**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

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## 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 RedTree - Landscape and Irrigation Maintenance Services Agreement Exhibit 1
        a. Exhibit A - Scope of Services
        b. Exhibit B - Map of Landscape and Pond Maintenance
        c. Exhibit C - Forms
        d. Exhibit D - Contractor's Bid Pricing
        e. Exhibit E – Anti-Human Trafficking Affidavit
    B. Discussion on Blue Water Aquatics – Pond Maintenance Contract Auto Renewal and Rate Adjustment

**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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Donald Foltz - Assistant Secretary

**District Staff:**
Heather Dilley - District Manager
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Amy Palmer - District Engineer

C. Consideration for Adoption – **Resolution 2026-01**, Appointing and Fixing Compensation for the District Manager — Exhibit 2

D. Consideration for Adoption – **Resolution 2026-02**, Election of Officers — Exhibit 3

E. Consideration for Adoption – **Resolution 2026-03**, Designating Authorized Signatories — Exhibit 4

F. Consideration for Adoption – **Resolution 2026-04**, Designating the Primary Administrative Office and Principal Headquarters for the District — Exhibit 5

G. Consideration for Adoption – **Resolution 2026-05**, District Objectives and Goals — Exhibit 6

a. Performance Measures/Standards & Annual Reporting Form — Exhibit 7

H. Consideration for Approval – Christmas Lights & GFCI Outlet

a. Tampa Holiday Lighting – Christmas Lights - $2,660.00 — Exhibit 8

b. DGT Electric – GFCI Outlet - $475.00 — Exhibit 9

6. Vendor Reports

A. Blue Water Aquatic Services – Pond Treatment Reports — Exhibit 10

B. Red Tree Landscape Systems

a. Landscaping Report — Exhibit 11

b. Irrigation Inspection Reports — Exhibit 12

7. Staff Reports (Continued)

A. Field Manager

a. Field Report — Exhibit 13

b. Consideration of Pool Paver Repair Proposals

- Border Creations - $16,635.00 — Exhibit 14
- Paver Rescue - $15,000.00 — Exhibit 15
- Florida Commercial Care - $14,986.25 — Exhibit 16

c. Consideration of Walkway Bridges Repair Proposals

- Florida Commercial Care – Removal and Replacement of Wood Decking (only repairs to most damaged areas) for bridge located next to 14869 Caravan Ave. - $7,350.20 — Exhibit 17
- Florida Commercial Care – Removal and Replacement of Wood Decking (only repairs to most damaged areas) for bridge located next to 15241 Renaissance Ave. - $14,311.43 — Exhibit 18

**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

- Timber Intentions - Removal and Replacement of Wood Decking (only repairs to most damaged areas) for bridge located at Caravan Ave. and Renaissance Ave. - $9,59500 Exhibit 19

B. District Counsel

C. District Manager

8. Consent Agenda
   A. Consideration for Acceptance – The Unaudited June 2025 Financials Exhibit 20
      a. Variance Report for June 2025 Exhibit 21
      b. Operation and Maintenance Expenditure Report for June 2025 Exhibit 22
   B. Consideration for Acceptance – The Unaudited July 2025 Financials Exhibit 23
      a. Variance Report for July 2025 Exhibit 24
      b. Operation and Maintenance Expenditure Report for July 2025 Exhibit 25
   C. Consideration for Acceptance – The Unaudited August 2025 Financials Exhibit 26
      a. Variance Report for August 2025 Exhibit 27
      b. Operation and Maintenance Expenditure Report for August 2025 Exhibit 28
   D. Consideration for Approval – The Meeting Minutes of the Boards Supervisors Regular Meeting Held on September 9, 2025 Exhibit 29
   E. Ratification of GMS - District Management Services Agreement Exhibit 30
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.

**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:**
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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 |

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

# LANDSCAPE MAINTENANCE CONTRACT

## ASTURIA COMMUNITY DEVELOPMENT DISTRICT
## LANDSCAPE & IRRIGATION MAINTENANCE SERVICES AGREEMENT

**THIS AGREEMENT (**"Agreement") is made and entered into effective the _14th_ day of October 2025, by and between:

**Asturia Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida, and having offices at c/o Kai Connected, LLC, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607[1] ("**District**"); and

**Redtree Landscape Systems, LLC**, a Florida limited liability company, whose address is 5532 Auld Lane, Holiday, Florida 34690 (the "**Contractor**," and collectively with the District, the "**Parties**").

## RECITALS

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

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

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

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

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

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

**2. SCOPE OF SERVICES.** Contractor shall provide the services described in the Scope of Services, attached hereto as **EXHIBIT A** (together, the **"Services**"), which by this reference is incorporated herein. The Services shall be provided to the areas identified in the exhibits attached hereto as **EXHIBIT B1**, which are incorporated herein by this reference (the "**Property**"). Contractor agrees that the areas depicted in the exhibit attached as **EXHIBITS B1** represent the District's best estimate of the Property subject to the Services under this Agreement, but that other areas may also include landscaping that requires maintenance. Contractor agrees that the District may, in its discretion, add up to a half (0.5) acre of landscaping area to the Services, with no adjustment to price, and may add additional acreage of landscaping area to the Services beyond the half (0.5) acre using the unit pricing set forth in **EXHIBIT**

[1] The above-listed mailing address is effective through October 24, 2025. Effective October 25, 2025, the District's mailing address will be as follows: c/o Governmental Management Service-Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619.

**D**. Contractor shall perform the Services consistent with the presently established, high quality standards of The District, and shall assign such staff as may be required for coordinating, expediting, and controlling all aspects of the Services, which will include at a minimum those set forth in **EXHIBIT A**. Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations, and responsibilities are met to the satisfaction of The District, but consistent with the terms of this Agreement. Notwithstanding any other provision of this Agreement, The District reserves the right in its discretion to remove from this Agreement any portion of the Services and to separately contract for such services. In the event the District contracts with a third-party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Services, Contractor agrees that it will be responsible for any such landscaping installed by the third-party, and shall continue to perform all other services comprising the Services, including any future services that apply to the landscaping installed by the third-party or to the areas where services were performed by the third-party.

**3. MANNER OF CONTRACTOR'S PERFORMANCE.**

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

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

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

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

**4. MONITORING OF SERVICES.**

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

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

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

Notwithstanding the foregoing, the Landscape Representative shall monitor and rate the Contractor's performance in accordance with the requirements set out

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

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

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

**7. COMPENSATION; TERM.**

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

b. **Compensation.** Compensation for the Services shall be in the total amount of **One Hundred Sixty Thousand Eighty Dollars and Zero Cents ($160,080.00)** for the Initial Term in monthly installments of **Thirteen Thousand Three Hundred Forty Dollars and Zero Cents ($13,340.00) ("**Compensation**")**, as more specifically described in **EXHIBIT D.** Such Compensation covers the items specified in each respective part of Contractor's Bid Form attached hereto. All additional work or services and related compensation shall be governed by section 7.c. of this Agreement.

c. **Invoicing and Payments.** Contractor shall maintain records conforming to usual accounting practices. Further, Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment

is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et seq. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

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

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

**8. INSURANCE.**

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

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

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

work performed under this Contract.

iii. AUTOMOBILE LIABILITY: Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than $2,000,000.00 combined single limit covering all work performed under this Contract.

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

b. Each insurance policy required by this Contract shall:

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

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

c. The District and its respective staff, supervisors, officers, agents, and consultants shall be named as additional insureds. Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

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

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

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

g. Notices of accidents (occurrences) and notices of claims associated with work

being performed under this Contract shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.

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

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

**9. INDEMNIFICATION.**

a. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its, supervisors, staff, officers, consultants, agents, subcontractors and employees of each and any of all of the foregoing entities and individuals (together, "Indemnitees") from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by the negligence, recklessness, or intentionally wrongful misconduct of the Contractor, or any subcontractor, supplier, or any individual or entity directly or indirectly employed or used by any of the Contractor to perform any of the work. In the event that any indemnification, defense or hold harmless provision of this Contract is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The Contractor shall ensure that any and all subcontractors, and suppliers, include this express paragraph for the benefit of the Indemnitees. This section shall survive any termination of this Agreement.

b. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the Indemnitees, jointly or individually.

c. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**10. ENVIRONMENTAL ACTIVITIES.** Contractor agrees it is licensed, capable and shall use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, Contractor shall immediately notify the District of any chemical or fuel spills. Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Services to be performed by Contractor.

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

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

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

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

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

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

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

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

f. After verifying that delivery is in accordance with the purchase order, Contractor

will submit a list indicating acceptance of goods from suppliers and concurrence with the District's issuance of payment to the supplier. District will process the invoices and issue payment directly to the supplier.

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

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

**14. COMPLIANCE WITH GOVERNMENTAL REGULATION.** Contractor shall keep, observe, and perform all requirements of applicable local, state and federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

**15. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

**16. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

**17. SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

**18. TERMINATION.** The District agrees that Contractor may terminate this Agreement with cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in section 4 of this Agreement are taken, the District may terminate this Agreement immediately with cause or upon any revocation by the District of their acknowledgment and consent to this Agreement by providing written notice of termination to Contractor. The District shall provide thirty (30) days written notice of termination without cause. Any such termination shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability.

However, upon any termination of this Agreement, Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets available against Contractor, as Contractor's sole means of recovery hereunder.

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

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

**21. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, Contractor shall be acting as an independent Contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**22. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

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

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

**25. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

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

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

a. If to the District: Asturia Community

Development District
c/o Kai Connected, LLC
2502 N. Rocky Point Drive, Suite 1000
Tampa, FL 33607[2]
Attn: District Manager

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

b. If to Contractor: Redtree Landscape Systems, LLC
5532 Auld Lane
Holiday, Florida 34690
Attn: Peter Lucadano

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

**28. THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third-party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

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

**30. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Kai Connected, LLC** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall: 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public

[2] The above-listed mailing address is effective through October 24, 2025. Effective October 25, 2025, the District's mailing address will be as follows: c/o Governmental Management Service-Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619.

Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (813) 565-4663, HEATHER@HIKAI.COM, OR KAI 2502 N. ROCKY POINT DR., SUITE 1000, TAMPA, FL 33607.**[3]

**31. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**32. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any Party.

**33. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

**34. E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**35. SCRUTINIZED COMPANIES STATEMENT**. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies

[3] The above-listed contact information for the Custodian of Public Records is effective through October 24, 2025. Effective October 25, 2025, the District's Custodian of Public Records may be contacted as follows: c/o Governmental Management Service-Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, or by telephone at (813) 344-4844, or by email at info@GMS-Tampa.com with a copy to JGreenwood@GMS-Tampa.com.

with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify Owner. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the Owner may immediately terminate this Agreement.

**36. ANTI-HUMAN TRAFFICKING REQUIREMENTS.** Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*.

**IN WITNESS WHEREOF,** the Parties execute this Agreement as set forth below and effective as of the date first written above

**ASTURIA COMMUNITY DEVELOPMENT DISTRICT**

_____
By:_____
□ Chairperson
□ Vice Chairperson

Date: _____

**REDTREE LANDSCAPE SYSTEMS, LLC**

_____
By: _____
Its: _____

Date: _____

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

**EXHIBIT A**
**SCOPE OF SERVICES**

[Attached beginning at following page]

**EXHIBIT A**

**SCOPE OF SERVICES**

**Landscape Maintenance Cultural Practices**

**PART 1**

## GENERAL LANDSCAPE MAINTENANCE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## PART 2

## FERTILIZATION

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

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

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

**All Bahia Areas:**

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

**All St. Augustine Sod:**

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

**All Bermuda Sod:**

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

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

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

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

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

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

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

**SHRUB, TREE & GROUNDCOVER FERTILIZATION:**

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

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

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

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

**PALM FERTILIZATION**:

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

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

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

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

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

## PART 3

## PEST CONTROL

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

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

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

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

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

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

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

**FIRE ANT CONTROL**

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

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

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

**Pest Control shall be included in the Contract Amount**

## PART 4

## IRRIGATION SYSTEM MONITORING AND MAINTENANCE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Water and Electrical Consumption

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

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

## PART 5

## INSTALLATION OF MULCH

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

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

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

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

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

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

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

## PART 6

## ANNUAL INSTALLATION

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

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

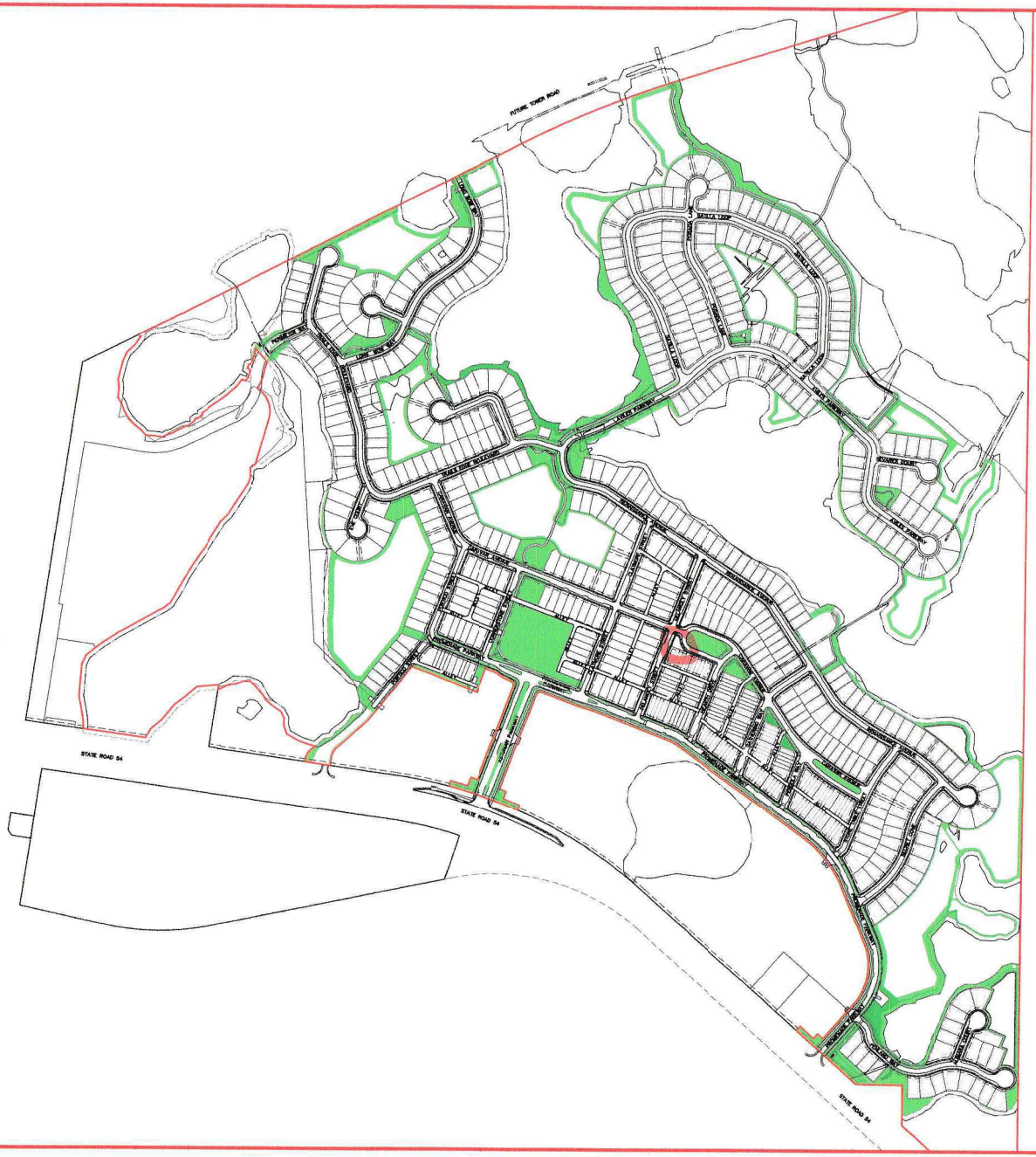
**This item will not be included in the contract amount. Contractor shall provide a price per 4" annual to be installed and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.**

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

[END OF SECTION]

**EXHIBIT B**
**Map of Landscape and Pond Maintenance**

[Attached beginning at following page]




PROJECT NAME:

Asturia

SHEET NAME:

# LANDSCAPE MAINTENANCE EXHIBIT

PREPARED FOR:

ASTURIA CDD

= LIMITS OF LANDSCAPE MAINTENANCE

= CDD BOUNDARY

N

0 150 300 600

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT, ACHIEVE IT
2windsor Amberfield Drive, Suite 201, Land O' Lakes, Florida 34638
Phone: (727) 848 - 7588 Fax: (727) 848 - 3464 www.fldesign.cc

| CREATION DATE: | REVISED DATE: | DRAWN BY: |
|---|---|---|
| 10/26/2020 | | EMD |

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K:\CDD\Asturia\Asturia 2020\Exhibits\20-Asturia-CDD-PMP.dwg - Oct 26, 2020 @ 4:19pm - jlima

**EXHIBIT C**
**FORMS**

[Attached beginning at following page]

## DAILY WORK JOURNAL

**DATE:** _____

**DESCRIPTION OF WORK PERFORMED TODAY:** _____

**LOCATIONS:** _____

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

**ASTURIA COMMUNITY DEVELOPMENT DISTRICT**
**PEST MANAGEMENT REPORT**

**DATE:**_____

**SYMPTOMS:**_____

_____

_____

**LOCATION:** _____

_____

_____

**PROBABLE CAUSE OF DAMAGE:** _____

_____

_____

_____

**ESTIMATED MATERIALS REQUIRED FOR TREATMENT:** _____

_____

_____

_____

**CERTIFIED PESTICIDE APPLICATOR'S NAME:** _____

**REPRESENTATIVE NAME**: _____

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

**ASTURIA COMMUNITY DEVELOPMENT DISTRICT**
**IRRIGATION REPAIR REQUEST FORM**

**DATE:** _____

**DAMAGE:** _____

_____

_____

**LOCATION:** _____

_____

_____

**PROBABLE CAUSE OF DAMAGE:** _____

_____

_____

_____

**ESTIMATED COST OF MATERIALS & LABOR REQUIRED FOR REPAIR:** _____

_____

_____

_____

**IRRIGATION TECHNICIAN'S NAME:** _____

**REPRESENTATIVE NAME:** _____

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

**EXHIBIT D**
**CONTRACTOR'S BID PRICING**

[Attached beginning at following page]

# LANDSCAPE MAINTENANCE BID SUBMITTAL

***FOR:***

# ASTURIA COMMUNITY DEVELOPMENT DISTRICT

***FROM:***

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

# redtree
Landscape Systems

# 1.888.RED.TREE

**www.redtreelandscapesystems.com**

service@redtreelandscape.systems

***The New Standard in Landscape Maintenance***



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

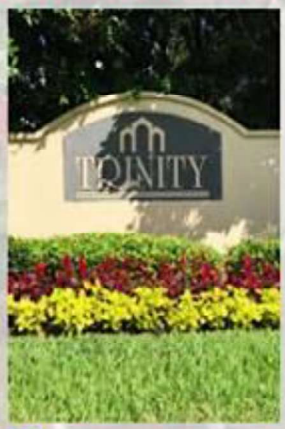


Experienced irrigation technicians perform diagnostics, repairs, and outdoor lighting service calls whenever you need them!



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

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




## Contact Us!

**David Lucadano 727-919-3913**

**Peter Lucadano 727-919-3915**

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

@redtreelandscapesystems

# PROPOSAL DIRECTORY

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

Auto-Owners INSURANCE

LIFE • HOME • CAR • BUSINESS

BOND NUMBER: BD162309

# BID BOND

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

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

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

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

REDTREE LANDSCAPING SYSTEMS LLC
Principal

Witness

By

SEAL

Auto-Owners Insurance Company
Surety

Susan E. Theisen
Witness

By
Teresa E. Gibson
Attorney-in-Fact

29392 (01-18)

DATE AND ATTACH TO ORIGINAL BOND

# AUTO-OWNERS INSURANCE COMPANY

LANSING, MICHIGAN

POWER OF ATTORNEY

NO. BD162309

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

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

Does hereby constitute and appoint Teresa E. Gibson

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

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

Brandi Holly — Senior Vice President

STATE OF MICHIGAN } ss.
COUNTY OF EATON }

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

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

My commission expires January 26th, 2029.

Jeffrey P. Many

Notary Public

STATE OF MICHIGAN } ss.
COUNTY OF EATON }

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

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

AUTO-OWNERS INSURANCE SEAL LANSING, MICHIGAN

William F. Woodbury

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

Auto-Owners Insurance
Life Home Car Business

**Bond Number** BD162309

## ACKNOWLEDGEMENT BY SURETY

STATE OF MICHIGAN

County of Eaton

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

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

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

Jeffrey P. Many

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

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

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

## AFFIDAVIT REGARDING PROPOSAL

**STATE OF** Florida
**COUNTY OF** Pasco

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

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

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

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

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

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

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

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

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

Dated this 25th day of August, 2025.

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

**STATE OF** Florida
**COUNTY OF** Pasco

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

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

(NOTARY SEAL)

_____
NOTARY PUBLIC, STATE OF _____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Dated this 25th day of August, 2025.

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

**STATE OF** Florida
**COUNTY OF** Pasco

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

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

(NOTARY SEAL)

_____
NOTARY PUBLIC, STATE OF _____

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

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

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

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

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

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

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

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

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

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

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

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

Dated this 25th day of August, 2025.

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

**STATE OF** Florida
**COUNTY OF** Pasco

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

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

(NOTARY SEAL)

_____
NOTARY PUBLIC, STATE OF _____

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

**EXHIBIT E**

**ANTI-HUMAN TRAFFICKING AFFIDAVIT**

I, Peter Lucadano, as CEO / Owner, on behalf of RedTree Landscape Systems, LLC, a Florida Corporation, (the "Contractor"), under penalty of perjury hereby attest as follows:

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

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

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

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

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

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

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

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

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

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

FURTHER AFFIANT SAYETH NAUGHT.

By: _____

Name: Peter Lucadano

Title: CEO / Owner

Date: August 25, 2025

STATE OF FLORIDA
COUNTY OF Pasco

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

_____
Notary Public

(Notary Seal)

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

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

Dated this 25th day of August, 2025.

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

**STATE OF** Florida
**COUNTY OF** Pasco

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

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

(NOTARY SEAL)

_____
NOTARY PUBLIC, STATE OF _____

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

**PROPOSAL FORM**
**PART IV PRICING**

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

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

**PARTI**

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

Storm Cleanup **$85.00** /hr

Freeze Protection (description of ability) _____

_____

_____

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

Hand Watering

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

$350.00 /hr for water truck/tanker

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

**PART2**

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

| BAHIA (per specifications in Part 2) | | | | |
|---|---|---|---|---|
| **MONTH** | FORMULA | APPLICATION RATE (LBS. N/1000 SF) | TOTAL POUNDS PRODUCT TO BE APPLIED | COST PER APPLICATION |
| March | Complete fert + PreM | 1 | 300 | $ 450.00 |
| April | Soluble Nitrogen | 0.5 | 250 | $ 375.00 |
| June | Slow Release Nitrogen | 1 | 300 | $ 450.00 |
| August | Fe Foliar | 0.5 | 300 | $ 450.00 |
| October | Complete fert + PreM | 1 | 300 | $ 450.00 |

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

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

| **SHRUB, TREE & GROUNDCOVER (per specifications in Part 2)** | | | | |
|---|---|---|---|---|
| MONTH | **FORMULA** | **APPLICATION RATE (LBS. N/1000 SF)** | **TOTAL POUNDS PRODUCT TO BE APPLIED** | **COST PER APPLICATION** |
| March | Complete fert | 5 | 150 | $ 200.00 |
| June | Complete fert | 5 | 150 | $ 200.00 |
| October | Complete fert | 5 | 150 | $ 200.00 |

| **PALMS (per specifications in Part 2)** | | | | |
|---|---|---|---|---|
| MONTH | **FORMULA** | **APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)** | **TOTAL POUNDS PRODUCT TO BE APPLIED** | **COST PER APPLICATION** |
| March | 8N-0P2O5-12K2O+4Mg | 1.5 | 500 | $ 750.00 |
| June | 8N-0P2O5-12K2O+4Mg | 1.5 | 500 | $ 750.00 |
| September | 8N-0P2O5-12K2O+4Mg | 1.5 | 550 | $ 825.00 |
| November | 8N-0P2O5-12K2O+4Mg | 1.5 | 550 | $ 825.00 |

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

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

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

**PART3**

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

(If entire pesticide allowance is required) *

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

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

**OTC Injections** (All labor and materials)

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

| Palm Type | Palm Qty | # of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.) | Cost per Individual Inoculation (One Cartridge) | Total Cost per Year (4x per year) |
|---|---|---|---|---|
| All Requiring Treatment | 0 | 1 | $75.00 | $300.00 / tree |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

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

**Application of Top Choice for annual treatment of Fire Ants**

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ **3,500.00** / Yr

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

**PART4**

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

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

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

After hours emergency service hourly rate $ 150.00 /hr. (i.e. broken mainlines, pump & wells, etc.,

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

**PARTS**

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

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

And

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

**Installation of Grade "A"** Pine Bark Nuggets or Pine Straw **mulch** $35,750.00 **/Yr**
**(This is the total cost if both topdressings are performed - do not include in Grand Total)**

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

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

**PART6**

**Annual Installation** (All labor and materials)

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

$ 5,197.50 /rotation

$ 20,790.00 *Nr* (based on four (4) rotations) **(Do not include in Grand Total)**

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

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

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

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

***Unless prices are to remain the same throughout the initial contract term and each of the four possible annual renewal periods, the Proposer must supply a complete pricing form for each of the four possible annual renewal periods.**

**IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD**

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

**PROPOSAL FORM**
**PART IV PRICING**

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

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

**PART1**

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

Storm Cleanup **$85.00** /hr

Freeze Protection (description of ability) _____

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

Hand Watering

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

$350.00 /hr for water truck/tanker

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

**PART2**

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

| BAHIA (per specifications in Part 2) | | | | |
|---|---|---|---|---|
| **MONTH** | FORMULA | APPLICATION RATE (LBS. N/1000 SF) | TOTAL POUNDS PRODUCT TO BE APPLIED | COST PER APPLICATION |
| March | Complete fert + PreM | 1 | 300 | $ 450.00 |
| April | Soluble Nitrogen | 0.5 | 250 | $ 375.00 |
| June | Slow Release Nitrogen | 1 | 300 | $ 450.00 |
| August | Fe Foliar | 0.5 | 300 | $ 450.00 |
| October | Complete fert + PreM | 1 | 300 | $ 450.00 |

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

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

| **SHRUB, TREE & GROUNDCOVER (per specifications in Part 2)** | | | | |
|---|---|---|---|---|
| MONTH | **FORMULA** | **APPLICATION RATE (LBS. N/1000 SF)** | **TOTAL POUNDS PRODUCT TO BE APPLIED** | **COST PER APPLICATION** |
| March | Complete fert | 5 | 150 | $ 200.00 |
| June | Complete fert | 5 | 150 | $ 200.00 |
| October | Complete fert | 5 | 150 | $ 200.00 |

| **PALMS (per specifications in Part 2)** | | | | |
|---|---|---|---|---|
| MONTH | **FORMULA** | **APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)** | **TOTAL POUNDS PRODUCT TO BE APPLIED** | **COST PER APPLICATION** |
| March | 8N-0P2O5-12K2O+4Mg | 1.5 | 500 | $ 750.00 |
| June | 8N-0P2O5-12K2O+4Mg | 1.5 | 500 | $ 750.00 |
| September | 8N-0P2O5-12K2O+4Mg | 1.5 | 550 | $ 825.00 |
| November | 8N-0P2O5-12K2O+4Mg | 1.5 | 550 | $ 825.00 |

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

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

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

**PART3**

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

(If entire pesticide allowance is required) *

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

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

**OTC Injections** (All labor and materials)

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

| Palm Type | Palm Qty | # of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.) | Cost per Individual Inoculation (One Cartridge) | Total Cost per Year (4x per year) |
|---|---|---|---|---|
| All Requiring Treatment | 0 | 1 | $75.00 | $300.00 / tree |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

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

**Application of Top Choice for annual treatment of Fire Ants**

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ **3,500.00** / Yr

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

**PART4**

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

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

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

After hours emergency service hourly rate $ 150.00 /hr. (i.e. broken mainlines, pump & wells, etc.,

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

**PARTS**

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

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And

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

**Installation of Grade "A"** Pine Bark Nuggets or Pine Straw **mulch** $35,750.00 **/Yr**
**(This is the total cost if both topdressings are performed - do not include in Grand Total)**

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

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

**PART6**

**Annual Installation** (All labor and materials)

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

$ 5,197.50 /rotation

$ 20,790.00 *Nr* (based on four (4) rotations) **(Do not include in Grand Total)**

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

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

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

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

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

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

**PROPOSAL FORM**
**PART IV PRICING**

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

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

**PART1**

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

Storm Cleanup **$85.00** /hr

Freeze Protection (description of ability) _____

_____

_____

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

Hand Watering

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

$350.00 /hr for water truck/tanker

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

**PART2**

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

| BAHIA (per specifications in Part 2) | | | | |
|---|---|---|---|---|
| **MONTH** | FORMULA | APPLICATION RATE (LBS. N/1000 SF) | TOTAL POUNDS PRODUCT TO BE APPLIED | COST PER APPLICATION |
| March | Complete fert + PreM | 1 | 300 | $ 450.00 |
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| June | Slow Release Nitrogen | 1 | 300 | $ 450.00 |
| August | Fe Foliar | 0.5 | 300 | $ 450.00 |
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| ST. AUGUSTINE (per specifications in Part 2) | | | | |
|---|---|---|---|---|
| MONTH | FORMULA | APPLICATION RATE (LBS. N/1000 SF) | TOTAL POUNDS PRODUCT TO BE APPLIED | COST PER APPLICATION |
| February | Complete fert + PreM | 1 | 250 | $ 450.00 |
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| May | Slow Release Nitrogen | 1 | 300 | $ 450.00 |
| July | Slow Release Nitrogen | 1 | 300 | $ 450.00 |
| August | Slow Release Nitrogen | 1 | 300 | $ 450.00 |
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| BERMUDA (per specifications in Part 2) | | | | |
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| August | Complete fert | 1 | 150 | $ 225.00 |
| September | Slow Release Nitrogen | 0.5 | 50 | $ 75.00 |
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| **SHRUB, TREE & GROUNDCOVER (per specifications in Part 2)** | | | | |
|---|---|---|---|---|
| MONTH | **FORMULA** | **APPLICATION RATE (LBS. N/1000 SF)** | **TOTAL POUNDS PRODUCT TO BE APPLIED** | **COST PER APPLICATION** |
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| October | Complete fert | 5 | 150 | $ 200.00 |

| **PALMS (per specifications in Part 2)** | | | | |
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| MONTH | **FORMULA** | **APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)** | **TOTAL POUNDS PRODUCT TO BE APPLIED** | **COST PER APPLICATION** |
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Please list any additional fertilization for those plant materials requiring specialized applications.

