

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, October 14, 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, October 14, 2025, at 6:00 p.m.** at the **Asturia Clubhouse, 14575 Promenade Parkway Odessa, FL 33556**. The following is the agenda for this meeting for your review and consideration. The Advanced Meeting Package is a working document, and thus all materials are considered drafts. Any additional support material will be distributed at the meeting.

1. Roll Call
2. Pledge of Allegiance
3. Audience Comments – (limited to 3 minutes per individual for agenda items)
4. Staff Reports
 - A. District Engineer
 - B. Land Use Counsel
5. Business Items
 - A. Discussion on GMS - District Management Services Agreement (*Separate Under Cover*) [Exhibit 1](#)
 - B. Discussion on RedTree - Landscape and Irrigation Maintenance Services Agreement (*Separate Under Cover*) [Exhibit 2](#)
 - C. Discussion on Blue Water Aquatics – Pond Maintenance Contract Auto Renewal and Rate Adjustment
 - D. Consideration for Adoption – **Resolution 2026-01**, Appointing and Fixing Compensation for the District Manager (*Separate Under Cover*) [Exhibit 3](#)

District Office:

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

Meeting Location:

Asturia Clubhouse
14575 Promenade Parkway
Odessa, FL 33556

Board of Supervisors:

Susan Coppa - Chairwoman
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Donald Foltz - Assistant Secretary

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Lindsay Moczynski - District Counsel
Amy Palmer - District Engineer

- E. Consideration for Adoption – **Resolution 2026-02**, Election of Officers (*Separate Under Cover*) [Exhibit 4](#)
- F. Consideration for Adoption – **Resolution 2026-03**, Designating Authorized Signatories (*Separate Under Cover*) [Exhibit 5](#)
- G. Consideration for Adoption – **Resolution 2026-04**, Designating the Primary Administrative Office and Principal Headquarters for the District (*Separate Under Cover*) [Exhibit 6](#)
- H. Consideration for Adoption – **Resolution 2026-05**, District Objectives and Goals [Exhibit 7](#)
 - a. Performance Measures/Standards & Annual Reporting Form [Exhibit 8](#)
- I. Consideration for Approval – Christmas Lights & GFCI Outlet
 - a. Tampa Holiday Lighting – Christmas Lights - \$2,660.00 [Exhibit 9](#)
 - b. DGT Electric – GFCI Outlet - \$475.00 [Exhibit 10](#)
- 6. Vendor Reports
 - A. Blue Water Aquatic Services – Pond Treatment Reports [Exhibit 11](#)
 - B. Red Tree Landscape Systems
 - a. Landscaping Report [Exhibit 12](#)
 - b. Irrigation Inspection Reports [Exhibit 13](#)
- 7. Staff Reports (Continued)
 - A. Field Manager
 - a. Field Report [Exhibit 14](#)
 - b. Consideration of Pool Paver Repair Proposals
 - Border Creations - \$16,635.00 [Exhibit 15](#)
 - Paver Rescue - \$15,000.00 [Exhibit 16](#)
 - Florida Commercial Care - \$14,986.25 [Exhibit 17](#)
 - B. District Counsel
 - C. District Manager

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Board of Supervisors:

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 Jesse Lamb - Assistant Secretary
 Samuel Whitten - Assistant Secretary
 Donald Foltz - Assistant Secretary

District Staff:

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

8. Consent Agenda

- A. Consideration for Acceptance – The Unaudited June 2025 Financials Exhibit 18
 - a. Variance Report for June 2025 Exhibit 19
 - b. Operation and Maintenance Expenditure Report for June 2025 Exhibit 20
- B. Consideration for Acceptance – The Unaudited July 2025 Financials Exhibit 21
 - a. Variance Report for July 2025 Exhibit 22
 - b. Operation and Maintenance Expenditure Report for July 2025 Exhibit 23
- C. Consideration for Acceptance – The Unaudited August 2025 Financials Exhibit 24
 - a. Variance Report for August 2025 Exhibit 25
 - b. Operation and Maintenance Expenditure Report for August 2025 Exhibit 26
- D. Consideration for Approval – The Meeting Minutes of the Boards Supervisors Regular Meeting Held on September 9, 2025 Exhibit 27

9. Action Items Summary

- A. Management Tasks
 - a. Paver Installation and Repair Update
 - b. Dog Park Mulch Update
 - c. Playground Fence Update
 - d. Playground Mulch Update

10. Supervisor Requests**11. Audience Comments – New Business (limited to 3 minutes per individual for non-agenda items)****12. Next Workshop Confirmation, Reschedule, or Cancellation: October 28, 6:00 p.m.****13. Next Meeting Quorum Check: November 11, 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

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
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District Staff:

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

14. 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](#)

EXHIBIT 2

[Return to Agenda](#)

EXHIBIT 3

[Return to Agenda](#)

EXHIBIT 4

[Return to Agenda](#)

EXHIBIT 5

[Return to Agenda](#)

EXHIBIT 6

[Return to Agenda](#)

EXHIBIT 7

[Return to Agenda](#)

Resolution No. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTURIA COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE DISTRICT OBJECTIVES AND GOALS FOR FISCAL YEAR 2026; PROVIDING FOR TRANSMITTAL TO THE APPLICABLE LOCAL GOVERNING AUTHORITY; AND PROVIDING AN EFFECTIVE DATE.

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

1. The attached District Objectives and Goals for Fiscal Year 2026 are hereby adopted.
2. District staff is directed to transmit the adopted objectives and goals to the [County/City] for record purposes.
3. This Resolution shall become effective upon its passage and adoption.

PASSED AND ADOPTED this ____ day of _____, 2025.

Chairperson

ATTEST:

Secretary

EXHIBIT 8

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Asturia Community Development District

2502 Rocky Point Drive, Suite 1000, Tampa, FL 33607

Performance Measures/Standards & Annual Reporting Form

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least 10 regular Board of Supervisor meetings per year to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of ten board meetings were held during the Fiscal Year.

Achieved: Yes

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website).

Achieved: Yes

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting agendas and budgets are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure agendas and budgets are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year and previous years' budget with any amendments.

Measurement: Annual audit, current fiscal year and previous years' budgets, with any amendments are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda.

Achieved: Yes

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of

Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and posting the annual audit on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes

Chair/Vice Chair:_____

Date:_____

Print Name:_____

_____District

District Manager:_____

Date:_____

Print Name:_____

_____District

EXHIBIT 9

[Return to Agenda](#)



Menu



TAMPA HOLIDAY LIGHTS

2025 Returning Labor Costs:

- Roofline on both clubhouse buildings
- Lining front entrance sign
- 3 Wreaths installed
- Crepe Myrtle Base (Per Tree)

Lights delivery

Installation

Maintenance/ Service Calls

Removal

Storage through 2026 season

	QTY.	UNIT PRICE	TOTAL
	1	\$2,660.00	\$2,660.00
Subtotal			\$2,660.00
Total			\$2,660.00

Approve

Request Changes



EXHIBIT 10

[Return to Agenda](#)

Proposal

DGT Electric
2162 Bolger Ave
Spring Hill, FL 34609
(727) 243-5298

Date: 10/8/25

Phone:

Submitted to: Don Folt

Job Address: Clubhouse

Job Name: Asturia

Job Description : Add GFCI outlet for Christmas lights

This proposal includes:

Add dedicated 20A circuit thru block wall to weatherproof GFCI outlet near golf cart charger

Replace golf cart charger weatherproof cover

We propose to furnish the labor and materials in complete accordance with the above specifications.

Proposed Cost: \$475.00

Submitted by: Dan Tipton

Acceptance of Proposal: The above prices and specifications are satisfactory and are hereby accepted.

Signature:

Date:

EXHIBIT 11

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Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date	9/3/2025
Customer	Asturia CDD
Weather Conditions	Sunny
Wind	3se
Temperature	83
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers	All
Service Performed	Treatment
Work Performed	☒ Grasses
Equipment Used	☒ ATV/UTV
Water Level	Normal
Restrictions	None
Observations/Recommendations	Sites treated for invasive growth

2 of 2

Pond Numbers	1 5 2 3 3500e 3490a X 3410
Service Performed	Treatment
Work Performed	☒ Algae
Equipment Used	☒ ATV/UTV
Water Level	Normal
Restrictions	None



Aquatic Services Report

Observations/Recommendations

Sites treated for algae



Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date	9/19/2025
Customer	Asturia CDD
Weather Conditions	Sunny
Wind	3se
Temperature	78
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers	2 3 4 5 x
Service Performed	Treatment
Work Performed	☒ Algae
Equipment Used	☒ ATV/UTV
Water Level	Normal
Restrictions	None
Observations/Recommendations	Sites treated for algae

EXHIBIT 12

[Return to Agenda](#)



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

ASTURIA CDD
LANDSCAPE MAINTENANCE REPORT
SEPTEMBER 2025

TO: District Management
Asturia CDD Board of Supervisors

FROM: John Burkett, Client Care Specialist – RedTree Landscape Systems

Grounds Maintenance

- Mowing operations are on schedule.
- Work orders are issued for each service date and checked for completion.

Detail

- Completed on a rotational basis with supplemental crews.

Irrigation

- Irrigation Inspection with minor repairs and adjustments performed on September 3rd, 10th, 16th, & 30th.

Pest Control and Fertilization

- Integrated Pest Management (IPM) is scheduled for mid-October.

Arbor Care

- Continuing cut back of street trees throughout.
- Focused on clearing signs.

Work Orders / Service requests

- Please do not hesitate to send any service requests to our Service Desk at service@redtreelandscapesystems.com. Property name, photographs and coordinates (street names, etc.) are all extremely helpful in assuring that we can address any concerns promptly.

EXHIBIT 13

[Return to Agenda](#)



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September Inspection 2025

Date: Sep 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 Sep 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	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	N/A	Pass										
2	S-R- of Clubhouse / C / island	Pass										
Minor adjustments												
3	R-L-Front Clubhouse	Pass										
All good												
4	S-L-Front of Clubhouse	Pass										
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	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
8	D-Cornerstone / Caravan	Pass										
All good												
9	R-Cornerstone/Caravan	Pass										
Minor adjustments												
10	R-Cornerstone / Caravan Park /	Pass										
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	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
All good												
24	24 R-Main Intersection Clubhouse	Pass										
Minor adjustments												
25	25 Ann / D C / Island front of	Pass										
All good												
26	26 S-Asturia Pkwy	Pass										
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	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
Minor adjustments												
37	37 N/A	Pass										
38	38 Ann-Promenade C / island	Pass										
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	Clogge d Nozzle	Blocke d 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	Clogge d Nozzle	Blocke d 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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September Inspection 2025

Date: Sep 15, 2025 12:48 pm
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 Sep 15, 2025	
Program A	
Program B	
Program C	
Program D	

Notes
Minor adjustments to ensure proper coverage

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	Zone 100 B-Promenade, near Fenland	Pass										
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	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
Minor adjustments												
8	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										



September Inspection 2025

Date: Sep 23, 2025 7:39 am
Inspector: Shaun Seymour

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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 Sep 23, 2025	
Program A	Sun , Wed
Program B	
Program C	
Program D	

Notes
Adjustments made as needed to ensure coverage.

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	R-By controller	Pass										
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										

Zone #1 - 09-23-25 7:41 am CDT



Zone #2 - 09-23-25 7:42 am CDT



Zone #4 - 09-23-25 7:45 am CDT





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September Inspection 2025

Date: Sep 23, 2025 7:50 am
Inspector: Shaun Seymour

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 Sep 23, 2025	
Program A	Sun , Wed
Program B	
Program C	
Program D	

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

Zone #1 - 09-23-25 7:52 am CDT



Zone #2 - 09-23-25 7:53 am CDT



Zone #3 - 09-23-25 7:53 am CDT



Zone #4 - 09-23-25 7:54 am CDT



Zone #5 - 09-23-25 7:57 am CDT



Zone #7 - 09-23-25 8:00 am CDT



Zone #8 - 09-23-25 8:01 am CDT



Zone #9 - 09-23-25 8:01 am CDT



Zone #9 - 09-23-25 8:02 am CDT



Zone #10 - 09-23-25 8:03 am CDT





September Inspection 2025

Date: Sep 23, 2025 8:08 am
Inspector: Shaun Seymour

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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 Sep 23, 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										

Zone #1 - 09-23-25 8:16 am CDT



Zone #2 - 09-23-25 8:19 am CDT



Zone #3 - 09-23-25 8:17 am CDT



Zone #3 - 09-23-25 8:17 am CDT



Zone #4 - 09-23-25 8:21 am CDT



Zone #5 - 09-23-25 8:21 am CDT





powered by SmartLink Network ®

September Inspection 2025

Date: Sep 23, 2025 8:30 am
Inspector: Shaun Seymour

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 Sep 23, 2025	
Program A	Sun , Wed
Program B	Sun , Wed
Program C	
Program D	

Notes
No Issues found

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	S - North of controller	Pass										
2	D - Playground	Pass										
3	S-By controller and Renaissance	Pass										
4	S- Sidewalk on Verona Lane	Pass										
5	D- Verona Lane	Pass										
6	R-Verona Lane	Pass										
7	S- By road on Verona Lane	Pass										
8	S - North side of Trails Edge Boulevard	Pass										
9	R - North side of Trails Edge Boulevard	Pass										
10	D- North side of Trails Edge Boulevard	Pass										
11	R - By Renaissance Avenue	Pass										
12	S- By mailboxes on Renaissance	Pass										
13	D - Down the path, towards the	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	B- Down the path, towards the bridge	Pass										
15	R -Down the path, towards the	Pass										
16	S - Down the path, by the house	Pass										
17	B- Northwest Aviles Pkwy	Pass										
18	S- Northwest Aviles Pkwy	Pass										
19	S- North Aviles Pkwy	Pass										
20	S- Northeast Aviles Pkwy	Pass										
21		Pass										
22		Pass										
23		Pass										



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September Inspection 2025

Date: Sep 23, 2025 8:38 am
Inspector: Shaun Seymour

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 Sep 23, 2025	
Program A	Sun , Wed
Program B	
Program C	
Program D	

Notes
No issues found - adjustments made as needed

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

Zone #1 - 09-23-25 9:29 am CDT



Zone #2 - 09-23-25 9:30 am CDT



Zone #3 - 09-23-25 9:31 am CDT



Zone #4 - 09-23-25 9:31 am CDT



Zone #5 - 09-23-25 9:31 am CDT



Zone #6 - 09-23-25 9:32 am CDT





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September Inspection 2025

Date: Sep 23, 2025 8:46 am
Inspector: Shaun Seymour

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 Sep 23, 2025	
Program A	Sun , Wed
Program B	
Program C	
Program D	

Notes
No issues found

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

Zone #1 - 09-23-25 8:49 am CDT



Zone #2 - 09-23-25 8:51 am CDT



Zone #5 - 09-23-25 8:52 am CDT



Zone #7 - 09-23-25 8:52 am CDT



Zone #8 - 09-23-25 8:52 am CDT





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September Inspection 2025

Date: Sep 23, 2025 9:17 am
Inspector: Shaun Seymour

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 Sep 23, 2025	
Program A	Sun , Wed
Program B	
Program C	
Program D	

Notes
No Issues found - areas operating correctly

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

Zone #1 - 09-23-25 9:56 am CDT



Zone #2 - 09-23-25 9:57 am CDT



Zone #3 - 09-23-25 9:57 am CDT



Zone #4 - 09-23-25 9:58 am CDT



Zone #5 - 09-23-25 9:58 am CDT



Zone #6 - 09-23-25 9:59 am CDT



Zone #7 - 09-23-25 9:59 am CDT



Zone #8 - 09-23-25 10:00 am CDT



Zone #9 - 09-23-25 10:00 am CDT





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September Inspection 2025

Date: Sep 23, 2025 9:19 am
Inspector: Shaun Seymour

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 Sep 23, 2025	
Program A	Sun , Wed
Program B	
Program C	
Program D	

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

Zone #1 - 09-23-25 9:20 am CDT



Zone #2 - 09-23-25 9:20 am CDT



Zone #3 - 09-23-25 9:21 am CDT



Zone #4 - 09-23-25 9:22 am CDT



Zone #5 - 09-23-25 9:22 am CDT





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September Inspection 2025

Date: Sep 23, 2025 9:33 am
Inspector: Shaun Seymour

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 Sep 23, 2025	
Program A	Sun , Wed
Program B	
Program C	
Program D	

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

Zone #1 - 09-23-25 9:42 am CDT



Zone #2 - 09-23-25 9:43 am CDT



Zone #3 - 09-23-25 9:43 am CDT



Zone #4 - 09-23-25 9:43 am CDT



Zone #7 - 09-23-25 9:46 am CDT





September Inspection 2025

Date: Sep 23, 2025 10:06 am
Inspector: Shaun Seymour

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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 Sep 23, 2025	
Program A	Sun , Tue
Program B	Sun , Tue
Program C	
Program D	

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	S- 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	Clogge d Nozzle	Blocke d 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										

