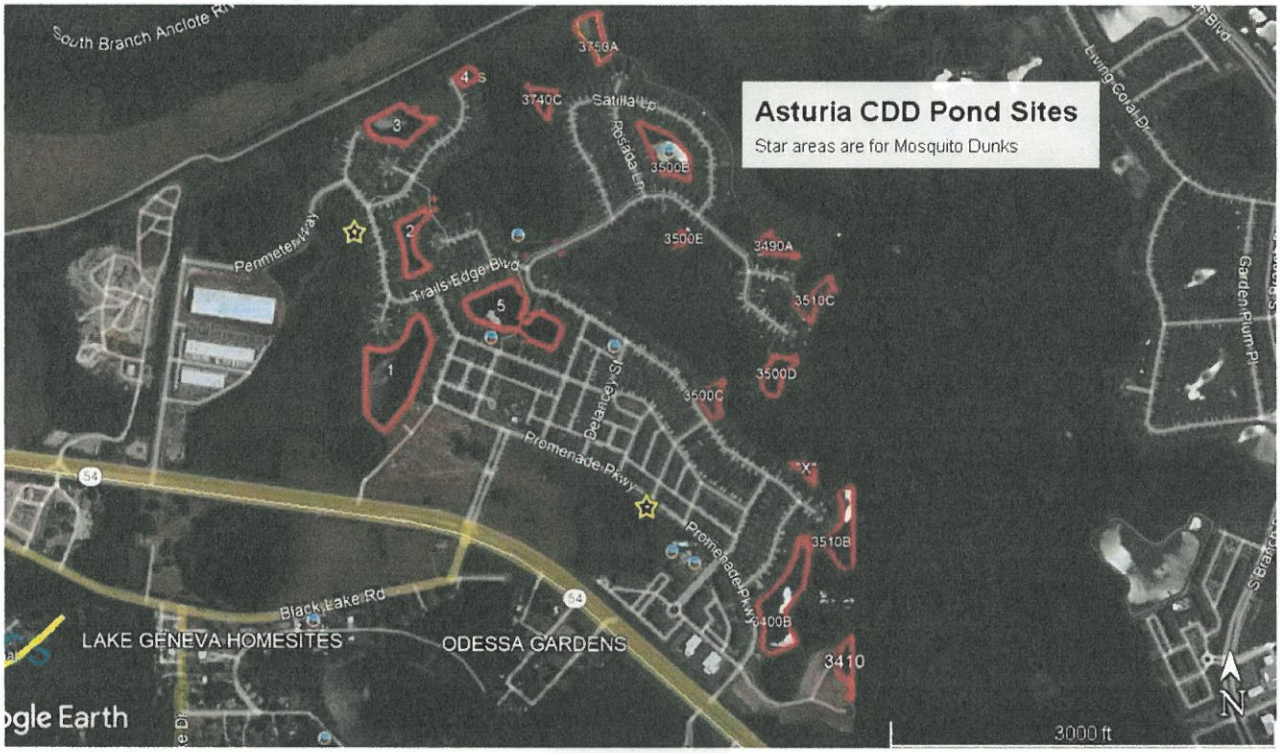
CLIENT: ASTURIA PROMENADE
COMMUNITY DEVELOPMENT DISTRICT
5844 Old Pasco Road
Wesley Chapel, FL 33544

JOB NO.
DRAWN PSI
DESIGN PSI
CHECKED MLP
Q.C.
SHEET
IR1.00

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

Blue Water Aquatics
Aquatic & Environmental Services

Asturia CDD
Site Map



HEADQUARTERS: 5119 State Road 54 ■ New Port Richey, FL 34652
Phone: 727-842-2100 ■ Email: Office@BlueWaterAquaticsInc.com

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, Edward Nieves, as Branch Manager, on behalf of JNR Landscape Management LLC, a Landscape Company, (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: JNR Landscape Management LLC

Name: [signature]

Title: Branch Manager

Date: September 2nd 2025

STATE OF FLORIDA

COUNTY OF Hillsborough

SWORN TO AND SUBSCRIBED before me ☒ physical presence or ☐ remote notarization by Edward Nieves Torres, as Branch Manager, of JNR Landscape Management LLC, who is ☐ personally known to me or ☒ who produced FL N123226691850 as identification this 2 day of September, 2025.

KATHLEEN GONZALEZ
Notary Public
State of Florida
Comm# HH486372
Expires 3/14/2028

(Notarial Seal)

Notary Public

To remain in compliance with Florida Statutes, please avoid using 'Reply All' in Board communications.

Addendum (Irrigation)

__tpx__

From: Gary Schwartz <gary@hikai.com>
Sent: Friday, August 29, 2025 9:08 AM
To: scott.carlson@juniperlandscaping.com
Cc: eileeng@russellandscape.com; lblack@unitedlandservices.com; scott.foster@brightview.com; turner.lamb@brightview.com; edward.nieves@jnrlandscape.com; Charles Davis <cdavis@floridacommercialcare.com>; jacob.ripp@daveytree.com; John Burkett <jburkett@redtreelandscape.systems>; office@greenrhinotampa.com; bonnie.marshall@juniperlandscape.com
Subject: Asturia Irrigation information.

Hello,

The total zone count is 216.

Please see the list of controllers and corresponding zones below, as requested:

- **Controller 1** – 5 zones
- **Controller 2** – 7 zones
- **Controller 3** – 20 zones
- **Controller 4** – 6 zones
- **Controller 5** – 17 zones
- **Controller 6** – 13 zones
- **Controller 7** – 9 zones
- **Controller 8** – 5 zones
- **Controller 9** – 7 zones
- **Controller 10** – 10 zones
- **Controller 11** – 9 zones
- **Controller 12 (Clubhouse)** – 108 zones

cheers to happy living,

photo gary schwartz
field service manager

EXHIBIT 5

Return to Agenda

Uniting partners through exceptional

landscape services

UNITED

Land Services

Asturia Community Development District

Asturia Community Development District

Proposal
For
Landscape & Irrigation Maintenance

9/3/2025

Pricing Valid for 90 Days Upon Receipt

9/2/25

Asturia Community Development District

c/o Kai Management

RE: Landscape Maintenance & Irrigation Proposal

Dear Heather Dilly

Thank you for considering United Land Services as your landscape maintenance service provider. We sincerely appreciate every opportunity presented to build a lasting relationship with our clients. Our proposal has been uniquely crafted to address your community's specific needs and expectations. We call this your *Community Road Map*™ because it was designed to illustrate the steps to take your community from its current state to one your residents will be proud of for years to come.

Included in your *Community Road Map*™ you will find the following sections:

- **Company History:** Information about our company's experience, capabilities and core values.
- **Development Strategy:** Our transition plan includes the actions we will take in the first 30/60/90 days of service to improve both your specific areas of concern and items we have noted during our inspection that will provide an immediate impact to the appearance of the property.
- **Scope of Services Summary:** This section outlines our scope of services, derived from industry established Best Management Practices and our years of experience in the field.
- **Agreement & Investment:** Our service agreement and pricing for the services we'll provide to your property.

If you have any questions after reviewing our proposal, please do not hesitate to contact me at any time. I am always available to provide solutions and discuss any aspect of property's needs directly.

Sincerely,

Luke Blackson
Senior Business Development Manager
lblackson@unitedlandservices.com

Company History, Experience & Services

Company History

Field Support Office

12276 San Jose Blvd
Jacksonville, FL 32223
(904) 829-9255

Total Number of Employees

1500+

Additional Areas Served

- Alabama
  - Montgomery
- Florida
  - Central Florida
  - Ocala
  - Ft. Peirce
  - Fernandina Beach
  - Tampa
  - Bradenton
  - Jacksonville,
  - Ft. Lauderdale
  - Panama City
  - West Palm
- North Carolina
  - Greensboro
  - Charlotte
  - Raleigh
- South Carolina
  - Myrtle Beach
- Georgia
  - Savannah
  - Atlanta





Our History

How It All Started

The Company was founded by Bob Bland-ford in 2001 as United Landscapes, a name that has come to be synonymous with best-in-class landscape design, installation and maintenance services across the Jacksonville and St. Johns County area. Today, the Company has over 1500 employees working daily with hundreds of commercial customers throughout Florida. Each location is capable of independently managing and enhancing a variety of complex landscape projects.



Services Offered & Approach

At United Land Services, we meet the highly specific needs of our clients by offering a comprehensive selection of services — from the design to the installation to the ongoing maintenance. Our landscape service divisions are equipped to handle a wide variety of properties, including masterplan communities, condominiums, golf clubs, office complexes, retail establishments and resorts. We perform these services with your distinct needs at the forefront of everything we do. We are local owners and operators committed to delivering excellent service at the highest levels of quality and craftsmanship.



United Land Services takes a proactive approach when it comes to the landscape. We become trusted partners for all your landscape needs while providing quality landscapes in line with University of Florida Best Management Practices.

UNITED Land Services

Products & Services

We Are Your All-Inclusive Service Provider



Landscape Maintenance

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.



Outdoor Lighting

Landscape lighting can increase your property's safety, make it easier to navigate, and allow clients, residents, and guests to enjoy it late into the evening.



Commercial Installation

We provide large scale Commercial Landscape and Irrigation Installation at the highest level. From initial design through value engineering and buildout.



Sod Installation

United takes your lawns from withering to wonderful. We offer expert sod-laying and seeding services as well as over-seeding to thicken up your turf.



Landscape Design

The design and planning phase is critical to a successful project. Our design team offers complete landscape architecture services that ensure a seamless process and a beautiful final product.



Irrigation Systems

Enjoy lush lawns, healthy trees and gardens for the entire growing season, without having to lift a finger.



Hardscapes

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.



Driveways & Entranceways

Welcome clients, customers, residents and guests to your property with a well-kept and attractive entrance.

UNITED Land Services

Irrigation Experts

Your Team of Certified & Licensed Specialists





Installation, Maintenance & Repairs

- **Installation -** At United Land Services, our irrigation experts are certified and licensed to install the most sophisticated, water wise irrigation systems. Our team has had over 25 years of installing systems across the Southeast.



- **Maintenance -** Monthly irrigation inspections and adjustments keep your system performing effectively and efficiently. United Land Services conducts routine wet checks with monthly reports to ensure proper coverage is being maintained to protect your investment.



- **Improvements -** Whether you have an old or new irrigation system, you can trust United Land Services to conduct a full audit and clearly communicate any deficiencies found to be repaired. Our team is ready to serve you.

Agronomics Program

Certified Pest Control Operators









Fertilization, Pest Control & Agronomy Management

- **Fertilization -** We understand the importance of curb appeal. We also understand that investing in the correct agronomics plan is an investment in your community. United Land Services takes pride in operating the fertilization and pest control throughout the Southeast

- **Pest Control -** United Land Services has developed a reputation for creating and maintaining thriving landscape environments for the Southeast's most demanding clients.

- **Agronomy Management -** We have a catered approach to all of our property's because not one size fits all. Our certified pest control specialists will customize an integrated plan to keep your community flourishing.

Hurricane Preparedness

Plan of Action



Phase I

- Phase 1 to begin immediately following the storm once safe and legal for our team to do so. Our main goal is to create as safe an environment as possible.
- Clear main entrances of any obstructions inhibiting traffic.
- Clear secondary roadways of any obstructions inhibiting traffic.
- Clear parking areas located at common areas and common area structures.
- Clear sidewalks, walking paths and thorough- fares in common areas

Phase 2

- Assessment of total clean-up needed and associated total costs of Phases 1-3.
- Removal of any debris generated and stock- piled from Phase 1 upon approval.
- Clearing and removal of debris from common
- Area parks, dog parks and playgrounds upon approval.

Phase 3

- Clear and remove debris from turf and landscape areas.
- Post storm tree work to remove “hangers”,



Prioritizing Safety

Minimizing Risks

With safety as our top priority, United Land Services continually updates its trainings, communications, and assessments to ensure that team members are prepared to perform their jobs with minimal risk to themselves or others.

Our dedicated safety officers conduct regular inspections to ensure employees maintain professional behavior and remain alert to all potential hazards.

- Strict Compliance to OSHA Regulations
- Dedicated Safety Officers
- Weekly Safety Meetings
- Annual Safety Rodeo with Industry Safety Experts
- Personal Protection Equipment Requirements
- Ongoing MVR Tracking and Reporting
- Post Accident Drug Testing













Vehicle Safety

Minimizing Risks

ONBOARDING SAFETY TRAINING

Safety starts the moment a team member is hired with a comprehensive training on proper vehicle, equipment and operational training.. Our goal is to ensure the crew and public are safe from leaving the branch, parking the vehicle to driving through a community. United Land equips our fleet and crews with the proper attire, markers and equipment to redirect traffic in safe manner so a job can be completed safely.





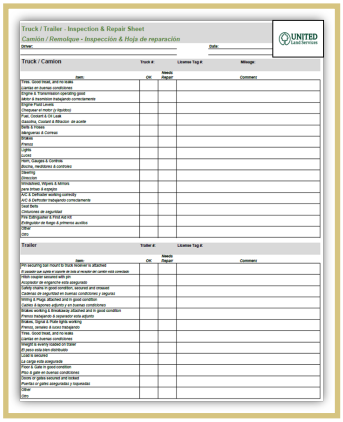
SOFTWARE MONITORING SYSTEMS:

Along with visual inspection, there are software system United Land has established to ensure the safety of our team and the public.

- Our ongoing MVR tracking and reporting application to review driver eligibility using a point system.
- Our GPS Monitoring Program allows our safety and fleet team to monitor speed and

DAILY VEHICLE INSPECTION:

A daily vehicle inspection is completed each morning to identify items that could pose risk to our employees and the general public . This inspection is then completed again upon return to the branch to ensure each vehicle and trailer are safe while on the road.



Exclusive Partnership











Exclusive Partnership











To Whom it May Concern:

I am writing to wholeheartedly recommend United Land Services for any landscaping projects you may be considering. As the Property Manager for Waterleigh Phase 4 Single Family & Townhome HOA's, I have had the pleasure of working closely with United Land Services on multiple occasions, and I can confidently attest to their exceptional professionalism, expertise, and commitment to excellence.

One example of their commitment to excellence is, when a homeowner called at 7AM on a non-maintenance day with a broken mail line, United's Team displayed remarkable efficiency and professionalism. Within just two hours of the call, they were onsite and swiftly completed the necessary repairs. Their prompt response not only prevented further damage but also minimized inconvenience for the homeowner. Such dedication and commitment to customer service are truly commendable and reflect positively on United's reputation.

Moreover, United Land Services consistently demonstrates a genuine passion for their craft, evident in every aspect of their work. Their dedication to customer satisfaction is unparalleled, and they go above and beyond to ensure that their clients' visions are not only realized but exceeded.

In addition to their technical skills the team at United Land Services is a pleasure to work with. They are approachable, responsive, and collaborative, making the entire process smooth from start to finish.

Based on my experiences, I have complete confidence in United Land Services' ability to deliver outstanding results on any landscaping project they undertake. Their professionalism, creativity, and commitment to excellence make them a truly exceptional partner.

If you have any further questions or require additional information, please do not hesitate to contact me. I am more than happy to provide any assistance I can.

I am certain that you will be as impressed with their work as I have been.

Sincerely,

Heather Burch, LCAM
Property Manager
Access Management
16150 Pebble Bluff Loop
Winter Garden, FL 34787
E: hburch@accessdifference.com P: 407-605-5588

CONDEV

April 23, 2024

To whom it may concern:

We are pleased to write this letter on behalf of the team at United Land Services. Our company has been working closely with United on several development projects both on the new landscape installation and maintenance fronts with great results.

United's responsiveness and attention to detail set them apart in the industry and have been a welcome addition to our development process. We now include United very early in the process when contemplating landscape design for new projects. We have found this very beneficial.

We highly recommend United Land Services when considering a dedicated landscape installation and maintenance team.

If we can provide any further information regarding our experience with United Land Services, please do not hesitate to contact us.

Regards,

CONDEV COMPANIES

Chris Gardner

Christopher J. Gardner
President

921 N. Pennsylvania Ave., Winter Park, Florida 32789 • O: (407) 679-1748 F: (407) 679-3120 CondevFL.com

INFRAMARK

210 N University Drive; Suite 702
Coral Springs, Florida 33071
954-603-0033

To whom it may concern, April 18, 2024

I am writing to provide information on our working relationship on behalf of Inframark for United Land Services. Inframark has been working closely with United on several of our accounts, and we have consistently experienced their professionalism and exceptional responsiveness.

Whenever issues arise, United Land Services has shown great proficiency in handling them efficiently and effectively. Their prompt and thorough approach to problem-solving has been instrumental in maintaining the smooth operation of our projects.

Working with United Land Services has been a pleasure for the Inframark teams. Their commitment to delivering high-quality services and their dedication to customer satisfaction have greatly contributed to our successful partnership.

We highly recommend United Land Services for any future collaborations and can assure you that their expertise and professionalism will be a valuable asset to your organization.

Should you require any further information or have any specific inquiries, please do not hesitate to contact me.

Sincerely,

Angel Montagna
Vice President of District Services
Inframark

Development Strategy

Phased Development Strategy

Best Management Practices

This is a custom designed plan using Florida Best Management Practices to exceed your desired look for this property. We have outlined the initial tasks that our Landscape Maintenance teams will perform as we begin our partnership regarding this property.

We have broken the tasks down into distinct phases to cover the first 90 days of this transition. This will provide an easy way to monitor and measure our progress as we formulate our joint strategy for the best results.



Premier Landscape Platform



A Reputation of Excellence



Full-Suite of Services



Experienced Management Team



Relationship-Oriented Service

Phased Development Strategy

Plan of Action

Phase 1 (Days 1-30)



- Meet with Property Manager and Board Committee Members to review our Three Phase Plan and Scope of Work.
- Complete an Irrigation Evaluation of system and report deficiencies and needed corrective actions.
- Establish consistent schedule for mowing, detailing and agronomics and implement accordingly.
- Perform first turf fertilizer application if possible (Blackout Period).
- Identify any areas of concern and concentrate efforts for immediate improvement. (Entrance features, weeding beds, sidewalk edging)
- Spot treat weeds in turf areas where needed.
- Formulate options for turf areas needing restoration.
- Implement weed control program in planting beds.
- Fertilize weak shrubs throughout the property.
- Start insect and disease program on all plant material.
- Evaluate the health of ailing plant material and propose improvement plan.
- Discuss any site-specific enhancement ideas.
- Perform monthly walk with Property Manager and Community Members.

Phased Development Strategy

Plan of Action

Phase 2 & 3 (Days 31-90)

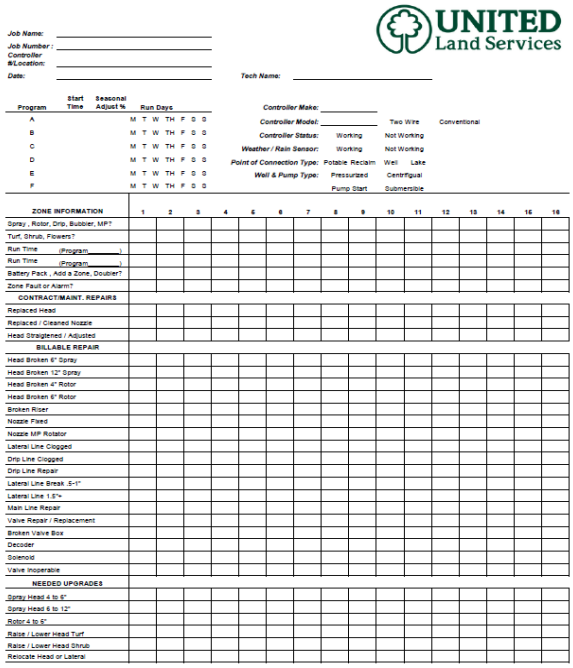
- Examine Phase 1 results and modify "Plan of Action" if necessary.
- Carry on with Irrigation Inspections and Improvements.
- Carry on with Scheduled Maintenance plan i.e., mowing, blowing, and edging.
- Evaluate need for second turf fertilization dependent on condition and time of year (Blackout period).
- Carry on with weed control applications in both turf and plant beds.
- Evaluate insect and disease program and make necessary adjustments.
- Implement approved site-specific enhancements.
- Perform monthly walk through with Property Manager and continue to identify areas of opportunity or concern.



Reporting

Closing the Communication Gap

Alignment, Execution & Building Partnerships



Job Name:
Job Number :
Controller
#/Location:
Date:

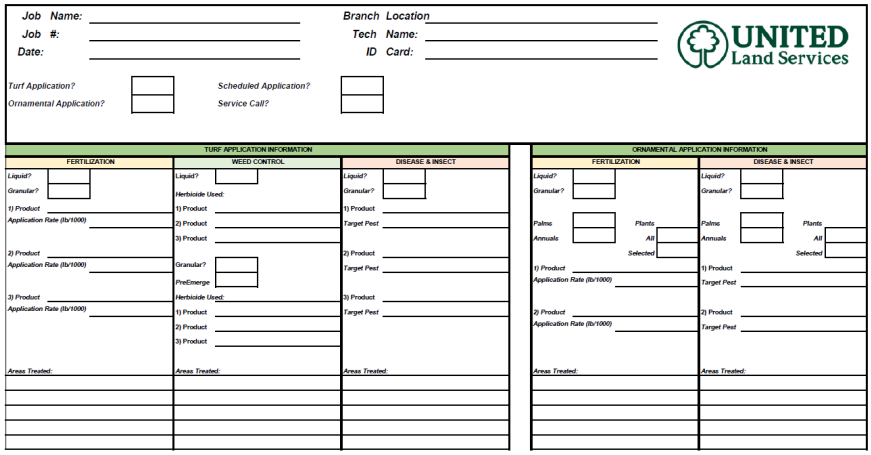
Tech Name:

Program	Start Time	Seasonal Adjust %	Run Days
A			M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make:
Controller Model: Two Wire Conventional
Controller Status: Working Not Working
Weather / Rain Sensor: Working Not Working
Point of Connection Type: Potable Reclaim Well Lake
Well & Pump Type: Pressurized Centrifugal
Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray , Rotor, Drip, Bubbler, MP?																
Turf, Shrub, Flowers?																
Run Time (Program)																
Run Time (Program)																
Battery Pack , Add a Zone, Doubler?																
Zone Fault or Alarm?																
CONTRACT/MAINT. REPAIRS																
Replaced Head																
Replaced / Cleaned Nozzle																
Head Straightened / Adjusted																
BILLABLE REPAIR																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																
NEEDED UPGRADES																
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Agronomics and Irrigation Inspection Reports



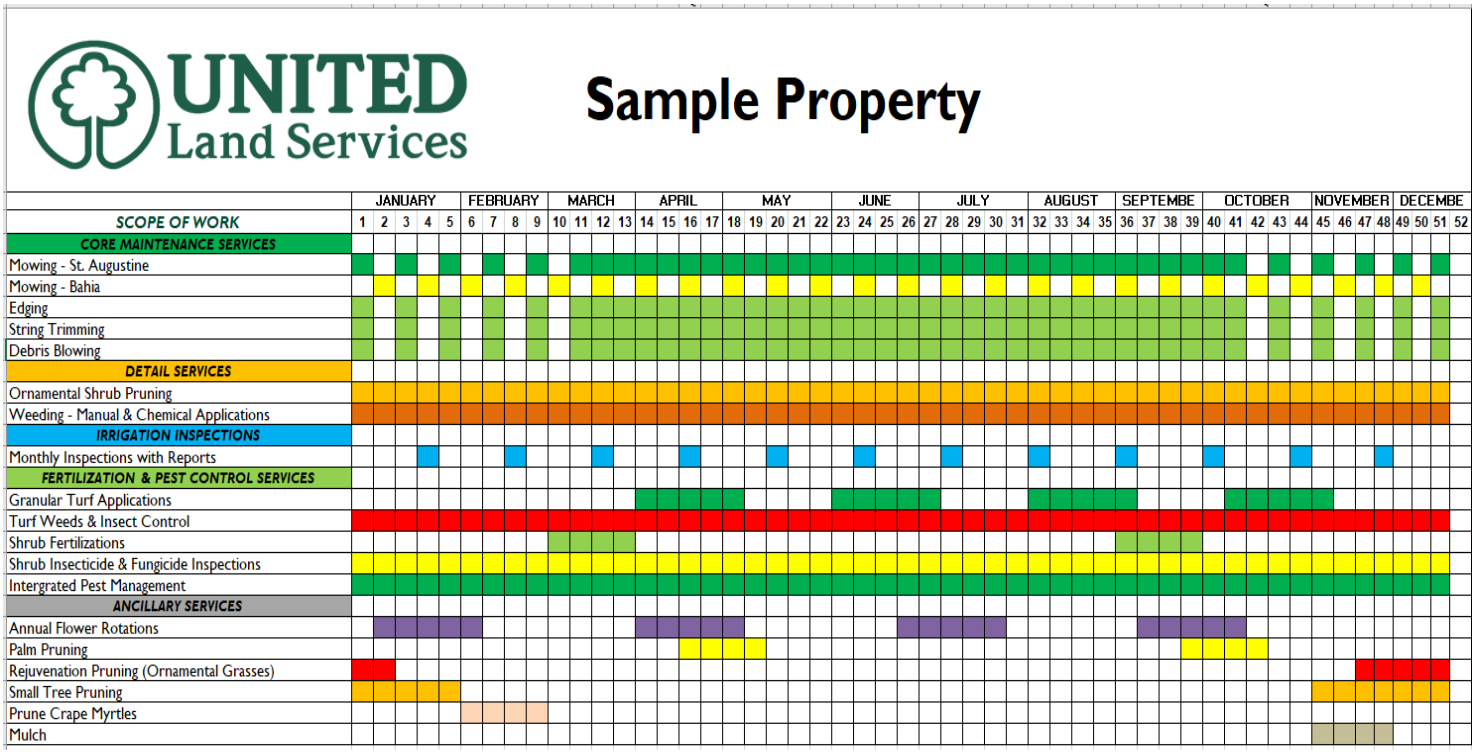
Job Name: Branch Location
Job #: Tech Name:
Date: ID Card:

Turf Application? Scheduled Application?
Ornamental Application? Service Call?

TURF APPLICATION INFORMATION		
FERTILIZATION	WEED CONTROL	DISEASE & INSECT
Liquid?	Liquid?	Liquid?
Granular?	Herbicide Used:	Granular?
1) Product	1) Product	1) Product
Application Rate (lb/1000)	2) Product	Target Pest
2) Product	3) Product	2) Product
Application Rate (lb/1000)	Granular?	Target Pest
3) Product	PreEmerge	3) Product
Application Rate (lb/1000)	Herbicide Used:	Target Pest
	1) Product	
	2) Product	
	3) Product	
Areas Treated:	Areas Treated:	Areas Treated:

ORNAMENTAL APPLICATION INFORMATION	
FERTILIZATION	DISEASE & INSECT
Liquid?	Liquid?
Granular?	Granular?
Palms Plants	Palms Plants
Annuals All	Annuals All
Selected	Selected
1) Product	1) Product
Application Rate (lb/1000)	Target Pest
2) Product	2) Product
Application Rate (lb/1000)	Target Pest
Areas Treated:	Areas Treated:

Yearly Service Calendar Guideline



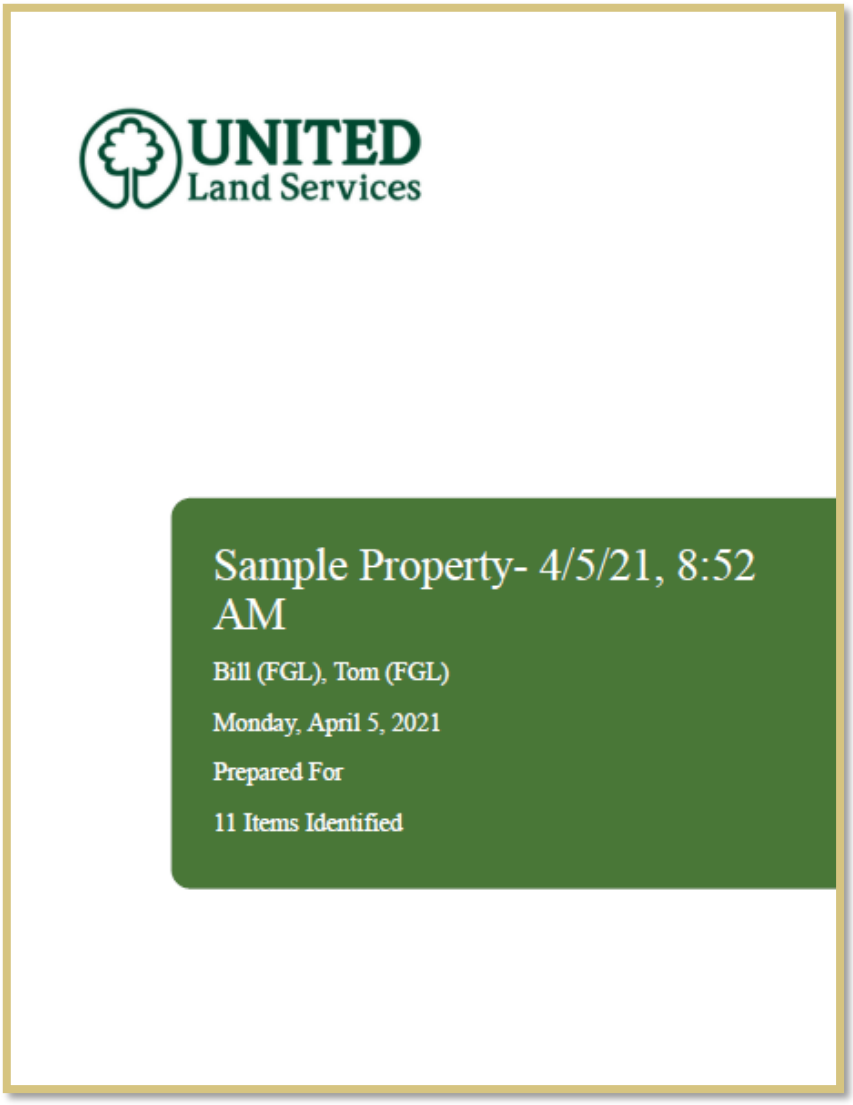
Sample Property

SCOPE OF WORK	JANUARY 1	2	3	4	5	FEBRUARY 6	7	8	9	MARCH 10	11	12	13	APRIL 14	15	16	17	MAY 18	19	20	21	22	JUNE 23	24	25	26	JULY 27	28	29	30	31	AUGUST 32	33	34	35	SEPTEMBE 36	37	38	39	OCTOBER 40	41	42	43	44	NOVEMBER 45	46	47	48	DECEMBE 49	50	51	52
CORE MAINTENANCE SERVICES																																																				
Mowing - St. Augustine																																																			
Mowing - Bahia																																																			
Edging																																																			
String Trimming																																																			
Debris Blowing																																																			
DETAIL SERVICES																																																		
Ornamental Shrub Pruning																																																		
Weeding - Manual & Chemical Applications																																																		
IRRIGATION INSPECTIONS																																																		
Monthly Inspections with Reports																																																		
FERTILIZATION & PEST CONTROL SERVICES																																																	
Granular Turf Applications																																																		
Turf Weeds & Insect Control																																																		
Shrub Fertilizations																																																		
Shrub Insecticide & Fungicide Inspections																																																		
Intergrated Pest Management																																																		
ANCILLARY SERVICES																																																		
Annual Flower Rotations																																																		
Palm Pruning																																																		
Rejuvenation Pruning (Ornamental Grasses)																																																		
Small Tree Pruning																																																		
Prune Crape Myrtles																																																		
Mulch																																																		

Closing the Communication Gap

Alignment, Execution & Building Partnerships

Communication is key to any strong partnership. In an effort to stay connected internally with our team and externally with our partners, our team utilizes Site Audit Pro. The program allows us to send visual communication though pictures along with a detailed explanation of the issue. Site Audit Pro is key in ensuring everyone is on the same page in helping to form the best possible solution.



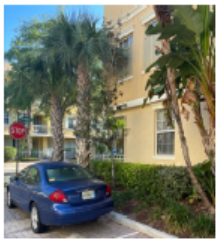
Closing the Communication Gap

Alignment, Execution & Building Partnerships

SAMPLE



Issue 1
Selectively remove tall stalks on White BOP in a sectional manor.
Removals tagged with orange tape



Issue 2
Remove Mags on Cody Chase



Issue 3
Declining Washingtonian on Cody Chase

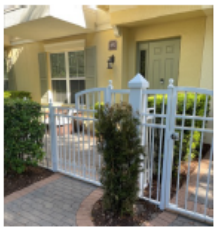


Issue 4
Remove staking kit

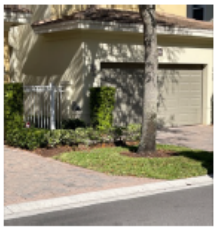
SAMPLE



Issue 5
Queen Palm on 46A dead from Ganoderma



Issue 6
Possible irrigation issue on Podocarpus along 46A units



Issue 7
Replace declining Pittisporum with turf



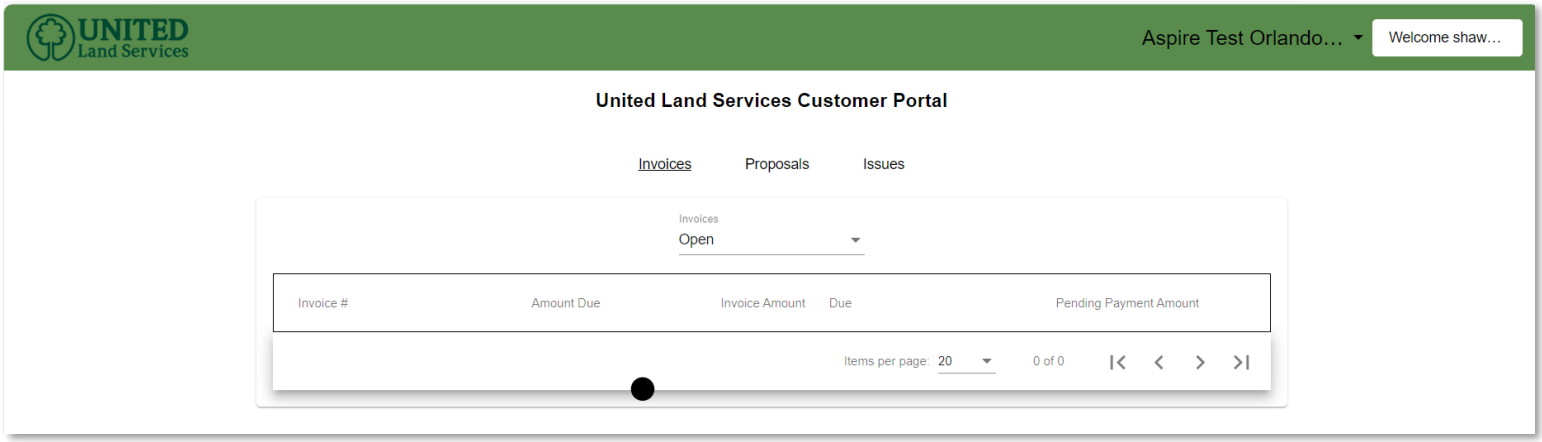
Issue 8
Proposal for method to attach Jasmine to columns / pergola

Work Order Software

Accountability, Communication and Productivity

United Land Services Work Order System Powered by:

United Land Services is dedicated to ensuring our valued partners receive the highest level of communication for a success long term partnership. Our work order system gives the client all the tools needed to stay informed on their property. The Aspire work order system is a user friendly software system that compliments our strong level of communication while providing accountability for our dedicated team.