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

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

**PART3**

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

(If entire pesticide allowance is required) *

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

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

**OTC Injections** (All labor and materials)

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

| Palm Type | Palm Qty | # of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.) | Cost per Individual Inoculation (One Cartridge) | Total Cost per Year (4x per year) |
|---|---|---|---|---|
| All Requiring Treatment | 0 | 1 | $75.00 | $300.00 / tree |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

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

**Application of Top Choice for annual treatment of Fire Ants**

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ **3,500.00** / Yr

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

**PART4**

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

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

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

After hours emergency service hourly rate $ 150.00 /hr. (i.e. broken mainlines, pump & wells, etc.,

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

**PARTS**

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

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

And

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

**Installation of Grade "A"** Pine Bark Nuggets or Pine Straw **mulch** $35,750.00 **/Yr**
**(This is the total cost if both topdressings are performed - do not include in Grand Total)**

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

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

**PART6**

**Annual Installation** (All labor and materials)

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

$ 5,197.50 /rotation

$ 20,790.00 *Nr* (based on four (4) rotations) **(Do not include in Grand Total)**

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

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

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

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

***Unless prices are to remain the same throughout the initial contract term and each of the four possible annual renewal periods, the Proposer must supply a complete pricing form for each of the four possible annual renewal periods.**

**IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD**

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

**PROPOSAL FORM**
**PART IV PRICING**

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

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

**PARTI**

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

Storm Cleanup **$85.00** /hr

Freeze Protection (description of ability) _____

_____

_____

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

Hand Watering

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

$350.00 /hr for water truck/tanker

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

**PART2**

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

| BAHIA (per specifications in Part 2) | | | | |
|---|---|---|---|---|
| **MONTH** | FORMULA | APPLICATION RATE (LBS. N/1000 SF) | TOTAL POUNDS PRODUCT TO BE APPLIED | COST PER APPLICATION |
| March | Complete fert + PreM | 1 | 300 | $ 450.00 |
| April | Soluble Nitrogen | 0.5 | 250 | $ 375.00 |
| June | Slow Release Nitrogen | 1 | 300 | $ 450.00 |
| August | Fe Foliar | 0.5 | 300 | $ 450.00 |
| October | Complete fert + PreM | 1 | 300 | $ 450.00 |

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

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

| **SHRUB, TREE & GROUNDCOVER (per specifications in Part 2)** | | | | |
|---|---|---|---|---|
| MONTH | **FORMULA** | **APPLICATION RATE (LBS. N/1000 SF)** | **TOTAL POUNDS PRODUCT TO BE APPLIED** | **COST PER APPLICATION** |
| March | Complete fert | 5 | 150 | $ 200.00 |
| June | Complete fert | 5 | 150 | $ 200.00 |
| October | Complete fert | 5 | 150 | $ 200.00 |

| **PALMS (per specifications in Part 2)** | | | | |
|---|---|---|---|---|
| MONTH | **FORMULA** | **APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)** | **TOTAL POUNDS PRODUCT TO BE APPLIED** | **COST PER APPLICATION** |
| March | 8N-0P2O5-12K2O+4Mg | 1.5 | 500 | $ 750.00 |
| June | 8N-0P2O5-12K2O+4Mg | 1.5 | 500 | $ 750.00 |
| September | 8N-0P2O5-12K2O+4Mg | 1.5 | 550 | $ 825.00 |
| November | 8N-0P2O5-12K2O+4Mg | 1.5 | 550 | $ 825.00 |

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

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

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

**PART3**

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

(If entire pesticide allowance is required) *

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

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

**OTC Injections** (All labor and materials)

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

| Palm Type | Palm Qty | # of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.) | Cost per Individual Inoculation (One Cartridge) | Total Cost per Year (4x per year) |
|---|---|---|---|---|
| All Requiring Treatment | 0 | 1 | $75.00 | $300.00 / tree |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

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

**Application of Top Choice for annual treatment of Fire Ants**

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ **3,500.00** / Yr

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

**PART4**

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

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

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

After hours emergency service hourly rate $ 150.00 /hr. (i.e. broken mainlines, pump & wells, etc.,

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

**PARTS**

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

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

And

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

**Installation of Grade "A"** Pine Bark Nuggets or Pine Straw **mulch** $35,750.00 **/Yr**
**(This is the total cost if both topdressings are performed - do not include in Grand Total)**

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

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

**PART6**

**Annual Installation** (All labor and materials)

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

$ 5,197.50 /rotation

$ 20,790.00 *Nr* (based on four (4) rotations) **(Do not include in Grand Total)**

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

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

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

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

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

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

**PROPOSAL FORM**
**PART IV PRICING**

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

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

**PART1**

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

Storm Cleanup **$85.00** /hr

Freeze Protection (description of ability) _____

_____

_____

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

Hand Watering

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

$350.00 /hr for water truck/tanker

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

**PART2**

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

| BAHIA (per specifications in Part 2) | | | | |
|---|---|---|---|---|
| **MONTH** | FORMULA | APPLICATION RATE (LBS. N/1000 SF) | TOTAL POUNDS PRODUCT TO BE APPLIED | COST PER APPLICATION |
| March | Complete fert + PreM | 1 | 300 | $ 450.00 |
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| June | Slow Release Nitrogen | 1 | 300 | $ 450.00 |
| August | Fe Foliar | 0.5 | 300 | $ 450.00 |
| October | Complete fert + PreM | 1 | 300 | $ 450.00 |

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

| BERMUDA (per specifications in Part 2) | | | | |
|---|---|---|---|---|
| MONTH | FORMULA | APPLICATION RATE (LBS. N/1000 SF) | TOTAL POUNDS PRODUCT TO BE APPLIED | COST PER APPLICATION |
| March | Complete fert + PreM | 1 | 150 | $ 225.00 |
| May | Soluble Nitrogen | 0.5 | 100 | $ 150.00 |
| July | Slow Release Nitrogen | 1 | 150 | $ 225.00 |
| August | Complete fert | 1 | 150 | $ 225.00 |
| September | Slow Release Nitrogen | 0.5 | 50 | $ 75.00 |
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| **SHRUB, TREE & GROUNDCOVER (per specifications in Part 2)** | | | | |
|---|---|---|---|---|
| MONTH | **FORMULA** | **APPLICATION RATE (LBS. N/1000 SF)** | **TOTAL POUNDS PRODUCT TO BE APPLIED** | **COST PER APPLICATION** |
| March | Complete fert | 5 | 150 | $ 200.00 |
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| SPECIALTY PLANT MATERIALS | | | | |
|---|---|---|---|---|
| **MONTH** | **FORMULA** | **PLANTS TOBE FERTILIZED (i.e., Crapes, Loropetalum, Knockout Roses, etc.)** | TOTAL POUNDS PRODUCT TO BE APPLIED | COST PER APPLICATION |
| | | | | |

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

**PART3**

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

(If entire pesticide allowance is required) *

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

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

**OTC Injections** (All labor and materials)

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**(OTC injections per specs - do not include in Grand Total)**

| Palm Type | Palm Qty | # of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.) | Cost per Individual Inoculation (One Cartridge) | Total Cost per Year (4x per year) |
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| All Requiring Treatment | 0 | 1 | $75.00 | $300.00 / tree |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

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

**Application of Top Choice for annual treatment of Fire Ants**

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ **3,500.00** / Yr

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

**PART4**

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

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

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

After hours emergency service hourly rate $ 150.00 /hr. (i.e. broken mainlines, pump & wells, etc.,

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

**PARTS**

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

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

And

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

**Installation of Grade "A"** Pine Bark Nuggets or Pine Straw **mulch** $35,750.00 **/Yr**
**(This is the total cost if both topdressings are performed - do not include in Grand Total)**

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

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

**PART6**

**Annual Installation** (All labor and materials)

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

$ 5,197.50 /rotation

$ 20,790.00 *Nr* (based on four (4) rotations) **(Do not include in Grand Total)**

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

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

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

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

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

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

**LANDSCAPE AND IRRIGATION MAINTENANCE**
**RATES FOR ADDITIONAL SERVICES**

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

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

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

EMERGENCY CLEAN-UP SERVICES

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

Debris removal personnel unit costs:

Labor Rate for storm cleanup

$ **500.00 per crew hour** per Hour

Labor for Emergency Service

$ **100.00** per Hou

Debris removal equipment unit costs:

Skid Steer

$ **150.00** per Hour

Tractor / Loader

$ **250.00** per Hour

Dump Truck $350.00 per Hour

Other Emergency / disaster relatedlunit costs:

Hauling

$ **150.00** per Hour

Debris Disposal

$ **75.00** per Hour

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

## After The Storm

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

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

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

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

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

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

Pricing Schedule

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

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

**$_____**

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

| Authorized Board Representative | Title of Authorized Representative | Date of Approval |
|---|---|---|

PROPOSAL FORM

**PART I – GENERAL INFORMATION**

- *Proposer General Information:*

Proposer Name RedTree Landscape Systems, LLC

Street Address 5532 Auld Lane

P. O. Box (if any) _____

City Holiday State FL Zip Code 34690

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

1st Contact Name Peter Lucadano Title CEO / Owner

2nd Contact Name David Lucadano Title President

Parent Company Name (if any) same as above

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Company Standing:*

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

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

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

If no, please explain _____

_____

_____

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

If no, please explain _____

_____

_____

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

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

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

All licenses are presently in good standing

Business License

Florda State Irrigation License

Pesticide Licenses

License as Dealer in Agricultural Products

ISA Certified Arborist Designations

FNGLA Certifications

**PROPOSAL FORM**
**PART II - PERSONNEL AND EQUIPMENT**

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

  Street Address 5532 Auld Lane

  P. O. Box (if any) _____

  City Holiday State Florida Zip Code 34690

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

  1st Contact Name Peter Lucadano Title CEO / Owner

  2nd Contact Name David Lucadano Title _____

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

  10 Supervisors, who will be onsite 2 days per week;
  10 Technical personnel, who will be onsite 2 days per week; and
  24 Laborers, who will be onsite 3 days per week.

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

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

  Name: Juan Flores

  Position / Certifications: Landscape Installation Supervisor

  Duties / Responsibilities: Landscape Crew Supervisor

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

  Name: Martin Flores

  Position / Certifications: Arborcare Supervisor

  Duties / Responsibilities: Arborcare Crew Supervisor

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

Name: Tommy Wilson

Position / Certifications: PC/ Fertilization Supervisor

Duties / Responsibilities: PC / Fertilization Crew Supervisor

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

Name: Matt Olson

Position / Certifications: Irrigation Manager

Duties / Responsibilities: Irrigation Crew Supervisor

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

Name: Kevin Smith

Position / Certifications: Landscape Manager

Duties / Responsibilities: Landscape Management / Design

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

THE ABOVE NAMED TECHNICAL PERSONNEL ARE INVOLVED WITH THE FOLLOWING PROPERTIES

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

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

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

Project Type/Description: Community Development District

Duties / Responsibilities: Each in their Field of Expertise

Dollar Amount of Contract: $260K

Proposer's Scope of Services for Project:

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

Dates Serviced: 2017 - Current

Project Name/Location: Westchase CDD - Tampa

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

Project Type/Description: Community Development District

Duties / Responsibilities: Each in their Field of Expertise

Dollar Amount of Contract: $850K

Proposer's Scope of Services for Project:

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

Dates Serviced: 2024 - Current

Project Name/Location: Deerbrook CDD - W3esleyt Chapel

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

Project Type/Description: Community Development District

Duties / Responsibilities: Each in their Field of Expertise

Dollar Amount of Contract: $180K

Proposer's Scope of Services for Project:

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

Dates Serviced: 2024 - Current

Project Name/Location: The Verandahs CDD - Hudson

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

Project Type/Description: Community Development District

Duties / Responsibilities: Each in their Field of Expertise

Dollar Amount of Contract: $130K

Proposer's Scope of Services for Project:

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

Dates Serviced: 2024 - Current

Project Name/Location: Long Lake Ranch CDD - LUtz

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

Project Type/Description: Community Development District

Duties / Responsibilities: Each in their Field of Expertise

Dollar Amount of Contract: $540K

Proposer's Scope of Services for Project: _____

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

Dates Serviced: 2121 - Current _____

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

Subcontractor Name _____

Street Address _____

P. O. Box (if any) _____

City _____State _____Zip Code _____

Telephone _____Fax no. _____

1st Contact Name_____Title _____

2nd Contact Name _____Title _____

Proposed Duties / Responsibilities: _____

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

Project Name/Location:_____ Contact:

_____Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

_____

_____

_____

Dates Serviced: _____

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

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

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

SEE ATTACHED EQUIPEMENT LISTS AND PHOTO

# OFFICERS

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

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

| NAME | POSITION OR TITLE | RESPONSIBILITIES | INDIVIDUAL'S RESIDENCE CITY, STATE |
|---|---|---|---|
| Peter Lucadano | CEO / Owner | Oversees Company Operations and Finance | Holiday, FL |
| David Lucadano | President / Owner | Oversees Company Operations and Management | Holiday, FL |
| | | | |
| | | | |
| | | | |
| | | | |
| FOR PARENT COMPANY (if applicable) | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

**SUPERVISORY PERSONNEL**
**WHO WILL BE INVOLVED WITH THE WORK**

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

| INDIVIDUAL'S NAME | PRESENT TITLE | JOB RESPONSIBILITIES | OFFICE LOCATION | % OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK | YEARS OF EXPERIENCE IN PRESENT POSITION | TOTAL YEARS OF RELATED EXPERIENCE |
|---|---|---|---|---|---|---|
| Benjamin Garland | Account Manager | Oversees entire Scope of Work | Holiday FL | 10% | 15 | 20 |
| Martin Flores | Arborcare Supervisor | Oversees Arborcare Operations | Holiday FL | 10% | 22 | 22 |
| Juan Flores | Landscape Operations | Landscape Installation Operations | Holiday FL | 10% | 18 | 20 |
| John Burkett | Field Supervisor | GM Operations Supervision | Holiday FL | 10% | 15 | 50 |
| Matt Olson | Irrigation Manager | Irrigation Department Management | Holiday FL | 10% | 5 | 25 |
| Kevin Smith | Landscape Manager | Landscape Management and Design | Holiday FL | 10% | 5 | 30 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

# LANDSCAPE MAINTENANCE PROGRAM STAFFING PLAN

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

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

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

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

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# EQUIPMENT LIST

## *TRUCKS*





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





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## ***TRAILERS***





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





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## ***HEAVY EQUIPMENT***





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





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## ***LAWN MOWERS***





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





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## ***HAND TOOLS***





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





**PROPOSAL FORM**
**PART III - EXPERIENCE**

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

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

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

Project Type/Description: Community Development District

Duties / Responsibilities: Each in their Field of Expertise

Dollar Amount of Contract: $260K

Proposer's Scope of Services for Project:

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

Dates Serviced: 2017 - Current

Project Name/Location: Westchase CDD - Tampa

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

Project Type/Description: Community Development District

Duties / Responsibilities: Each in their Field of Expertise

Dollar Amount of Contract: $850K

Proposer's Scope of Services for Project:

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

Dates Serviced: 2024 - Current

Project Name/Location: Deerbrook CDD - W3esleyt Chapel

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

Project Type/Description: Community Development District

Duties / Responsibilities: Each in their Field of Expertise

Dollar Amount of Contract: $180K

Proposer's Scope of Services for Project:

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

Dates Serviced: 2024 - Current

Project Name/Location: The Verandahs CDD - Hudson

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

Project Type/Description: Community Development District

Duties / Responsibilities: Each in their Field of Expertise

Dollar Amount of Contract: $130K

Proposer's Scope of Services for Project:

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

Dates Serviced: 2024 - Current

Project Name/Location: Long Lake Ranch CDD - LUtz

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

Project Type/Description: Community Development District

Duties / Responsibilities: Each in their Field of Expertise

Dollar Amount of Contract: $540K

Proposer's Scope of Services for Project:

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

Dates Serviced: 2121 - Current

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

  2024 = 14.4MM

  2023 = 12.6MM

  2022 = 10.22MM

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

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

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

Project Type/Description: Community Development District

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

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

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

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

List of subcontractors used: None

Is this a current contract? Yes X No ____

Duration of contract: 2017 - current

Project Name/Location: Westchase CDD - Tampa

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

Project Type/Description: Community Development District

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

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

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

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

List of subcontractors used: None

Is this a current contract? Yes X No ____

Duration of contract: 2024 - current

Project Name/Location: Deerbrook CDD - Wesley Chapel

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

Project Type/Description: Community Development District

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

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

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

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

List of subcontractors used: None

Is this a current contract? Yes X No ____

Duration of contract: 2024 - current

Project Name/Location: The Verandahs CDD - Hudson

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

Project Type/Description: Community Development District

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

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

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

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

List of subcontractors used: None

Is this a current contract? Yes X No ____

Duration of contract: 2024 - current

Project Name/Location: Long Lake Ranch CDD - Lutz

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

Project Type/Description: Community Development District

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

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

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

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

List of subcontractors used: None

Is this a current contract? Yes X No ____

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

  Project Name/Location: Mediterranean Manors

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

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

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

  Dates Serviced: 2022-2024

  Reason for Termination: Client had financial problems.

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

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

  _____

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

  Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes _____No ***X***

  If yes, please describe each incident _____

  _____

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts?*
  *Yes ___No **X** If yes, please provide:*

  The names of the entities _____

  The state(s) where barred or suspended _____

  The period(s) of debarment or suspension _____

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

  _____

  _____

  _____

  _____

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

  *None*

  _____

  _____

  _____

  _____

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

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

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

**EXHIBIT A**

**SCOPE OF SERVICES**

**Landscape Maintenance Cultural Practices**

**PARTl**

## GENERAL LANDSCAPE MAINTENANCE

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

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

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

**lA)** **POND MOWING** - All pond banks will be mowed on the following schedule:

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

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

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

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

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

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

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

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

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

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

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

**5) MAINTENANCE OF PAVED AREAS -** All paved areas (including

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

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

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

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

## PART2

## FERTILIZATION

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

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

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

**All Bahia Areas:**

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

**All St. Augustine Sod:**

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

**All Bermuda Sod:**

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

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

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

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

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

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

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

**SHRUB, TREE & GROUNDCOVER FERTILIZATION:**

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

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

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

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

**PALM FERTILIZATION:**

All Palms shall receive 1 ½ pounds of8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy up to four times per year (March, June, September with an optional treatment in late fall if palms are showing signs of nutrient deficiency). 100% of the N, K & Mg **MUST** be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

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

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

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

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

## PART3

## PEST CONTROL

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

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

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

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

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

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

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

**FIRE ANT CONTROL**

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

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

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

**Pest Control shall be included in the Contract Amount**

## PART4

## IRRIGATION SYSTEM MONITORING AND MAINTENANCE

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

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

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

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

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

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

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

The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigation reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or a designee, along with the weekly report. At no time shall the Contractor leave the property knowing of and not reporting any necessary repa1rs.

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

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

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

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

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

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

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

Water and Electrical Consumption

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

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

## PARTS

## INSTALLATION OF MULCH

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

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

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

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

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

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

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

**PART6**

**ANNUAL INSTALLATION**

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

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

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

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

[END OF SECTION]

# FINANCIAL CAPABILITIES AND RESOURCES

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

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

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

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

# PASCO COUNTY BUSINESS TAX RECEIPT

**2026**

**Expires September 30th**

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

**MIKE FASANO**
TAX COLLECTOR
PASCO COUNTY FLORIDA

ACCOUNT #:: 105879

SIC CODE: 0781.01

TYPE OF BUSINESS
LANDSCAPING SERVICE

STATE LICENSE # /or COUNTY COMP CARD #

REDTREE LANDSCAPE SYSTEMS LLC

5532 AULD LANE
HOLIDAY, FL 34690

OWNER/QUALIFYING AGENT
LUCADANO PETER

LOCATION ADDRESS:
5532 AULD LANE
HOLIDAY, FL 34690

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

# CERTIFICATE OF LIABILITY INSURANCE

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

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

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

| PRODUCER | CONTACT NAME: Crystal Ayers |
|---|---|
| Higginbotham Insurance Agency, Inc.<br>91 Lake Morton Drive<br>Lakeland FL 33801 | PHONE (A/C, No, Ext): 863-688-5495 FAX (A/C, No): 863-688-4344<br>E-MAIL ADDRESS: stahlcertificateslakeland@higginbotham.net |
| License#: 2061754 REDTLAN-01 | INSURER(S) AFFORDING COVERAGE — NAIC # |
| INSURED<br>RedTree Landscape Systems, LLC<br>5532 Auld Lane<br>Holiday FL 34690 | INSURER A : Southern-Owners Insurance Company — 10190<br>INSURER B : Auto-Owners Insurance Company — 18988<br>INSURER C : RetailFirst Insurance Company — 10700<br>INSURER D :<br>INSURER E :<br>INSURER F : |

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

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

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

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

**CERTIFICATE HOLDER**

Coverage Illustration

**CANCELLATION**

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

AUTHORIZED REPRESENTATIVE

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

# Request for Taxpayer Identification Number and Certification

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

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

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

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

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

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

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

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

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

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

☐ Other (see instructions)

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

Exempt payee code (if any)

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

*(Applies to accounts maintained outside the United States.)*

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

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

Requester's name and address (optional)

6 City, state, and ZIP code

7 List account number(s) here (optional)

## Part I Taxpayer Identification Number (TIN)

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

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

**Social security number**

| | | | – | | | – | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | |

**or**

**Employer identification number**

| | | – | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | |

## Part II Certification

Under penalties of perjury, I certify that:

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

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

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

# General Instructions

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

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

## What's New

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

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

## Purpose of Form

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

# FLORIDA STATE IRRIGATION CONTRACTORS LICENSE

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






**ONLINE SERVICES**

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

## LICENSEE DETAILS

*10:11:32 AM 8/12/2025*

**Licensee Information**

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

**License Information**

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

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

**Alternate Names**

View Related License Information
View License Complaint

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

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

# PEST CONTROL LICENSES

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

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

Categories
LAWN

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

Peter Lucadano

Signature of Certificate Holder

WILTON SIMPSON, COMMISSIONER

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

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

LUCADANO, DAVID
5532 AULD LANE
HOLIDAY, FL 34690

Categories
LAWN

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

Signature of Certificate Holder

WILTON SIMPSON, COMMISSIONER

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

# CERTIFIED ARBORIST DESIGNATIONS



**The International Society of Arboriculture**

Hereby Announces That

*Peter Lucadano*

Has Earned the Credential

ISA Certified Arborist ®

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

Issue Date | Expiration Date | Certification Number

ANAB



**The International Society of Arboriculture**

Hereby Announces That

*Peter Lucadano*

Has Earned the Credential

ISA Tree Risk Assessment Qualification

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

21 March 2015 | 06 April 2020

Issue Date | Expiration Date

# BEST MANANGEMENT PRACTICES



UF IFAS
UNIVERSITY of FLORIDA

GV3548-1
Certificate #
GV3548
Trainer ID #

## Certificate of Training
## Best Management Practices
### Florida Green Industries

Peter Lucadano

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

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

Not valid without seal



UNIVERSITY OF FLORIDA
IFAS EXTENSION

GV4001-1
Certificate #
GV4001
Trainer ID #

## Certificate of Training
## Best Management Practices
### Florida Green Industries

The undersigned hereby acknowledges that

David Lucadano

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

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

Not valid without seal

# FNGLA CERTIFICATIONS



FNGLA
CERTIFIED PROFESSIONAL HORTICULTURE

The Florida Nursery, Growers & Landscape Association
*Confers on*

**Peter Lucadano**
**H05549**

*The Title of*
FNGLA Certified Horticulture Professional (FCHP)

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

Phillip Hiers, FNGLA President

Kerry Mott, FNGLA Certification Director



FNGLA
CERTIFIED PROFESSIONAL HORTICULTURE

The Florida Nursery, Growers & Landscape Association
*Confers on*

**David Lucadano**
**H05548**

*The Title of*
FNGLA Certified Horticulture Professional (FCHP)

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

Phillip Hiers, FNGLA President

Kerry Mott, FNGLA Certification Director



FNGLA
CERTIFIED PROFESSIONAL
CONTRACTOR

The Florida Nursery, Growers & Landscape Association
*Confers on*

**David Lucadano**
**C00200**

*The Title of*
FNGLA Certified Landscape Contractor (FCLC)

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

Phil Buck, FNGLA President

Merry Holt, FNGLA Certification Director



FNGLA
CERTIFIED PROFESSIONAL
HORTICULTURE

The Florida Nursery, Growers & Landscape Association
*Confers on*

**Kevin Smith**
**H9356997**

*The Title of*
FNGLA Certified Horticulture Professional (FCHP)

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

Eric Smith, FNGLA President

Merry Holt, FNGLA Certification Director

# LICENSE AS DEALER IN AGRICULTURAL PRODUCTS

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

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

POST CERTIFICATE CONSPICUOUSLY

## License as Dealer in Agriculture Products

Section 604.15-604.30, Florida Statutes

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

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

landscape industry certified

# E-Verify Enrollment Verification

**Company Name**
RedTree Landscape Systems, LLC

**Doing Business As (DBA) Name**
—

**Company ID**
2394954

**Enrollment Date**
Mar 01, 2024

**Employer Identification Number (EIN)**
823591450

**Unique Entity Identifier (UEI)**
—

**DUNS Number**
051315696

**Total Number of Employees**
100 – 499

**NAICS Cod**
811

**Sector**
Other Services (Except Public Administration)

**Subsector**
Repair and Maintenance

**My Company is configured to:**
Verify Its Own Employees

**Physical Address**
5532 Auld Lane
Holiday, FL 34690

**Mailing Address**
Same as Physical Address



DIVISION of CORPORATIONS
*an official State of Florida website*

Florida Limited Liability Company
REDTREE LANDSCAPE SYSTEMS LLC

## Filing Information

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

## Principal Address

5532 AULD LANE
HOLIDAY, FL 34690

Changed: 02/04/2019

## Mailing Address

5532 AULD LANE
HOLIDAY, FL 34690

Changed: 02/04/2019

## Registered Agent Name & Address

LUCADANO, PETER
5532 AULD LANE
HOLIDAY, FL 34690

Address Changed: 02/07/2019

## Authorized Person(s) Detail

**Name & Address**

Title CEO

LUCADANO, PETER
5532 AULD LANE
HOLIDAY, FL 34690

# DUN & BRADSTREET REGISTRATION

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

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

**D-U-N-S number: 051315696**



**EXHIBIT E**
**ANTI-HUMAN TRAFFICKING AFFIDAVIT**

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

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

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

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

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

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

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

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

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

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

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

FURTHER AFFIANT SAYETH NAUGHT.

By: _____

Name: _____

Title: _____

Date: _____

STATE OF FLORIDA
COUNTY OF _____

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

_____

(Notary Seal) Notary Public

# EXHIBIT 2

Return to Agenda

**RESOLUTION 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTURIA COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND FIXING COMPENSATION OF THE DISTRICT MANAGER AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the District shall employ and fix the compensation of a District Manager pursuant to Section 190.007, *Florida Statutes*; and

**WHEREAS**, the Board desires to appoint a District Manager and to provide compensation for their services.

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

**SECTION 1.** The District Manager, Governmental Management Services – Tampa, LLC, is hereby appointed and shall be compensated for their services pursuant to the Agreement for District Management Services attached hereto as Exhibit A, which may be amended by written agreement of the District and District Manager, which is hereby approved. This authorization shall be continuing in nature until revoked by the District.

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

**PASSED AND ADOPTED THIS 14TH DAY OF OCTOBER, 2025.**

**ASTURIA COMMUNITY DEVELOPMENT DISTRICT**

**ATTEST:**

Secretary / Asst. Secretary

Chairperson / Vice Chairperson
Board of Supervisors

Attachment: Exhibit A – Agreement for District Management Services

# EXHIBIT 3

Return to Agenda

**RESOLUTION 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTURIA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, in connection with the appointment of a new District Manager, the District's Board of Supervisors (the "Board") desires to appoint and remove Officers of the District.

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

**SECTION 1.** The following are appointed as Officers of the District effective 12:01 a.m. on October 25, 2025:

| | |
|---|---|
| _____ | is appointed Chairperson |
| _____ | is appointed Vice Chairperson |
| Brian Young | is appointed Secretary and Treasurer |
| _____ | is appointed Assistant Secretary |
| _____ | is appointed Assistant Secretary |
| _____ | is appointed Assistant Secretary |
| Hannah Greenwood | is appointed Assistant Treasurer |
| Alexandra Wolfe | is appointed Assistant Treasurer |
| Darrin Mossing | is appointed Assistant Treasurer |
| Jason Greenwood | is appointed Assistant Treasurer & Assistant Secretary |
| Amanda Ferguson | is appointed Assistant Treasurer & Assistant Secretary |
| Richard McGrath | is appointed Assistant Secretary |
| Nicole Viverito | is appointed Assistant Secretary |

**SECTION 2.** As of 12:00 a.m. on October 25, 2025, any Officer who is a past or present employee of Kai Connected, LLC, is removed without further action of the Board.

**SECTION 3.** This Resolution supersedes any prior appointments made by the Board.

**SECTION 4.** This Resolution shall take effect at the date and time set forth herein and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED THIS 14th DAY OF OCTOBER, 2025**

**ATTEST**

_____
Secretary/Assistant Secretary

**ASTURIA COMMUNITY DEVELOPMENT DISTRICT**

_____
Chairperson / Vice Chairperson
Board of Supervisors

# EXHIBIT 4

Return to Agenda

**RESOLUTION 2026-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTURIA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S) AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District (the "Board") previously adopted a resolution appointing certain employees of the District management company as officers of the District to perform services on behalf of the District; and

**WHEREAS**, the Board desires to designate new authorized officers as signors on the District's accounts.

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

**SECTION 1.** The above recitals are true and correct and by this reference are incorporated into and form a material part of this resolution.

**SECTION 2.** Governmental Management Services - Tampa, LLC, is directed to maintain the existing local bank accounts for the District.

**SECTION 3.** The following Secretary, Treasurer, Assistant Secretaries and Assistant Treasurers shall be appointed as signors on the account and are authorized to administer the District's accounts, as soon as practical and effective immediately:

| | |
|---|---|
| Brian Young | Secretary and Treasurer |
| Hannah Greenwood | Assistant Treasurer |
| Alexandra Wolfe | Assistant Treasurer |
| Darrin Mossing | Assistant Treasurer |
| Jason Greenwood | Assistant Treasurer & Assistant Secretary |
| Amanda Ferguson | Assistant Treasurer & Assistant Secretary |

**SECTION 4.** All previous signers on the District's accounts will be automatically removed effective as of 12:00 A.M. on October 25, 2025.

**SECTION 5.** Resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 6.** This Resolution shall take effect on 12:01 A.M., on October 25, 2025, and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED THIS 14th DAY OF OCTOBER, 2025.**

**ATTEST**

Secretary / Assistant Secretary

**ASTURIA COMMUNITY DEVELOPMENT DISTRICT**

Chairperson / Vice Chairperson
Board of Supervisors

# EXHIBIT 5

Return to Agenda

**RESOLUTION 2026-04**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE ASTURIA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE OF THE DISTRICT; DESIGNATING THE PRINCIPAL HEADQUARTERS OF THE DISTRICT; DIRECTING THE DISTRICT MANAGER TO PERFORM CERTAIN ACTIONS; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District desires to designate its primary administrative office as the location where the District's public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District's Record's Custodian in order to provide citizens with the ability to access the District's records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, Florida Statutes; and

**WHEREAS**, the District additionally desires to specify the location of the District's principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

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

**SECTION 1.** The District's primary administrative office for purposes of Chapter 119, Florida Statutes, shall be located at 4530 Eagle Falls Place, Tampa, FL 33619.

**SECTION 2.** The District's principal headquarters for purposes of establishing proper venue shall be located at 4530 Eagle Falls Place, Tampa, FL 33619.

**SECTION 3.** The District Manager is hereby directed to post this information on the District website and prominently post the contact information for the District's custodian of public records in the agency's primary administrative building.

**SECTION 4.** This Resolution shall take effect at 12:01 A.M. on October 25, 2025, and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED THIS 14th DAY OF OCTOBER, 2025.**

**ATTEST:**

**ASTURIA COMMUNITY DEVELOPMENT DISTRICT**

| | |
|---|---|
| Secretary / Assistant Secretary | Chairman |

# EXHIBIT 6

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 7

Return to Agenda

# 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 8

Return to Agenda

8:06
◀ Gmail
clienthub.getjobber.com

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 9

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 10

**Return to Agenda**

# 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 11

Return to Agenda

redtree
Landscape Systems

*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 peforomed on September 3rd, 10th, 16th, & 30th.

## Pest Control and Fertilization

- Integrated Pest Mangaement (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@redtreelandscape.systems. Property name, photographs and coordinates (street names, etc.) are all extremely helpful in assuring that we can address any concerns promptly.