Zone #1 - 09-23-25 10:09 am CDT



Zone #2 - 09-23-25 10:11 am CDT



Zone #7 - 09-23-25 10:14 am CDT



Zone #8 - 09-23-25 10:14 am CDT



Zone #9 - 09-23-25 10:14 am CDT



Zone #10 - 09-23-25 10:15 am CDT



Zone #11 - 09-23-25 10:15 am CDT



Zone #11 - 09-23-25 10:17 am CDT



Zone #12 - 09-23-25 10:15 am CDT





September Inspection 2025

Date: Sep 23, 2025 10:38 am
Inspector: Shaun Seymour

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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 Sep 23, 2025	
Program A	Sun , Wed
Program B	
Program C	
Program D	

Notes
No Issues found

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	S- By Gathering Way	Pass										
2	S- In plant beds by Gathering Way	Pass				1						
3	S- By road by Gathering Way	Pass										
4	S- Center grass by Gathering Way	Pass										
5	B on trees	Pass										
6	S- Both ends of island	Pass	1									
7	R- Southwest in island	Pass										
8	R- Southeast island	Pass										
9	R- Northeast of island	Pass										
10	R- Northwest of island	Pass										
11	NA	Pass										
12	NA	Pass										
13	S-By controller, road	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14	S-By controller, center	Pass										
15	S- By controller, plant beds	Pass										
16		Pass				1						

Zone #1 - 09-23-25 10:39 am CDT



Zone #2 - 09-23-25 10:40 am CDT



Zone #3 - 09-23-25 10:41 am CDT



Zone #4 - 09-23-25 10:42 am CDT



Zone #5 - 09-23-25 10:45 am CDT



Zone #6 - 09-23-25 10:46 am CDT



Zone #7 - 09-23-25 10:47 am CDT



Zone #8 - 09-23-25 10:48 am CDT



Zone #10 - 09-23-25 10:52 am CDT



EXHIBIT 14

[Return to Agenda](#)



Asturia CDD

Gary Schwartz Complete

Score	61 / 88 (69.32%)	Flagged items	4	Actions	7
-------	------------------	---------------	---	---------	---

29 Sep 2025 10:38 EDT

Prepared by Gary Schwartz

Ponds	3 flagged, 6 actions, 14 / 21 (66.67%)
-------	--

Ponds 1	1 flagged, 3 actions, 1 / 3 (33.33%)
---------	--------------------------------------

Ponds	Poor
-------	------



Photo 1



Photo 2



Photo 3



Photo 4

To do | Assignee: Gary Schwartz | Priority: Low | Due: 6 Oct 2025 12:19 EDT | Created by: Gary Schwartz

Filamentous algae.

To do | Assignee: Gary Schwartz | Priority: Low | Due: 6 Oct 2025 12:19 EDT | Created by: Gary Schwartz

Filamentous algae.

Pond Location 14859 Caravan Ave
Odessa FL 33556
United States
(28.19594791292013,
-82.56983727830242)

To do | Assignee: Gary Schwartz | Priority: Low | Due: 6 Oct 2025 11:28 EDT | Created by: Gary Schwartz

Filamentous algae

Ponds 2	1 flagged, 2 actions, 1 / 3 (33.33%)
---------	--------------------------------------

Ponds	Poor
-------	------



Photo 5



Photo 6



Photo 7

To do | Assignee: Gary Schwartz | Priority: Low | Due: 6 Oct 2025 12:19 EDT | Created by: Gary Schwartz

Filamentous algae.

To do | Assignee: Gary Schwartz | Priority: Low | Due: 6 Oct 2025 11:29 EDT | Created by: Gary Schwartz

Filamentous algae

Pond Location

Ponds 3

2 / 3 (66.67%)

Ponds

Fair

The filamentous algae in the pond is beginning to die. The pond is beginning to receded.



Photo 8



Photo 9



Photo 10

Pond Location

15221 Sevares Ct
Odessa FL 33556
United States
(28.197133401013502,
-82.56382961056862)

Ponds 4

3 / 3 (100%)

Ponds

Good



Photo 11



Photo 12



Photo 13

Pond Location

15440 Aviles Pkwy
Odessa FL 33556
United States
(28.195689552852194,
-82.56348091444107)

Ponds 5

3 / 3 (100%)

Ponds

Good



Photo 14



Photo 15



Photo 16

Pond Location

3012 Satilla Loop
Odessa FL 33556
United States
(28.200499238472617,
-82.5666850247258)

Ponds 6

1 flagged, 1 action, 1 / 3 (33.33%)

Ponds

Poor



Photo 17



Photo 18



Photo 19

To do | Assignee: Gary Schwartz | Priority: Low | Due: 6 Oct 2025 12:04 EDT | Created by: Gary Schwartz

Filamentous algae.

Pond Location

14693 Trails Edge Blvd
Odessa FL 33556
United States
(28.196524351612258,
-82.57240397769289)

Ponds 7

3 / 3 (100%)

Ponds

Good



Photo 20



Photo 21

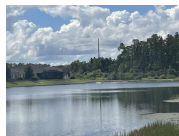


Photo 22

Pond Location

14700 Trails Edge Blvd
Odessa FL 33556
United States
(28.196248611986647,
-82.57223494266206)

Landscaping

1 flagged, 1 action, 18 / 21 (85.71%)

Landscaping 1

3 / 3 (100%)

Landscaping

Good



Photo 23



Photo 24



Photo 25



Photo 26

Landscaping Location

14575 Promenade Pkwy
Odessa FL 33556
United States
(28.194365967131432,
-82.57017723307584)

Landscaping 2

3 / 3 (100%)

Landscaping

Good



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31

Landscaping Location

14575 Promenade Pkwy
Odessa FL 33556
United States
(28.19383049043045,
-82.57006034365251)

Landscaping 3

2 / 3 (66.67%)

Landscaping

Fair

Remove the weeds in the bed. Submit an estimate to remove the traveller tree submit an estimate to replace Jasmine Minima. Treat the grass growing through the Jasmine Minima with selective herbicide. Remove the tree suckers.



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36

Landscaping Location

14575 Promenade Pkwy
Odessa FL 33556
United States
(28.19412100729114,
-82.57039216752067)

Landscaping 4

1 flagged, 1 action, 1 / 3 (33.33%)

Landscaping

Poor



Photo 37



Photo 38



Photo 39



Photo 40

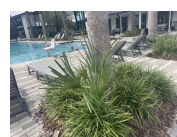


Photo 41

To do | Assignee: Gary Schwartz | Priority: Low | Due: 6 Oct 2025 11:05 EDT | Created by: Gary Schwartz

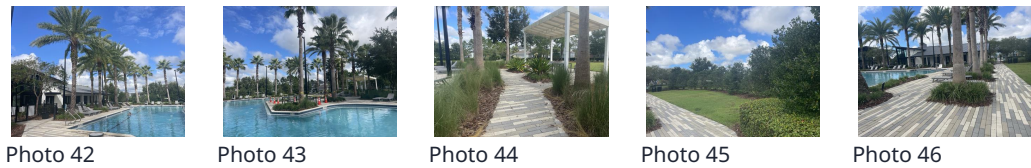
White clover plant replacements needed

Landscaping Location

14575 Promenade Pkwy
Odessa FL 33556
United States
(28.193985882447876,
-82.56959887126595)

Landscaping 5 3 / 3 (100%)

Landscaping Good

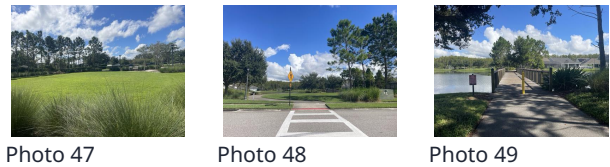


Landscaping Location

14575 Promenade Pkwy
Odessa FL 33556
United States
(28.194268329781554,
-82.5697318562955)

Landscaping 6 3 / 3 (100%)

Landscaping Good

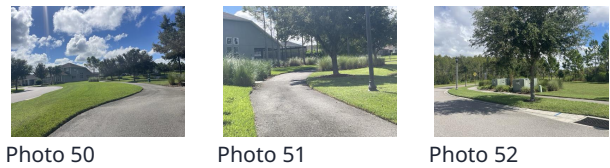


Landscaping Location

14859 Caravan Ave
Odessa FL 33556
United States
(28.1957731736097,
-82.56978316559947)

Landscaping 7 3 / 3 (100%)

Landscaping Good



Landscaping Location

14826 Renaissance Ave
Odessa FL 33556
United States
(28.196662861343164,

-82.56944406129757)

Mailbox

Good

Mailbox Location

14826 Renaissance Ave
Odessa FL 33556
United States
(28.196949948216346,
-82.56949580362893)



Photo 53



Photo 54



Photo 55



Photo 56

Streetlights

Working



Photo 57

Streetlights Location

15000-15040 Aviles Pkwy
Odessa FL 33556
United States
(28.19737773391254,
-82.56915232174339)

Monuments

Good



Photo 58



Photo 59

Sidewalks

Fair

Sidewalks Location

14807 Renaissance Ave
Odessa FL 33556
United States
(28.196966006358316,
-82.56936644890996)



Photo 60



Photo 61

Common Area Fence

Fair

Sidewalks will need to be Pressure cleaned.

Roads

Good

2509 Cornerstone St
Odessa FL 33556
United States
(28.194591890764016,
-82.57049877784625)

Roads Location



Photo 62



Photo 63

Amenities

15 / 30 (50%)

Amenities 1

15 / 15 (100%)

Dog Park

Good



Photo 64



Photo 65



Photo 66

Clubhouse

Good



Photo 67



Photo 68



Photo 69

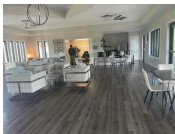


Photo 70

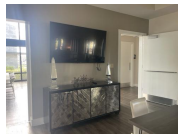


Photo 71



Photo 72



Photo 73



Photo 74

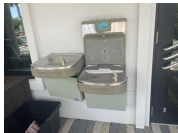


Photo 75

Clubhouse Restroom

Good



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83

Pool

Good



Photo 84



Photo 85



Photo 86



Photo 87

Playground

Good



Photo 88



Photo 89

Amenities 2

0 / 15 (0%)

Dog Park

Clubhouse

Clubhouse Restroom

Pool

Playground

Sign Off



Gary Schwartz
3 Oct 2025 11:10 EDT

Flagged items & Actions

4 flagged, 7 actions

Flagged items

4 flagged, 6 actions

Page 1: Initial questions / Ponds / Ponds 1

Ponds

Poor



Photo 1



Photo 2



Photo 3



Photo 4

To do | Assignee: Gary Schwartz | Priority: Low | Due: 6 Oct 2025 12:19 EDT | Created by: Gary Schwartz

Filamentous algae.

To do | Assignee: Gary Schwartz | Priority: Low | Due: 6 Oct 2025 12:19 EDT | Created by: Gary Schwartz

Filamentous algae.

Page 1: Initial questions / Ponds / Ponds 2

Ponds

Poor



Photo 5



Photo 6



Photo 7

To do | Assignee: Gary Schwartz | Priority: Low | Due: 6 Oct 2025 12:19 EDT | Created by: Gary Schwartz

Filamentous algae.

To do | Assignee: Gary Schwartz | Priority: Low | Due: 6 Oct 2025 11:29 EDT | Created by: Gary Schwartz

Filamentous algae

Page 1: Initial questions / Ponds / Ponds 6

Ponds

Poor



Photo 17



Photo 18



Photo 19

To do | Assignee: Gary Schwartz | Priority: Low | Due: 6 Oct 2025 12:04 EDT | Created by: Gary Schwartz

Filamentous algae.

Landscaping

Poor



Photo 37



Photo 38



Photo 39

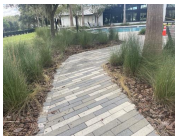


Photo 40

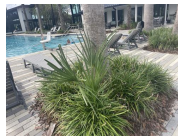


Photo 41

To do | Assignee: Gary Schwartz | Priority: Low | Due: 6 Oct 2025 11:05 EDT | Created by: Gary Schwartz

White clover plant replacements needed

Other actions 1 action

Pond Location

14859 Caravan Ave
Odessa FL 33556
United States
(28.19594791292013,
-82.56983727830242)

To do | Assignee: Gary Schwartz | Priority: Low | Due: 6 Oct 2025 11:28 EDT | Created by: Gary Schwartz

Filamentous algae

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

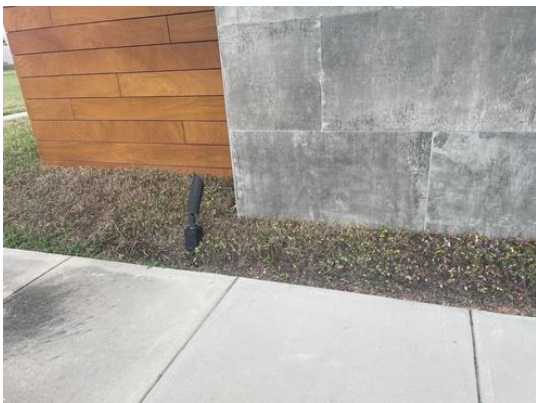


Photo 35



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

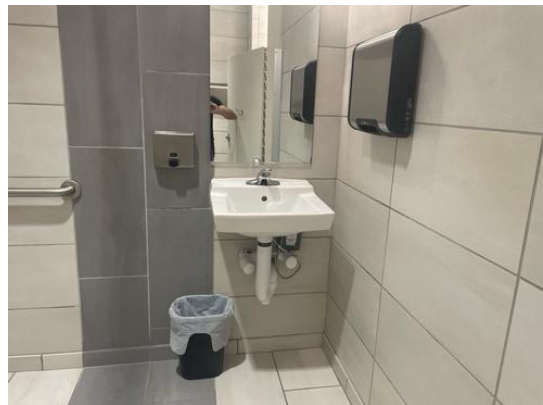


Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89

EXHIBIT 15

[Return to Agenda](#)

Estimate

PO BOX 825
Lutz, FL 33548-0825

Date	Estimate #
8/11/2025	2639

Name / Address
Asturia Community Community pool SR54 Odessa, fl

			Project
Description	Qty	Cost	Total
Repair: community pool area		6,240.00	6,240.00
Remove sunken pavers in pool deck areas(inside gate areas only). Jet-set sunken areas to remove air pockets and add crushed concrete base to re-level areas. Re-install pavers at correct elevation and pitch to control storm water and pool water run off. Clean up and remove all waste.			
Provide approx. 6 pavers to replace broken and or cracked pavers. Color: charcoal, natural gray or white		75.00	75.00
***We'll have manufacturer provide us up to 10 pieces from an open cube in the manufacturer's stock yard.			
Clean and seal pavers and coping Seal and Lock Type: super wet(sand lock seal coat) pool deck areas 7938sf coping areas 318sf	8,256	1.25	10,320.00
Specs: Powerwash and prep paver areas to be sealed. Sand wash w/ course DOT sand as per ASTM C-144 requirements. Seal pavers with Seal and Lock- super wet			
Customer Signature: *Signature indicates approval of Terms and Conditions		0.00	0.00
30% deposit required		Total	\$16,635.00

Web Site: www.bordercreations.com

Phone #

(813) 926-2700

EXHIBIT 16

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ESTIMATE

Paver Rescue LLC

10810 Carrollwood Dr.
Tampa Fl. 33618
Mobile: +18133916159
Email: lucas@PaverRescuellc.com
www.PaverRescuellc.com



Bill To	Est No	EST-218
Astoria CDD	Date	09 Oct, 2025
14575 Promenade		
Lutz		

Sl.	Description	Qty	Rate	Amount
1	Repairs Walk in pool shelf has high pavers that need leveling. Back side of pool has multiple area that are lifted from tree roots coming from palm trees . Need pavers removed and roots cut and to level. Pool leak area from corner to corner needs to have pavers removed and base (crushed concrete) installed to fill hole and level.	1	\$ 5,500.00	\$ 5,500.00
2	All pool deck pavers need to pre treated for stains and pressure washed. Joints may need sand applied in areas. All pavers to be sealed. We have to options (same price) option 1 is a enhancer, going to darken pavers (wet look) with a low shine. Option 2 is a invisible sealer that will not change the look of the pavers.	1	\$ 9,500.00	\$ 9,500.00
			Subtotal	\$ 15,000.00
			Total	\$ 15,000.00

Terms
50% deposit to start work. 30 days after completion for other 50%

Notes
Repairs can be done in 1 day and shouldn't need to close pool area. Clean and seal process will take 1-2 days and can't have anyone walking on them for 48 hours after sealing. All furniture must be removed for cleaning and sealing and remain off for 48 hours after completion.

EXHIBIT 17

[Return to Agenda](#)

August 5, 2025

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

Re: Asturia

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

PROPOSAL: Pavers

SCOPE OF WORK:

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



Professional Landscape and Property Maintenance Services

Total Price- \$14,986.25

Proposal Accepted _____
DATE

SIGNATURE

Stephen Mc Dowell
Stephen McDowell
Florida Commercial Care, Inc.