FEATURES:

- View Invoices
- Pay Invoices
- View Proposals
- View Past Work Orders
- Review Updates on Work Orders
- View Landscape Experts Notes
- Sign Proposals
- Create Issues
- Submit Work Orders

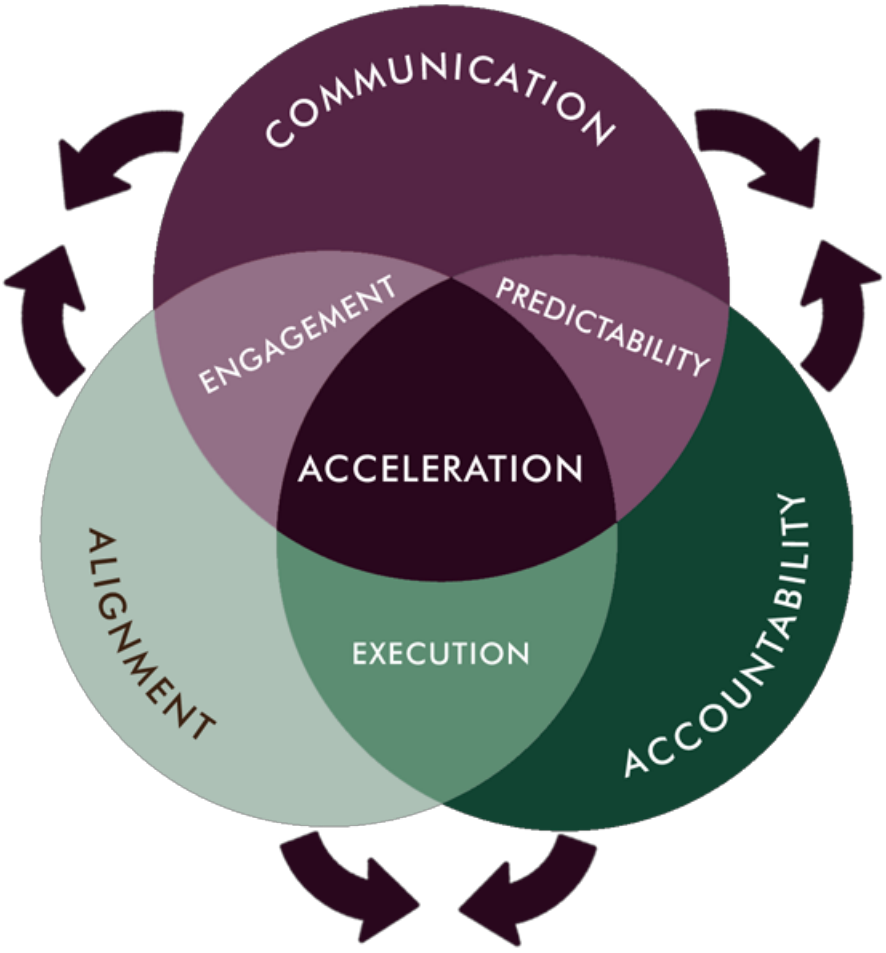
Closing the Communication Gap

Alignment, Execution & Building Partnerships

Constant, open communication between the board members, landscape committee (if applicable) and your ULS team will help to ensure expectations are set and goals are met. We plan to accomplish this through:

- Clear understanding of milestones to improve the landscape quality.
- Constant communication with HOA Management, Board Members and Committees.
- Weekly progress updates throughout the initial transition.
- Property inspections with Management and Board Members at predetermined intervals. (Sample report on pages below).

Our goal is to tailor this communication plan to meet your needs and the needs of the community.



Certifications

Certification

Your Agronomics and Irrigation Specialists

State of Florida
Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Certificate Number: JF187533

Joel Winternitz

This is to certify that the individual named above is a Certified Pest Control Operator and is privileged to practice

Lawn and Ornamental

in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.

WILTON SIMPSON
Commissioner of Agriculture

Issue Date: 05/30/2025
Expiration Date: 06/01/2026

FDOT

Donald Cope

Certificate: 605991

Has Completed a FDOT Approved Temporary Traffic Control [redacted]anced

Issued: 02/10/2023

Training Provider:
myTTOnline
83 Geneva Dr. Suite 621394
Oviedo, FL 32762
Ph: 407-901-0206

Expires: 02/10/2027

Instructor: M. H

Verify this Certificate at www.motadmin.com.

Ron DeSantis, Governor
Melanie S. Griffin, Secretary
Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE IRRIGATION SPECIALTY CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

BLANDFORD, ROBERT JOHN

UNITED LAND SERVICES OPERATING LLC
12276 SAN JOSE BLVD. SUITE 747
JACKSONVILLE FL 32224

LICENSE NUMBER: SCC131153481
EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 02/03/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

CERTIFIED ARBORIST ISA

The International Society of Arboriculture

Hereby Announces That

David J Rivera

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan
CEO & Executive Director

9 June 2015	30 June 2028	FL-6545A
Issue Date	Expiration Date	Certification Number

ANAB

ISA

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date	File No.	Expires
April 1, 2022	LF323729	April 1, 2026

THE **LTD COMMERCIAL FERTILIZER APPLICATOR HOLDER** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: **April 1, 2026**

KEELY HAVERLAND
10670 HERITAGE FARMS ROAD
LAKE WORTH, FL 33449

nicole fried
NICOLE "NIKKI" FRIED, COMMISSIONER

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
Commercial Applicator
License # CM500175

Alcantara, Robert
1717 katherine ct
Lake Worth Beach, FL 33461

Categories
3

Issued: 06/27/2025 **Expires:** 06/27/2029

Signature of Licensee

WILTON SIMPSON, COMMISSIONER

The above individual is licensed under the provisions of Chapter 487, F.S. to purchase and apply restricted use pesticides.

Certification

Your Agronomics and Irrigation Specialists



Certificate of Training
Best Management Practices
Florida Green Industries

GV911741-1
Certificate #
GV911741
Trainee ID #

UF IFAS
UNIVERSITY of FLORIDA

Keely Haverland

has successfully met all requirements necessary to be fully trained through the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

Issuer | T. Wichman, Instructor | 8/6/2019, Date of Class | DEP Program Administrator

Not valid without seal



The mission of the Florida Nursery, Growers & Landscape Association is to promote and protect the interests of Florida's nursery and landscape industry.

United Land Services
is a member of the
Florida Nursery, Grower & Landscape Association
through 6/30/2026

A. Talmadge Coley, Chief Executive Officer

FNGLA
FLORIDA NURSERY, GROWERS AND LANDSCAPE ASSOCIATION
Leading Florida's Green Industry

Member since 5/17/2017



FNGLA
CERTIFIED PROFESSIONAL
DESIGNER

The Florida Nursery, Growers & Landscape Association
Confers on

Matt Stinson
D9359851

The Title of
FNGLA Certified Landscape Designer (FCLD)

Expiration Date: 12/31/2027
Certified Since: 10/29/2024

Phillip Hisey, FNGLA President
Merry Mott, FNGLA Certification Director



Certification No. 2020-237
Expiration date: December 31, 2025

This certifies that

Jessica McCallum

Having shown to possess the necessary qualifications and having complied with the requirements of the

Landscape Inspectors Association of Florida

was by an order of this body recognized as competent in dispensing of the duties of a

Landscape Inspector

Given under the seal of the Landscape Inspectors Association of Florida this 1st day of January, 2023

Kevin M. Hunt, Certification Chair



HORTICULTURE PROFESSIONAL
FNGLA
We Know What Grows
FNGLA CERTIFIED

The Florida Nursery, Growers & Landscape Association
confers on
Keely Haverland
The Title of
FNGLA Certified Horticulture Professional (FCHP)

Date: 11/21/2019

Merry Mott, FNGLA
Director of Industry Certifications

UNITED Land Services

Certification

Your Agronomics and Irrigation Specialists

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Florida ULS Operating LLC

2 Business name/disregarded entity name, if different from above
United Land Services

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☑ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ S

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any)
Exemption from FATCA reporting code (if any)
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
12276 San Jose Blvd Suite 747

Requester's name and address (optional)

6 City, state, and ZIP code
Jacksonville, FL, 32223

7 List account number(s) here (optional)

Print or type. See Specific Instructions on page 3.

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

or

Employer identification number

8 5 – 2 4 9 7 9 2 5

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ Date ▶ 1/8/202

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

Scope of Services:

Exhibit A

Exhibit A: Scope of Services Summary

Annual Maintenance Outline

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

Scope of Services Summary

Annu-

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

Scope of Services Summary

Annual Maintenance Outline

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

Scope of Services Summary

Annual Maintenance Outline

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.**

Scope of Services Summary

Annual Maintenance Outline

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

Scope of Services Summary

Annual Maintenance Outline

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

Scope of Services Summary

Annual Maintenance Outline

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

Scope of Services Summary

Annual Maintenance Outline

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.

Scope of Services Summary

Annual Maintenance Outline

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

Scope of Services Summary

Annual Maintenance Outline

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

Scope of Services Summary

Annual Maintenance Outline

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

Scope of Services Summary

Annual Maintenance Outline

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

Scope of Services Summary

Annual Maintenance Outline

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.

Scope of Services Summary

Annual Maintenance Outline

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.

Scope of Services Summary

Annual Maintenance Outline

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]

Method and Approach

Method and Approach

Maintenance Take-off

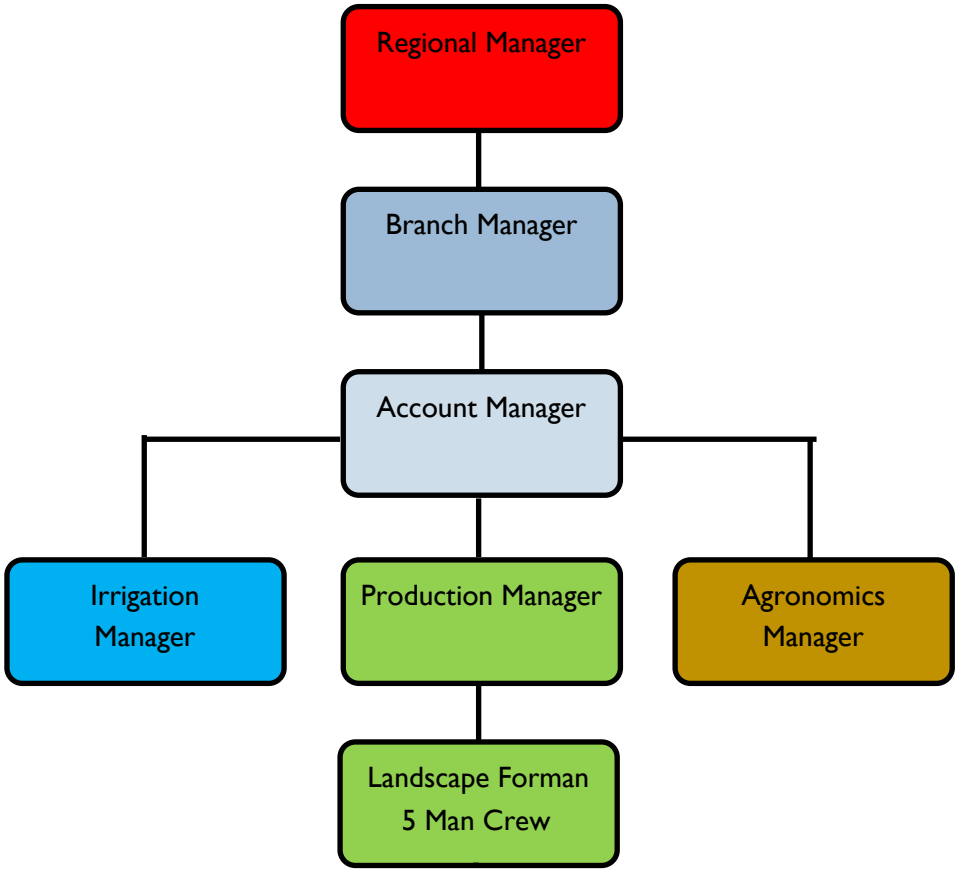
United Land Services is pleased to provide our take-off, generated by our in-house estimators, for service areas at Asturia Community Development District. This take-off illustrates the areas we are bidding to maintain. If there are any areas we may have missed, please let us know so we can correct the estimate and ensure we are the best trade partner for you. Please refer to the map below for detailed coverage.



Method and Approach

Staffing Chart

At United Land Services, we utilize a multi-layered approach to ensure that the Asturia CDD consistently receives top-tier service. This structured layering system not only enhances the quality of our services but also facilitates multiple levels of supervision and communication. Each layer is designed to streamline operations and create clear points of contact between the Anthem Park CDD and our team, ensuring that every aspect of our service is managed efficiently and any issues are swiftly addressed. This comprehensive framework underscores our commitment to maintaining the highest standards and fostering a strong, collaborative relationship with the district.



Method and Approach

Leadership Team

United Land Services has diligently prioritized hiring top-quality staff members since 2002. This commitment ensures that we consistently deliver superior services and maintain open, effective communication channels with our clients. Our dedicated team remains the cornerstone of our success, driving excellence in every aspect of our operations.

Regional Vice President

-Donnie Cope

-Oversees all landscape maintenance and installation for the central Florida regions.

Regional Director

-Brett Perez

-Oversees all United Operations in the Region and Offers Assistance to Local Branches.

Branch Manager

-Kevin Englert

-Leads all teams out of the Spring Hill Branch. Is responsible for operation at the Asturia CDD.

Account Manager

-Dillon Bauerfeind

-Onsite Management for all crews and primary point of contact for the Asturia CDD.

Business Development Manger

-Luke Blackson

-Works with the district to ensure a smooth onboarding process including handing contracts and billing.

Director of Fleet and Safety

-Tom Enright

-Develops a comprehensive safety plan company wide. Provides capitol resources for all branches.

Method and Approach

Narrative Approach to Scope of Services

General Requirements

- ULS is prepared to acquire any and all necessary equipment if not already owned to fulfill the contract requirements.
- An Account Manager will be assigned to the account who will serve as the main point of contact for the District / Owner.
- Field employees will be dressed in ULS branded uniforms at all times. Field crew members are required to wear dark green uniform shirts and ULS branded hi-viz yellow safety vests along with work style boots.
- All ULS vehicles will be clearly marked with our logo.
- A code of conduct and employee handbook outlining policies is provided to employees at the time of hire. Employees are required to review the handbook and sign an acknowledgement form stating they agree to it's content.
- PPE is provided to employees, and required for use at all times. Safety protocols are at the direction of our Fleet & Safety Manager and implemented by our Branch, Account and Production Managers.
- Subcontractors & Consultants may be utilized for select services such as mulch installation, flower installation, palm pruning and agronomics. Those subcontractors will be expected to act as a representative of ULS at all times and adhere to contract requirements.

Reporting

- ULS agrees and is open to regular meetings onsite to review necessary items.
- A designated Account Manager will be assigned to the project to handle such coordination.
- Best efforts will be made to return calls and emails within a timely manner.
- All reports provided in RFP will be used along side ULS reporting

Operations & Maintenance

Schedule Of Services

- Staffing will be adequate to perform the tasks outlined in the Scope of Work for 52 visits.
- Pricing includes a Irrigation Technician
- Services will be completed over two days.
- Maps outlining these areas will be provided to the crew and property management.

Turf Care

- Mowing frequencies will be completed per the Scope of Services, for a total of approximately 41-45 cuts for St. Augustine and around 41-45 cuts for Bahia.

Method and Approach

Narrative Approach to Scope of Services

- Production maps will be provided to the crew outlining the areas to be mowed per the contract documents.
- The crew will be instructed on what size and type of mower to use based on site conditions and turf type. (72", 60" and 36")
- The proper sequence of mowing operations will be outlined prior to job start.
- Care will be taken when mowing on right of ways and roadways to insure safety to crew members and the general public.

Edging & Trimming

- ULS will edge all hard areas week.
- MOT precautions will be taken when required.
- Trimming/weed eating will be performed per specifications.

Weed & Disease Control

- ULS will make applications based on site conditions and Best Management Practices

Fertilization

- Fertilization shall be determined based on onside condition, turf needs, and RFP specifications.
- Soil samples will be taken to ensure the proper fertilization formulas are used.
- ULS will make application decisions based on Best Management Practices.
- Fertilization as directed by Scope of Services 6x per year on St. Aug turf.

Pest Control

- As part of ULS Agronomic program, will utilize an IPM approach and Best Management Practices to determine application requirements
- Constant monitoring of turf is vital to insure desired results. ULS staff is trained to identify areas of concern and coordinate treatment as needed.

Shrub/ Cord Grass & Ground Cover Care

- Crews will be provided a sectional detail map outlining the property boundaries.
- Crews will be directed to prune plants using Best Practices, specific to each plant type.
- Care will be taken not to remove buds or blooms on plants while flowering.
- All clippings will be removed after service.
- Fertilization shall be determined based on onside condition, shrub needs, and RFP specifications.

Method and Approach

Narrative Approach to Scope of Services

- Blends will contain a complete bend of nutrients designed for ornamental shrubs.
- ULS will make application decisions based on Best Management Practices.
- Fertilization will follow scope of services 3x for shrubs.

Tree & Palm Trimming

- Trees will be maintained to a height of 10' over pedestrian walkways and 15' over roadways.
- Palm pruning to be completed 1x per year
- Fertilization will be done in conjunction with the ornamental shrub application.

Liter and Debris Removal

- Litter and Debris to be removed prior to mowing.
- All debris generated by maintenance services to be removed by ULS.

Weeding

- ULS will utilize chemical applications to maintain clean, and relatively weed free beds and mulched areas.
- ULS will follow all State & Federal requirements to make such applications. MSDS sheets will be made available.
- Best efforts will be made to keep areas with no mulch or groundcover present free from weeds, but no such guarantee can be made. Mulch and or dense groundcover is vital to weed free planting areas.

Irrigation

- Inspections will be completed on a monthly basis and an inspection sheet provided to the Owner thereafter.
- An initial audit report will be completed with in the first 30 days to access damages and deficiencies and reports will be presented to the Board of Supervisors/ District Manager
- ULS understands that all unreported maintenance deficiencies, parts and labor after the 30 day period will be assumed by the contractor.

<u>Response Time</u>

- ULS will provide a dedicated Account Manager that will serve as the main point of contact for the Owner.
- ULS will make best efforts to strictly adhere to all response time expectations.

ULS operations team will conduct all audits of the community with reports, pictures and detailed explanations in the first 30 days to the district manager and Board of Supervisors

Key Management and Personnel

Bob Blandford

Chief Executive Officer

Bob Blandford leads our team as an accomplished executive with more than 25 years of experience in the landscape industry. Bob believes in our mission, our people, and our products as well as providing the best possible customer service. He is driven to do whatever it takes to be the best partner with the best company culture in the business.

Experience

2019 – Present
United Land Services – *Chief Executive Officer*

- Oversee executive leadership, public relations of the company and all company-related training
- Effectively manage a team of more than 450 employees in 8 different locations throughout the Southeast
- Develop and accomplish short-term goals and long-term objectives that further the company's growth

1998 - 2019
United Landscapes – *Owner*

At the age of 16, Bob Blandford started working for a commercial lawn maintenance company servicing customer such as Barnett Bank, TPC Sawgrass, and Jacksonville Golf and Country Club. In 1998, he went into business for himself, performing all facets of commercial construction and maintenance. Over the years, Bob built a company that now employs over 400 employees. They service customers such as HOA, CDD, commercial developers, and ten different national home builders. Bob Blandford also holds a Commercial Building Contractor's License and a Florida Irrigation License.

Licenses & Skills

- *Certified General Contractor*
- *Certified Pest Control Operator*
- *Certified Irrigation Contractor*
- *Certified Dealer In Agriculture*
- Leadership & Growth Mindset
- Business Strategy & Planning

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-829-9255
bblandford@unitedlandservices.com

Ray Leach

Chief Operating Officer

Ray Leach is the driving force behind the day-to-day operations. At United Land Services his role includes law and finances, strategic planning, analytical thinking, business development and operations management. His extensive knowledge in the landscape industry has made Ray a successful, demonstrated leader over his 30-year industry tenure.

Experience

2021 - Present
United Land Services – *Chief Operating Officer*

- Formulate business strategy with others in the executive team
- Design policies that align with overall strategy
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Oversee expenses and budgeting to help the organization optimize costs and benefits

1994 - 2021
Southern Scapes – *President*

- Directing and overseeing an organization's budgetary and financial activities
- Analyzing performance indicators, financial statements and sales reports
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Identifying areas to cut costs while improving programs, performance and policies

Licenses & Skills

- *Certified Irrigation Contractor*
- Strategic Planning & Execution
- Personnel Development
- Acquisition Integrations

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-829-9255
rleach@unitedlandservices.com
linkedin.com/in/ray-leach-8bb505174/

Donnie Cope

Vice President of Operations

Accomplished and goal-driven Vice President with more than 7 years' experience in strategic and tactical business leadership. Expertise includes managing business process change to achieve maximum results with effective planning, organization and communication skills as well as a solutions-oriented approach to problem-solving.

Experience

2015 - Current
United Land Services – *VP of Operations*

- Establishes, implements, and communicates the strategic direction of the organizations operations division.
- Collaborates with executive leadership to develop and meet company goals while supplying expertise and guidance on operations projects and systems.
- Collaborates with other divisions and departments to carry out the organization's goals and objectives.
- Identifies, recommends, and implements new processes, technologies, and systems to improve and streamline organizational processes and use of resources and materials.
- Designed and manages Northeast Florida operations with a diverse staff of qualified project managers

2016 - 2020
Florida Turf Grass – *Owner*

- Sod sales, installation and grading services for Northeast Florida.

2014 - 2016
Outdoor Concepts – *Owner*

- Landscape design and construction services for Northeast Florida.

Education

2001 - 2003
A.A. Business Administration and Management
St. John's Community College

Licenses & Skills

- Creativity
- Leadership
- Organization
- Problem solving
- Teamwork

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-829-9255
dcope@unitedlandservices.com
linkedin.com/in/donnie-cope-69677b20/

Brett Perez

Regional Manager of Maintenance

Brett serves as our South Florida Regional Manager of maintenance. He has extensive knowledge in the green industry. Brett brings over 16 years of experience to the table. He takes pride in his attention to detail and customer service, a quality that he instills throughout his entire team. He strives to meet and exceed the needs of every customer, no matter how big or small.

Experience

2023 - Current
United Land Services – *Regional Manager*

- Achieving business goals and revenue targets.
- Overseeing daily operations, managing budgets, and setting performance objectives.
- Recruiting, training, and supporting branch managers
- Developing and implementing best practices in the green industry
- Planning, evaluating, and optimizing operations to be efficient and cost-effective.
- Dealing with escalated customer issues and incident reports.

2023- 2023
Benchmark Landscaping –*Chief Operating Officer*

- Formulate business strategy with others in the executive team
- Design policies that align with overall strategy
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws

2021-2023
Inframark Management Services - *Area Field Director*

- Lead staff by communicating job expectations; planning, monitoring, and appraising job results;
- Design, develop, implement strategic site standards to address the Company's standards and client requirements.
- Instructing field crews on season specific work such as fall pruning, fertilizations, weed treatments, mulching, etc.

2015- 2021
Yellowstone Landscape -*Branch Manager*

2013-2015
Austin Outdoor -*Branch Manager*

2010-2012
Buckhorn Springs Golf and Country Club -*Golf Course Superintendent*

Education

B.S. of Science
Turf Science
University of Florida

Licenses & Skills

- Organization
- Problem solving
- Teamwork
- Leadership

Contact

813-784-1162
bperez@unitedlandservices.com

Kevin Englert

Branch Manager

Kevin has been in the Green Industry for over 14 years. He has worked his way through the industry understanding every aspect of landscape. Kevin takes pride in his attention to detail and customer service, a quality that he instills throughout his entire branch. He strives to meet and exceed the needs of every customer, no matter how big or small.

Experience

2022 - Present
United Land Services – *Branch Manager*

- Planning, scheduling, and implementation of all landscape and enhancement operations throughout the branch.
- Quality control, safety, and routine training.
- Client relations and service
- Estimated materials, tools and employees necessary for successful project completion.

2021 - 2022
Lawn Enforcement *-Branch Manager/ Maintenance Estimator*

- Measuring and estimating property landscape
- Leading, facilitating or assisting in the resolution of customer problems or concerns
- Responsible for setting objectives, managing policies and revenue growth
- Overseeing the Branch budgets and financials

2014-2021
Metro Landscape/ Maintenance Estimator *- Project Manager*

2009-2014
All Phase Landscape *- Account Manager*

Education

B.S. of Business Management
University of Phoenix

Certified Sustainable Landscape Management

Certified Landscape Technician

Licenses & Skills

- Methodology implementation
- Leadership
- Organization
- Process implementation
- Strategic Planning
- Client Resolution
- CAD/Blueprint Proficient

Contact

904-676-0477
kenglert@unitedlandservices.com

Dillion Bauernfeind

Account Manager

Dillion serves as the primary contact for United Land Services clients. He builds and sustains long-term relationships, focusing on both client retention and ancillary sales, while providing oversight for field operations. Dillion supervises the Production Manager, who directly manages all field operations and Associate Account Managers. As a unified group, they are responsible for coaching and developing team members.

Experience

2023 - Present
United Land Services – *Account Manager*

- Planning, scheduling, and implementation of all landscape and enhancement operations throughout the branch.
- Quality control, safety, and routine training.
- Client relations and service

2021 - 2023
Lawn Enforcement *- Account/ Branch Manager*

- Develops and maintains long-term relationships with customers oversee and coordinate all operations
- Leading, facilitating or assisting in the resolution of customer problems or concerns
- Responsible for setting objectives, managing policies and revenue growth

2019-2021
FEI Stabling *- Manager*

2017-2019
Ground Improvement Specialists- *Lead Operator*

2015-2017
Greater Gallatin Contractors - *Irrigation Foreman*

2013-2015
Rocky Creek Farm - *Farm Manager*

Licenses & Skills

- Communication
- Leadership
- Organization
- Problem solving
- Teamwork

Contact

904-574-3810
dbauernfeind@unitedlandservices.com

Luke Blackson

Senior Business Development Manager

At United Land Services, Luke leads sales efforts, executes contracts, and supports operations to ensure smooth project delivery. He builds strong client relationships, assists with proposals, and works closely with field teams to drive growth and efficiency. His experience includes project management, cross-functional collaboration, and mentoring teammates to help achieve organizational goals.

Experience

2023 – Present

United Land Services – *Senior Business Development Manager*

- Managed the full sales cycle for commercial landscaping services across key markets.
- Ensure all contracts are finalized and the transition from sales to operation runs smoothly.
- Built and nurtured a strong pipeline of long-term client relationships.
- Led proposal development and marketing initiatives to support growth and brand visibility.
- Collaborated with estimating to ensure accurate, competitive bids.
- Played a key role in onboarding and developing new team members.

2021 - 2023

Aero Groundtek – *Business Developer*

- Generated commercial, municipal, and residential landscape business throughout Florida.
- Established partnerships with clients, consultants, and subcontractors.
- Negotiated pricing and improved profit margins across awarded contracts.
- Worked cross-functionally with estimating and accounting teams for accurate proposal submissions.

2011-2021

Marion County Public Schools – *Student Services Manager/ Social Studies Teacher*

- Oversaw student services programs and supported over 25 teachers in behavioral management.
- Created individualized behavior plans for special needs students and analyzed behavioral data.
- Developed and implemented U.S. Government and Economics curricula aligned with state standards.

Licenses & Skills

- Communication & Leadership
- Strategic Sales & Project Management
- Client Relationship Development
- Critical Thinking & Team Collaboration
- Time Management & Adaptability
- Proposal Writing & Bid Strategy

Education

- Master's Degre-Florida Southern College 2019
- Bachelor's Degree– Florida State University 2011

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-544-0648
lblackson@unitedlandservices.com

UNITED Land Services

Bid Documents

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Marion

Before me, the undersigned authority, appeared the affiant, Luke Blackson, 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 Business Developer for United Land Services ("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: #1 (8/29/25).

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 September day of 9, 2025.

Proposer: United Land Services
By: _____
Title: Senior Business Developer

STATE OF FL
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of Sept, 2025, by Jason Lamb, as CFO of United Land Services, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: LUIS MANUEL LIMA SANTANA
Notary Public
State of Florida
Comm# HH578429
Expires 8/1/2028
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

PROPOSAL FORM
PART I – GENERAL INFORMATION

- *Proposer General Information:*

Proposer Name Florida ULS Operating LLC (DBA United Land Services)

Street Address 12276 San Jose Blvd. Suite 747

P. O. Box (if any) _____

City Jacksonville State Florida Zip Code 32223

Telephone 904-544-0648 Fax no. _____

1st Contact Name Ray Leach Title COO

2nd Contact Name Donnie Cope Title Senior VP

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 _____

NOT APPLICABLE

- *Company Standing:*

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

  In what State was the Proposer organized? Delaware Date 2020

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

  If no, please explain_____

  _____

  _____

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

General Liability	$ 1,000,000
Automobile Liability	$ 1,000,000
Workers Compensation	$ 1,000,000
Expiration Date	3/31/26

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

  See Page for attached liscences.

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

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

  Street Address 18402 US. Highway 41

  P. O. Box (if any) _____

  City Spring Hill State Florida Zip Code 34610

  Telephone 904-544-0648 Fax no. _____

  1st Contact Name Kevin Englert Title Branch Manager

  2nd Contact Name Luke Blackson Title Business Developer

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

  1 Supervisors, who will be onsite 2 days per week;
  1 Technical personnel, who will be onsite 1 days per week; and
  5 Laborers, who will be onsite 2 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 X No ___ If yes, please provide the following information for each person (attach additional sheets if necessary):*

  Name: Harry Dobbs

  Position / Certifications: Agronomics Manager

  Duties / Responsibilities: Over see onsite agronomics plan

  % of Time to Be Dedicated to This Project: 5 %

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

  Project Name/Location: The Village Community Development District 14

  Contact: Jordan Reed Contact Phone: 352-850-6951

  Project Type/Description: Agronomics Manager

  Duties / Responsibilities: Over see on site agronomics plan

  Dollar Amount of Contract: $1,000,000

Proposer's Scope of Services for Project: Landscape and irrigation services throughout district 14 for the villages community development district. Including agronomics and fertilization.

Dates Serviced: 2024-Current

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes ___ No X 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 _____

NOT APPLICABLE

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: _____

NOT APPLICABLE

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:*

United land services uses E-verify for all employees.

- *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.*

SEE ATTACHED

OFFICERS

PROPOSER: United Land SErvices DATE: 9/2/23

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
Bob Blanford	CEO	Oversee entire company	Jacksonville, FL
Tatiana Kurtiyakova	VP of Accounting	Oversee all AR/AP	Jacksonville FL
David Leach	COO	Oversee all VPs and Regionals	Jacksonville, FL
Jason Lamb	CFO	Oversee all Financials	Jacksonville, FL
FOR PARENT COMPANY (if applicable)			
Bob Blanford	CEO	Oversee entire company	Jacksonville, FL
Tatiana Kurtiyakova	VP of Accounting	Oversee all AR/AP	Jacksonville, FL
David Leach	COO	Oversee all VPs and Regionals	Jacksonville, FL
Jason Lamb	CFO	Oversee all Financials	Jacksonville, FL

SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK

PROPOSER: United Land Services

DATE: 9/2/25

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
Bret Perez	Regional Manager	Oversee Central Florida Region	Tampa	>5%	2 years	20 years
Kevin Englert	Branch Manager	Oversee all North Central Florida Region	Spring Hill	>10%	3 years	18 years
Dillon Bauerfeind	Account Manager	Oversee multiple crews in area	Spring Hill	>20%	2 years	10 years
Zachary Kendal	Irrigation Supervisor	Oversee irrigation crews in area	Spring Hill	>10%	2 years	10 years
Harry Dobbs	Agronomics Manager	Oversee agrnomics plan on site	Spring Hill	>5%	2 years	15 years.

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

PROPOSER: United Land Services DATE: 9/2/25

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
2	72' John Deer Mower	Two Projects Including Asturia in Pasco Area	Spring Hill
1	52"/61" John Deer Mower	Two Projects Including Asturia in Pasco Area	Spring Hill
3	Stihil Weed Eater	Two Projects Including Asturia in Pasco Area	Spring Hill
2	Stihl Edger	Two Projects Including Asturia in Pasco Area	Spring Hill
4	Backpack blowers	Two Projects Including Asturia in Pasco Area	Spring Hill
1	Isuzu MPR	Two Projects Including Asturia in Pasco Area	Spring Hill
1	Irrigation Vans	10 Project throughout Pasco Area.	Spring Hill
1	Z Sprayer	10 Project throughout Pasco Area.	Spring Hill

PROPOSAL FORM
PART III – EXPERIENCE

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

  Project Name/Location: The Village Community Development District 14

  Contact: Jordan Reed Contact Phone: 352-850-6951

  Project Type/Description: Landscape and Irrigation Maintenance

  Dollar Amount of Contract: $1,000,000

  Scope of Services for Project: Landscape, irrigation, and agronomics maintenance for district 14 in the villages community development district.

  Dates Serviced: 2024-Current

- *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 = 247,000,000

  2024 = 154,000,000

  2023 = 111,000,000

- *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: Trillium Homeowners Association

Contact: Camilo Clark Contact Phone: 813-968-5665

Project Type/Description: Landscape and irrigation maintenance

Dollar Amount of Contract: $250,000

How was the project similar to this project? Similar size community in the Brooksville area to Asturia Community Development District

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Scope of services includes landscape, irrigation pest control, agronomics, throughout the community including the club house.

List of equipment used on site: 72' mowers, 52' mowers, multipul handtoools, z spayer, irrigation van, and Isuzu MPR.

List of subcontractors used: None

Is this a current contract? Yes X No ___

Duration of contract: 2022-Current

- *(Information regarding similar projects – continued)*

Project Name/Location: Hammock Community Development District and HOA

Contact: Josh Wilson Contact Phone: 352-640-6646

Project Type/Description: Landscapre and Irrigation Maintenance

Dollar Amount of Contract: $250,000

How was the project similar to this project? Project of similar size and a community development district in the central florida.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Maintance for all common areas within the community development district, and all single family homes within the community. Services include: mowing. trimming, weed control, irrigation, and agronomics.

List of equipment used on site: 72' mowers, 52' mowers, multipul handtoools, z spayer, irrigation van, and Isuzu MPR.

List of subcontractors used: Non

Is this a current contract? Yes X No ___

Duration of contract: 2025-Current

- *(Information regarding similar projects – continued)*

Project Name/Location: Magnolia Park CDD

Contact: Angel Montagnas Contact Phone: 813-576-9748

Project Type/Description: Landscape and irrigation maintenance

Dollar Amount of Contract: $300,0000

How was the project similar to this project? Project of similar size and a community development close to Asturia CDD.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Maintance for all common areas within the community development district. Services include: mowing, trimming, weed control, irrigation, and agronomics.

List of equipment used on site: 72' mowers, 52' mowers, multipul handtoools, z spayer, irrigation van, and Isuzu MPR.

List of subcontractors used: Not Applicable

Is this a current contract? Yes X No ___

Duration of contract: 2023-Current

- *(Information regarding similar projects – continued)*

Project Name/Location: Magnolia Park CDD

Contact: Barry Jeskewich Contact Phone: 321-263-0132

Project Type/Description: Landscape and irrigation maintenance

Dollar Amount of Contract: $250,000

How was the project similar to this project? Project of similar size and a community development close to Asturia CDD.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Maintance for all common areas within the community development district. Services include: mowing, trimming, weed control, irrigation, and agronomics.

List of equipment used on site: 72' mowers, 52' mowers, multipul handtoools, z spayer, irrigation van, and Isuzu MPR.

List of subcontractors used: Not Applicable

Is this a current contract? Yes X No ___

Duration of contract: 2024-Current

- *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 _X_ 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* X *No* ___

  If yes, please describe each violation, fine, and resolution Failure to provide/ ensure use of fall protection in an area lift. Fine was $7,500 and violation was classified as "Less than Serious"

  What is the Proposer's current worker compensation rating? .79

  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 X No ___

  If yes, please describe each incident Complete list is avaiaible upon request.

- *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* X *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.*

  Not Applicable

- *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.*

  Not Applicable

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 Business Developer for United Land Services ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 12276 San Jose Blvd. Ste 747. Jacksonville, Fl 32223

4. Proposer's Federal Employer Identification Number (FEIN) is 85-2497925

   (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.)