# EXHIBIT 12

Return to Agenda

redtree Landscape Systems

***

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

| | Location | Valve Status | Clogged Nozzle | Blocked Head | Broken Head | Raise Head | Lower Head | Broken Drip Micro Spray | Broken Lateral | Broken Main | Scope | Estimated Cost |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8 | D-Cornerstone / Caravan | Pass | | | | | | | | | | |
| All good | | | | | | | | | | | | |
| 9 | R-Cornerstone/Caravan | Pass | | | | | | | | | | |
| Minor adjustments | | | | | | | | | | | | |
| 10 | R-Cornerstone / Caravan Park / | Pass | | | | | | | | | | |
| All good | | | | | | | | | | | | |
| 11 | S- of End of Cornerstone / Park | Pass | | | | | | | | | | |
| Minor adjustments | | | | | | | | | | | | |
| 12 | 12 D-of End of Cornerstone / Park | Pass | | | | | | 1 | | | | |
| One leak | | | | | | | | | | | | |
| 13 | 13 R- of end of Cornerstone / Park | Pass | | | | | | | | | | |
| Minor adjustments | | | | | | | | | | | | |
| 14 | 14 R-of End of Cornerstone / Park | Pass | | | | | | | | | | |
| All good | | | | | | | | | | | | |
| 15 | 15 R-of End of Cornerstone / Park | Pass | | | | | | | | | | |
| All good | | | | | | | | | | | | |
| 16 | 16 N/A | Pass | | | | | | | | | | |
| 17 | 17 N/A | Pass | | | | | | | | | | |
| 18 | 18 N/A | Pass | | | | | | | | | | |
| 19 | 19 S-14515-14465 Promenade | Pass | | | | | | | | | | |
| All good | | | | | | | | | | | | |
| 20 | 20 N/A | Pass | | | | | | | | | | |
| 21 | 21 N/A | Pass | | | | | | | | | | |
| 22 | 22 Corner of Promenade | Pass | | | | | | | | | | |
| Minor adjustments | | | | | | | | | | | | |
| 23 | 23 Corner of Promenade | Pass | | | | | | | | | | |

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

| | Location | Valve Status | Clogged Nozzle | Blocked Head | Broken Head | Raise Head | Lower Head | Broken Drip Micro Spray | Broken Lateral | Broken Main | Scope | Estimated Cost |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Minor adjustments | | | | | | | | | | | | |
| 37 | 37 N/A | Pass | | | | | | | | | | |
| 38 | 38 Ann-Promenade C / island | Pass | | | | | | | | | | |
| All good | | | | | | | | | | | | |
| 39 | 39 S- East of Asturian on Promenade | Pass | | | | | | | | | | |
| 40 | 40 N/A | Pass | | | | | | | | | | |
| 41 | 41 N/A | Pass | | | | | | | | | | |
| 42 | 42 N/A | Pass | | | | | | | | | | |
| 43 | 43 N/A | Pass | | | | | | | | | | |
| 44 | 43 N/A | Pass | | | | | | | | | | |
| 45 | 45 N/A | Pass | | | | | | | | | | |
| 46 | 46 N/A | Pass | | | | | | | | | | |
| 47 | 47 N/A | Pass | | | | | | | | | | |
| 48 | 48 N/A | Pass | | | | | | | | | | |
| 49 | 49 N/A | Pass | | | | | | | | | | |
| 50 | 50 N/A | Pass | | | | | | | | | | |
| 51 | 51 N/A | Pass | | | | | | | | | | |
| 52 | 52 N/A | Pass | | | | | | | | | | |
| 53 | 54 N/A | Pass | | | | | | | | | | |
| 54 | 54 N/A | Pass | | | | | | | | | | |
| 55 | 55 N/A | Pass | | | | | | | | | | |
| 56 | 56 D-Parking Clubhouse | Pass | | | | | | | | | | |
| 57 | 57 S-Parking Clubhouse | Pass | | | | | | | | | | |
| 58 | 58 S-Cornerstone | Pass | | | | | | | | | | |
| 59 | 59 D-Front Clubhouse | Pass | | | | | | | | | | |
| 60 | 60 D-inside Pool Area | Pass | | | | | | | | | | |

| | Location | Valve Status | Clogged Nozzle | Blocked Head | Broken Head | Raise Head | Lower Head | Broken Drip Micro Spray | Broken Lateral | Broken Main | Scope | Estimated Cost |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 61 | 61 R- Back Clubhouse | Pass | | | | | | | | | | |
| 62 | 62 S-Back Clubhouse Pool | Pass | | | | | | | | | | |
| 63 | 63 R-Back Clubhouse Pool | Pass | | | | | | | | | | |
| 64 | 64 D-Back Clubhouse Pool | Pass | | | | | | | | | | |
| 65 | 65 R-Back Clubhouse Pool | Pass | | | | | | | | | | |
| 66 | 66 R-Back Clubhouse Pool | Pass | | | | | | | | | | |
| 67 | 67 R-Back Clubhouse Pool | Pass | | | | | | | | | | |
| 68 | 68 D-Back Clubhouse Pool | Pass | | | | | | | | | | |
| 69 | 69 N/A | Pass | | | | | | | | | | |
| 70 | 70 R-Clubhouse | Pass | | | | | | | | | | |
| 71 | 71 D - Ann / Clubhouse Intersection | Pass | | | | | | | | | | |
| 72 | 72 R-Clubhouse | Pass | | | | | | | | | | |
| 73 | 73 S-Front Well Clubhouse | Pass | | | | | | | | | | |
| 74 | 74 N/A S-Promenade/Claymoor | Pass | | | | | | | | | | |
| 75 | 75 S-Promenade/Claymore | Pass | | | | | | | | | | |
| 76 | 76 S-Promenade, Between Claymore | Pass | | | | | | | | | | |
| 77 | 77 S-Promenade, between Claymore | Pass | | | | | | | | | | |
| 78 | 78 S-Promenade, between Claymore | Pass | | | | | | | | | | |
| 79 | 79 S-Promenade, between Claymore | Pass | | | | | | | | | | |
| 80 | 80 S--Promenade, between Claymore | Pass | | | | | | | | | | |
| 81 | 81 S--Promenade, between Claymore | Pass | | | | | | | | | | |
| 82 | 82 S- Promenade, between Hearth & | Pass | | | | | | | | | | |
| 83 | 83 S--Promenade Between Hearth | Pass | | | | | | | | | | |
| 84 | Station 084 | Pass | | | | | | | | | | |
| 85 | 85 S-Promenade, between Gathering | Pass | | | | | | | | | | |
| 86 | 86 S-Promenade Between Gathering | Pass | | | | | | | | | | |

| | Location | Valve Status | Clogged Nozzle | Blocked Head | Broken Head | Raise Head | Lower Head | Broken Drip Micro Spray | Broken Lateral | Broken Main | Scope | Estimated Cost |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 87 | 87 S-Promenade, between Gathering | Pass | | | | | | | | | | |
| 88 | 88 S-Promenade, between Pergola & | Pass | | | | | | | | | | |
| 89 | 89 S-Promenade, between Pergola & | Pass | | | | | | | | | | |
| 90 | 90 S-Promenade, between Pergola & | Pass | | | | | | | | | | |
| 91 | 91 D-Promenade, left Stone Table | Pass | | | | | | | | | | |
| 92 | 92 s-Promenade, right Stone Table | Pass | | | | | | | | | | |
| 93 | 93 s-Promenade, between Stone | Pass | | | | | | | | | | |
| 94 | 94 S-Promenade, between Stone | Pass | | | | | | | | | | |
| 95 | 95 S-Promenade, right of Secret | Pass | | | | | | | | | | |
| 96 | 96 S-Promenade, Secret Cove & | Pass | | | | | | | | | | |
| 97 | 97 S-Promenade, between Stone | Pass | | | | | | | | | | |
| 98 | 98 S-Promenade Between Stone Table | Pass | | | | | | | | | | |
| 99 | | Pass | | | | | | | | | | |

redtree Landscape Systems

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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 | Clogged Nozzle | Blocked Head | Broken Head | Raise Head | Lower Head | Broken Drip Micro Spray | Broken Lateral | Broken Main | Scope | Estimated Cost |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Zone 100 B-Promenade, near Fenland | Pass | | | | | | | | | | |
| All good | | | | | | | | | | | | |
| 2 | 101 S-Promenade, lift station & | Pass | | | | | | | | | | |
| Minor adjustments | | | | | | | | | | | | |
| 3 | 102 D-Promenade, lift station | Pass | | | | | | | | | | |
| All good | | | | | | | | | | | | |
| 4 | 103 S-Promenade,  between Secret | Pass | | | | | | | | | | |
| Minor adjustments | | | | | | | | | | | | |
| 5 | 103 S-Promenade,  between Secret | Pass | | | | | | | | | | |
| Minor adjustments | | | | | | | | | | | | |
| 6 | 104 R- 54 | Pass | | | | | | | | | | |
| Minor adjustments | | | | | | | | | | | | |
| 7 | 105 S- Promenade Between Fenland & | Pass | | | | | | | | | | |

| | Location | Valve Status | Clogged Nozzle | Blocked Head | Broken Head | Raise Head | Lower Head | Broken Drip Micro Spray | Broken Lateral | Broken Main | Scope | Estimated Cost |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Minor adjustments | | | | | | | | | | | | |
| 8 | 106 S- exit side SR 54 | Pass | | | | | | | | | | |
| Minor adjustments | | | | | | | | | | | | |
| 9 | 107 D- exit side 54 | Pass | | | | | | | | | | |
| All good | | | | | | | | | | | | |
| 10 | 108 Ann/D-Promenade Asturia sign | Pass | | | | | | | | | | |
| Drip all good | | | | | | | | | | | | |
| 11 | | Pass | | | | | | | | | | |
| 12 | | Pass | | | | | | | | | | |
| 13 | | Pass | | | | | | | | | | |
| 14 | | Pass | | | | | | | | | | |
| 15 | | Pass | | | | | | | | | | |
| 16 | | Pass | | | | | | | | | | |
| 17 | | Pass | | | | | | | | | | |
| 18 | | Pass | | | | | | | | | | |
| 19 | | Pass | | | | | | | | | | |
| 20 | | Pass | | | | | | | | | | |

# 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 | Clogged Nozzle | Blocked Head | Broken Head | Raise Head | Lower Head | Broken Drip Micro Spray | Broken Lateral | Broken Main | Scope | Estimated Cost |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | R-By controller | Pass | | | | | | | | | | |
| 2 | S-By controller | Pass | | | | | | | | | | |
| 3 | D-By controller | Pass | | | | | | | | | | |
| 4 | R-North of park benches | Pass | | | | | | | | | | |
| 5 | | Pass | | | | | | | | | | |
| 6 | | Pass | | | | | | | | | | |
| 7 | Zone 7 | Pass | | | | | | | | | | |
| 8 | D-North of lake | Pass | | | | | | | | | | |
| 9 | B-North end of lake | Pass | | | | | | | | | | |
| 10 | D- End of Trails Edge Blvd | Pass | | | | | | | | | | |
| 11 | R-End of Trails Edge Blvd | Pass | | | | | | | | | | |
| 12 | S-End of Trails Edge Blvd | Pass | | | | | | | | | | |
| 13 | | Pass | | | | | | | | | | |

## 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



redtree Landscape Systems

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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 | Clogged Nozzle | Blocked Head | Broken Head | Raise Head | Lower Head | Broken Drip Micro Spray | Broken Lateral | Broken Main | Scope | Estimated Cost |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | R-By controller | Pass | | | | | | | | | | |
| 2 | 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



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# 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 | Clogged Nozzle | Blocked Head | Broken Head | Raise Head | Lower Head | Broken Drip Micro Spray | Broken Lateral | Broken Main | Scope | Estimated Cost |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | S - North of controller | Pass | | | | | | | | | | |
| 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 | | | | | | | | | | |

# September Inspection 2025

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

redtree Landscape Systems

***

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| 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 | Clogged Nozzle | Blocked 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



# September Inspection 2025

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

redtree Landscape Systems

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| 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 isues found |

| | Location | Valve Status | Clogged Nozzle | Blocked Head | Broken Head | Raise Head | Lower Head | Broken Drip Micro Spray | Broken Lateral | Broken Main | Scope | Estimated Cost |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Bubbler | Pass | | | | | | | | | | |
| 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



redtree Landscape Systems

***

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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 | Clogged Nozzle | Blocked Head | Broken Head | Raise Head | Lower Head | Broken Drip Micro Spray | Broken Lateral | Broken Main | Scope | Estimated Cost |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | S- By controller | Pass | | | | | | | | | | |
| 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



# September Inspection 2025

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

redtree Landscape Systems

***
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| 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 | Clogged Nozzle | Blocked 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



# September Inspection 2025

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

redtree Landscape Systems
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| 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 | Clogged Nozzle | Blocked Head | Broken Head | Raise Head | Lower Head | Broken Drip Micro Spray | Broken Lateral | Broken Main | Scope | Estimated Cost |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | S- East of bed | Pass | | 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



redtree Landscape Systems

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# September Inspection 2025

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

| 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 | Clogged Nozzle | Blocked Head | Broken Head | Raise Head | Lower Head | Broken Drip Micro Spray | Broken Lateral | Broken Main | Scope | Estimated Cost |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | S- In plant beds, by Gathering Way | Pass | | | | | | | | | | |
| 2 | S- Center by Gathering Way | Pass | | | | | | | | | | |
| 3 | S- Road by Gathering Way | Pass | | | | | | | | | | |
| 4 | S- In plant bed, by controller | Pass | | | | | | | | | | |
| 5 | R- By controller | Pass | | | | | | | | | | |
| 6 | Bubbler by timer | Pass | | | | | | | | | | |
| 7 | S- In plant bed by mailboxes | Pass | | | | | | | | | | |
| 8 | S- Road by mailboxes | Pass | | | | | | | | | | |
| 9 | S- Both sides of Hearth Drive | Pass | | | | | | | | | | |
| 10 | S- In plant beds both ends of island | Pass | | | | | | | | | | |
| 11 | Bed on the right side | Pass | | | | | | | | | | |
| 12 | Bubblers field | Pass | | | | | | | | | | |
| 13 | S-Plant bed by Delancey Street | Pass | | | | | | | | | | |

| | Location | Valve Status | Clogged Nozzle | Blocked Head | Broken Head | Raise Head | Lower Head | Broken Drip Micro Spray | Broken Lateral | Broken Main | Scope | Estimated Cost |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 14 | N/A | Pass | | | | | | | | | | |
| 15 | S- Both ends of island | Pass | | | | | | | | | | |
| 16 | N/A | Pass | | | | | | | | | | |
| 17 | R-North end of island | Pass | | | | | | | | | | |
| 18 | R-Center island | Pass | | | | | | | | | | |
| 19 | R-South end of island | Pass | | | | | | | | | | |
| 20 | | Pass | | | | | | | | | | |

## 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



redtree Landscape Systems

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# September Inspection 2025

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

| 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 | Clogged Nozzle | Blocked Head | Broken Head | Raise Head | Lower Head | Broken Drip Micro Spray | Broken Lateral | Broken Main | Scope | Estimated Cost |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | S- By Gathering Way | Pass | | | | | | | | | | |
| 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 | Clogged Nozzle | Blocked 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 13

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

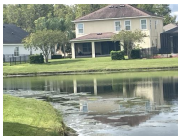
1 flagged, 1 action, 1 / 3 (33.33%)

**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

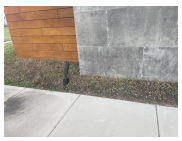

Photo 35


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**

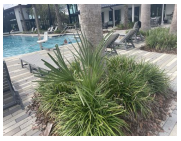
Poor


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

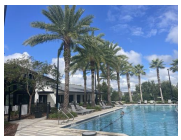
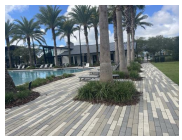

Photo 42


Photo 43


Photo 44


Photo 45


Photo 46

**Landscaping Location**

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

Landscaping 6 — 3 / 3 (100%)

**Landscaping** — Good


Photo 47


Photo 48


Photo 49

**Landscaping Location**

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

Landscaping 7 — 3 / 3 (100%)

**Landscaping** — Good


Photo 50


Photo 51


Photo 52

**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

## Roads Location

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


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

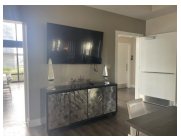

Photo 71


Photo 72


Photo 73


Photo 74


Photo 75

### Clubhouse Restroom

Good


Photo 76


Photo 77


Photo 78

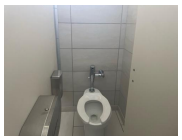

Photo 79


Photo 80

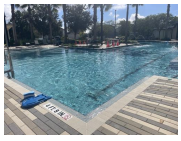

Photo 81


Photo 82


Photo 83

### Pool

Good


Photo 84

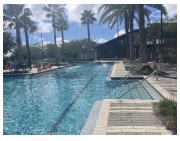

Photo 85


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

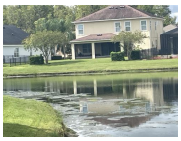
Page 1: Initial questions / Ponds / Ponds 6

**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.

Page 1: Initial questions / Landscaping / Landscaping 4

## Landscaping

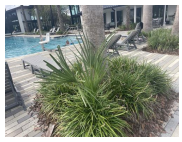
Poor


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

Page 1: Initial questions / Ponds / Ponds 1

## 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

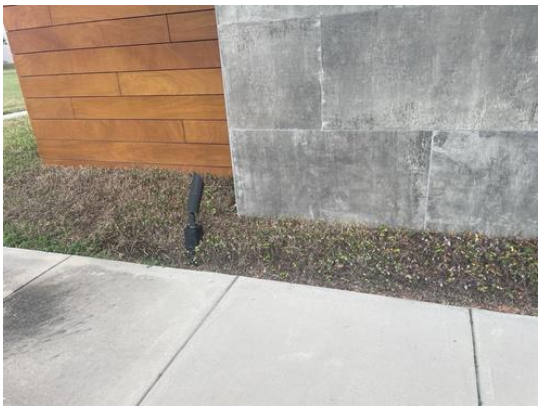


Photo 35



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

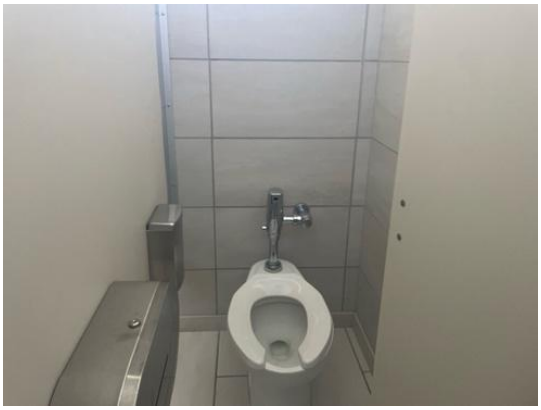


Photo 79



Photo 80




Photo 81



Photo 82



Photo 83




Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89

# EXHIBIT 14

Return to Agenda

# Estimate

| Date | Estimate # |
|---|---|
| 8/11/2025 | 2639 |

PO BOX 825
Lutz, FL 33548-0825

| Name / Address |
|---|
| Asturia Community<br>Community pool<br>SR54<br>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).<br>Jet-set sunken areas to remove air pockets and add crushed concrete base to re-level areas.<br>Re-install pavers at correct elevation and pitch to control storm water and pool water run off.<br>Clean up and remove all waste. | | | |
| Provide approx. 6 pavers to replace broken and or cracked pavers.<br>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<br>Seal and Lock<br>Type: super wet(sand lock seal coat)<br>pool deck areas 7938sf<br>coping areas 318sf | 8,256 | 1.25 | 10,320.00 |
| Specs:<br>Powerwash and prep paver areas to be sealed.<br>Sand wash w/ course DOT sand as per ASTM C-144 requirements.<br>Seal pavers with Seal and Lock- super wet | | | |
| Customer Signature:<br>*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 15

Return to Agenda

# ESTIMATE


## Paver Rescue LLC

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


**Bill To**

Astoria CDD
14575 Promenade
Lutz

**Est No** EST-218

Date 09 Oct, 2025

| Sl. | Description | Qty | Rate | Amount |
|---|---|---|---|---|
| 1 | Repairs<br>Walk in pool shelf has high pavers that need leveling.<br>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.<br>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 16

Return to Agenda

FLORIDA COMMERCIAL CARE, INC.

Professional Landscape and Property Maintenance Services

August 5, 2025

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

**Re: Asturia**

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

**PROPOSAL:** Pavers

**SCOPE OF WORK:**

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

FLORIDA COMMERCIAL CARE, INC.

Professional Landscape and Property Maintenance Services

**Total Price- $14,986.25**

---

Proposal Accepted _____ _____

DATE SIGNATURE

Stephen Mc Dowell

Stephen McDowell
Florida Commercial Care, Inc.

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

# EXHIBIT 17

**Return to Agenda**

FLORIDA COMMERCIAL CARE, INC.

Professional Landscape and Property Maintenance Services

August 25, 2025

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

**Re: Asturia**

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

**PROPOSAL**: Bridge # 1

**SCOPE OF WORK:**

- Dispatch technicians to the property with required equipment and materials to complete work order.
- Set up and tape off or safety cone area that work is being performed in to ensure a safe work environment for personnel and patrons.
- Locate bridge # 1 located next to 14869 Caravan Ave.
- When approved I will mark all boards to be replaced prior to work being started.
- Wooden bridge is 104 ft long.
- This proposal is to remove and replace 1/3 of the pressure treated wood decking.
- Remove the worst damaged deck boards to be replaced. (NOT ALL BOARDS NEED REPLACED)
- Install new deck boards from 2 x 6 pressure treated wood with proper 2-1/2 inch deck screws.
- Starting with the worst damaged down to the least damaged boards.
- Properly dispose of all old materials at the proper center for pressure treated materials.
- Check property for any other damages or issues.
- Remove all debris and equipment from work performed.
- Work will be completed within 30 days of approval.
- Proposal Is good for 60 days

FLORIDA COMMERCIAL CARE, INC.

Professional Landscape and Property Maintenance Services

**Total Price- $7,350.20**

---

Proposal Accepted _____ _____

DATE SIGNATURE

Stephen Mc Dowell

Stephen McDowell
Florida Commercial Care, Inc.

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

# EXHIBIT 18

Return to Agenda

FLORIDA COMMERCIAL CARE, INC.
Professional Landscape and Property Maintenance Services

August 25, 2025

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

**Re: Asturia**

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

**PROPOSAL**: Bridge # 2

**SCOPE OF WORK:**

- Dispatch technicians to the property with required equipment and materials to complete work order.
- Set up and tape off or safety cone area that work is being performed in to ensure a safe work environment for personnel and patrons.
- Locate bridge # 2 located next to 15241 Renaissance Ave.
- When approved I will mark all boards to be replaced prior to work being started.
- Wooden bridge is 310 ft long.
- This proposal is to remove and replace 1/3 of the pressure treated wood decking.
- Remove the worst damaged deck boards to be replaced. (NOT ALL BOARDS NEED REPLACED)
- Install new deck boards from 2 x 6 pressure treated wood with proper 2-1/2-inch deck screws.
- Starting with the worst damaged down to the least damaged boards.
- Properly dispose of all old materials at the proper center for pressure treated materials.
- Check property for any other damage or issues.
- Remove all debris and equipment from work performed.
- Work will be completed within 30 days of approval.
- Proposal Is good for 60 days.

FLORIDA COMMERCIAL CARE, INC.

Professional Landscape and Property Maintenance Services

**Total Price- $14,311.43**

---

Proposal Accepted _____ _____

DATE SIGNATURE

Stephen Mc Dowell

Stephen McDowell
Florida Commercial Care, Inc.

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

# EXHIBIT 19

Return to Agenda

12545 DRAKEFIELD DRIVE
SPRINGHILL, FL 34610
(813) 389-8061

**PROPOSAL** # 170

**DATE:** Monday, October 13, 2025

**PROJECT:** ATURIA WALKWAY / CART BRIDGE

**TO:** GARY SCHWARTZ

**RE:** *TIMBER STRUCTURES*

- PEDESTRIAN @ CARAVAN
  - 11’ WIDE X 103’ LENGTH
  - #1 PRIME 2X6 DECKING (.15C-C TREATMENT)
  - 3” STAINLESS STEEL T-25 TORQ HEAD SCREWS
  - REMOVE AND REPLACE 20 DECK BOARDS OF THE BOARDS CHOOSING
  - ADDITIONAL DECK BOARDS BEYOND QTY 20 AT $161 PER
- CART BRIDGE @ RENAISSANCE
  - 10’ WIDE X 310’ LENGTH
  - 10,000 GVW BRIDGE
  - #1 3X8 DECKING (.60 CCA)
  - 6X6 CURB (.60 CCA)
  - 4” STAINLESS STEEL T-25 TORQ HEAD SCREWS
  - REMOVE AND REPLACE 25 DECK BOARDS OF THE BOARDS CHOOSING
  - ADDITIONAL DECK BOARDS BEYOND QTY 25 AT $225 PER
  - REMOVE AND REPLACE 5 SECTIONS OF CURB $150 PER

*All materials, unless otherwise specified, to be CCA treated Southern Yellow Pine (SYP).*

*Price includes supervision, labor, materials, and equipment necessary for installation.*

*All removed material will be hauled to approved waste facility.*

*Price based on Timber Intentions standard insurance coverages.*

*Timber Intentions LLC General Contractors License CGC 1527933*

***Payment Terms Net 15 Days***

12545 DRAKEFIELD DRIVE
SPRINGHILL, FL 34610
(813) 389-8061

| *Structure* | *Quantity* | *Cost ($; Per)* | *Cost ($; Total)* |
|---|---|---|---|
| 11’ wide x 103’ length at Caravan | *20 deck boards* | *$161* | *$3,220* |
| 10’ wide x 310 length at Renaissance Ave. | *25 deck boards* | *$225* | *$5,625* |
| *Renaissance Ave.* | *5 sections of curb* | *$150* | *$750* |
| | | ***Project Total:*** | ***$9,595*** |

**Does not include the following:**

*Any backfilling, finish grading or concrete / asphalt transitions.*

*Surveying of Bridge locations or elevations.*

*Locating of any existing or future utilities.*

*Permitting or any cost, fees, taxes, or other charges as required by state or local agencies, unless otherwise specified.*

***APPROVAL:***

| *Name* | *Title* | *Function* | *Signature* | *Date* |
|---|---|---|---|---|
| *Mark Winter* | *President* | *Submitter* |  | *Oct 13, 2025* |
| | | *Approver* | | |

# EXHIBIT 20

**Return to Agenda**

# Asturia
# Community Development District

## Financial Statements
## (Unaudited)

## June 30, 2025

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# Asturia
## Operating Account - Bank Reconciliation
## June 30, 2025

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

# Asturia
## Check Register - Operating Account
## FY2025

| Date | Number | Payee | Memo | Payment | Deposit | Balance |
|---|---|---|---|---|---|---|
| **9/30/2024** | | | **EOY BALANCE** | | | **90,239.58** |
| 10/1/2024 | 100346 | Best Termite and Pest Control, Inc. | Invoice: 1291767 (Reference: Commercial Pest Control Monthly - 09.19.24. ) | 55.00 | | 90,184.58 |
| 10/1/2024 | 1086 | Waterside Outdoor Furniture | 10 Chaise Lounges, 22 Dining Chairs | 9,646.00 | | 80,538.58 |
| 10/2/2024 | ACH100224 | Frontier | Service 09/07/24 - 10/06/24 | 83.47 | | 80,455.11 |
| 10/2/2024 | | | Funds Transfer | | 100,000.00 | 180,455.11 |
| 10/2/2024 | 100347 | Jimerson Birr, PA | Invoice: 00221495 (Reference: Legal Service 9.24. ) | 232.00 | | 180,223.11 |
| 10/2/2024 | 100348 | Blue Water Aquatics, Inc. | Invoice: 32317 (Reference: Aquatic Maintenance Sept. 2024. ) | 1,370.00 | | 178,853.11 |
| 10/2/2024 | 100349 | Complete IT Corp | Invoice: B688CC27-0020 (Reference: CIT Hosted Phone Seat Sept. 2024. ) | 38.10 | | 178,815.01 |
| 10/2/2024 | 100350 | Suncoast Pool Service | Invoice: 10613 (Reference: Monthly Pool Service 10.24. ) | 1,027.00 | | 177,788.01 |
| 10/2/2024 | 100351 | RedTree Landscape Systems, LLC | Invoice: 19084 (Reference: Monthly Landscape - 10.24. ) | 12,975.00 | | 164,813.01 |
| 10/4/2024 | 100424ACH1 | ADP, Inc. | Payroll Processing Fees | 115.61 | | 164,697.40 |
| 10/7/2024 | 0ACH100724 | Coastal Waste & Recycling, Inc. | Monthly Fee - Oct 2024 | 89.71 | | 164,607.69 |
| 10/10/2024 | ACH101024 | BANK UNITED VISA CC | | 1,021.95 | | 163,585.74 |
| 10/11/2024 | 101124ACH1 | ADP, Inc. | Payroll Tax 9/21/24 - 10/04/24 | 554.22 | | 163,031.52 |
| 10/11/2024 | 101124ACH2 | Donald J. Foltz | P/R BOS Meeting 9/24/24 | 184.70 | | 162,846.82 |
| 10/11/2024 | 101124ACH3 | Jean-Jacques Darius | P/R BOS Meeting 9/24/24 | 184.70 | | 162,662.12 |
| 10/11/2024 | 101124ACH4 | Jonathan Tietz | P/R BOS Meeting 9/24/24 | 184.70 | | 162,477.42 |
| 10/11/2024 | 101124ACH5 | Krystal Osterag | PR 9/21/24 - 10/4/24 | 701.86 | | 161,775.56 |
| 10/11/2024 | 101124ACH6 | Samuel W. Everett | PR 9/21/24 - 10/4/24 | 1,491.81 | | 160,283.75 |
| 10/11/2024 | 101124ACH7 | Samuel Whitten | P/R BOS Meeting 9/24/24 | 184.70 | | 160,099.05 |
| 10/11/2024 | 134 | Susan Coppa | P/R BOS Meeting 9/24/24 | 160.70 | | 159,938.35 |
| 10/11/2024 | 101124ACH8 | ADP, Inc. | Workers Comp | 81.81 | | 159,856.54 |
| 10/15/2024 | 100352 | Jimerson Birr, PA | Invoice: 00221844 (Reference: Legal Service 9.24. ) | 174.00 | | 159,682.54 |
| 10/15/2024 | 100353 | RedTree Landscape Systems, LLC | Invoice: 19059 (Reference: Seasonal Flowers. ) | 4,812.50 | | 154,870.04 |
| 10/16/2024 | 100354 | Vesta District Services | Invoice: 422528 (Reference: Monthly District Services 10.24. ) | 4,000.00 | | 150,870.04 |
| 10/17/2024 | 01ACH101724 | Duke Energy Payment Processing | 0000 Aviles PKY Lite 08.24.24-09.23.24 | 1,986.08 | | 148,883.96 |
| 10/17/2024 | 02ACH101724 | Duke Energy Payment Processing | 000 Promenade PKY Lite 08.24.24-09.23.24 | 294.48 | | 148,589.48 |
| 10/17/2024 | 03ACH101724 | Duke Energy Payment Processing | 000 Promenade PKY Lite 08.24.24-09.23.24 | 99.45 | | 148,490.03 |
| 10/17/2024 | 100355 | SchoolNow | Invoice: INV-SN-247 (Reference: Website Hosting. ) | 1,537.50 | | 146,952.53 |
| 10/17/2024 | 100356 | Cleaning Commandos | Invoice: 000145 (Reference: Consumables. ) | 79.18 | | 146,873.35 |
| 10/17/2024 | 100357 | RedTree Landscape Systems, LLC | Invoice: 19285 (Reference: Irrigation Repairs, Wire Nuts, Decoders, Solenoids. ) | 2,245.00 | | 144,628.35 |
| 10/18/2024 | 101824ACH1 | ADP, Inc. | Payroll Processing Fees | 126.86 | | 144,501.49 |
| 10/21/2024 | 01ACH102124 | Duke Energy Payment Processing | 14721 State Road 54 Lite 8/24/24 - 923/24 | 5,473.19 | | 139,028.30 |
| 10/21/2024 | 02ACH102124 | Duke Energy Payment Processing | 0000 Aviles PKY Lite PH2 A&B SL 8/24/24 - 9/23/24 | 2,536.70 | | 136,491.60 |
| 10/21/2024 | 03ACH102124 | Duke Energy Payment Processing | 14575 Promenade PKWY Amenity Center 8/24/24 - 9/23/24 | 1,396.23 | | 135,095.37 |
| 10/21/2024 | 04ACH102124 | Duke Energy Payment Processing | 14575 Promenade PKY Pool 8/24/24 - 9/23/24 | 928.76 | | 134,166.61 |
| 10/21/2024 | 05ACH102124 | Duke Energy Payment Processing | 14731 State Road 54 8/24/24 - 9/23/24 | 30.80 | | 134,135.81 |
| 10/21/2024 | 06ACH102124 | Duke Energy Payment Processing | 15233 Renaissance Ave Irrigation 8/24/24 - 9/23/24 | 30.80 | | 134,105.01 |
| 10/21/2024 | 07ACH102124 | Duke Energy Payment Processing | 15121 Aviles PKWY Pump Irrigatio 8/24/24 - 9/23/24 | 30.80 | | 134,074.21 |
| 10/21/2024 | 08ACH102124 | Duke Energy Payment Processing | 15138 Caravan Ave Irrigation 8/24/24 - 9/23/24 | 30.80 | | 134,043.41 |
| 10/21/2024 | 09ACH102124 | Duke Energy Payment Processing | 15381 Aviles PKWY Pump Irrigation 8/24/24 - 9/23/24 | 30.80 | | 134,012.61 |
| 10/21/2024 | 10ACH102124 | Duke Energy Payment Processing | 15301 Aviles PKWY Pump Irrigation 8/24/24 - 9/23/24 | 30.80 | | 133,981.81 |
| 10/21/2024 | 11ACH102124 | Duke Energy Payment Processing | 14700 Trails Edge Blvd Irrigation 8/24/24 - 9/23/24 | 30.80 | | 133,951.01 |
| 10/21/2024 | 12ACH102124 | Duke Energy Payment Processing | 2995 Long Bow Way Irrigation 8/24/24 - 9/23/24 | 30.80 | | 133,920.21 |
| 10/21/2024 | 13ACH102124 | Duke Energy Payment Processing | 14807 Renaissance Ave Irrigation 8/24/24 - 9/23/24 | 30.80 | | 133,889.41 |
| 10/21/2024 | 14ACH102124 | Duke Energy Payment Processing | 15246 Caravan Ave Irrigation 8/24/24 - 9/23/24 | 30.80 | | 133,858.61 |
| 10/21/2024 | 15ACH102124 | Duke Energy Payment Processing | 14826 Renaissance Ave Irrigation 8/24/24 - 9/23/24 | 30.80 | | 133,827.81 |
| 10/21/2024 | 16ACH102124 | Duke Energy Payment Processing | 2781 Long Bow Way Irrigation 8/24/24 - 9/23/24 | 30.80 | | 133,797.01 |
| 10/22/2024 | 1087 | Egis Insurance Advisors | Policy #100124685 10/1/24 - 10/01/25 | 31,541.00 | | 102,256.01 |
| 10/22/2024 | 1088 | Egis Insurance Advisors | Policy # WC100124685 10.01.24-10.01.25 | 850.00 | | 101,406.01 |
| 10/23/2024 | 01ACH102324 | Pasco County Utilities | 15050 Caravan Ave 08/16/24 - 09/17/24 | 67.08 | | 101,338.93 |

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

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

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| 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 |

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

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| 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 |

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

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| 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 |

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

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| **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 |

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| 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 |

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|---|---|---|---|---|---|---|
| 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 |

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

# EXHIBIT 21

Return to Agenda

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

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

# EXHIBIT 22

**Return to Agenda**

**Asturia Community Development District**

Paid Operation & Maintenace Expenditures

6/30/2025

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

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|---|---|---|---|---|
| 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 23

Return to Agenda

# Asturia
# Community Development District

## Financial Statements
## (Unaudited)

## July 31, 2025

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

| | | GENERAL FUND | RESERVE FUND | DEBT SERVICE 2014 | DEBT SERVICE 2016 | DEBT SERVICE 2025 | CONSTRUCTI FUND | TOTAL GOVERNMENTA FUNDS |
|---|---|---|---|---|---|---|---|---|
| 1 | **ASSETS** | | | | | | | |
| 2 | Operating | | | | | | | |
| 3 | Bank United - Operating Account | $ 102,109 | $ - | $ - | $ - | $ - | $ - | $ 102,109 |
| 4 | Bank United - Restricted Cash | 20,023 | - | - | - | - | - | 20,023 |
| 5 | Bank United - Money Market Account | 1,508,478 | - | - | - | - | - | 1,508,478 |
| 6 | Southstate Bank - Money Market Account | 430,922 | - | - | - | - | - | 430,922 |
| 7 | Debt Service | | | | | | | - |
| 8 | Revenue | - | - | 1,369 | 66,385 | - | - | 67,754 |
| 9 | Interest | - | - | - | 6 | 124,266 | | 124,272 |
| 10 | Reserve | - | - | 1,515 | 75,717 | - | - | 77,232 |
| 11 | Prepayment | - | - | - | 1 | - | - | 1 |
| 12 | Sinking fund | - | - | - | 5 | - | - | 5 |
| 13 | Cost of Issuance | - | - | - | - | 15,517 | - | 15,517 |
| 14 | Construction account | | | | - | - | 2,000 | 2,000 |
| 15 | Due from other funds | - | - | - | . | . | - | - |
| 16 | Due from Debt service | - | - | - | - | - | - | - |
| 17 | Due from General fund | - | 447,761 | - | 4,415 | 14,903 | - | 467,079 |
| 18 | Accounts receivable-On Roll Assessments | - | 3 | - | 2 | - | - | 5 |
| 19 | Accounts receivable | - | | - | - | - | - | - |
| 20 | Prepaids | - | | - | - | - | - | - |
| 21 | Deposits | 6,146 | | - | - | - | - | 6,146 |
| 22 | Total assets | $ 2,067,678 | $ 447,764 | $ 2,883 | $ 146,532 | $ 154,686 | $ 2,000 | $ 2,821,543 |
| 23 | **LIABILITIES AND FUND BALANCE** | | | | | | | |
| 24 | Liabilities: | | | | | | | |
| 25 | Accounts payable | $ 141,742 | $ - | $ - | $ - | $ - | $ - | $ 141,742 |
| 26 | Accrued expenses payable | - | - | - | - | - | - | - |
| 27 | Due to other funds | - | - | - | - | - | - | - |
| 28 | Deferred revenue-On roll assessments | - | 3 | - | 2 | - | - | 5 |
| 29 | Due to Debt service fund | 19,317 | - | - | - | - | - | 19,317 |
| 30 | Due to Reserve fund | 447,761 | - | - | - | - | - | 447,761 |
| 31 | Rental deposits | 1,500 | - | - | - | - | - | 1,500 |
| 32 | JSAPP deposit | - | - | - | - | - | - | - |
| 33 | Total liabilities | 610,321 | 3 | - | 2 | - | - | 610,326 |
| 34 | **FUND BALANCES** | | | | | | | |
| 35 | Nonspendable | 6,146 | - | - | - | - | - | 6,146 |
| 36 | Restricted | - | - | 2,883 | 146,530 | 154,686 | 2,000 | 306,099 |
| 37 | Assigned for Two Month Operating Reserve | 177,110 | - | - | - | - | - | 177,110 |
| 38 | Unassigned | 1,274,101 | 447,761 | - | - | - | - | 1,721,863 |
| 39 | Total fund balances | 1,457,357 | 447,761 | 2,883 | 146,530 | 154,686 | 2,000 | 2,211,217 |
| 40 | Total liabilities and fund balances | $ 2,067,678 | $ 447,764 | $ 2,883 | $ 146,532 | $ 154,686 | $ 2,000 | $ 2,821,543 |