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

Serving all of Florida

www.FloridaCommercialCare.com

EXHIBIT 18

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Astoria
Community Development District

Financial Statements
(Unaudited)

June 30, 2025

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

	GENERAL FUND	RESERVE FUND	DEBT SERVICE 2014	DEBT SERVICE 2016	DEBT SERVICE 2025	CONSTRUCTIO FUND	TOTAL GOVERNMENTA FUNDS
1 ASSETS							
2 Operating							
3 Bank United - Operating Account	\$ 140,265	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,265
4 Bank United - Restricted Cash	16,838	-	-	-	-	-	16,838
5 Bank United - Money Market Account	1,503,689	-	-	-	-	-	1,503,689
6 Southstate Bank - Money Market Account	449,228	-	-	-	-	-	449,228
7 Debt Service							
8 Revenue	-	-	1,364	66,158	-	-	67,522
9 Interest	-	-	-	6	123,866	-	123,871
10 Reserve	-	-	1,510	75,458	-	-	76,968
11 Prepayment	-	-	-	1	-	-	1
12 Sinking fund	-	-	-	5	-	-	5
13 Cost of Issuance	-	-	-	-	15,464	-	15,464
14 Construction account	-	-	-	-	-	2,000	2,000
15 Due from other funds	-	-	-	-	-	-	-
16 Due from Debt service	-	-	-	-	-	-	-
17 Due from General fund	-	447,056	-	3,916	12,922	-	463,894
18 Accounts receivable-On Roll Assessments	15	3	-	2	8	-	29
19 Accounts receivable	-	-	-	-	-	-	-
20 Prepaids	-	-	-	-	-	-	-
21 Deposits	6,146	-	-	-	-	-	6,146
22 Total assets	<u>\$ 2,116,182</u>	<u>\$ 447,059</u>	<u>\$ 2,874</u>	<u>\$ 145,546</u>	<u>\$ 152,260</u>	<u>\$ 2,000</u>	<u>\$ 2,865,921</u>
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	<u>584,939</u>	<u>3</u>	<u>-</u>	<u>2</u>	<u>8</u>	<u>-</u>	<u>584,953</u>
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	<u>1,531,242</u>	<u>447,056</u>	<u>2,874</u>	<u>145,544</u>	<u>152,252</u>	<u>2,000</u>	<u>2,280,968</u>
40 Total liabilities and fund balances	<u>\$ 2,116,182</u>	<u>\$ 447,059</u>	<u>\$ 2,874</u>	<u>\$ 145,546</u>	<u>\$ 152,260</u>	<u>\$ 2,000</u>	<u>\$ 2,865,921</u>

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Asturia
Operating Account - Bank Reconciliation
June 30, 2025

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

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

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 - 9/23/24	5,473.19		139,028.30
10/21/2024	02ACH102124	Duke Energy Payment Processing	0000 Aviles PKY Lite PH2 A&B SL 8/24/24 - 9/23/24	2,536.70		136,491.60
10/21/2024	03ACH102124	Duke Energy Payment Processing	14575 Promenade PKWY Amenity Center 8/24/24 - 9/23/24	1,396.23		135,095.37
10/21/2024	04ACH102124	Duke Energy Payment Processing	14575 Promenade PKY Pool 8/24/24 - 9/23/24	928.76		134,166.61
10/21/2024	05ACH102124	Duke Energy Payment Processing	14731 State Road 54 8/24/24 - 9/23/24	30.80		134,135.81
10/21/2024	06ACH102124	Duke Energy Payment Processing	15233 Renaissance Ave Irrigation 8/24/24 - 9/23/24	30.80		134,105.01
10/21/2024	07ACH102124	Duke Energy Payment Processing	15121 Aviles PKWY Pump Irrigation 8/24/24 - 9/23/24	30.80		134,074.21
10/21/2024	08ACH102124	Duke Energy Payment Processing	15138 Caravan Ave Irrigation 8/24/24 - 9/23/24	30.80		134,043.41
10/21/2024	09ACH102124	Duke Energy Payment Processing	15381 Aviles PKWY Pump Irrigation 8/24/24 - 9/23/24	30.80		134,012.61
10/21/2024	10ACH102124	Duke Energy Payment Processing	15301 Aviles PKWY Pump Irrigation 8/24/24 - 9/23/24	30.80		133,981.81
10/21/2024	11ACH102124	Duke Energy Payment Processing	14700 Trails Edge Blvd Irrigation 8/24/24 - 9/23/24	30.80		133,951.01
10/21/2024	12ACH102124	Duke Energy Payment Processing	2995 Long Bow Way Irrigation 8/24/24 - 9/23/24	30.80		133,920.21
10/21/2024	13ACH102124	Duke Energy Payment Processing	14807 Renaissance Ave Irrigation 8/24/24 - 9/23/24	30.80		133,889.41
10/21/2024	14ACH102124	Duke Energy Payment Processing	15246 Caravan Ave Irrigation 8/24/24 - 9/23/24	30.80		133,858.61
10/21/2024	15ACH102124	Duke Energy Payment Processing	14826 Renaissance Ave Irrigation 8/24/24 - 9/23/24	30.80		133,827.81
10/21/2024	16ACH102124	Duke Energy Payment Processing	2781 Long Bow Way Irrigation 8/24/24 - 9/23/24	30.80		133,797.01
10/22/2024	1087	Egis Insurance Advisors	Policy #100124685 10/1/24 - 10/01/25	31,541.00		102,256.01
10/22/2024	1088	Egis Insurance Advisors	Policy # WC100124685 10.01.24-10.01.25	850.00		101,406.01
10/23/2024	01ACH102324	Pasco County Utilities	15050 Caravan Ave 08/16/24 - 09/17/24	67.08		101,338.93

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

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

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

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

1/21/2025	100415	LLS Tax Solutions, Inc.	Invoice: 003606 (Reference: Arbitrage Services Series 2014A-1 and 2014A-2.)	650.00		166,661.68
1/21/2025	01ACH012125	Duke Energy Payment Processing	15246 Caravan Ave Irrigation 11.23.24 - 12.23.24	30.80		166,630.88
1/21/2025	02ACH012125	Duke Energy Payment Processing	2781 Long Bow Way Irrigation 11.23.24 - 12.23.24	30.80		166,600.08
1/21/2025	03ACH012125	Duke Energy Payment Processing	15301 Aviles PKWY Pump Irrigation 11.23.24 - 12.23.24	30.80		166,569.28
1/21/2025	04ACH012125	Duke Energy Payment Processing	14826 Renaissance Ave Irrigation 11.23.24 - 12.23.24	30.80		166,538.48
1/21/2025	05ACH012125	Duke Energy Payment Processing	14575 Promenade PKWY Amenity Center 11.23.24 - 12.23.24	882.95		165,655.53
1/21/2025	06ACH012125	Duke Energy Payment Processing	14807 Renaissance Ave Irrigation 11.23.24 - 12.23.24	30.80		165,624.73
1/21/2025	07ACH012125	Duke Energy Payment Processing	14575 Promenade PKY Pool 11.23.24 - 12.23.24	1,013.52		164,611.21
1/21/2025	08ACH012125	Duke Energy Payment Processing	2995 Long Bow Way Irrigation 11.23.24 - 12.23.24	30.80		164,580.41
1/21/2025	09ACH012125	Duke Energy Payment Processing	14700 Trails Edge Blvd Irrigation 11.23.24 - 12.23.24	30.80		164,549.61
1/21/2025	10ACH012125	Duke Energy Payment Processing	15381 Aviles PKWY Pump Irrigation 11.23.24 - 12.23.24	30.80		164,518.81
1/21/2025	11ACH012125	Duke Energy Payment Processing	15138 Caravan Ave Irrigation 11.23.24 - 12.23.24	30.80		164,488.01
1/21/2025	12ACH012125	Duke Energy Payment Processing	15121 Aviles PKWY Pump Irrigatio 11.23.24 - 12.23.24	30.80		164,457.21
1/21/2025	14ACH012125	Duke Energy Payment Processing	14731 State Road 54 11.23.24 - 12.23.24	39.91		164,417.30
1/21/2025	15ACH012125	Duke Energy Payment Processing	0000 Aviles PKY Lite PH2 A&B SL 11.22.24 - 12.20.24	2,536.70		161,880.60
1/21/2025	16ACH012125	Duke Energy Payment Processing	14721 State Road 54 Lite 11.22.24 - 12.20.24	5,473.19		156,407.41
1/21/2025	17ACH012125	Duke Energy Payment Processing	000 Promenade PKY Lite 11.22.24 - 12.20.24	99.45		156,307.96
1/21/2025	18ACH012125	Duke Energy Payment Processing	000 Promenade PKY Lite 11.22.24 - 12.20.24	294.48		156,013.48
1/21/2025	19ACH012125	Duke Energy Payment Processing	0000 Aviles PKY Lite 11.22.24 - 12.20.24	1,987.77		154,025.71
1/21/2025	13ACH012125	Duke Energy Payment Processing	15233 Renaissance Ave Irrigation 11.23.24 - 12.23.24	30.80		153,994.91
1/23/2025	01ACH012325	Pasco County Utilities	15050 Caravan Ave 11.15.24 - 12.17.24	72.09		153,922.82
1/23/2025	02ACH012325	Pasco County Utilities	15246 Caravan Ave 11.15.24 - 12.17.24	34.83		153,887.99
1/23/2025	03ACH012325	Pasco County Utilities	15121 Aviles Parkway 11.15.24 - 12.17.24	13.77		153,874.22
1/23/2025	04ACH012325	Pasco County Utilities	15381 Aviles Parkway 11.15.24 - 12.17.24	22.68		153,851.54
1/23/2025	05ACH012325	Pasco County Utilities	0 Promenade 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 Rep	Invoice: 245574 (Reference: Service Call for Gym Equipment Issues.)	145.00		125,386.45
2/12/2025	100427	LLS Tax Solutions, Inc.	Invoice: 003506 (Reference: Arbitrage Services - Special Assessments Refunding Bonds, Rebate	650.00		124,736.45
2/12/2025	100428	Vesta District Services	Invoice: 424701 (Reference: Monthly DM Fees - Feb 2025.)	4,000.00		120,736.45
2/12/2025			Deposit		14,249.40	134,985.85
2/13/2025	EFT021325	Florida Dept. of Revenue	Sales Tax Filing - Jan 2025	96.54		134,889.31
2/13/2025	100429	Complete IT Corp	Invoice: 15547 (Reference: Stand-By MSP Plan - Feb 2025.)	65.00		134,824.31
2/14/2025	021425PR1	ADP, Inc.	Payroll Tax 1/25/25 - 2/7/25	106.65		134,717.66
2/14/2025	021425PR2	Judith M. Carland	PR 1/25/25 - 2/7/25	580.20		134,137.46
2/14/2025	021425PR3	ADP, Inc.	Workers Comp	27.89		134,109.57
2/18/2025	100430	Vesta District Services	Invoice: 424816 (Reference: Billable Expenses - Jan 2025.)	357.09		133,752.48
2/18/2025	100431	Sunshine City Law	Invoice: 20255 (Reference: NONREFUNDABLE RETAINER FEE \$1500.00.)	1,500.00		132,252.48
2/19/2025			Deposit		375.00	132,627.48
2/20/2025	100432	Complete IT Corp	Invoice: 13937 (Reference: Domain Registry.)	54.45		132,573.03
2/20/2025	01ACH022025	Duke Energy Payment Processing	14731 State Road 54 12.24.24 - 01.24.25	34.08		132,538.95
2/20/2025	02ACH022025	Duke Energy Payment Processing	15233 Renaissance Ave Irrigation 12.24.24 - 01.24.25	30.80		132,508.15
2/20/2025	03ACH022025	Duke Energy Payment Processing	14721 State Road 54 Lite 12.21.24 - 01.23.25	5,521.64		126,986.51
2/20/2025	0ACH022025	Duke Energy Payment Processing	15121 Aviles PKWY Pump Irrigatio 12.24.24 - 01.24.25	30.80		126,955.71
2/20/2025	05ACH022025	Duke Energy Payment Processing	15138 Caravan Ave Irrigation 12.24.24 - 01.24.25	30.80		126,924.91
2/20/2025	06ACH022025	Duke Energy Payment Processing	0000 Aviles PKY Lite PH2 A&B SL 12.21.24 - 01.23.25	2,570.08		124,354.83
2/20/2025	07ACH022025	Duke Energy Payment Processing	15381 Aviles PKWY Pump Irrigation 12.24.24 - 01.24.25	30.80		124,324.03
2/20/2025	08ACH022025	Duke Energy Payment Processing	15301 Aviles PKWY Pump Irrigation 12.24.24 - 01.24.25	30.80		124,293.23
2/20/2025	09ACH022025	Duke Energy Payment Processing	14700 Trails Edge Blvd Irrigation 12.24.24 - 01.24.25	30.80		124,262.43
2/20/2025	10ACH022025	Duke Energy Payment Processing	14575 Promenade PKY Pool 12.24.24 - 01.24.25	972.94		123,289.49
2/20/2025	11ACH022025	Duke Energy Payment Processing	2995 Long Bow Way Irrigation 12.24.24 - 01.24.25	30.80		123,258.69
2/20/2025	12ACH022025	Duke Energy Payment Processing	14575 Promenade PKWY Amenity Center 12.24.24 - 01.24.25	768.29		122,490.40
2/20/2025	13ACH022025	Duke Energy Payment Processing	14807 Renaissance Ave Irrigation 12.24.24 - 01.24.25	30.80		122,459.60
2/20/2025	14ACH022025	Duke Energy Payment Processing	15246 Caravan Ave Irrigation 12.24.24 - 01.24.25	30.80		122,428.80
2/20/2025	15ACH022025	Duke Energy Payment Processing	0000 Aviles PKY Lite 12.21.24 - 01.23.25	2,007.10		120,421.70
2/20/2025	16ACH022025	Duke Energy Payment Processing	14826 Renaissance Ave Irrigation 12.24.24 - 01.24.25	30.80		120,390.90
2/20/2025	17ACH022025	Duke Energy Payment Processing	2781 Long Bow Way Irrigation 12.24.24 - 01.24.25	30.80		120,360.10
2/20/2025	18ACH022025	Duke Energy Payment Processing	000 Promenade PKY Lite 12.21.24 - 01.23.25	284.96		120,075.14
2/20/2025	19ACH022025	Duke Energy Payment Processing	000 Promenade PKY Lite 12.21.24 - 01.23.25	96.37		119,978.77
2/21/2025	01ACH022125	Duke Energy Payment Processing	15165 State Rd 54 Monument 12.24.24 - 01.24.25	30.80		119,947.97
2/21/2025	022125ACH1	ADP, Inc.	Payroll Processing Fees	115.61		119,832.36
2/24/2025	100433	Kass Shuler, PA	Invoice: 766132 (Reference: Professional Services 1/17/25 - 2/14/25.) Invoice: 766134 (Refere...	2,092.00		117,740.36
2/24/2025	01ACH022425	Pasco County Utilities	14700 Trails Edge Blvd 12.17.24 - 01.16.25	21.06		117,719.30
2/24/2025	02ACH022425	Pasco County Utilities	14915 Aviles Parkway 12.17.24 - 01.16.25	186.30		117,533.00
2/24/2025	03ACH022425	Pasco County Utilities	14859 Caravan Ave 12.17.24 - 01.16.25	26.73		117,506.27
2/24/2025	04ACH022425	Pasco County Utilities	14450 Promenade Parkway 12.17.24 - 01.16.25	211.41		117,294.86
2/24/2025	05ACH022425	Pasco County Utilities	2830 Long Bow Way 12.17.24 - 01.16.25	77.76		117,217.10
2/24/2025	06ACH022425	Pasco County Utilities	14400 Trails Edge Blvd 12.17.24 - 01.16.25	12.15		117,204.95
2/24/2025	07ACH022425	Pasco County Utilities	2995 Long Bow Way 12.17.24 - 01.16.25	23.49		117,181.46
2/24/2025	08ACH022425	Pasco County Utilities	15381 Aviles Parkway 12.17.24 - 01.16.25	23.49		117,157.97
2/24/2025	09ACH022425	Pasco County Utilities	14577 Promenade Parkway 12.17.24 - 01.16.25	94.77		117,063.20
2/24/2025	10ACH022425	Pasco County Utilities	14575 Promenade Parkway 12.17.24 - 01.16.25	4,266.40		112,796.80
2/24/2025	11ACH022425	Pasco County Utilities	14502 Promenade Parkway 12.17.24 - 01.16.25	65.88		112,730.92
2/24/2025	12ACH022425	Pasco County Utilities	0 Promenade Parkway 12.17.24 - 01.16.25	375.03		112,355.89
2/24/2025	13ACH022425	Pasco County Utilities	15121 Aviles Parkway 12.17.24 - 01.16.25	12.96		112,342.93

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

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

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

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

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

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

EXHIBIT 19

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

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

EXHIBIT 20

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Asturia Community Development District

Paid Operation & Maintenance Expenditures

6/30/2025

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

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

EXHIBIT 21

[Return to Agenda](#)