_X_ 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 and all of the information provided is true and correct.

Dated this September day of 9, 2025.

Proposer: United Land Services
By:
Title: Senior Business Developer

STATE OF FL
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of Sept, 2025, by Jason Lamb, as CFO of United Land Services, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: LUIS MANUEL LIMA SANTANA
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Notary Public
State of Florida
Comm# HH578429
Expires 8/1/2028

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 Business Developer for United Land Services ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 12276 San Jose Blvd. Ste 747. Jacksonville, Fl 32223

4. Proposer's Federal Employer Identification Number (FEIN) is 85-2497925

   (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 represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of United Land Services ("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 September day of 9, 2025.

Proposer: United Land Services
By: _____
Title: Senior Business Developer

STATE OF FL
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of Sept, 2025, by Jason Lamb, as CFO of United Land Services, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Luis Manuel Lima Santana
NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

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

LUIS MANUEL LIMA SANTANA
Notary Public
State of Florida
Comm# HH578429
Expires 8/1/2028

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 **$ 188,664 Yr**

- Storm Cleanup $ 75 /hr

- Freeze Protection (description of ability) Will be on site if needed for freeze protection to cover plant material and ensure water pipes will not freeze. Cost will be a time and material billed at time of service.

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

- Hand Watering

$ 45 /hr for employee with hand-held hose

$ 250 /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) **$ $16,777 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**
February	20-0-6 +PreM	1.0	82	$674
March	Pre M 2nd Application	1.0	82	$674
April	25-0-12 Liquid App	.5	41	$674
May	15-0-15	1.0	82	$674
October	20-0-6 +Pre M	1.0	82	$674

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	**FORMULA**	**APPLICATION RATE (LBS. N/1000 SF)**	**TOTAL POUNDS PRODUCT TO BE APPLIED**	**COST PER APPLICATION**
Feb	14-0-14+PreM	1.0	250	$1957
March	PreM 2nd Application	1.0	250	$1957
April	25-0-12 Liquid App	.5	125	$1957
May	15-0-15	1.0	250	$1957
July	0-0-20 Iron and Micro	1.0	250	$1957
November	10-0-10 + PreM	1.0	250	$1957

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**
March	12-0-14	1.0	72	$480
May	12-0-14	1.0	72	$480
October	12-0-14	1.0	72	$480

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**
March	8-2-12	1.5	5	$75
June	8-2-12	1.5	5	$75
September	8-2-12	1.5	5	$75

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**

NOT APPLICABLE

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) **$** 1,542 **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)

$ NA /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. $ 650/acre / 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) $ 13,575
$55 **/Yr**

Freeze Protection (description of ability) ULS will provie labor, time, material pricing to all irrigation systems, including wells and pumps with freeze protection blankets

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

After hours emergency service hourly rate $ 95 /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:

275 CY Grade "A" Pine Bark Nuggets or Pine Straw mulch per specs for the first top-dressing at $ 65 /CY (October Application)

And

275 CY Grade "A" Pine Bark Nuggets or Pine Straw mulch per specs for the second top-dressing at $ 65 /CY (April Application)

Installation of Grade "A" Pine Bark Nuggets or Pine Straw **mulch** **$** 35,750 **/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 1300 (4") annuals four (4) times per year **per specs** at the direction of the District at $ 2.50 /annual.

$ 3,250 /rotation

$ 39,000 /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)

$ 220,558 **/Yr**

FIRST TERM (September 1 – September 30, 2025)	$ 220,558 /Yr*
FIRST ANNUAL RENEWAL	$ 220,558 /Yr*
SECOND ANNUAL RENEWAL	$ 231,585 /Yr*
THIRD ANNUAL RENEWAL	$ 238,530 /Yr*
FOURTH ANNUAL RENEWAL	$ 245,686 /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	$ 55 Hour
B.	Bush-Hog w/operator	$ 75 Hour
C.	Tractor w/operator	$ 75 Hour
D.	Supervisor with Transportation	$ 65 Hour
E.	Laborer with hand equipment	$ 55 Hour
F.	Truck w/driver	$ 85 Hour
G.	Irrigation Tech	$ 75 Hour
H.	Granular Pesticide Applicator	
	Person with Drop Spreader	$ 135 Hour
I.	Liquid Pesticide Applicator	
	Person with Spray Truck	$ 125 Hour
J.	Granular Fertilizer Applicator	
	Person with Drop Applicator	$ 135 Hour
K.	Liquid Fertilizer Applicator	
	Person with Spray Truck	$ 135 Hour
L.	Granular Weed Control Applicator	
	Person with Drop Applicator	$ 55 Hour
M.	Liquid Weed Control Applicator	
	Person with Spray Truck	$ 75 Hour
N.	Laborer for Additional Trash Pick-Up	$ 55 Hour
O.	Lump Sum Mowing ([1]), entire community	$ 1,850 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	$ 75
_____ per Hour	$ 75
_____ per Hour	$ 75

B. Debris removal equipment unit costs:

_____ per Hour	$ 75
_____ per Hour	$ 75
_____ per Hour	$ 75

C. Other emergency/disaster related unit costs:

_____ per Hour	$ 75
_____ per Hour	$ 75
_____ per Hour	$ 75

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 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 September day of 9, 2025.

Proposer: United Land Services
By:
Title: Senior Business Developer

STATE OF FL
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of Sept, 2025, by Jason Lamb, as CFO of United Land Services, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Luis Manuel Lima Santana
NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: LUIS MANUEL LIMA SANTANA
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Notary Public
State of Florida
Comm# HH578429
Expires 8/1/2028

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:
(Name, legal status and address)

United Land Services
12276 San Jose Blvd., Suite 747
Jacksonville, FL 32223

SURETY:
(Name, legal status and principal place of business)
The Hanover Insurance Company
440 Lincoln Street
Worcester, MA 01653
Mailing Address for Notices
same as above

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)

Asturia CDD
2502 N. Rocky Point Drive, Suite 1000
Tampa , FL 33607

BOND AMOUNT: $25,000.00 Twenty Five Thousand Dollars and 00/100

PROJECT:
(Name, location or address, and Project number, if any)

Landscape & Irrigation Maintenance Services - Asturia Community Development District

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 2nd day of September, 2025.

United Land Services
(Principal) *(Seal)*

(Witness)

By:
(Title)

The Hanover Insurance Company
(Surety) *(Seal)*

Jessica L. Piccirillo
(Witness) Jessica L. Piccirillo

By: Victoria Ernest
(Title) Victoria Ernest, Attorney-In-Fact

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

POWER OF ATTORNEY

THIS Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

KNOW ALL PERSONS BY THESE PRESENTS:

That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, (hereinafter individually and collectively the "Company") does hereby constitute and appoint,

William G. Franey, John R. Muha II, Brenda L. Patterson, Jeri L. Russell,
Eamonn Long, and/or Victoria Ernest

Of **Franey Muha Alliant of Lanham, MD** each individually, if there be more than one named, as its true and lawful attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, any and all surety bonds, recognizances, undertakings, or other surety obligations. The execution of such surety bonds, recognizances, undertakings or surety obligations, in pursuance of these presents, shall be as binding upon the Company as if they had been duly signed by the president and attested by the secretary of the Company, in their own proper persons. Provided however, that this power of attorney limits the acts of those named herein; and they have no authority to bind the Company except in the manner stated and to the extent of any limitation stated below:

Any such obligations in the United States, not to exceed Twenty Million and No/100 ($20,000,000) in any single instance

That this power is made and executed pursuant to the authority of the following Resolutions passed by the Board of Directors of said Company, and said Resolutions remain in full force and effect:

RESOLVED: That the President or any Vice President, in conjunction with any Vice President, be and they hereby are authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as it acts, to execute and acknowledge for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company in their own proper persons.

RESOLVED: That any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or Vice President in conjunction with any Vice President of the Company, shall be binding on the Company to the same extent as if all signatures therein were manually affixed, even though one or more of any such signatures thereon may be facsimile. (Adopted October 7, 1981 – The Hanover Insurance Company; Adopted April 14, 1982 – Massachusetts Bay Insurance Company; Adopted September 7, 2001 – Citizens Insurance Company of America and affirmed by each Company on March 24, 2014)

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by two Vice Presidents, this **11th** day of **January, 2023**.

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

Bryan J. Salvatore, Executive Vice President

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

James H. Kawiecki, Vice President

THE COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF WORCESTER) ss.

On this 11th day of **January, 2023** before me came the above named Executive Vice President and Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.

ARLEEN V. SIMONS
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
June 15, 2023

Arleen V. Simons, Notary Public
My Commission Expires June 15, 2023

I, the undersigned Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, hereby certify that the above and foregoing is a full, true and correct copy of the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Powers of Attorney are still in force and effect.

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this _2nd__ day of _September_____ 2025_____.

CERTIFIED COPY

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

John A. Rowedder, Vice President

The Hanover Insurance Group®

The Hanover Insurance Company, Bedford, New Hampshire
Assets and Liabilities as of December 31, 2024

ASSETS

Cash in Banks (Including Short-Term Investments)	$	163,244,951
Bonds and Stocks	$	8,489,361,280
Other Admitted Assets	$	2,697,333,556
Total Admitted Assets	$	11,349,939,787

LIABILITIES, CAPITAL AND SURPLUS

Reserve for Unearned Premiums		$	2,581,837,191
Reserve for Loss and Loss Expense		$	5,197,561,025
Reserve for Taxes		$	14,527,726
Funds Held Under Reinsurance Treaties		$	1,440,729
Reserve for all Other Liabilities		$	592,107,679
Capital Stock - $1.00 Par	$ 5,000,000		
Net Surplus	$ 2,957,465,437		
Policyholders' Surplus		$	2,962,465,437
Total Liabilities, Capital and Surplus		$	11,349,939,787

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF WORCESTER

I, Jeffrey Farber, Assistant Treasurer of The Hanover Insurance Company, being duly sworn deposes and says that he is the above described officer of said Company, and certifies that the forgoing statement is a true statement of the condition and affairs of the said Company on December 31, 2024.

Jeffrey Farber
Assistant Treasurer

Jaime Hawley
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 29, 2030

UNITED Land Services

Providing exceptional landscape services to partners across the state of Florida.



United We Grow!



Uniting partners through exceptional landscape services

EXHIBIT 6

Return to Agenda

51312

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter LANDSCAPE SERVICES was published in said newspaper by print in the issues of 08/17/25, 08/20/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of **Affiant** _____
Sworn to and subscribed before me this **08/20/2025**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____

Notary Public State of Florida
Judy Allen
My Commission HH 302167
Expires 8/17/2026

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
Publish: August 20, 2025 (Tampa Bay Times – Pasco County) 51312

EXHIBIT 7

Return to Agenda

Aquatic Services Report

Technician
Doug Fitzhenry

Job Details

Service Date	8/6/2025
Customer	Asturia CDD
Weather Conditions	Partly Cloudy
Wind	2se
Temperature	98
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 3 Count

1 of 3

Pond Numbers	All
Service Performed	Treatment
Work Performed	☑ Grasses
Equipment Used	☑ ATV/UTV ☑ Backpack
Water Level	Low
Restrictions	None
Observations/Recommendations	Sites treated for invasive growth

2 of 3

Pond Numbers	2 3 1 3740c 3500e 3490a 3410 5
Service Performed	Treatment
Work Performed	☑ Algae
Equipment Used	☑ ATV/UTV
Water Level	Low

Aquatic Services Report

Restrictions	None
Observations/Recommendations	Sites treated for algae

3 of 3

Pond Numbers	1
Service Performed	Treatment
Work Performed	☑ Floating
Equipment Used	☑ ATV/UTV
Water Level	Low
Restrictions	5days
Observations/Recommendations	Site treated for watergrass

Aquatic Services Report

Technician
Doug Fitzhenry

Job Details

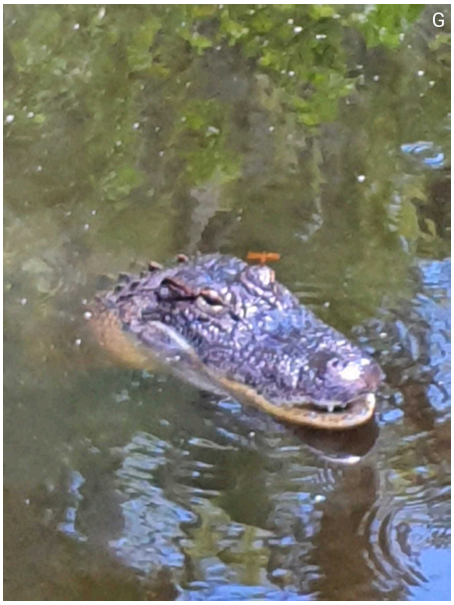
Service Date	8/21/2025
Customer	Asturia CDD
Weather Conditions	Sunny
Wind	2se
Temperature	96
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 2 Count

1 of 2

Pond Numbers	2 3 4 5 x
Service Performed	Treatment
Work Performed	☑ Algae
Equipment Used	☑ ATV/UTV
Water Level	High
Restrictions	None
Observations/Recommendations	Sites treated for algae cleaned off pond 5 grate and gator by pond 2 still there and mean
Pictures	

Aquatic Services Report



2 of 2

Pond Numbers	Star sites
Service Performed	Treatment
Work Performed	☑ Midge Fly / Mosquito Control
Equipment Used	☑ Backpack
Water Level	High
Restrictions	None
Observations/Recommendations	Sites treated for mosquitoes

EXHIBIT 8

Return to Agenda

redtree Landscape Systems

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August 2025

Date: Aug 08, 2025 10:00 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 Aug 08, 2025	
Program A	Mon , Thur
Program B	Tue , Fri
Program C	Sun , Wed , Sat
Program D	

Notes
Minor adjustments as needed throughout. Repairs made after inspection on zones-5,12,

	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										
Minor adjustments												
5	S/B Outside Parking Clubhouse	Pass						1				
1 leak												
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										
All good												
11	S- of End of Cornerstone / Park	Pass										
Minor adjustments												
12	12 D-of End of Cornerstone / Park	Pass						1				
One leak												
13	13 R- of end of Cornerstone / Park	Pass										
Minor adjustments												
14	14 R-of End of Cornerstone / Park	Pass										
All good												
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										
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										
Minor adjustments												
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										
All good												
30	30 Ann-Asturia Pkwy monument	Pass										
All good												
31	31 R-Asturia Pkwy exit	Pass										
All good												
32	32 Stub, entrance side N/A	Pass										
All good												
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										
All good												
39	39 S- East of Asturian on Promenade	Pass										
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										
58	58 S-Cornerstone	Pass										
59	59 D-Front Clubhouse	Pass										
60	60 D-inside Pool Area	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
61	61 R- Back Clubhouse	Pass										
62	62 S-Back Clubhouse Pool	Pass										
63	63 R-Back Clubhouse Pool	Pass										
64	64 D-Back Clubhouse Pool	Pass										
65	65 R-Back Clubhouse Pool	Pass										
66	66 R-Back Clubhouse Pool	Pass										
67	67 R-Back Clubhouse Pool	Pass										
68	68 D-Back Clubhouse Pool	Pass										
69	69 N/A	Pass										
70	70 R-Clubhouse	Pass										
71	71 D - Ann / Clubhouse Intersection	Pass										
72	72 R-Clubhouse	Pass										
73	73 S-Front Well Clubhouse	Pass										
74	74 N/A S-Promenade/Claymoor	Pass										
75	75 S-Promenade/Claymore	Pass										
76	76 S-Promenade, Between Claymore	Pass										
77	77 S-Promenade, between Claymore	Pass										
78	78 S-Promenade, between Claymore	Pass										
79	79 S-Promenade, between Claymore	Pass										
80	80 S--Promenade, between Claymore	Pass										
81	81 S--Promenade, between Claymore	Pass										
82	82 S- Promenade, between Hearth &	Pass										
83	83 S--Promenade Between Hearth	Pass										
84	Station 084	Pass										
85	85 S-Promenade, between Gathering	Pass										
86	86 S-Promenade Between Gathering	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
87	87 S-Promenade, between Gathering	Pass										
88	88 S-Promenade, between Pergola &	Pass										
89	89 S-Promenade, between Pergola &	Pass										
90	90 S-Promenade, between Pergola &	Pass										
91	91 D-Promenade, left Stone Table	Pass										
92	92 s-Promenade, right Stone Table	Pass										
93	93 s-Promenade, between Stone	Pass										
94	94 S-Promenade, between Stone	Pass										
95	95 S-Promenade, right of Secret	Pass										
96	96 S-Promenade, Secret Cove &	Pass										
97	97 S-Promenade, between Stone	Pass										
98	98 S-Promenade Between Stone Table	Pass										
99		Pass										

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August 2025

Date: Aug 15, 2025 6:48 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 Aug 15, 2025	
Program A	
Program B	
Program C	
Program D	

Notes
Minor adjustments as needed and cleaned nozzle's spray pattern as needed as well.

	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										
All good												
2	101 S-Promenade, lift station &	Pass										
Minor adjustments												
3	102 D-Promenade, lift station	Pass										
All good												
4	103 S-Promenade, between Secret	Pass										
Minor adjustments												
5	103 S-Promenade, between Secret	Pass										
Minor adjustments												
6	104 R- 54	Pass										
Minor adjustments												
7	105 S- Promenade Between Fenland &	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	106 S- exit side SR 54	Pass										
Minor adjustments												
9	107 D- exit side 54	Pass										
All good												
10	108 Ann/D-Promenade Asturia sign	Pass										
Drip all good												
11		Pass										
12		Pass										
13		Pass										
14		Pass										
15		Pass										
16		Pass										
17		Pass										
18		Pass										
19		Pass										
20		Pass										

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August 2025

Date: Aug 08, 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 Aug 08, 2025	
Program A	Sun , Wed
Program B	
Program C	
Program D	

Notes
Adjusted time, 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	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										

	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		Pass										

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August 2025

Date: Aug 08, 2025 7:00 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 Aug 08, 2025	
Program A	Sun , Wed
Program B	Sun , Wed
Program C	
Program D	

Notes
Minor adjustments and flushed and cleaned nozzle's 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 - North of controller	Pass										
Drip all good												
2	D - Playground	Pass										
Drip 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										
All good												
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										
All good												
10	D- North side of Trails Edge Boulevard	Pass										
Drip 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										
Drip all good												
14	B- Down the path, towards the bridge	Pass										
All good												
15	R -Down the path, towards the	Pass										
Minor adjustments												
16	S - Down the path, by the house	Pass										
All good												
17	B- Northwest Aviles Pkwy	Pass										
All good												
18	S- Northwest Aviles Pkwy	Pass										
Minor adjustments												
19	S- North Aviles Pkwy	Pass										
Minor adjustments												
20	S- Northeast Aviles Pkwy	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												
21		Pass										
22		Pass										
23		Pass										

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August 2025

Date: Aug 08, 2025 7:45 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 Aug 08, 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	D- Beds	Pass										
All good												
3	S-Between road and sidewalk	Pass										
All good												
4	S- North and east	Pass										
All good												
5	S- West center	Pass										
Minor adjustments												
6	S-East center	Pass										
Minor adjustments												
7		Pass										

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August 2025

Date: Aug 08, 2025 7:55 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 Aug 08, 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										
All good												
3	S- West of Zone 2	Pass										
All good												
4	S- Across the street from Zone 3	Pass										
All good												
5	S-East of Zone 4	Pass										
All good												
6		Pass										

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August 2025

Date: Aug 08, 2025 8:00 am
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 Aug 08, 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	Drip	Pass										
All good												
3	NA	Pass										
4	S- Between road and sidewalk	Pass										
All good												
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										
Minor adjustments												
9		Pass										

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August 2025

Date: Aug 08, 2025 8:10 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 Aug 08, 2025	
Program A	Sun , Tue
Program B	Sun , Tue
Program C	
Program D	

Notes
Minor adjustments made as needed 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	S- In plant beds, by Gathering Way	Pass										
2	S- Center by Gathering Way	Pass										
3	S- Road by Gathering Way	Pass										
4	S- In plant bed, by controller	Pass										
5	R- By controller	Pass										
6	Bubbler by timer	Pass										
7	S- In plant bed by mailboxes	Pass										
8	S- Road by mailboxes	Pass										
9	S- Both sides of Hearth Drive	Pass										
10	S- In plant beds both ends of island	Pass										
11	Bed on the right side	Pass										
12	Bubblers field	Pass										
13	S-Plant bed by Delancey Street	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
14	N/A	Pass										
15	S- Both ends of island	Pass										
16	N/A	Pass										
17	R-North end of island	Pass										
18	R-Center island	Pass										
19	R-South end of island	Pass										
20		Pass										

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August 2025

Date: Aug 08, 2025 8:30 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 Aug 08, 2025	
Program A	Sun , Wed
Program B	
Program C	
Program D	

Notes
Minor adjustments as needed and straighten 2 heads

	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										
All good												
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										
All good												
9	R- Northeast of island	Pass										
All good												
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										
Straight en two heads												
15	S- By controller, plant beds	Pass										
All good												
16		Pass										

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August 2025

Date: Aug 08, 2025 9:25 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 Aug 08, 2025	
Program A	Sun , Wed
Program B	
Program C	
Program D	

Notes
Cleaned nozzles as needed and made 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										
All good												
2	D-By controller	Pass										
Drip all good												
3	S- Along road	Pass										
All good												
4	R- By park bench	Pass										
Minor adjustments												
5	R- By mailboxes	Pass										
Minor adjustments												
6	B- Bike trail	Pass										
7	S-Bike trail entrance	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-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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August 2025

Date: Aug 02, 2025 9:00 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 Aug 02, 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 controller	Pass										
All good												
2	S- West of Zone 1	Pass										
All good												
3	S- West end by road	Pass										
Minor adjustments												
4	S- West end by sidewalk	Pass										
All good												
5	R- By lake	Pass										
All good												
6	B- By Zone 5	Pass										
All good												
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										

redtree Landscape Systems

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August Inspection 2025

Date: Aug 13, 2025 7:56 am
Inspector: Tah'ree Williams

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 Aug 13, 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	R-By controller	Pass										
2	S-By controller	Pass										
3	D-By controller	Pass										
4	R-North of park benches	Pass										
5		Pass										
6		Pass										
7	Zone 7	Pass										
8	D-North of lake	Pass										
9	B-North end of lake	Pass										
10	D- End of Trails Edge Blvd	Pass										
11	R-End of Trails Edge Blvd	Pass										
12	S-End of Trails Edge Blvd	Pass										
13		Pass										

redtree
Landscape Systems

***
powered by SmartLink Network ®

August Inspection 2025

Date: Aug 13, 2025 7:39 am
Inspector: Tah’ree Williams

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 Aug 13, 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	R-Middle	Pass										
2	R-Middle	Pass										
3	S-Road	Pass										
4	D-East side	Pass										
5	D-West side	Pass										
6		Pass										

EXHIBIT 9

Return to Agenda

From: **Americans Commercial Pool Service Inc** messages@appmail.getskimmer.com
Subject: Pool Service Report for 8/29/2025
Date: August 29, 2025 at 8:17 PM
To: Jerry Edwards jerry@hikai.com, clubhouse@asturiacdd.org, Gary Schwartz gary@hikai.com, Jonathantietz@asturiacdd.org

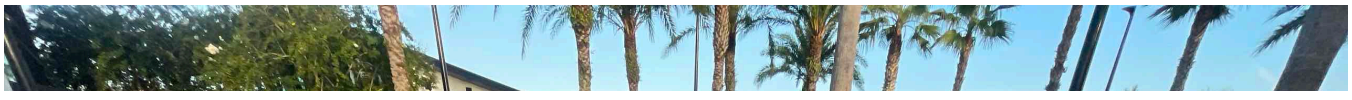
Your Pool Is Now Sparkling Clean!



Hi ,

Thanks for choosing us to keep your pool looking great!

Americans Commercial Pool Service Inc

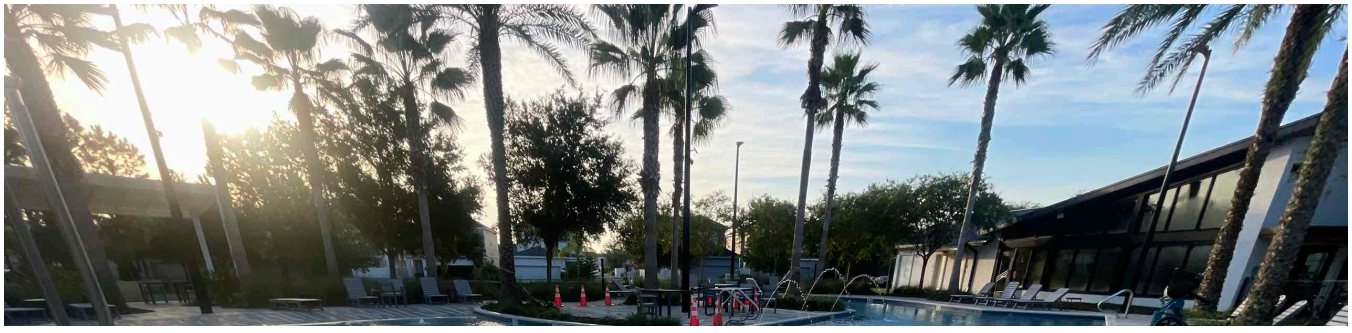



3 FT 10 IN

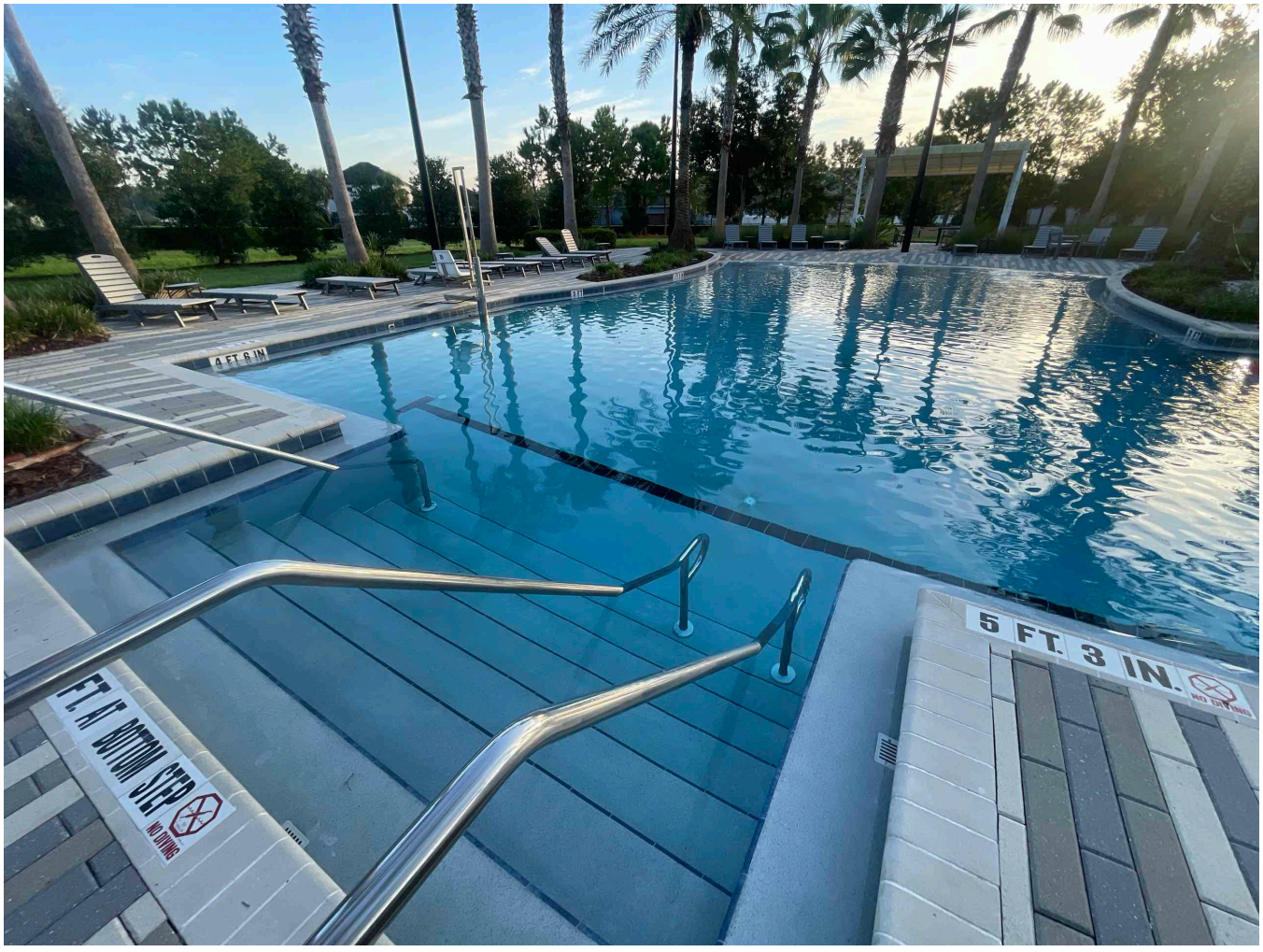





NO ENTRY SHALLOW WATER






4 FT 6 IN
FT AT BOTTOM STEP
NO DIVING
5 FT 3 IN

BW = Backwash

FLORIDA DEPARTMENT OF HEALTH

STATE OF FLORIDA
DEPARTMENT OF HEALTH
MONTHLY SWIMMING POOL REPORT

STATE PERMIT # Pool DATE Aug 25

NAME OF POOL Asturia ADDRESS

POOL VOLUME IN GALLONS 92,000

Days of month	Chlorine residual			pH			Filter Gauge Reading						Remarks
	9 AM	1 PM	4 PM	9 AM	1 PM	4 PM	Vacuum in/Hg	Pressure: Influent PSI	Pressure: Effluent PSI	Flow GPM	Pool Vacuumed	No. Patrons	Enter items such as: Total alkalinity, hardness, cyanuric acid, equipment breakdown, excessive pool water loss, filter backwash, water clarity
1	5			7.4						585	yes	3	not chems vac tiles
2													
3													
4	2			7.4			CYA-0	+2	lbs	475	yes	0	not chems vac (BW)
5													
6	5			7.4			New pressure gauges			523	yes	2	not chems vac
7							New vacuum gauge						
8	5			7.4						523	yes	3	not chems vac (Drain)
9													
10													
11	5			7.4						525	yes	3	not chems vac tiles
12													
13	5			7.4						523	yes	1	not chems vac
14													
15	5			7.4						525	yes	1	not chems tiles vac
16													
17													
18	3			7.4						500	yes	0	Not Chems tiles vac (BW)
19													
20	5			7.4						~~530~~	yes	0	not chems vac
21													
22	5			7.4						550	yes	0	not chems
23													
24													
25	5			7.4						550	yes	3	not chems tiles vac
26													
27	5			7.0			ALK-40	+2	lbs	550	yes	2	not chems vac
28							CYA-40						
29	5			7.4						550	yes	0	not chems vac
30													
31													

DH 921, 3/98 (Obsoletes May 81 edition)

BW = Backwash

FLORIDA DEPARTMENT OF HEALTH

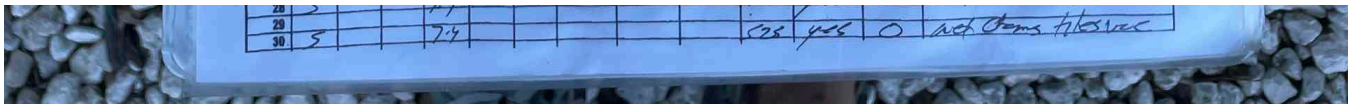
STATE OF FLORIDA
DEPARTMENT OF HEALTH
MONTHLY SWIMMING POOL REPORT

STATE PERMIT # ~~Asturias Commercial Pool~~ ~~Cooper Pool~~ DATE ~~Feb~~ July 2025

NAME OF POOL Asturia ADDRESS 14575 Promenade Pkwy

POOL VOLUME IN GALLONS

Days of month	Chlorine residual			pH			Filter Gauge Reading						Remarks
	9 AM	1 PM	4 PM	9 AM	1 PM	4 PM	Vacuum in/Hg	Pressure: Influent PSI	Pressure: Effluent PSI	Flow GPM	Pool Vacuumed	No. Patrons	Enter items such as: Total alkalinity, hardness, cyanuric acid, equipment breakdown, excessive pool water loss, filter backwash, water clarity
1													
2													
3													
4													
5													
6	0-5			~~80~~ 72			ALK-100	Stabi-20		500	yes		6 yds. 1½ and 10# Cya
7	~~Closed~~												
8				7.4			CYA-0	+40	lbs	50	NO		
9	0			7.4						525	yes	0	Not Chems tiles
10	3			7.4						525	yes	1	not chems tiles
11													
12													
13										400	yes	0	Not chems (BW) vac skim
14	5			7.4						525	yes	0	Not Chems vac tiles
15													
16	5			7.4						~~530~~	yes	0	Not Chems vac tiles
17													
18	5			7.4									
19													
20													
21	2			7.4						475	yes	3	not chems (BW) vac tiles
22													
23	5			7.4			closed						
24													
25	5			7.4			leak Repair			525	yes	1	Chems not vac
26													
27				7.4						900	yes	0	not chems (BW) vac tiles



DATE OF SERVICE

August 29, 2025 at 8:17 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

✓ 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

EXHIBIT 10

Return to Agenda



Asturia CDD

Gary Schwartz

Complete

Score	67 / 79 (84.81%)	Flagged items	3	Actions	4

3 Sep 2025 08:04 EDT

Prepared by Gary Schwartz

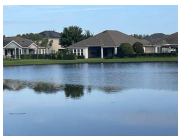
Ponds 18 / 18 (100%)

Ponds 1 3 / 3 (100%)

Ponds Good


Photo 1


Photo 2


Photo 3

Pond Location

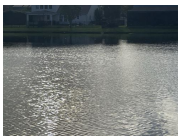
14869 Caravan Ave
Odessa FL 33556
United States
(28.19576966825714,
-82.56958730979989)

Ponds 2 3 / 3 (100%)

Ponds Good


Photo 4


Photo 5


Photo 6

Pond Location

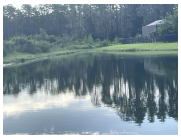
14869 Caravan Ave
Odessa FL 33556
United States
(28.195786666096353,
-82.56938430602743)

Ponds 3 3 / 3 (100%)

Ponds Good


Photo 7


Photo 8


Photo 9

Pond Location

15245 Sevares Ct
Odessa FL 33556
United States
(28.197362035755944,
-82.56342255077868)

Ponds 4 — 3 / 3 (100%)

Ponds — Good


Photo 10


Photo 11


Photo 12

Pond Location

15260 Sevares Ct
Odessa FL 33556
United States
(28.19662382866967,
-82.56327228570916)

Ponds 5 — 3 / 3 (100%)

Ponds — Good


Photo 13


Photo 14

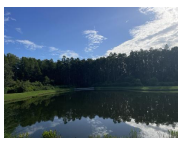

Photo 15

Pond Location

3018 Satilla Loop
Odessa FL 33556
United States
(28.200345619262286,
-82.5665890964437)

Ponds 6 — 3 / 3 (100%)

Ponds — Good


Photo 16

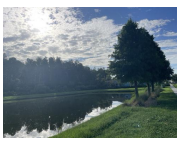

Photo 17


Photo 18

Pond Location

15157 Renaissance Ave
Odessa FL 33556
United States
(28.194131327331085,

-82.565310964625)

Landscaping

2 flagged, 3 actions, 24 / 30 (80%)

Landscaping 1

3 / 3 (100%)

Landscaping — Good


Photo 19


Photo 20


Photo 21


Photo 22


Photo 23


Photo 24

Landscaping Location

14575 Promenade Pkwy
Odessa FL 33556
United States
(28.19444716953199,
-82.5699757206969)


Photo 25


Photo 26

Landscaping 2

3 / 3 (100%)

Landscaping — Good


Photo 27


Photo 28


Photo 29

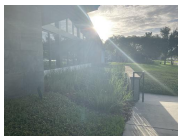

Photo 30


Photo 31


Photo 32


Photo 33

Landscaping Location

14575 Promenade Pkwy
Odessa FL 33556
United States
(28.19401121941332,
-82.57013466959313)

Landscaping 3

3 / 3 (100%)

Landscaping — Good

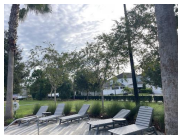

Photo 34


Photo 35


Photo 36


Photo 37


Photo 38


Photo 39

Landscaping Location

14575 Promenade Pkwy
Odessa FL 33556
United States
(28.19436291826573,
-82.57008235010872)

Landscaping 4 — 2 / 3 (66.67%)

Landscaping — Fair

The turf is overgrown most likely due to a rain out condition. The landscaper is currently on site maintaining the property.