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

| | | FY 2025 ADOPTED BUDGET | YTD BUDGET | YTD ACTUAL | YTD VARIANCE FAV (UNFAV) | % OF TOTAL BUDGET SPENT TO DATE |
|---|---|---|---|---|---|---|
| 1 | **REVENUES** | | | | | |
| 2 | Assessment levy: all residents | $ 1,020,959 | $ 1,020,959 | $ 1,024,543 | $ 3,584 | 100.35% |
| 3 | Interest Revenue-Investments | - | - | 62,915 | 62,915 | 0.00% |
| 4 | Rental Income | 4,000 | 3,333 | 7,773 | 4,440 | 194.33% |
| 5 | Bar Code Access | 200 | 167 | 750 | 583 | 375.00% |
| 6 | Event Fees | 2,500 | 2,083 | - | (2,083) | 0.00% |
| 7 | Cost Share Agreement AWCPOA | - | - | 15,000 | 15,000 | 0.00% |
| 8 | Miscellaneous Revenue | 15,000 | 12,500 | - | (12,500) | 0.00% |
| 9 | Fund Balance Forward | 20,000 | 16,667 | - | (16,667) | 0.00% |
| 10 | **TOTAL REVENUES** | **1,062,659** | **1,055,709** | **1,110,981** | **55,272** | **104.55%** |
| 11 | **EXPENDITURES** | | | | | |
| 12 | **ADMINISTRATIVE** | | | | | |
| 13 | Supervisor Fees | 15,000 | 12,500 | 13,600.00 | (1,100) | 90.67% |
| 14 | Payroll taxes - FICA | 1,377 | 1,148 | 3,750.39 | (2,603) | 272.36% |
| 15 | Management Consulting | 48,000 | 40,000 | 40,360.61 | (361) | 84.08% |
| 16 | Trustee Fees | 8,500 | 7,083 | 6,866.67 | 217 | 80.78% |
| 15 | District Engineer | 20,000 | 16,667 | - | 16,667 | 0.00% |
| 16 | Arbitrage rebate calculation | 1,300 | 1,083 | 1,300.00 | (217) | 100.00% |
| 17 | Public Officials Liabiliy Ins | 4,496 | 3,747 | 3,700.00 | 47 | 82.30% |
| 18 | Legal Advertising | 1,500 | 1,250 | 4,260.77 | (3,011) | 284.05% |
| 19 | Dues & licenses | 175 | 175 | 175.00 | - | 100.00% |
| 20 | Website Fees/Email/IT Support | 5,500 | 4,583 | 2,972.90 | 1,610 | 54.05% |
| 21 | Legal Services - General | 30,000 | 25,000 | 18,210.25 | 6,790 | 60.70% |
| 22 | Legal Services - Litigation | 20,000 | 16,667 | 327.00 | 16,340 | 1.64% |
| 23 | Legal Services - Land Use | 20,000 | 16,667 | 2,694.00 | 13,973 | 13.47% |
| 24 | Legal Services - Defect | 10,000 | 8,333 | - | 8,333 | 0.00% |
| 25 | Auditing Services | 3,715 | 3,096 | - | 3,096 | 0.00% |
| 26 | Tax Collector/Property Appaiser Fees | 650 | 542 | 150.00 | 392 | 23.08% |
| 27 | Mailed Notices-Postage | 1,000 | 833 | 359.92 | 473 | 35.99% |
| 28 | **TOTAL ADMINISTRATIVE** | **191,213** | **159,373** | **98,728** | **60,646** | **51.63%** |
| 29 | **UTILITY SERVICES** | | | | | |
| 30 | Utilities | | | | | |
| 31 | Electricity - Irrigation | 5,134 | 4,278 | 3,388 | 890 | 65.99% |
| 32 | Electricity - Recreation Center | 24,150 | 20,125 | 21,230 | (1,105) | 87.91% |
| 33 | Streetlights | 219,365 | 182,804 | 107,286 | 75,518 | 48.91% |
| 34 | Utility Services | 1,380 | 1,150 | - | 1,150 | 0.00% |
| 35 | **TOTAL UTILITY SERVICES** | **250,029** | **208,358** | **131,904** | **76,453** | **52.76%** |
| 36 | **GARBAGE/SOLID WASTE SERVICES** | | | | | |
| 37 | Garbage - Recreation Facility | 1,100 | 917 | 1,105 | (189) | 100.49% |
| 38 | Solid Waste Assessment | 2,500 | 2,083 | 1,337 | 746 | 53.49% |
| 39 | **TOTAL GARBAGE/SOLID WASTE** | **3,600** | **3,000** | **2,443** | **557** | **67.85%** |

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

| | | FY 2025 ADOPTED BUDGET | YTD BUDGET | YTD ACTUAL | YTD VARIANCE FAV (UNFAV) | % OF TOTAL BUDGET SPENT TO DATE |
|---|---|---|---|---|---|---|
| 40 | **WATER-SEWER COMB SERVICES** | | | | | |
| 41 | Reclaimed Water Utility | 60,000 | 50,000 | 26,948 | 23,052 | 44.91% |
| 42 | Potable Water | 15,000 | 12,500 | 19,273 | (6,773) | 128.49% |
| 43 | **TOTAL WATER-SEWER COMB SERVICES** | **75,000** | **62,500** | **46,221** | **16,279** | **173.40%** |
| 44 | **STORMWATER CONTROL** | | | | | |
| 45 | Stormwater Control | 1,400 | 1,167 | 611 | 556 | 43.65% |
| 46 | Aquatic Maintenace (Contract) | 22,000 | 18,333 | 13,980 | 4,353 | 63.55% |
| 47 | **STORMWATER CONTROL SERVICES** | **23,400** | **19,500** | **14,591** | **4,909** | **62.35%** |
| 48 | **PHYSICAL ENVIRONMENT** | | | | | |
| 49 | Insurance - Property | 26,930 | 22,442 | 23,805 | (1,363) | 88.40% |
| 50 | Insurance - General Liability | 8,176 | 6,813 | 4,886 | 1,927 | 59.76% |
| 51 | R&M Irrigation | 10,000 | 8,333 | 9,264 | (931) | 92.64% |
| 52 | Landscape - General | 142,200 | 118,500 | 115,813 | 2,687 | 81.44% |
| 53 | Landscape - Fertilization | 9,600 | 8,000 | 8,168 | (168) | 85.08% |
| 54 | Landscape - Pest Control | 5,100 | 4,250 | 4,339 | (89) | 85.08% |
| 55 | Landscape - Irrigation | 12,000 | 10,000 | 10,210 | (210) | 85.08% |
| 56 | Landscape - Mulch | 24,750 | 20,625 | - | 20,625 | 0.00% |
| 57 | Landscape - Annuals | 11,340 | 9,450 | 4,813 | 4,638 | 42.44% |
| 58 | Landscape Replacement | 25,000 | 20,833 | 5,450 | 15,383 | 21.80% |
| 59 | Holiday Lighting & Décor | 2,140 | 1,783 | 4,300 | (2,517) | 200.93% |
| 60 | **TOTAL PHYSICAL ENVIRONMENT** | **277,236** | **231,030** | **191,048** | **39,982** | **68.91%** |
| 61 | **ROAD AND STREETS** | | | | | |
| 62 | Roadway Repair and Maintenance | 58,000 | 48,333 | - | 48,333 | 0.00% |
| 63 | R&M Pressure Washing | 5,500 | 4,583 | 200 | 4,383 | 3.64% |
| 64 | **TOTAL ROAD AND STREET FACILITIES** | **63,500** | **52,917** | **200** | **52,717** | **0.31%** |
| 65 | **PARKS AND RECREATION - GENERAL** | | | | | |
| 66 | Field Services Management | 70,000 | 58,333 | 43,354 | 14,979 | 61.93% |
| 67 | Pool Maintenance | 13,560 | 11,300 | 13,657 | (2,357) | 100.71% |
| 68 | Wildlife Management | 2,400 | 2,000 | - | 2,000 | 0.00% |
| 69 | Cleaning - Contract | 16,000 | 13,333 | 26,435 | (13,102) | 165.22% |
| 70 | Pest Control - Contract | 730 | 608 | 550 | 58 | 75.34% |
| 71 | Telephone and Internet | 3,600 | 3,000 | 1,306 | 1,694 | 36.29% |
| 72 | R&M Fitness Equipment | 4,500 | 3,750 | 7,973 | (4,223) | 177.17% |
| 73 | Amenity Maintenance and Repairs | 10,000 | 8,333 | 6,470 | 1,864 | 64.70% |
| 74 | Facility A/C & Heating Maintenance & Repair | 1,500 | 1,250 | - | 1,250 | 0.00% |
| 75 | Boardwalk Bridge Maintenance | 2,500 | 2,083 | 100 | 1,983 | 4.02% |
| 76 | Pool Furniture Repair and Replacement | 4,000 | 3,333 | 12,901 | (9,568) | 322.52% |
| 77 | Security System Monitoring and Maintenance | 12,000 | 10,000 | 1,942 | 8,058 | 16.18% |
| 78 | Dog Park Maintenance | 500 | 417 | 2,333 | (1,917) | 466.69% |
| 79 | Dog Park Mulching | 2,000 | 1,667 | - | 1,667 | 0.00% |
| 80 | Facility Janitoral Supplies | 3,600 | 3,000 | 1,752 | 1,248 | 48.67% |
| 81 | Garbage and Dog Waste Supplies | 3,000 | 2,500 | 2,242 | 258 | 74.73% |
| 82 | Office Supplies | 600 | 500 | 763 | (263) | 127.16% |
| 83 | Pool Permits | 300 | 250 | 280 | (30) | 93.33% |
| 84 | **TOTAL PARKS AND RECREATION -** | **150,790** | **125,658** | **122,058** | **3,600** | **80.95%** |

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

| | | FY 2025 ADOPTED BUDGET | YTD BUDGET | YTD ACTUAL | YTD VARIANCE FAV (UNFAV) | % OF TOTAL BUDGET SPENT TO DATE |
|---|---|---|---|---|---|---|
| 85 | **SPECIAL EVENTS** | | | | | |
| 86 | Special Events | 2,500 | 2,083 | - | 2,083 | 0.00% |
| 87 | **TOTAL SPECIAL EVENTS** | **2,500** | **2,083** | **-** | **2,083** | **0.00%** |
| 88 | **CONTINGENCY** | | | | | |
| 89 | Contingency | 25,391 | 21,159 | 21,386 | (227) | 84.23% |
| 90 | **TOTAL CONTINGENCY** | **25,391** | **21,159** | **21,386** | **(227)** | **84.23%** |
| 91 | **Total Expenditures** | **1,062,659** | **885,578** | **628,579** | **256,999** | **59.15%** |
| 92 | **Excess/(deficiency) of revenues over/(under)** | **-** | **170,131** | **482,402** | **312,271** | **0.00%** |
| 93 | Fund balance - beginning (unaudited) | | | 974,956 | | |
| 94 | Fund balance - ending | | | $ 1,457,358 | | |

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

| | FY 2025 ADOPTED BUDGET | YTD BUDGET | YTD ACTUAL | YTD VARIANCE FAV (UNFAV) |
|---|---|---|---|---|
| **REVENUES** | | | | |
| On Roll Assessments | $ 200,000 | $ 200,000 | $ 195,699 | $ (4,301) |
| Interest | - | - | 5,003 | 5,003 |
| Total revenues | 200,000 | 200,000 | 200,702 | 702 |
| **EXPENDITURES** | | | | |
| Landscape, Partial Replacements | 10,712 | 8,927 | - | 8,927 |
| Air Handling and Condensing Units, Split Systems | 55,704 | 46,420 | - | 46,420 |
| Total Reserve Expenditures | 66,416 | 55,347 | - | 55,347 |
| Excess/(deficiency) of revenues over/(under) | 133,584 | 144,653 | 200,702 | (54,645) |
| Fund balance - beginning (unaudited) | | | 247,059 | |
| Fund balance - ending | | | $ 447,761 | |

**ASTURIA**
**COMMUNITY DEVELOPMENT DISTRICT**
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**
**DEBT SERVICES FUND SERIES 2014**
**FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH JULY 31, 2025**

| | FY 2025 ADOPTED BUDGET | YTD BUDGET | YTD ACTUAL | YTD VARIANCE FAV (UNFAV) |
|---|---|---|---|---|
| **REVENUES** | | | | |
| Assessment levy | $ 561,174 | $ 561,174 | $ 558,526 | $ (2,648) |
| Interest | - | - | 15,634 | 15,634 |
| Bond close out transfer in | - | - | - | - |
| Total revenues | 561,174 | 561,174 | 574,160 | 12,986 |
| **EXPENDITURES** | | | | |
| **Debt Service** | | | | |
| Interest Expense | | | | |
| November 2024 | 197,453 | 197,453 | 197,453 | - |
| May 2025 | 192,565 | 192,565 | 220,989 | (28,424) |
| Principal Retirement | | | | |
| May 2025 | 170,000 | 170,000 | 6,750,000 | (6,580,000) |
| Total debt service expenditures | 560,018 | 560,018 | 7,168,442 | (6,608,424) |
| Excess/(deficiency) of revenues | 1,156 | 1,156 | (6,594,282) | (6,595,438) |
| **Other Financing Sources and (Uses)** | | | | |
| Interfund Transfer In | - | - | 6,113,939 | 6,113,939 |
| Interfund Transfer Out | - | - | (133,351) | (133,351) |
| **Excess Revenue Over (Under) After Other Financing Sources (Uses)** | 1,156 | 1,156 | (613,694) | (614,850) |
| Fund balance - beginning (unaudited) | | | 616,576 | |
| Fund balance - ending | | | $ 2,882 | |

**ASTURIA**
**COMMUNITY DEVELOPMENT DISTRICT**
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**
**DEBT SERVICES FUND SERIES 2016**
**FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH JULY 31, 2025**

| | FY 2025 ADOPTED BUDGET | YTD BUDGET | YTD ACTUAL | YTD VARIANCE FAV (UNFAV) |
|---|---|---|---|---|
| **REVENUES** | | | | |
| Assessment levy | $ 141,198 | $ 141,198 | $ 141,990 | $ 792 |
| Interest | - | - | 4,271 | 4,271 |
| Bond close out transfer in | - | - | - | - |
| Total revenues | 141,198 | 141,198 | 146,261 | 5,063 |
| **EXPENDITURES** | | | | |
| **Debt Service** | | | | |
| Interest Expense | | | | |
| November 2024 | 46,479 | 46,479 | 47,476 | (997) |
| May 2025 | 47,503 | 47,503 | 47,476 | 27 |
| Principal Retirement | | | | |
| May 2025 | 45,000 | 45,000 | 45,000 | - |
| Total debt service expenditures | 138,982 | 138,982 | 139,951 | (969) |
| Excess/(deficiency) of revenues | 2,216 | 2,216 | 6,310 | 6,032 |
| Fund balance - beginning (unaudited) | | | 140,221 | |
| Fund balance - ending | | | $ 146,531 | |

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

| | FY 2025 ADOPTED BUDGET | YTD BUDGET | YTD ACTUAL | YTD VARIANCE FAV (UNFAV) |
|---|---|---|---|---|
| **REVENUES** | | | | |
| Assessment levy | $ - | $ - | $ 5,190 | $ 5,190 |
| Interest | - | - | 719 | 719 |
| Bond close out transfer in | - | - | 6,309,000 | 6,309,000 |
| Total revenues | - | - | 6,314,909 | 6,314,909 |
| **EXPENDITURES** | | | | |
| **Debt Service** | | | | |
| Interest Expense | | | | |
| November 2024 | - | - | - | - |
| May 2025 | - | - | - | - |
| Principal Retirement | | | | |
| May 2025 | - | - | - | - |
| Cosgt of Issuance | - | - | 179,635 | (179,635) |
| Total debt service expenditures | - | - | 179,635 | - |
| Excess/(deficiency) of revenues | - | - | 6,135,274 | 6,314,909 |
| **Other Financing Sources and (Uses)** | | | | |
| Interfund Transfer In | - | - | 133,351 | 133,351 |
| Interfund Transfer Out | - | - | (6,113,939) | (6,113,939) |
| **Excess Revenue Over (Under) After Other Financing Sources (Uses)** | - | - | 154,686 | 334,321 |
| Fund balance - beginning (unaudited) | | | - | |
| Fund balance - ending | | | $ 154,686 | |

# Asturia
## Operating Account - Bank Reconciliation
## July 31, 2025

| | | Operating Acct (BU ) |
|---|---|---|
| ***Balance Per Bank Statements*** | $ | 125,172.50 |
| Plus: Deposits In Transit | | - |
| Less: Outstanding Checks | | (3,040.96) |
| ***Adjusted Bank Balance*** | **$** | **122,131.54** |

| | | |
|---|---|---|
| ***Beginning Balance Per Books*** | $ | 165,215.32 |
| Cash Deposits & Credits | | 7,938.51 |
| Cash Disbursements & Transfers | | (51,022.29) |
| ***Balance Per Books*** | **$** | **122,131.54** |

# Asturia
## Check Register - Operating Account
## FY2025

| Date | Number | Payee | Memo | Payment | Deposit | Balance |
|---|---|---|---|---|---|---|
| **9/30/2024** | | | **EOY BALANCE** | | | **90,239.58** |
| 10/1/2024 | 100346 | Best Termite and Pest Control, Inc. | Invoice: 1291767 (Reference: Commercial Pest Control Monthly - 09.19.24. ) | 55.00 | | 90,184.58 |
| 10/1/2024 | 1086 | Waterside Outdoor Furniture | 10 Chaise Lounges, 22 Dining Chairs | 9,646.00 | | 80,538.58 |
| 10/2/2024 | ACH100224 | Frontier | Service 09/07/24 - 10/06/24 | 83.47 | | 80,455.11 |
| 10/2/2024 | | | Funds Transfer | | 100,000.00 | 180,455.11 |
| 10/2/2024 | 100347 | Jimerson Birr, PA | Invoice: 00221495 (Reference: Legal Service 9.24. ) | 232.00 | | 180,223.11 |
| 10/2/2024 | 100348 | Blue Water Aquatics, Inc. | Invoice: 32317 (Reference: Aquatic Maintenance Sept. 2024. ) | 1,370.00 | | 178,853.11 |
| 10/2/2024 | 100349 | Complete IT Corp | Invoice: B688CC27-0020 (Reference: CIT Hosted Phone Seat Sept. 2024. ) | 38.10 | | 178,815.01 |
| 10/2/2024 | 100350 | Suncoast Pool Service | Invoice: 10613 (Reference: Monthly Pool Service 10.24. ) | 1,027.00 | | 177,788.01 |
| 10/2/2024 | 100351 | RedTree Landscape Systems, LLC | Invoice: 19084 (Reference: Monthly Landscape - 10.24. ) | 12,975.00 | | 164,813.01 |
| 10/4/2024 | 100424ACH1 | ADP, Inc. | Payroll Processing Fees | 115.61 | | 164,697.40 |
| 10/7/2024 | 0ACH100724 | Coastal Waste & Recycling, Inc. | Monthly Fee - Oct 2024 | 89.71 | | 164,607.69 |
| 10/10/2024 | ACH101024 | BANK UNITED VISA CC | | 1,021.95 | | 163,585.74 |
| 10/11/2024 | 101124ACH1 | ADP, Inc. | Payroll Tax 9/21/24 - 10/04/24 | 554.22 | | 163,031.52 |
| 10/11/2024 | 101124ACH2 | Donald J. Foltz | P/R BOS Meeting 9/24/24 | 184.70 | | 162,846.82 |
| 10/11/2024 | 101124ACH3 | Jean-Jacques Darius | P/R BOS Meeting 9/24/24 | 184.70 | | 162,662.12 |
| 10/11/2024 | 101124ACH4 | Jonathan Tietz | P/R BOS Meeting 9/24/24 | 184.70 | | 162,477.42 |
| 10/11/2024 | 101124ACH5 | Krystal Osterag | PR 9/21/24 - 10/4/24 | 701.86 | | 161,775.56 |
| 10/11/2024 | 101124ACH6 | Samuel W. Everett | PR 9/21/24 - 10/4/24 | 1,491.81 | | 160,283.75 |
| 10/11/2024 | 101124ACH7 | Samuel Whitten | P/R BOS Meeting 9/24/24 | 184.70 | | 160,099.05 |
| 10/11/2024 | 134 | Susan Coppa | P/R BOS Meeting 9/24/24 | 160.70 | | 159,938.35 |
| 10/11/2024 | 101124ACH8 | ADP, Inc. | Workers Comp | 81.81 | | 159,856.54 |
| 10/15/2024 | 100352 | Jimerson Birr, PA | Invoice: 00221844 (Reference: Legal Service 9.24. ) | 174.00 | | 159,682.54 |
| 10/15/2024 | 100353 | RedTree Landscape Systems, LLC | Invoice: 19059 (Reference: Seasonal Flowers. ) | 4,812.50 | | 154,870.04 |
| 10/16/2024 | 100354 | Vesta District Services | Invoice: 422528 (Reference: Monthly District Services 10.24. ) | 4,000.00 | | 150,870.04 |
| 10/17/2024 | 01ACH101724 | Duke Energy Payment Processing | 0000 Aviles PKY Lite 08.24.24-09.23.24 | 1,986.08 | | 148,883.96 |
| 10/17/2024 | 02ACH101724 | Duke Energy Payment Processing | 000 Promenade PKY Lite 08.24.24-09.23.24 | 294.48 | | 148,589.48 |
| 10/17/2024 | 03ACH101724 | Duke Energy Payment Processing | 000 Promenade PKY Lite 08.24.24-09.23.24 | 99.45 | | 148,490.03 |
| 10/17/2024 | 100355 | SchoolNow | Invoice: INV-SN-247 (Reference: Website Hosting. ) | 1,537.50 | | 146,952.53 |
| 10/17/2024 | 100356 | Cleaning Commandos | Invoice: 000145 (Reference: Consumables. ) | 79.18 | | 146,873.35 |
| 10/17/2024 | 100357 | RedTree Landscape Systems, LLC | Invoice: 19285 (Reference: Irrigation Repairs, Wire Nuts, Decoders, Solenoids. ) | 2,245.00 | | 144,628.35 |
| 10/18/2024 | 101824ACH1 | ADP, Inc. | Payroll Processing Fees | 126.86 | | 144,501.49 |
| 10/21/2024 | 01ACH102124 | Duke Energy Payment Processing | 14721 State Road 54 Lite 8/24/24 - 923/24 | 5,473.19 | | 139,028.30 |
| 10/21/2024 | 02ACH102124 | Duke Energy Payment Processing | 0000 Aviles PKY Lite PH2 A&B SL 8/24/24 - 9/23/24 | 2,536.70 | | 136,491.60 |
| 10/21/2024 | 03ACH102124 | Duke Energy Payment Processing | 14575 Promenade PKWY Amenity Center 8/24/24 - 9/23/24 | 1,396.23 | | 135,095.37 |
| 10/21/2024 | 04ACH102124 | Duke Energy Payment Processing | 14575 Promenade PKY Pool 8/24/24 - 9/23/24 | 928.76 | | 134,166.61 |
| 10/21/2024 | 05ACH102124 | Duke Energy Payment Processing | 14731 State Road 54 8/24/24 - 9/23/24 | 30.80 | | 134,135.81 |
| 10/21/2024 | 06ACH102124 | Duke Energy Payment Processing | 15233 Renaissance Ave Irrigation 8/24/24 - 9/23/24 | 30.80 | | 134,105.01 |
| 10/21/2024 | 07ACH102124 | Duke Energy Payment Processing | 15121 Aviles PKWY Pump Irrigatio 8/24/24 - 9/23/24 | 30.80 | | 134,074.21 |
| 10/21/2024 | 08ACH102124 | Duke Energy Payment Processing | 15138 Caravan Ave Irrigation 8/24/24 - 9/23/24 | 30.80 | | 134,043.41 |
| 10/21/2024 | 09ACH102124 | Duke Energy Payment Processing | 15381 Aviles PKWY Pump Irrigation 8/24/24 - 9/23/24 | 30.80 | | 134,012.61 |
| 10/21/2024 | 10ACH102124 | Duke Energy Payment Processing | 15301 Aviles PKWY Pump Irrigation 8/24/24 - 9/23/24 | 30.80 | | 133,981.81 |
| 10/21/2024 | 11ACH102124 | Duke Energy Payment Processing | 14700 Trails Edge Blvd Irrigation 8/24/24 - 9/23/24 | 30.80 | | 133,951.01 |
| 10/21/2024 | 12ACH102124 | Duke Energy Payment Processing | 2995 Long Bow Way Irrigation 8/24/24 - 9/23/24 | 30.80 | | 133,920.21 |
| 10/21/2024 | 13ACH102124 | Duke Energy Payment Processing | 14807 Renaissance Ave Irrigation 8/24/24 - 9/23/24 | 30.80 | | 133,889.41 |
| 10/21/2024 | 14ACH102124 | Duke Energy Payment Processing | 15246 Caravan Ave Irrigation 8/24/24 - 9/23/24 | 30.80 | | 133,858.61 |
| 10/21/2024 | 15ACH102124 | Duke Energy Payment Processing | 14826 Renaissance Ave Irrigation 8/24/24 - 9/23/24 | 30.80 | | 133,827.81 |
| 10/21/2024 | 16ACH102124 | Duke Energy Payment Processing | 2781 Long Bow Way Irrigation 8/24/24 - 9/23/24 | 30.80 | | 133,797.01 |
| 10/22/2024 | 1087 | Egis Insurance Advisors | Policy #100124685 10/1/24 - 10/01/25 | 31,541.00 | | 102,256.01 |
| 10/22/2024 | 1088 | Egis Insurance Advisors | Policy # WC100124685 10.01.24-10.01.25 | 850.00 | | 101,406.01 |
| 10/23/2024 | 01ACH102324 | Pasco County Utilities | 15050 Caravan Ave 08/16/24 - 09/17/24 | 67.08 | | 101,338.93 |

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

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

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| 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 |

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| 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 |

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| 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 |

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

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|---|---|---|---|---|---|---|
| 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 |

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

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

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| 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 |

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

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| 6/17/2025 | 100002 | Office Pride | Invoice: Inv-253403 (Reference: Trash bags. ) | 334.38 | | 219,135.87 |
| 6/17/2025 | 100003 | Blue Water Aquatics, Inc | Invoice: 33242 (Reference: Aquatic services. ) | 1,000.00 | | 218,135.87 |
| 6/18/2025 | 061825ACH1 | Duke Energy | 15233 RENAISSANCE AVE- Apr 25 - May 23 | 30.80 | | 218,105.07 |
| 6/18/2025 | 061825ACH2 | Duke Energy | 15121 AVILES PKWY Apr 25 - May 23 | 30.80 | | 218,074.27 |
| 6/18/2025 | 061825ACH3 | Duke Energy | 15138 CARAVAN AVE Apr 25 - May 23 | 30.80 | | 218,043.47 |
| 6/18/2025 | 061825ACH4 | Duke Energy | 15381 AVILES PKWY Apr 25 - May 23 | 30.80 | | 218,012.67 |
| 6/18/2025 | 061825ACH5 | Duke Energy | 15301 AVILES PKWY Apr 25 - May 23 | 30.80 | | 217,981.87 |
| 6/18/2025 | 061825ACH6 | Duke Energy | 14700 TRAILS EDGE BLVD Apr 25 - May 23 | 30.80 | | 217,951.07 |
| 6/18/2025 | 061825ACH7 | Duke Energy | 14575 PROMENADE PKY POOL Apr 25 - May 23 | 1,059.40 | | 216,891.67 |
| 6/18/2025 | 061825ACH8 | Duke Energy | 2995 LONG BOW WAY Apr 25 - May 23 | 30.80 | | 216,860.87 |
| 6/18/2025 | 061825ACH9 | Duke Energy | 14575 PROMENADE PKY Amenity Center Apr 25 - May 23 | 1,217.47 | | 215,643.40 |
| 6/18/2025 | 061825ACH10 | Duke Energy | 14807 RENAISSANCE AVE Apr 25 - May 23 | 30.80 | | 215,612.60 |
| 6/18/2025 | 061825ACH11 | Duke Energy | 15246 CARAVAN AVE Apr 25 - May 23 | 30.80 | | 215,581.80 |
| 6/18/2025 | 061825ACH12 | Duke Energy | 14826 RENAISSANCE AVE Apr 25 - May 23 | 30.80 | | 215,551.00 |
| 6/18/2025 | 061825ACH13 | Duke Energy | 2781 LONG BOW WAY Apr 25 - May 23 | 30.80 | | 215,520.20 |
| 6/18/2025 | 061825ACH | Duke Energy | 14731 State Road 54 - Apr 25 - May 23 | 30.80 | | 215,489.40 |
| 6/19/2025 | 061925ACH | Duke Energy | 15165 STATE ROAD 54 Apr 25 - May 23 | 30.80 | | 215,458.60 |
| 6/20/2025 | 100004 | KASS SHULER P.A. | | 3,675.00 | | 211,783.60 |
| 6/20/2025 | 100005 | Mike Fasano Pasco County Tax Colle | Reference: Asturia CDD Postage Assesment. https://clientname(FILLIN).payableslockbox.com/Dc | 297.09 | | 211,486.51 |
| 6/20/2025 | 100006 | Phenomenal Exercise Equipment Rep | Service Call on treadmill repairs | 352.68 | | 211,133.83 |
| 6/20/2025 | 100007 | RedTree Landscape Systems | | 45,610.16 | | 165,523.67 |
| 6/23/2025 | 062325ACH1 | Pasco County Utilities Services Brancl | 14859 CARAVAN AVENUE 4/18/2025 to 5/19/2025 | 7.29 | | 165,516.38 |
| 6/23/2025 | 062325ACH2 | Pasco County Utilities Services Brancl | 14450 PROMENADE PARKWAY 4/18/2025 to 5/19/2025 | 133.65 | | 165,382.73 |
| 6/23/2025 | 062325ACH3 | Pasco County Utilities Services Brancl | 14700 TRAILS EDGE BOULEVARD 4/18/2025 to 5/19/2025 | 20.25 | | 165,362.48 |
| 6/23/2025 | 062325ACH4 | Pasco County Utilities Services Brancl | 2830 LONG BOW WAY 4/18/2025 to 5/19/2025 | 85.86 | | 165,276.62 |
| 6/23/2025 | 062325ACH5 | Pasco County Utilities Services Brancl | 14400 TRAILS EDGE BOULEVARD 4/18/2025 to 5/19/2025 | 14.58 | | 165,262.04 |
| 6/23/2025 | 062325ACH6 | Pasco County Utilities Services Brancl | 2995 LONG BOW WAY 4/18/2025 to 5/19/2025 | 28.35 | | 165,233.69 |
| 6/23/2025 | 062325ACH7 | Pasco County Utilities Services Brancl | 0 PROMENADE PARKWAY 4/18/2025 to 5/19/2025 | 146.61 | | 165,087.08 |
| 6/23/2025 | 062325ACH8 | Pasco County Utilities Services Brancl | 15381 AVILES PARKWAY 4/18/2025 to 5/19/2025 | 21.87 | | 165,065.21 |
| 6/23/2025 | 062325ACH9 | Pasco County Utilities Services Brancl | 15121 AVILES PARKWAY 4/18/2025 to 5/19/2025 | 12.96 | | 165,052.25 |
| 6/23/2025 | 062325ACH10 | Pasco County Utilities Services Brancl | 15233 RENAISSANCE AVENUE 4/18/2025 to 5/19/2025 | 14.58 | | 165,037.67 |
| 6/23/2025 | 062325ACH11 | Pasco County Utilities Services Brancl | 15246 CARAVAN AVENUE 4/18/2025 to 5/19/2025 | 31.59 | | 165,006.08 |
| 6/23/2025 | 062325ACH12 | Pasco County Utilities Services Brancl | 15050 CARAVAN AVENUE 4/18/2025 to 5/19/2025 | 53.46 | | 164,952.62 |
| 6/23/2025 | 062325ACH13 | Pasco County Utilities Services Brancl | 14577 PROMENADE PARKWAY 4/18/2025 to 5/19/2025 | 76.95 | | 164,875.67 |
| 6/23/2025 | 062325ACH14 | Pasco County Utilities Services Brancl | 14575 PROMENADE PARKWAY 4/18/2025 to 5/19/2025 | 3,659.92 | | 161,215.75 |
| 6/23/2025 | 062325ACH15 | Pasco County Utilities Services Brancl | 14502 PROMENADE PARKWAY 4/18/2025 to 5/19/2025 | 67.98 | | 161,147.77 |
| 6/23/2025 | 062325ACH20 | Pasco County Utilities Services Brancl | 15301 AVILES PARKWAY 5/13/2025 to 5/19/2025 | 217.05 | | 160,930.72 |
| 6/23/2025 | 062325ach | ADP | 6-23-25 amenity mgr pr | 784.77 | | 160,145.95 |
| 6/23/2025 | 062325ach | ADP | workers comp | 30.53 | | 160,115.42 |
| 6/23/2025 | 062325ACH | Pasco County Utilities Services Brancl | 14915 AVILES PARKWAY 4/18/2025 to 5/19/2025 | 187.92 | | 159,927.50 |
| 6/26/2025 | 100008 | Cleaning Commandos LLC | Invoice: 000154 (Reference: June 2025 cleanings & Consumables. ) Invoice: july 2025 (Referenc | 2,720.00 | | 157,207.50 |
| 6/27/2025 | 62725ach | ADP | adp fees | 121.17 | | 157,086.33 |
| 6/30/2025 | | | Interest | | 16.90 | 157,103.23 |
| **6/30/2025** | | | | **74,685.76** | **153,365.73** | **157,103.23** |
| 7/1/2025 | 070125ach1 | ADP | workers comp | 16.74 | | 157,086.49 |
| 7/1/2025 | 070125ach2 | ADP | workers comp | 27.01 | | 157,059.48 |
| 7/1/2025 | 100009 | Phenomenal Exercise Equipment Rep | Invoice: 246044 (Reference: Treadmill #2 & #4 - new Deck sensor Installed. ) | 633.00 | | 156,426.48 |
| 7/2/2025 | 100010 | Office Pride | | 5,317.08 | | 151,109.40 |
| 7/2/2025 | 100011 | Cleaning Commandos LLC | Invoice: april (Reference: Asturia cleanings April 2025. ) | 1,375.00 | | 149,734.40 |
| 7/2/2025 | 100012 | Hancock Whitney | | 3,750.00 | | 145,984.40 |
| 7/2/2025 | 100013 | Fl Dept of Health in Pasco County | Invoice: 51-BID-7815879 (Reference: Permit Fees. ) | 280.00 | | 145,704.40 |
| 7/2/2025 | 100014 | KASS SHULER P.A. | | 1,214.25 | | 144,490.15 |
| 7/2/2025 | 100015 | DCSI, Inc | Access/ Gate:Installation | 799.00 | | 143,691.15 |
| 7/3/2025 | 070325ach2 | ADP | susan coppa backpay | 649.50 | | 143,041.65 |
| 7/3/2025 | 070325ach | ADP | 7-3-25 amenity mgr pr | 649.13 | | 142,392.52 |
| 7/3/2025 | 100016 | Blue Water Aquatics, Inc | Invoice: 33593 (Reference: Aquatic Services. ) Invoice: 33594 (Reference: Aquatic plants. ) | 1,763.75 | | 140,628.77 |
| 7/4/2025 | 070425ach1 | ADP | adp fees | 242.34 | | 140,386.43 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 7/9/2025 | 1897 | Lowes | Golf cart | 9,593.08 | | 130,793.35 |
| 7/10/2025 | 1904 | Anissa Lee | Contribution to HOA event | 600.00 | | 130,193.35 |
| 7/10/2025 | 100017 | COASTAL WASTE & RECYCLING - S | Invoice: 0000981811 (Reference: Payment on Invoice 0000913681. ) Invoice: 0001033818 (Refe | 206.06 | | 129,987.29 |
| 7/10/2025 | 609 | | GF tax collections | | 3,599.40 | 133,586.69 |
| 7/10/2025 | 609 | | Reserve tax collections | | 705.10 | 134,291.79 |
| 7/10/2025 | 609 | | 2025 tax collections | | 1,980.43 | 136,272.22 |
| 7/10/2025 | 609 | | 2016 tax collections | | 498.84 | 136,771.06 |
| 7/11/2025 | 071125ach | ADP | workers comp | 48.83 | | 136,722.23 |
| 7/15/2025 | 071525ach | ADP | 7-8-25 bos mtg | 1,495.75 | | 135,226.48 |
| 7/17/2025 | 100018 | Suncoast Pool Service | VOID: Invoice: 11001 (Reference: Swimming Pool Service including chemical balance, debris removal | | | 135,226.48 |
| 7/17/2025 | 100019 | Best Termite and Pest Control Inc | Invoice: 1339576 (Reference: Monthly pest control. ) | 55.00 | | 135,171.48 |
| 7/17/2025 | 100020 | Office Pride | Invoice: Inv-270818 (Reference: Day Porter Services 3x per week. ) Invoice: Inv-271767 (Referen | 1,896.36 | | 133,275.12 |
| 7/25/2025 | 100021 | Cooper Pools Inc | Invoice: 2025-895 (Reference: Monthly Commercial Maintenance. ) | 750.00 | | 132,525.12 |
| 7/25/2025 | 611 | ADP | ADP PR fees 7.25.25 | 127.76 | | 132,397.36 |
| 7/29/2025 | 100022 | Cooper Pools Inc | Invoice: 2025-904 (Reference: MISC PRODUCTS,COMMERCIAL SERVICE CALL / INSTALLATI( | 937.92 | | 131,459.44 |
| 7/29/2025 | 100023 | Americans Commercial Pool Service | Invoice: 3116 (Reference: Monthly Pool Service-July. ) Invoice: 3117 (Reference: Stenner. ) | 2,873.00 | | 128,586.44 |
| 7/30/2025 | 100024 | Office Pride | Invoice: Inv-271946 (Reference: Coastwide Professional 55-60 Gal. Trash Bags, High Density, 22 | 250.96 | | 128,335.48 |
| 7/30/2025 | 100025 | Blue Water Aquatics, Inc | Invoice: 33681 (Reference: Aquatic Services - 2nd Visit Treatment Report Attached. ) | 1,370.00 | | 126,965.48 |
| 7/31/2025 | | | Interest | | 12.03 | 126,977.51 |
| 7/31/2025 | 073125ach1 | ADP | 7-31-25 judith carland pay-amenity mgr - See PR summary for all 7/31/25 PR (four total transactior | 600.69 | | 126,376.82 |
| 7/31/2025 | 073125ach2 | ADP | VOID: BOS MTG 7/8/25 | | | 126,376.82 |
| 7/31/2025 | 073125ach3 | ADP | Worshop 7/22/25 See PR summary for all 7/31/25 PR (four total transactions) | 1,082.50 | | 125,294.32 |
| 7/31/2025 | 073125ach4 | ADP | Donald Fontz Backpay BOS/Workshop See PR summary for all 7/31/25 PR (four total transactions | 433.00 | | 124,861.32 |
| 7/31/2025 | 073124ach5 | ADP | Backpay BOS/Workshop (April-July 2025) See PR summary for all 7/31/25 PR (four total transacti | 2,598.00 | | 122,263.32 |
| 7/31/2025 | 607 | ADP | 7.31.25 PR fees - See PR detail for all 7/31/25 PR fees (four total transactions) | 131.78 | | 122,131.54 |
| **7/31/2025** | | | | **41,767.49** | **6,795.80** | **122,131.54** |