Astoria
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	<u>\$ 2,067,678</u>	<u>\$ 447,764</u>	<u>\$ 2,883</u>	<u>\$ 146,532</u>	<u>\$ 154,686</u>	<u>\$ 2,000</u>	<u>\$ 2,821,543</u>
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	<u>610,321</u>	<u>3</u>	<u>-</u>	<u>2</u>	<u>-</u>	<u>-</u>	<u>610,326</u>
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	<u>1,457,357</u>	<u>447,761</u>	<u>2,883</u>	<u>146,530</u>	<u>154,686</u>	<u>2,000</u>	<u>2,211,217</u>
40 Total liabilities and fund balances	<u>\$ 2,067,678</u>	<u>\$ 447,764</u>	<u>\$ 2,883</u>	<u>\$ 146,532</u>	<u>\$ 154,686</u>	<u>\$ 2,000</u>	<u>\$ 2,821,543</u>

**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 <u>REVENUES</u>					
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 <u>EXPENDITURES</u>					
12 <u>ADMINISTRATIVE</u>					
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 Liability 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 Appraiser 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 <u>UTILITY SERVICES</u>					
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 <u>GARBAGE/SOLID WASTE SERVICES</u>					
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 Maintenance (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 Janitorial 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			<u>\$ 447,761</u>	

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
DEBT SERVICES FUND SERIES 2014
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH 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	<u>561,174</u>	<u>561,174</u>	<u>574,160</u>	<u>12,986</u>
EXPENDITURES				
Debt Service				
Interest Expense				
November 2024	197,453	197,453	197,453	-
May 2025	192,565	192,565	220,989	(28,424)
Principal Retirement				
May 2025	170,000	170,000	6,750,000	(6,580,000)
Total debt service expenditures	<u>560,018</u>	<u>560,018</u>	<u>7,168,442</u>	<u>(6,608,424)</u>
Excess/(deficiency) of revenues	<u>1,156</u>	<u>1,156</u>	<u>(6,594,282)</u>	<u>(6,595,438)</u>
Other Financing Sources and (Uses)				
Interfund Transfer In	-	-	6,113,939	6,113,939
Interfund Transfer Out	-	-	(133,351)	(133,351)
Excess Revenue Over (Under)	<u>1,156</u>	<u>1,156</u>	<u>(613,694)</u>	<u>(614,850)</u>
After Other Financing Sources (Uses)				
Fund balance - beginning (unaudited)			616,576	
Fund balance - ending			<u>\$ 2,882</u>	

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
DEBT SERVICES FUND SERIES 2016
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH 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	<u>141,198</u>	<u>141,198</u>	<u>146,261</u>	<u>5,063</u>
EXPENDITURES				
Debt Service				
Interest Expense				
November 2024	46,479	46,479	47,476	(997)
May 2025	47,503	47,503	47,476	27
Principal Retirement				
May 2025	45,000	45,000	45,000	-
Total debt service expenditures	<u>138,982</u>	<u>138,982</u>	<u>139,951</u>	<u>(969)</u>
Excess/(deficiency) of revenues	<u>2,216</u>	<u>2,216</u>	<u>6,310</u>	<u>6,032</u>
Fund balance - beginning (unaudited)			140,221	
Fund balance - ending			<u>\$ 146,531</u>	

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
DEBT SERVICES FUND SERIES 2025
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH 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	<u>-</u>	<u>-</u>	<u>6,314,909</u>	<u>6,314,909</u>
EXPENDITURES				
Debt Service				
Interest Expense				
November 2024	-	-	-	-
May 2025	-	-	-	-
Principal Retirement				
May 2025	-	-	-	-
Cosgt of Issuance	-	-	179,635	(179,635)
Total debt service expenditures	<u>-</u>	<u>-</u>	<u>179,635</u>	<u>-</u>
Excess/(deficiency) of revenues	<u>-</u>	<u>-</u>	<u>6,135,274</u>	<u>6,314,909</u>
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)	<u>-</u>	<u>-</u>	<u>154,686</u>	<u>334,321</u>
After Other Financing Sources (Uses)				
Fund balance - beginning (unaudited)			-	
Fund balance - ending			<u>\$ 154,686</u>	

Asturia
Operating Account - Bank Reconciliation
July 31, 2025

	<u>Operating Acct (BU)</u>
<i>Balance Per Bank Statements</i>	\$ 125,172.50
Plus: Deposits In Transit	-
Less: Outstanding Checks	(3,040.96)
<i>Adjusted Bank Balance</i>	<u><u>\$ 122,131.54</u></u>

<i>Beginning Balance Per Books</i>	\$ 165,215.32
Cash Deposits & Credits	7,938.51
Cash Disbursements & Transfers	(51,022.29)
<i>Balance Per Books</i>	<u><u>\$ 122,131.54</u></u>

Astoria
Check Register - Operating Account
FY2025

Date	Number	Payee	Memo	Payment	Deposit	Balance
9/30/2024			EOY BALANCE			90,239.58
10/1/2024	100346	Best Termite and Pest Control, Inc.	Invoice: 1291767 (Reference: Commercial Pest Control Monthly - 09.19.24.)	55.00		90,184.58
10/1/2024	1086	Waterside Outdoor Furniture	10 Chaise Lounges, 22 Dining Chairs	9,646.00		80,538.58
10/2/2024	ACH100224	Frontier	Service 09/07/24 - 10/06/24	83.47		80,455.11
10/2/2024			Funds Transfer		100,000.00	180,455.11
10/2/2024	100347	Jimerson Birr, PA	Invoice: 00221495 (Reference: Legal Service 9.24.)	232.00		180,223.11
10/2/2024	100348	Blue Water Aquatics, Inc.	Invoice: 32317 (Reference: Aquatic Maintenance Sept. 2024.)	1,370.00		178,853.11
10/2/2024	100349	Complete IT Corp	Invoice: B688CC27-0020 (Reference: CIT Hosted Phone Seat Sept. 2024.)	38.10		178,815.01
10/2/2024	100350	Suncoast Pool Service	Invoice: 10613 (Reference: Monthly Pool Service 10.24.)	1,027.00		177,788.01
10/2/2024	100351	RedTree Landscape Systems, LLC	Invoice: 19084 (Reference: Monthly Landscape - 10.24.)	12,975.00		164,813.01
10/4/2024	100424ACH1	ADP, Inc.	Payroll Processing Fees	115.61		164,697.40
10/7/2024	0ACH100724	Coastal Waste & Recycling, Inc.	Monthly Fee - Oct 2024	89.71		164,607.69
10/10/2024	ACH101024	BANK UNITED VISA CC		1,021.95		163,585.74
10/11/2024	101124ACH1	ADP, Inc.	Payroll Tax 9/21/24 - 10/04/24	554.22		163,031.52
10/11/2024	101124ACH2	Donald J. Foltz	P/R BOS Meeting 9/24/24	184.70		162,846.82
10/11/2024	101124ACH3	Jean-Jacques Darius	P/R BOS Meeting 9/24/24	184.70		162,662.12
10/11/2024	101124ACH4	Jonathan Tietz	P/R BOS Meeting 9/24/24	184.70		162,477.42
10/11/2024	101124ACH5	Krystal Osterag	PR 9/21/24 - 10/4/24	701.86		161,775.56
10/11/2024	101124ACH6	Samuel W. Everett	PR 9/21/24 - 10/4/24	1,491.81		160,283.75
10/11/2024	101124ACH7	Samuel Whitten	P/R BOS Meeting 9/24/24	184.70		160,099.05
10/11/2024	134	Susan Coppa	P/R BOS Meeting 9/24/24	160.70		159,938.35
10/11/2024	101124ACH8	ADP, Inc.	Workers Comp	81.81		159,856.54
10/15/2024	100352	Jimerson Birr, PA	Invoice: 00221844 (Reference: Legal Service 9.24.)	174.00		159,682.54
10/15/2024	100353	RedTree Landscape Systems, LLC	Invoice: 19059 (Reference: Seasonal Flowers.)	4,812.50		154,870.04
10/16/2024	100354	Vesta District Services	Invoice: 422528 (Reference: Monthly District Services 10.24.)	4,000.00		150,870.04
10/17/2024	01ACH101724	Duke Energy Payment Processing	0000 Aviles PKY Lite 08.24.24-09.23.24	1,986.08		148,883.96
10/17/2024	02ACH101724	Duke Energy Payment Processing	000 Promenade PKY Lite 08.24.24-09.23.24	294.48		148,589.48
10/17/2024	03ACH101724	Duke Energy Payment Processing	000 Promenade PKY Lite 08.24.24-09.23.24	99.45		148,490.03
10/17/2024	100355	SchoolNow	Invoice: INV-SN-247 (Reference: Website Hosting.)	1,537.50		146,952.53
10/17/2024	100356	Cleaning Commandos	Invoice: 000145 (Reference: Consumables.)	79.18		146,873.35
10/17/2024	100357	RedTree Landscape Systems, LLC	Invoice: 19285 (Reference: Irrigation Repairs, Wire Nuts, Decoders, Solenoids.)	2,245.00		144,628.35
10/18/2024	101824ACH1	ADP, Inc.	Payroll Processing Fees	126.86		144,501.49
10/21/2024	01ACH102124	Duke Energy Payment Processing	14721 State Road 54 Lite 8/24/24 - 9/23/24	5,473.19		139,028.30
10/21/2024	02ACH102124	Duke Energy Payment Processing	0000 Aviles PKY Lite PH2 A&B SL 8/24/24 - 9/23/24	2,536.70		136,491.60
10/21/2024	03ACH102124	Duke Energy Payment Processing	14575 Promenade PKWY Amenity Center 8/24/24 - 9/23/24	1,396.23		135,095.37
10/21/2024	04ACH102124	Duke Energy Payment Processing	14575 Promenade PKY Pool 8/24/24 - 9/23/24	928.76		134,166.61
10/21/2024	05ACH102124	Duke Energy Payment Processing	14731 State Road 54 8/24/24 - 9/23/24	30.80		134,135.81
10/21/2024	06ACH102124	Duke Energy Payment Processing	15233 Renaissance Ave Irrigation 8/24/24 - 9/23/24	30.80		134,105.01
10/21/2024	07ACH102124	Duke Energy Payment Processing	15121 Aviles PKWY Pump 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 Rep	Invoice: 245183 (Reference: Hand Grips, Recover Pad, Black Vinyl.) Invoice: 245184 (Reference	4,441.68		93,580.60
10/25/2024	100360	Cleaning Commandos	Invoice: 102324 (Reference: November 1,5,8,12,15,19,22,26,29 2024.)	1,350.00		92,230.60
10/25/2024	102524ACH1	ADP, Inc.	Payroll Tax 10/5/24 - 10/18/24	382.00		91,848.60
10/25/2024	102524ACH2	Krystal Osterag	PR 10/05/24 - 10/18/24	783.12		91,065.48
10/25/2024	102524ACH3	Samuel W. Everett	PR 10/05/24 - 10/18/24	1,491.81		89,573.67
10/25/2024	102524ACH4	ADP, Inc.	Workers Comp	51.16		89,522.51
10/28/2024			Funds Transfer		20,000.00	109,522.51
10/29/2024	100361	Kass Shuler, PA	Invoice: 762133 (Reference: Legal Service 9.24.) Invoice: 762132 (Reference: Legal Service 9...	1,425.00		108,097.51
10/30/2024			Deposit		9,010.00	117,107.51
10/31/2024	ACH103124	Frontier	Service 10/07/24 - 11/06/24	83.47		117,024.04
10/31/2024	100362	RedTree Landscape Systems, LLC	Invoice: 19318 (Reference: Irrigation Repairs 9.27.24 - Clubhouse.)	1,039.00		115,985.04
10/31/2024			Interest		13.05	115,998.09
10/31/2024				103,264.54	129,023.05	115,998.09
11/1/2024	110124ACH1	ADP, Inc.	Payroll Processing Fees	115.61		115,882.48
11/1/2024	100363	Best Termite and Pest Control, Inc.	Invoice: 1297737 (Reference: Pest Control Svc 10/25/2024.)	55.00		115,827.48
11/5/2024	100364	Complete IT Corp	Invoice: B688CC27-0021 (Reference: Website Hosting.)	38.10		115,789.38
11/5/2024	100365	Office Pride Commercial Cleaning Ser	Invoice: Inv-233740 (Reference: Porter Services.) Invoice: Inv-230059 (Reference: Porter Serv...	2,225.40		113,563.98
11/5/2024	100366	Blue Water Aquatics, Inc.	Invoice: 32596 (Reference: Aquatic Services.)	1,370.00		112,193.98
11/5/2024	100367	RedTree Landscape Systems, LLC	Invoice: 19417 (Reference: Landscape Maintenance Nov 24.)	12,975.00		99,218.98
11/5/2024	02ACH110524	Coastal Waste & Recycling, Inc.	Monthly Fee - Nov 2024	89.71		99,129.27
11/6/2024			Deposit		67.80	99,197.07
11/6/2024			Deposit		7,867.17	107,064.24
11/8/2024			Funds Transfer		100,000.00	207,064.24
11/8/2024	100368	Suncoast Pool Service	Invoice: 10678 (Reference: Monthly Pool Service 11.24.)	1,027.00		206,037.24
11/8/2024	100369	Gladiator Sod	Invoice: 1384 (Reference: Floratam Sod - Balance Due.)	5,000.00		201,037.24
11/8/2024	100370	Vesta District Services	Invoice: 423009 (Reference: Monthly DM Fees - Nov 2024.)	4,000.00		197,037.24
11/8/2024	110824ACH1	ADP, Inc.	Payroll Tax 10/19/24 - 11/1/24	534.44		196,502.80
11/8/2024	110824ACH2	Donald J. Foltz	P/R BOS Meeting 10/21/24	184.70		196,318.10
11/8/2024	110824ACH3	Jean-Jacques Darius	P/R BOS Meeting 10/21/24	184.70		196,133.40
11/8/2024	110824ACH4	Jonathan Tietz	P/R BOS Meeting 10/21/24	184.70		195,948.70
11/8/2024	110824ACH5	Krystal Osterag	PR 10/18/24 - 11/01/24	605.82		195,342.88
11/8/2024	110824ACH6	Samuel W. Everett	PR 10/18/24 - 11/01/24	1,491.82		193,851.06
11/8/2024	110824ACH7	Samuel Whitten	P/R BOS Meeting 10/21/24	184.70		193,666.36
11/8/2024	135	Susan Coppa	P/R BOS Meeting 10/21/24	160.70		193,505.66
11/8/2024	110824ACH8	ADP, Inc.	Workers Comp	78.31		193,427.35
11/10/2024	ACH111024	BANK UNITED VISA CC		4,181.98		189,245.37
11/11/2024	1089	Mike Fasano, Pasco County Tax Colle	Parcel # 26-26-17-0050-00Y00-0000 (2024)	611.04		188,634.33
11/11/2024			Deposit		174.00	188,808.33
11/13/2024	100371	RedTree Landscape Systems, LLC	Invoice: 19605 (Reference: Tree Removal - 14651, 14687, 14757, 174735, 14671 Promenade Pkv	5,000.00		183,808.33
11/14/2024	1090	Hancock Whitney Bank		3,000.00		180,808.33
11/14/2024	100372	Waterside Outdoor Furniture	Invoice: INV0001 (Reference: 25 chaise lounges & 6 Minnetonka armchairs.)	11,963.00		168,845.33
11/14/2024	100373	Vesta District Services	Invoice: 422933 (Reference: Billable Expenses - Oct 2024.) Invoice: 422376 (Reference: Billab...	810.65		168,034.68
11/14/2024	100374	RedTree Landscape Systems, LLC	Invoice: 19643 (Reference: Irrigation Repairs 10.07.24.)	18.25		168,016.43
11/14/2024	100375	Phenominal Exercise Equipment Rep	Invoice: 245252 (Reference: Monthly Gym Equipment Cleaning - 11/24.)	235.00		167,781.43