Photo 40


Photo 41

Landscaping Location

14575 Promenade Pkwy
Odessa FL 33556
United States
(28.194016158796774,
-82.57065018905242)

Landscaping 5 — 2 / 3 (66.67%)

Landscaping — Fair

The turf is overgrown most likely due to a rain out condition. The landscaper is currently on site maintaining the property.


Photo 42


Photo 43

Landscaping Location

Landscaping 6 — 3 / 3 (100%)

Landscaping — Good


Photo 44


Photo 45


Photo 46

Landscaping Location

14842 Renaissance Ave
Odessa FL 33556
United States
(28.196111241745964,
-82.5696806813048)

Landscaping 7 — 3 / 3 (100%)

Landscaping Good


Photo 47


Photo 48


Photo 49

Landscaping Location

14850 Trails Edge Blvd
Odessa FL 33556
United States
(28.197223003979953,
-82.56989403635502)

Landscaping 8 1 flagged, 1 action, 1 / 3 (33.33%)

Landscaping Poor

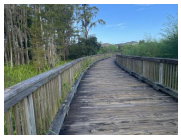

Photo 50


Photo 51

To do | Assignee: Gary Schwartz | Priority: Medium | Due: 10 Sep 2025 09:24 EDT | Created by: Gary Schwartz

Invasive plant material growing through defence needs to be trimmed back. The boardwalk needs repair.

Landscaping Location

Landscaping 9 3 / 3 (100%)

Landscaping Good


Photo 52


Photo 53


Photo 54

Landscaping Location

Landscaping 10 1 flagged, 2 actions, 1 / 3 (33.33%)

Landscaping Poor

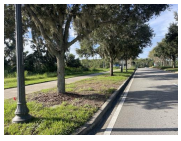

Photo 55


Photo 56

To do | Assignee: Gary Schwartz | Priority: Low | Due: 10 Sep 2025 09:28 EDT | Created by: Gary Schwartz

Needs turf replacement.

To do | Assignee: Gary Schwartz | Priority: Low | Due: 10 Sep 2025 09:22 EDT | Created by: Gary Schwartz

Needs new turf

Landscaping Location

Mailbox — Good

Mailbox Location

15133 Aviles Pkwy
Odessa FL 33556
United States
(28.19878302251865,
-82.56638780382174)


Photo 57


Photo 58

Streetlights — Working


Photo 59


Photo 60

Streetlights Location

14807 Renaissance Ave
Odessa FL 33556
United States
(28.197199856575914,
-82.56905866029517)

Monuments — Good



Photo 61



Photo 62

Sidewalks — Fair

Needs pressure cleaning.

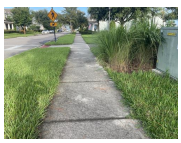

Photo 63


Photo 64

Sidewalks Location

2500–2598 Cornerstone St
Odessa FL 33556

United States
(28.19516472375606,
-82.57027621588891)

The sidewalks will need to be pressured cleaned.

Common Area Fence

Roads Good


Photo 65


Photo 66

Roads Location

14856–14998 Caravan Ave
Odessa FL 33556
United States
(28.19525660949591,
-82.56997844211996)


Photo 67


Photo 68

Amenities 1 flagged, 1 action, 13 / 15 (86.67%)

Amenities 1 1 flagged, 1 action, 13 / 15 (86.67%)

Dog Park Poor


Photo 69


Photo 70


Photo 71

To do | Assignee: Gary Schwartz | Priority: Low | Due: 10 Sep 2025 09:30 EDT | Created by: Gary Schwartz

Needs herbicide treatment and needs to be maintained. Landscaper was previously informed to treat and maintain the dog park. RedTree was contacted again regarding this issue.

Clubhouse Good


Photo 72


Photo 73


Photo 74


Photo 75

Clubhouse Restroom Good


Photo 76


Photo 77


Photo 78

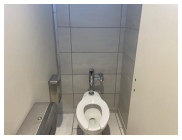

Photo 79


Photo 80


Photo 81

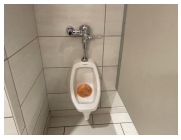

Photo 82


Photo 83


Photo 84


Photo 85


Photo 86


Photo 87

Pool

Good


Photo 88

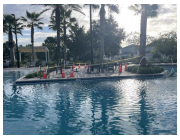
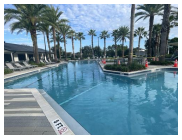

Photo 89


Photo 90


Photo 91

Playground

Good


Photo 92


Photo 93


Photo 94

Sign Off



Gary Schwartz
3 Sep 2025 09:32 EDT

Flagged items & Actions

3 flagged, 4 actions

Flagged items

3 flagged, 4 actions

Page 1: Initial questions / Landscaping / Landscaping 8

Landscaping

Poor

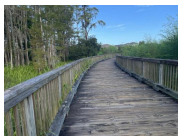

Photo 50


Photo 51

To do | Assignee: Gary Schwartz | Priority: Medium | Due: 10 Sep 2025 09:24 EDT | Created by: Gary Schwartz

Invasive plant material growing through defence needs to be trimmed back. The boardwalk needs repair.

Page 1: Initial questions / Landscaping / Landscaping 10

Landscaping

Poor

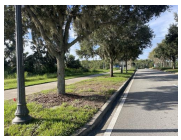

Photo 55


Photo 56

To do | Assignee: Gary Schwartz | Priority: Low | Due: 10 Sep 2025 09:28 EDT | Created by: Gary Schwartz

Needs turf replacement.

To do | Assignee: Gary Schwartz | Priority: Low | Due: 10 Sep 2025 09:22 EDT | Created by: Gary Schwartz

Needs new turf

Page 1: Initial questions / Amenities / Amenities 1

Dog Park

Poor


Photo 69


Photo 70


Photo 71

To do | Assignee: Gary Schwartz | Priority: Low | Due: 10 Sep 2025 09:30 EDT | Created by: Gary Schwartz

Needs herbicide treatment and needs to be maintained. Landscaper was previously informed to treat and maintain the dog park. RedTree was contacted again regarding this issue.

Other actions

0 actions

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

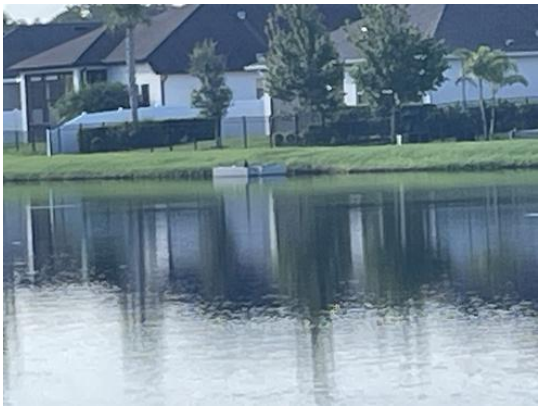


Photo 15



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

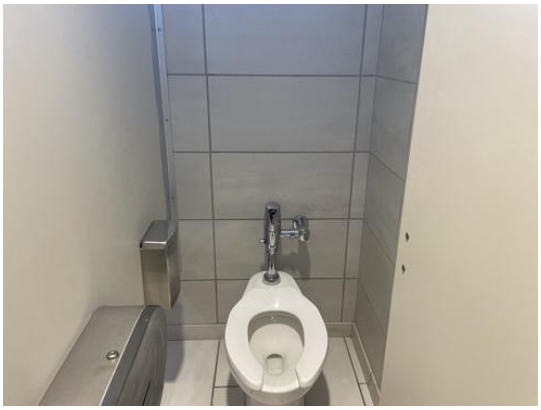


Photo 79



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 11

Return to Agenda

FLORIDA COMMERCIAL CARE, INC.
Professional Landscape and Property Maintenance Services

August 25, 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: Bridge # 1

SCOPE OF WORK:

- Dispatch technicians to the property with required equipment and materials to complete work order.
- Set up and tape off or safety cone area that work is being performed in to ensure a safe work environment for personnel and patrons.
- Locate bridge # 1 located next to 14869 Caravan Ave.
- When approved I will mark all boards to be replaced prior to work being started.
- Wooden bridge is 104 ft long.
- This proposal is to remove and replace 1/3 of the pressure treated wood decking.
- Remove the worst damaged deck boards to be replaced. (NOT ALL BOARDS NEED REPLACED)
- Install new deck boards from 2 x 6 pressure treated wood with proper 2-1/2 inch deck screws.
- Starting with the worst damaged down to the least damaged boards.
- Properly dispose of all old materials at the proper center for pressure treated materials.
- Check property for any other damages or issues.
- Remove all debris and equipment from work performed.
- Work will be completed within 30 days of approval.
- Proposal Is good for 60 days

FLORIDA COMMERCIAL CARE, INC.

Professional Landscape and Property Maintenance Services

Total Price- $7,350.20

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 12

Return to Agenda

FLORIDA COMMERCIAL CARE, INC.

Professional Landscape and Property Maintenance Services

August 25, 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: Bridge # 2

SCOPE OF WORK:

- Dispatch technicians to the property with required equipment and materials to complete work order.
- Set up and tape off or safety cone area that work is being performed in to ensure a safe work environment for personnel and patrons.
- Locate bridge # 2 located next to 15241 Renaissance Ave.
- When approved I will mark all boards to be replaced prior to work being started.
- Wooden bridge is 310 ft long.
- This proposal is to remove and replace 1/3 of the pressure treated wood decking.
- Remove the worst damaged deck boards to be replaced. (NOT ALL BOARDS NEED REPLACED)
- Install new deck boards from 2 x 6 pressure treated wood with proper 2-1/2-inch deck screws.
- Starting with the worst damaged down to the least damaged boards.
- Properly dispose of all old materials at the proper center for pressure treated materials.
- Check property for any other damage or issues.
- Remove all debris and equipment from work performed.
- Work will be completed within 30 days of approval.
- Proposal Is good for 60 days.

FLORIDA COMMERCIAL CARE, INC.

Professional Landscape and Property Maintenance Services

Total Price- $14,311.43

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 13

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 14

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 15

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**

Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

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

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

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

Download the MyFrontier© app

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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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

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**

LET FRONTIER BE YOUR TECH SUPPORT

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

business.frontier.com

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

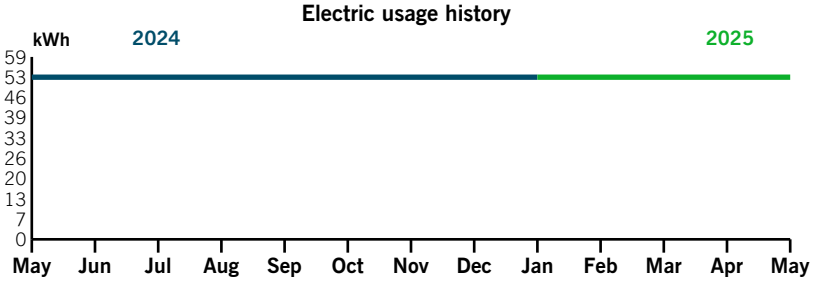
Previous Amount Due	$97.88
Payment Received May 19	-97.88
Current Lighting Charges	97.60
Taxes	0.28
Total Amount Due Jun 16	**$97.88**

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

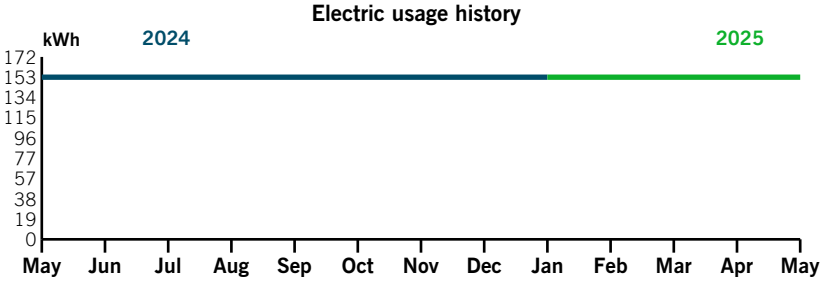
Previous Amount Due	$289.31
Payment Received May 19	-289.31
Current Lighting Charges	288.59
Taxes	0.72
Total Amount Due Jun 16	**$289.31**

Thank you for your payment.

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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)	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.

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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

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250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062

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

8891008841646500066000000000000000289310000028931 2

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For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

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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**

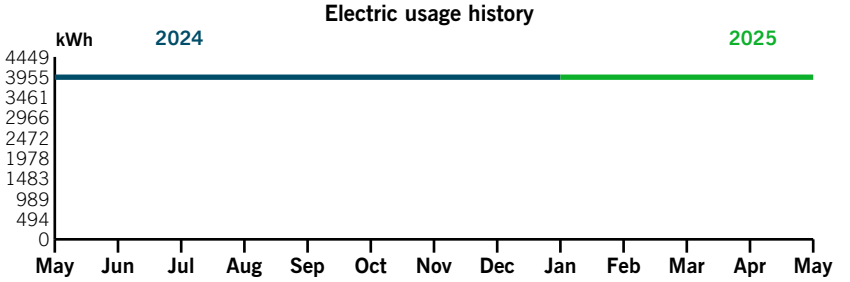
$

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
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811

Check utility rates

Check rates and charges	duke-energy.com/rates

Correspond with Duke Energy (not for payment)
P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jun 23
Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

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

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

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

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

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

Special Needs Customers
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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	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

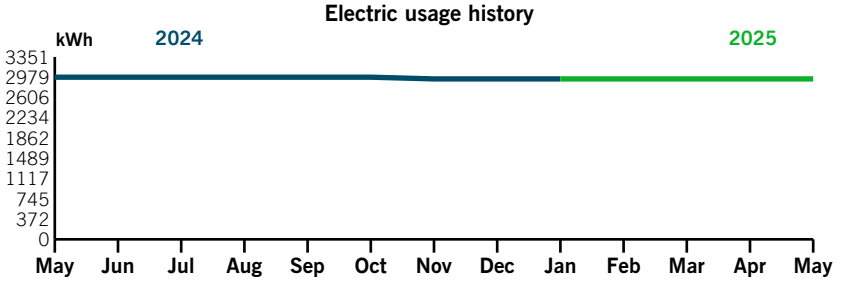
Previous Amount Due	$2,090.90
Payment Received May 19	-2,090.90
Current Lighting Charges	2,080.99
Taxes	9.91
Total Amount Due Jun 17	**$2,090.90**

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

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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
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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

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For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811

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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	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**

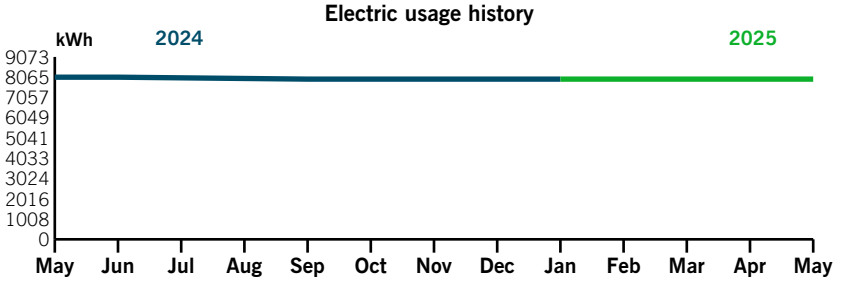
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Your usage snapshot

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)	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

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DUKE ENERGY®
duke-energy.com
877.372.8477

Account number **9100 8839 2555**
210004317629

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485

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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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

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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

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**

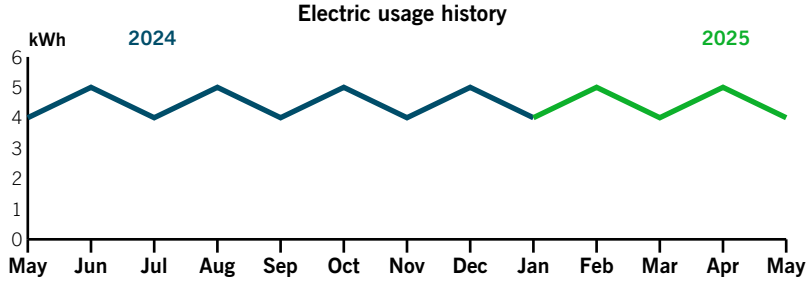
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Thank you for your payment.

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	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*	*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

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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

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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
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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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Special Needs Customers
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Para nuestros clientes que hablan Español
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DUKE ENERGY®
duke-energy.com
877.372.8477

Account number **9100 8839 2365**

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**

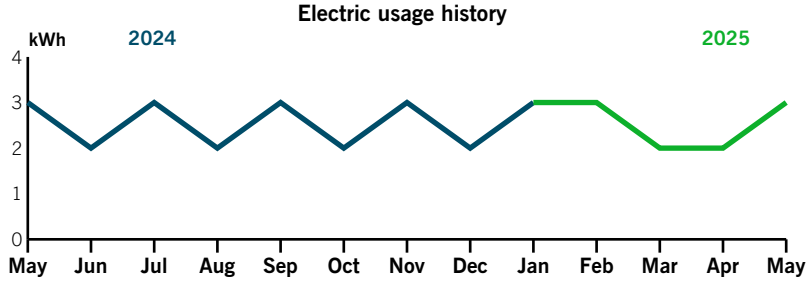
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Thank you for your payment.

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	3	30	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 2745

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

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

Call before you dig

Call	800.432.4770 or 811

Check utility 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 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**

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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
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**

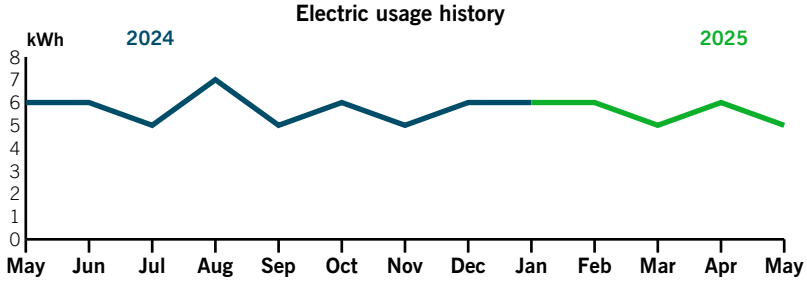
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Thank you for your payment.

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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	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.

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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

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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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duke-energy.com
877.372.8477

Account number **9100 8839 3316**

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**

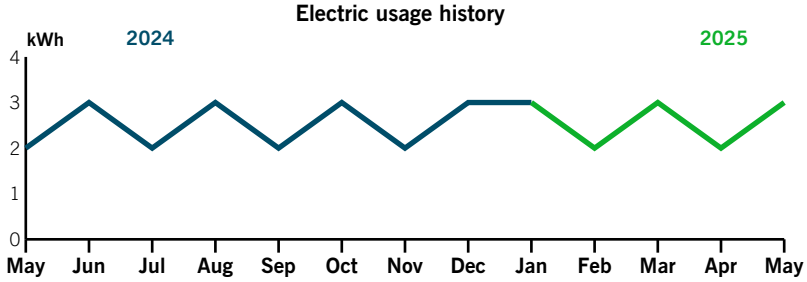
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Thank you for your payment.

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

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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

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Correspond with Duke Energy (not for payment)
P.O. Box 14042
St Petersburg, FL 33733

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Your usage snapshot - Continued

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

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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®

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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**

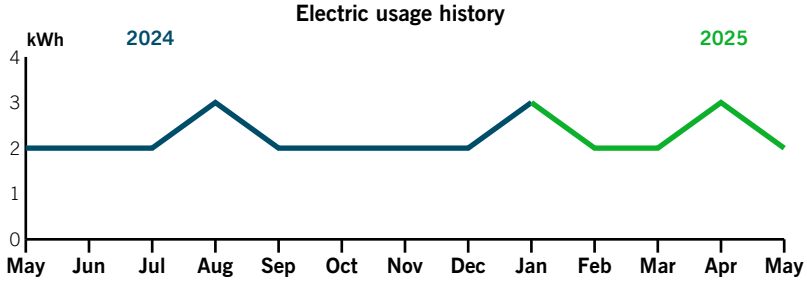
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Your usage snapshot

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

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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

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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

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

Call before you dig

Call	800.432.4770 or 811

Check utility rates

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P.O. Box 14042
St Petersburg, FL 33733

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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.

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**

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
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**

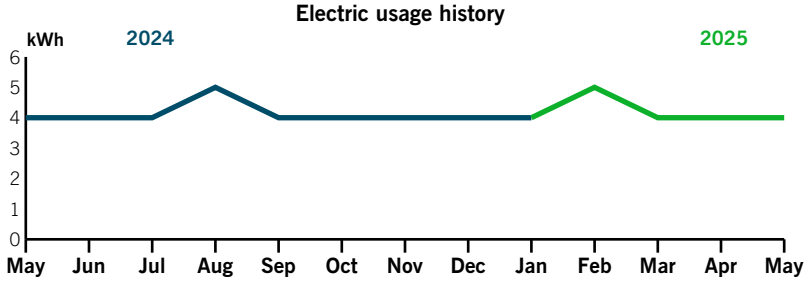
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Thank you for your payment.

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

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 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

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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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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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**

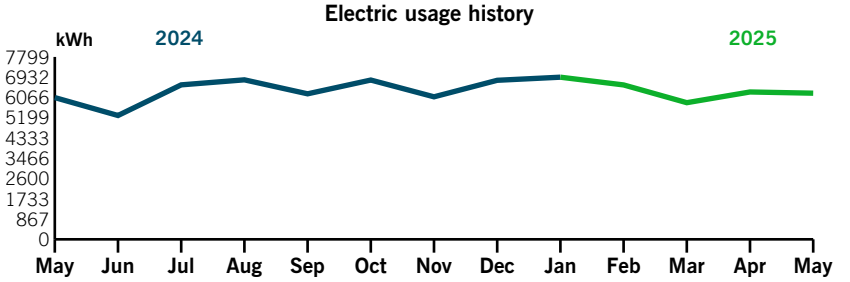
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Thank you for your payment.

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

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Your usage snapshot - Continued

Current electric usage for meter number 1016855		
Actual reading on May 23		541871
Previous reading on Apr 25		- 535623
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**

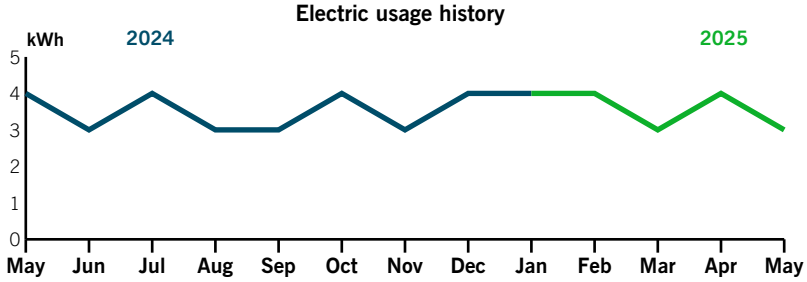
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Thank you for your payment.

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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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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DUKE ENERGY®
duke-energy.com
877.372.8477

Account number **9100 8839 4721**

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

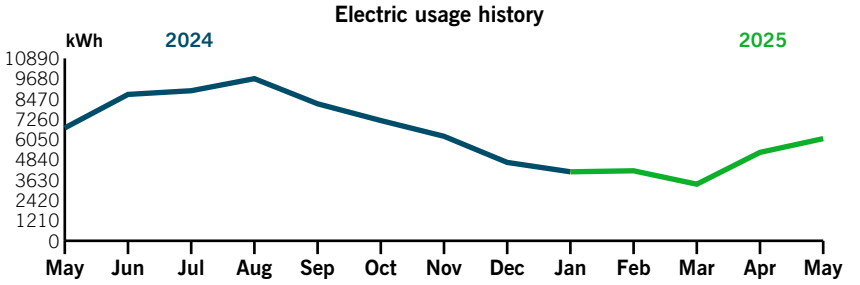
Previous Amount Due	$1,080.74
Payment Received May 19	-1,080.74
Current Lighting Charges	228.40
Current Electric Charges	962.52
Taxes	26.55
Total Amount Due Jun 18	**$1,217.47**

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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



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

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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 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

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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

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Correspond with Duke Energy (not for payment)
P.O. Box 14042
St Petersburg, FL 33733

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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**

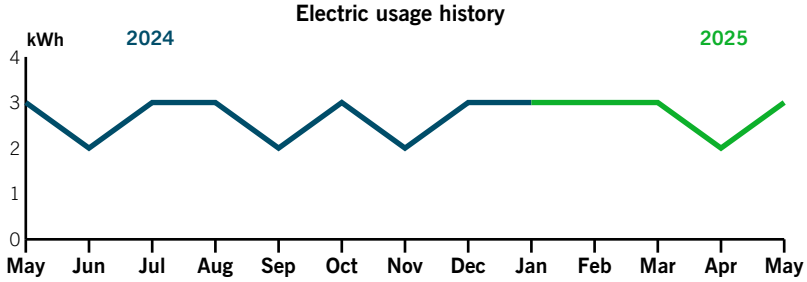
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Thank you for your payment.

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	3	32	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 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

8891008841508400066000000000000000308000000030806

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.

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

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

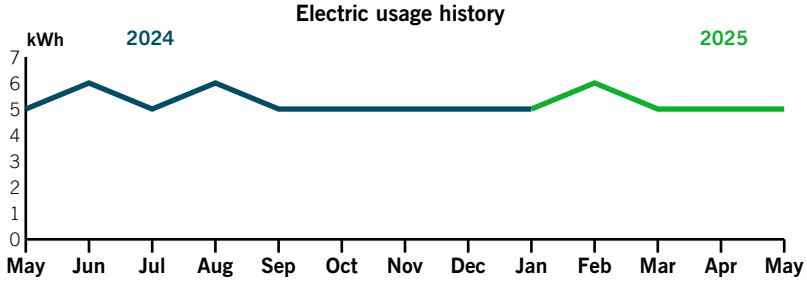
Previous Amount Due	$30.80
Payment Received May 19	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jun 18	**$30.80**

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	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.

Your electric service may be disconnected if your payment is past due
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When you pay by check
We may process the payment as a regular check or convert it into a one-time electronic check payment.

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

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

Special Needs Customers
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

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**

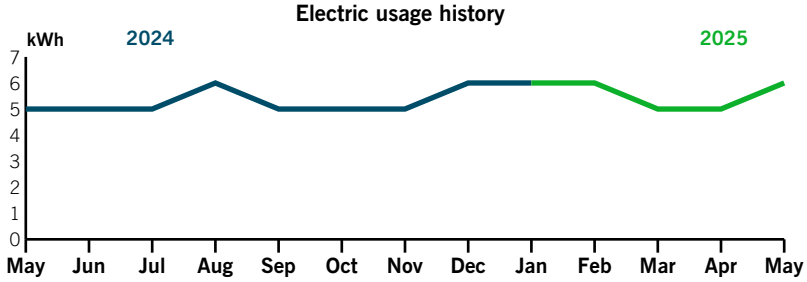
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Thank you for your payment.

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)

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

Your usage snapshot - Continued

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

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
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**

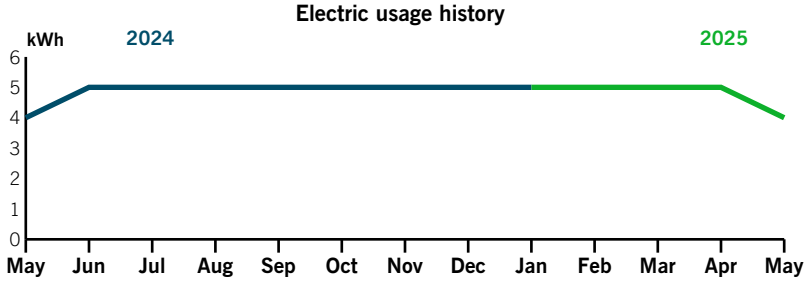
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Thank you for your payment.

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

8891008841628300066000000000000000308000000030803

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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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.

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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

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**

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
14731 STATE ROAD 54
ODESSA FL 33556

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

Account number **9100 8839 2175**

Billing summary

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

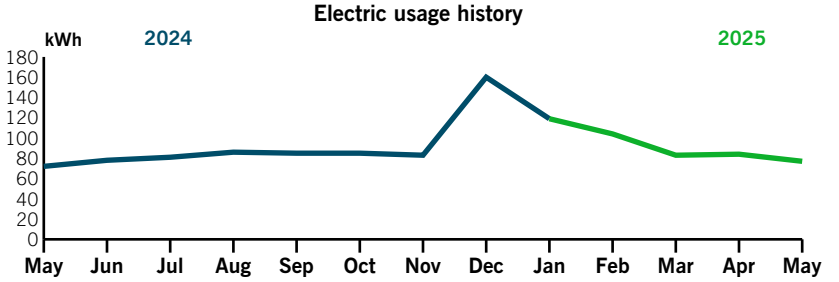
$

Thank you for your payment.

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

Your usage snapshot

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

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 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

8891008839217500066000000000000000308000000030809

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.

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 8839 2175**

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**

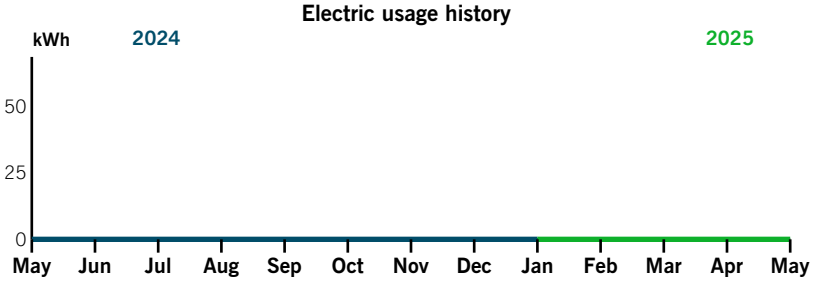
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Your usage snapshot

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

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 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

8891008841528200066000000000000000308000000030800

We're here for you

Report an emergency

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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

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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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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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.

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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

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
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Bill to
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C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

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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

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Invoice 21406

BILL TO
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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.

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Bill to
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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

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Bill to
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C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Ship to
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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

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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

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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

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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

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Lake Mary, FL 32746

Ship to
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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

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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

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Invoice 30100

BILL TO
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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.

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Invoice 21853

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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

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Pay By Phone: 1-855-786-5344

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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.

ASTURIA CDD
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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.

ASTURIA CDD
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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.

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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.

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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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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**

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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.

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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.

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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.

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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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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

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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.

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LAKE MARY FL 32746

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

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**

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

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

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

1 0 1
42-52579

ASTURIA CDD

Service Address: **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**

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	0953300
Customer #	01341603
Balance Forward	0.00
Current Transactions	187.92
Total Balance Due	**$187.92**
Due Date	**6/20/2025**

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

The Total Due will be electronically transferred on 06/20/2025.

ASTURIA CDD
250 INTERNATIONAL PARKWAY SUITE 208
LAKE MARY FL 32746

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

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

Invoice #000154

Issue date
May 15, 2025

Asturia cleanings June

We appreciate your business.