# EXHIBIT 24

Return to Agenda

# Asturia Community Development District
## Budget Variance Report
## 7/31/2025

| | ADOPTED BUDGET | YTD BUDGET | YTD ACTUAL | YTD VARIANCE FAV (UNFAV) | Notes |
|---|---|---|---|---|---|
| Supervisor Fees | 15,000 | 12,500 | 13,600 | (1,100) | It appears there was one extra meeting prior to Kai mgmt in March. Three additional meetings subsequent to Kai mgmt. |
| Payroll taxes - FICA | 1,377 | 1,148 | 3,750 | (2,603) | Includes work comp and payroll processing fees- no budget lines for these items |
| Management Consulting | 48,000 | 40,000 | 40,361 | (361) | Additional $361 billed from prior mgmt. co for expense reimbursement / March bill slightly over due to proration from prior mgmt. co and Kai |
| Arbitrage rebate calculation | 1,300 | 1,083 | 1,300.00 | (217) | $1300 billed as budgeted-timing difference of YTD budget |
| Legal Advertising | 1,500 | 1,250 | 4,261 | (3,011) | Amount billed from Vesta $1822 and $1228 Alphagraphics Tampa Print CDD letters |
| Electricity - Recreation Center | 24,150 | 20,125 | 21,230 | (1,105) | pool and amenity bills at 14575 Promenade Pkwy. |
| Garbage - Recreation Facility | 1,100 | 917 | 1,105 | (189) | It appears the February bill was paid by Vesta and Kai with mgmt turnover - will work with AP to research |
| Potable Water | 15,000 | 12,500 | 19,273 | (6,773) | Bills paid by Kai were split between potable/non potable water per address on bills. This is the total for bills paid by Kai for 14502 and 14575 Promenade Pkwy |
| Insurance - Property | 26,930 | 22,442 | 23,805 | (1,363) | Policy #100124685 10/1/24 - 10/01/25 |
| R&M Irrigation | 10,000 | 8,333 | 9,264 | (931) | Mapping district valve and meter locations $4000 |
| Landscape - Fertilization | 9,600 | 8,000 | 8,168 | (168) | Billed amount for fertilization @ $824/mo exceeds budgeted amount |
| Landscape - Pest Control | 5,100 | 4,250 | 4,339 | (89) | Billed amount for pest control @ $437.75/mo exceeds budgeted amount |
| Landscape - Irrigation | 12,000 | 10,000 | 10,210 | (210) | Billed amount for irrigation @ $1030/mo exceeds budgeted amount |
| Holiday Lighting & Décor | 2,140 | 1,783 | 4,300 | (2,517) | $2200 invoice for troubleshooting signage to Ntegrity Electric LLC coded to holiday décor Oct 24 by Vesta. Does this need recoded? |
| Pool Maintenance | 13,560 | 11,300 | 13,657 | (2,357) | Americans Pool Service charging over budgeted amount for monthly services-$2123 July in addition to $750 service from Cooper Pools also for July |
| Cleaning - Contract | 16,000 | 13,333 | 26,435 | (13,102) | Office pride and Cleaning Commander approx. $3000 billed per month total-$1333 per month budgeted. It appears that Office pride began billing monthly Jan 25 |
| R&M Fitness Equipment | 4,500 | 3,750 | 7,973 | (4,223) | Treadmill Deck, Running Belts, Bar & Center Pods upgrade/repair Oct 24 $3755 - all other charges billed by Phenomenal Exercise Equipment Repair Svcs for maintenance and repairs |
| Pool Furniture Repair and Replacement | 4,000 | 3,333 | 12,901 | (9,568) | 25 chaise lounges & 6 Minnetonka arm chairs $11,963 Oct 24 |
| Dog Park Maintenance | 500 | 417 | 2,333 | (1,917) | Waste bags for dog park |
| Office Supplies | 600 | 500 | 763 | (263) | CyberPower Sinewave Battery Backup $560 |
| Contingency | 25,391 | 21,159 | 21,386 | (227) | Less than 1% over budget - please see GL for billed items booked to contingency |

# EXHIBIT 25

Return to Agenda

**Asturia Community Development District**

Paid Operation & Maintenace Expenditures

7/31/2025

| Date | Check/ ACH Number | Payee | Memo | Payment |
|---|---|---|---|---|
| 7/1/2025 | 070125ach1 | ADP | workers comp | $ 16.74 |
| 7/1/2025 | 070125ach2 | ADP | workers comp | $ 27.01 |
| 7/1/2025 | 100009 | Phenomenal Exercise Equipment Repair Serv | Invoice: 246044 (Reference: Treadmill #2 & #4 - new Deck sensor Installed. ) | $ 633.00 |
| 7/2/2025 | 100010 | Office Pride | Multiple invoices- See attached | $ 5,317.08 |
| 7/2/2025 | 100011 | Cleaning Commandos LLC | Invoice: april (Reference: Asturia cleanings April 2025. ) | $ 1,375.00 |
| 7/2/2025 | 100012 | Hancock Whitney | Multiple invoices- See attached | $ 3,750.00 |
| 7/2/2025 | 100013 | Fl Dept of Health in Pasco County | Invoice: 51-BID-7815879 (Reference: Permit Fees. ) | $ 280.00 |
| 7/2/2025 | 100014 | KASS SHULER P.A. | Multiple invoices- See attached | $ 1,214.25 |
| 7/2/2025 | 100015 | DCSI, Inc | Access/ Gate:Installation | $ 799.00 |
| 7/3/2025 | 070325ach2 | ADP | susan coppa backpay | $ 649.50 |
| 7/3/2025 | 070325ach | ADP | 7-3-25 amenity mgr pr | $ 649.13 |
| 7/3/2025 | 100016 | Blue Water Aquatics, Inc | Invoice: 33593 (Reference: Aquatic Services. ) Invoice: 33594 (Reference: Aquatic plants. ) | $ 1,763.75 |
| 7/4/2025 | 070425ach1 | ADP | adp fees | $ 242.34 |
| 7/9/2025 | 1897 | Lowes | Golf cart | $ 9,593.08 |
| 7/10/2025 | 1904 | Anissa Lee | Contribution to HOA event - no receipt provided - this is a donation | $ 600.00 |
| 7/10/2025 | 100017 | COASTAL WASTE & RECYCLING - SW | Invoice: 0000981811 (Reference: Payment on Invoice 0000913681. ) Invoice: 0001033818 (Reference: | $ 206.06 |
| 7/11/2025 | 071125ach | ADP | workers comp | $ 48.83 |
| 7/15/2025 | 071525ach | ADP | 7-8-25 bos mtg | $ 1,495.75 |
| 7/17/2025 | 100019 | Best Termite and Pest Control Inc | Invoice: 1339576 (Reference: Monthly pest control. ) | $ 55.00 |
| 7/17/2025 | 100020 | Office Pride | Invoice: Inv-270818 (Reference: Day Porter Services 3x per week. ) Invoice: Inv-271767 (Referenc | $ 1,896.36 |
| 7/25/2025 | 100021 | Cooper Pools Inc | Invoice: 2025-895 (Reference: Monthly Commercial Maintenance. ) | $ 750.00 |
| 7/25/2025 | 611 | ADP | ADP PR fees 7.25.25 | $ 127.76 |
| 7/29/2025 | 100022 | Cooper Pools Inc | Invoice: 2025-904 (Reference: MISC PRODUCTS,COMMERCIAL SERVICE CALL / INSTALLATION. ) | $ 937.92 |
| 7/29/2025 | 100023 | Americans Commercial Pool Service | Invoice: 3116 (Reference: Monthly Pool Service-July. ) Invoice: 3117 (Reference: Stenner. ) | $ 2,873.00 |
| 7/30/2025 | 100024 | Office Pride | Invoice: Inv-271946 (Reference: Coastwide Professional 55-60 Gal. Trash Bags, High Density, 22 Mic | $ 250.96 |
| 7/30/2025 | 100025 | Blue Water Aquatics, Inc | Invoice: 33681 (Reference: Aquatic Services - 2nd Visit Treatment Report Attached. ) | $ 1,370.00 |

| | | | | |
|---|---|---|---|---|
| 7/31/2025 | 073125ach1 | ADP | 7-31-25 judith carland pay-amenity mgr - See PR summary for all 7/31/25 PR (four total transaction | $ 600.69 |
| 7/31/2025 | 073125ach3 | ADP | Worshop 7/22/25 See PR summary for all 7/31/25 PR (four total transactions) | $ 1,082.50 |
| 7/31/2025 | 073125ach4 | ADP | Donald Fontz Backpay BOS/Workshop See PR summary for all 7/31/25 PR (four total transactions) | $ 433.00 |
| 7/31/2025 | 073124ach5 | ADP | Backpay BOS/Workshop (April-July 2025) See PR summary for all 7/31/25 PR (four total transactions) | $ 2,598.00 |
| 7/31/2025 | 607 | ADP | 7.31.25 PR fees - See PR detail for all 7/31/25 PR fees (four total transactions) | $ 131.78 |
| 7/1/2025 | 070125ACH | Frontier Communications | Eagan,MN55121-2879 Jun 07 - Jul 06, 2025 | $ 94.48 |
| 7/10/2025 | 071025ACH1 | Pasco County Utilities Services Branch | Multiple invoices- See attached | $ 4,212.72 |
| 7/10/2025 | 071025ACH | Frontier Communications | Eagan,MN55121-2879 | $ 99.49 |
| 7/15/2025 | 071525ACH | Duke Energy | Multiple invoices- See attached | $ 13,973.05 |
| 7/28/2025 | 072825ACH | Pasco County Utilities Services Branch | 15301 AVILES PARKWAY 5/19/2025 to 6/18/2025 | $ 16.43 |
| 7/31/2025 | 612 | Southstate Bank | Analysis fee (refunded from bank) | $ 76.11 |
| | | | Total | $ 60,239.77 |

# EXHIBIT 26

**Return to Agenda**

# Asturia
# 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 | $ 1,954,062 | $ 447,764 | $ 2,883 | $ 146,769 | $ 155,154 | $ 2,014 | $ 2,708,645 |
| 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 | 578,959 | 3 | - | 2 | - | - | 578,964 |
| 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 | 1,375,104 | 447,761 | 2,883 | 146,766 | 155,154 | 2,014 | 2,129,682 |
| 40 | Total liabilities and fund balances | $ 1,954,062 | $ 447,764 | $ 2,883 | $ 146,769 | $ 155,154 | $ 2,014 | $ 2,708,645 |

**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 | **REVENUES** | | | | | |
| 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 | **EXPENDITURES** | | | | | |
| 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 Liabiliy 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 Appaiser 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 Janitoral 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 | 200,000 | 200,000 | 200,702 | 702 |
| **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 | 66,416 | 60,881 | - | 60,881 |
| Excess/(deficiency) of revenues over/(under) | 133,584 | 139,119 | 200,702 | (60,179) |
| Fund balance - beginning (unaudited) | | | 247,059 | |
| Fund balance - ending | | | $ 447,761 | |

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

**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 | 141,198 | 141,198 | 146,496 | 5,298 |
| **EXPENDITURES** | | | | |
| **Debt Service** | | | | |
| Interest Expense | | | | |
| November 2024 | 46,479 | 46,479 | 47,476 | (997) |
| May 2025 | 47,503 | 47,503 | 47,476 | 27 |
| Principal Retirement | | | | |
| May 2025 | 45,000 | 45,000 | 45,000 | - |
| Total debt service expenditures | 138,982 | 138,982 | 139,951 | (969) |
| Excess/(deficiency) of revenues | 2,216 | 2,216 | 6,545 | 6,267 |
| Fund balance - beginning (unaudited) | | | 140,221 | |
| Fund balance - ending | | | $ 146,766 | |

**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) After Other Financing Sources (Uses)** | - | - | 155,154 | 334,789 |
| 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) |
|---|---|---|
| ***Balance Per Bank Statements*** | $ 186,017.27 | $ 412,864.51 |
| Plus: Deposits In Transit | - | - |
| Less: Outstanding Checks | (39,119.66) | - |
| ***Adjusted Bank Balance*** | **$ 146,897.61** | **$ 412,864.51** |
| | | |
| ***Beginning Balance Per Books*** | $ 125,546.38 | $ 430,921.83 |
| Cash Deposits & Credits | 126,142.64 | 1,177.82 |
| Cash Disbursements & Transfers | (104,791.41) | (19,235.14) |
| ***Balance Per Books*** | **$ 146,897.61** | **$ 412,864.51** |

# Asturia
## 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** |

# Asturia
## Check Register - Operating Account
## FY2025

| Date | Number | Payee | Memo | Payment | Deposit | Balance |
|---|---|---|---|---|---|---|
| **9/30/2024** | | | **EOY BALANCE** | | | **90,239.58** |
| 10/1/2024 | 100346 | Best Termite and Pest Control, Inc. | Invoice: 1291767 (Reference: Commercial Pest Control Monthly - 09.19.24. ) | 55.00 | | 90,184.58 |
| 10/1/2024 | 1086 | Waterside Outdoor Furniture | 10 Chaise Lounges, 22 Dining Chairs | 9,646.00 | | 80,538.58 |
| 10/2/2024 | ACH100224 | Frontier | Service 09/07/24 - 10/06/24 | 83.47 | | 80,455.11 |
| 10/2/2024 | | | Funds Transfer | | 100,000.00 | 180,455.11 |
| 10/2/2024 | 100347 | Jimerson Birr, PA | Invoice: 00221495 (Reference: Legal Service 9.24. ) | 232.00 | | 180,223.11 |
| 10/2/2024 | 100348 | Blue Water Aquatics, Inc. | Invoice: 32317 (Reference: Aquatic Maintenance Sept. 2024. ) | 1,370.00 | | 178,853.11 |
| 10/2/2024 | 100349 | Complete IT Corp | Invoice: B688CC27-0020 (Reference: CIT Hosted Phone Seat Sept. 2024. ) | 38.10 | | 178,815.01 |
| 10/2/2024 | 100350 | Suncoast Pool Service | Invoice: 10613 (Reference: Monthly Pool Service 10.24. ) | 1,027.00 | | 177,788.01 |
| 10/2/2024 | 100351 | RedTree Landscape Systems, LLC | Invoice: 19084 (Reference: Monthly Landscape - 10.24. ) | 12,975.00 | | 164,813.01 |
| 10/4/2024 | 100424ACH1 | ADP, Inc. | Payroll Processing Fees | 115.61 | | 164,697.40 |
| 10/7/2024 | 0ACH100724 | Coastal Waste & Recycling, Inc. | Monthly Fee - Oct 2024 | 89.71 | | 164,607.69 |
| 10/10/2024 | ACH101024 | BANK UNITED VISA CC | | 1,021.95 | | 163,585.74 |
| 10/11/2024 | 101124ACH1 | ADP, Inc. | Payroll Tax 9/21/24 - 10/04/24 | 554.22 | | 163,031.52 |
| 10/11/2024 | 101124ACH2 | Donald J. Foltz | P/R BOS Meeting 9/24/24 | 184.70 | | 162,846.82 |
| 10/11/2024 | 101124ACH3 | Jean-Jacques Darius | P/R BOS Meeting 9/24/24 | 184.70 | | 162,662.12 |
| 10/11/2024 | 101124ACH4 | Jonathan Tietz | P/R BOS Meeting 9/24/24 | 184.70 | | 162,477.42 |
| 10/11/2024 | 101124ACH5 | Krystal Osterag | PR 9/21/24 - 10/4/24 | 701.86 | | 161,775.56 |
| 10/11/2024 | 101124ACH6 | Samuel W. Everett | PR 9/21/24 - 10/4/24 | 1,491.81 | | 160,283.75 |
| 10/11/2024 | 101124ACH7 | Samuel Whitten | P/R BOS Meeting 9/24/24 | 184.70 | | 160,099.05 |
| 10/11/2024 | 134 | Susan Coppa | P/R BOS Meeting 9/24/24 | 160.70 | | 159,938.35 |
| 10/11/2024 | 101124ACH8 | ADP, Inc. | Workers Comp | 81.81 | | 159,856.54 |
| 10/15/2024 | 100352 | Jimerson Birr, PA | Invoice: 00221844 (Reference: Legal Service 9.24. ) | 174.00 | | 159,682.54 |
| 10/15/2024 | 100353 | RedTree Landscape Systems, LLC | Invoice: 19059 (Reference: Seasonal Flowers. ) | 4,812.50 | | 154,870.04 |
| 10/16/2024 | 100354 | Vesta District Services | Invoice: 422528 (Reference: Monthly District Services 10.24. ) | 4,000.00 | | 150,870.04 |
| 10/17/2024 | 01ACH101724 | Duke Energy Payment Processing | 0000 Aviles PKY Lite 08.24.24-09.23.24 | 1,986.08 | | 148,883.96 |
| 10/17/2024 | 02ACH101724 | Duke Energy Payment Processing | 000 Promenade PKY Lite 08.24.24-09.23.24 | 294.48 | | 148,589.48 |
| 10/17/2024 | 03ACH101724 | Duke Energy Payment Processing | 000 Promenade PKY Lite 08.24.24-09.23.24 | 99.45 | | 148,490.03 |
| 10/17/2024 | 100355 | SchoolNow | Invoice: INV-SN-247 (Reference: Website Hosting. ) | 1,537.50 | | 146,952.53 |
| 10/17/2024 | 100356 | Cleaning Commandos | Invoice: 000145 (Reference: Consumables. ) | 79.18 | | 146,873.35 |
| 10/17/2024 | 100357 | RedTree Landscape Systems, LLC | Invoice: 19285 (Reference: Irrigation Repairs, Wire Nuts, Decoders, Solenoids. ) | 2,245.00 | | 144,628.35 |
| 10/18/2024 | 101824ACH1 | ADP, Inc. | Payroll Processing Fees | 126.86 | | 144,501.49 |
| 10/21/2024 | 01ACH102124 | Duke Energy Payment Processing | 14721 State Road 54 Lite 8/24/24 - 923/24 | 5,473.19 | | 139,028.30 |
| 10/21/2024 | 02ACH102124 | Duke Energy Payment Processing | 0000 Aviles PKY Lite PH2 A&B SL 8/24/24 - 9/23/24 | 2,536.70 | | 136,491.60 |
| 10/21/2024 | 03ACH102124 | Duke Energy Payment Processing | 14575 Promenade PKWY Amenity Center 8/24/24 - 9/23/24 | 1,396.23 | | 135,095.37 |
| 10/21/2024 | 04ACH102124 | Duke Energy Payment Processing | 14575 Promenade PKY Pool 8/24/24 - 9/23/24 | 928.76 | | 134,166.61 |
| 10/21/2024 | 05ACH102124 | Duke Energy Payment Processing | 14731 State Road 54 8/24/24 - 9/23/24 | 30.80 | | 134,135.81 |
| 10/21/2024 | 06ACH102124 | Duke Energy Payment Processing | 15233 Renaissance Ave Irrigation 8/24/24 - 9/23/24 | 30.80 | | 134,105.01 |
| 10/21/2024 | 07ACH102124 | Duke Energy Payment Processing | 15121 Aviles PKWY Pump Irrigatio 8/24/24 - 9/23/24 | 30.80 | | 134,074.21 |
| 10/21/2024 | 08ACH102124 | Duke Energy Payment Processing | 15138 Caravan Ave Irrigation 8/24/24 - 9/23/24 | 30.80 | | 134,043.41 |
| 10/21/2024 | 09ACH102124 | Duke Energy Payment Processing | 15381 Aviles PKWY Pump Irrigation 8/24/24 - 9/23/24 | 30.80 | | 134,012.61 |
| 10/21/2024 | 10ACH102124 | Duke Energy Payment Processing | 15301 Aviles PKWY Pump Irrigation 8/24/24 - 9/23/24 | 30.80 | | 133,981.81 |
| 10/21/2024 | 11ACH102124 | Duke Energy Payment Processing | 14700 Trails Edge Blvd Irrigation 8/24/24 - 9/23/24 | 30.80 | | 133,951.01 |
| 10/21/2024 | 12ACH102124 | Duke Energy Payment Processing | 2995 Long Bow Way Irrigation 8/24/24 - 9/23/24 | 30.80 | | 133,920.21 |
| 10/21/2024 | 13ACH102124 | Duke Energy Payment Processing | 14807 Renaissance Ave Irrigation 8/24/24 - 9/23/24 | 30.80 | | 133,889.41 |
| 10/21/2024 | 14ACH102124 | Duke Energy Payment Processing | 15246 Caravan Ave Irrigation 8/24/24 - 9/23/24 | 30.80 | | 133,858.61 |
| 10/21/2024 | 15ACH102124 | Duke Energy Payment Processing | 14826 Renaissance Ave Irrigation 8/24/24 - 9/23/24 | 30.80 | | 133,827.81 |
| 10/21/2024 | 16ACH102124 | Duke Energy Payment Processing | 2781 Long Bow Way Irrigation 8/24/24 - 9/23/24 | 30.80 | | 133,797.01 |
| 10/22/2024 | 1087 | Egis Insurance Advisors | Policy #100124685 10/1/24 - 10/01/25 | 31,541.00 | | 102,256.01 |
| 10/22/2024 | 1088 | Egis Insurance Advisors | Policy # WC100124685 10.01.24-10.01.25 | 850.00 | | 101,406.01 |
| 10/23/2024 | 01ACH102324 | Pasco County Utilities | 15050 Caravan Ave 08/16/24 - 09/17/24 | 67.08 | | 101,338.93 |
| 10/23/2024 | 02ACH102324 | Pasco County Utilities | 15246 Caravan Ave 08/16/24 - 09/17/24 | 46.02 | | 101,292.91 |
| 10/23/2024 | 03ACH102324 | Pasco County Utilities | 15121 Aviles Parkway 08/16/24 - 09/17/24 | 15.60 | | 101,277.31 |
| 10/23/2024 | 04ACH102324 | Pasco County Utilities | 15381 Aviles Parkway 08/16/24 - 09/17/24 | 21.84 | | 101,255.47 |
| 10/23/2024 | 05ACH102324 | Pasco County Utilities | 14502 Promenade Parkway 08/16/24 - 09/17/24 | 64.91 | | 101,190.56 |
| 10/23/2024 | 06ACH102324 | Pasco County Utilities | 14575 Promenade Parkway 08/16/24 - 09/17/24 | 2,681.80 | | 98,508.76 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 10/23/2024 | 07ACH102324 | Pasco County Utilities | 2995 Long Bow Way 08/16/24 - 09/17/24 | 24.96 | | 98,483.80 |
| 10/23/2024 | 08ACH102324 | Pasco County Utilities | 14400 Trails Edge Blvd 08/16/24 - 09/17/24 | 14.04 | | 98,469.76 |
| 10/23/2024 | 09ACH102324 | Pasco County Utilities | 2830 Long Bow Way 08/16/24 - 09/17/24 | 66.30 | | 98,403.46 |
| 10/23/2024 | 10ACH102324 | Pasco County Utilities | 14700 Trails Edge Blvd 08/16/24 - 09/17/24 | 24.96 | | 98,378.50 |
| 10/23/2024 | 11ACH102324 | Pasco County Utilities | 14915 Aviles Parkway 08/16/24 - 09/17/24 | 209.04 | | 98,169.46 |
| 10/23/2024 | 12ACH102324 | Pasco County Utilities | 14450 Promenade Parkway 08/16/24 - 09/17/24 | 0.78 | | 98,168.68 |
| 10/24/2024 | ACH102424 | Duke Energy Payment Processing | 15165 State Rd 54 Monument 08.27.24- 09.24.24 | 30.80 | | 98,137.88 |
| 10/24/2024 | 100358 | Complete IT Corp | Invoice: 14580 (Reference: Email W/ Vault & Microsoft Subscription. ) | 115.60 | | 98,022.28 |
| 10/25/2024 | 100359 | Phenominal Exercise Equipment 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 |

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| 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 |

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| 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 |

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| 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 |

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| 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 |

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| 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 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 |

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| 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 |

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| 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 |

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| 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 |

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| 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 |

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|---|---|---|---|---|---|---|
| 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 |

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| 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 | Fl Dept of Health in Pasco County | Invoice: 51-BID-7815879 (Reference: Permit Fees. ) | 280.00 | | 145,704.40 |
| 7/2/2025 | 100014 | KASS SHULER P.A. | | 1,214.25 | | 144,490.15 |
| 7/2/2025 | 100015 | DCSI, Inc | Access/ Gate:Installation | 799.00 | | 143,691.15 |
| 7/3/2025 | 070325ach2 | ADP | susan coppa backpay | 649.50 | | 143,041.65 |
| 7/3/2025 | 070325ach | ADP | 7-3-25 amenity mgr pr | 649.13 | | 142,392.52 |
| 7/3/2025 | 100016 | Blue Water Aquatics, Inc | Invoice: 33593 (Reference: Aquatic Services. ) Invoice: 33594 (Reference: Aquatic plants. ) | 1,763.75 | | 140,628.77 |
| 7/4/2025 | 070425ach1 | ADP | adp fees | 242.34 | | 140,386.43 |
| 7/9/2025 | 1897 | Lowes | Golf cart | 9,593.08 | | 130,793.35 |
| 7/10/2025 | 1904 | Anissa Lee | Contribution to HOA event | 600.00 | | 130,193.35 |
| 7/10/2025 | 100017 | COASTAL WASTE & RECYCLING - 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 | Worshop 7/22/25 See PR summary for all 7/31/25 PR (four total transactions) | 1,082.50 | | 125,294.32 |
| 7/31/2025 | 073125ach4 | ADP | Donald Fontz Backpay BOS/Workshop See PR summary for all 7/31/25 PR (four total transactions) | 433.00 | | 124,861.32 |
| 7/31/2025 | 073124ach5 | ADP | Backpay BOS/Workshop (April-July 2025) See PR summary for all 7/31/25 PR (four total transactions) | 2,598.00 | | 122,263.32 |
| 7/31/2025 | 1898 | Judy Carland | Reimbursement | 97.37 | | 122,165.95 |

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|---|---|---|---|---|---|---|
| 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 27

Return to Agenda

**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 |
| Legal Advertising | 1,500 | 1,375 | 4,862 | (3,487) | Includes $1228 for CDD letters-no budget line for mailings; Vesta $1822 billed for legal advertising; other legal advertising bills less than $500 |
| Garbage - Recreation Facility | 1,100 | 1,008 | 1,208 | (200) | $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 company records |
| Potable Water | 15,000 | 13,750 | 23,272 | (9,522) | 14575 Promenade Parkway and 14502 Promenade Parkway bills-no significant swings. Prior management company did not split water bills. Reclaimed water is therefore under budget |
| R&M Irrigation | 10,000 | 9,167 | 9,849 | (683) | Mapping district valve and meter locations $4000 - other various R&M reclassed from prior management 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 |
| Holiday Lighting & Décor | 2,140 | 1,962 | 4,300 | (2,338) | $2200 invoice for troubleshooting signage to Ntegrity Electric LLC coded to holiday décor Oct 24 by prior management company. Does this need reclassed? |
| 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 |
| R&M Fitness Equipment | 4,500 | 4,125 | 8,657 | (4,532) | 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 |
| 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 28

Return to Agenda

**Asturia Community Development District**

Paid Operation & Maintenace 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 29

Return to Agenda

# MINUTES OF MEETING
## ASTURIA
## COMMUNITY DEVELOPMENT DISTRICT

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

**FIRST ORDER OF BUSINESS – Roll Call**

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

Present and constituting a quorum were:

| | |
|---|---|
| Susan Coppa | Board Supervisor, Chairwoman |
| Jonathan Tietz *(joined 5:55 p.m.)* | Board Supervisor, Vice Chairman |
| Jesse Lamb | Board Supervisor, Assistant Secretary |
| Samuel Whitten *(joined 5:44 p.m.)* | Board Supervisor, Assistant Secretary |
| Donald Foltz | Board Supervisor, Assistant Secretary |

Also in attendance:

| | |
|---|---|
| Heather Dilley | District Manager, Kai |
| Gary Schwartz | District Field Manager, Kai |
| Lindsay Moczynski | District Counsel, Kilinski Van Wyk |
| Barbara Kelshaw | Court Reporter, Parliamentary Reporting |
| Chris Thompson | Aquatics Vendor, Blue Water Aquatics |
| Doug Fitzhenry | Aquatics Vendor, Blue Water Aquatics |
| Pete Ludacano | Landscaping Vendor, RedTree Landscaping |
| Matt Olson | Landscaping Vendor, RedTree Landscaping |
| John Burkett | Landscaping Vendor, RedTree Landscaping |
| Kevin Englert | Landscaping Vendor, United Land Services |

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

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

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

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

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

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

A. Open Shade Session

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

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

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

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

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

C. Close Shade Session

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

**FIFTH ORDER OF BUSINESS – Staff Reports**

A. District Engineer

There being none, the next item followed.