11/14/2024	100376	Complete IT Corp	Invoice: 14779 (Reference: Stand-By MSP Plan - Nov 2024.)	65.00		167,716.43
11/14/2024			Deposit		111,930.51	279,646.94
11/15/2024	111524ACH1	ADP, Inc.	Payroll Processing Fees	126.86		279,520.08
11/18/2024	01ACH111824	Duke Energy Payment Processing	0000 Aviles PKY Lite 09.24.24 - 10.24.24	1,986.08		277,534.00
11/18/2024	02ACH111824	Duke Energy Payment Processing	000 Promenade PKY Lite 09.24.24 - 10.24.24	99.45		277,434.55
11/18/2024	03ACH111824	Duke Energy Payment Processing	000 Promenade PKY Lite 09.24.24 - 10.24.24	294.48		277,140.07
11/19/2024	01ACH111924	Duke Energy Payment Processing	0000 Aviles PKY Lite PH2 A&B SL 9/24/24 - 10/24/24	2,536.70		274,603.37
11/19/2024	02ACH111924	Duke Energy Payment Processing	14731 State Road 54 9/25/24 - 10/25/24	30.80		274,572.57
11/19/2024	03ACH111924	Duke Energy Payment Processing	14721 State Road 54 Lite 9/25/24 - 10/25/24	5,473.19		269,099.38
11/19/2024	04ACH111924	Duke Energy Payment Processing	15233 Renaissance Ave Irrigation 9/25/24 - 10/25/24	30.80		269,068.58
11/19/2024	05ACH111924	Duke Energy Payment Processing	15121 Aviles PKWY Pump Irrigatio 9/25/24 - 10/25/24	30.80		269,037.78
11/19/2024	06ACH111924	Duke Energy Payment Processing	14575 Promenade PKY Pool 9/25/24 - 10/25/24	1,015.15		268,022.63
11/19/2024	07ACH11192	Duke Energy Payment Processing	14700 Trails Edge Blvd Irrigation 9/25/24 - 10/25/24	30.80		267,991.83
11/19/2024	07ACH111924	Duke Energy Payment Processing	15301 Aviles PKWY Pump Irrigation 9/25/24 - 10/25/24	30.80		267,961.03
11/19/2024	08ACH111924	Duke Energy Payment Processing	15381 Aviles PKWY Pump Irrigation 9/25/24 - 10/25/24	30.80		267,930.23
11/19/2024	09ACH111924	Duke Energy Payment Processing	14826 Renaissance Ave Irrigation 9/25/24 - 10/25/24	30.80		267,899.43
11/19/2024	10ACH111924	Duke Energy Payment Processing	14807 Renaissance Ave Irrigation 9/25/24 - 10/25/24	30.80		267,868.63
11/19/2024	11ACH111924	Duke Energy Payment Processing	14575 Promenade PKWY Amenity Center 9/25/24 - 10/25/24	1,249.58		266,619.05
11/19/2024	12ACH111924	Duke Energy Payment Processing	2995 Long Bow Way Irrigation 9/25/24 - 10/25/24	30.80		266,588.25
11/19/2024	13ACH111924	Duke Energy Payment Processing	15246 Caravan Ave Irrigation 9/25/24 - 10/25/24	30.80		266,557.45
11/19/2024	14ACH111924	Duke Energy Payment Processing	2781 Long Bow Way Irrigation 9/25/24 - 10/25/24	30.80		266,526.65
11/19/2024	15ACH111924	Duke Energy Payment Processing	15138 Caravan Ave Irrigation 9.25.24 - 10.25.24	30.80		266,495.85
11/19/2024	16ACH111924	Duke Energy Payment Processing	15165 State Rd 54 Monument 9.25.24 - 10.25.24	30.80		266,465.05
11/21/2024			Deposit		62,208.60	328,673.65
11/21/2024			Funds Transfer	147,000.00		181,673.65
11/22/2024	100377	FitRev Inc	Invoice: 33279 (Reference: Preventative Maintenance - Semi Annual.)	330.00		181,343.65
11/22/2024	112224ACH1	ADP, Inc.	Payroll Tax 11/2/24 - 11/15/24	307.73		181,035.92
11/22/2024	112224ACH2	Donald J. Foltz	P/R BOS Meeting 11/12/24	184.70		180,851.22
11/22/2024	112224ACH3	Jonathan Tietz	P/R BOS Meeting 11/12/24	184.70		180,666.52
11/22/2024	112224ACH4	Krystal Osterag	PR 11/02/24 - 11/15/24	376.04		180,290.48
11/22/2024	112224ACH5	Samuel W. Everett	PR 11/02/24 - 11/15/24	745.91		179,544.57
11/22/2024	136	Susan Coppa	P/R BOS Meeting 11/12/24	160.70		179,383.87
11/22/2024	112224ACH6	ADP, Inc.	Workers Comp	50.39		179,333.48
11/25/2024	01ACH112524	Pasco County Utilities	14915 Aviles Parkway 9.17.24 - 10.17.24	209.79		179,123.69
11/25/2024	02ACH112524	Pasco County Utilities	14859 Caravan Ave 9.17.24 - 10.17.24	23.49		179,100.20
11/25/2024	03ACH112524	Pasco County Utilities	14450 Promenade Parkway 9.17.24 - 10.17.24	184.68		178,915.52
11/25/2024	04ACH112524	Pasco County Utilities	14700 Trails Edge Blvd 9.17.24 - 10.17.24	24.30		178,891.22
11/25/2024	05ACH112524	Pasco County Utilities	2830 Long Bow Way 9.17.24 - 10.17.24	93.96		178,797.26
11/25/2024	06ACH112524	Pasco County Utilities	14400 Trails Edge Blvd 9.17.24 - 10.17.24	18.63		178,778.63
11/25/2024	07ACH112524	Pasco County Utilities	2995 Long Bow Way 9.17.24 - 10.17.24	29.97		178,748.66
11/25/2024	08ACH112524	Pasco County Utilities	14577 Promenade Parkway 9.17.24 - 10.17.24	93.15		178,655.51
11/25/2024	09ACH112524	Pasco County Utilities	14575 Promenade Parkway 9.17.24 - 10.17.24	2,494.84		176,160.67
11/25/2024	10ACH112524	Pasco County Utilities	14502 Promenade Parkway 9.17.24 - 10.17.24	65.88		176,094.79
11/25/2024	11ACH112524	Pasco County Utilities	0 Promenade Parkway 9.17.24 - 10.17.24	262.44		175,832.35
11/25/2024	12ACH112524	Pasco County Utilities	15381 Aviles Parkway 9.17.24 - 10.17.24	25.92		175,806.43
11/25/2024	13ACH112524	Pasco County Utilities	15121 Aviles Parkway 9.17.24 - 10.17.24	14.58		175,791.85
11/25/2024	14ACH112524	Pasco County Utilities	15246 Caravan Ave 9.17.24 - 10.17.24	48.60		175,743.25
11/25/2024	15ACH112524	Pasco County Utilities	15050 Caravan Ave 9.17.24 - 10.17.24	71.28		175,671.97
11/25/2024	100378	Pasco County Fire Rescue	Invoice: 2024006114 (Reference: Annual Inspection.)	100.00		175,571.97
11/25/2024	1091	FLORIDA DEPT OF ECONOMIC OPF	FY 24-25 Special District State Fee	175.00		175,396.97
11/25/2024	1092	Mike Fasano, Pasco County Tax Colle	Asturia Parcel #26-26-17-0050-00Y00-0000	1,337.16		174,059.81
11/26/2024	100379	Phenominal Exercise Equipment Reps	Invoice: 245293 (Reference: Life Fitness LCGX spin bike Crank assbly, Leg Extension Pad Adjust	441.98		173,617.83
11/26/2024	100380	Blue Water Aquatics, Inc.	Invoice: 32611 (Reference: Aquatic Maintenance Nov. 2024.)	1,370.00		172,247.83
11/26/2024	100381	Complete IT Corp	Invoice: 14842 (Reference: Email Hosting Nov. 2024.)	115.60		172,132.23
11/27/2024	100382	Kass Shuler, PA	Invoice: 763190 (Reference: Professional Services November 2024.) Invoice: 763189 (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	Phenomenal 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 2/28/25	160.70		69,016.29
3/31/2025	580A	Ck # 100439 - to offset TB cash with March checks on 3/11/25 TB		139.50	69,155.79
3/31/2025	580A	Ck # 100440 - to offset TB cash with March checks on 3/11/25 TB		1,935.48	71,091.27
3/31/2025	580A	Ck # 100441 - to offset TB cash with March checks on 3/11/25 TB		38.20	71,129.47
3/31/2025	580A	ACH ADP - to offset TB cash with March checks on 3/11/25 TB		115.61	71,245.08
3/31/2025	580A	Ck # 100442 - to offset TB cash with March checks on 3/11/25 TB		1,027.00	72,272.08
3/31/2025	580A	Ck # 100443 - to offset TB cash with March checks on 3/11/25 TB		1,645.40	73,917.48
3/31/2025	580A	Ck # 100444 - to offset TB cash with March checks on 3/11/25 TB		13,364.25	87,281.73
3/31/2025	580A	Ck # 1101 - to offset cash with March checks on 3/11/25 TB		450.20	87,731.93
3/31/2025	580A	Ck # 100439 - to offset TB cash with March checks on 3/11/25 TB	139.50		87,592.43
3/31/2025	580A	Ck # 100440 - to offset TB cash with March checks on 3/11/25 TB	1,935.48		85,656.95
3/31/2025	580A	Ck # 100441 - to offset TB cash with March checks on 3/11/25 TB	38.20		85,618.75
3/31/2025	580A	ACH ADP - to offset TB cash with March checks on 3/11/25 TB	115.61		85,503.14
3/31/2025	580A	Ck # 100442 - to offset TB cash with March checks on 3/11/25 TB	1,027.00		84,476.14
3/31/2025	580A	Ck # 100443 - to offset TB cash with March checks on 3/11/25 TB	1,645.40		82,830.74
3/31/2025	580A	Ck # 100444 - to offset TB cash with March checks on 3/11/25 TB	13,364.25		69,466.49
3/31/2025	580A	Ck # 1101 - to offset cash with March checks on 3/11/25 TB	450.20		69,016.29
3/31/2025	580A	Above ADP Ach cleared for 115.61 that was not included in TB	6.27		69,010.02
3/31/2025	581	3/10/25 cardholder services payment not included in 3/11/25 TB	267.48		68,742.54
3/31/2025	583	ADP March ADP payroll fees not in QB	49.24		68,693.30
3/31/2025	583	ADP March ADP payroll fees not in QB	124.37		68,568.93
3/31/2025	583	ADP March ADP payroll fees not in QB	62.07		68,506.86

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

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

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

6/17/2025	100002	Office Pride	Invoice: Inv-253403 (Reference: Trash bags.)	334.38		219,135.87
6/17/2025	100003	Blue Water Aquatics, Inc	Invoice: 33242 (Reference: Aquatic services.)	1,000.00		218,135.87
6/18/2025	061825ACH1	Duke Energy	15233 RENAISSANCE AVE- Apr 25 - May 23	30.80		218,105.07
6/18/2025	061825ACH2	Duke Energy	15121 AVILES PKWY Apr 25 - May 23	30.80		218,074.27
6/18/2025	061825ACH3	Duke Energy	15138 CARAVAN AVE Apr 25 - May 23	30.80		218,043.47
6/18/2025	061825ACH4	Duke Energy	15381 AVILES PKWY Apr 25 - May 23	30.80		218,012.67
6/18/2025	061825ACH5	Duke Energy	15301 AVILES PKWY Apr 25 - May 23	30.80		217,981.87
6/18/2025	061825ACH6	Duke Energy	14700 TRAILS EDGE BLVD Apr 25 - May 23	30.80		217,951.07
6/18/2025	061825ACH7	Duke Energy	14575 PROMENADE PKY POOL Apr 25 - May 23	1,059.40		216,891.67
6/18/2025	061825ACH8	Duke Energy	2995 LONG BOW WAY Apr 25 - May 23	30.80		216,860.87
6/18/2025	061825ACH9	Duke Energy	14575 PROMENADE PKY Amenity Center Apr 25 - May 23	1,217.47		215,643.40
6/18/2025	061825ACH10	Duke Energy	14807 RENAISSANCE AVE Apr 25 - May 23	30.80		215,612.60
6/18/2025	061825ACH11	Duke Energy	15246 CARAVAN AVE Apr 25 - May 23	30.80		215,581.80
6/18/2025	061825ACH12	Duke Energy	14826 RENAISSANCE AVE Apr 25 - May 23	30.80		215,551.00
6/18/2025	061825ACH13	Duke Energy	2781 LONG BOW WAY Apr 25 - May 23	30.80		215,520.20
6/18/2025	061825ACH	Duke Energy	14731 State Road 54 - Apr 25 - May 23	30.80		215,489.40
6/19/2025	061925ACH	Duke Energy	15165 STATE ROAD 54 Apr 25 - May 23	30.80		215,458.60
6/20/2025	100004	KASS SHULER P.A.		3,675.00		211,783.60
6/20/2025	100005	Mike Fasano Pasco County Tax Colle	Reference: Asturia CDD Postage Assesment. https://clientname(FILLIN).payableslockbox.com/Dc	297.09		211,486.51
6/20/2025	100006	Phenomenal Exercise Equipment Rep	Service Call on treadmill repairs	352.68		211,133.83
6/20/2025	100007	RedTree Landscape Systems		45,610.16		165,523.67
6/23/2025	062325ACH1	Pasco County Utilities Services Branch	14859 CARAVAN AVENUE 4/18/2025 to 5/19/2025	7.29		165,516.38
6/23/2025	062325ACH2	Pasco County Utilities Services Branch	14450 PROMENADE PARKWAY 4/18/2025 to 5/19/2025	133.65		165,382.73
6/23/2025	062325ACH3	Pasco County Utilities Services Branch	14700 TRAILS EDGE BOULEVARD 4/18/2025 to 5/19/2025	20.25		165,362.48
6/23/2025	062325ACH4	Pasco County Utilities Services Branch	2830 LONG BOW WAY 4/18/2025 to 5/19/2025	85.86		165,276.62
6/23/2025	062325ACH5	Pasco County Utilities Services Branch	14400 TRAILS EDGE BOULEVARD 4/18/2025 to 5/19/2025	14.58		165,262.04
6/23/2025	062325ACH6	Pasco County Utilities Services Branch	2995 LONG BOW WAY 4/18/2025 to 5/19/2025	28.35		165,233.69
6/23/2025	062325ACH7	Pasco County Utilities Services Branch	0 PROMENADE PARKWAY 4/18/2025 to 5/19/2025	146.61		165,087.08
6/23/2025	062325ACH8	Pasco County Utilities Services Branch	15381 AVILES PARKWAY 4/18/2025 to 5/19/2025	21.87		165,065.21
6/23/2025	062325ACH9	Pasco County Utilities Services Branch	15121 AVILES PARKWAY 4/18/2025 to 5/19/2025	12.96		165,052.25
6/23/2025	062325ACH10	Pasco County Utilities Services Branch	15233 RENAISSANCE AVENUE 4/18/2025 to 5/19/2025	14.58		165,037.67
6/23/2025	062325ACH11	Pasco County Utilities Services Branch	15246 CARAVAN AVENUE 4/18/2025 to 5/19/2025	31.59		165,006.08
6/23/2025	062325ACH12	Pasco County Utilities Services Branch	15050 CARAVAN AVENUE 4/18/2025 to 5/19/2025	53.46		164,952.62
6/23/2025	062325ACH13	Pasco County Utilities Services Branch	14577 PROMENADE PARKWAY 4/18/2025 to 5/19/2025	76.95		164,875.67
6/23/2025	062325ACH14	Pasco County Utilities Services Branch	14575 PROMENADE PARKWAY 4/18/2025 to 5/19/2025	3,659.92		161,215.75
6/23/2025	062325ACH15	Pasco County Utilities Services Branch	14502 PROMENADE PARKWAY 4/18/2025 to 5/19/2025	67.98		161,147.77
6/23/2025	062325ACH20	Pasco County Utilities Services Branch	15301 AVILES PARKWAY 5/13/2025 to 5/19/2025	217.05		160,930.72
6/23/2025	062325ach	ADP	6-23-25 amenity mgr pr	784.77		160,145.95
6/23/2025	062325ach	ADP	workers comp	30.53		160,115.42
6/23/2025	062325ACH	Pasco County Utilities Services Branch	14915 AVILES PARKWAY 4/18/2025 to 5/19/2025	187.92		159,927.50
6/26/2025	100008	Cleaning Commandos LLC	Invoice: 000154 (Reference: June 2025 cleanings & Consumables.) Invoice: july 2025 (Referenc	2,720.00		157,207.50
6/27/2025	62725ach	ADP	adp fees	121.17		157,086.33
6/30/2025			Interest		16.90	157,103.23
6/30/2025				74,685.76	153,365.73	157,103.23
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	FI 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 (Refer	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 transactor	600.69		126,376.82
7/31/2025	073125ach2	ADP	VOID: BOS MTG 7/8/25			126,376.82
7/31/2025	073125ach3	ADP	Workshop 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 22

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Astoria 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 Additional \$361 billed from prior mgmt. co for expense reimbursement / March bill slightly over due to proration from
Management Consulting	48,000	40,000	40,361	(361)	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 Bills paid by Kai were split between potable/non potable water per address on bills. This is the total for bills paid by Kai
Potable Water	15,000	12,500	19,273	(6,773)	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 \$2200 invoice for troubleshooting signage to Ntegrity Electric LLC coded to holiday décor Oct 24 by Vesta. Does this
Holiday Lighting & Décor	2,140	1,783	4,300	(2,517)	need recoded? Americans Pool Service charging over budgeted amount for monthly services-\$2123 July in addition to \$750 service
Pool Maintenance	13,560	11,300	13,657	(2,357)	from Cooper Pools also for July Office pride and Cleaning Commander approx. \$3000 billed per month total-\$1333 per month budgeted. It appears that
Cleaning - Contract	16,000	13,333	26,435	(13,102)	Office pride began billing monthly Jan 25 Treadmill Deck, Running Belts, Bar & Center Pods upgrade/repair Oct 24 \$3755 - all other charges billed by Phenomenal
R&M Fitness Equipment	4,500	3,750	7,973	(4,223)	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 23