Customer
Michele Johnson
breezeinvoices@payableslockbox.com

Invoice Details
PDF created May 15, 2025
$1,230.00

Payment
Due May 15, 2025
$1,230.00

Items	Quantity	Price	Amount
Asturia cleanings *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 16

Return to Agenda

Asturia
Community Development District

Financial Statements
(Unaudited)

July 31, 2025

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
JULY 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	$ 102,109	$ -	$ -	$ -	$ -	$ -	$ 102,109
4	Bank United - Restricted Cash	20,023	-	-	-	-	-	20,023
5	Bank United - Money Market Account	1,508,478	-	-	-	-	-	1,508,478
6	Southstate Bank - Money Market Account	430,922	-	-	-	-	-	430,922
7	Debt Service							-
8	Revenue	-	-	1,369	66,385	-	-	67,754
9	Interest	-	-	-	6	124,266		124,272
10	Reserve	-	-	1,515	75,717	-	-	77,232
11	Prepayment	-	-	-	1	-	-	1
12	Sinking fund	-	-	-	5	-	-	5
13	Cost of Issuance	-	-	-	-	15,517	-	15,517
14	Construction account				-	-	2,000	2,000
15	Due from other funds	-	-	-	.	.	-	-
16	Due from Debt service	-	-	-	-	-	-	-
17	Due from General fund	-	447,761	-	4,415	14,903	-	467,079
18	Accounts receivable-On Roll Assessments	-	3	-	2	-	-	5
19	Accounts receivable	-		-	-	-	-	-
20	Prepaids	-		-	-	-	-	-
21	Deposits	6,146		-	-	-	-	6,146
22	Total assets	$ 2,067,678	$ 447,764	$ 2,883	$ 146,532	$ 154,686	$ 2,000	$ 2,821,543
23	**LIABILITIES AND FUND BALANCE**							
24	Liabilities:							
25	Accounts payable	$ 141,742	$ -	$ -	$ -	$ -	$ -	$ 141,742
26	Accrued expenses payable	-	-	-	-	-	-	-
27	Due to other funds	-	-	-	-	-	-	-
28	Deferred revenue-On roll assessments	-	3	-	2	-	-	5
29	Due to Debt service fund	19,317	-	-	-	-	-	19,317
30	Due to Reserve fund	447,761	-	-	-	-	-	447,761
31	Rental deposits	1,500	-	-	-	-	-	1,500
32	JSAPP deposit	-	-	-	-	-	-	-
33	Total liabilities	610,321	3	-	2	-	-	610,326
34	**FUND BALANCES**							
35	Nonspendable	6,146	-	-	-	-	-	6,146
36	Restricted	-	-	2,883	146,530	154,686	2,000	306,099
37	Assigned for Two Month Operating Reserve	177,110	-	-	-	-	-	177,110
38	Unassigned	1,274,101	447,761	-	-	-	-	1,721,863
39	Total fund balances	1,457,357	447,761	2,883	146,530	154,686	2,000	2,211,217
40	Total liabilities and fund balances	$ 2,067,678	$ 447,764	$ 2,883	$ 146,532	$ 154,686	$ 2,000	$ 2,821,543

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH JULY 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	$ 1,024,543	$ 3,584	100.35%
3	Interest Revenue-Investments	-	-	62,915	62,915	0.00%
4	Rental Income	4,000	3,333	7,773	4,440	194.33%
5	Bar Code Access	200	167	750	583	375.00%
6	Event Fees	2,500	2,083	-	(2,083)	0.00%
7	Cost Share Agreement AWCPOA	-	-	15,000	15,000	0.00%
8	Miscellaneous Revenue	15,000	12,500	-	(12,500)	0.00%
9	Fund Balance Forward	20,000	16,667	-	(16,667)	0.00%
10	**TOTAL REVENUES**	**1,062,659**	**1,055,709**	**1,110,981**	**55,272**	**104.55%**
11	**EXPENDITURES**					
12	**ADMINISTRATIVE**					
13	Supervisor Fees	15,000	12,500	13,600.00	(1,100)	90.67%
14	Payroll taxes - FICA	1,377	1,148	3,750.39	(2,603)	272.36%
15	Management Consulting	48,000	40,000	40,360.61	(361)	84.08%
16	Trustee Fees	8,500	7,083	6,866.67	217	80.78%
15	District Engineer	20,000	16,667	-	16,667	0.00%
16	Arbitrage rebate calculation	1,300	1,083	1,300.00	(217)	100.00%
17	Public Officials Liabiliy Ins	4,496	3,747	3,700.00	47	82.30%
18	Legal Advertising	1,500	1,250	4,260.77	(3,011)	284.05%
19	Dues & licenses	175	175	175.00	-	100.00%
20	Website Fees/Email/IT Support	5,500	4,583	2,972.90	1,610	54.05%
21	Legal Services - General	30,000	25,000	18,210.25	6,790	60.70%
22	Legal Services - Litigation	20,000	16,667	327.00	16,340	1.64%
23	Legal Services - Land Use	20,000	16,667	2,694.00	13,973	13.47%
24	Legal Services - Defect	10,000	8,333	-	8,333	0.00%
25	Auditing Services	3,715	3,096	-	3,096	0.00%
26	Tax Collector/Property Appaiser Fees	650	542	150.00	392	23.08%
27	Mailed Notices-Postage	1,000	833	359.92	473	35.99%
28	**TOTAL ADMINISTRATIVE**	**191,213**	**159,373**	**98,728**	**60,646**	**51.63%**
29	**UTILITY SERVICES**					
30	Utilities					
31	Electricity - Irrigation	5,134	4,278	3,388	890	65.99%
32	Electricity - Recreation Center	24,150	20,125	21,230	(1,105)	87.91%
33	Streetlights	219,365	182,804	107,286	75,518	48.91%
34	Utility Services	1,380	1,150	-	1,150	0.00%
35	**TOTAL UTILITY SERVICES**	**250,029**	**208,358**	**131,904**	**76,453**	**52.76%**
36	**GARBAGE/SOLID WASTE SERVICES**					
37	Garbage - Recreation Facility	1,100	917	1,105	(189)	100.49%
38	Solid Waste Assessment	2,500	2,083	1,337	746	53.49%
39	**TOTAL GARBAGE/SOLID WASTE**	**3,600**	**3,000**	**2,443**	**557**	**67.85%**

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH JULY 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	50,000	26,948	23,052	44.91%
42	Potable Water	15,000	12,500	19,273	(6,773)	128.49%
43	**TOTAL WATER-SEWER COMB SERVICES**	**75,000**	**62,500**	**46,221**	**16,279**	**173.40%**
44	**STORMWATER CONTROL**					
45	Stormwater Control	1,400	1,167	611	556	43.65%
46	Aquatic Maintenace (Contract)	22,000	18,333	13,980	4,353	63.55%
47	**STORMWATER CONTROL SERVICES**	**23,400**	**19,500**	**14,591**	**4,909**	**62.35%**
48	**PHYSICAL ENVIRONMENT**					
49	Insurance - Property	26,930	22,442	23,805	(1,363)	88.40%
50	Insurance - General Liability	8,176	6,813	4,886	1,927	59.76%
51	R&M Irrigation	10,000	8,333	9,264	(931)	92.64%
52	Landscape - General	142,200	118,500	115,813	2,687	81.44%
53	Landscape - Fertilization	9,600	8,000	8,168	(168)	85.08%
54	Landscape - Pest Control	5,100	4,250	4,339	(89)	85.08%
55	Landscape - Irrigation	12,000	10,000	10,210	(210)	85.08%
56	Landscape - Mulch	24,750	20,625	-	20,625	0.00%
57	Landscape - Annuals	11,340	9,450	4,813	4,638	42.44%
58	Landscape Replacement	25,000	20,833	5,450	15,383	21.80%
59	Holiday Lighting & Décor	2,140	1,783	4,300	(2,517)	200.93%
60	**TOTAL PHYSICAL ENVIRONMENT**	**277,236**	**231,030**	**191,048**	**39,982**	**68.91%**
61	**ROAD AND STREETS**					
62	Roadway Repair and Maintenance	58,000	48,333	-	48,333	0.00%
63	R&M Pressure Washing	5,500	4,583	200	4,383	3.64%
64	**TOTAL ROAD AND STREET FACILITIES**	**63,500**	**52,917**	**200**	**52,717**	**0.31%**
65	**PARKS AND RECREATION - GENERAL**					
66	Field Services Management	70,000	58,333	43,354	14,979	61.93%
67	Pool Maintenance	13,560	11,300	13,657	(2,357)	100.71%
68	Wildlife Management	2,400	2,000	-	2,000	0.00%
69	Cleaning - Contract	16,000	13,333	26,435	(13,102)	165.22%
70	Pest Control - Contract	730	608	550	58	75.34%
71	Telephone and Internet	3,600	3,000	1,306	1,694	36.29%
72	R&M Fitness Equipment	4,500	3,750	7,973	(4,223)	177.17%
73	Amenity Maintenance and Repairs	10,000	8,333	6,470	1,864	64.70%
74	Facility A/C & Heating Maintenance & Repair	1,500	1,250	-	1,250	0.00%
75	Boardwalk Bridge Maintenance	2,500	2,083	100	1,983	4.02%
76	Pool Furniture Repair and Replacement	4,000	3,333	12,901	(9,568)	322.52%
77	Security System Monitoring and Maintenance	12,000	10,000	1,942	8,058	16.18%
78	Dog Park Maintenance	500	417	2,333	(1,917)	466.69%
79	Dog Park Mulching	2,000	1,667	-	1,667	0.00%
80	Facility Janitoral Supplies	3,600	3,000	1,752	1,248	48.67%
81	Garbage and Dog Waste Supplies	3,000	2,500	2,242	258	74.73%
82	Office Supplies	600	500	763	(263)	127.16%
83	Pool Permits	300	250	280	(30)	93.33%
84	**TOTAL PARKS AND RECREATION -**	**150,790**	**125,658**	**122,058**	**3,600**	**80.95%**

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH JULY 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	2,083	-	2,083	0.00%
87	**TOTAL SPECIAL EVENTS**	**2,500**	**2,083**	**-**	**2,083**	**0.00%**
88	**CONTINGENCY**					
89	Contingency	25,391	21,159	21,386	(227)	84.23%
90	**TOTAL CONTINGENCY**	**25,391**	**21,159**	**21,386**	**(227)**	**84.23%**
91	**Total Expenditures**	**1,062,659**	**885,578**	**628,579**	**256,999**	**59.15%**
92	**Excess/(deficiency) of revenues over/(under)**	**-**	**170,131**	**482,402**	**312,271**	**0.00%**
93	Fund balance - beginning (unaudited)			974,956		
94	Fund balance - ending			$ 1,457,358		

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
RESERVE FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH JULY 31, 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	-	-	5,003	5,003
Total revenues	200,000	200,000	200,702	702
EXPENDITURES				
Landscape, Partial Replacements	10,712	8,927	-	8,927
Air Handling and Condensing Units, Split Systems	55,704	46,420	-	46,420
Total Reserve Expenditures	66,416	55,347	-	55,347
Excess/(deficiency) of revenues over/(under)	133,584	144,653	200,702	(54,645)
Fund balance - beginning (unaudited)			247,059	
Fund balance - ending			$ 447,761	

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 JULY 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	-	-	15,634	15,634
Bond close out transfer in	-	-	-	-
Total revenues	561,174	561,174	574,160	12,986
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	(6,594,282)	(6,595,438)
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	(613,694)	(614,850)
Fund balance - beginning (unaudited)			616,576	
Fund balance - ending			$ 2,882	

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 JULY 31, 2025

	FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
REVENUES				
Assessment levy	$ 141,198	$ 141,198	$ 141,990	$ 792
Interest	-	-	4,271	4,271
Bond close out transfer in	-	-	-	-
Total revenues	141,198	141,198	146,261	5,063
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	6,310	6,032
Fund balance - beginning (unaudited)			140,221	
Fund balance - ending			$ 146,531	

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 JULY 31, 2025

	FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
REVENUES				
Assessment levy	$ -	$ -	$ 5,190	$ 5,190
Interest	-	-	719	719
Bond close out transfer in	-	-	6,309,000	6,309,000
Total revenues	-	-	6,314,909	6,314,909
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	-	-	6,135,274	6,314,909
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)	-	-	154,686	334,321
Fund balance - beginning (unaudited)			-	
Fund balance - ending			$ 154,686	

Asturia
Operating Account - Bank Reconciliation
July 31, 2025

		Operating Acct (BU)
Balance Per Bank Statements	$	125,172.50
Plus: Deposits In Transit		-
Less: Outstanding Checks		(3,040.96)
Adjusted Bank Balance	**$**	**122,131.54**

Beginning Balance Per Books	$	165,215.32
Cash Deposits & Credits		7,938.51
Cash Disbursements & Transfers		(51,022.29)
Balance Per Books	**$**	**122,131.54**

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 Branc	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 Branc	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	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 Brancl	14915 AVILES PARKWAY 3/19/2025 to 4/18/2025	157.95		85,666.18
5/19/2025	051925ACH18	Pasco County Utilities Services Brancl	14859 CARAVAN AVENUE 3/19/2025 to 4/18/2025	23.49		85,642.69
5/19/2025	051925ACH19	Pasco County Utilities Services Brancl	14450 PROMENADE PARKWAY 3/19/2025 to 4/18/2025	154.71		85,487.98
5/19/2025	051925ACH20	Pasco County Utilities Services Brancl	14700 TRAILS EDGE BOULEVARD 3/19/2025 to 4/18/2025	15.39		85,472.59
5/19/2025	051925ACH21	Pasco County Utilities Services Brancl	2830 LONG BOW WAY 3/19/2025 to 4/18/2025	72.09		85,400.50
5/19/2025	051925ACH22	Pasco County Utilities Services Brancl	14400 TRAILS EDGE BOULEVARD 3/19/2025 to 4/18/2025	10.53		85,389.97
5/19/2025	051925ACH23	Pasco County Utilities Services Brancl	2995 LONG BOW WAY 3/19/2025 to 4/18/2025	22.68		85,367.29
5/19/2025	051925ACH24	Pasco County Utilities Services Brancl	14577 PROMENADE PARKWAY 3/19/2025 to 4/18/2025	53.46		85,313.83
5/19/2025	051925ACH25	Pasco County Utilities Services Brancl	14575 PROMENADE PARKWAY 3/19/2025 to 4/18/2025	3,691.84		81,621.99
5/19/2025	051925ACH26	Pasco County Utilities Services Brancl	14502 PROMENADE PARKWAY 3/19/2025 to 4/18/2025	63.78		81,558.21
5/19/2025	051925ACH27	Pasco County Utilities Services Brancl	15381 AVILES PARKWAY 3/19/2025 to 4/18/2025	18.63		81,539.58
5/19/2025	051925ACH28	Pasco County Utilities Services Brancl	15121 AVILES PARKWAY 3/19/2025 to 4/18/2025	10.53		81,529.05
5/19/2025	051925ACH29	Pasco County Utilities Services Brancl	15233 RENAISSANCE AVENUE 3/19/2025 to 4/18/2025	11.34		81,517.71
5/19/2025	051925ACH30	Pasco County Utilities Services Brancl	15246 CARAVAN AVENUE 3/19/2025 to 4/18/2025	27.54		81,490.17
5/19/2025	051925ACH31	Pasco County Utilities Services Brancl	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 Brancl	14859 CARAVAN AVENUE 4/18/2025 to 5/19/2025	7.29		165,516.38
6/23/2025	062325ACH2	Pasco County Utilities Services Brancl	14450 PROMENADE PARKWAY 4/18/2025 to 5/19/2025	133.65		165,382.73
6/23/2025	062325ACH3	Pasco County Utilities Services Brancl	14700 TRAILS EDGE BOULEVARD 4/18/2025 to 5/19/2025	20.25		165,362.48
6/23/2025	062325ACH4	Pasco County Utilities Services Brancl	2830 LONG BOW WAY 4/18/2025 to 5/19/2025	85.86		165,276.62
6/23/2025	062325ACH5	Pasco County Utilities Services Brancl	14400 TRAILS EDGE BOULEVARD 4/18/2025 to 5/19/2025	14.58		165,262.04
6/23/2025	062325ACH6	Pasco County Utilities Services Brancl	2995 LONG BOW WAY 4/18/2025 to 5/19/2025	28.35		165,233.69
6/23/2025	062325ACH7	Pasco County Utilities Services Brancl	0 PROMENADE PARKWAY 4/18/2025 to 5/19/2025	146.61		165,087.08
6/23/2025	062325ACH8	Pasco County Utilities Services Brancl	15381 AVILES PARKWAY 4/18/2025 to 5/19/2025	21.87		165,065.21
6/23/2025	062325ACH9	Pasco County Utilities Services Brancl	15121 AVILES PARKWAY 4/18/2025 to 5/19/2025	12.96		165,052.25
6/23/2025	062325ACH10	Pasco County Utilities Services Brancl	15233 RENAISSANCE AVENUE 4/18/2025 to 5/19/2025	14.58		165,037.67
6/23/2025	062325ACH11	Pasco County Utilities Services Brancl	15246 CARAVAN AVENUE 4/18/2025 to 5/19/2025	31.59		165,006.08
6/23/2025	062325ACH12	Pasco County Utilities Services Brancl	15050 CARAVAN AVENUE 4/18/2025 to 5/19/2025	53.46		164,952.62
6/23/2025	062325ACH13	Pasco County Utilities Services Brancl	14577 PROMENADE PARKWAY 4/18/2025 to 5/19/2025	76.95		164,875.67
6/23/2025	062325ACH14	Pasco County Utilities Services Brancl	14575 PROMENADE PARKWAY 4/18/2025 to 5/19/2025	3,659.92		161,215.75
6/23/2025	062325ACH15	Pasco County Utilities Services Brancl	14502 PROMENADE PARKWAY 4/18/2025 to 5/19/2025	67.98		161,147.77
6/23/2025	062325ACH20	Pasco County Utilities Services Brancl	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 Brancl	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**
7/1/2025	070125ach1	ADP	workers comp	16.74		157,086.49
7/1/2025	070125ach2	ADP	workers comp	27.01		157,059.48
7/1/2025	100009	Phenomenal Exercise Equipment Rep	Invoice: 246044 (Reference: Treadmill #2 & #4 - new Deck sensor Installed.)	633.00		156,426.48
7/2/2025	100010	Office Pride		5,317.08		151,109.40
7/2/2025	100011	Cleaning Commandos LLC	Invoice: april (Reference: Asturia cleanings April 2025.)	1,375.00		149,734.40
7/2/2025	100012	Hancock Whitney		3,750.00		145,984.40
7/2/2025	100013	Fl Dept of Health in Pasco County	Invoice: 51-BID-7815879 (Reference: Permit Fees.)	280.00		145,704.40
7/2/2025	100014	KASS SHULER P.A.		1,214.25		144,490.15
7/2/2025	100015	DCSI, Inc	Access/ Gate:Installation	799.00		143,691.15
7/3/2025	070325ach2	ADP	susan coppa backpay	649.50		143,041.65
7/3/2025	070325ach	ADP	7-3-25 amenity mgr pr	649.13		142,392.52
7/3/2025	100016	Blue Water Aquatics, Inc	Invoice: 33593 (Reference: Aquatic Services.) Invoice: 33594 (Reference: Aquatic plants.)	1,763.75		140,628.77
7/4/2025	070425ach1	ADP	adp fees	242.34		140,386.43

7/9/2025	1897	Lowes	Golf cart	9,593.08		130,793.35
7/10/2025	1904	Anissa Lee	Contribution to HOA event	600.00		130,193.35
7/10/2025	100017	COASTAL WASTE & RECYCLING - S	Invoice: 0000981811 (Reference: Payment on Invoice 0000913681.) Invoice: 0001033818 (Refe	206.06		129,987.29
7/10/2025	609		GF tax collections		3,599.40	133,586.69
7/10/2025	609		Reserve tax collections		705.10	134,291.79
7/10/2025	609		2025 tax collections		1,980.43	136,272.22
7/10/2025	609		2016 tax collections		498.84	136,771.06
7/11/2025	071125ach	ADP	workers comp	48.83		136,722.23
7/15/2025	071525ach	ADP	7-8-25 bos mtg	1,495.75		135,226.48
7/17/2025	100018	Suncoast Pool Service	VOID: Invoice: 11001 (Reference: Swimming Pool Service including chemical balance, debris removal			135,226.48
7/17/2025	100019	Best Termite and Pest Control Inc	Invoice: 1339576 (Reference: Monthly pest control.)	55.00		135,171.48
7/17/2025	100020	Office Pride	Invoice: Inv-270818 (Reference: Day Porter Services 3x per week.) Invoice: Inv-271767 (Referen	1,896.36		133,275.12
7/25/2025	100021	Cooper Pools Inc	Invoice: 2025-895 (Reference: Monthly Commercial Maintenance.)	750.00		132,525.12
7/25/2025	611	ADP	ADP PR fees 7.25.25	127.76		132,397.36
7/29/2025	100022	Cooper Pools Inc	Invoice: 2025-904 (Reference: MISC PRODUCTS,COMMERCIAL SERVICE CALL / INSTALLATI(	937.92		131,459.44
7/29/2025	100023	Americans Commercial Pool Service	Invoice: 3116 (Reference: Monthly Pool Service-July.) Invoice: 3117 (Reference: Stenner.)	2,873.00		128,586.44
7/30/2025	100024	Office Pride	Invoice: Inv-271946 (Reference: Coastwide Professional 55-60 Gal. Trash Bags, High Density, 22	250.96		128,335.48
7/30/2025	100025	Blue Water Aquatics, Inc	Invoice: 33681 (Reference: Aquatic Services - 2nd Visit Treatment Report Attached.)	1,370.00		126,965.48
7/31/2025			Interest		12.03	126,977.51
7/31/2025	073125ach1	ADP	7-31-25 judith carland pay-amenity mgr - See PR summary for all 7/31/25 PR (four total transactior	600.69		126,376.82
7/31/2025	073125ach2	ADP	VOID: BOS MTG 7/8/25			126,376.82
7/31/2025	073125ach3	ADP	Worshop 7/22/25 See PR summary for all 7/31/25 PR (four total transactions)	1,082.50		125,294.32
7/31/2025	073125ach4	ADP	Donald Fontz Backpay BOS/Workshop See PR summary for all 7/31/25 PR (four total transactions	433.00		124,861.32
7/31/2025	073124ach5	ADP	Backpay BOS/Workshop (April-July 2025) See PR summary for all 7/31/25 PR (four total transacti	2,598.00		122,263.32
7/31/2025	607	ADP	7.31.25 PR fees - See PR detail for all 7/31/25 PR fees (four total transactions)	131.78		122,131.54
7/31/2025				**41,767.49**	**6,795.80**	**122,131.54**

EXHIBIT 17

Return to Agenda

Asturia Community Development District
Budget Variance Report
7/31/2025

	ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	Notes
Supervisor Fees	15,000	12,500	13,600	(1,100)	It appears there was one extra meeting prior to Kai mgmt in March. Three additional meetings subsequent to Kai mgmt.
Payroll taxes - FICA	1,377	1,148	3,750	(2,603)	Includes work comp and payroll processing fees- no budget lines for these items
Management Consulting	48,000	40,000	40,361	(361)	Additional $361 billed from prior mgmt. co for expense reimbursement / March bill slightly over due to proration from prior mgmt. co and Kai
Arbitrage rebate calculation	1,300	1,083	1,300.00	(217)	$1300 billed as budgeted-timing difference of YTD budget
Legal Advertising	1,500	1,250	4,261	(3,011)	Amount billed from Vesta $1822 and $1228 Alphagraphics Tampa Print CDD letters
Electricity - Recreation Center	24,150	20,125	21,230	(1,105)	pool and amenity bills at 14575 Promenade Pkwy.
Garbage - Recreation Facility	1,100	917	1,105	(189)	It appears the February bill was paid by Vesta and Kai with mgmt turnover - will work with AP to research
Potable Water	15,000	12,500	19,273	(6,773)	Bills paid by Kai were split between potable/non potable water per address on bills. This is the total for bills paid by Kai for 14502 and 14575 Promenade Pkwy
Insurance - Property	26,930	22,442	23,805	(1,363)	Policy #100124685 10/1/24 - 10/01/25
R&M Irrigation	10,000	8,333	9,264	(931)	Mapping district valve and meter locations $4000
Landscape - Fertilization	9,600	8,000	8,168	(168)	Billed amount for fertilization @ $824/mo exceeds budgeted amount
Landscape - Pest Control	5,100	4,250	4,339	(89)	Billed amount for pest control @ $437.75/mo exceeds budgeted amount
Landscape - Irrigation	12,000	10,000	10,210	(210)	Billed amount for irrigation @ $1030/mo exceeds budgeted amount
Holiday Lighting & Décor	2,140	1,783	4,300	(2,517)	$2200 invoice for troubleshooting signage to Ntegrity Electric LLC coded to holiday décor Oct 24 by Vesta. Does this need recoded?
Pool Maintenance	13,560	11,300	13,657	(2,357)	Americans Pool Service charging over budgeted amount for monthly services-$2123 July in addition to $750 service from Cooper Pools also for July
Cleaning - Contract	16,000	13,333	26,435	(13,102)	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	3,750	7,973	(4,223)	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	3,333	12,901	(9,568)	25 chaise lounges & 6 Minnetonka arm chairs $11,963 Oct 24
Dog Park Maintenance	500	417	2,333	(1,917)	Waste bags for dog park
Office Supplies	600	500	763	(263)	CyberPower Sinewave Battery Backup $560
Contingency	25,391	21,159	21,386	(227)	Less than 1% over budget - please see GL for billed items booked to contingency

EXHIBIT 18

Return to Agenda

Asturia Community Development District

Paid Operation & Maintenace Expenditures

7/31/2025

Date	Check/ ACH Number	Payee	Memo	Payment
7/1/2025	070125ach1	ADP	workers comp	$ 16.74
7/1/2025	070125ach2	ADP	workers comp	$ 27.01
7/1/2025	100009	Phenomenal Exercise Equipment Repair Serv	Invoice: 246044 (Reference: Treadmill #2 & #4 - new Deck sensor Installed.)	$ 633.00
7/2/2025	100010	Office Pride	Multiple invoices- See attached	$ 5,317.08
7/2/2025	100011	Cleaning Commandos LLC	Invoice: april (Reference: Asturia cleanings April 2025.)	$ 1,375.00
7/2/2025	100012	Hancock Whitney	Multiple invoices- See attached	$ 3,750.00
7/2/2025	100013	Fl Dept of Health in Pasco County	Invoice: 51-BID-7815879 (Reference: Permit Fees.)	$ 280.00
7/2/2025	100014	KASS SHULER P.A.	Multiple invoices- See attached	$ 1,214.25
7/2/2025	100015	DCSI, Inc	Access/ Gate:Installation	$ 799.00
7/3/2025	070325ach2	ADP	susan coppa backpay	$ 649.50
7/3/2025	070325ach	ADP	7-3-25 amenity mgr pr	$ 649.13
7/3/2025	100016	Blue Water Aquatics, Inc	Invoice: 33593 (Reference: Aquatic Services.) Invoice: 33594 (Reference: Aquatic plants.)	$ 1,763.75
7/4/2025	070425ach1	ADP	adp fees	$ 242.34
7/9/2025	1897	Lowes	Golf cart	$ 9,593.08
7/10/2025	1904	Anissa Lee	Contribution to HOA event - no receipt provided - this is a donation	$ 600.00
7/10/2025	100017	COASTAL WASTE & RECYCLING - SW	Invoice: 0000981811 (Reference: Payment on Invoice 0000913681.) Invoice: 0001033818 (Reference:	$ 206.06
7/11/2025	071125ach	ADP	workers comp	$ 48.83
7/15/2025	071525ach	ADP	7-8-25 bos mtg	$ 1,495.75
7/17/2025	100019	Best Termite and Pest Control Inc	Invoice: 1339576 (Reference: Monthly pest control.)	$ 55.00
7/17/2025	100020	Office Pride	Invoice: Inv-270818 (Reference: Day Porter Services 3x per week.) Invoice: Inv-271767 (Referenc	$ 1,896.36
7/25/2025	100021	Cooper Pools Inc	Invoice: 2025-895 (Reference: Monthly Commercial Maintenance.)	$ 750.00
7/25/2025	611	ADP	ADP PR fees 7.25.25	$ 127.76
7/29/2025	100022	Cooper Pools Inc	Invoice: 2025-904 (Reference: MISC PRODUCTS,COMMERCIAL SERVICE CALL / INSTALLATION.)	$ 937.92
7/29/2025	100023	Americans Commercial Pool Service	Invoice: 3116 (Reference: Monthly Pool Service-July.) Invoice: 3117 (Reference: Stenner.)	$ 2,873.00
7/30/2025	100024	Office Pride	Invoice: Inv-271946 (Reference: Coastwide Professional 55-60 Gal. Trash Bags, High Density, 22 Mic	$ 250.96
7/30/2025	100025	Blue Water Aquatics, Inc	Invoice: 33681 (Reference: Aquatic Services - 2nd Visit Treatment Report Attached.)	$ 1,370.00

7/31/2025	073125ach1	ADP	7-31-25 judith carland pay-amenity mgr - See PR summary for all 7/31/25 PR (four total transaction	$ 600.69
7/31/2025	073125ach3	ADP	Worshop 7/22/25 See PR summary for all 7/31/25 PR (four total transactions)	$ 1,082.50
7/31/2025	073125ach4	ADP	Donald Fontz Backpay BOS/Workshop See PR summary for all 7/31/25 PR (four total transactions)	$ 433.00
7/31/2025	073124ach5	ADP	Backpay BOS/Workshop (April-July 2025) See PR summary for all 7/31/25 PR (four total transactions)	$ 2,598.00
7/31/2025	607	ADP	7.31.25 PR fees - See PR detail for all 7/31/25 PR fees (four total transactions)	$ 131.78
7/1/2025	070125ACH	Frontier Communications	Eagan,MN55121-2879 Jun 07 - Jul 06, 2025	$ 94.48
7/10/2025	071025ACH1	Pasco County Utilities Services Branch	Multiple invoices- See attached	$ 4,212.72
7/10/2025	071025ACH	Frontier Communications	Eagan,MN55121-2879	$ 99.49
7/15/2025	071525ACH	Duke Energy	Multiple invoices- See attached	$ 13,973.05
7/28/2025	072825ACH	Pasco County Utilities Services Branch	15301 AVILES PARKWAY 5/19/2025 to 6/18/2025	$ 16.43
7/31/2025	612	Southstate Bank	Analysis fee (refunded from bank)	$ 76.11
			Total	$ 60,239.77

Payroll Liability

Total Cash Required		$666.24
Debit for FSDD (Full Service Direct Deposit)	BANKUNITED, NATIONAL ASSOCIATION, Routing/Transit no. (ABA) 267090594, Bank account no. XXXXXX1583	$530.10
Debit for Taxes	BANKUNITED, NATIONAL ASSOCIATION, Routing/Transit no. (ABA) 267090594, Bank account no. XXXXXX1583	$119.40
Debit for Pay-by-Pay	BANKUNITED, NATIONAL ASSOCIATION, Routing/Transit no. (ABA) 267090594, Bank account no. XXXXXX1583	$16.74
Total cash required for BANKUNITED, NATIONAL ASSOCIATION, Routing/Transit no. (ABA) 267090594, Bank account no. XXXXXX1583		$666.24

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				24.00		24.00	
	Social Security				37.20	37.20	74.40	
	Medicare				8.70	8.70	17.40	
	Federal Unemployment Tax Act	0.6000				3.60	3.60	
	Subtotal Federal				**69.90**	**49.50**	**119.40**	
	Total Taxes				**69.90**	**49.50**	**119.40**	

Other Transfers	**Full Service Direct Deposit (FSDD)**	**530.10**	**1 Employee Transactions**
	Pay-by-Pay Insurance	**16.74**	

Total Biweekly Pay Frequency

Total Direct Deposit (FSDD)	**$530.10**
Total Pay-by-Pay Insurance	**$16.74**
Total Taxes	**$119.40**
Total Amount ADP Debited from your Account(s)	**$666.24**

Total For 7/3/2025 - Payroll 2

Total Direct Deposit (FSDD)	**$530.10**
Total Pay-by-Pay Insurance	**$16.74**
Total Taxes	**$119.40**
Total Amount ADP Debited from your Account(s)	**$666.24**

Payroll Liability

Total Cash Required		$676.14
Debit for FSDD (Full Service Direct Deposit)	BANKUNITED, NATIONAL ASSOCIATION, Routing/Transit no. (ABA) 267090594, Bank account no. XXXXXX1583	$554.27
Debit for Taxes	BANKUNITED, NATIONAL ASSOCIATION, Routing/Transit no. (ABA) 267090594, Bank account no. XXXXXX1583	$94.86
Debit for Pay-by-Pay	BANKUNITED, NATIONAL ASSOCIATION, Routing/Transit no. (ABA) 267090594, Bank account no. XXXXXX1583	$27.01
Total cash required for BANKUNITED, NATIONAL ASSOCIATION, Routing/Transit no. (ABA) 267090594, Bank account no. XXXXXX1583		$676.14

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				2.61		2.61	
	Social Security				37.38	37.39	74.77	
	Medicare				8.74	8.74	17.48	
	Subtotal Federal				**48.73**	**46.13**	**94.86**	
	Total Taxes				**48.73**	**46.13**	**94.86**	

Other Transfers	**Full Service Direct Deposit (FSDD)**	**554.27**	**1 Employee Transactions**
	Pay-by-Pay Insurance	**27.01**	

Total Biweekly Pay Frequency

Total Direct Deposit (FSDD)	**$554.27**
Total Pay-by-Pay Insurance	**$27.01**
Total Taxes	**$94.86**
Total Amount ADP Debited from your Account(s)	**$676.14**

Total For 7/3/2025 - Payroll 1

Total Direct Deposit (FSDD)	**$554.27**
Total Pay-by-Pay Insurance	**$27.01**
Total Taxes	**$94.86**
Total Amount ADP Debited from your Account(s)	**$676.14**

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
246044	06/10/2025	$633.00	07/10/2025	Net 30	

SERVICE REP
Rich

DESCRIPTION	QTY	RATE	AMOUNT
Treadmill #2 & #4 - new Deck sensor Installed. Needed to fix "user not detected" error message	2	175.00	350.00T
Shipping	1	38.00	38.00T
Installation	1	245.00	245.00T

Please submit payment to the address above.

Thank you for your business!

SUBTOTAL	633.00
TAX	0.00
TOTAL	633.00
BALANCE DUE	**$633.00**

Signature:

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-256909**
Invoice Date:	**04-01-2025**
Due Date:	**05/01/2025**

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

Service Location:
Asturia CDD
14575 Promenade Parkway
Odessa, FL 33556

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

Reference – P.O. No.	Terms	Due Date	Franchise
	Net 30	05/01/2025	F0214

Quantity	Description	Rate	Amount
1	Day Porter Services 3x per week	$1,645.40	$1,645.40
		Subtotal	**$1,645.40**
		Sales Tax	**$0.00**
		Total	**$1,645.40**
		PAYMENT/CREDIT APPLIED	**$0.00**
		AMOUNT DUE	**$1,645.40**

Reference Inv-256909 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

Each Office Pride franchise is independently owned and operated.

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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-261477

Invoice Date: 05-01-2025

Due Date: 05/31/2025

Bill To:
Asturia CDD
14575 Promenade Parkway
Odessa, FL 33556

Service Location:
Asturia CDD
14575 Promenade Parkway
Odessa, FL 33556

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

Reference – P.O. No.	Terms	Due Date	Franchise
	Net 30	05/31/2025	F0214

Quantity	Description	Rate	Amount
1	Day Porter Services 3x per week	$1,645.40	$1,645.40
		Subtotal	**$1,645.40**
		Sales Tax	**$0.00**
		Total	**$1,645.40**
		PAYMENT/CREDIT APPLIED	**$0.00**
		AMOUNT DUE	**$1,645.40**

Reference Inv-261477 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
$3,290.80	$0.00	$334.38	$0.00	$0.00	$3,625.18

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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-262911

Invoice Date: 05-28-2025

Due Date: 06/26/2025

Bill To:
Asturia CDD
14575 Promenade Parkway
Odessa, FL 33556

Service Location:
Asturia CDD
14575 Promenade Parkway
Odessa, FL 33556

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

Reference – P.O. No.	Terms	Due Date	Franchise
	Net 30	06/26/2025	F0214

Quantity	Description	Rate	Amount
4	Coastwide Professional 30-33 Gal. Reprocessed Resin Trash Bags, Low Density, 1.5 Mil, Black, 25 Bags/Roll, 4 Rolls (CW25530)	$46.50	$186.00
3	Coastwide Professional 55-60 Gal. Trash Bags, High Density, 22 Mic., Black, 25 Bags/Roll, 6 Rolls (CW17712)	$64.96	$194.88

Subtotal	**$380.88**
Sales Tax	**$0.00**
Total	**$380.88**
PAYMENT/CREDIT APPLIED	**$0.00**
AMOUNT DUE	**$380.88**

Reference Inv-262911 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
$2,026.28	$1,645.40	$0.00	$334.38	$0.00	$4,006.06

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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-266294**
Invoice Date:	**06-01-2025**
Due Date:	**07/01/2025**

Bill To:
Asturia CDD
14575 Promenade Parkway
Odessa, FL 33556

Service Location:
Asturia CDD
14575 Promenade Parkway
Odessa, FL 33556

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

Reference – P.O. No.	Terms	Due Date	Franchise
	Net 30	07/01/2025	F0214

Quantity	Description	Rate	Amount
1	Day Porter Services 3x per week	$1,645.40	$1,645.40

Subtotal	**$1,645.40**
Sales Tax	**$0.00**
Total	**$1,645.40**
PAYMENT/CREDIT APPLIED	**$0.00**
AMOUNT DUE	**$1,645.40**

Reference Inv-266294 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
$2,026.28	$1,645.40	$1,645.40	$334.38	$0.00	$5,651.46

Each Office Pride franchise is independently owned and operated.

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.

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

Invoice #april

Issue date
Mar 14, 2025

Asturia cleanings

We appreciate your business.

Customer
District ap Vesta property services
districtap@vestapropertyservices.com

Invoice Details
PDF created March 17, 2025
$1,375.00

Payment
Due March 14, 2025
$1,375.00

Items	Quantity	Price	Amount
Asturia cleanings *Asturia cleanings* *April 1,4,8,11,15,18,22,25,29. 2025* *Cleaning commandos* *18395 Maberly rd* *Weeki wachee , fl, 34614*	9	$150.00	$1,350.00
Consumables *Consumables*	1	$25.00	$25.00
Subtotal			$1,375.00
Total Due			**$1,375.00**

Pay online

To pay your invoice go to https://squareup.com/u/G6Mcgksx
Or open the camera on your mobile device and place the QR code in the camera's view.

HANCOCK WHITNEY

HI KAI
1540 INTERNATIONAL PARKWAY
SUITE 2000
LAKE MARY FL 32746

Invoice: *43372*
04/08/2025

Fee Invoice

Issuer: *ASTURIA CDD 14A*

Ref: *ASTURIA14A*

Billing Period: *11/01/2024 - 05/01/2025*

FLAT FEE CHARGES			
S/A TRUSTEE FEE			*$2,000.00*
ACTIVTY FEE CHARGES			
OPTIONAL REDEMPTION FEE $750 (S/A)	*1*	*750.00*	*$750.00*
TOTAL DUE			*$2,750.00*

Please remit payment to:
Hancock Whitney Bank
Corporate Trust Division
2510 14th Street, Suite #220
Gulfport, MS 39501

HANCOCK WHITNEY

HI KAI
1540 INTERNATIONAL PARKWAY
SUITE 2000
LAKE MARY FL 32746

Invoice: *43373*

04/08/2025

Fee Invoice

Issuer: *ASTURIA CDD 16A-1*

Ref: *ASTURIA16A*

Billing Period: *11/01/2024 - 05/01/2025*

FLAT FEE CHARGES	
SEMI-ANNUAL ADMINISTRATIVE FEE	*$1,000.00*
TOTAL DUE	*$1,000.00*

Please remit payment to:
Hancock Whitney Bank
Corporate Trust Division
2510 14th Street, Suite #220
Gulfport, MS 39501

Florida Department of Health in Pasco County
Notification of Fees Due

51-BID-7815879

Permit Number
51-60-1609022

For: Swimming Pools - Public Pool > 25000 Gallons

Fee Amount:	$280.00
Previous Balance:	$0.00
Total Amount Due:	**$280.00**

Payment Due Date: 06/30/2025 or Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2025).