B. Land Use Counsel

There being none, the next item followed.

**SIXTH ORDER OF BUSINESS –Business Items**

A. Exhibit 2: Consideration of Community Sign Audit

Ms. Dilley presented the sign proposal from Romaner Graphics in the amount $11,025.00.

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

B. Consideration of Landscaping & Irrigation Maintenance Proposals

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

The present vendors introduced themselves to the board.

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

a. Exhibit 3: RedTree Landscape Systems - 406
b. Exhibit 4: JNR Landscape Management - 396
c. Exhibit 5: United Land Services - 403
d. Exhibit 6: Affidavit of Publication – August 20, 2025

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

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

C. Discussion on Street Parking on Promenade

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

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

Discussion on District Management Services

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

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

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

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

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

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

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

**SEVENTH ORDER OF BUSINESS – Vendor Reports**

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

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

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

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

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

A. Field Manager

   a. Exhibit 10: Field Report

      Mr. Schwartz provided updates to the board.

   b. Consideration of Walkway Bridges Repair Proposals

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

      - Exhibit 11: Florida Commercial Care – Removal and Replacement of Wood Decking (only repairs to most damaged areas) for bridge located next to 14869 Caravan Ave. - $7,350.20
      - Exhibit 12: Florida Commercial Care – Removal and Replacement of Wood Decking (only repairs to most damaged areas) for bridge located next to 15241 Renaissance Ave. - $14,311.43

| |
|---|
| 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** | **Printed Name** |
| **Title: □ Secretary □ Assistant Secretary** | **Title: □ Chairwoman □Vice Chairman** |

# EXHIBIT 30

Return to Agenda

Docusign Envelope ID: F9949058-9E8A-446C-9457-FD8F21E263DA

# AGREEMENT FOR DISTRICT MANAGEMENT SERVICES

This Agreement ("**Agreement**") is effective as of October 13, 2025 ("**Execution Date**"), by and between:

**ASTURIA COMMUNITY DEVELOPMENT DISTRICT,** a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* being situated in Pasco County, Florida whose mailing address is 4530 Eagle Falls Place, Tampa, Florida 33619 ("**District**"); and

**GOVERNMENTAL MANAGEMENT SERVICE-TAMPA, LLC** a Florida limited liability company, with a mailing address of 4530 Eagle Falls Place, Tampa, Florida 33619 ("**Manager**" or "**GMS-Tampa**," together with District, "**Parties**").

The services to be provided under this Agreement shall commence at 12:01 AM ET on Saturday, October 25, 2025 ("**Effective Date**").

## RECITALS

**WHEREAS,** the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("Act"), by ordinance adopted in Pasco County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District desires to enter into an agreement with Manager to provide district management services all as further set forth in **Exhibit A** attached hereto ("**Services**" or "**District Management Services**") and Manager has agreed to provide such Services; and

**WHEREAS,** the District and Manager warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

**SECTION 1. INCORPORATION OF RECITALS**. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**SECTION 2. SCOPE OF SERVICES.** Manager agrees to provide the Services as set forth in **Exhibit A**, attached hereto and incorporated by reference herein.

**SECTION 3. FEES AND TERMS OF SERVICES; TERM.**

**A.** All Services will be completed on a timely basis in accordance with the District needs and statutory requirements.

Docusign Envelope ID: F9949058-9E8A-446C-9457-FD8F21E263DA

**B.** The District agrees to compensate the Manager in accordance with the Schedule of Fees set forth in **Exhibit B**, attached hereto and incorporated by reference herein. Payment shall be made in equal monthly installments at the beginning of each month and may be amended annually as evidenced by the annual budget ("**Annual Budget**") approved by the Board of Supervisors of the District ("**Board**"). All invoices are due and payable when received.

**C.** The initial term of this Agreement commences on Effective Date, and continues until September 30, 2026, unless terminated earlier by either Party in accordance with the provisions of this Agreement. Thereafter this Agreement shall automatically renew each Fiscal Year (i.e., October 1 to September 30th of the following year) of the District, unless otherwise terminated by either Party in accordance with Section 6 below. The District will consider price adjustments each twelve (12) month period to compensate for market conditions and the planned workload of the District to be performed during the next twelve (12) month period. Evidence of price or fee adjustments will be approved by the Board in its adopted or amended Annual Budget.

**SECTION 4. INDEMNIFICATION.**

**A.** Manager Indemnification. The Manager agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Manager, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Manager to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Manager as jointly liable parties; however, Manager shall indemnify the District for any and all percentage of fault attributable to Manager for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

**B.** District Indemnification. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), except to the extent caused by the negligence, reckless, and/or willful misconduct of the Manager, the District agrees to indemnify, defend, and hold harmless the Manager and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Manager may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Manager may be entitled and shall continue after the Manager has ceased to be engaged under this Agreement. In addition to any other conditions and/or limitations set forth herein, the District shall be obligated to indemnify Manager only if such indemnification obligation is covered by the District's insurance.

Docusign Envelope ID: F9949058-9E8A-446C-9457-FD8F21E263DA

**C.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

**SECTION 5. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, *Florida Statutes*, or other applicable law. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**SECTION 6. TERMINATION.**

**A.** This Agreement may be terminated as follows: (1) By the District for "good cause," which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by the Manager which termination may be immediate; or (2) By the Manager or District, for any reason, upon sixty (60) days written notice.

**B.** Upon any termination of this Agreement: (1) the Manager shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Manager; and (2) the Manager will make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

**SECTION 7. SUCCESSORS; ASSIGNMENT.** The rights and obligations of the District as defined by this Agreement shall inure to the benefit of and shall be binding upon the successors and assigns of the District. Neither the District nor the Manager may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

**SECTION 8. NOTICES.** All notices required in this Agreement shall be sent by certified mail, return receipt requested, or express mail with proof of receipt to the Parties as follows:

**A.** **If to District:** Asturia Community Development District
4530 Eagle Falls Place
Tampa, Florida 33619
Attn: Chairperson

**With a copy to:** Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: District Counsel, Lindsay Moczynski
lindsay@cddlawyers.com

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**B.** **If to Manager:** Governmental Management Services-Tampa, LLC
4530 Eagle Falls Place
Tampa, Florida 33619
Attn: President, Darrin Mossing
DMossing@gmstnn.com

**With copies to:** Governmental Management Services-Tampa, LLC
4530 Eagle Falls Place
Tampa, Florida 33619
District Manager, Jason Greenwood
JGreenwood@gms-tampa.com

Governmental Management Services-Tampa, LLC
4530 Eagle Falls Place
Tampa, Florida 33619
Attn: Chief Operating Officer, Keith Nelson
KNelson@gms-tampa.com

Governmental Management Services-Tampa, LLC
699 North Federal Highway, Suite 300
Fort Lauderdale, FL 33304
Attn: Kurt Zimmerman, Registered Agent
kurt@zimmermanlaw.com

**SECTION 9. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Pasco County, Florida.

**SECTION 10. E-VERIFY REQUIREMENTS.** The Manager, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Manager further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, *Florida Statutes*, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Manager agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. The Manager shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Manager is in violation of Section 448.09(1), *Florida Statutes*, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Manager shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Manager shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Manager performing work under this Agreement

Docusign Envelope ID: F9949058-9E8A-446C-9457-FD8F21E263DA

is in violation of Section 448.09(1), *Florida Statutes*, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District promptly notify the Manager and order the Manager to immediately terminate its subcontract with the subcontractor. The Manager shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Manager's failure to comply with the E-Verify requirements referenced in this subsection.

**SECTION 11. SEVERABILITY.** In the event that any provision of this Agreement shall be determined to be unenforceable or invalid by a court such unenforceability or invalidity shall not affect the remaining provisions of the Agreement which shall remain in full force and effect.

**SECTION 12. AMENDMENTS.** Any amendment or change to this Agreement shall be in writing and executed by all Parties.

**SECTION 13. ACKNOWLEDGEMENT.** The District acknowledges that the Manager is not a Municipal Advisor or Securities Broker, nor is the Manager registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, the District acknowledges that the Manager does not provide the District with financial advisory services or offer investment advice.

**SECTION 14. ENTIRE AGREEMENT.** The Agreement shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of the Agreement. To the extent any of the provisions of the exhibits are in conflict with the provisions of the Agreement, this Agreement controls.

**SECTION 15. INSURANCE.** The Manager shall, at its own expense, maintain insurance during the performance of the Services with limits of liability not less than the following, the certificate of which is attached as **Exhibit C**:

| | |
|---|---|
| Workers' Compensation | Statutory |
| General Liability | |
| *Bodily Injury (including contractual)* | $1,000,000 |
| *Property Damage (including contractual)* | $1,000,000 |
| Commercial Crime/Fidelity Insurance | $1,000,000 |
| Professional Liability Insurance | $2,000,000 |
| Automobile Liability (if applicable) * *Bodily Injury and Property Damage Covering owned, non-owned, and hired vehicles* | $1,000,000 |

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**Automobile liability insurance is required if the Manager will use any vehicles on-site, including owned, non-owned, and hired vehicles.*

Except with respect to Professional Liability and Workers' Compensation insurance policies, the District, its staff, consultants, and supervisors shall be named as additional insureds, on a primary non-contributory basis, on each insurance policy described above. The Manager shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30)days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

**SECTION 16. COMPLIANCE WITH PUBLIC RECORDS LAWS.** Manager understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Manager acknowledges that the designated public records custodian for the District is **Jason Greenwood** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Manager shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Manager does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Manager, the Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats:

**IF THE MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 344-4844, INFO@GMS-TAMPA.COM WITH A COPY TO AMANDA FERGUSON JGREENWOOD@GMS-TAMPA.COM, 4530 EAGLE FALLS PLACE, TAMPA, FLORIDA 33619.**

**SECTION 17. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or

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for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

**SECTION 18. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 19. COUNTERPARTS.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

**SECTION 20. ENFORCEMENT OF AGREEMENT.** A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Manager is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 21. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*.** If applicable, the Manager agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes.*

**SECTION 22. SCRUTINIZED COMPANIES STATEMENT.** Manager certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*; (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Manager is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Agreement.

**SECTION 23. ANTI-HUMAN TRAFFICKING REQUIREMENTS.** Manager certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Manager shall execute an affidavit, attached hereto as **Exhibit D** and incorporated herein, in compliance with Section 787.06(13), *Florida Statutes*.

Docusign Envelope ID: F9949058-9E8A-446C-9457-FD8F21E263DA

**IN WITNESS WHEREOF**, the Parties hereto have executed this Agreement on the Effective Date.

**Attest:**

Signed by:
C61D853C4E74494...
Secretary / Assistant Secretary
Board Of Supervisors

Jesse Lamb
Print Name

**ASTURIA COMMUNITY DEVELOPMENT DISTRICT**

By: Signed by: Susan Coppa
C2A0244DC51946B...

Print: Susan Coppa

Its: Chairperson
Chairperson/Vice Chairperson,
Board of Supervisors

DocuSigned by:
Nicole Viverito
1D9E9EB359084FA...
Witness

Nicole Viverito
Print Name of Witness

**GOVERNMENTAL MANAGEMENT SERVICES-TAMPA, LLC**

By: DocuSigned by: Darrin Mossing
3CA8CBD20A734F6...

Print: Darrin Mossing

Its: President

**Exhibit A:** Scope of Services
**Exhibit B:** Schedule of Fees
**Exhibit C:** Certificate of Insurance
**Exhibit D:** Anti-Human Trafficking Affidavit
**Exhibit E:** District Management Proposal

Docusign Envelope ID: F9949058-9E8A-446C-9457-FD8F21E263DA

# EXHIBIT A
# SCOPE OF SERVICES

## GENERAL MANAGEMENT, ADMINISTRATIVE, AND ACCOUNTING SERVICES

This engagement is for the Manager to provide District Management Services for the District. The duties and responsibilities include, but are not limited to the following:

### ***Meetings, Hearings, Workshops, Etc.***

- The Manager will organize, conduct, and provide minutes for all meetings of the District. This includes, but is not limited to, scheduling meetings, providing agenda packages and meeting materials in the form requested by the District Board of Supervisors, and publishing Board meeting, public hearing notices, and landowner election notices pursuant to Florida law.

- The Manager will consult with the District Board of Supervisors and its designated representatives, and when necessary, organize such meetings, discussions, project site visits, workshops, and hearings as may pertain to the administration and accomplishment of the various projects and services provided by the District.

### ***Records***

- The Manager will maintain "Record of Proceedings" for the District within the boundaries of the local government in which the District is located and include meeting minutes, agreements, resolutions and other records required by law or contract and provide access to such records as necessary for proper District function or compliance with Florida's public records laws.

### ***District Operations***

- The Manager will act as the primary point of contact for District-related matters.

- The Manager will consult with and advise the District on matters related to the operation and maintenance of the District's public infrastructure.

- The Manager will make recommendations and assist in matters relating to solicitation, approval, rejection, amendment, renewal, and cancellation of contracts for services to the District. In advance of expiration of contracts, the Manager will advise the Board as to need for renewal or additional procurement activities and implement same.

- The Manager will recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.

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- The Manager will ensure compliance with all statutes affecting the District by performing the following tasks (and such other tasks required by law but not specifically identified herein):

  - File name and location of the Registered Agent and Office location annually with Department of Community Affairs and the County.
  - Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
  - Provide the regular meeting schedule of the Board to County.
  - File all required financial reports to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction in compliance with Florida law.
  - File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year. Report annually the number of registered voters in the District by June 1, of each year.
  - Transmit Public Facilities Report and related updates to appropriate agencies.
  - Prepare and file annual public depositor report.

## ***Accounting and Reporting***

- The Manager will implement an integrated management reporting system compliant with Generally Accepted Accounting Principles (GAAP) for government and fund accounting which will allow the District to represent fairly and with full disclosure the financial position of the District. The District's accounting activities will be overseen by a degreed accountant.

- The Manager will prepare reports as appropriate under applicable law, accounting standards, and bond trust indenture requirements. The Manager will track the District's general fund and bond fund activities and provide monthly and annual financial statements (including budget to actual summary).

- The Manager will administer the processing, review and approval, and timely payment of all invoices and purchase orders.

- The Manager will oversee District's capital and general fund accounts.

## ***Audits***

- The Manager will provide audit support to auditors for the required Annual Audit, and will ensure completion and submission of audit and Annual Financial Statements to the County, Auditor General, and other appropriate government entities in compliance with Florida law.

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## ***Budgeting***

- The Manager will prepare and provide for a proposed budget for Board approval and submission to County in compliance with state law. The Manager will prepare final budget and backup material for and present the budget at all budget meetings, hearings and workshops. The Manager will ensure that all budget meetings, hearings, and workshops are properly noticed.

- The Manager will administer the adopted budget and prepare budget amendments on an ongoing basis as necessary.

## ***Capital Program Administration***

- The Manager will maintain proper capital fund and project fund accounting procedures and records.

- The Manager will coordinate with District staff to provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.

- The Manager will oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit to bond holders and underwriters, annual/quarterly disclosure reporting, etc.

## ***Field Operations Management***

- Upon direction by the District's Board of Supervisors and upon mutual agreement of the parties hereto, the Field Manager will provide Maintenance Contract Administration for District in general accordance with the fees outlined in Exhibit A.
- Create and maintain a fluid monthly report or action item list and present this report at all regularly scheduled Board of Supervisors Meetings.
- Engage and supervise all persons, as needed, necessary to properly maintain and operate the Property; this includes and is not limited to hired service vendors, maintenance staff, contracted vendors, and their subs.
- Purchase tools, equipment, supplies, and materials, ensuring, without qualification or exception, that the District is receiving the benefit and economies of competitive market prices.
- Solicit bids for services and materials and supplies to the District.
- Solicit, analyze, and negotiate informal contracts on behalf of the District, for services reasonably necessary with respect to the operation, maintenance, upkeep, repair, replacement, and preservation of the Property; all of which Service Contracts shall be subject to prior approval of and be executed by an officer of the District designated by the Board.

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- Contract Management: Oversee and manage District field contracts for Landscape Maintenance, Aquatic Maintenance, and other service vendors by meeting with, and coordinating with vendors as needed to ensure contractual standards are being satisfied. Deficiency reports will be created when it is prudent to do so to enhance performance.
- Facility Management: Perform routine inspections as needed and present areas of potential concern to the District as identified; site visits will be on average twice a month. This is to identify possible maintenance items and ensure contracted contractor supplemental work has been performed satisfactorily. Additionally, to proactively monitor the status of district assets.
- Correspond and communicate with the Board of Supervisors and District Staff to respond to the various needs of the District and Community.
- Provide regular reports to the Board regarding the status of pending and completed activities and operations affecting the District and the Property.

### ***Field Maintenance Services***

- At the direction of the Board of Supervisors, District Manager, and/or Field Operations Manager, facilitate and carry out maintenance requests for the Community.
- Include supporting details on the invoices for each maintenance repair assignment, as well as for the Monthly Field Operations Report.
- Perform regular general maintenance services as requested at normal rates. This can be done through a monthly allowance for more rapid and voluminous work or proposals can be provided for individual projects.

## FINANCIAL SERVICES

### ***Assessments & Revenue Collection***

- The Manager will develop and administer the annual assessment roll for the District. This includes administering the tax roll for the District for assessments collected by the County and administering assessments for Off Tax Roll parcels/lots.
- The Manager will provide payoff information and pre-payment amounts as requested by property owners, and collect prepayment of assessments as necessary.
- The Manager will monitor development of the District and perform Assessment True-up Analysis when appropriate.
- The Manager will issue estoppel letters as needed for property transfers.

Docusign Envelope ID: F9949058-9E8A-446C-9457-FD8F21E263DA

- The Manager will maintain the District's Lien Book, in which is recorded the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties within the District.

## DISTRICT RESPONSIBILITIES

The District shall provide for the timely services of its legal counsel, engineer and any other consultants, contractors or employees, as required, for the Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District.

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# EXHIBIT B
# SCHEDULE OF FEES

**STANDARD ON-GOING SERVICES ("SERVICES"):** These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District Management Services.

1. **DISTRICT MANAGEMENT SERVICES:**

| Services Description | Fiscal Year 2026 GMS Fees ** |
|---|---|
| **Management, Administrative, Financial & Revenue Collection, and Accounting Services:**<br>• Annual Fee paid in equal monthly payments (plus reimbursables)<br>• Our Agreement contemplates up to 12 meetings and 1 workshop a year | **$49,450** |
| **Assessment Administration:**<br>• (Beginning with the first assessment to individual unit owners, direct assessment or utilizing tax collector)<br>• One-time Annual Fee charged when the annual assessment is certified. | **$5,000** |
| **Information Technology Fees & Annual Website Maintenance:**<br>• Annual Fee paid in equal monthly payments<br>• (Does not include the cost of creation of an ADA-Compliant website, if applicable. No Overage fees due to the number of pages stored by GMS.) | **$3,450** |
| **Dissemination Agent Services:**<br>• Annual Fee for 1st Bond Issuance<br>• ($2,500 for each additional series of Bonds) | **$5,000** |

Docusign Envelope ID: F9949058-9E8A-446C-9457-FD8F21E263DA

| Services Description | Fiscal Year 2026 GMS Fees ** |
|---|---|
| **Field Management Services:**<br>• Annual Fee paid in equal monthly payments (plus, reimbursable expenses)<br>• Monthly On-Site Inspections Vendor Coordination<br>  o Two (2) Visits per Month on Average<br>• See Also Onsite Parttime Maintenance | **$34,500** |
| **Fiscal Year 2026 GMS Fees** | **$97,400** |

2. **OTHER FEES SCHEDULE:**

| Item | Cost |
|---|---|
| **Agenda Package Hardcopy (if Applicable)** | **$2.50 per regular Agenda Mtg.** |
| **Copy** | **$0.15 / black and white page** |
| **Binders, Envelopes, and other Office Supplies** | **Actual Cost** |
| **USPS / FedEx / UPS** | **Actual Cost** |
| **Conference Calls** | **Actual Cost** |
| **Offsite Physical Records Storage and Archival** | **$50.00 / Month** |
| **Additional Services Available:** | **Cost** |
| **Other Services ****<br>• New Bond Issuance Cost (per bond issue)<br>• Refinance Bond Issuance Cost (per bond issue)<br>• Debt Service Assessment Methodology Preparation<br>• SERC Preparation & Assistance w/ Petition<br>• Prepaid Estoppel Letter – One Lot<br>• Prepaid Estoppel Letter – Multiple Lots<br>• Prepaid Estoppel Letter – Partial Payoffs<br>• Annual Construction Accounting Fee (while active)<br>• Request For Proposal Scope Preparation Documents (per RFP request - Landscaping, Irrigation, Aquatic, etc.) | <br>**$25,000**<br>**$25,000**<br>**$20,000**<br>**$5,000**<br>**$100**<br>**$250**<br>**$500**<br>**$5,000**<br>**$3,500** |

Docusign Envelope ID: F9949058-9E8A-446C-9457-FD8F21E263DA

| Item | Cost |
|---|---|
| **One-Time Conversion Fee:**<br>• To Recreate Historical Accounting And Administrative Records Needed For The Transition | **$8,000** |
| **Extended or Extra Board Meetings:**<br>• Any extra meeting(s) or meeting duration exceeding a three-hour duration may be charged a meeting overage fee rounded up to the nearest full hour. | **$2,000 / Mtg.**<br><br>**$250/hr.** |
| **Facility Maintenance and Repair Services.**<br>• GMS has a comprehensive on-site and insured maintenance service for small to medium size projects which can be provided at the direction of the District Board Of Supervisors and/or the District Manager currently at $55.00 per hour + mobilization and pass-through expenses.<br>• On-Site Part-Time Maintenance Technician On-Site On Average Two Days A Week – Not to Exceed $46,000 FY 2026 Budget | **Standard Hourly Rates Plus Reimbursable Expenses** |
| **Standard Hourly Rates:**<br>• For additional scope services, not traditionally included in the Standard Scope of Services, will be included in monthly invoices.<br>o The Hourly rate for the District Manager is $175/Hour.<br>o The Hourly rate for the District Accountant is $125/Hour.<br>o The Hourly rate for the District Administrative Assistant is $80/Hour. | **As Defined** |
| **Out-of-Pocket Reimbursable Expenses**<br>• Reimbursable expenses to be itemized on invoicing each month.<br>• Written pre-approval from the District Manager or District must be included for any recruiting or other reimbursable expenses over $2,000.00 a month. | **At GMS Standard Rate or Costs** |

Docusign Envelope ID: F9949058-9E8A-446C-9457-FD8F21E263DA

| Item | Cost |
|---|---|
| **Public Records Requests:**<br>• Public Records request will be charged to the person making the request at fees allowable by law. These amounts will be reimbursed to GMS-Tampa by the District at the same rate. | **As Defined** |
| **Additional Services:**<br>• All other requested items not specifically denoted in Exhibit "B" will be subject to either a flat rate proposal or an hourly rate proposal to the District. | **To Be Negotiated** |
| ** For Fiscal Year 2026, with dates effective October 1st, 2025, through September 30th, 2026, the GMS fees are reflected in the Adopted 2026 Budget. | |

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# EXHIBIT C
# CERTIFICATE OF INSURANCE

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/08/2025

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

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

| | |
|---|---|
| **PRODUCER**<br>Zelen Risk Solutions, Inc.<br>7964 Devoe Street<br>Jacksonville FL 32220 | CONTACT NAME: Holly Howe<br>PHONE (A/C, No, Ext): (904) 262-8080 FAX (A/C, No): (904) 262-1444<br>E-MAIL ADDRESS: holly@zelenrisk.com |
| **INSURED**<br>Governmental Management Services-Tampa, LLC<br>1001 Bradford Way<br>Kingston TN 37763 | INSURER(S) AFFORDING COVERAGE — NAIC #<br>INSURER A : Northfield Insurance Company<br>INSURER B : Hiscox Insurance Company<br>INSURER C : RetailFirst Insurance Company<br>INSURER D :<br>INSURER E :<br>INSURER F : |

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

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

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| A | X COMMERCIAL GENERAL LIABILITY<br>CLAIMS-MADE X OCCUR<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br>X POLICY PRO-JECT LOC<br>OTHER: | | | WS644121 | 02/27/2025 | 02/27/2026 | EACH OCCURRENCE<br>DAMAGE TO RENTED PREMISES (Ea occurrence)<br>MED EXP (Any one person)<br>PERSONAL & ADV INJURY<br>GENERAL AGGREGATE<br>PRODUCTS - COMP/OP AGG | $ 1,000,000<br>$ 100,000<br>$ 5,000<br>$ 1,000,000<br>$ 2,000,000<br>$ 2,000,000 |
| | AUTOMOBILE LIABILITY<br>ANY AUTO<br>ALL OWNED AUTOS<br>SCHEDULED AUTOS<br>HIRED AUTOS<br>NON-OWNED AUTOS | | | | | | COMBINED SINGLE LIMIT (Ea accident)<br>BODILY INJURY (Per person)<br>BODILY INJURY (Per accident)<br>PROPERTY DAMAGE (Per accident) | $<br>$<br>$<br>$ |
| | UMBRELLA LIAB OCCUR<br>EXCESS LIAB CLAIMS-MADE<br>DED RETENTION $ | | | | | | EACH OCCURRENCE<br>AGGREGATE | $<br>$ |
| C | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N<br>(Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below | | N / A | 0520-59463 | 09/01/2025 | 09/01/2026 | X PER STATUTE OTH-ER<br>E.L. EACH ACCIDENT<br>E.L. DISEASE - EA EMPLOYEE<br>E.L. DISEASE - POLICY LIMIT | $ 1,000,000<br>$ 1,000,000<br>$ 1,000,000 |
| B | Professional | | | MPL4245121.25 | 09/05/2025 | 09/05/2026 | Each Claim<br>Aggregate | $1,000,000<br>$1,000,000 |

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

Asturia Community Development District, its officers, supervisors, agents, managers, counsel, engineers, staff and representatives are additional insured with regards to General Liability when required by written contract.
Waiver of Subrogation applies in favor of the same when required by written contract.
30 days notice of cancellation, 10 days for non-payment.

**CERTIFICATE HOLDER**

Asturia CDD
4530 Eagle Falls Place

Tampa, FL 33619

**CANCELLATION**

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

AUTHORIZED REPRESENTATIVE Vicky M. Zelen <HH>

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# EXHIBIT D
# ANTI-HUMAN TRAFFICKING AFFIDAVIT

## ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, Kelly Adams , as Director of Human Resources, on behalf of Governmental Management Services - Tampa, LLC (the "Manager"), under penalty of perjury hereby attest as follows:

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

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

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

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

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

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

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

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

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

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

FURTHER AFFIANT SAYETH NAUGHT.

**Manager: Governmental Management Services – Tampa,LLC**

By: Kelly Adams

Name:

Title Director of Human Resources:

Date: 12/6/2024

STATE OF ~~FLORIDA~~ Tennessee
COUNTY OF Roane

SWORN TO AND SUBSCRIBED before me ☑ physical presence or ☐ remote notarization by Amanda Jones, as _____, of _____, who is ☑ personally known to me or ☐ who produced _____ as identification this 6 day of December, 2024

(Notary Seal)

Amanda Jones
Notary Public

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**EXHIBIT E**
**DISTRICT MANAGEMENT PROPOSAL**

**[ 33 Pages To Follow ]**

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# Governmental Management Services

*Serving Florida's Communities*

September 9th, 2025

Asturia Community Development District
c/o Ms. Lindsay Moczynski, District Counsel
Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301
Via email to Lindsay@cddlawyers.com

RE: Proposal for District Management Services

Dear Ms. Moczynski,

Governmental Management Services-Tampa L.L.C. ("GMS") is pleased to provide for your review our Proposal associated with providing District Management Services to the Asturia Community Development District ("CDD"). We believe the Proposal demonstrates that we are the best choice for this project. Here are some of the reasons why:

- We are the leader in the Community Development District industry. We provide district management services to 275+ CDDs across the State of Florida.
- We have a team of management, financial, administrative, and operations professionals who are extremely qualified to provide these services and meet time and budget requirements.
- We have a proven approach, methodology, and philosophy towards providing these services that reflect our commitment and ability to deliver comprehensive services that exceed the expectations of our clients.
- We also have the ability to respond to individual client needs efficiently, effectively, and professionally. Our approach to providing the services for each of the responsibilities described in this RFP is to fully understand them and provide them in a manner that meets all the statutory requirements customized to the approach preferred by the Board of Supervisors.

We thank you for this opportunity to submit our Proposal and would be happy to provide any additional information if requested. Please feel free to contact me at (865) 603-5101 or via email at DMossing@gmstnn.com if you have any questions or need additional information.

Sincerely,

Darrin Mossing

Darrin Mossing
GMS President

Enclosures

NOTE: 2025-10-02 - The fee schedule exhibit in this proposal was revised slightly to reflect verbiage changes in the finalized Management Agreement. No material changes in purpose or intent.

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# Proposal For District Management Services Prepared For The Asturia Community Development District:




# GOVERNMENTAL MANAGEMENT SERVICES-TAMPA, LLC

DISTRICT MANAGEMENT SERVICES

GOVERNMENTAL MANAGEMENT SERVICES

www.govmgtsvc.com

Submitted September 9th, 2025

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# TABLE OF CONTENTS

**COMPANY INFORMATION** 3

**HOW WE WORK** 4

**CONTACT INFORMATION** 6

**FAMILY OF GMS COMPANIES** 7

**OUR GMS TEAM** 8

**YOUR ASTURIA CDD TEAM** 9

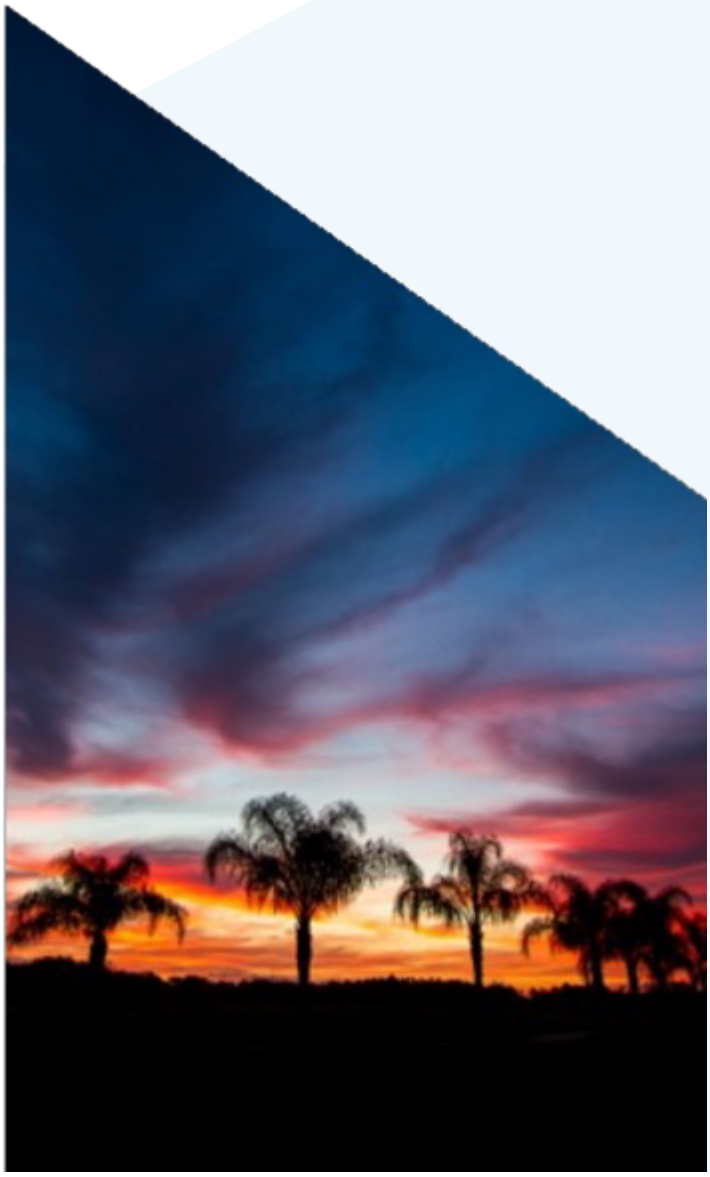
**SERVICES** 10

**REFERENCES** 20

**EXPERIENCE SUMMARY** 22

**COST OF SERVICES** 29

**THANK YOU** 32



Docusign Envelope ID: F9949058-9E8A-446C-9457-FD8F21E263DA


# COMPANY INFORMATION

**Governmental Management Services ("GMS")** is a family of limited liability companies that was established for the purpose of providing district management services to Special Taxing Districts. With encouragement from industry professionals and the development community, GMS was created to provide an alternative to the existing district management companies. GMS currently has offices in St. Cloud, Orlando, Tampa, Sunrise, Miami, Tallahassee, Port St. Lucie, St. Augustine, Palm Coast, Florida, and Knoxville, Tennessee. Company personnel who would be providing services are generally determined by geography of the District and required services. However, everyone at GMS works together to provide the most efficient, effective and comprehensive management services possible. GMS currently manages over 275 Community Development Districts across the State of Florida and fully understands the requirements of Chapter 190. As described in Section 3, the personnel at GMS are very well known and respected by people involved with Community Development Districts. Many of the personnel have worked with Investment Bankers, Bond Counsel, District Counsel, Engineers, Developers, and Boards of Supervisors across the State of Florida.

They have provided management, financial, administrative, and operational services to over 275 special taxing districts and homeowners associations. Our greatest strength is our ability to respond to individual client needs quickly, efficiently and professionally.

*GMS WAS ESTABLISHED TO PROVIDE THE MOST EFFICIENT, EFFECTIVE AND COMPREHENSIVE MANAGEMENT SERVICES FOR COMMUNITY DEVELOPMENT DISTRICTS IN THE STATE OF FLORIDA.*



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# HOW WE WORK

Established in 2004, Governmental Management Services has over 250 full-time and part-time employees and has offices across the State of Florida. Services are provided by seasoned professionals with well over 1,000 years of combined Community Development District management experience. Our commitment to serving our clients and providing the most efficient, effective, and comprehensive management services for Community Development Districts continues to fuel our growth.

**Statement of Qualifications**

GMS is the best-qualified provider of district management services because of the experience of the personnel who will be providing the management services for the District. GMS brings a wealth of experience in management, administration, accounting, financial reporting, field operations, and assessment certifications.