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Astoria Community Development District

Paid Operation & Maintenance 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: Astoria cleanings April 2025.)	\$ 1,375.00
7/2/2025	100012	Hancock Whitney	Multiple invoices- See attached	\$ 3,750.00
7/2/2025	100013	FI 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

EXHIBIT 24

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Astoria
Community Development District

Financial Statements
(Unaudited)

August 31, 2025

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
AUGUST 31, 2025**

	GENERAL FUND	RESERVE FUND	DEBT SERVICE 2014	DEBT SERVICE 2016	DEBT SERVICE 2025	CONSTRUCTION FUND	TOTAL GOVERNMENTA FUNDS
1 ASSETS							
2 Operating							
3 Bank United - Operating Account	\$ 127,580	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 127,580
4 Bank United - Restricted Cash	19,317	-	-	-	-	-	19,317
5 Bank United - Money Market Account	1,388,154	-	-	-	-	-	1,388,154
6 Southstate Bank - Money Market Account	412,865	-	-	-	-	-	412,865
7 Debt Service							
8 Revenue	-	-	1,369	66,622	-	-	67,991
9 Interest	-	-	-	6	124,682	-	124,688
10 Reserve	-	-	1,515	75,717	-	-	77,232
11 Prepayment	-	-	-	1	-	-	1
12 Sinking fund	-	-	-	5	-	-	5
13 Cost of Issuance	-	-	-	-	15,569	-	15,569
14 Construction account	-	-	-	-	-	2,014	2,014
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	<u>\$ 1,954,062</u>	<u>\$ 447,764</u>	<u>\$ 2,883</u>	<u>\$ 146,769</u>	<u>\$ 155,154</u>	<u>\$ 2,014</u>	<u>\$ 2,708,645</u>
23 LIABILITIES AND FUND BALANCE							
24 Liabilities:							
25 Accounts payable	\$ 110,380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,380
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	<u>578,959</u>	<u>3</u>	<u>-</u>	<u>2</u>	<u>-</u>	<u>-</u>	<u>578,964</u>
34 FUND BALANCES							
35 Nonspendable	6,146	-	-	-	-	-	6,146
36 Restricted	-	-	2,883	146,766	155,154	2,014	306,817
37 Assigned for Two Month Operating Reserve	177,110	-	-	-	-	-	177,110
38 Unassigned	1,191,848	447,761	-	-	-	-	1,639,609
39 Total fund balances	<u>1,375,104</u>	<u>447,761</u>	<u>2,883</u>	<u>146,766</u>	<u>155,154</u>	<u>2,014</u>	<u>2,129,682</u>
40 Total liabilities and fund balances	<u>\$ 1,954,062</u>	<u>\$ 447,764</u>	<u>\$ 2,883</u>	<u>\$ 146,769</u>	<u>\$ 155,154</u>	<u>\$ 2,014</u>	<u>\$ 2,708,645</u>

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

	FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	% OF TOTAL BUDGET SPENT TO DATE
1 <u>REVENUES</u>					
2 Assessment levy: all residents	\$ 1,020,959	\$ 1,020,959	\$ 1,024,543	\$ 3,584	100.35%
3 Interest Revenue-Investments	-	-	67,975	67,975	0.00%
4 Rental Income	4,000	3,667	8,488	4,821	212.20%
5 Bar Code Access	200	183	840	657	420.00%
6 Event Fees	2,500	2,292	-	(2,292)	0.00%
7 Cost Share Agreement AWCPOA	-	-	15,000	15,000	0.00%
8 Miscellaneous Revenue	15,000	13,750	-	(13,750)	0.00%
9 Fund Balance Forward	20,000	18,333	-	(18,333)	0.00%
10 TOTAL REVENUES	1,062,659	1,059,184	1,116,847	57,663	105.10%
11 <u>EXPENDITURES</u>					
12 ADMINISTRATIVE					
13 Supervisor Fees	15,000	13,750	13,800.00	(50)	92.00%
14 Payroll taxes - FICA	1,377	1,262	4,641.60	(3,379)	337.08%
15 Management Consulting	48,000	44,000	44,360.61	(361)	92.42%
16 Trustee Fees	8,500	7,792	6,866.67	925	80.78%
15 District Engineer	20,000	18,333	1,755.00	16,578	8.78%
16 Arbitrage rebate calculation	1,300	1,192	1,300.00	(108)	100.00%
17 Public Officials Liability Ins	4,496	4,121	3,700.00	421	82.30%
18 Legal Advertising	1,500	1,375	4,862.31	(3,487)	324.15%
19 Dues & licenses	175	175	175.00	-	100.00%
20 Website Fees/Email/IT Support	5,500	5,042	3,168.43	1,873	57.61%
21 Legal Services - General	30,000	27,500	18,210.25	9,290	60.70%
22 Legal Services - Litigation	20,000	18,333	327.00	18,006	1.64%
23 Legal Services - Land Use	20,000	18,333	11,287.82	7,046	56.44%
24 Legal Services - Defect	10,000	9,167	-	9,167	0.00%
25 Auditing Services	3,715	3,405	-	3,405	0.00%
26 Tax Collector/Property Appraiser Fees	650	596	150.00	446	23.08%
27 Mailed Notices-Postage	1,000	917	359.92	557	35.99%
28 TOTAL ADMINISTRATIVE	191,213	175,293	114,965	60,329	60.12%
29 UTILITY SERVICES					
30 Utilities					
31 Electricity - Irrigation	5,134	4,706	3,727	979	72.59%
32 Electricity - Recreation Center	24,150	22,138	24,226	(2,089)	100.32%
33 Streetlights	219,365	201,085	118,230	82,854	53.90%
34 Utility Services	1,380	1,265	-	1,265	0.00%
35 TOTAL UTILITY SERVICES	250,029	229,193	146,183	83,010	58.47%
36 GARBAGE/SOLID WASTE SERVICES					
37 Garbage - Recreation Facility	1,100	1,008	1,208	(200)	109.86%
38 Solid Waste Assessment	2,500	2,292	1,337	955	53.49%
39 TOTAL GARBAGE/SOLID WASTE	3,600	3,300	2,546	754	70.71%

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH AUGUST 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	55,000	27,974	27,026	46.62%
42 Potable Water	15,000	13,750	23,272	(9,522)	155.15%
43 TOTAL WATER-SEWER COMB SERVICES	75,000	68,750	51,247	17,503	201.77%
44 STORMWATER CONTROL					
45 Stormwater Control	1,400	1,283	611	672	43.65%
46 Aquatic Maintenace (Contract)	22,000	20,167	15,350	4,817	69.77%
47 STORMWATER CONTROL SERVICES	23,400	21,450	15,961	5,489	68.21%
48 PHYSICAL ENVIRONMENT					
49 Insurance - Property	26,930	24,686	23,805	881	88.40%
50 Insurance - General Liability	8,176	7,495	4,886	2,609	59.76%
51 R&M Irrigation	10,000	9,167	9,849	(683)	98.49%
52 Landscape - General	142,200	130,350	126,886	3,464	89.23%
53 Landscape - Fertilization	9,600	8,800	8,992	(192)	93.67%
54 Landscape - Pest Control	5,100	4,675	4,777	(102)	93.67%
55 Landscape - Irrigation	12,000	11,000	11,240	(240)	93.67%
56 Landscape - Mulch	24,750	22,688	20,750	1,938	83.84%
57 Landscape - Annuals	11,340	10,395	4,813	5,583	42.44%
58 Landscape Replacement	25,000	22,917	5,450	17,467	21.80%
59 Holiday Lighting & Décor	2,140	1,962	4,300	(2,338)	200.93%
60 TOTAL PHYSICAL ENVIRONMENT	277,236	254,133	225,747	28,386	81.43%
61 ROAD AND STREETS					
62 Roadway Repair and Maintenance	58,000	53,167	-	53,167	0.00%
63 R&M Pressure Washing	5,500	5,042	200	4,842	3.64%
64 TOTAL ROAD AND STREET FACILITIES	63,500	58,208	200	58,008	0.31%
65 PARKS AND RECREATION - GENERAL					
66 Field Services Management	70,000	64,167	50,295	13,872	71.85%
67 Pool Maintenance	13,560	12,430	14,363	(1,933)	105.92%
68 Wildlife Management	2,400	2,200	-	2,200	0.00%
69 Cleaning - Contract	16,000	14,667	29,875	(15,208)	186.72%
70 Pest Control - Contract	730	669	605	64	82.88%
71 Telephone and Internet	3,600	3,300	1,406	1,894	39.07%
72 R&M Fitness Equipment	4,500	4,125	8,657	(4,532)	192.38%
73 Amenity Maintenance and Repairs	10,000	9,167	9,464	(297)	94.64%
74 Facility A/C & Heating Maintenance & Repair	1,500	1,375	-	1,375	0.00%
75 Boardwalk Bridge Maintenance	2,500	2,292	100	2,191	4.02%
76 Pool Furniture Repair and Replacement	4,000	3,667	14,069	(10,402)	351.73%
77 Security System Monitoring and Maintenance	12,000	11,000	1,942	9,058	16.18%
78 Dog Park Maintenance	500	458	2,333	(1,875)	466.69%
79 Dog Park Mulching	2,000	1,833	-	1,833	0.00%
80 Facility Janitorial Supplies	3,600	3,300	1,753	1,547	48.70%
81 Garbage and Dog Waste Supplies	3,000	2,750	2,242	508	74.73%
82 Office Supplies	600	550	899	(349)	149.81%
83 Pool Permits	300	275	280	(5)	93.33%
84 TOTAL PARKS AND RECREATION -	150,790	138,224	138,283	(59)	91.71%

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH AUGUST 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	2,292	-	2,292	0.00%
87 TOTAL SPECIAL EVENTS	2,500	2,292	-	2,292	0.00%
88 CONTINGENCY					
89 Contingency	25,391	23,275	21,567	1,708	84.94%
90 TOTAL CONTINGENCY	25,391	23,275	21,567	1,708	84.94%
91 Total Expenditures	1,062,659	974,119	716,699	257,420	67.44%
92 Excess/(deficiency) of revenues over/(under)	-	85,065	400,148	315,082	0.00%
93 Fund balance - beginning (unaudited)			974,956		
94 Fund balance - ending			\$ 1,375,104		

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
RESERVE FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH AUGUST 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	<u>200,000</u>	<u>200,000</u>	<u>200,702</u>	<u>702</u>
EXPENDITURES				
Landscape, Partial Replacements	10,712	9,819	-	9,819
Air Handling and Condensing Units, Split Systems	55,704	51,062	-	51,062
Total Reserve Expenditures	<u>66,416</u>	<u>60,881</u>	<u>-</u>	<u>60,881</u>
Excess/(deficiency) of revenues over/(under)	<u>133,584</u>	<u>139,119</u>	<u>200,702</u>	<u>(60,179)</u>
Fund balance - beginning (unaudited)			247,059	
Fund balance - ending			<u>\$ 447,761</u>	

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
DEBT SERVICES FUND SERIES 2014
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH AUGUST 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	-	-	15,635	15,635
Bond close out transfer in	-	-	-	-
Total revenues	<u>561,174</u>	<u>561,174</u>	<u>574,161</u>	<u>12,987</u>
EXPENDITURES				
Debt Service				
Interest Expense				
November 2024	197,453	197,453	197,453	-
May 2025	192,565	192,565	220,989	(28,424)
Principal Retirement				
May 2025	170,000	170,000	6,750,000	(6,580,000)
Total debt service expenditures	<u>560,018</u>	<u>560,018</u>	<u>7,168,442</u>	<u>(6,608,424)</u>
Excess/(deficiency) of revenues	<u>1,156</u>	<u>1,156</u>	<u>(6,594,281)</u>	<u>(6,595,437)</u>
Other Financing Sources and (Uses)				
Interfund Transfer In	-	-	6,113,939	6,113,939
Interfund Transfer Out	-	-	(133,351)	(133,351)
Excess Revenue Over (Under)	<u>1,156</u>	<u>1,156</u>	<u>(613,693)</u>	<u>(614,849)</u>
After Other Financing Sources (Uses)				
Fund balance - beginning (unaudited)			616,576	
Fund balance - ending			<u>\$ 2,883</u>	

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
DEBT SERVICES FUND SERIES 2016
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH AUGUST 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	-	-	4,506	4,506
Bond close out transfer in	-	-	-	-
Total revenues	<u>141,198</u>	<u>141,198</u>	<u>146,496</u>	<u>5,298</u>
EXPENDITURES				
Debt Service				
Interest Expense				
November 2024	46,479	46,479	47,476	(997)
May 2025	47,503	47,503	47,476	27
Principal Retirement				
May 2025	45,000	45,000	45,000	-
Total debt service expenditures	<u>138,982</u>	<u>138,982</u>	<u>139,951</u>	<u>(969)</u>
Excess/(deficiency) of revenues	<u>2,216</u>	<u>2,216</u>	<u>6,545</u>	<u>6,267</u>
Fund balance - beginning (unaudited)			<u>140,221</u>	
Fund balance - ending			<u><u>\$ 146,766</u></u>	

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

	FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
REVENUES				
Assessment levy	\$ -	\$ -	\$ 5,190	\$ 5,190
Interest	-	-	1,187	1,187
Bond close out transfer in	-	-	6,309,000	6,309,000
Total revenues	-	-	6,315,377	6,315,377
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	-	-	6,135,742	6,315,377
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)	-	-	155,154	334,789
After Other Financing Sources (Uses)				
Fund balance - beginning (unaudited)			-	
Fund balance - ending			\$ 155,154	

Asturia
Operating Account - Bank Reconciliation
August 31, 2025

	Operating Acct (Bank United)	Operating Acct (Southstate Bank)
<i>Balance Per Bank Statements</i>	\$ 186,017.27	\$ 412,864.51
Plus: Deposits In Transit	-	-
Less: Outstanding Checks	(39,119.66)	-
<i>Adjusted Bank Balance</i>	<u><u>\$ 146,897.61</u></u>	<u><u>\$ 412,864.51</u></u>
 <i>Beginning Balance Per Books</i>	 \$ 125,546.38	 \$ 430,921.83
Cash Deposits & Credits	126,142.64	1,177.82
Cash Disbursements & Transfers	(104,791.41)	(19,235.14)
<i>Balance Per Books</i>	<u><u>\$ 146,897.61</u></u>	<u><u>\$ 412,864.51</u></u>

Astoria
Check Register - SouthState Bank - Operating Account
FY2025

Date	Number	Payee	Memo	Payment	Deposit	Balance
6/30/2025			EOY BALANCE			-
6/3/2025			Deposit		2,985.00	2,985.00
6/26/2025			Deposit		330.00	3,315.00
6/26/2025			To open new Southstate Bank Account		445,913.00	449,228.00
6/30/2025				-	449,228.00	449,228.00
7/1/2025	070125ACH	Frontier Communications	Eagan,MN55121-2879 Jun 07 - Jul 06, 2025	94.48		449,133.52
7/10/2025	071025ACH1	Pasco County Utilities Services Branch		4,212.72		444,920.80
7/10/2025	071025ACH	Frontier Communications	Eagan,MN55121-2879	99.49		444,821.31
7/15/2025	071525ACH	Duke Energy		13,973.05		430,848.26
7/18/2025			Deposit		90.00	430,938.26
7/28/2025	072825ACH	Pasco County Utilities Services Branch	15301 AVILES PARKWAY 5/19/2025 to 6/18/2025	16.43		430,921.83
7/31/2025	612	Southstate Bank	Analysis fee	76.11		430,845.72
7/31/2025	612	Southstate Bank	Analysis fee refunded		76.11	430,921.83
7/31/2025				18,472.28	166.11	430,921.83
8/5/2025			Deposit		370.00	431,291.83
8/7/2025	080725ACH1	Duke Energy		14,006.88		417,284.95
8/7/2025	080725ACH	Pasco County Utilities Services Branch		5,025.24		412,259.71
8/13/2025	081325ACH	Frontier Communications	Eagan,MN55121-2879	99.99		412,159.72
8/18/2025			Deposit		435.00	412,594.72
8/19/2025	081925ACH	COASTAL WASTE & RECYCLING - SW	Reference: MONTHLY - WASTE COLLECTION-Aug 2025. https://clientname(FILLIN).payableslockbox.com/Do	103.03		412,491.69
8/31/2025			Interest		372.82	412,864.51
8/31/2025				19,235.14	1,177.82	412,864.51