Mail To: Asturia Community Development District
250 International Parkway, Suite 208
Lake Mary, FL 32746

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Asturia CDD Pool
Location: 14575 Promenade Parkway
Odessa, FL 33556

Pool Volume: 92,190 gallons
Bathing Load: 101
Flow Rate: 505

Owner Information:

Name: Asturia Community Development District
Address: 250 International Parkway, Suite 208
(Mailing) Lake Mary, FL 32746
Home Phone: (321) 263-0132 Work Phone: ()

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: **51-60-1609022** Bill ID: **51-BID-7815879**

Billing Questions call DOH-Pasco at: (727) 841-4425
If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Pasco County
7509 State Road 52
Hudson, FL 34667

Signature **Date**

[Please RETURN invoice with your payment]

Batch Billing ID:81183



Parcel ID	26-26-17-0050-00Y00-0000 (Card: 1 of 2)
Classification	00900-Common Area

Mailing Address
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
C/O VESTA DISTRICT SERVICES
250 INTERNATIONAL PKWY STE 208
LAKE MARY, FL 32746-5018

Physical Address
14575 PROMENADE PARKWAY, ODESSA, FL 33556

Legal Description (First 200 characters)
See Plat for this Subdivision
ASTURIA PHASE 1A PB 70 PG 142 TRACT Y PER DEDICATION SUBJECT TO UTILITY EASEMENT PER OR 9328 PG 1603

Jurisdiction
PASCO COUNTY, BOARD OF COUNTY COMMISSIONERS

Community Dev District
Asturia

Community Redevelopment Area
N/A

Property Value

The property values shown are for the 2025 tax year and a work in progress. They are subject to change until the tax roll is certified.

	Just Value	
Ag Land	$0	
Land	$0	
Building	$0	
Extra Features	$0	
	Non-School	**School**
Assessed	$0	$0
Homestead Exemption	-$0	-$0
Additional Exemptions	-$0	-$0
Taxable Value	**$0**	**$0**

Land Detail (Card: 1 of 2)

Line	Use	Description	Code	Zoning	Units	Type	Price	Condition	Value
1	7700C	Club	A1-1	MPUD	0.500	AC	$65,020.00	1.00	$0
2	7700R	Club	A1-1	MPUD	1.500	AC	$65,020.00	0.70	$0
3	7700R	Club	A1-1	MPUD	0.790	AC	$65,020.00	0.50	$0

Additional Land Information

Acres	Tax Area	FEMA Code	Subsidence Activity	Neighborhood Code(s)
2.79	UF	X	None Reported	1ODS

Building Information - Use 7700-Clubs, Lodges, Halls (Card: 1 of 2)

Year Built	2016	**Stories**	1.0
Exterior Wall 1	Concrete Block Stucco	**Exterior Wall 2**	None
Roof Structure	Gable or Hip	**Roof Cover**	Metal
Interior Wall 1	Drywall	**Interior Wall 2**	None
Flooring 1	Carpet	**Flooring 2**	VCT
Fuel	Electric	**Heat**	Forced Air - Ducted
A/C	Central	**Baths**	2.0

Line	Code	Description	Sq. Feet	Value
1	BAS01	LIVING AREA	2,268	$0
2	FST01	FINISHED STORAGE	110	$0
3	CAN01	CANOPY	554	$0

Extra Features (Card: 1 of 2)

Line	Code	Description	Year	Units	Value
1	C8CBWS	8" CB WALL W/STUCCO	2016	264	$0
2	CLIGHTSM	LIGHT SINGLE METAL	2016	7	$0
3	CWIFENCE	WROUGHT IRON FENCE	2016	3,672	$0
4	CPAVASP	PAVING ASPHALT	2016	9,680	$0
5	CPAVCON	PAVING CONCRETE	2016	2,480	$0
6	CBRKSAN	BRICK SAND BASE	2016	8,306	$0
7	CPOOLCON	CONCRETE POOL	2016	3,166	$0
8	CSHELTER	SHELTER	2016	1	$0

Sales History

Previous Owner: N/A

Month/Year	Book/Page	Type	DOR Code	Condition	Amount
11/2013	8960 / 0421	Warranty Deed	05	V	$0

ADA SITE COMPLIANCE

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: 2425220
Client ID: 339359

Matter Producer: LAM3

Invoice #: 769391
Federal ID #: 59-2978197

ASTURIA COMMUNITY DEVELOPMENT DISTRICT LAND USE FILE

For Professional Services Rendered:

04/17/2025	LAM3	PORTICO - Emails with S. Coppa re: speeding at Portico	0.10 hr	$20.00
04/17/2025	LAM3	PORTICO - Emails with J. Graham re: expanding her scope of services	0.20 hr	40.00
			Total Professional Services:	$60.00

INVOICE SUMMARY

Producer	Hours	Amount
Lindsay Moczynski	0.30	$60.00

For Professional Services:	0.30 Hours	$60.00
New Charges this Invoice:		$60.00
Outstanding Previous Balance Due:		$180.00
Plus New Charges this Invoice:		60.00
Total Due:		**$240.00**

Balance due upon receipt. Please attach a copy of our invoice,
or note our Invoice Number with your remittance.

Payment can be made at https://secure.lawpay.com/pages/kasslaw/trust or by sending a check to
Kass Shuler P.A., PO BOX 800, Tampa, FL 33601.

KASS | SHULER

L A W FIRM

KASS SHULER P.A.
(813) 229-0900 Fax (813) 229-3323
1604 N Marion St., Tampa, Florida 33602
Mailing Address: P.O. Box 800, Tampa, Florida 33601-0800
www.kasslaw.com

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: 2427631
Client ID: 339359

Matter Producer: LAM3

Invoice #: 769394
Federal ID #: 59-2978197

RIPA & ASSOCIATES, LLC
ASTURIA COMMUNITY DEVELOPMENT DISTRICT

For Professional Services Rendered:

05/06/2025	JCT	Prepare shell response to first request for production; Email to LAM3 re same to review and complete	0.30 hr	$27.00
05/06/2025	JCT	Email to U.S. Legal Support re court reporter request for Asturia CDD Board Meeting on 05/13/2025 at 6:00 p.m.	0.10 hr	9.00
05/07/2025	LAM3	Emails with S. Coppa re: clarify shade session and how it works	0.10 hr	30.00
			Total Professional Services:	$66.00

INVOICE SUMMARY

Producer	Hours	Amount
Jarrod C. Trappe	0.40	$36.00
Lindsay Moczynski	0.10	30.00

For Professional Services:	0.50 Hours	$66.00
New Charges this Invoice:		$66.00
Outstanding Previous Balance Due:		$20.00
Plus New Charges this Invoice:		66.00
Total Due:		**$86.00**

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.

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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

June 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 #: 770197
Federal ID #: 59-2978197

ASTURIA COMMUNITY DEVELOPMENT DISTRICT

For Professional Services Rendered:

05/16/2025	LAM3	Review email form J. Graham re: approving revised amendment to legal contract; Email to S. Coppa re: amendment to legal contract for land use counsel for review and execution	0.20 hr	$40.00
05/16/2025	LAM3	Review email from L. Krause re: notes and action items from Board meeting	0.10 hr	20.00
05/16/2025	LAM3	Email from S. Coppa re: signed amendment for legal contract with land use counsel; Email to J. Graham re: copy of same	0.10 hr	20.00
05/16/2025	LAM3	Review email from C. Carlson re: recorded Lien of Record for Series 2025 Bond Refunding; Email to H. Dilley re: copy of same	0.10 hr	0.00
05/19/2025	LAM3	Emails with C. Thompson re: he is working on list of residents with erosion issue	0.10 hr	20.00
05/19/2025	LAM3	Prepare third renewal for RedTree landscaping; Email to S. Coppa re: same for review	0.20 hr	40.00
05/20/2025	LAM3	Emails with H. Dilley re: publishing for workshops	0.10 hr	20.00
05/23/2025	LAM3	Emails with S. Coppa re: maintenance worker	0.10 hr	20.00
05/23/2025	LAM3	Emails with H. Dilley re: publication requirements	0.20 hr	40.00
05/27/2025	LAM3	Emails with H. Dilley and M. Venida re: workshop agenda	0.20 hr	40.00
05/27/2025	LAM3	Attend workshop virtually	1.70 hr	340.00
05/28/2025	LAM3	Phone call with H. Dilley re: provide update and notes from workshop meeting	0.40 hr	80.00
05/28/2025	LAM3	Review email from S. Coppa re: informing H. Dilley of workshop	0.10 hr	20.00
05/29/2025	LAM3	Emails with H. Dilley and M. Venida re: documents for meeting notebook	0.20 hr	40.00
06/03/2025	LAM3	Review email from A. Avery re: public records request; Reply to A. Avery re: with current district manager and records custodian contact information	0.20 hr	40.00
06/03/2025	LAM3	Email from M. Venida re: budger public notice and resolution needed; Prepare	0.40 hr	80.00

For Professional Services Rendered:

budget public notice and resolution; Email to M. Venida re: copy of same

Total Professional Services: $860.00

INVOICE SUMMARY

Producer	Hours	Amount
Lindsay Moczynski	4.30	$860.00
Lindsay Moczynski	0.10	0.00

For Professional Services:	4.40 Hours	$860.00
Less Courtesy Discount:		595.00
		$265.00
New Charges this Invoice:		$265.00
Previous Balance as of 05/15/25:		29.995.00
Less Payments/Credits Applied since 05/15/25:		25,000.00
Outstanding Previous Balance Due:		$4,995.00
Plus New Charges this Invoice:		265.00
Total Due:		**$5,260.00**

Balance due upon receipt. Please attach a copy of our invoice,
or note our Invoice Number with your remittance.

Payment can be made at https://secure.lawpay.com/pages/kasslaw/trust or by sending a check to
Kass Shuler P.A., PO BOX 800, Tampa, FL 33601.

KASS | SHULER

L A W FIRM

KASS SHULER P.A.
(813) 229-0900 Fax (813) 229-3323
1604 N Marion St., Tampa, Florida 33602
Mailing Address: P.O. Box 800, Tampa, Florida 33601-0800
www.kasslaw.com

June 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: 2427631
Client ID: 339359

Matter Producer: LAM3

Invoice #: 770445
Federal ID #: 59-2978197

RIPA & ASSOCIATES, LLC
ASTURIA COMMUNITY DEVELOPMENT DISTRICT

For Professional Services Rendered:

05/19/2025	JCT	Email to LAM3 re follow up on response to request for production due on 05/23/2025; Prepare motion for extension of time to respond to request for production; Email to LAM3 to review and revise as needed	0.40 hr	$36.00
05/22/2025	LAM3	Revise Response to First Request for Production	0.40 hr	80.00
05/22/2025	JCT	Email to LAM3 re follow up on motion for extension of time to respond to request for production	0.10 hr	9.00
05/23/2025	LAM3	Review email from court reporter re: transcript from shade session; Email to H. Dilley re: copy of same	0.10 hr	20.00
05/23/2025	JCT	Downloand transcript for board meeting on 05/13/2025 from court reporter; Email to LAM3 re transcript downloaded and saved to file and will pay invoice	0.20 hr	18.00
			Total Professional Services:	$163.00

For Disbursements Incurred:

05/27/2025	(627417)COURT REPORTER'S FEE (INVOICE NO. 20250998970-12)		$560.25
		Total Disbursements Incurred:	$560.25

INVOICE SUMMARY

Producer	Hours	Amount
Jarrod C. Trappe	0.70	$63.00
Lindsay Moczynski	0.50	100.00

For Professional Services:	1.20 Hours	$163.00
For Disbursements Incurred:		560.25
New Charges this Invoice:		$723.25

Outstanding Previous Balance Due:	$86.00
Plus New Charges this Invoice:	723.25
Total Due:	**$809.25**

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: 2425220
Client ID: 339359

Matter Producer: LAM3

Invoice #: 768303
Federal ID #: 59-2978197

ASTURIA COMMUNITY DEVELOPMENT DISTRICT LAND USE FILE

For Professional Services Rendered:

03/17/2025	LAM3	LANTOWER - Review email from J. Graham re: documents received from pubic records request	0.30 hr	$60.00
03/28/2025	LAM3	PORTICO - Review email from S. Coppa to C. Lonergan re: fence at Portico	0.10 hr	20.00
			Total Professional Services:	$80.00

INVOICE SUMMARY

Producer	Hours	Amount
LAM3 - Lindsay Moczynski, 4.80	0.40	$80.00

For Professional Services:	0.40 Hours	$80.00
		$80.00
Total Due:		**$80.00**

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.

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L A W FIRM

KASS SHULER P.A.
(813) 229-0900 Fax (813) 229-3323
1604 N Marion St., Tampa, Florida 33602
Mailing Address: P.O. Box 800, Tampa, Florida 33601-0800
www.kasslaw.com

April 15, 2025

Asturia Community Development District
c/o Kai f/k/a Breeze
Attention: Heather Dilley
1540 International Parkway, Suite 2000
Lake Mary, Florida 32746
USA

I N V O I C E

Matter ID: 2427631
Client ID: 339359

Matter Producer: LAM3

Invoice #: 768306
Federal ID #: 59-2978197

RIPA & ASSOCIATES, LLC
ASTURIA COMMUNITY DEVELOPMENT DISTRICT

For Professional Services Rendered:

03/27/2025	LAM3	Review Notice of Unavailability	0.10 hr	$20.00
			Total Professional Services:	$20.00

INVOICE SUMMARY

Producer	Hours	Amount
LAM3 - Lindsay Moczynski, 4.80	0.10	$20.00

For Professional Services:	0.10 Hours	$20.00
		$20.00
Total Due:		**$20.00**

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.

DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
+9496500
info@dcsisecurity.com
http://DCSIsecurity.com

Invoice

BILL TO	SHIP TO
Asturia CDD 2502 N Rocky Point Dr Suite 1000 Tampa, FL 33607	Asturia CDD 14575 Promenade Parkway Odessa, FL 33556

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
33621	05/27/2025	$799.00	06/11/2025	Net 15	

P.O. NUMBER
11107

SALES REP
Tech:DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/12/2025	**Access/ Gate:Installation** Reason for call: Replace bad door controller for side fitness door. Tech notes: Removed bad controller and installed and tested new door controller. Door is now working and functioning correctly. Installed: (1) DKS-2358 Single Door Expansion Board Installation included	1	799.00	799.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!
*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.
**Returned Checks will receive $25 NSF Fee.
***Late Fees are 1.5% per month

BALANCE DUE **$799.00**

Payroll Summary

Check Date	Name	Hours	Total Paid	Tax Withheld	Deductions	Net Pay	Check No	Employer Liability	Total Expense
Pay Frequency:	Biweekly								
07/03/2025	Coppa, Susan	0.00	600.00	69.90	0.00	530.10	DD	49.50	649.50
Pay Frequency Totals: Biweekly		0.00	$600.00	$69.90	$0.00	$530.10		$49.50	$649.50
Total Net Pays for Biweekly frequency: 1									
Company Totals:		0.00	$600.00	$69.90	$0.00	$530.10		$49.50	$649.50
Total Net Pays for Company: 1									

Payroll Summary

Check Date	Name	Hours	Total Paid	Tax Withheld	Deductions	Net Pay	Check No	Employer Liability	Total Expense
Pay Frequency:	Biweekly								
07/03/2025	Carland, Judith M	33.50	603.00	48.73	0.00	554.27	DD	46.13	649.13
Pay Frequency Totals: Biweekly		33.50	$603.00	$48.73	$0.00	$554.27		$46.13	$649.13
Total Net Pays for Biweekly frequency: 1									
Company Totals:		33.50	$603.00	$48.73	$0.00	$554.27		$46.13	$649.13
Total Net Pays for Company: 1									

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 Kai
2502 N Rockey Pointe Drive, Suite 1000
Tampa, FL 33607

INVOICE	33593
DATE	05/29/2025
TERMS	Net 45
DUE DATE	07/13/2025

DATE		DESCRIPTION	QTY	RATE	AMOUNT
05/08/2025	Pond / Waterway Treatment	Aquatic Services - 1st Visit (included) Treatment Report Attached	1	0.00	0.00
05/23/2025	Pond / Waterway Treatment	Aquatic Services - 2nd Visit Treatment Report Attached	1	1,370.00	1,370.00

SUBTOTAL	1,370.00
TOTAL	1,370.00
BALANCE DUE	**$1,370.00**

THANK YOU for choosing Blue Water Aquatics, Inc.!

Aquatic Services Report

Technician
Doug Fitzhenry

Job Details

Service Date	5/23/2025
Customer	Asturia CDD
Weather Conditions	Sunny
Wind	5sw
Temperature	87
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 1 Count

1 of 1

Pond Numbers	X 2 3 4 5
Service Performed	Treatment
Work Performed	☑ Algae
Equipment Used	☑ ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Sites treated for algae

Aquatic Services Report

Technician
Doug Fitzhenry

Job Details

Service Date	5/8/2025
Customer	Asturia CDD
Weather Conditions	Sunny
Wind	4se
Temperature	96
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 3 Count

1 of 3

Pond Numbers	All
Service Performed	Treatment
Work Performed	☑ Grasses
Equipment Used	☑ ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Sites treated for invasive growth also picked up a decent amount of trash

2 of 3

Pond Numbers	3 5 3740c 3490a
Service Performed	Treatment
Work Performed	☑ Algae
Equipment Used	☑ ATV/UTV
Water Level	Low
Restrictions	None

Aquatic Services Report

Observations/Recommendations	Dye added to combat planktonic algae

3 of 3

Pond Numbers	1 2 x 3740c 3500e 3410
Service Performed	Treatment
Work Performed	☑ Algae
Equipment Used	☑ ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Sites treated for algae

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 Kai
2502 N Rockey Pointe Drive, Suite 1000
Tampa, FL 33607

INVOICE	33594
DATE	05/29/2025
TERMS	Net 45
DUE DATE	07/13/2025

DATE		DESCRIPTION	QTY	RATE	AMOUNT
05/28/2025	Aquatic plants	Special Service Agreement Pond 3750A Service Report Attached	1	393.75	393.75

SUBTOTAL	393.75
TOTAL	393.75
BALANCE DUE	**$393.75**

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:**
Chris Thompson	**Asturia CDD**

Service Date	5/28/2025
Action Taken	Completed
Pictures	



Service Date	5/28/2025
Customer	Asturia CDD
Weather Conditions	Sunny
Wind	W@2
Temperature	92
Multiple Sites Treated	No
Pond Number	3750A
Service Performed	Special Service
Work Performed	☑ Plantings

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

Order report

Equipment Used	☑ Other
Water Level	Low
Restrictions	Do not fertilize.
Observations/Recommendations	Planted per contract. Yellowing and wilting is to be expected. New growth will develop over the next 30 days.

Pictures of Work Completed



ADVICE OF DEBIT

Client Name	:	ASTURIA COMMUNITY DEVELOPMENT DISTR
Client Number	:	2684460
Advice of Debit Number	:	694720910
Advice of Debit Date	:	07/04/2025
Advice of Debit Due Date	:	07/11/2025
Total Debited This Invoice	:	$242.34

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: 06/27/2025** **Check Date: 07/03/2025**					
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**	
Processing Charges for **Period Ending Date: 06/30/2025** **Check Date: 07/03/2025**					

Advice of Debit Number :	**694720910**
Advice of Debit Date :	**07/04/2025**

CURRENT CHARGES

RUN COMPANY CODE 1808-2R-DU3 IID 27702677	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
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	**$382.50**
	39.99% Discount On Processing Charges	**-$140.16**
TOTAL CHARGES FOR COMPANY CODE:	**1808-2R-DU3**	**$242.34**
	Total Debited	**$242.34**

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXX1583 on 07/11/2025 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

SIGN IN TO TRACK REWARDS AND MANAGE ACCOUNT

LOWE'S HOME CENTERS, LLC
2317 GUNN HIGHWAY
ODESSA, FL 33556 (813) 547-7129

****

PICK UP INFORMATION

TO OBTAIN STOCK MERCHANDISE DESIGNATED AS
[PICK UP LATER] ON THIS RECEIPT, YOU MUST
COME TO THE CUSTOMER SERVICE DESK.

****

- SALE -

SALES#: S3477JM1 1948743 TRANS#: 940572109 07-09-25

1171001 KANDI LOW2PLIM-MB	9499.05
9999.00 DISCOUNT EACH	-499.95
[PICK UP LATER - LOWES # 3477 on 07/28/2025]	
6309528 WHEEL LOCK	31.34
32.99 DISCOUNT EACH	-1.65
[PICK UP LATER - LOWES # 3477 on 07/28/2025]	
6599983 GOLF CART COVER	62.69
65.99 DISCOUNT EACH	-3.30
[PICK UP LATER - LOWES # 3477 on 07/28/2025]	

ORDER#: 203477190251110112

SUBTOTAL:	9593.08
TOTAL TAX:	0.00
INVOICE 75156 TOTAL:	9593.08
CASH:	9593.08
CHANGE:	0.00

TOTAL SAVINGS THIS TRIP: $504.90

******* MY LOWE'S PRO REWARDS *******

EST. POINTS EARNED: 9593*
* Points are awarded on eligible purchases
for orders that have been settled and fulfilled

****

STORE: 3477 TERMINAL: 14 07/09/25 17:08:53
OF ITEMS PURCHASED: 3
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

INVOICE

COASTAL WASTE & RECYCLING - SW
1840 NW 33RD ST

POMPANO BEACH, FL 33064
(407) 905-9200

INVOICE NO.	0000981811
PAGE	1
DATE	Jun-01-25
CUSTOMER NO.	13436
SITE NO.	0
REFERENCE	

ASTURIA PROPERTY CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY, FL 32746

AMOUNT DUE	$206.06
AMOUNT PAID	

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
05 - May	Payment on Invoice 0000913681	**********1583: (7803981)	PRE AUTH CHECK		$103.03
22 - May	Payment on Invoice 0000943770	**********1583: (7867972)	PRE AUTH CHECK		$103.03
	(0001) ASTURIA PROPERTY CDD 14835 CARAVAN AVE, ODESSA FL Serv #001 FEL MSW 1 - 4YD				
01 - Jun	MONTHLY - WASTE COLLECTION Jun 01/25 - Jun 30/25		$92.000	1.00	$92.00
01 - Jun	RECOVERY FEE	SC562713			$11.03

Current	31 - 60 DAYS	61 - 90 DAYS	OVER 90 DAYS
$103.03	$103.03	$0.00	$0.00

TOTAL INVOICE	$103.03
DON'T PAY THIS AMOUNT	$206.06

Payments made by credit card or debit card are subject to a 2.55% service fee

INVOICE NO.	0000981811
PAGE	1
DATE	Jun-01-25
CUSTOMER NO.	13436
SITE NO.	0
REFERENCE	

INVOICE

COASTAL WASTE & RECYCLING - SW
1840 NW 33RD ST

POMPANO BEACH, FL 33064
(407) 905-9200

INVOICE NO.	0001033818
PAGE	1
DATE	Jul-01-25
CUSTOMER NO.	13436
SITE NO.	0
REFERENCE	

ASTURIA PROPERTY CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY, FL 32746

AMOUNT DUE	$206.06
AMOUNT PAID	

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) ASTURIA PROPERTY CDD 14835 CARAVAN AVE, ODESSA FL Serv #001 FEL MSW 1 - 4YD				
01 - Jul	MONTHLY - WASTE COLLECTION Jul 01/25 - Jul 31/25		$92.000	1.00	$92.00
01 - Jul	RECOVERY FEE	SC581731			$11.03

Current	31 - 60 DAYS	61 - 90 DAYS	OVER 90 DAYS
$103.03	$103.03	$0.00	$0.00

TOTAL INVOICE	$103.03
DON'T PAY THIS AMOUNT	$206.06

Payments made by credit card or debit card are subject to a 2.55% service fee

INVOICE NO.	0001033818
PAGE	1
DATE	Jul-01-25
CUSTOMER NO.	13436
SITE NO.	0
REFERENCE	

Payroll Liability

Total Cash Required		**$1,544.58**
Debit for FSDD (Full Service Direct Deposit)	BANKUNITED, NATIONAL ASSOCIATION, Routing/Transit no. (ABA) 267090594, Bank account no. XXXXXX1583	$1,278.23
Debit for Taxes	BANKUNITED, NATIONAL ASSOCIATION, Routing/Transit no. (ABA) 267090594, Bank account no. XXXXXX1583	$217.52
Debit for Pay-by-Pay	BANKUNITED, NATIONAL ASSOCIATION, Routing/Transit no. (ABA) 267090594, Bank account no. XXXXXX1583	$48.83
Total cash required for BANKUNITED, NATIONAL ASSOCIATION, Routing/Transit no. (ABA) 267090594, Bank account no. XXXXXX1583		$1,544.58

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				85.87	85.87	171.74	
	Medicare				20.09	20.08	40.17	
	Federal Unemployment Tax Act	0.6000				4.80	4.80	
	Subtotal Federal				**106.77**	**110.75**	**217.52**	
	Total Taxes				**106.77**	**110.75**	**217.52**	

Other Transfers	**Full Service Direct Deposit (FSDD)**	**1,278.23**	**5 Employee Transactions**
	Pay-by-Pay Insurance	**48.83**	

Total Biweekly Pay Frequency

Total Direct Deposit (FSDD)	**$1,278.23**
Total Pay-by-Pay Insurance	**$48.83**
Total Taxes	**$217.52**
Total Amount ADP Debited from your Account(s)	**$1,544.58**

Total For 7/15/2025 - Payroll 1

Total Direct Deposit (FSDD)	**$1,278.23**
Total Pay-by-Pay Insurance	**$48.83**
Total Taxes	**$217.52**
Total Amount ADP Debited from your Account(s)	**$1,544.58**

Payroll Summary

Check Date	Name	Hours	Total Paid	Tax Withheld	Deductions	Net Pay	Check No	Employer Liability	Total Expense
Pay Frequency:	Biweekly								
07/15/2025	Carland, Judith M	32.50	585.00	45.57	0.00	539.43	DD	44.75	629.75
07/15/2025	Coppa, Susan	0.00	200.00	15.30	0.00	184.70	DD	16.50	216.50
07/15/2025	Foltz, Donald J	0.00	200.00	15.30	0.00	184.70	DD	16.50	216.50
07/15/2025	Tietz, Jonathan R	0.00	200.00	15.30	0.00	184.70	DD	16.50	216.50
07/15/2025	Whitten, Samuel R	0.00	200.00	15.30	0.00	184.70	DD	16.50	216.50
Pay Frequency Totals: Biweekly		32.50	$1,385.00	$106.77	$0.00	$1,278.23		$110.75	$1,495.75
Total Net Pays for Biweekly frequency: 5									
Company Totals:		32.50	$1,385.00	$106.77	$0.00	$1,278.23		$110.75	$1,495.75
Total Net Pays for Company: 5									

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
6/23/2025		1339576	$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

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-270818**
Invoice Date:	**07-01-2025**
Due Date:	**07/31/2025**

Bill To:
Asturia CDD
14575 Promenade Parkway
Odessa, FL 33556

Service Location:
Asturia CDD
14575 Promenade Parkway
Odessa, FL 33556

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

Reference – P.O. No.	Terms	Due Date	Franchise
	Net 30	07/31/2025	F0214

Quantity	Description	Rate	Amount
1	Day Porter Services 3x per week	$1,645.40	$1,645.40

Subtotal	**$1,645.40**
Sales Tax	**$0.00**
Total	**$1,645.40**
PAYMENT/CREDIT APPLIED	**$0.00**
AMOUNT DUE	**$1,645.40**

Reference Inv-270818 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
$3,290.80	$380.88	$1,645.40	$1,645.40	$0.00	$6,962.48

Each Office Pride franchise is independently owned and operated.

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.

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-271767

Invoice Date: 07-08-2025

Due Date: 08/06/2025

Bill To:
Asturia CDD
14575 Promenade Parkway
Odessa, FL 33556

Service Location:
Asturia CDD
14575 Promenade Parkway
Odessa, FL 33556

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

Reference – P.O. No.	Terms	Due Date	Franchise
	Net 30	08/06/2025	F0214

Quantity	Description	Rate	Amount
1	Coastwide Professional 55-60 Gal. Trash Bags, High Density, 22 Mic., Black, 25 Bags/Roll, 6 Rolls (CW17712)	$64.96	$64.96
4	Coastwide Professional 30-33 Gal. Reprocessed Resin Trash Bags, Low Density, 1.5 Mil, Black, 25 Bags/Roll, 4 Rolls (CW25530)	$46.50	$186.00

Subtotal	**$250.96**
Sales Tax	**$0.00**
Total	**$250.96**
PAYMENT/CREDIT APPLIED	**$0.00**
AMOUNT DUE	**$250.96**

Reference Inv-271767 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
$1,896.36	$2,026.28	$1,645.40	$1,645.40	$0.00	$7,213.44

Each Office Pride franchise is independently owned and operated.

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INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256

Cooper Pools
844-766-5256

Cleaning Commercial Acct:Kai:Asturia CDD

Bill to
Asturia CDD
14575 Promenade Pkwy
Odessa, FL 33556

Ship to
Asturia CDD
14575 Promenade Pkwy
Odessa, FL 33556

Invoice details

Invoice no.: 2025-895
Terms: Net 30
Invoice date: 07/03/2025
Due date: 08/02/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Monthly Commercial Maintenance**	Monthly Commercial Maintenance 3 x's	3	$250.00	$750.00

Total **$750.00**

Ways to pay

VISA MC DISCOVER AMEX BANK PayPal venmo

View and pay

INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256

Cooper Pools
844-766-5256

Cleaning Commercial Acct:Kai:Asturia CDD

Bill to
Asturia CDD
14575 Promenade Pkwy
Odessa, FL 33556

Ship to
Asturia CDD
14575 Promenade Pkwy
Odessa, FL 33556

Invoice details
Invoice no.: 2025-904
Invoice date: 07/08/2025
Due date: 08/07/2025

Technician: Bob
PO#: ADA Chair

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**MISC PRODUCTS**	ADA Chair Parts for repairs	1	$577.92	$577.92
2.		**COMMERCIAL SERVICE CALL / INSTALLATION**	ADA Chair Parts Installation	2	$180.00	$360.00

Total **$937.92**

Ways to pay

View and pay

Americans Commercial Pool Service

15313 W County Line Rd
Odessa, FL 33556 US
+18136162509
americascommercialpoolservice@gmail.com
americascommercialpoolservice.com

INVOICE

BILL TO
Asturia CDD

INVOICE	3116
DATE	07/09/2025
TERMS	Net 30
DUE DATE	08/08/2025

DATE	DESCRIPTION	AMOUNT
Monthly Pool Service	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.	2,123.00

Pro-rated July invoice
3% of the total amount to help cover the payment processing fees. These fees are a major administrative expense.

For Emergency Pool Service "After and or before" Normal Business Hours are Monday-Friday 8am-5pm Please Call/Text 813-616-2509 * Extra Fee Will Occur

SUBTOTAL	2,123.00
TAX	0.00
TOTAL	2,123.00

Thank You!

BALANCE DUE	**$2,123.00**

Americans Commercial Pool Service

15313 W County Line Rd
Odessa, FL 33556 US
+18136162509
americascommercialpoolservice@gmail.com
americascommercialpoolservice.com

INVOICE

BILL TO
Asturia CDD
14575 Promenade Pkwy Tampa FL 33607

INVOICE	3117
DATE	07/09/2025
TERMS	Net 30
DUE DATE	08/08/2025

DATE	DESCRIPTION	AMOUNT
	Stenner	750.00

3% of the total amount to help cover the payment processing fees. These fees are a major administrative expense.

For Emergency Pool Service "After and or before" Normal Business Hours are Monday-Friday 8am-5pm Please Call/Text 813-616-2509 * Extra Fee Will Occur

SUBTOTAL	750.00
TAX	0.00
TOTAL	750.00
BALANCE DUE	**$750.00**

Thank You!

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-271946

Invoice Date: 07-18-2025

Due Date: 08/16/2025

Bill To:
Asturia CDD
14575 Promenade Parkway
Odessa, FL 33556

Service Location:
Asturia CDD
14575 Promenade Parkway
Odessa, FL 33556

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

Reference – P.O. No.	Terms	Due Date	Franchise
	Net 30	08/16/2025	F0214

Quantity	Description	Rate	Amount
1	Coastwide Professional 55-60 Gal. Trash Bags, High Density, 22 Mic., Black, 25 Bags/Roll, 6 Rolls (CW17712)	$64.96	$64.96
4	Coastwide Professional 30-33 Gal. Reprocessed Resin Trash Bags, Low Density, 1.5 Mil, Black, 25 Bags/Roll, 4 Rolls (CW25530)	$46.50	$186.00

Subtotal	**$250.96**
Sales Tax	**$0.00**
Total	**$250.96**
PAYMENT/CREDIT APPLIED	**$0.00**
AMOUNT DUE	**$250.96**

Reference Inv-271946 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
$2,147.32	$0.00	$0.00	$0.00	$0.00	$2,147.32

Each Office Pride franchise is independently owned and operated.

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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 Kai
2502 N Rockey Pointe Drive, Suite 1000
Tampa, FL 33607

INVOICE	33681
DATE	06/26/2025
TERMS	Net 45
DUE DATE	08/10/2025

DATE		DESCRIPTION	QTY	RATE	AMOUNT
06/06/2025	Pond / Waterway Treatment	Aquatic Services - 1st Visit (Included) Treatment Report Attached	1	0.00	0.00
06/19/2025	Pond / Waterway Treatment	Aquatic Services - 2nd Visit Treatment Report Attached	1	1,370.00	1,370.00

SUBTOTAL	1,370.00
TOTAL	1,370.00
BALANCE DUE	**$1,370.00**

THANK YOU for choosing Blue Water Aquatics, Inc.!