GMS focuses exclusively on the services necessary for the proper management of Community Development Districts. Our staff includes managers, accountants, financial analysts, recording secretaries, and operations managers all with experience with Community Development Districts and other special districts. We offer integrated management services including:

*FULLY INTEGRATED SERVICES*

- General Management
- Recording Secretary Services
- Accounting and Financial Reporting
- Assessment Roll Administration
  Field Operations Management
- Amenity Management
- Facility Maintenance
- Dissemination Agent Services
- Utility Billing
- Other Services



These management services are being provided by the principals of GMS to over 275 Community Development Districts in 25 counties across the State of Florida.

# OUR VALUES

## MISSION

The goal of GMS is to provide the most efficient, effective, and comprehensive management services for Community Development Districts in the State of Florida.



## CORE VALUES

Governmental Management Services' greatest strength is its ability to respond to individual client needs quickly, efficiently, and professionally. Listed below are our GMS core values:

### Customer Commitment

*We keep customer needs at the center of all that we do to provide a superior customer experience.*

### Integrity

*We are honest, open, ethical, and fair.*

*People trust us to do what's right.*

### Teamwork

*We win together, not alone.*

*We work together, across divisions, to meet the needs of our customers.*

### Passion and Drive

*We are proud of the services we provide.*

*We play to win and strive to help our customers do the same.*

### Empower Individuals

*Our employees set us apart.*

*We value our employees, encourage their development, and reward their performance.*

### Quality

*Details matter.*

*We provide consistent and unsurpassed service that, together, deliver premium value to our customers.*

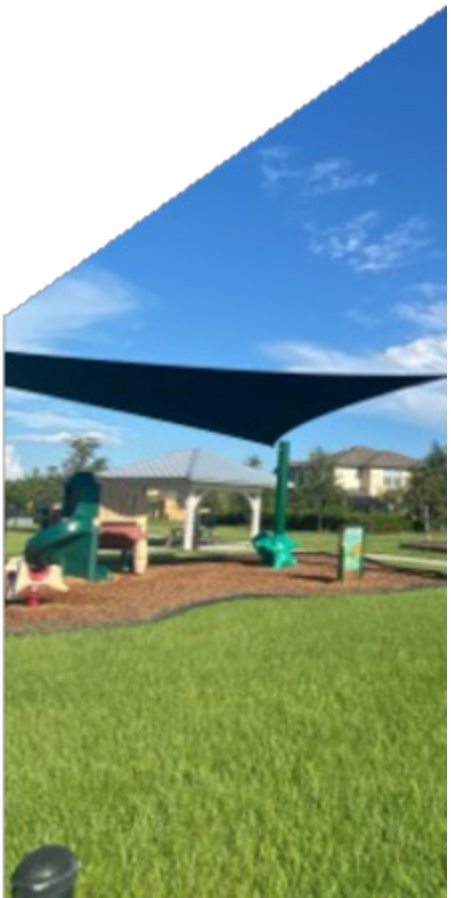
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# CONTACT INFORMATION

**Corporate Office:**

1001 Bradford Way
Kingston, TN 37763
(865) 717-7700

As the largest CDD Management firm in the State of Florida, GMS is prepared to provide all CDD Management services directly and does not contemplate the need to subcontract services.



## GMS – Central Florida

219 E. Livingston St.
Orlando, FL 32801
(407) 841-5524

## GMS – Tampa

4530 Eagle Falls Place
Tampa, Florida 33619
(813) 344-4844

435 10th Avenue West,
Suite 206
Tampa, Florida 34221

## GMS – South Florida

5385 Nob Hill Road
Sunrise, FL 33351
(954) 721-8681

## GMS – North Florida

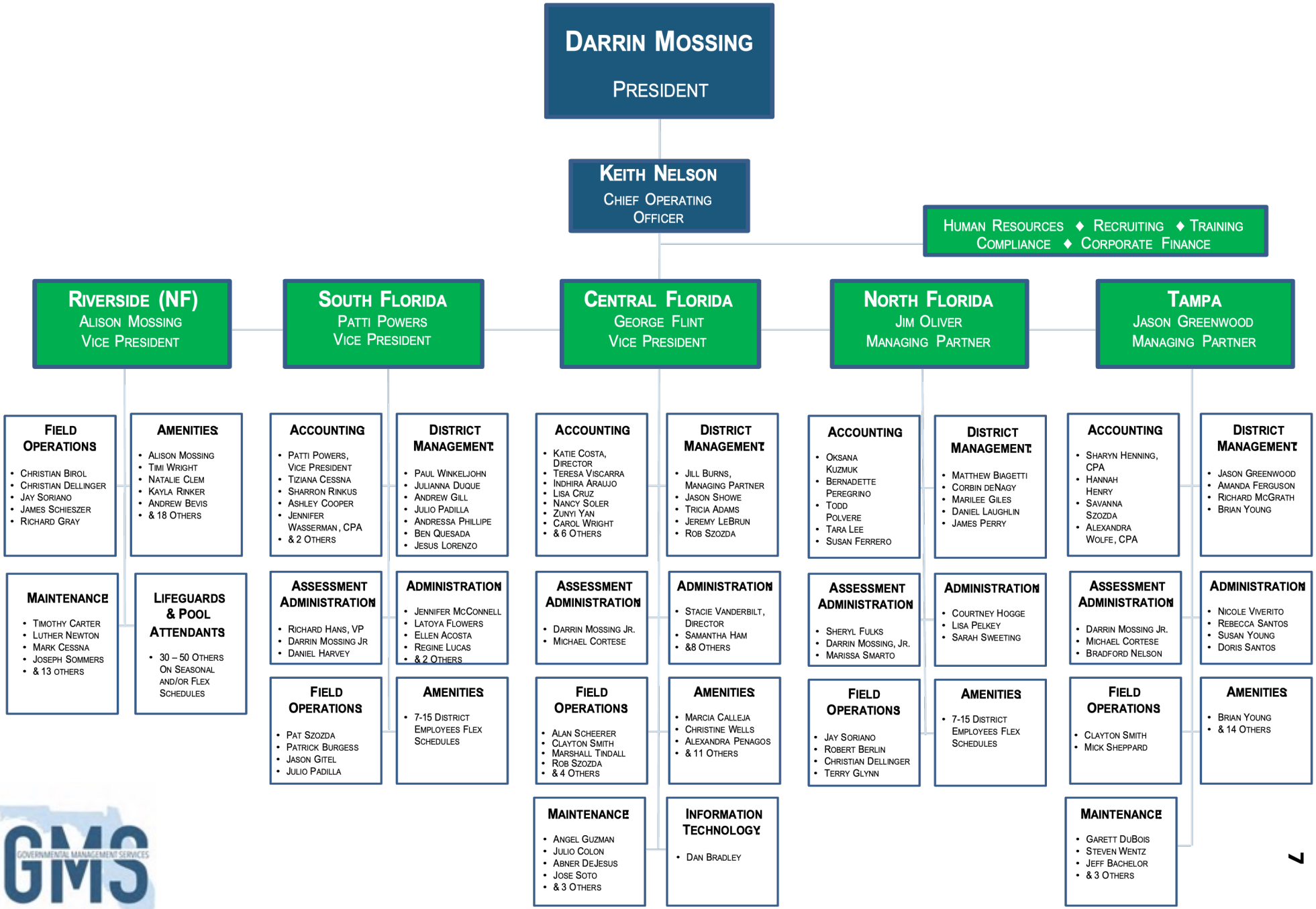
475 West Town Place,
Suite 114
St. Augustine, FL 32092
(904) 940-5850

50 Ellis Street,
Suite 208
St. Augustine, FL 32095
(904) 288-7667

393 Palm Coast
Parkway SW, Suite 4
Palm Coast, FL 32137

We have additional satellite offices throughout the State of Florida

# GOVERNMENTAL MANAGEMENT SERVICES



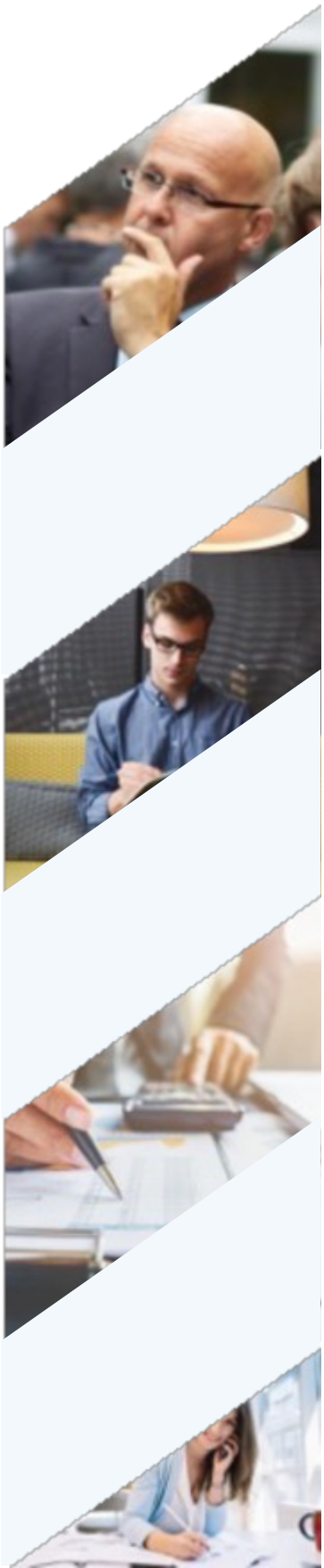

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# OUR TEAM



**Although technology has tremendously impacted how services are provided for nearly every business today, GMS realizes an organization is only as good as the individuals working within it. If an organization is not able to retain hardworking, knowledgeable and dedicated employees that understand their client's needs, it is most certain to fail. It is for this reason that GMS has focused a significant effort on recruiting and retaining the best in the district management industry**

## STATEMENT OF STAFF CONSISTENCY

The District Management Team proposed remains the same for the duration of the contracts. Any changes in the District Management Team will be discussed and approved by the Boards of Supervisors. Members of the management team have worked together for years, and there is complete trust and loyalty in their abilities to provide the most efficient, effective and professional management services possible. In addition, these types of long-term personal relationship among GMS staff are reassuring to our clients because personnel turnover in any organization is extremely detrimental to its ability to provide the necessary services.

*"GMS realizes an organization is only as good as the individuals working within it."*

# Proposed
# GMS District Management Service Team

**Trusted & Service Oriented**



**Jason Greenwood**
**Partner,**
**District Manager**



**Hannah Henry**
District Accounting



**Brian Young**
District Manager



**Nicole Viverito**
District Administration



**Mick Sheppard**
Field Operations Manager

See Page 7 Of Our Proposal For The Rest Of The GMS Organization

**GMS-TAMPA**
JASON GREENWOOD
MANAGING DIRECTOR

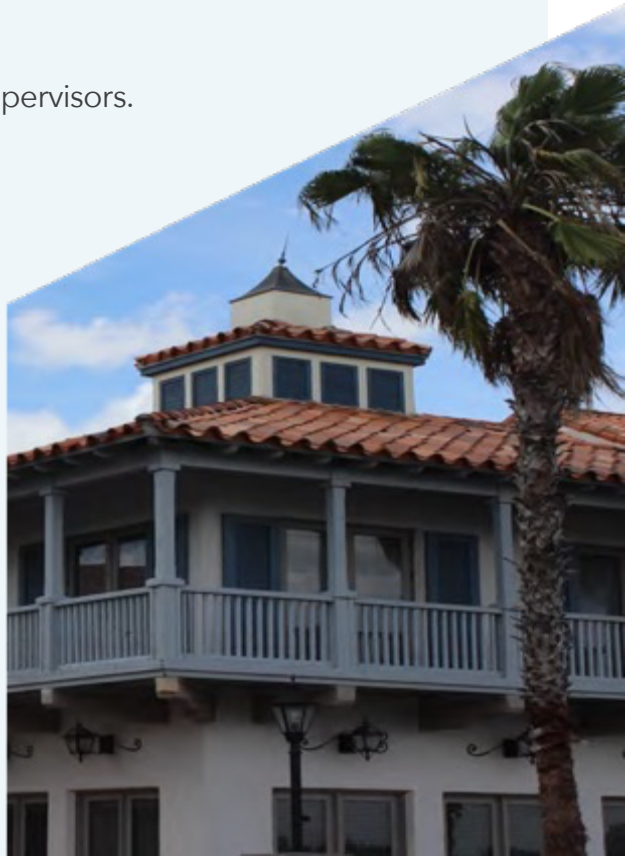
| DISTRICT MANAGEMENT: | DISTRICT ACCOUNTING: | DISTRICT ADMINISTRATION: | ASSESSMENT ADMINISTRATION: | DISTRICT AMENITY MANAGEMENT: | DISTRICT FIELD OPERATIONS: | DISTRICT FIELD MAINTENANCE: |
|---|---|---|---|---|---|---|
| • JASON GREENWOOD<br>• AMANDA FERGUSON<br>• RICHARD MCGRATH<br>• BRIAN YOUNG | • SHARYN HENNING, CPA<br>• HANNAH HENRY<br>• SAVANNA SZOZDA<br>• ALEXANDRA WOLFE, CPA | • NICOLE VIVERITO<br>• SUSAN YOUNG<br>• REBECCA SANTOS<br>• DORIS SANTOS | • DARRIN MOSSING JR.<br>• MICHAEL CORTESE<br>• BRADFORD NELSON | • BRIAN YOUNG<br>• & 14 OTHERS | • CLAYTON SMITH<br>• MICK SHEPARD | • JEFF BACHELOR<br>• GARETT DUBOIS<br>• STEVEN WENTZ<br>• & 3 OTHERS |

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# DISTRICT MANAGEMENT **SERVICES**

**THE FOLLOWING MANAGEMENT SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, RULES AND REGULATIONS:**

- Attend, record, and conduct all regularly scheduled Board of Supervisors Meetings including landowners' meetings, continued meetings, and workshops.
- Present the District's annual budget in accordance with Chapter 190, Florida Statutes.
- Ensure the District is in compliance with administrative and financial reporting for CDDs.
- Correspond and communicate with the Board of Supervisors and Staff to respond to the various needs of the District and Community.
- Review and approve agendas for circulation to the Board of Supervisors.
- Review and approve the annual budget, the annual audit, and monthly disbursements.
- Review annual insurance policy with the District so that it maintains proper insurance coverage.



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**EDUCATION**
Ohio University, 1988,
Bachelor of Science,
Major: Accounting

**EXPERIENCE**
37+ Years
- President and Founder – GMS Organization
- Corporate Operations & District Management

# DARRIN MOSSING
# PRESIDENT

Darrin Mossing is the President and Founder of the GMS organization. Mr. Mossing graduated from Ohio University with a Bachelor's degree in accounting in June 1988 and began his career as a staff accountant on September 1, 1988, for the Indian Trace Community Development District. In November 2004, Mr. Mossing established the GMS organization, which has grown to over 275 CDDs, Homeowners Association, and other Special Taxing Districts across the State of Florida.

# JASON GREENWOOD
# MANAGING PARTNER

Jason Greenwood provides management services to CDDs and property owners associations throughout the State of Florida. Mr. Greenwood has been committed to GMS since 2017, is a licensed Community Association Manager, and operates out of the Tampa, Florida office. Mr. Greenwood has BA degrees in Business and Finance with a minor in Marketing from Ashford University in Clinton, Iowa, and an MBA in Business Administration, specialization in Finance, from Lynn University in Boca Raton, Florida.

**EDUCATION**
B.A., Business, Finance, Marketing minor, Ashford University
MBA, specialization in Finance, Lynn University

**EXPERIENCE**
8+ Years
- District Management
- Assessment Roll Administration

# RICHARD MCGRATH
# DISTRICT MANAGER

Richard McGrath also provides management services to CDDs throughout the State of Florida. Mr. McGrath is a licensed Real Estate Agent and operates out of our Tampa, Florida Office. He has a wealth of experience in customer service and management. Mr. McGrath earned his Bachelor's Degree in Business Administration from the University of Florida and continued his education by earning his Master's Degree in International Business also from the University of Florida.

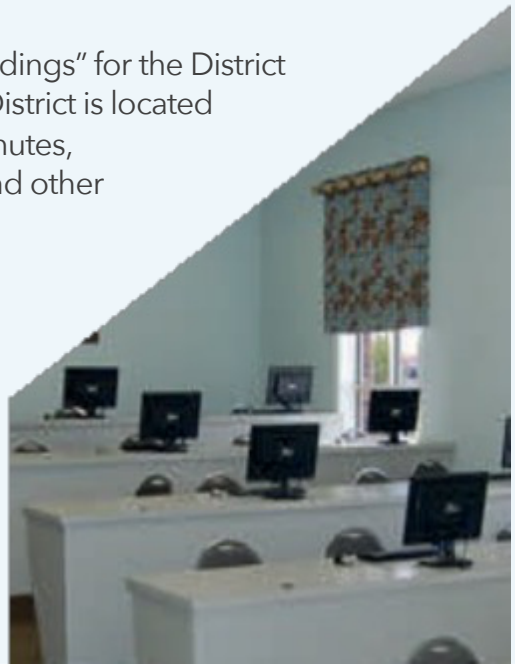
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# ADMINISTRATIVE SERVICES

**Amanda Ferguson** leads our recording administration department. Amanda prepares agenda packages, meeting notices, public records administration, statutory compliance, and various other required administrative services. She is an Administration Management Professional, who has been committed to GMS since its establishment in 2004. Mrs. Ferguson has performed various functions in her 20+ years with GMS; including amenity center management at premier North Florida communities, contract compliance, managing programs and special events, lifeguard management, and transcription of board meetings. Mrs. Ferguson currently provides transcription and administrative services to 20 Community Development Districts in the Tampa Bay, Central Florida, and Southwest Florida Regions. **Nicole Viverito** joined the GMS organization in 2022 as a CDD Recording Administrator; she is known for her compliance discipline and customer service orientation.

**THE FOLLOWING ADMINISTRATIVE SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, RULES AND REGULATIONS:**

- Prepare agenda packages for transmittal to Board of Supervisors and staff seven days prior to Board of Supervisors' Meeting.
- Provide minutes for all Board of Supervisors' Meetings, including landowners' meetings
- Ensure compliance with all administrative statutes affecting the District which include but are not limited to :
  - Publish and circulate the annual meeting notice.
  - Report annually the number of registered voters in the District by June 1 of each year.
  - Maintain "Record of Proceedings" for the District within the County that the District is located which includes meeting minutes, agreements, resolutions, and other required records.
  - Transmit Registered Agent information to Florida Commerce and local governing authorities.
  - File Ordinance or Rule establishing the District to Florida Commerce.





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# ASSESSMENT ROLL CERTIFICATIONS & ADMINISTRATION

**Darrin Mossing Jr, Michael Cortese, and Bradford Nelson** perform our assessment administration services for the Tampa, Central, and North Florida Divisions.

**Our GMS Services Include:**

- Develop and administer the annual assessment roll for the District. This includes administering the tax roll for the District for assessments collected by the County tax collector and administering assessments for off-tax roll parcels/lots.
- Provide payoff information and pre-payment amounts as requested by property owners and collect prepayment of assessments as necessary
- Issue estoppel letters as needed for property transfers.
- Maintain the District's Lien Book, which records the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties.





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# ACCOUNTING SERVICES

**Alexandra Wolfe** manages the accounting and financial reporting for our clients. She is a Certified Public Accountant with over 14 years of accounting and financial reporting experience with Community Development Districts across the State of Florida. Ms. Wolfe's experience includes financial statement preparation, payroll, budget preparation, preparation of annual audit reports, statutory and bond compliance. She has a Bachelor of Business Administration Degree in International Business from George Washington University. Ms. Wolfe also has experience as an auditor completing annual reports required for CDDs.

**EDUCATION**
B.A. in International Business, George Washington University

**EXPERIENCE**
21 Years, CPA
- Accounting
- Financial Reporting

**EDUCATION**
B.S. in Information Management,
Masters in Business Management and Accounting

**EXPERIENCE**
12 Years
- Accounting
- Financial Reporting

**Hannah Henry** has over 10 years of experience managing the accounting and financial reporting for our clients. Ms. Henry serves as District Accountant to 12+ CDDs and Homeowner Associations. She has a Bachelors Degree from the University of Tennessee with Information Management and has a Masters Degree from King University in Business Management and Accounting.

**THE FOLLOWING FINANCIAL SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, AND RULES AND REGULATIONS:**

- Establish Governmental Fund Accounting System per the Uniform Accounting System prescribed by the Florida Department of Financial Services for Government Accounting. This system includes preparing monthly balance sheet and income statement(s) with budget to actual variances.
- Prepare accounts payable and present them to the Board of Supervisors for approval or ratification.
- Prepare annual budget for review and approval by the Board of Supervisors.
- Transmit the proposed budget to local governing authorities 60 days before adoption.
- Prepare year-end adjusting journal entries in preparation for the annual audit by an Independent Certified Public Accounting Firm.
- Maintain checking accounts with qualified public depository selected by the Board of Supervisors.
- Ensure compliance with financial and accounting statutes affecting the District which include but are not limited to:
  - Complete annual financial audit report within 9 months after the fiscal year end.
  - Circulate annual financial audit report and annual financial report to appropriate governmental agencies.
- Prepare annual public depositor report.
- Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit to bond holders and underwriters, annual/quarterly disclosure reporting, etc.
- Transmit Public Facilities Report to the appropriate agencies
- Bind necessary insurance for the District, which includes liability, property, workers' compensation, etc.

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# OPERATIONS MANAGEMENT **SERVICES**

GMS provides operations/field management services to 80+ Districts throughout Florida under the direction of **Clayton Smith.** He has a deep, and lengthy family history connected to CDD management, and has owned and operated his own maintenance company in the Central Florida area which carried out various undertakings, primarily for CDDs. He is a proud alumnus of the Florida State University. **Mick Sheppard** is our Operations Maintenance Manager, overseeing maintenance projects and providing maintenance services. Mick is equipped and capable of handling almost all CDD maintenance needs and specializes in maintenance projects specific to CDDs. Mick has a lengthy background in various maintenance services including but not limited to plumbing, HVAC repair, grounds maintenance, and property maintenance.

**PROPER OPERATION OF THE DISTRICTS INCLUDE:**

- Administer and manage maintenance contracts for landscaping, stormwater, wastewater and reuse systems management
- Respond to resident and Board of Supervisors inquiries regarding Maintenance Operations
- Coordinate and implement maintenance projects throughout the community with vendors
- Conduct site visits (day and nighttime) to ensure satisfactory operation of the district and prepare periodic reports to the Board.
- Review and approve construction contracts, change orders, payment request, etc. during construction phase
- We can also develop landscaping RFPs as requested at an additional hourly or flat rate fee.

# FACILITY REPAIR & **MAINTENANCE SERVICES**

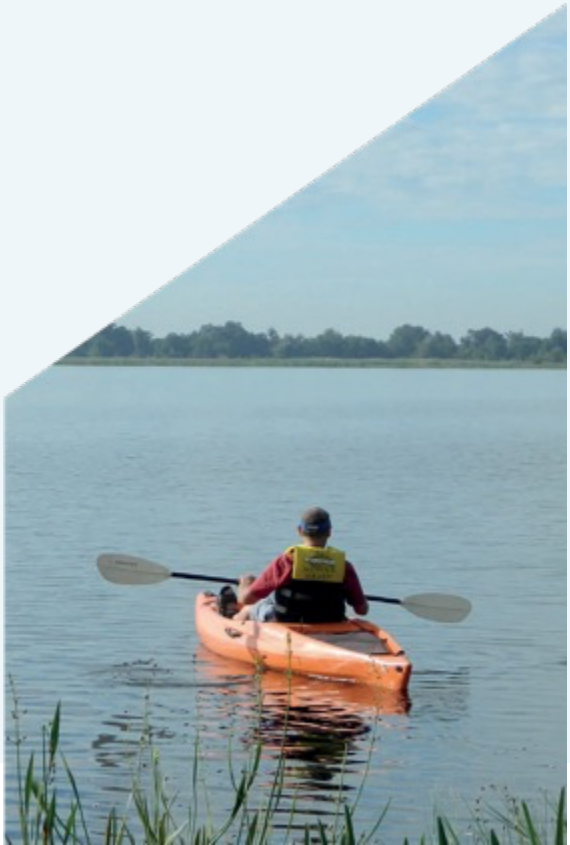
GMS has an in-house Facility repairs and maintenance department providing fully insured maintenance services in Tampa, Central Florida, and North Florida territories. Small to medium-size maintenance requests are coordinated through the District Manager and/or Field Operations Manager at the direction of the Board of Supervisors.

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# AMENITY MANAGEMENT & LIFESTYLE PROGRAMMING

**Brian Young** is the Director of Amenity Management in Tampa. He currently oversees amenity operations at Villages of Bloomingdale, Belmont, Forest Brooke, and Cypress Creek. In addition to Brian, there are various members of amenity staff working on-site and are available to assist with special events throughout the fiscal year that would be reviewed and approved annually by the Board of Supervisors.







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GMS has significant experience with highly amenitized CDD communities and is flexible regarding the approach taken to staffing, managing, and operating amenities. We typically see one of three approaches taken to amenity management:

1) District contracts with GMS for operations
2) District contracts with a third-party company for operations
3) District directly employs staff for operations

## UNDER THE FIRST APPROACH, THE FOLLOWING SERVICES ARE TYPICALLY PROVIDED BY GMS TO ENSURE A FIRST CLASS, AMENITY CENTERED COMMUNITY:

- Recruit, hire, train, and monitor Clubhouse and Facilities staff.
- Assume responsibility to manage a vibrant schedule of activities, events and lifestyle programming. GMS is structured to take a regional approach to serving its clients, but this structure does not preclude us from assigning the most talented and qualified individuals, regardless of their location, to appropriate roles.
- Communicate lifestyle opportunities and residential services information to owners and potential residents.
- Promote voluntary compliance with District rules, regulations and policies by communicating with residents.
- Maintain excellent level of customer service.
- Monitor the use of the amenities including resident barcode passes, security cameras, and other means of safeguarding the District.
- Maintain excellent level of customer service.
- Coordinate with vendors, contractors, internal and external stakeholders to ensure smooth operations of day to day and special activities.
- Maintain all relevant records of incidents, inspections, revenue, and other information as required by the District.
- Assist with budget preparation and reports, policy recommendations and enforcement, safety and/or security recommendations, collection of rental fees, maintaining records as needed.

Under the second and third approach, although the above services would not be provided directly by GMS, we would work to ensure that the contractor or direct employees were performing these and other necessary services.



Docusign Envelope ID: F9949058-9E8A-446C-9457-FD8F21E263DA


# SAMPLE **SPECIAL EVENTS**

Social events are for all residents and open to the public, and a critical component to the success of the community. Below are some examples of events currently provided at other communities that GMS has previously assisted in staffing.

### SUMMER CAMP

Each week features an array of art activities, sports, games and a field trip. Campers are provided a t-shirt, daily snacks and extended care. A similar camp can also be provided during Spring Break.

### FALL FESTIVAL

A fall celebration featuring hayrides, craft tables, carnival games, contests, bounce houses and other activities.

### WINTER CELEBRATION

A holiday celebration including pictures with Santa, trolley rides, holiday decorations, cookies, hot chocolate and coffee.

### KIDS NIGHT OUT/TEEN SCENE

DJ, games, food, drinks and more to entertain kids & teens.

### ICE CREAM SOCIAL

Ice cream and beverages with contests, raffles and games.

### SPRING FLING

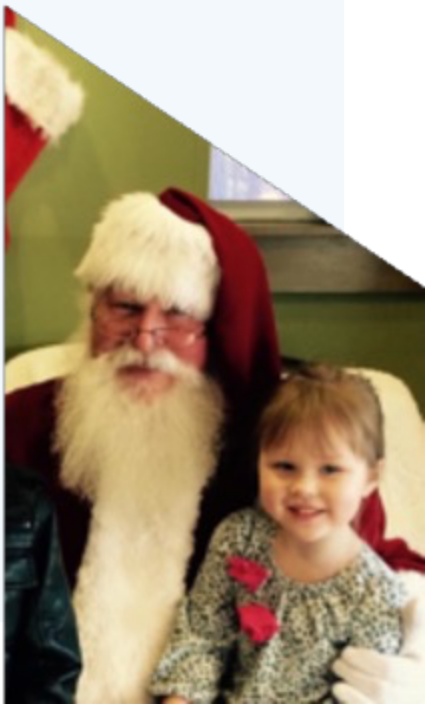
An Easter egg hunt, pictures with the Easter bunny and a petting zoo. Bounce house, dunk tank, etc. can also be provided.

### DIVE-IN MOVIE

View a movie by the pool with snacks and beverages while you enjoy the show.







# SAMPLE
# NEWSLETTER






























Docusign Envelope ID: F9949058-9E8A-446C-9457-FD8F21E263DA


# REFERENCES

GMS prides itself on the timely delivery of quality services to its clients. As a result, our clients as well as the other CDD industry professionals have come to recognize and appreciate the quality of the services we provide. GMS encourages its prospective clients to call our references and learn what other district supervisors, developers, attorneys, engineers, and financial professionals are saying about us. The following table contains just a few of the clients and professionals who are pleased to serve as our references:

## Glenn Roberts

Chair, Dupree Lakes CDD
22598 Cherokee Rose Place
Land O'Lakes, FL 34639
(502) 741-8013
seat4@dupreelakescdd.org

## Liz Camacho

Chair, Creek Preserve CDD
16854 Delia Street
Wimauma, FL 33598
(646) 725-6796
seat3@creekpreservecdd.com

## Kristen Brooks

Chair, Belmont CDD
10109 Count Fleet Drive
Ruskin, FL 33573
(404) 723-1245
boardmember5@belmontcdd.com

## Gerald Barkholz

Chair, Palms of Terra Ceia Bay CDD
2925 Terra Ceia Bay Blvd., Unit 2904
Palmetto, FL 34221
(941) 705-6329
jerrybarkholz@gmail.com

## Paul Cilia

Chair, Forest Brooke CDD
5019 Grist Mill Court
Wimauma, FL 33598
(813) 419-8115
seat3@forestbrookecdd.org

## Mark Hardee

Chair, Terra Bella CDD
23963 San Giovanni Drive
Land O Lakes, FL 34639
(301) 370-1183
terrabellacddseat5@gmail.com

*GMS's current clients are listed in Table 2-1. This grid reflects a portion of the services provided to our clients.*

Docusign Envelope ID: F9949058-9E8A-446C-9457-FD8F21E263DA

# GOVERNMENTAL MANAGEMENT SERVICES



Table 2-1. District Management & Client Management Experience Summary

| GMS Client # | GMS Client Name<br>As of 2025-08-25 | Florida State County | General Management | Accounting & Financial Reporting | Recording Secretary | Water / Wastewater Utility | Operations Management/ Amenities |
|---|---|---|---|---|---|---|---|
| 1 | Aberdeen | St. Johns | ✓ | ✓ | ✓ | | |
| 2 | Academical Village | Broward | ✓ | ✓ | ✓ | | ✓ |
| 3 | Acree | Duval | ✓ | ✓ | ✓ | | |
| 4 | Amelia Concourse | Nassau | ✓ | ✓ | ✓ | | ✓ |
| 5 | Amelia Walk | Nassau | ✓ | ✓ | ✓ | | ✓ |
| 6 | Anabelle Island | Clay | ✓ | ✓ | ✓ | | ✓ |
| 7 | Armstrong | Clay | ✓ | ✓ | ✓ | | |
| 8 | Astonia | Polk | ✓ | ✓ | ✓ | | ✓ |
| 9 | Auburn Lakes | Brevard | ✓ | ✓ | ✓ | | |
| 10 | Bahia Mar | Broward | ✓ | ✓ | ✓ | | |
| 11 | Ballentrae Hillsborough( Billing ne | Hillsborough | ✓ | ✓ | ✓ | | ✓ |
| 12 | Bannon Lakes | St. Johns | ✓ | ✓ | ✓ | | |
| 13 | Banyan Drive Security Guard Spec | Miami-Dade | ✓ | ✓ | | | |
| 14 | Bartram Park | Duval | ✓ | ✓ | ✓ | | |
| 15 | Bartram Springs | Duval | ✓ | ✓ | ✓ | | |
| 16 | Bauer Drive | Miami-Dade | ✓ | ✓ | ✓ | | |
| 17 | Bay Laurel Center | Marion | ✓ | ✓ | ✓ | ✓ | |
| 18 | Baytree | Brevard | ✓ | ✓ | ✓ | | ✓ |
| 19 | Baywinds | Miami-Dade | ✓ | ✓ | ✓ | | ✓ |
| 20 | Beacon Tradeport | Miami-Dade | ✓ | ✓ | ✓ | | |
| 21 | Bella Collina | Lake | ✓ | ✓ | ✓ | ✓ | ✓ |
| 22 | Bella Tara | Osceola | ✓ | ✓ | ✓ | | |
| 23 | Bellagio | Miami-Dade | ✓ | ✓ | ✓ | | |
| 24 | Belmont | Hillsborough | ✓ | ✓ | ✓ | | ✓ |
| 25 | Bent Creek | St. Lucie | ✓ | ✓ | ✓ | | |
| 26 | Biscayne Drive Estates | Miami-Dade | ✓ | ✓ | ✓ | | |
| 27 | Bonita Village | Lee | ✓ | ✓ | ✓ | | |
| 28 | Bonnet Creek | Orange | ✓ | ✓ | ✓ | | ✓ |
| 29 | Botaniko | Broward | ✓ | ✓ | ✓ | | |
| 30 | Bradbury | Polk | ✓ | ✓ | ✓ | | ✓ |
| 31 | Brandy Creek | St. Johns | ✓ | ✓ | ✓ | | |
| 32 | Bridgewalk | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 33 | Bridgewater | Polk | ✓ | ✓ | ✓ | | ✓ |
| 34 | By-The-Sea Security Guard Specia | Miami-Dade | ✓ | ✓ | | | |
| 35 | Campo Bello | Miami-Dade | ✓ | ✓ | ✓ | | |
| 36 | Candler Hills East | Marion | ✓ | ✓ | ✓ | | |
| 37 | Canopy | Leon | ✓ | ✓ | ✓ | | |
| 38 | Capital Region | Leon | ✓ | ✓ | ✓ | | |
| 39 | Central Lake | Lake | ✓ | ✓ | ✓ | ✓ | |
| 40 | Centre Lake | Miami-Dade | ✓ | ✓ | ✓ | | ✓ |
| 41 | ChampionsGate | Osceola | ✓ | ✓ | ✓ | | |
| 42 | ChampionsGate Condominium Pro | Osceola | ✓ | ✓ | ✓ | | |
| 43 | ChampionsGate Villas Building 1 C | Osceola | ✓ | ✓ | ✓ | | |
| 44 | Chapel Creek | Pasco | ✓ | ✓ | ✓ | | ✓ |
| 45 | Cheswick South | Clay | ✓ | ✓ | ✓ | | |