Astoria
Check Register - Operating Account
FY2025

Date	Number	Payee	Memo	Payment	Deposit	Balance
9/30/2024			EOY BALANCE			90,239.58
10/1/2024	100346	Best Termite and Pest Control, Inc.	Invoice: 1291767 (Reference: Commercial Pest Control Monthly - 09.19.24.)	55.00		90,184.58
10/1/2024	1086	Waterside Outdoor Furniture	10 Chaise Lounges, 22 Dining Chairs	9,646.00		80,538.58
10/2/2024	ACH100224	Frontier	Service 09/07/24 - 10/06/24	83.47		80,455.11
10/2/2024			Funds Transfer		100,000.00	180,455.11
10/2/2024	100347	Jimerson Birr, PA	Invoice: 00221495 (Reference: Legal Service 9.24.)	232.00		180,223.11
10/2/2024	100348	Blue Water Aquatics, Inc.	Invoice: 32317 (Reference: Aquatic Maintenance Sept. 2024.)	1,370.00		178,853.11
10/2/2024	100349	Complete IT Corp	Invoice: B688CC27-0020 (Reference: CIT Hosted Phone Seat Sept. 2024.)	38.10		178,815.01
10/2/2024	100350	Suncoast Pool Service	Invoice: 10613 (Reference: Monthly Pool Service 10.24.)	1,027.00		177,788.01
10/2/2024	100351	RedTree Landscape Systems, LLC	Invoice: 19084 (Reference: Monthly Landscape - 10.24.)	12,975.00		164,813.01
10/4/2024	100424ACH1	ADP, Inc.	Payroll Processing Fees	115.61		164,697.40
10/7/2024	0ACH100724	Coastal Waste & Recycling, Inc.	Monthly Fee - Oct 2024	89.71		164,607.69
10/10/2024	ACH101024	BANK UNITED VISA CC		1,021.95		163,585.74
10/11/2024	101124ACH1	ADP, Inc.	Payroll Tax 9/21/24 - 10/04/24	554.22		163,031.52
10/11/2024	101124ACH2	Donald J. Foltz	P/R BOS Meeting 9/24/24	184.70		162,846.82
10/11/2024	101124ACH3	Jean-Jacques Darius	P/R BOS Meeting 9/24/24	184.70		162,662.12
10/11/2024	101124ACH4	Jonathan Tietz	P/R BOS Meeting 9/24/24	184.70		162,477.42
10/11/2024	101124ACH5	Krystal Osterag	PR 9/21/24 - 10/4/24	701.86		161,775.56
10/11/2024	101124ACH6	Samuel W. Everett	PR 9/21/24 - 10/4/24	1,491.81		160,283.75
10/11/2024	101124ACH7	Samuel Whitten	P/R BOS Meeting 9/24/24	184.70		160,099.05
10/11/2024	134	Susan Coppa	P/R BOS Meeting 9/24/24	160.70		159,938.35
10/11/2024	101124ACH8	ADP, Inc.	Workers Comp	81.81		159,856.54
10/15/2024	100352	Jimerson Birr, PA	Invoice: 00221844 (Reference: Legal Service 9.24.)	174.00		159,682.54
10/15/2024	100353	RedTree Landscape Systems, LLC	Invoice: 19059 (Reference: Seasonal Flowers.)	4,812.50		154,870.04
10/16/2024	100354	Vesta District Services	Invoice: 422528 (Reference: Monthly District Services 10.24.)	4,000.00		150,870.04
10/17/2024	01ACH101724	Duke Energy Payment Processing	0000 Aviles PKY Lite 08.24.24-09.23.24	1,986.08		148,883.96
10/17/2024	02ACH101724	Duke Energy Payment Processing	000 Promenade PKY Lite 08.24.24-09.23.24	294.48		148,589.48
10/17/2024	03ACH101724	Duke Energy Payment Processing	000 Promenade PKY Lite 08.24.24-09.23.24	99.45		148,490.03
10/17/2024	100355	SchoolNow	Invoice: INV-SN-247 (Reference: Website Hosting.)	1,537.50		146,952.53
10/17/2024	100356	Cleaning Commandos	Invoice: 000145 (Reference: Consumables.)	79.18		146,873.35
10/17/2024	100357	RedTree Landscape Systems, LLC	Invoice: 19285 (Reference: Irrigation Repairs, Wire Nuts, Decoders, Solenoids.)	2,245.00		144,628.35
10/18/2024	101824ACH1	ADP, Inc.	Payroll Processing Fees	126.86		144,501.49
10/21/2024	01ACH102124	Duke Energy Payment Processing	14721 State Road 54 Lite 8/24/24 - 9/23/24	5,473.19		139,028.30
10/21/2024	02ACH102124	Duke Energy Payment Processing	0000 Aviles PKY Lite PH2 A&B SL 8/24/24 - 9/23/24	2,536.70		136,491.60
10/21/2024	03ACH102124	Duke Energy Payment Processing	14575 Promenade PKWY Amenity Center 8/24/24 - 9/23/24	1,396.23		135,095.37
10/21/2024	04ACH102124	Duke Energy Payment Processing	14575 Promenade PKY Pool 8/24/24 - 9/23/24	928.76		134,166.61
10/21/2024	05ACH102124	Duke Energy Payment Processing	14731 State Road 54 8/24/24 - 9/23/24	30.80		134,135.81
10/21/2024	06ACH102124	Duke Energy Payment Processing	15233 Renaissance Ave Irrigation 8/24/24 - 9/23/24	30.80		134,105.01
10/21/2024	07ACH102124	Duke Energy Payment Processing	15121 Aviles PKWY Pump 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 Repair Svcs	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 Services	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 Collector	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 Pkway & R...	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 Repair Svcs	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 OPPORTUNIT	FY 24-25 Special District State Fee	175.00		175,396.97
11/25/2024	1092	Mike Fasano, Pasco County Tax Collector	Asturia Parcel #26-26-17-0050-00Y00-0000	1,337.16		174,059.81
11/26/2024	100379	Phenominal Exercise Equipment Repair Svcs	Invoice: 245293 (Reference: Life Fitness LCGX spin bike Crank assbly, Leg Extension Pad Adjuster...	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 Services	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
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
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
12/17/2024	01ACH121724	Duke Energy Payment Processing	15121 Aviles PKWY Pump Irrigatio 10.26.24 - 11.22.24	30.80	1,775,984.83
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 Services	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 Services	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 Services	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 Repair Svcs	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 Req...	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	Phenomal Exercise Equipment Repair Svcs	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 Services	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 Services	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 - SW	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 2/28/2025/	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 4	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 Repair Serv	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 Repair Serv	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, Inc.	Plumbing-paid by manual ck 4/23/2025 mlj	1,329.00		77,683.68
4/23/2025	1909	Ierna's Heating, Cooling & Plumbing, Inc.	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 - SW	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 - SW	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 - SW	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 Repair Serv	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 Collector	Reference: Asturia CDD Postage Assesment. https://clientname(FILLIN).payableslockbox.com/DocView/	297.09		211,486.51
6/20/2025	100006	Phenomenal Exercise Equipment Repair Serv	Service Call on treadmill repairs	352.68		211,133.83

6/20/2025	100007	RedTree Landscape Systems		45,610.16		165,523.67
6/23/2025	062325ACH1	Pasco County Utilities Services Branch	14859 CARAVAN AVENUE 4/18/2025 to 5/19/2025	7.29		165,516.38
6/23/2025	062325ACH2	Pasco County Utilities Services Branch	14450 PROMENADE PARKWAY 4/18/2025 to 5/19/2025	133.65		165,382.73
6/23/2025	062325ACH3	Pasco County Utilities Services Branch	14700 TRAILS EDGE BOULEVARD 4/18/2025 to 5/19/2025	20.25		165,362.48
6/23/2025	062325ACH4	Pasco County Utilities Services Branch	2830 LONG BOW WAY 4/18/2025 to 5/19/2025	85.86		165,276.62
6/23/2025	062325ACH5	Pasco County Utilities Services Branch	14400 TRAILS EDGE BOULEVARD 4/18/2025 to 5/19/2025	14.58		165,262.04
6/23/2025	062325ACH6	Pasco County Utilities Services Branch	2995 LONG BOW WAY 4/18/2025 to 5/19/2025	28.35		165,233.69
6/23/2025	062325ACH7	Pasco County Utilities Services Branch	0 PROMENADE PARKWAY 4/18/2025 to 5/19/2025	146.61		165,087.08
6/23/2025	062325ACH8	Pasco County Utilities Services Branch	15381 AVILES PARKWAY 4/18/2025 to 5/19/2025	21.87		165,065.21
6/23/2025	062325ACH9	Pasco County Utilities Services Branch	15121 AVILES PARKWAY 4/18/2025 to 5/19/2025	12.96		165,052.25
6/23/2025	062325ACH10	Pasco County Utilities Services Branch	15233 RENAISSANCE AVENUE 4/18/2025 to 5/19/2025	14.58		165,037.67
6/23/2025	062325ACH11	Pasco County Utilities Services Branch	15246 CARAVAN AVENUE 4/18/2025 to 5/19/2025	31.59		165,006.08
6/23/2025	062325ACH12	Pasco County Utilities Services Branch	15050 CARAVAN AVENUE 4/18/2025 to 5/19/2025	53.46		164,952.62
6/23/2025	062325ACH13	Pasco County Utilities Services Branch	14577 PROMENADE PARKWAY 4/18/2025 to 5/19/2025	76.95		164,875.67
6/23/2025	062325ACH14	Pasco County Utilities Services Branch	14575 PROMENADE PARKWAY 4/18/2025 to 5/19/2025	3,659.92		161,215.75
6/23/2025	062325ACH15	Pasco County Utilities Services Branch	14502 PROMENADE PARKWAY 4/18/2025 to 5/19/2025	67.98		161,147.77
6/23/2025	062325ACH20	Pasco County Utilities Services Branch	15301 AVILES PARKWAY 5/13/2025 to 5/19/2025	217.05		160,930.72
6/23/2025	062325ach	ADP	6-23-25 amenity mgr pr	784.77		160,145.95
6/23/2025	062325ach	ADP	workers comp	30.53		160,115.42
6/23/2025	062325ACH	Pasco County Utilities Services Branch	14915 AVILES PARKWAY 4/18/2025 to 5/19/2025	187.92		159,927.50
6/26/2025	100008	Cleaning Commandos LLC	Invoice: 000154 (Reference: June 2025 cleanings & Consumables.) Invoice: july 2025 (Reference:	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 Repair Serv	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	FI 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 - SW	Invoice: 0000981811 (Reference: Payment on Invoice 0000913681.) Invoice: 0001033818 (Reference:	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 (Referenc	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 / INSTALLATION.)	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 Mic	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 transaction	600.69		126,376.82
7/31/2025	073125ach2	ADP	VOID: BOS MTG 7/8/25			126,376.82
7/31/2025	073125ach3	ADP	Workshop 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 transactions)	2,598.00		122,263.32
7/31/2025	1898	Judy Carland	Reimbursement	97.37		122,165.95

7/31/2025	1901	Susan Coppa	Reimbursement	151.39		122,014.56
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		121,882.78
7/31/2025	615	ADP	5 BOS payments credited - Payroll correction		1,130.60	123,013.38
7/31/2025				42,016.25	7,926.40	123,013.38
8/1/2025	080125ach	ADP	adp fees	623.00		122,390.38
8/4/2025	100026	Best Termite and Pest Control Inc	Invoice: 1344968 (Reference: Commercial Pest Control Monthly.)	55.00		122,335.38
8/5/2025	100027	Site Masters of Florida, LLC	Invoice: 072125-3 (Reference: Removed 10? wide section of shrub row on east side of fence and regr	2,200.00		120,135.38
8/5/2025	100028	Kilinski Van Wyk PLLC	Invoice: 12555 (Reference: General Legal Professional Service-Jul-25.) Invoice: 12556 (Referenc	2,011.50		118,123.88
8/5/2025	100029	Kai Connected, LLC	Invoice: 4687 (Reference: Professional Management Services Prorate Monthly Management Fee July-202	2,106.19		116,017.69
8/8/2025	100030	Office Pride	Invoice: Inv-275193 (Reference: Day Porter Services 3x per week.)	1,645.40		114,372.29
8/8/2025	100031	Suncoast Pool Service	Invoice: 11066A (Reference: Swimming Pool Service including chemical balance, debris removal from	2,054.00		112,318.29
8/8/2025	100032	Blue Water Aquatics, Inc	Invoice: 33847 (Reference: Aquatic Services-July.)	1,370.00		110,948.29
8/8/2025	100033	RedTree Landscape Systems	Invoice: 30629 (Reference: Irrigation repairs.) Invoice: 30633 (Reference: Irrigation repairs.	1,204.90		109,743.39
8/8/2025	100034	Americans Commercial Pool Service	Invoice: 3144 (Reference: Monthly Pool Service-Aug.)	2,760.00		106,983.39
8/8/2025	100035	Kai Connected, LLC	Invoice: 4688 (Reference: Professional Management Services Prorate Monthly Management Fee July-202	20,208.35		86,775.04
8/11/2025	100036	Alphagraphics Tampa Print	Invoice: 251619 (Reference: Asturia CDD Letters,Window Envelopes -Fold Insert Seal letters,Deliver	1,228.68		85,546.36
8/13/2025	100037	Suncoast Pool Service	Invoice: 11131A (Reference: Swimming Pool Service including chemical balance, debris removal from	513.50		85,032.86
8/15/2025	616	ADP	Donald Fultz 7/22/25 workshop, 8/12/25 BOS meeting, Judy Carland 8/15/25 PR	1,684.70		83,348.16
8/15/2025	616	ADP	Donald Fultz 7/22/25 workshop, 8/12/25 BOS meeting, Judy Carland 8/15/25 PR	292.50		83,055.66
8/15/2025	616	ADP	Donald Fultz 7/22/25 workshop, 8/12/25 BOS meeting, Judy Carland 8/15/25 PR	61.25		82,994.41
8/21/2025	100038	Kai	Invoice: 20592 (Reference: Service Area Amenity Management.) Invoice: 20593 (Reference: Service	23,333.32		59,661.09
8/22/2025			Funds Transfer		125,000.00	184,661.09
8/25/2025	100039	Kai	Invoice: 20708 (Reference: Ramp amazon dog waste bags.) Invoice: 20751 (Reference: Ramp amazon	1,082.81		183,578.28
8/25/2025	100040	RedTree Landscape Systems	Invoice: 30497 (Reference: Landscape Maintenance:Grounds Maintenance Services.)	13,364.25		170,214.03
8/28/2025	100041	Cleaning Commandos LLC	Invoice: aug 2025 (Reference: Aug 2025 cleaning & consumables.)	1,460.00		168,754.03
8/28/2025	100042	RedTree Landscape Systems	Invoice: 30906 (Reference: Pine Bark Mulch Installation:.) Invoice: 30924 (Reference: Irrigatio	21,201.10		147,552.93
8/29/2025	616	ADP	Judy Carland 8/29/25 PR	440.51		147,112.42
8/29/2025	616	ADP	Judy Carland 8/29/25 PR	72.98		147,039.44
8/29/2025	616	ADP	Judy Carland 8/29/25 PR	130.37		146,909.07
8/29/2025	616	ADP	Judy Carland 8/29/25 PR	23.50		146,885.57
8/31/2025		Interest	Interest		12.04	146,897.61
8/31/2025				101,127.81	125,012.04	146,897.61

EXHIBIT 25

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Asturia Community Development District
Budget Variance Report
8/31/2025

	ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	Notes
Payroll taxes - FICA	1,377	1,262	4,642	(3,379)	Includes work comp and payroll service fees - no budget lines for these expenditures
Management Consulting	48,000	44,000	44,361	(361)	Additional \$361 billed from prior mgmt. co for expense reimbursement includes \$1228 for CDD letters-no budget line for mailings; Vesta \$1822 billed for legal advertising; other
Legal Advertising	1,500	1,375	4,862	(3,487)	legal advertising bills less than \$500 \$103 billed per month. Two bills entered for Feb. Kai correctly entered and paid bill in Feb that was due. Prior management company records appear to have the bill booked but not a payment. Contacted Coastal Waste, account is not overpaid. It seems likely that the A/P needs to be adjusted from prior management
Garbage - Recreation Facility	1,100	1,008	1,208	(200)	company records 14575 Promenade Parkway and 14502 Promenade Parkway bills-no significant swings. Prior management
Potable Water	15,000	13,750	23,272	(9,522)	company did not split water bills. Reclaimed water is therefore under budget Mapping district valve and meter locations \$4000 - other various R&M reclassified from prior management
R&M Irrigation	10,000	9,167	9,849	(683)	company coded to landscape-irrigation
Landscape - Irrigation	12,000	11,000	11,240	(240)	\$1000 billed per month to Dec 24; \$1030 billed per month thereafter \$2200 invoice for troubleshooting signage to Ntegrity Electric LLC coded to holiday décor Oct 24 by prior
Holiday Lighting & Décor	2,140	1,962	4,300	(2,338)	management company. Does this need reclassified?
Pool Maintenance	13,560	12,430	14,363	(1,933)	Monthly pool maintenance increased from \$1027 to \$2760 per month in July (with
Cleaning - Contract	16,000	14,667	29,875	(15,208)	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 Treadmill Deck, Running Belts, Bar & Center Pods upgrade/repair Oct 24 \$3755 - all other charges billed by
R&M Fitness Equipment	4,500	4,125	8,657	(4,532)	Phenomenal Exercise Equipment Repair Svcs for maintenance and repairs
Amenity Maintenance and Repairs	10,000	9,167	9,464	(297)	\$2375 leak repair at pool and other miscellaneous maintenance and repair bills
Pool Furniture Repair and Replacement	4,000	3,667	14,069	(10,402)	25 chaise lounges & 6 Minnetonka arm chairs \$11,963 Oct 24; Patio umbrella and ADA chair repair
Dog Park Maintenance	500	458	2,333	(1,875)	Dog park removal of shrubs
Office Supplies	600	550	899	(349)	CyberPower Sinewave Battery Backup \$560