Aquatic Services Report

Technician
Doug Fitzhenry

Job Details

Service Date	6/6/2025
Customer	Asturia CDD
Weather Conditions	Sunny
Wind	2sw
Temperature	82
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 2 Count

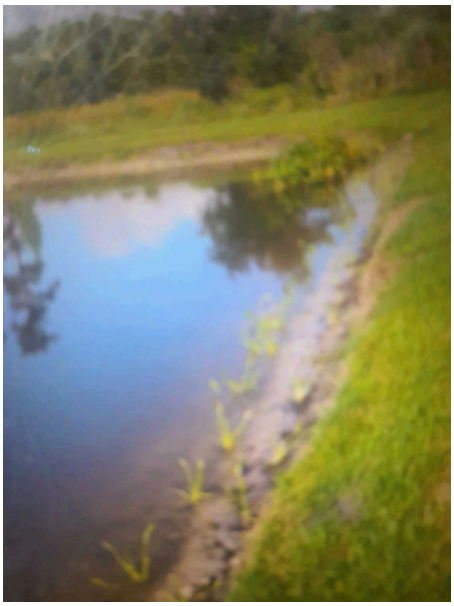
1 of 2

Pond Numbers	All
Service Performed	Treatment
Work Performed	☑ Grasses
Equipment Used	☑ ATV/UTV
Water Level	Extremely Low
Restrictions	None
Observations/Recommendations	Sites treated for invasive growth someone has cut the chain by 3 and added their own lock hog damage on 3490a 3510c 3500d x 3510b and plants on 3750a seem to be doing well
Pictures	

Aquatic Services Report







2 of 2

Pond Numbers	1 2 3 5 x 3500e 3490a 35100c 3410
Service Performed	Treatment
Work Performed	☑ Algae
Equipment Used	☑ ATV/UTV
Water Level	Extremely Low

Aquatic Services Report

Restrictions	None
Observations/Recommendations	Sites treated for algae

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

Aquatic Services Report

Technician
Doug Fitzhenry

Job Details

Service Date	6/19/2025
Customer	Asturia CDD
Weather Conditions	Sunny
Wind	2se
Temperature	91
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	High
Restrictions	None
Observations/Recommendations	Sites treated for algae

Payroll Summary

Check Date	Name	Hours	Total Paid	Tax Withheld	Deductions	Net Pay	Check No	Employer Liability	Total Expense
Pay Frequency:	Biweekly								
07/31/2025	Carland, Judith M	31.00	558.00	42.69	0.00	515.31	DD	42.69	600.69
Pay Frequency Totals: Biweekly		31.00	$558.00	$42.69	$0.00	$515.31		$42.69	$600.69
Total Net Pays for Biweekly frequency: 1									
Company Totals:		31.00	$558.00	$42.69	$0.00	$515.31		$42.69	$600.69
Total Net Pays for Company: 1									

Payroll Summary

Check Date	Name	Hours	Total Paid	Tax Withheld	Deductions	Net Pay	Check No	Employer Liability	Total Expense
Pay Frequency:	Biweekly								
07/31/2025	Coppa, Susan	0.00	200.00	15.30	0.00	184.70	DD	16.50	216.50
07/31/2025	Foltz, Donald J	0.00	200.00	15.30	0.00	184.70	DD	16.50	216.50
07/31/2025	Lamb, Jesse	0.00	200.00	15.30	0.00	184.70	DD	16.50	216.50
07/31/2025	Tietz, Jonathan R	0.00	200.00	15.30	0.00	184.70	DD	16.50	216.50
07/31/2025	Whitten, Samuel R	0.00	200.00	15.30	0.00	184.70	DD	16.50	216.50
Pay Frequency Totals: Biweekly		0.00	$1,000.00	$76.50	$0.00	$923.50		$82.50	$1,082.50
Total Net Pays for Biweekly frequency: 5									
Company Totals:		0.00	$1,000.00	$76.50	$0.00	$923.50		$82.50	$1,082.50
Total Net Pays for Company: 5									

Payroll Summary

Check Date	Name	Hours	Total Paid	Tax Withheld	Deductions	Net Pay	Check No	Employer Liability	Total Expense
Pay Frequency:	Biweekly								
07/31/2025	Foltz, Donald J	0.00	400.00	30.60	0.00	369.40	DD	33.00	433.00
Pay Frequency Totals: Biweekly		0.00	$400.00	$30.60	$0.00	$369.40		$33.00	$433.00
Total Net Pays for Biweekly frequency: 1									
Company Totals:		0.00	$400.00	$30.60	$0.00	$369.40		$33.00	$433.00
Total Net Pays for Company: 1									

Payroll Summary

Check Date	Name	Hours	Total Paid	Tax Withheld	Deductions	Net Pay	Check No	Employer Liability	Total Expense
Pay Frequency:	Biweekly								
07/31/2025	Coppa, Susan	0.00	200.00	15.30	0.00	184.70	DD	16.50	216.50
07/31/2025	Foltz, Donald J	0.00	400.00	30.60	0.00	369.40	DD	33.00	433.00
07/31/2025	Lamb, Jesse	0.00	400.00	30.60	0.00	369.40	DD	33.00	433.00
07/31/2025	Tietz, Jonathan R	0.00	800.00	83.51	0.00	716.49	DD	66.00	866.00
07/31/2025	Whitten, Samuel R	0.00	600.00	45.90	0.00	554.10	DD	49.50	649.50
Pay Frequency Totals: Biweekly		0.00	$2,400.00	$205.91	$0.00	$2,194.09		$198.00	$2,598.00
Total Net Pays for Biweekly frequency: 5									
Company Totals:		0.00	$2,400.00	$205.91	$0.00	$2,194.09		$198.00	$2,598.00
Total Net Pays for Company: 5									

Payroll Summary

Check Date	Name	Hours	Total Paid	Tax Withheld	Deductions	Net Pay	Check No	Employer Liability	Total Expense
Pay Frequency:	Biweekly								
07/31/2025	Carland, Judith M	31.00	558.00	42.69	0.00	515.31	DD	42.69	600.69
07/31/2025	Coppa, Susan	0.00	200.00	15.30	0.00	184.70	DD	16.50	216.50
07/31/2025	Coppa, Susan	0.00	200.00	15.30	0.00	184.70	DD	16.50	216.50
07/31/2025 - Void	Coppa, Susan	0.00	(200.00)	(15.30)	0.00	(184.70)	0	(16.50)	(216.50)
07/31/2025	Coppa, Susan	0.00	200.00	15.30	0.00	184.70	DD	16.50	216.50
07/31/2025	Foltz, Donald J	0.00	400.00	30.60	0.00	369.40	DD	33.00	433.00
07/31/2025	Foltz, Donald J	0.00	200.00	15.30	0.00	184.70	DD	16.50	216.50
07/31/2025 - Void	Foltz, Donald J	0.00	(200.00)	(15.30)	0.00	(184.70)	0	(16.50)	(216.50)
07/31/2025	Foltz, Donald J	0.00	400.00	30.60	0.00	369.40	DD	33.00	433.00
07/31/2025	Foltz, Donald J	0.00	200.00	15.30	0.00	184.70	DD	16.50	216.50
07/31/2025	Lamb, Jesse	0.00	200.00	15.30	0.00	184.70	DD	16.50	216.50
07/31/2025	Lamb, Jesse	0.00	400.00	30.60	0.00	369.40	DD	33.00	433.00
07/31/2025	Tietz, Jonathan R	0.00	800.00	83.51	0.00	716.49	DD	66.00	866.00
07/31/2025 - Void	Tietz, Jonathan R	0.00	(200.00)	(15.30)	0.00	(184.70)	0	(16.50)	(216.50)
07/31/2025	Tietz, Jonathan R	0.00	200.00	15.30	0.00	184.70	DD	16.50	216.50
07/31/2025	Tietz, Jonathan R	0.00	200.00	15.30	0.00	184.70	DD	16.50	216.50
07/31/2025	Whitten, Samuel R	0.00	200.00	15.30	0.00	184.70	DD	16.50	216.50
07/31/2025	Whitten, Samuel R	0.00	200.00	15.30	0.00	184.70	DD	16.50	216.50
07/31/2025 - Void	Whitten, Samuel R	0.00	(200.00)	(15.30)	0.00	(184.70)	0	(16.50)	(216.50)
07/31/2025	Whitten, Samuel R	0.00	600.00	45.90	0.00	554.10	DD	49.50	649.50
Pay Frequency Totals: Biweekly		31.00	$4,358.00	$355.70	$0.00	$4,002.30		$356.19	$4,714.19
Total Net Pays for Biweekly frequency: 16									
Company Totals:		31.00	$4,358.00	$355.70	$0.00	$4,002.30		$356.19	$4,714.19
Total Net Pays for Company: 16									

FRONTIER

ASTURIA CDD

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

PIN:
7664

Billing Date:
Jun 07, 2025

Billing Period:
Jun 07 - Jul 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
$94.48
Auto Pay is scheduled
Jul 01

Bill history

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

Service summary

	Previous month	Current month
Internet	$89.98	$89.98
Other	$3.49	↑$4.50
Total services	**$93.47**	**$94.48**
Total balance		**$94.48**

Starting this month, the price for the printed bill was increased from $3.49 to $4.50 for our internet customers. You can avoid paying this fee when you sign up for free Paperless Billing by visiting frontier.com/paperless.

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

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

6790 0107 NO RP 07 06092025 NNNNNNNN 01 001234 0005

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.

33400281392681060207230000000000000094485

FRONTIER

ASTURIA CDD

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

PIN:
7664

Billing Date:
Jun 07, 2025

Billing Period:
Jun 07 - Jul 06, 2025

WAYS TO PAY YOUR BILL

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

Download the MyFrontier© app

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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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

FRONTIER

ASTURIA CDD

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

PIN:
7664

Billing Date:
Jun 07, 2025

Billing Period:
Jun 07 - Jul 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

06.07-07.06	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

06.07-07.06	Printed Bill Fee	$4.50
Other Charges Total		**$4.50**

Total current month charges **$94.48**

NOTICE OF RATE INCREASE...

Effective with your next bill, your Static IP product will increase to $25.00 per month, per line. Questions? Please contact customer service.

LET FRONTIER BE YOUR TECH SUPPORT

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

business.frontier.com

FRONTIER

ASTURIA CDD

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

PIN:
7664

Billing Date:
Jun 07, 2025

Billing Period:
Jun 07 - Jul 06, 2025

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Pay By Phone: 1-855-786-5344

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42-52579

ASTURIA CDD

Service Address: **14915 AVILES PARKWAY**

Bill Number: 22631802
Billing Date: 7/2/2025
Billing Period: 5/19/2025 to 6/18/2025

Account #	Customer #
0953300	01341603

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

095330001341603

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15450198	5/19/2025	26134	6/18/2025	26334	30	200

Usage History

Water

June 2025	200
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

Transactions

Previous Bill		187.92
Payment 06/20/25		-187.92 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	200 Thousand Gals X $0.81	162.00
Total Current Transactions		162.00
TOTAL BALANCE DUE		**$162.00**

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Account #	0953300
Customer #	01341603
Balance Forward	0.00
Current Transactions	162.00
Total Balance Due	**$162.00**
Due Date	**7/21/2025**

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

The Total Due will be electronically transferred on 07/21/2025.

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Pay By Phone: 1-855-786-5344

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ASTURIA CDD

Service Address: **14859 CARAVAN AVENUE**

Bill Number: 22631803
Billing Date: 7/2/2025
Billing Period: 5/19/2025 to 6/18/2025

Account #	Customer #
0953305	01341603

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

095330501341603

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15450201	5/19/2025	11078	6/18/2025	11115	30	37

Usage History

Water

June 2025	37
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

Transactions

Previous Bill		7.29
Payment 06/20/25		-7.29 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	37 Thousand Gals X $0.81	29.97
Total Current Transactions		29.97
TOTAL BALANCE DUE		**$29.97**

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Account #	0953305
Customer #	01341603
Balance Forward	0.00
Current Transactions	29.97
Total Balance Due	**$29.97**
Due Date	**7/21/2025**

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

The Total Due will be electronically transferred on 07/21/2025.

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ASTURIA CDD

Service Address: **14450 PROMENADE PARKWAY**

Bill Number: 22631804
Billing Date: 7/2/2025
Billing Period: 5/19/2025 to 6/18/2025

Account #	Customer #
0953310	01341603

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

095331001341603

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	13548633	5/19/2025	45771	6/18/2025	46007	30	236

Usage History

Water

June 2025	236
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

Transactions

Previous Bill		133.65
Payment 06/20/25		-133.65 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	236 Thousand Gals X $0.81	191.16
Total Current Transactions		191.16
TOTAL BALANCE DUE		**$191.16**

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Account #	0953310
Customer #	01341603
Balance Forward	0.00
Current Transactions	191.16
Total Balance Due	**$191.16**
Due Date	**7/21/2025**

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

The Total Due will be electronically transferred on 07/21/2025.

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ASTURIA CDD

Service Address: **14700 TRAILS EDGE BOULEVARD**

Bill Number: 22631805
Billing Date: 7/2/2025
Billing Period: 5/19/2025 to 6/18/2025

Account #	Customer #
0953320	01341603

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

095332001341603

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12216402	5/19/2025	5272	6/18/2025	5296	30	24

Usage History

Water

June 2025	24
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

Transactions

Previous Bill		20.25
Payment 06/20/25		-20.25 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	24 Thousand Gals X $0.81	19.44
Total Current Transactions		19.44
TOTAL BALANCE DUE		**$19.44**

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Account #	0953320
Customer #	01341603
Balance Forward	0.00
Current Transactions	19.44
Total Balance Due	**$19.44**
Due Date	**7/21/2025**

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

The Total Due will be electronically transferred on 07/21/2025.

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ASTURIA CDD

Service Address: **2830 LONG BOW WAY**
Bill Number: 22631806
Billing Date: 7/2/2025
Billing Period: 5/19/2025 to 6/18/2025

Account #	Customer #
0953325	01341603

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

095332501341603

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15084620	5/19/2025	10299	6/18/2025	10395	30	96

Usage History

Water

June 2025	96
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

Transactions

Previous Bill		85.86
Payment 06/20/25		-85.86 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	96 Thousand Gals X $0.81	77.76
Total Current Transactions		77.76
TOTAL BALANCE DUE		**$77.76**

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Account #	0953325
Customer #	01341603
Balance Forward	0.00
Current Transactions	77.76
Total Balance Due	**$77.76**
Due Date	**7/21/2025**

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

The Total Due will be electronically transferred on 07/21/2025.

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Pay By Phone: 1-855-786-5344

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42-52579

ASTURIA CDD

Service Address: **14400 TRAILS EDGE BOULEVARD**

Bill Number: 22631807
Billing Date: 7/2/2025
Billing Period: 5/19/2025 to 6/18/2025

Account #	Customer #
0953330	01341603

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

095333001341603

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15450200	5/19/2025	3550	6/18/2025	3567	30	17

Usage History

Water

June 2025	17
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

Transactions

Previous Bill		14.58
Payment 06/20/25		-14.58 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	17 Thousand Gals X $0.81	13.77
Total Current Transactions		13.77
TOTAL BALANCE DUE		**$13.77**

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Account #	0953330
Customer #	01341603
Balance Forward	0.00
Current Transactions	13.77
Total Balance Due	**$13.77**
Due Date	**7/21/2025**

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

The Total Due will be electronically transferred on 07/21/2025.

ASTURIA CDD
250 INTERNATIONAL PARKWAY SUITE 208
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ASTURIA CDD

Service Address: **2995 LONG BOW WAY**

Bill Number: 22631808
Billing Date: 7/2/2025
Billing Period: 5/19/2025 to 6/18/2025

Account #	Customer #
0953340	01341603

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

095334001341603

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15450207	5/19/2025	4144	6/18/2025	4177	30	33

Usage History

Water

June 2025	33
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

Transactions

Previous Bill		28.35
Payment 06/20/25		-28.35 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	33 Thousand Gals X $0.81	26.73
Total Current Transactions		26.73
TOTAL BALANCE DUE		**$26.73**

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Account #	0953340
Customer #	01341603
Balance Forward	0.00
Current Transactions	26.73
Total Balance Due	**$26.73**
Due Date	**7/21/2025**

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

The Total Due will be electronically transferred on 07/21/2025.

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ASTURIA CDD

Service Address: **14577 PROMENADE PARKWAY**
Bill Number: 22631883
Billing Date: 7/2/2025
Billing Period: 5/19/2025 to 6/18/2025

Account #	Customer #
0956645	01341603

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

095664501341603

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15057044	5/19/2025	6844	6/18/2025	6996	30	152

Usage History

Water

June 2025	152
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

Transactions

Previous Bill		76.95
Payment 06/20/25		-76.95 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	152 Thousand Gals X $0.81	123.12
Total Current Transactions		123.12
TOTAL BALANCE DUE		**$123.12**

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Account #	0956645
Customer #	01341603
Balance Forward	0.00
Current Transactions	123.12
Total Balance Due	**$123.12**
Due Date	**7/21/2025**

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

The Total Due will be electronically transferred on 07/21/2025.

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ASTURIA CDD

Service Address: **14575 PROMENADE PARKWAY**
Bill Number: 22631885
Billing Date: 7/2/2025
Billing Period: 5/19/2025 to 6/18/2025

Account #	Customer #
0956650	01341603

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

095665001341603

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595266	5/19/2025	28693	6/18/2025	28910	30	217

Usage History

	Water
June 2025	217
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

Transactions

Previous Bill		3,659.92
Payment 06/20/25		-3,659.92 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	97.0 Thousand Gals X $9.02	874.94
Sewer		
Sewer Base Charge		157.56
Sewer Charges	217.0 Thousand Gals X $6.94	1,505.98
Total Current Transactions		3,085.36
TOTAL BALANCE DUE		**$3,085.36**

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Account #	0956650
Customer #	01341603
Balance Forward	0.00
Current Transactions	3,085.36
Total Balance Due	**$3,085.36**
Due Date	**7/21/2025**

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

The Total Due will be electronically transferred on 07/21/2025.

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ASTURIA CDD

Service Address: **14502 PROMENADE PARKWAY**
Bill Number: 22631884
Billing Date: 7/2/2025
Billing Period: 5/19/2025 to 6/18/2025

Account #	Customer #
0956655	01341603

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

095665501341603

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595259	5/19/2025	256	6/18/2025	260	30	4

Usage History

	Water
June 2025	4
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

Transactions

Previous Bill		67.98
Payment 06/20/25		-67.98 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		61.68
Water Tier 1	4.0 Thousand Gals X $2.10	8.40
Total Current Transactions		70.08
TOTAL BALANCE DUE		**$70.08**

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Account #	0956655
Customer #	01341603
Balance Forward	0.00
Current Transactions	70.08
Total Balance Due	**$70.08**
Due Date	**7/21/2025**

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

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ASTURIA CDD

Service Address: **0 PROMENADE PARKWAY**

Bill Number: 22632059
Billing Date: 7/2/2025
Billing Period: 5/19/2025 to 6/18/2025

Account #	Customer #
0966695	01341603

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

096669501341603

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15057039	5/19/2025	28686	6/18/2025	29041	30	355

Usage History

Water

June 2025	355
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

Transactions

Previous Bill		146.61
Payment 06/20/25		-146.61 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	355 Thousand Gals X $0.81	287.55
Total Current Transactions		287.55
TOTAL BALANCE DUE		**$287.55**

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Account #	0966695
Customer #	01341603
Balance Forward	0.00
Current Transactions	287.55
Total Balance Due	**$287.55**
Due Date	**7/21/2025**

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

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ASTURIA CDD

Service Address: **15381 AVILES PARKWAY**

Bill Number: 22632372
Billing Date: 7/2/2025
Billing Period: 5/19/2025 to 6/18/2025

Account #	Customer #
0989015	01341603

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

098901501341603

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17705152	5/19/2025	1820	6/18/2025	1837	30	17

Usage History

Water

June 2025	17
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

Transactions

Previous Bill		21.87
Payment 06/20/25		-21.87 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	17 Thousand Gals X $0.81	13.77
Total Current Transactions		13.77
TOTAL BALANCE DUE		**$13.77**

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Account #	0989015
Customer #	01341603
Balance Forward	0.00
Current Transactions	13.77
Total Balance Due	**$13.77**
Due Date	**7/21/2025**

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

The Total Due will be electronically transferred on 07/21/2025.

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ASTURIA CDD

Service Address: **15121 AVILES PARKWAY**
Bill Number: 22632374
Billing Date: 7/2/2025
Billing Period: 5/19/2025 to 6/18/2025

Account #	Customer #
0989025	01341603

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

098902501341603

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17705149	5/19/2025	1156	6/18/2025	1170	30	14

Usage History

	Water
June 2025	14
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

Transactions

Previous Bill		12.96
Payment 06/20/25		-12.96 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	14 Thousand Gals X $0.81	11.34
Total Current Transactions		11.34
TOTAL BALANCE DUE		**$11.34**

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Account #	0989025
Customer #	01341603
Balance Forward	0.00
Current Transactions	11.34
Total Balance Due	**$11.34**
Due Date	**7/21/2025**

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

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ASTURIA CDD

Service Address: **15233 RENAISSANCE AVENUE**

Bill Number: 22633256
Billing Date: 7/2/2025
Billing Period: 5/19/2025 to 6/18/2025

Account #	Customer #
1031105	01341603

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

103110501341603

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101977	5/19/2025	1422	6/18/2025	1441	30	19

Usage History

Water

June 2025	19
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

Transactions

Previous Bill		14.58
Payment 06/20/25		-14.58 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	19 Thousand Gals X $0.81	15.39
Total Current Transactions		15.39
TOTAL BALANCE DUE		**$15.39**

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Account #	1031105
Customer #	01341603
Balance Forward	0.00
Current Transactions	15.39
Total Balance Due	**$15.39**
Due Date	**7/21/2025**

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

The Total Due will be electronically transferred on 07/21/2025.

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ASTURIA CDD

Service Address: **15246 CARAVAN AVENUE**

Bill Number: 22633258
Billing Date: 7/2/2025
Billing Period: 5/19/2025 to 6/18/2025

Account #	Customer #
1031115	01341603

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

103111501341603

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101974	5/19/2025	4910	6/18/2025	4948	30	38

Usage History

Water

June 2025	38
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

Transactions

Previous Bill		31.59
Payment 06/20/25		-31.59 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	38 Thousand Gals X $0.81	30.78
Total Current Transactions		30.78
TOTAL BALANCE DUE		**$30.78**

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Account #	1031115
Customer #	01341603
Balance Forward	0.00
Current Transactions	30.78
Total Balance Due	**$30.78**
Due Date	**7/21/2025**

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

The Total Due will be electronically transferred on 07/21/2025.

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ASTURIA CDD

Service Address: **15050 CARAVAN AVENUE**

Bill Number: 22633259
Billing Date: 7/2/2025
Billing Period: 5/19/2025 to 6/18/2025

Account #	Customer #
1031120	01341603

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

103112001341603

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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101972	5/19/2025	6246	6/18/2025	6311	30	65

Usage History

Water

June 2025	65
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

Transactions

Previous Bill		53.46
Payment 06/20/25		-53.46 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	65 Thousand Gals X $0.81	52.65
Total Current Transactions		52.65
TOTAL BALANCE DUE		**$52.65**

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Account #	1031120
Customer #	01341603
Balance Forward	0.00
Current Transactions	52.65
Total Balance Due	**$52.65**
Due Date	**7/21/2025**

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

The Total Due will be electronically transferred on 07/21/2025.

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FRONTIER

ASTURIA CDD

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

PIN:
7664

Billing Date:
Jun 07, 2025

Billing Period:
Jun 07 - Jul 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
$94.48
Auto Pay is scheduled
Jul 01

Bill history

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

Service summary

	Previous month	Current month
Internet	$89.98	$89.98
Other	$3.49	↑$4.50
Total services	**$93.47**	**$94.48**
Total balance		**$94.48**

Starting this month, the price for the printed bill was increased from $3.49 to $4.50 for our internet customers. You can avoid paying this fee when you sign up for free Paperless Billing by visiting frontier.com/paperless.

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

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

6790 0107 NO RP 07 06092025 NNNNNNNN 01 001234 0005

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.

33400281392681060207230000000000000094485

FRONTIER

ASTURIA CDD

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

PIN:
7664

Billing Date:
Jun 07, 2025

Billing Period:
Jun 07 - Jul 06, 2025

WAYS TO PAY YOUR BILL

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

Download the MyFrontier© app

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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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

FRONTIER

ASTURIA CDD

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

PIN:
7664

Billing Date:
Jun 07, 2025

Billing Period:
Jun 07 - Jul 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

06.07-07.06	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

06.07-07.06	Printed Bill Fee	$4.50
Other Charges Total		**$4.50**

Total current month charges **$94.48**

NOTICE OF RATE INCREASE...

Effective with your next bill, your Static IP product will increase to $25.00 per month, per line. Questions? Please contact customer service.

LET FRONTIER BE YOUR TECH SUPPORT

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

business.frontier.com

FRONTIER

ASTURIA CDD

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

PIN:
7664

Billing Date:
Jun 07, 2025

Billing Period:
Jun 07 - Jul 06, 2025

DUKE ENERGY®

duke-energy.com
877.372.8477

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
15233 RENAISSANCE AVE
IRRIGATION

Bill date Jun 26, 2025
For service May 24 - Jun 24
32 days

Account number **9100 8839 2365**

Billing summary

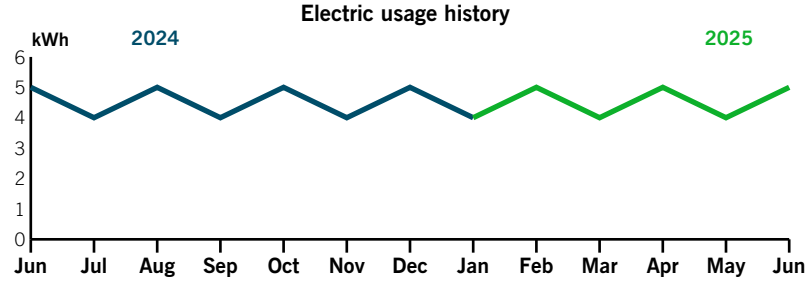
Previous Amount Due	$30.80
Payment Received Jun 18	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jul 17	**$30.80**

Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

83°	84°	84°	82°	76°	72°	64°	56°	67°	68°	76°	81°	82°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5	5	54	5
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

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

DUKE ENERGY®

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

Account number
9100 8839 2365

Amount of automatic draft

$30.80
by Jul 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

8891008839236500066000000000000000308000000030807

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: Jul 25
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

Current electric usage for meter number 3514363		
Actual reading on Jun 24	322	
Previous reading on May 24	- 317	
Energy Used		5 kWh
Billed kWh	5.000 kWh	

Billing details - Electric

Billing Period - May 24 25 to Jun 24 25		
Meter - 3514363		
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
14721 STATE ROAD 54 LITE
LITE ASTURA PH1A SL

Bill date Jun 26, 2025
For service May 23 - Jun 23
32 days

Account number **9100 8839 2555**

Billing summary

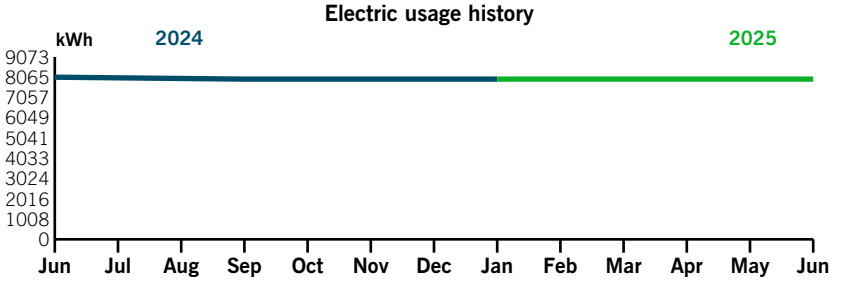
Previous Amount Due	$5,749.60
Payment Received Jun 17	-5,749.60
Current Lighting Charges	5,722.80
Taxes	26.80
Total Amount Due Jul 17	**$5,749.60**

Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

83°	84°	84°	82°	76°	72°	64°	56°	67°	68°	76°	81°	82°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	7,969	8,065	95,724	7,977
Avg. Daily (kWh)	249	278	261	

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 Jul 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

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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: Jul 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.

Your usage snapshot - Continued

Outdoor Lighting

Billing period May 23 - Jun 23

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 - May 23 25 to Jun 23 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**

DUKE ENERGY®

duke-energy.com
877.372.8477

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
15121 AVILES PKWY
PUMP IRRIGATION

Bill date Jun 26, 2025
For service May 24 - Jun 24
32 days

Account number **9100 8839 2745**

Billing summary

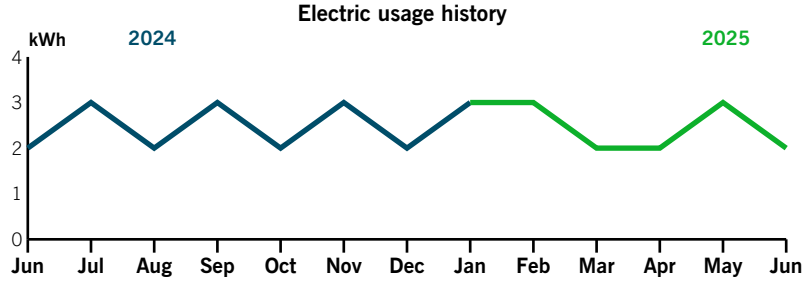
Previous Amount Due	$30.80
Payment Received Jun 18	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jul 17	**$30.80**

Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

83°	84°	84°	82°	76°	72°	64°	56°	67°	68°	76°	81°	82°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2	2	30	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 2745

Amount of automatic draft

$30.80
by Jul 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

8891008839274500066000000000000000308000000030803

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

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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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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.

DUKE ENERGY®
duke-energy.com
877.372.8477

Account number **9100 8839 2745**

Your usage snapshot - Continued

Current electric usage for meter number 4456967		
Actual reading on Jun 24	136	
Previous reading on May 24	- 134	
Energy Used		2 kWh
Billed kWh	2.000 kWh	

Billing details - Electric

Billing Period - May 24 25 to Jun 24 25		
Meter - 4456967		
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**

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 Jun 26, 2025
For service May 24 - Jun 24
32 days

Account number **9100 8839 3316**

Billing summary

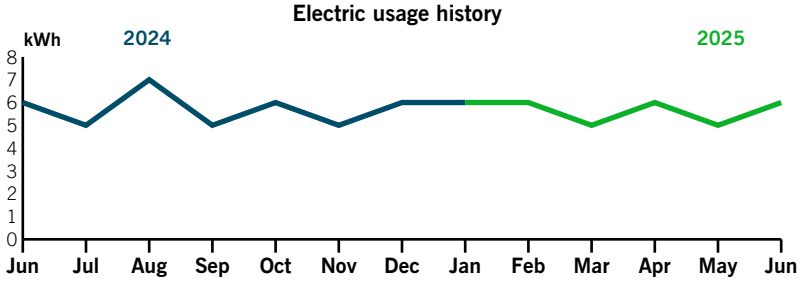
Previous Amount Due	$30.80
Payment Received Jun 18	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jul 17	**$30.80**

Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

83°	84°	84°	82°	76°	72°	64°	56°	67°	68°	76°	81°	82°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	6	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 Jul 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

8891008839331600066000000000000000308000000030800

DUKE ENERGY®

duke-energy.com
877.372.8477

Account number **9100 8839 3316**
200763806790

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: Jul 25
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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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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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.

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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.

Your usage snapshot - Continued

Current electric usage for meter number 3347708		
Actual reading on Jun 24	358	
Previous reading on May 24	- 352	
Energy Used		6 kWh
Billed kWh	6.000 kWh	

Billing details - Electric

Billing Period - May 24 25 to Jun 24 25		
Meter - 3347708		
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**

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
000 AVILES PKY LITE
LITE ASTURIA PH2 A&B SL

Bill date Jun 26, 2025
For service May 23 - Jun 23
32 days

Account number **9100 8839 3514**

Billing summary

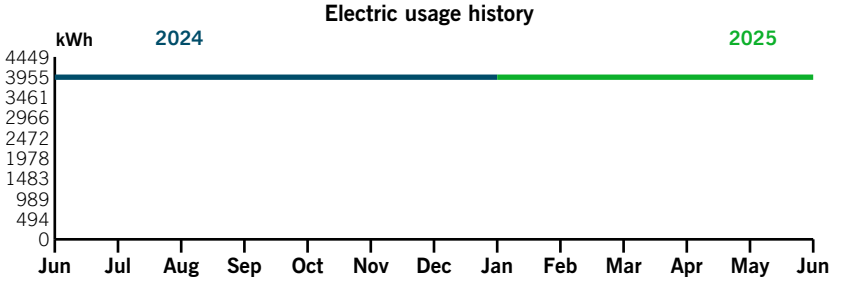
Previous Amount Due	$2,682.55
Payment Received Jun 17	-2,682.55
Current Lighting Charges	2,669.37
Taxes	13.18
Total Amount Due Jul 17	**$2,682.55**

Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

83° 84° 84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 82°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3,955	3,955	47,460	3,955
Avg. Daily (kWh)	124	136	129	

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 Jul 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
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

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For hearing impaired TDD/TTY	711
International	1.407.629.1010

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P.O. Box 14042
St Petersburg, FL 33733

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Your usage snapshot - Continued

Outdoor Lighting

Billing period May 23 - Jun 23

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 - May 23 25 to Jun 23 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
15381 AVILES PKWY
PUMP IRRIGATION

Bill date Jun 26, 2025
For service May 24 - Jun 24
32 days

Account number **9100 8839 3704**

Billing summary

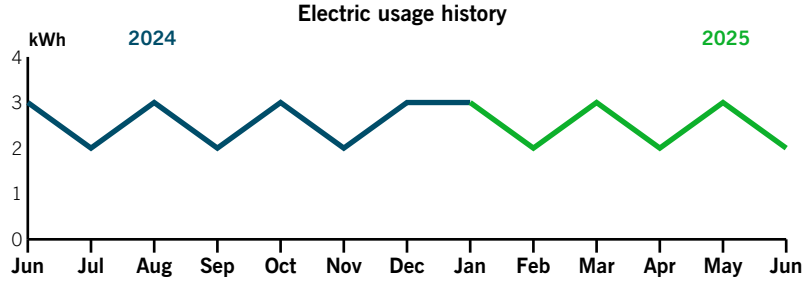
Previous Amount Due	$30.80
Payment Received Jun 18	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jul 17	**$30.80**

Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

83° 84° 84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 82°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2	3	30	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 Jul 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

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

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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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DUKE ENERGY®
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 Jun 24		38
Previous reading on May 24		- 36
Energy Used		2 kWh
Billed kWh	2.000 kWh	

Billing details - Electric

Billing Period - May 24 25 to Jun 24 25		
Meter - 905763		
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
15301 AVILES PKWY
PUMP IRRIGATION

Bill date Jun 26, 2025
For service May 24 - Jun 24
32 days

Account number **9100 8839 4086**

Billing summary

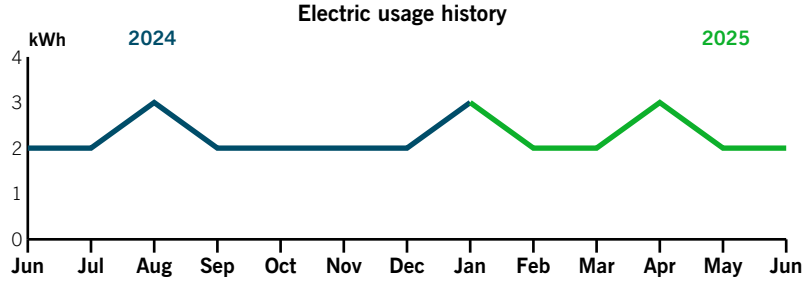
Previous Amount Due	$30.80
Payment Received Jun 18	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jul 17	**$30.80**

Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

83° 84° 84° 82° 76° 72° 64° 56° 67° 68° 76° 81° 82°

	Current Month	Jun 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

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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 4086

Amount of automatic draft

$30.80
by Jul 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

8891008839408600066000000000000000308000000030809

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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Business	duke-energy.com/manage-bus

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811

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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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 Jun 24		83
Previous reading on May 24		- 81
Energy Used		2 kWh
Billed kWh	2.000 kWh	

Billing details - Electric

Billing Period - May 24 25 to Jun 24 25	
Meter - 8323070	
Customer Charge	$17.23
Energy Charge	
2.000 kWh @ 12.130c	0.25
Fuel Charge	
2.000 kWh @ 3.925c	0.08
Minimum Bill Adjustment	12.44
Total Current Charges	**$30.00**

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Billing details - Taxes

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

DUKE ENERGY®

duke-energy.com
877.372.8477

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
14700 TRAILS EDGE BLVD
IRRIGATION

Bill date Jun 26, 2025
For service May 24 - Jun 24
32 days

Account number **9100 8839 4292**

Billing summary

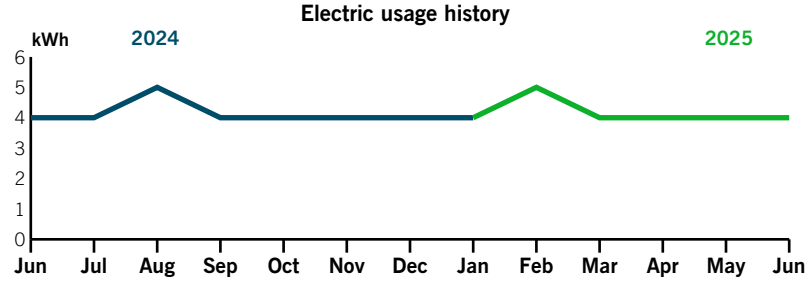
Previous Amount Due	$30.80
Payment Received Jun 18	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jul 17	**$30.80**

Thank you for your payment.

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Your usage snapshot

Electric usage history



Average temperature in degrees

83°	84°	84°	82°	76°	72°	64°	56°	67°	68°	76°	81°	82°

	Current Month	Jun 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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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 Jul 17

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

$_____
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$_____
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

8891008839429200066000000000000000308000000030809

We're here for you

Report an emergency

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Convenient ways to pay your bill

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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

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

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P.O. Box 14042
St Petersburg, FL 33733

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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.