# CLIENT LISTING

Docusign Envelope ID: F9949058-9E8A-446C-9457-FD8F21E263DA

# GOVERNMENTAL MANAGEMENT SERVICES



| GMS Client # | GMS Client Name<br>As of 2025-08-25 | Florida State County | General Management | Accounting & Financial Reporting | Recording Secretary | Water / Wastewater Utility | Operations Management/ Amenities |
|---|---|---|---|---|---|---|---|
| 46 | City of Coral Gables** | Miami-Dade | ✓ | ✓ | | | |
| 47 | Coastal Ridge | Duval | ✓ | ✓ | ✓ | | |
| 48 | Coconut Cay | Miami-Dade | ✓ | ✓ | ✓ | | ✓ |
| 49 | Cocoplum Lights | Miami-Dade | ✓ | ✓ | | | |
| 50 | Cocoplum Security Roving Special | Miami-Dade | ✓ | ✓ | | | |
| 51 | Copper Creek | St. Lucie | ✓ | ✓ | ✓ | | ✓ |
| 52 | Copper Oaks | Lee | ✓ | ✓ | ✓ | | |
| 53 | Coquina Shores | Flagler | ✓ | ✓ | ✓ | | |
| 54 | Coral Bay | Broward | ✓ | ✓ | ✓ | | ✓ |
| 55 | Coral Keys Homes | Miami-Dade | ✓ | ✓ | ✓ | | |
| 56 | Cordova Palms | St. Johns | ✓ | ✓ | ✓ | | ✓ |
| 57 | County Road 33 | Polk | ✓ | ✓ | ✓ | | |
| 58 | Creek Preserve | Hillsborough | ✓ | ✓ | ✓ | | ✓ |
| 59 | Creekside | St. Lucie | ✓ | ✓ | ✓ | | |
| 60 | Crossings | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 61 | Crossroads Village Center | Polk | ✓ | ✓ | ✓ | | |
| 62 | Crosswinds East | Polk | ✓ | ✓ | ✓ | | ✓ |
| 63 | Crosswinds West | Polk | ✓ | ✓ | ✓ | | |
| 64 | Crystal Cay | Miami-Dade | ✓ | ✓ | ✓ | | |
| 65 | Cypress Bluff | Duval | ✓ | ✓ | ✓ | | |
| 66 | Cypress Cove | Broward | ✓ | ✓ | ✓ | | ✓ |
| 67 | Cypress Park Estates | Polk | ✓ | ✓ | ✓ | | ✓ |
| 68 | Cypress Ridge | Hillsborough | ✓ | ✓ | ✓ | | ✓ |
| 69 | Darby | Duval | ✓ | ✓ | ✓ | | |
| 70 | Davenport Road South | Polk | ✓ | ✓ | ✓ | | ✓ |
| 71 | Davis Reserve | Polk | ✓ | ✓ | ✓ | | ✓ |
| 72 | Deer Island | Lake | ✓ | ✓ | ✓ | | ✓ |
| 73 | Deer Run | Flagler | ✓ | ✓ | ✓ | | ✓ |
| 74 | Dewey Robbins | Lake | ✓ | ✓ | ✓ | | |
| 75 | Double Branch | Clay | ✓ | ✓ | ✓ | | |
| 76 | Dowden West | Orange | ✓ | ✓ | ✓ | | ✓ |
| 77 | Downtown Doral | Miami-Dade | ✓ | ✓ | ✓ | | |
| 78 | Downtown Doral South | Miami-Dade | ✓ | ✓ | ✓ | | ✓ |
| 79 | Dunes | Flagler | ✓ | ✓ | ✓ | | |
| 80 | Dupree Lakes | Pasco | ✓ | ✓ | ✓ | | ✓ |
| 81 | Durbin Crossings | St. Johns | ✓ | ✓ | ✓ | | |
| 82 | Eagle Hammock | Polk | ✓ | ✓ | ✓ | | ✓ |
| 83 | Eagle Trace | Polk | ✓ | ✓ | ✓ | | |
| 84 | East 547 | Polk | ✓ | ✓ | ✓ | | ✓ |
| 85 | Eden Hills | Polk | ✓ | ✓ | ✓ | | ✓ |
| 86 | Elevation Pointe | Orange | ✓ | ✓ | ✓ | | |
| 87 | Enclave At Black Pointe Marina | Miami-Dade | ✓ | ✓ | ✓ | | ✓ |
| 88 | Epcore | Miami-Dade | ✓ | ✓ | ✓ | | |
| 89 | Estancia at Wiregrass | Pasco | ✓ | ✓ | ✓ | | ✓ |
| 90 | Eureka Grove | Miami-Dade | ✓ | ✓ | ✓ | | |

# CLIENT LISTING

Docusign Envelope ID: F9949058-9E8A-446C-9457-FD8F21E263DA

# GOVERNMENTAL MANAGEMENT SERVICES



| GMS Client # | GMS Client Name<br>As of 2025-08-25 | Florida State County | General Management | Accounting & Financial Reporting | Recording Secretary | Water / Wastewater Utility | Operations Management/ Amenities |
|---|---|---|---|---|---|---|---|
| 91 | Falcon Trace | Orange | ✓ | ✓ | ✓ | | ✓ |
| 92 | Forest Brooke | Hillsborough | ✓ | ✓ | ✓ | | ✓ |
| 93 | Founders Ridge | Lake | ✓ | ✓ | ✓ | | |
| 94 | Fronterra (Starts Oct 1) | Collier | ✓ | ✓ | ✓ | | |
| 95 | Gardens at Hammock Beach | Flagler | ✓ | ✓ | ✓ | | |
| 96 | GIR East | Osceola | ✓ | ✓ | ✓ | | |
| 97 | Golden Gem | Lake | ✓ | ✓ | ✓ | | |
| 98 | Grand Oaks | St. Johns | ✓ | ✓ | ✓ | | |
| 99 | Grande Pines | Orange | ✓ | ✓ | ✓ | | ✓ |
| 100 | Green Corridor | Multiple | ✓ | ✓ | | | |
| 101 | Griffin Lakes | Broward | ✓ | ✓ | ✓ | | ✓ |
| 102 | Hamilton Bluff | Polk | ✓ | ✓ | ✓ | | |
| 103 | Hammock Lake Banyan Dr. Securi | Miami-Dade | ✓ | ✓ | | | |
| 104 | Hammock Lakes Security Guard Sg | Miami-Dade | ✓ | ✓ | | | |
| 105 | Hammock Oaks Golf and RV Resor | Sumter | ✓ | ✓ | ✓ | | ✓ |
| 106 | Hammock Oaks Harbor Security G | Miami-Dade | ✓ | ✓ | | | |
| 107 | Hammock Reserve | Polk | ✓ | ✓ | ✓ | | ✓ |
| 108 | Hartford Terrace | Polk | ✓ | ✓ | ✓ | | ✓ |
| 109 | Hemingway Point | Broward | ✓ | ✓ | ✓ | | ✓ |
| 110 | Heritage Park | St. Johns | ✓ | ✓ | ✓ | | ✓ |
| 111 | Heron Isles | Nassau | ✓ | ✓ | ✓ | | |
| 112 | Hickory Tree | Osceola | ✓ | ✓ | ✓ | | |
| 113 | Hicks Ditch | Lake | ✓ | ✓ | ✓ | | |
| 114 | Highland Meadows | Polk | ✓ | ✓ | ✓ | | ✓ |
| 115 | Highland Meadows West | Polk | ✓ | ✓ | ✓ | | ✓ |
| 116 | Holly Hill Road East | Polk | ✓ | ✓ | ✓ | | ✓ |
| 117 | Hollywood Beach 1 | Broward | ✓ | ✓ | ✓ | | |
| 118 | Horseshoe Creek | Polk | ✓ | ✓ | ✓ | | |
| 119 | Hunt Club Grove | Polk | ✓ | ✓ | ✓ | | ✓ |
| 120 | Indigo | Volusia | ✓ | ✓ | ✓ | | |
| 121 | Indigo East | Marion | ✓ | ✓ | ✓ | | |
| 122 | Islands of Doral III | Miami-Dade | ✓ | ✓ | ✓ | | |
| 123 | Isle of Bartram Park | St. Johns | ✓ | ✓ | ✓ | | |
| 124 | Jennings Farms HOA | Clay | ✓ | | | | |
| 125 | Kepler Road | Volusia | ✓ | ✓ | ✓ | | |
| 126 | Kingman Gate | Miami-Dade | ✓ | ✓ | ✓ | | ✓ |
| 127 | Kings Bay Security Guard Special | Miami-Dade | ✓ | ✓ | | | |
| 128 | Knightsbridge | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 129 | Lake Ashton | Polk | ✓ | ✓ | ✓ | | |
| 130 | Lake Ashton II | Polk | ✓ | ✓ | ✓ | | |
| 131 | Lake Deer | Polk | ✓ | ✓ | ✓ | | ✓ |
| 132 | Lake Emma | Lake | ✓ | ✓ | ✓ | | ✓ |
| 133 | Lake Harris | Lake | ✓ | ✓ | ✓ | | ✓ |
| 134 | Lake Lizzie | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 135 | Lake Mattie Preserve | Polk | ✓ | ✓ | ✓ | | |

# CLIENT LISTING

Docusign Envelope ID: F9949058-9E8A-446C-9457-FD8F21E263DA

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|---|---|---|---|---|---|---|---|
| 136 | Lakes by the Bay South | Miami-Dade | ✓ | ✓ | ✓ | | ✓ |
| 137 | LakeShore Ranch | Pasco | ✓ | ✓ | ✓ | | ✓ |
| 138 | Lakeside Plantation | Sarasota | ✓ | ✓ | ✓ | | |
| 139 | Landings | Flagler | ✓ | ✓ | ✓ | | |
| 140 | Landings At Miami Beach | Miami-Dade | ✓ | ✓ | ✓ | | |
| 141 | Lawson Dunes | Polk | ✓ | ✓ | ✓ | | ✓ |
| 142 | Live Oak Lake | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 143 | Lucaya | Lee | ✓ | ✓ | ✓ | | |
| 144 | Lucerne Park | Polk | ✓ | ✓ | ✓ | | ✓ |
| 145 | Mainstreet at Coconut Street | Miami-Dade | ✓ | ✓ | ✓ | | |
| 146 | Majorca Isles | Miami-Dade | ✓ | ✓ | ✓ | | |
| 147 | Mayfair | Brevard | ✓ | ✓ | ✓ | | |
| 148 | McJunkin At Parkland | Broward | ✓ | ✓ | ✓ | | |
| 149 | Meadowview At Twin Creeks | St. Johns | ✓ | ✓ | ✓ | | |
| 150 | Mediterranea | Palm Beach | ✓ | ✓ | ✓ | | |
| 151 | Metropica | Broward | ✓ | ✓ | ✓ | | |
| 152 | Middle Village | Clay | ✓ | ✓ | ✓ | | |
| 153 | Mirada (Lee) | Lee | ✓ | ✓ | ✓ | | |
| 154 | Mirada (Pasco) | Pasco | ✓ | ✓ | ✓ | | ✓ |
| 155 | Narcoossee | Orange | ✓ | ✓ | ✓ | | ✓ |
| 156 | Newtown Road | Miami-Dade | ✓ | ✓ | ✓ | | |
| 157 | North Boulevard | Polk | ✓ | ✓ | ✓ | | ✓ |
| 158 | North Dade | Miami-Dade | ✓ | ✓ | ✓ | | |
| 159 | North Powerline Road | Polk | ✓ | ✓ | ✓ | | ✓ |
| 160 | North Springs | Broward | | ✓ | ✓ | ✓ | |
| 161 | Northern Riverwalk | Palm Beach | ✓ | ✓ | ✓ | | |
| 162 | Oakridge | Broward | ✓ | ✓ | ✓ | | |
| 163 | Ocean Gate | Miami-Dade | ✓ | ✓ | ✓ | | |
| 164 | Old Cutler Bay Security Guard Spe | Miami-Dade | ✓ | ✓ | | | |
| 165 | Old Hickory | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 166 | Orchid Grove | Broward | ✓ | ✓ | ✓ | | ✓ |
| 167 | Osceola Chain of Lakes | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 168 | OTC | Duval | ✓ | ✓ | ✓ | | |
| 169 | Palm Coast Park | Flagler | ✓ | ✓ | ✓ | | |
| 170 | Palm Glades | Miami-Dade | ✓ | ✓ | ✓ | | ✓ |
| 171 | Palms of Terra Ceia Bay | Manatee | ✓ | ✓ | ✓ | | |
| 172 | Park Creek | Hillsborough | ✓ | ✓ | ✓ | | ✓ |
| 173 | Parkside Trails | Lake | ✓ | ✓ | ✓ | | |
| 174 | Peace Creek | Polk | ✓ | ✓ | ✓ | | ✓ |
| 175 | Peace Creek Village | Polk | ✓ | ✓ | ✓ | | ✓ |
| 176 | Pine Air Lakes | Collier | ✓ | ✓ | ✓ | | ✓ |
| 177 | Pine Bay Estates Security Roving & | Miami-Dade | ✓ | ✓ | | | |
| 178 | Pine Isles | Miami-Dade | ✓ | ✓ | ✓ | | |
| 179 | Pine Ridge Plantation | Clay | ✓ | ✓ | ✓ | | |
| 180 | Poinciana | Polk | ✓ | ✓ | ✓ | | ✓ |

# CLIENT LISTING

Docusign Envelope ID: F9949058-9E8A-446C-9457-FD8F21E263DA

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| GMS Client # | GMS Client Name<br>As of 2025-08-25 | Florida State County | General Management | Accounting & Financial Reporting | Recording Secretary | Water / Wastewater Utility | Operations Management/ Amenities |
|---|---|---|---|---|---|---|---|
| 181 | Poinciana West | Polk | ✓ | ✓ | ✓ | | ✓ |
| 182 | Pollard Road | Polk | ✓ | ✓ | ✓ | | |
| 183 | Portofino Isles | St. Lucie | ✓ | ✓ | ✓ | | |
| 184 | Portofino Landings | St. Lucie | ✓ | ✓ | ✓ | | ✓ |
| 185 | Portofino Shores | St. Lucie | ✓ | ✓ | ✓ | | ✓ |
| 186 | Portofino Springs | Lee | ✓ | ✓ | ✓ | | |
| 187 | Portofino Vineyards | Lee | ✓ | ✓ | ✓ | | |
| 188 | Portofino Vista | Osceola | ✓ | ✓ | ✓ | | |
| 189 | Preston Cove | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 190 | Princeton Commons | Miami-Dade | ✓ | ✓ | ✓ | | |
| 191 | Quail Roost | Miami-Dade | ✓ | ✓ | ✓ | | ✓ |
| 192 | Ranches at Lake McLeod | Polk | ✓ | ✓ | ✓ | | ✓ |
| 193 | Randal Park | Orange | ✓ | ✓ | ✓ | | ✓ |
| 194 | Randal Park POA * | Orange | ✓ | ✓ | | | |
| 195 | Randal Park THOA * | Orange | ✓ | ✓ | | | |
| 196 | Randal Walk HOA- | Orange | ✓ | ✓ | | | |
| 197 | Remington | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 198 | Reserve | St. Lucie | ✓ | ✓ | ✓ | ✓ | |
| 199 | Reserve II | St. Lucie | ✓ | ✓ | ✓ | | |
| 200 | Residences at Tohoqua Communit | Osceola | ✓ | ✓ | | | |
| 201 | Reunion East | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 202 | Reunion West | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 203 | Rhodine Road North | Hillsborough | ✓ | ✓ | ✓ | | ✓ |
| 204 | Ridges at Apopka | Orange | ✓ | ✓ | ✓ | | ✓ |
| 205 | Ridgewood Trails | Clay | ✓ | ✓ | ✓ | | |
| 206 | River Place On The St. Lucie | St. Lucie | ✓ | ✓ | ✓ | | ✓ |
| 207 | Riverbend | Hillsborough | ✓ | ✓ | ✓ | | |
| 208 | Rivercrest | Hillsborough | ✓ | ✓ | ✓ | | ✓ |
| 209 | Rivers Edge | St. Johns | ✓ | ✓ | ✓ | | |
| 210 | Rivers Edge II | St. Johns | ✓ | ✓ | ✓ | | |
| 211 | Rivers Edge III | St. Johns | ✓ | ✓ | ✓ | | |
| 212 | Riverwalk | Orange | ✓ | ✓ | ✓ | | ✓ |
| 213 | Rolling Hills | Clay | ✓ | ✓ | ✓ | | |
| 214 | Rolling Oaks | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 215 | Sabal Palm | Broward | ✓ | ✓ | ✓ | | ✓ |
| 216 | Sampson Creek | St. Johns | ✓ | ✓ | ✓ | | |
| 217 | San Simeon | Miami-Dade | ✓ | ✓ | ✓ | | ✓ |
| 218 | Sandmine Road | Polk | ✓ | ✓ | ✓ | | ✓ |
| 219 | Sawyer's Landing | Miami-Dade | ✓ | ✓ | ✓ | | |
| 220 | Scenic Highway | Polk | ✓ | ✓ | ✓ | | ✓ |
| 221 | Scenic Terrace North | Polk | ✓ | ✓ | ✓ | | ✓ |
| 222 | Scenic Terrace South | Polk | ✓ | ✓ | ✓ | | ✓ |
| 223 | Schaller Preserve | Polk | ✓ | ✓ | ✓ | | |
| 224 | Seaton Creek Reserve | Duval | ✓ | ✓ | ✓ | | ✓ |
| 225 | Sedona Point | Miami-Dade | ✓ | ✓ | ✓ | | |

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Docusign Envelope ID: F9949058-9E8A-446C-9457-FD8F21E263DA

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|---|---|---|---|---|---|---|---|
| 226 | Seminole Palms of Flager* | Flagler | ✓ | ✓ | | | |
| 227 | Shingle Creek | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 228 | Shingle Creek At Bronson | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 229 | Shotgun Road | Broward | ✓ | ✓ | ✓ | | |
| 230 | Siena North | Miami-Dade | ✓ | ✓ | ✓ | | |
| 231 | Silver Palms | Miami-Dade | ✓ | ✓ | ✓ | | |
| 232 | Six Mile | Clay | ✓ | ✓ | ✓ | | ✓ |
| 233 | Snapper Creek Lakes Security Gua | Miami-Dade | ✓ | ✓ | | | |
| 234 | Solterra | Miami-Dade | ✓ | ✓ | ✓ | | |
| 235 | South Village | Clay | ✓ | ✓ | ✓ | | |
| 236 | South-Dade Venture | Miami-Dade | ✓ | ✓ | ✓ | | |
| 237 | St. Augustine Lakes | St. Johns | ✓ | ✓ | ✓ | | |
| 238 | Stillwater | St. Johns | ✓ | ✓ | ✓ | | |
| 239 | Stoneybrook South | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 240 | Stoneybrook South At CG | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 241 | Stoneybrook West | Orange | ✓ | ✓ | ✓ | | ✓ |
| 242 | Storey Creek | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 243 | Storey Drive | Orange | ✓ | ✓ | ✓ | | ✓ |
| 244 | Storey Park | Orange | ✓ | ✓ | ✓ | | ✓ |
| 245 | Summit View | Pasco | ✓ | ✓ | ✓ | | ✓ |
| 246 | Summit View II | Pasco | ✓ | ✓ | ✓ | | |
| 247 | Sunrise Harbour Security Guard S | Miami-Dade | ✓ | ✓ | | | |
| 248 | Talis Park | Collier | ✓ | ✓ | ✓ | | ✓ |
| 249 | Tapestry | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 250 | Terra Bella | Pasco | ✓ | ✓ | ✓ | | ✓ |
| 251 | Tesoro | St. Lucie | ✓ | ✓ | ✓ | | ✓ |
| 252 | The Crossings At Fleming Island | Clay | ✓ | ✓ | ✓ | ✓ | |
| 253 | TIFA | Brevard | ✓ | ✓ | ✓ | | |
| 254 | Tison's Landing | Duval | ✓ | ✓ | ✓ | | |
| 255 | Tohoqua | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 256 | Tohoqua Crossings Townhomes H | Osceola | ✓ | ✓ | | | |
| 257 | Tohoqua Master Association * | Osceola | ✓ | ✓ | | | |
| 258 | Tohoqua Reserve * | Osceola | ✓ | ✓ | | | |
| 259 | Tolomato | St. Johns | ✓ | ✓ | ✓ | | |
| 260 | Towne Park | Polk | ✓ | ✓ | ✓ | | ✓ |
| 261 | Townhomes at Tohoqua * | Osceola | ✓ | ✓ | | | |
| 262 | Tranquility | Brevard | ✓ | ✓ | ✓ | | |
| 263 | Turnbull Creek | St. Johns | ✓ | ✓ | ✓ | | |
| 264 | Turtle Run | Broward | ✓ | ✓ | ✓ | | ✓ |
| 265 | Valencia Water Control District | Orange | ✓ | ✓ | ✓ | | |
| 266 | Veranda Landing | St. Lucie | ✓ | ✓ | ✓ | | |
| 267 | Verano #1 | St. Lucie | ✓ | ✓ | ✓ | | |
| 268 | Verano #2 | St. Lucie | ✓ | ✓ | ✓ | | ✓ |
| 269 | Verano #3 | St. Lucie | ✓ | ✓ | ✓ | | ✓ |
| 270 | Verano #4 | St. Lucie | ✓ | ✓ | ✓ | | |

# CLIENT LISTING

Docusign Envelope ID: F9949058-9E8A-446C-9457-FD8F21E263DA

# GOVERNMENTAL MANAGEMENT SERVICES



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|---|---|---|---|---|---|---|---|
| 271 | Verano #5 | St. Lucie | ✓ | ✓ | ✓ | | |
| 272 | Verano Center | St. Lucie | ✓ | ✓ | ✓ | | |
| 273 | Viera East | Brevard | ✓ | ✓ | ✓ | | |
| 274 | Villa Portofino East | Miami-Dade | ✓ | ✓ | ✓ | | |
| 275 | Villa Portofino West | Miami-Dade | ✓ | ✓ | ✓ | | |
| 276 | Villages of Biscayne Park** | Miami-Dade | ✓ | ✓ | | | |
| 277 | Villages of Bloomingdale | Hillsborough | ✓ | ✓ | ✓ | | ✓ |
| 278 | Villages of Westport | Duval | ✓ | ✓ | ✓ | | |
| 279 | Villamar | Polk | ✓ | ✓ | ✓ | | ✓ |
| 280 | Water Tank Road | Polk | ✓ | ✓ | ✓ | | |
| 281 | Water's Edge | Manatee | ✓ | ✓ | ✓ | | ✓ |
| 282 | Waterford Estates | Charlotte | ✓ | ✓ | ✓ | | |
| 283 | Waterleaf | Hillsborough | ✓ | ✓ | ✓ | | |
| 284 | Waterstone | St. Lucie | ✓ | ✓ | ✓ | | ✓ |
| 285 | Weiberg Road | Polk | ✓ | ✓ | ✓ | | |
| 286 | Wellness Ridge | Lake | ✓ | ✓ | ✓ | | ✓ |
| 287 | Westside | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 288 | Westside Haines City | Polk | ✓ | ✓ | ✓ | | |
| 289 | Westview North | Miami-Dade | ✓ | ✓ | ✓ | | ✓ |
| 290 | Westwood OCC | Orange | ✓ | ✓ | ✓ | | |
| 291 | White Clay | Polk | ✓ | ✓ | ✓ | | |
| 292 | Wilford Preserve | Clay | ✓ | ✓ | ✓ | | ✓ |
| 293 | Willow Creek | Brevard | ✓ | ✓ | ✓ | | ✓ |
| 294 | Willow Creek II | Brevard | ✓ | ✓ | ✓ | | |
| 295 | Willowbrook | Polk | ✓ | ✓ | ✓ | | |
| 296 | Wind Meadows South | Polk | ✓ | ✓ | ✓ | | ✓ |
| 297 | Windsor at Westside | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 298 | Windsor Cay | Lake | ✓ | ✓ | ✓ | | ✓ |
| 299 | Windward | Osceola | ✓ | ✓ | ✓ | | ✓ |
| 300 | Woodland Crossing | Sumter | ✓ | ✓ | ✓ | | |
| 301 | Woodland Ranch Estates | Polk | ✓ | ✓ | ✓ | | |
| 302 | Woodlands Section 9 | Broward | ✓ | ✓ | ✓ | | |
| 303 | Wynnfield Lakes | Duval | ✓ | ✓ | ✓ | | |
| 304 | Wynnmere West | Hillsborough | ✓ | ✓ | ✓ | | ✓ |
| 305 | Yarborough Lane | Polk | ✓ | ✓ | ✓ | | |
| 306 | Zephyr Ridge | Pasco | ✓ | ✓ | ✓ | | ✓ |
| 307 | | | | | | | |
| 308 | | | | | | | |
| 309 | | | | | | | |
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| 315 | | | | | | | |

# CLIENT LISTING

# RISK MANAGEMENT
# REQUIREMENTS

**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY): 09/08/2025

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

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

| PRODUCER | CONTACT NAME: Holly Howe |
|---|---|
| Zelen Risk Solutions, Inc.<br>7964 Devoe Street<br>Jacksonville FL 32220 | PHONE (A/C, No, Ext): (904) 262-8080 FAX (A/C, No): (904) 262-1444<br>E-MAIL ADDRESS: holly@zelenrisk.com |
| | INSURER(S) AFFORDING COVERAGE — NAIC # |
| | INSURER A : Northfield Insurance Company |
| INSURED<br>Governmental Management Services-Tampa, LLC<br>1001 Bradford Way<br>Kingston TN 37763 | INSURER B : Hiscox Insurance Company<br>INSURER C : RetailFirst Insurance Company<br>INSURER D :<br>INSURER E :<br>INSURER F : |

COVERAGES — CERTIFICATE NUMBER: — REVISION NUMBER:

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

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| A | X COMMERCIAL GENERAL LIABILITY<br>CLAIMS-MADE / X OCCUR<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br>X POLICY / PRO-JECT / LOC<br>OTHER: | | | WS644121 | 02/27/2025 | 02/27/2026 | EACH OCCURRENCE<br>DAMAGE TO RENTED PREMISES (Ea occurrence)<br>MED EXP (Any one person)<br>PERSONAL & ADV INJURY<br>GENERAL AGGREGATE<br>PRODUCTS - COMP/OP AGG | $ 1,000,000<br>$ 100,000<br>$ 5,000<br>$ 1,000,000<br>$ 2,000,000<br>$ 2,000,000 |
| | AUTOMOBILE LIABILITY<br>ANY AUTO<br>ALL OWNED AUTOS / SCHEDULED AUTOS<br>HIRED AUTOS / NON-OWNED AUTOS | | | | | | COMBINED SINGLE LIMIT (Ea accident)<br>BODILY INJURY (Per person)<br>BODILY INJURY (Per accident)<br>PROPERTY DAMAGE (Per accident) | $<br>$<br>$<br>$ |
| | UMBRELLA LIAB / OCCUR<br>EXCESS LIAB / CLAIMS-MADE<br>DED / RETENTION $ | | | | | | EACH OCCURRENCE<br>AGGREGATE | $<br>$ |
| C | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N<br>(Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below | N / A | | 0520-59463 | 09/01/2025 | 09/01/2026 | X PER STATUTE / OTH-ER<br>E.L. EACH ACCIDENT<br>E.L. DISEASE - EA EMPLOYEE<br>E.L. DISEASE - POLICY LIMIT | $ 1,000,000<br>$ 1,000,000<br>$ 1,000,000 |
| B | Professional | | | MPL4245121.25 | 09/05/2025 | 09/05/2026 | Each Claim<br>Aggregate | $1,000,000<br>$1,000,000 |

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

Asturia Community Development District, its officers, supervisors, agents, managers, counsel, engineers, staff and representatives are additional insured with regards to General Liability when required by written contract.
Waiver of Subrogation applies in favor of the same when required by written contract.
30 days notice of cancellation, 10 days for non-payment.

| CERTIFICATE HOLDER | CANCELLATION |
|---|---|
| Asturia CDD<br>4530 Eagle Falls Place<br><br>Tampa, FL 33619 | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.<br>AUTHORIZED REPRESENTATIVE <HH> |

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Any additional insurance requirements will be treated as reimbursable expenses and invoiced to the District on an annual basis.

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# COST OF SERVICES

## *MANAGEMENT SERVICES*

Management services will be provided for a fixed annual fee.

***See Exhibits "A" and "B"***

Reimbursable expenses such as copies, postage, courier services, printing, and binding will be billed on a monthly basis. Management fees are invoiced at the beginning of each month and due within 30 days of the invoice date. Subsequent management fees will be established based upon the adoption of the annual operating budget, which will be adjusted to reflect ongoing levels of service.







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# EXHIBIT "A" – DISTRICT MANAGEMENT FEE SCHEDULE

| Services Descriptions | FY '26 Adopted Budget | GMS Fees | GMS Annual Savings |
|---|---|---|---|
| **Management, Administrative, Financial and Revenue Collection, and Accounting Services**<br>• Annual Fee paid in equal monthly payments (plus, reimbursable expenses)<br>• Our Agreement contemplates up to 12 meetings per year | **$48,000** | **$49,450** | **$1,450**<br>**3.0%** |
| **Annual Assessment Administration**<br>• (Beginning with the first assessment to individual unit owners, direct assessment, or utilizing tax collector) | **$0** | **$5,000** | **$-5,000** |
| **Information Technology Fees & Annual Website Maintenance**<br>• Annual Fee paid in equal monthly payments (Does not include the cost of the creation of an ADA-compliant website, if applicable. No overage fees due to the number of pages stored by GMS.) | **$5,500** | **$3,450** | **$2,050**<br>**37.3%** |
| **Dissemination Agent Services**<br>• Annual Fee for 1st Bond Issuance<br>• ($2,500 for each additional series of Bonds) | **$0** | **$5,000** | **$-5,000** |
| **Field Management Services**<br>• Annual Fee paid in equal monthly payments (plus, reimbursable expenses)<br>• Monthly On-Site Inspections Vendor Coordination<br>  • Two (2) Visits per Month on Average<br>• See Also Onsite Parttime Maintenance | **$70,000** | **$34,500** | **$35,500**<br>**50.7%** |
| **The GMS Proposal Compared To The Proposed Fiscal Year '26 Budget For The Asturia Community Development District** | **$123,500** | **$97,400** | **$26,100**<br>**21.1%**<br>**Savings** |
| **Facility Maintenance and Repair Services.**<br>• GMS offers comprehensive on-site and insured maintenance services for small to medium-sized projects, which can be provided at the direction of the District Board of Supervisors and/or the District Manager. $55.00 Hour + Mobilization and Passthrough Expenses.<br>• On-Site Part-Time Maintenance Technician On-Site On Average Two Days A Week | | | **Not To Exceed $46,000 FY 2026 Budget** |

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# EXHIBIT "B" – MISCELLANEOUS FEES SCHEDULE

| Item | Cost |
|---|---|
| **Agenda Package Hardcopy (if Applicable)** | **$2.50 per regular Agenda Mtg.** |
| **Copy** | **$0.15 / black and white page** |
| **Binders, Envelopes, Storage Boxes, and other Office Supplies** | **Actual Cost** |
| **USPS / FedEx / UPS / Conference Calls** | **Actual Cost** |
| **Offsite Physical Records Storage and Archival** | **$50.00/Month** |
| **Extended or Extra Board Meetings**<br>• Any extra meeting(s) or meeting duration exceeding a three-hour duration may be charged a meeting overage fee rounded up to the nearest full hour. | **$2,000/Meeting**<br>**$ 250/Hour** |
| **Additional Services Available:** | **Cost** |
| **Other Services ****<br>▪ New Bond Issuance Cost (per bond issue)<br>• Refinance Bond Issuance Cost (per bond issue)<br>• Debt Service Assessment Methodology Preparation<br>• SERC Preparation & Assistance with Petition<br>• Prepaid Estoppel Letter – One Lot<br>• Prepaid Estoppel Letter – Multiple Lots<br>• Prepaid Estoppel Letter – Partial Payoffs<br>• Annual Construction Accounting Fee (while active)<br>• Request For Proposal Scope Preparation Documents (per RFP request - Landscaping, Irrigation, Aquatic, etc.) | <br>**$ 25,000**<br>**$ 15,000**<br>**$ 20,000**<br>**$ 5,000**<br>**$ 100**<br>**$ 250**<br>**$ 500**<br>**$ 5,000**<br>**$ 3,500** |
| **One-Time Conversion Fee:**<br>▪ To recreate historical Accounting and Administrative Records Needed For The Transition. | **$ 8,000** |
| **Other Requested Administrative Services As Requested By Bondholders, Dissemination Agent, District Counsel, or Boards of Supervisors**<br>• District Manager<br>• District Accountant<br>• District Administration<br>• Field Operations Manager<br>• Other | <br>**$ 175/Hour**<br>**$ 125/Hour**<br>**$ 80/Hour**<br>**$ 85/Hour**<br>**To Be Negotiated** |
| **Facility Maintenance and Repair Services.**<br>• GMS has a comprehensive on-site and insured maintenance service for small to medium-sized projects, which can be provided at the direction of the District Board of Supervisors and/or the District Manager. $55.00/Hour + Expenses. | **$55.00/Hour + Expenses** |

Miscellaneous fees are reviewed annually by GMS. An itemization of all miscellaneous fees and units consumed is included in the monthly invoice and presented to the Board of Supervisors for approval as part of the agenda packages. GMS strives to work with the District to minimize reimbursable expenses by utilizing electronic agendas and similar approaches. Any additional insurance requirements will be treated as reimbursable expenses and invoiced to the District annually.

TO THE BOARD OF SUPERVISORS OF THE

# Asturia CDD




THANK

YOU



SERVING

FLORIDA'S

COMMUNITIES

**Address:**
4530 Eagle Falls Place
Tampa, FL 33619

**Direct Phone Line:**
(865) 603-5101

**Darrin Mossing, GMS President:**
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