EXHIBIT 26

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Asturia Community Development District

Paid Operation & Maintenance Expenditures

8/31/2025

Date	Check/ ACH Number	Payee	Memo	Payment
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		\$ 4,212.72
7/10/2025	071025ACH	Frontier Communications	Eagan,MN55121-2879	\$ 99.49
7/15/2025	071525ACH	Duke Energy		\$ 13,973.05
7/28/2025	072825ACH	Pasco County Utilities Services Branch	15301 AVILES PARKWAY 5/19/2025 to 6/18/2025	\$ 16.43
8/7/2025	080725ACH1	Duke Energy		\$ 14,006.88
8/7/2025	080725ACH	Pasco County Utilities Services Branch		\$ 5,025.24
8/13/2025	081325ACH	Frontier Communications	Eagan,MN55121-2879	\$ 99.99
8/19/2025	081925ACH	COASTAL WASTE & RECYCLING - SW	Reference: MONTHLY - WASTE COLLECTION-Aug 2025. https://clientname(FILLIN).payableslockbox.com/Do	\$ 103.03
8/1/2025	080125ach	ADP	adp fees	\$ 623.00
8/4/2025	100026	Best Termite and Pest Control Inc	Invoice: 1344968 (Reference: Commercial Pest Control Monthly.)	\$ 55.00
8/5/2025	100027	Site Masters of Florida, LLC	Invoice: 072125-3 (Reference: Removed 10? wide section of shrub row on east side of fence and regr	\$ 2,200.00
8/5/2025	100028	Kilinski Van Wyk PLLC	Invoice: 12555 (Reference: General Legal Professional Service-Jul-25.) Invoice: 12556 (Referenc	\$ 2,011.50
8/5/2025	100029	Kai Connected, LLC	Invoice: 4687 (Reference: Professional Management Services Prorate Monthly Management Fee July-202	\$ 2,106.19
8/8/2025	100030	Office Pride	Invoice: Inv-275193 (Reference: Day Porter Services 3x per week.)	\$ 1,645.40
8/8/2025	100031	Suncoast Pool Service	Invoice: 11066A (Reference: Swimming Pool Service including chemical balance, debris removal from	\$ 2,054.00
8/8/2025	100032	Blue Water Aquatics, Inc	Invoice: 33847 (Reference: Aquatic Services-July.)	\$ 1,370.00
8/8/2025	100033	RedTree Landscape Systems	Invoice: 30629 (Reference: Irrigation repairs.) Invoice: 30633 (Reference: Irrigation repairs.	\$ 1,204.90
8/8/2025	100034	Americans Commercial Pool Service	Invoice: 3144 (Reference: Monthly Pool Service-Aug.)	\$ 2,760.00
8/8/2025	100035	Kai Connected, LLC	Invoice: 4688 (Reference: Professional Management Services Prorate Monthly Management Fee July-202	\$ 20,208.35
8/11/2025	100036	Alphagraphics Tampa Print	Invoice: 251619 (Reference: Asturia CDD Letters,Window Envelopes -Fold Insert Seal letters,Deliver	\$ 1,228.68
8/13/2025	100037	Suncoast Pool Service	Invoice: 11131A (Reference: Swimming Pool Service including chemical balance, debris removal from	\$ 513.50
8/15/2025	616	ADP	Donald Fultz 7/22/25 workshop, 8/12/25 BOS meeting, Judy Carland 8/15/25 PR	\$ 1,684.70
8/15/2025	616	ADP	Donald Fultz 7/22/25 workshop, 8/12/25 BOS meeting, Judy Carland 8/15/25 PR	\$ 292.50
8/15/2025	616	ADP	Donald Fultz 7/22/25 workshop, 8/12/25 BOS meeting, Judy Carland 8/15/25 PR	\$ 61.25
8/21/2025	100038	Kai	Invoice: 20592 (Reference: Service Area Amenity Management.) Invoice: 20593 (Reference: Service	\$ 23,333.32
8/25/2025	100039	Kai	Invoice: 20708 (Reference: Ramp amazon dog waste bags.) Invoice: 20751 (Reference: Ramp amazon	\$ 1,082.81
8/25/2025	100040	RedTree Landscape Systems	Invoice: 30497 (Reference: Landscape Maintenance:Grounds Maintenance Services.)	\$ 13,364.25

8/28/2025	100041	Cleaning Commandos LLC	Invoice: aug 2025 (Reference: Aug 2025 cleaning & consumables.)	\$ 1,460.00
8/28/2025	100042	RedTree Landscape Systems	Invoice: 30906 (Reference: Pine Bark Mulch Installation:.) Invoice: 30924 (Reference: Irrigatio	\$ 21,201.10
8/29/2025	616	ADP	Judy Carland 8/29/25 PR	\$ 440.51
8/29/2025	616	ADP	Judy Carland 8/29/25 PR	\$ 72.98
8/29/2025	616	ADP	Judy Carland 8/29/25 PR	\$ 130.37
8/29/2025	616	ADP	Judy Carland 8/29/25 PR	\$ 23.50
				\$ 138,759.12

EXHIBIT 27

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1 **MINUTES OF MEETING**

2 **ASTURIA**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Asturia Community Development District
5 was held on Tuesday, September 9, 2025 at 6:00 p.m. at Asturia Clubhouse 14575 Promenade Pkwy.,
6 Odessa, FL 33556.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Dilley called the meeting to order at 5:40 p.m. and conducted roll call.

9 Present and constituting a quorum were:

10 Susan Coppa	Board Supervisor, Chairwoman
11 Jonathan Tietz (<i>joined 5:55 p.m.</i>)	Board Supervisor, Vice Chairman
12 Jesse Lamb	Board Supervisor, Assistant Secretary
13 Samuel Whitten (<i>joined 5:44 p.m.</i>)	Board Supervisor, Assistant Secretary
14 Donald Foltz	Board Supervisor, Assistant Secretary

15 Also in attendance:

16 Heather Dilley	District Manager, Kai
17 Gary Schwartz	District Field Manager, Kai
18 Lindsay Moczynski	District Counsel, Kilinski Van Wyk
19 Barbara Kelshaw	Court Reporter, Parliamentary Reporting
20 Chris Thompson	Aquatics Vendor, Blue Water Aquatics
21 Doug Fitzhenry	Aquatics Vendor, Blue Water Aquatics
22 Pete Ludacano	Landscaping Vendor, RedTree Landscaping
23 Matt Olson	Landscaping Vendor, RedTree Landscaping
24 John Burkett	Landscaping Vendor, RedTree Landscaping
25 Kevin Englert	Landscaping Vendor, United Land Services

26 *The following is a summary of the discussions and actions taken at the September 9, 2025 Asturia CDD*
27 *Board of Supervisors Regular Meeting.*

28 **SECOND ORDER OF BUSINESS – Pledge of Allegiance**

29 Ms. Dilley led all present in reciting the Pledge of Allegiance.

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

32 There were approximately 10 audience members present, and 6 attended via zoom.

33 **FOURTH ORDER OF BUSINESS – Shade Session of Lawsuit with the District and RIPA &**
34 **Associates**

35 A. Open Shade Session

36 On a MOTION by Ms. Coppa, SECONDED by Mr. Lamb, WITH ALL IN FAVOR, the Board opened the
37 **Shade Session of Lawsuit with the District and RIPA & Associates**, for the Asturia Community
38 Development District.

39 B. Board Discussion of Lawsuit with the District and RIPA & Associates

40 a. Exhibit 1: Affidavit of Publication – August 29, 2025

41 The attorney-client shade session, which is closed to the public, is being held pursuant to
42 Section 286.011(8), Florida Statutes, and relates to advice on pending litigation
43 expenditures and litigation strategy related to *Asturia Community Development District v.*
44 *RIPA & Associates, LLC*, Case Number 2024-CC-005917-CCAXWS, pending in the Sixth
45 Judicial Circuit, County Civil Division in Pasco County, FL. The subject matter of the
46 closed attorney-client shade session shall be confined to settlement negotiations or strategy
47 sessions related to litigation expenditures. The persons attending the next shade session are
48 expected to be the following: Lindsay Moczynski; Heather Dilley, District Manager; Susan

49 Coppa; Jonathan Robert Tietz; Jesse Lamb; Samuel Whitten, Donald Foltz; and a court
50 reporter. The attorney-client shade session is anticipated to last 30 minutes, and will be
51 transcribed by a court reporter.

52 C. Close Shade Session

53 On a MOTION by Mr. Foltz, SECONDED by Mr. Tietz, WITH ALL IN FAVOR, the Board closed the
54 **Shade Session of Lawsuit with the District and RIPA & Associates**, for the Asturia Community
55 Development District.

56 **FIFTH ORDER OF BUSINESS – Staff Reports**

57 A. District Engineer

58 There being none, the next item followed.

59 B. Land Use Counsel

60 There being none, the next item followed.

61 **SIXTH ORDER OF BUSINESS –Business Items**

62 A. Exhibit 2: Consideration of Community Sign Audit

63 Ms. Dilley presented the sign proposal from Rومانer Graphics in the amount \$11,025.00.

64 On a MOTION by Mr. Foltz, SECONDED by Mr. Tietz, WITH ALL IN FAVOR, the Board approved the
65 **Rومانer Graphics – Sign Proposal in the amount \$11,025.00**, for the Asturia Community Development
66 District.

67 B. Consideration of Landscaping & Irrigation Maintenance Proposals

68 Ms. Dilley presented the proposals for the Landscaping & Irrigation Maintenance Proposals.

69 The present vendors introduced themselves to the board.

70 The total from the board’s grading sheets are as follows.

71 a. Exhibit 3: RedTree Landscape Systems - 406

72 b. Exhibit 4: JNR Landscape Management - 396

73 c. Exhibit 5: United Land Services - 403

74 d. Exhibit 6: Affidavit of Publication – August 20, 2025

75 Mr. Whitten made a motion to award the Landscaping & Irrigation Maintenance to RedTree
76 Landscape Systems for one year. Mr. Foltz opposed the motion.

77 On a MOTION by Mr. Whitten, SECONDED by Mr. Tietz, WITH ONE OPPOSED, the Board awarded
78 the **Landscaping & Irrigation Maintenance to RedTree Landscape Systems for one year**, for the
79 Asturia Community Development District.

80 C. Discussion on Street Parking on Promenade

81 Mr. Lamb made a motion to authorize District Counsel to move forward with parking and towing
82 policies with the Chair as the liaison. Mr. Whitten opposed to the motion.

83 On a MOTION by Mr. Lamb, SECONDED by Mr. Tietz, WITH ONE OPPOSED, the Board approved
84 **authorizing District Counsel to move forward with parking and towing policies with the Chair as the**
85 **liaison**, for the Asturia Community Development District.

86 Discussion on District Management Services

87 Mr. Lamb made a motion to amend the agenda to include a discussion on District Management services,
88 contracts, and proposals.

89 On a MOTION by Mr. Lamb, SECONDED by Mr. Tietz, WITH ALL IN FAVOR, the Board approved to
90 **amend the agenda to include a discussion on District Management services, contracts, and proposals,**
91 **for the Asturia Community Development District.**

92 Ms. Moczynski presented the submitted packages from three vendors (GMS, Inframark, and Anchor Stone).

93 A board discussion ensued and majority selected GMS. The floor was then opened for public comments on
94 the change in District Management. There being none, Ms. Coppa made a motion to invite Anchor Stone
95 and GMS to present at the upcoming workshop and schedule a special meeting to decide which vendor will
96 be awarded for District Management services.

97 On a MOTION by Ms. Coppa, SECONDED by Mr. Lamb, WITH ALL IN FAVOR, the Board approved
98 to **invite Anchor Stone and GMS to present at the upcoming workshop and schedule a special meeting**
99 **to decide which vendor will be awarded for District Management services,** for the Asturia Community
100 Development District.

101 Ms. Coppa made a motion to amend the prior to award GMS the District Management services with further
102 negotiations to the contract.

103 On a MOTION by Ms. Coppa, SECONDED by Mr. Foltz, WITH ALL IN FAVOR, the Board approved to
104 **amend the prior to award GMS the District Management services with further negotiations to the**
105 **contract,** for the Asturia Community Development District.

106 **SEVENTH ORDER OF BUSINESS – Vendor Reports**

107 A. Exhibit 7: Blue Water Aquatic Services – Pond Treatment Reports

108 Blue Water Aquatics presented the reports and provided updates to the board.

109 B. Exhibit 8: Red Tree Landscape & Irrigation – Irrigation Report

110 C. Exhibit 9: Americans Commercial Pool Service – Service Completion Report

111 **EIGHTH ORDER OF BUSINESS – Staff Reports (Continued)**

112 A. Field Manager

113 a. Exhibit 10: Field Report

114 Mr. Schwartz provided updates to the board.

115 b. Consideration of Walkway Bridges Repair Proposals

116 Mr. Tietz made a motion to table the Walkway Bridges Repair Proposals. The board
117 requested for another proposal.

118 • Exhibit 11: Florida Commercial Care – Removal and Replacement of Wood
119 Decking (only repairs to most damaged areas) for bridge located next to 14869
120 Caravan Ave. - \$7,350.20

121 • Exhibit 12: Florida Commercial Care – Removal and Replacement of Wood
122 Decking (only repairs to most damaged areas) for bridge located next to 15241
123 Renaissance Ave. - \$14,311.43

On a MOTION by Mr. Tietz, SECONDED by Mr. Foltz, WITH ALL IN FAVOR, the Board tabled the **Walkway Bridges Repair Proposals**, for the Asturia Community Development District.

B. District Counsel

a. Discussion of Possible Conflict with Pasco County

A board discussion ensued regarding a possible conflict with Pasco County, focusing on a dispute regarding green space and property boundaries.

Mr. Lamb made a motion to approve the District Counsel to work with Mr. Tietz and the Land Use Counsel to file a conflict resolution regarding Lantower.

On a MOTION by Mr. Lamb, SECONDED by Mr. Tietz, WITH ALL IN FAVOR, the Board approved **District Counsel to work with Mr. Tietz and the Land Use Counsel to file a conflict resolution regarding Lantower**, for the Asturia Community Development District.

C. District Manager

There being none, the next item followed.

NINTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 13: Consideration for Acceptance – The Unaudited June 2025 Financials

The board did not accept the financials.

a. Exhibit 14: Variance Report for June 2025

b. Exhibit 15: Operation and Maintenance Expenditure Report for June 2025

B. Exhibit 16: Consideration for Acceptance – The Unaudited July 2025 Financials

The board did not accept the financials.

a. Exhibit 17: Variance Report for July 2025

b. Exhibit 18: Operation and Maintenance Expenditure Report for July 2025

C. Exhibit 19: Consideration for Approval – The Meeting Minutes of the Boards Supervisors Public Hearing and Regular Meeting Held on August 12, 2025

On a MOTION by Mr. Tietz, SECONDED by Ms. Coppa, WITH ALL IN FAVOR, the Board approved **Item C of the Consent Agenda**, for the Asturia Community Development District.

TENTH ORDER OF BUSINESS – Action Items Summary

A. Management Tasks

Ms. Dilley provided updates to the board.

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

ELEVENTH ORDER OF BUSINESS – Supervisors Requests

A Supervisor discussed ongoing issues with the HOA and POA, particularly their inability to enforce parking rules and a new proposal to prohibit basketball hoops in driveways.

A Supervisor requested that the November and December workshops be canceled due to planned absences, but it was suggested to leave them on the schedule for now and let the new management company decide if they are needed.

A Supervisor requested an update on the Christmas light vendor.

A Supervisor mentioned organizing a work party to assemble and install new umbrellas.

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

A resident raised the issue of chemicals being sprayed in the dog park without proper notification.

Residents raised concerns about the quality of grass and landscaping.

THIRTEENTH ORDER OF BUSINESS – Next Workshop Confirmation, Reschedule, or Cancellation: September 23, 6:00 p.m.

FOURTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: October 14, 6:00 p.m.

The board confirmed regular board meeting on October 14th at 6:00 p.m. except for Mr. Foltz who may be tentatively attending the meeting.

FIFTEENTH 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. Whitten, WITH ALL IN FAVOR, the Board **adjourned the meeting at 8:33 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

Title: ☐ Secretary ☐ Assistant Secretary
Chairman

Printed Name

Title: ☐ Chairwoman ☐ Vice