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 Jun 24	239	
Previous reading on May 24	- 235	
Energy Used		4 kWh
Billed kWh	4.000 kWh	

Billing details - Electric

Billing Period - May 24 25 to Jun 24 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**

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 PKY POOL
POOL

Bill date Jun 26, 2025
For service May 24 - Jun 24
32 days

Account number **9100 8839 4523**

Billing summary

Previous Amount Due	$1,059.40
Payment Received Jun 18	-1,059.40
Current Electric Charges	1,008.80
Taxes	26.77
Total Amount Due Jul 17	**$1,035.57**

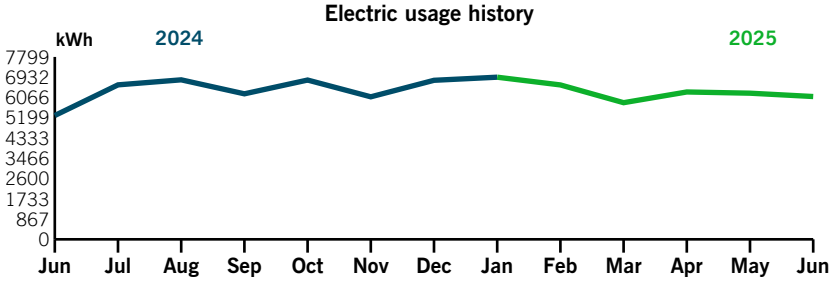
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Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

83°	84°	84°	82°	76°	72°	64°	56°	67°	68°	76°	81°	82°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	6,105	5,294	77,374	6,448
Avg. Daily (kWh)	191	171	212	

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

$1,035.57
by Jul 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

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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: Jul 25
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
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Special Needs Customers
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Your usage snapshot - Continued

Current electric usage for meter number 1016855		
Actual reading on Jun 24		547976
Previous reading on May 24		- 541871
Energy Used		6,105 kWh
Billed kWh	6,105.000 kWh	

Billing details - Electric

Billing Period - May 24 25 to Jun 24 25	
Meter - 1016855	
Customer Charge	$17.23
Energy Charge	
6,105.000 kWh @ 12.130c	740.53
Fuel Charge	
6,105.000 kWh @ 3.925c	239.62
Asset Securitization Charge	
6,105.000 kWh @ 0.187c	11.42
Total Current Charges	**$1,008.80**

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	$0.88
Gross Receipts Tax	25.89
Total Taxes	**$26.77**

DUKE ENERGY®

duke-energy.com
877.372.8477

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
2995 LONG BOW WAY
IRRIGATION

Bill date Jun 26, 2025
For service May 24 - Jun 24
32 days

Account number **9100 8839 4721**

Billing summary

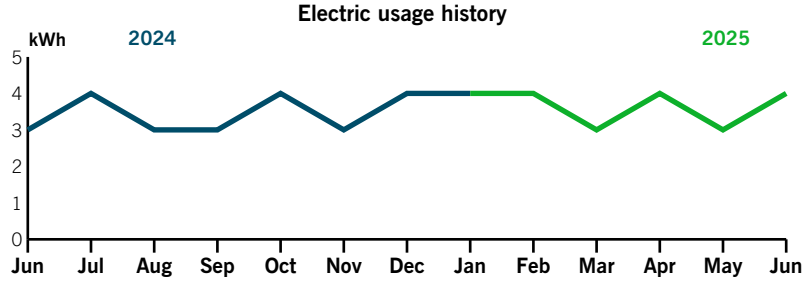
Previous Amount Due	$30.80
Payment Received Jun 18	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jul 17	**$30.80**

Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

83°	84°	84°	82°	76°	72°	64°	56°	67°	68°	76°	81°	82°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	4	3	43	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 Jul 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

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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 electric service may be disconnected if your payment is past due
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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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Your usage snapshot - Continued

Current electric usage for meter number 4459024		
Actual reading on Jun 24	245	
Previous reading on May 24	- 241	
Energy Used		4 kWh
Billed kWh	4.000 kWh	

Billing details - Electric

Billing Period - May 24 25 to Jun 24 25		
Meter - 4459024		
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
14575 PROMENADE PKWY
AMENITY CENTER

Bill date Jun 26, 2025
For service May 24 - Jun 24
32 days

Account number **9100 8839 4937**

Billing summary

Previous Amount Due	$1,217.47
Payment Received Jun 18	-1,217.47
Current Lighting Charges	228.40
Current Electric Charges	1,391.31
Taxes	37.93
Total Amount Due Jul 17	**$1,657.64**

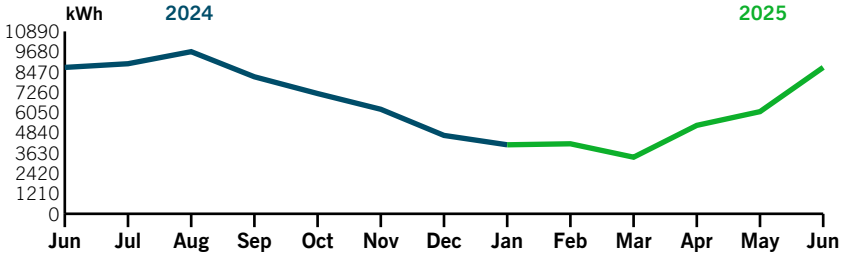
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Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

83°	84°	84°	82°	76°	72°	64°	56°	67°	68°	76°	81°	82°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	8,740	8,740	76,720	6,393
Avg. Daily (kWh)	273	282	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 4937

Amount of automatic draft

$1,657.64
by Jul 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

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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: Jul 25
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
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Your usage snapshot - Continued

Current electric usage for meter number 9504488		
Actual reading on Jun 24		16755
Previous reading on May 24		- 16332
Energy Used		423 kWh
	Multiplier	x 20
	Energy used	8,460.00 kWh
Billed kWh	8,460.000 kWh	

Outdoor Lighting

Billing period May 24 - Jun 24

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 - May 24 25 to Jun 24 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 - May 24 25 to Jun 24 25	
Meter - 9504488	
Customer Charge	$17.23
Energy Charge	
8,460.000 kWh @ 12.130c	1,026.20
Fuel Charge	
8,460.000 kWh @ 3.925c	332.06

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	
8,460.000 kWh @ 0.187c	$15.82
Total Current Charges	**$1,391.31**

Billing details - Taxes

Regulatory Assessment Fee	$1.41
Gross Receipts Tax	36.52
Total Taxes	**$37.93**

DUKE ENERGY®

duke-energy.com
877.372.8477

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
14807 RENAISSANCE AVE
IRRIGATION

Bill date Jun 26, 2025
For service May 24 - Jun 24
32 days

Account number **9100 8841 5084**

Billing summary

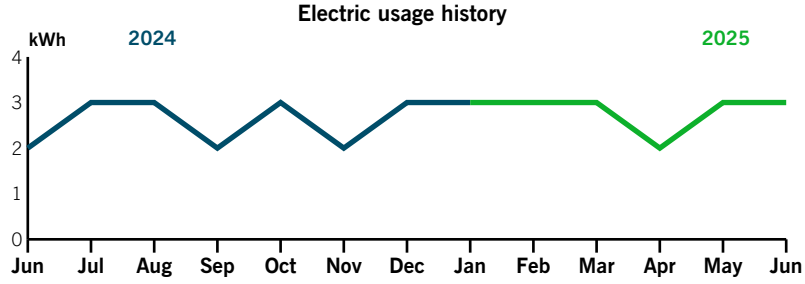
Previous Amount Due	$30.80
Payment Received Jun 18	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jul 17	**$30.80**

Thank you for your payment.

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Your usage snapshot

Electric usage history



Average temperature in degrees

83°	84°	84°	82°	76°	72°	64°	56°	67°	68°	76°	81°	82°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3	2	33	3
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

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 Jul 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

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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

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P.O. Box 14042
St Petersburg, FL 33733

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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
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Your usage snapshot - Continued

Current electric usage for meter number 3593867		
Actual reading on Jun 24	269	
Previous reading on May 24	- 266	
Energy Used		3 kWh
Billed kWh	3.000 kWh	

Billing details - Electric

Billing Period - May 24 25 to Jun 24 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
15165 STATE ROAD 54
MONUMENT

Bill date Jun 30, 2025
For service May 24 - Jun 24
32 days

Account number **9100 8841 5282**

Billing summary

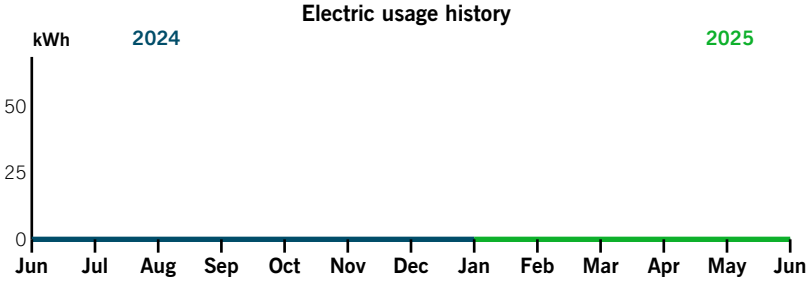
Previous Amount Due	$30.80
Payment Received Jun 19	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jul 21	**$30.80**

Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

83°	84°	84°	82°	76°	72°	64°	56°	67°	68°	76°	81°	82°

	Current Month	Jun 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

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 5282

Amount due

$30.80
by Jul 21

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

8891008841528200066000000000000000308000000030800

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: Jul 25
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

Current electric usage for meter number 2778179		
Estimated reading on Jun 24		0
Estimated previous reading on May 24		- 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 - May 24 25 to Jun 24 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**

DUKE ENERGY®

duke-energy.com
877.372.8477

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
000 PROMENADE PKY LITE
LITE

Bill date Jun 24, 2025
For service May 23 - Jun 23
32 days

Account number **9100 9355 5410**

Billing summary

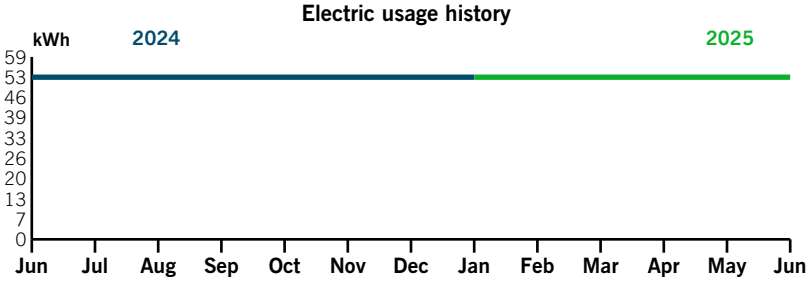
Previous Amount Due	$97.88
Payment Received Jun 16	-97.88
Current Lighting Charges	97.60
Taxes	0.28
Total Amount Due Jul 15	**$97.88**

Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

83°	84°	84°	82°	76°	72°	64°	56°	67°	68°	76°	81°	82°

	Current Month	Jun 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 Jul 15

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: Jul 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

Outdoor Lighting

Billing period May 23 - Jun 23

Description	Quantity	Usage
Monticello Black TIII 3000K	3	53 kWh
Total	**3**	**53 kWh**

Billing details - Lighting

Billing Period - May 23 25 to Jun 23 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
15246 CARAVAN AVE
IRRIGATION

Bill date Jun 26, 2025
For service May 24 - Jun 24
32 days

Account number **9100 8841 5480**

Billing summary

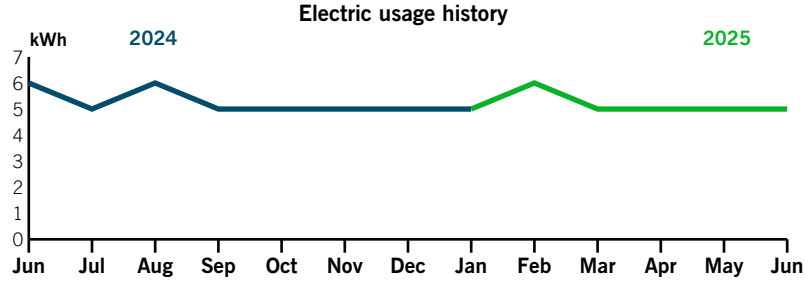
Previous Amount Due	$30.80
Payment Received Jun 18	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jul 17	**$30.80**

Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

83°	84°	84°	82°	76°	72°	64°	56°	67°	68°	76°	81°	82°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5	6	62	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 Jul 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

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: Jul 25
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

Current electric usage for meter number 4320628		
Actual reading on Jun 24		342
Previous reading on May 24		- 337
Energy Used		5 kWh
Billed kWh	5.000 kWh	

Billing details - Electric

Billing Period - May 24 25 to Jun 24 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
0000 AVILES PKY
LITE

Bill date Jun 26, 2025
For service May 23 - Jun 23
32 days

Account number **9100 8841 5753**

Billing summary

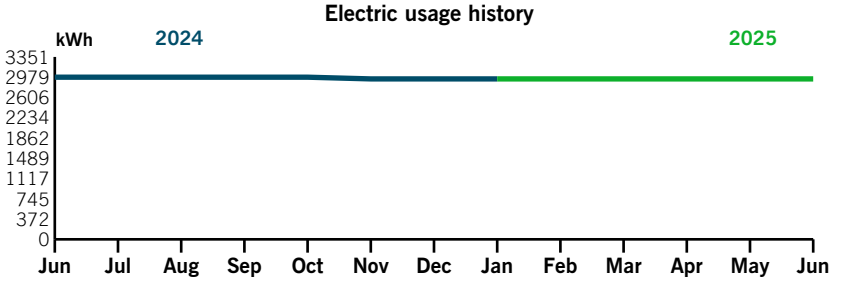
Previous Amount Due	$2,090.90
Payment Received Jun 17	-2,090.90
Current Lighting Charges	2,080.99
Taxes	9.91
Total Amount Due Jul 17	**$2,090.90**

Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

83°	84°	84°	82°	76°	72°	64°	56°	67°	68°	76°	81°	82°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,947	2,979	35,490	2,958
Avg. Daily (kWh)	92	103	97	

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 Jul 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: Jul 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
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Your usage snapshot - Continued

Outdoor Lighting

Billing period May 23 - Jun 23

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 - May 23 25 to Jun 23 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
14826 RENAISSANCE AVE
IRRIGATION

Bill date Jun 26, 2025
For service May 24 - Jun 24
32 days

Account number **9100 8841 6077**

Billing summary

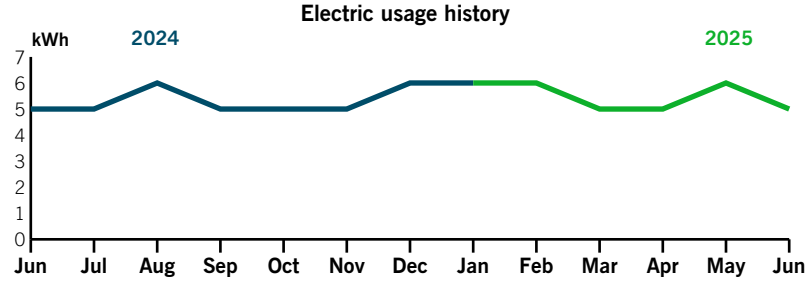
Previous Amount Due	$30.80
Payment Received Jun 18	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jul 17	**$30.80**

Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

83°	84°	84°	82°	76°	72°	64°	56°	67°	68°	76°	81°	82°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5	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 Jul 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

8891008841607700066000000000000000308000000030803

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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DUKE ENERGY®
duke-energy.com
877.372.8477

Account number **9100 8841 6077**

Your usage snapshot - Continued

Current electric usage for meter number 4458998		
Actual reading on Jun 24	291	
Previous reading on May 24	- 286	
Energy Used		5 kWh
Billed kWh	5.000 kWh	

Billing details - Electric

Billing Period - May 24 25 to Jun 24 25		
Meter - 4458998		
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
2781 LONG BOW WAY
IRRIGATION

Bill date Jun 26, 2025
For service May 24 - Jun 24
32 days

Account number **9100 8841 6283**

Billing summary

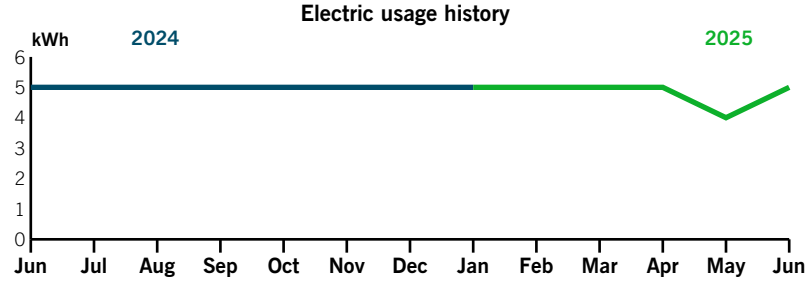
Previous Amount Due	$30.80
Payment Received Jun 18	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jul 17	**$30.80**

Thank you for your payment.

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Your usage snapshot

Electric usage history



Average temperature in degrees

83°	84°	84°	82°	76°	72°	64°	56°	67°	68°	76°	81°	82°

	Current Month	Jun 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5	5	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 Jul 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

8891008841628300066000000000000000308000000030803

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
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Business	duke-energy.com/manage-bus

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For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811

Check utility rates

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P.O. Box 14042
St Petersburg, FL 33733

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DUKE ENERGY®
duke-energy.com
877.372.8477

Account number **9100 8841 6283**

Your usage snapshot - Continued

Current electric usage for meter number 4459002		
Actual reading on Jun 24	271	
Previous reading on May 24	- 266	
Energy Used		5 kWh
Billed kWh	5.000 kWh	

Billing details - Electric

Billing Period - May 24 25 to Jun 24 25		
Meter - 4459002		
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
0000 PROMENADE PKY
LITE

Bill date Jun 24, 2025
For service May 23 - Jun 23
32 days

Account number **9100 8841 6465**

Billing summary

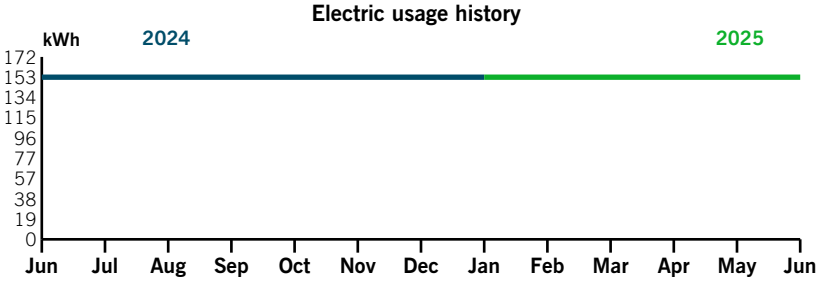
Previous Amount Due	$289.31
Payment Received Jun 16	-289.31
Current Lighting Charges	288.59
Taxes	0.72
Total Amount Due Jul 15	**$289.31**

Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

83°	84°	84°	82°	76°	72°	64°	56°	67°	68°	76°	81°	82°

	Current Month	Jun 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 Jul 15

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

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International	1.407.629.1010

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Your usage snapshot - Continued

Outdoor Lighting

Billing period May 23 - Jun 23

Description	Quantity	Usage
Monticello Black TIII 3000K	9	153 kWh
Total	**9**	**153 kWh**

Billing details - Lighting

Billing Period - May 23 25 to Jun 23 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**

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

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

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

1 0 1
42-52579

ASTURIA CDD

Service Address: **15301 AVILES PARKWAY**
Bill Number: 22632373
Billing Date: 7/2/2025
Billing Period: 5/19/2025 to 6/18/2025

Account #	Customer #
0989020	01341603

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

098902001341603

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17705151	5/19/2025	511	6/18/2025	529	30	18

Usage History

Water

June 2025	18
May 2025	5

Transactions

Previous Bill		217.05
Payment 06/20/25		-217.05 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.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	0989020
Customer #	01341603
Balance Forward	0.00
Current Transactions	14.58
Total Balance Due	**$14.58**
Due Date	**7/21/2025**

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

The Total Due will be electronically transferred on 07/21/2025.

ASTURIA CDD
250 INTERNATIONAL PARKWAY SUITE 208
LAKE MARY FL 32746

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

EXHIBIT 19

Return to Agenda

MINUTES OF MEETING
ASTURIA
COMMUNITY DEVELOPMENT DISTRICT

The Public Hearing and Regular Meeting of the Board of Supervisors of the Asturia Community Development District was held on Tuesday, August 12, 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 6:01 p.m. and conducted roll call.

Present and constituting a quorum were:

Susan Coppa	Board Supervisor, Chairwoman
Jonathan Tietz	Board Supervisor, Vice Chairman
Jesse Lamb	Board Supervisor, Assistant Secretary
Samuel Whitten	Board Supervisor, Assistant Secretary
Donald Foltz	Board Supervisor, Assistant Secretary

Also in attendance:

Heather Dilley	District Manager, Kai
Gary Schwartz	District Field Manager, Kai
Elizabeth Moore *(via zoom)*	Financial Strategy & Budget Manager, Kai
Lindsay Moczynski	District Counsel, Kilinski Van Wyk
Chris Thompson	Aquatics Vendor, Blue Water Aquatics

The following is a summary of the discussions and actions taken at the August 12, 2025 Asturia CDD Board of Supervisors Public Hearing and Regular Meeting.

SECOND ORDER OF BUSINESS – Pledge of Allegiance

Ms. Dilley led all present in reciting the Pledge of Allegiance.

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

There were approximately 17 audience members present, and 5 attended via zoom.

A resident asked what was being done about the dog park.

FOURTH ORDER OF BUSINESS – Staff Reports

A. District Engineer

There being none, the next item followed.

B. Land Use Counsel

a. Commercial POA Responsibilities/Cost Share

Ms. Moczynski reported that Ms. Graham had recently communicated with Cami Corbat, the representative for Lantower, to clarify their position regarding ongoing land development and green space requirements. She mentioned that Lantower sent documents and Ms. Graham plans to analyze these to determine their impact on the district's position and would provide an update before the upcoming workshop.

The board asked to elaborate on the possibility of installing a gate, as there had been ongoing discussions about traffic control and emergency access.

A Supervisor expressed concerns regarding Lantower and the development of a second apartment complex in the community. He recommended that Ms. Graham research how other CDDs handle commercial spaces within or outside their boundaries and whether cost-share agreements are standard practice.

A board discussion ensued regarding the need for a firm answer from the county about what type of gate, if any, would be permissible, and whether public access would still need to be maintained.

FIFTH ORDER OF BUSINESS –Business Items

A. FY 2025-2026 Budget Public Hearing

a. Open Public Hearing

> On a MOTION by Mr. Foltz, SECONDED by Mr. Tietz, WITH ALL IN FAVOR, the Board opened the **FY 2025-2026 Budget Public Hearing,** for the Asturia Community Development District.

b. Presentation of the FY 2025-2026 Budget

The Chair presented the revised budget to the board. Ms. Moore answered questions from the board about the budget.

- Exhibit 1: Option 1
- Exhibit 2: Option 2

  The board approved Option 2 with a few revisions from Ms. Moore.
- Affidavits of Publication
  - Exhibit 3: 1st Run: July 18, 2025
  - Exhibit 4: 2nd Run: July 25, 2025

c. Public Comments

The board explained the budget to the residents.

A resident asked about improving the interest rate.

d. Close Public Hearing

> On a MOTION by Mr. Whitten, SECONDED by Mr. Lamb, WITH ALL IN FAVOR, the Board closed the **FY 2025-2026 Budget Public Hearing,** for the Asturia Community Development District.

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

Mr. Foltz made a motion to adopt this resolution with the amended option 2 budget and with Ms. Moore's corrections.

a. Exhibit A – FY 2025-2026 Budget

> On a MOTION by Mr. Foltz, SECONDED by Mr. Whitten, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-14, Adopting the FY 2025-2026 Budget with the amended option 2 budget and with Ms. Moore's corrections,** for the Asturia Community Development District.

C. FY 2025-2026 Levying O&M Assessments Public Hearing

a. Open Public Hearing

> On a MOTION by Mr. Foltz, SECONDED by Mr. Tietz, WITH ALL IN FAVOR, the Board opened the **FY 2025-2026 Levying O&M Assessments Public Hearing,** for the Asturia Community Development District.

b. Public Comments

Ms. Moore clarified the assessments to the board and the residents.

Ms. Moczynski commented on the revision needed for the resolution.

c. Close Public Hearing

On a MOTION by Mr. Foltz, SECONDED by Mr. Tietz, WITH ALL IN FAVOR, the Board closed the **FY 2025-2026 Levying O&M Assessments Public Hearing,** for the Asturia Community Development District.

D. Exhibit 6: Consideration for Adoption – **Resolution 2025-15**, Imposing and Levying the O&M Assessments for the FY 2025-2026 Budget

Mr. Foltz made a motion to adopt this resolution with correction from the District Counsel.

a. Exhibit A – FY 2025-2026 Budget

On a MOTION by Mr. Foltz, SECONDED by Mr. Whitten, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-15, Imposing and Levying the O&M Assessments for the FY 2025-2026 Budget with correction from the District Counsel,** for the Asturia Community Development District.

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

On a MOTION by Mr. Foltz, SECONDED by Ms. Coppa, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-16, Adopting the FY 2025-2026 Meeting Schedule,** for the Asturia Community Development District.

SIXTH ORDER OF BUSINESS – Vendor Reports

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

Mr. Thompson presented the reports and provided updates to the board. He confirmed that letters had been sent to residents regarding property issues and that he would follow up with site visits as needed.

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

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

D. Exhibit 11: Cooper Pools – ADA Chair Repair Report

A board discussion ensued about needing a procedure in place for processing checks for a vendor that was no longer providing services.

SEVENTH ORDER OF BUSINESS – Staff Reports (Continued)

A. Field Manager

A Supervisor mentioned the repeated misuse of the ADA chair, which had required multiple repairs and reminded that community that it is not a toy but an important accessibility feature for residents with disabilities.

a. Exhibit 12: Field Report

Mr. Schwartz provided updates to the board.

Mr. Foltz made a motion to authorize the chair to make final approval of a dog park landscaping mesh (weed barrier) prior to mulch installation, in the amount not to exceed $1,000. Mr. Schwartz was tasked to secure a proposal.

On a MOTION by Mr. Foltz, SECONDED by Mr. Whitten, WITH ALL IN FAVOR, the Board approved to **authorize the chair to make final approval of a dog park landscaping mesh (weed barrier) prior to mulch installation, in the amount not to exceed $1,000,** for the Asturia Community Development District.

b. Consideration of Proposals

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

The board rejected this proposal.

c. Consideration of Pool Sign Proposals

The Chair notified the staff that the wooden posts are already installed, and only needed the sign. The Chair will approve the final sign.

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

d. Consideration of Pool Paver Repair Proposals

- Exhibit 16: Carlos Pavers Pools & Spa – Pool Deck Replacement & Repair - $105,870.00

The board rejected this proposal.

- Exhibit 17: Triple C Property Solutions – Pool Deck Relevel, Cleaning & Sealing - $13,284.39

On a MOTION by Mr. Whitten, SECONDED by Ms. Coppa, WITH ALL IN FAVOR, the Board approved the **Triple C Property Solutions – Pool Deck Relevel, Cleaning & Sealing Proposal in the amount of $13,284.39,** for the Asturia Community Development District.

A board discussion ensued regarding the importance of addressing drainage and safety concerns, as well as the need to coordinate repairs with other pool maintenance tasks, such as leak detection and joint repairs.

- Exhibit 18: Florida Commercial Care – Pool Paver Repair - $14,986.25

The board rejected this proposal.

Walk-On Proposal: Border Creations - $16,635.00

The board rejected this proposal.

e. Consideration of Playground Fencing Proposals

- Exhibit 19: Tampa Fence - $10,114.00

On a MOTION by Mr. Whitten, SECONDED by Ms. Coppa, WITH ALL IN FAVOR, the Board approved the **Tampa Fence – Playground Fencing Proposal in the amount of $10,114.00,** for the Asturia Community Development District.

- Exhibit 20: Top Rail Fence - $12,000.00

The board rejected this proposal.

Walk-On Proposal: DDD Fencing - $14,175.00 (two rail) & $15,436.00 (three rail)

The board rejected this proposal.

f. Consideration of Playground and Dog Park Mulching Proposals

- Exhibit 21: Redtree - $10,925.00

The board rejected this proposal.

Walk-On Proposals:

EZ Mulch - $5,750.00

On a MOTION by Mr. Lamb, SECONDED by Mr. Tietz, WITH ALL IN FAVOR, the Board approved the **Walk-On Proposal - EZ Mulch for the Playground and Dog Park Mulching in the amount of $5,750.00,** for the Asturia Community Development District.

A board discussion ensued regarding the importance of ensuring the mulch met ADA and playground safety standards, particularly regarding the required depth under swings and play equipment. They also considered the timing of the mulching in relation to the installation of new fencing, agreeing to coordinate with vendors to avoid conflicts and ensure community safety.

Mulch-A-Haulics - $7,850.00

The board rejected this proposal.

B. District Counsel

a. Discussion on RIPA's progress

The District Counsel provided the board with an update on the ongoing lawsuit with RIPA and Associates, explaining that the opposing party was struggling to find commercial electricians to address the disputed repairs, a challenge Ms. Moczynski confirmed was common in the area. She noted that while informal settlement discussions had taken place, no formal agreement had been reached, and RIPA would prefer finding the full scope and cost of repairs were clear before committing.

The board questioned why the district was doing much of the legwork and worried that about the delays considering the October 1 deadline. Ms. Moczynski explained that the district needed to continue gathering proposals to substantiate its damages and strengthen its legal position, even if it meant doing some of the work itself.

The District Counsel requested to schedule a shade session in order to discuss strategy and litigation expenditures for the current case of the District versus RIPA and Associates.

Mr. Tietz made a motion to approve scheduling the shade session on September 9, 2025 at 5:30 p.m. prior to the regular meeting.

On a MOTION by Mr. Tietz, SECONDED by Mr. Foltz, WITH ALL IN FAVOR, the Board approved the **scheduling the shade session on September 9, 2025 at 5:30 p.m. prior to the regular meeting,** for the Asturia Community Development District.

b. Discussion on Hines Wetlands

The District Counsel updated the board on the status, explaining that the ball was currently in their court, as they had not yet communicated their specific needs or plans for the area.

The board discussed the requirements of the critical link management plan and expressed concern that if the developer fails to fulfill these obligations, the district could eventually inherit significant costs to bring the wetlands into compliance.

C. District Manager

a. Discussion on QR Codes Objective and Location

A board discussion ensued regarding the optimal locations for these QR codes, ultimately deciding to place them inside the clubhouse bulletin board, at the playground, and conservation area near the bridge and dog waste station.

b. Discussion on the Lantower Cost Share Agreement

Ms. Dilley noted that there was no record of the payment, prompting the board to revisit the agreement and seek confirmation.

The District Counsel confirmed to review the relevant documents and send them to the county for verification.

c. Exhibit 22: Discussion on Speed Bumps

The District Counsel explained that, regardless of previous advice, Pasco County now requires a formal application, updated plans, and possibly permits for any traffic calming devices, and that only a qualified district engineer could handle the necessary communications and documentation.

Mr. Tietz made a motion to authorize the vice chair to consult with the district engineer for up to one hour to clarify requirements, develop a plan, and obtain a proposal for the necessary work, with the goal of ensuring compliance and moving the project forward. The Chair and Mr. Foltz both opposed to the motion.

On a MOTION by Mr. Tietz, SECONDED by Mr. Whitten, WITH TWO OPPOSED, the Board approved to **authorize the vice chair to consult with the district engineer for up to one hour to clarify requirements, develop a plan, and obtain a proposal for the necessary work, with the goal of ensuring compliance and moving the project forward,** for the Asturia Community Development District.

d. Exhibit 23: Consideration of RFP for Landscaping Maintenance

Ms. Dilley explained that the current contract with Red Tree was nearing its end and that the board wanted to ensure a smooth transition to a new vendor.

The District Counsel clarified the legal requirements for the RFP process, noting that the district was close to the financial threshold that would require a formal, competitive bidding process.

A board discussion ensued regarding the tight timeline for advertising, site visits, and proposal submissions to ensure the new contract could begin promptly after the current one expired. They also considered how to handle ancillary services, such as mulch and annual plantings, within the contract structure.

Mr. Lamb made a motion to move forward with the RFP for Landscaping Maintenance.

On a MOTION by Mr. Lamb, SECONDED by Ms. Coppa, WITH ALL IN FAVOR, the Board approved to **move forward with the RFP for Landscaping Maintenance,** for the Asturia Community Development District.

e. Consideration of the Community Library

Mr. Lamb confirmed to coordinate details with the resident, including proposed designs, locations, and maintenance plans for formal review at the next meeting.

EIGHTH ORDER OF BUSINESS – Consent Agenda

A Supervisor raised concerns about the water bills.

A Supervisor asked whether a letter was sent to Duke about the street lamps.

A Supervisor suggested reaching out to the water company if the CDD could get credit.

Ms. Coppa made a motion to approve the Consent Agenda excluding the financials from June 2025 which are under Exhibits 25 through 27 which will be added to the next agenda.

A. Exhibit 24: Consideration for Acceptance – The Unaudited May 2025 Financials

B. Exhibit 25: Consideration for Acceptance – The Unaudited June 2025 Financials

a. Exhibit 26: Variance Report for June 2025

b. Exhibit 27: Operation and Maintenance Expenditure Report for June 2025

C. Exhibit 28: Consideration for Approval – The Meeting Minutes of the Boards Supervisors Regular Meeting Held on July 8, 2025

D. Exhibit 29: Ratification of American Leak Detection – Emergency Repair Proposal of Sever Water Leak in Pool causing Paver Damage - $2,375.00

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

On a MOTION by Ms. Coppa, SECONDED by Mr. Lamb, WITH ALL IN FAVOR, the Board approved **Items A & C-E of the Consent Agenda,** for the Asturia Community Development District.

NINTH ORDER OF BUSINESS – Action Items Summary

A. Management Tasks

a. Commercial Pool Engineer or Contractor Evaluation for Long-Term

The board directed for staff to reach out to American Pools for contact information in order to conduct a long-term evaluation of the pool's structural condition.

b. Community Sign Audit

Mr. Lamb made a motion to authorize the Chair for the approval of the sign proposal in the amount not to exceed $8,000.00. The board directed staff to obtain a detailed proposal from Romaner covering all necessary repairs and replacements.

On a MOTION by Mr. Lamb, SECONDED by Mr. Tietz, WITH ALL IN FAVOR, the Board approved to **authorize the Chair for the approval of the sign proposal in the amount not to exceed $8,000.00,** for the Asturia Community Development District.

c. Wood Bridge Repair

Ms. Dilley mentioned that staff is on the process of getting proposals for the repair.

d. Investivate Duke Energy Electric Bills and Charges

e. Meeting with Pasco County Sheriff about Community Safety

Ms. Dilley updated the board that she has not heard back from the county and will follow up with them.

f. Town Square App Update

Ms. Dilley provided an update that staff is working on getting the credit card squares.

TENTH ORDER OF BUSINESS – Supervisors Requests

A Supervisor requested a list of preferred emergency vendors for plumbing, HVAC, and electrical services.

A Supervisor highlighted the need for clearer linkage between water bills and irrigation meters to better track usage and ensure accurate billing.

A board discussion ensued regarding the administrative process for new board members, with questions about required employment forms and payroll procedures.

A Supervisor pointed out maintenance issues, such as missing or damaged restroom signage.

A Supervisor requested a clock for the pool.

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

A resident inquired when the clubhouse area will be pressure washed.

TWELFTH ORDER OF BUSINESS – Next Workshop Confirmation, Reschedule, or Cancellation: August 26, 6:00 p.m.

The board confirmed the workshop on August 26th at 6:00 p.m.

THIRTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: September 9, 6:00 p.m.

The board confirmed the shade meeting and regular board meeting on September 9th at 6:00 p.m. except for Mr. Lamb who may be tentatively attend the meetings.

FOURTEENTH 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 9:04 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**