



Asturia
Community Development District

Susan Coppa, Chairman

Jonathan Tietz, Vice Chairman

Jesse Lamb, Assistant Secretary

Samuel Whitten, Assistant Secretary

Donald Fotz, Assistant Secretary

January 27, 2026

AGENDA

Astoria Community Development District

Agenda

Tuesday
January 27, 2026
6:00 p.m.

Seat 5: - C - Susan Coppa	
Seat 3: - VC - Jonathan Tietz	
Seat 4: - AS - Jesse Lamb	
Seat 2: - AS - Samuel Whitten	
Seat 1: - AS - Donald Foltz	

Astoria Clubhouse
14575 Promenade Parkway
Odessa, FL 33556

Zoom Link: <https://us06web.zoom.us/j/8260385621>

Meeting ID: 826 038 5621

Passcode: dS3D6Q

Zoom Phone #: (305) 224-1968

Audit Committee Meeting

- I. Roll Call
- II. Consideration of Proposals for Audit Services
 - A. Grau & Associates
 - B. Berger, Toombs, Elam, Gaines & Frank
 - C. Racquel McIntosh CPA
- III. Adjournment

Board of Supervisors Meeting

- I. Roll Call
- II. Pledge of Allegiance
- III. Audience Comments on Specific Items on the Agenda (Audience Comments **LIMITED to 3 Minutes per Person for Agenda Items**)
- IV. Staff Reports
 - A. District Engineer
 1. Consideration of Lighthouse Engineering Proposal for Public Facilities Report
 - B. Land Use Counsel
 1. Discussion of Objections to Alternative Standards Request Letter to Pasco County
 - C. Landscape Manager
 1. Landscape Report
 2. Irrigation Inspection Reports

3. Consideration of the RedTree Proposal for Sod Replacement

D. Aquatic's Manager

1. Report

2. Consideration of Blue Water Aquatics Proposal for Wetland Buffer Areas

E. Field Manager

1. Action Item List *(To Be Provided Under Separate Cover)*

2. Ratification of Hanley Pools Proposal for Main Drain Covers

3. Consideration of Neuwire Inc Proposal for Electrical Work

4. Consideration of Neptune Multi Services Proposal for Janitorial Services

5. Consideration of Precision Sidewalk Safety Proposal for Sidewalk ADA Compliance

F. District Counsel

1. Discussion of Parking Policy

G. District Manager

1. Discussion of Transition List *(To Be Provided Under Separate Cover)*

2. Discussion of Speed Humps Timeline, Placement & Necessary Signage

V. Business Matters

A. Approval of the December 9, 2025 Board of Supervisors Meeting Minutes

B. Acceptance of the December 9, 2025 Audit Committee Meeting Minutes

C. Report of the Audit Committee

D. Consideration of Community XS Proposal for Website Hosting Services

E. Discussion of Setting a Shade Session for the February Agenda

F. Consideration of Resolution 2026-08 Adopting the Revised Fiscal Year 2026 Meeting Schedule

G. Consideration of Resolution 2026-09 Authorizing the Opening of a State Board Account

H. Acceptance of the Fiscal Year 2024 Audit

I. Discussion of Landscaping Issues

VI. Financial Reports

A. December 2025 Check Register

B. Combined Balance Sheets

1. November 2025

2. December 2025

C. Special Assessment Receipts Schedule

1. November 2025

2. December 2025

- VII. Supervisors' Requests and General Audience Comments – New Business (limited to 3 minutes per individual for non-agenda items)
- VIII. Next Regularly Scheduled Board of Supervisors Workshop is February 10, 2026 at 6:00 p.m. at Asturia Clubhouse
- IX. Next Regularly Scheduled Board of Supervisors Meeting is February 24, 2026 at 6:00 p.m. at Asturia Clubhouse
- X. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: asturiacdd.org

AUDIT COMMITTEE MEETING

**ASTURIA COMMUNITY DEVELOPMENT
DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. *Ability of Personnel.* (20 Points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience.* (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation, of Proposer, etc.)

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services.* (10 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. *Project Turn Around Time* (10 Points)

This criterion evaluates the auditor's ability to complete all CDD-related audit tasks, reports, and statutory filings within required deadlines established by Florida law and the District. It considers the firm's demonstrated efficiency in completing government audits, the adequacy of staffing assigned to the District, the firm's internal quality-control processes, and its historical performance delivering timely audits for other CDDs or similar governmental entities. Firms that consistently meet or exceed reporting timelines, proactively communicate progress, and provide a clear and reliable schedule for completing the annual audit will receive higher evaluations.

6. *Price.* (20 Points)

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

**Astoria Community Development District
Auditor Proposals - Review**

Proposer	Ability of Personnel	Experience	Ability to Furnish Required Services	Understanding Scope of Work	Price	Total
Grau & Associates						
Berger, Toombs, Elam, Gaines & Frank						
Racquel McIntosh CPA						
Notes:						
1. Maximum number of points for each individual item is 20 points						

SECTION II

SECTION A



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

ASTURIA

COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: January 6, 2026
12:00PM

Submitted to:

Astoria
Community Development District
c/o District Manager
4530 Eagle Falls Place
Tampa, FL 33619

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431

Tel (561) 994-9299
(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

January 6, 2026

Asturia Community Development District
c/o District Manager
4530 Eagle Falls Place
Tampa, FL 33619

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2026, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Asturia Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating, and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

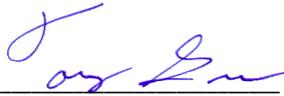
Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or David Caplivski, CPA (dcaplivski@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



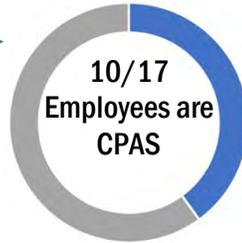
Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



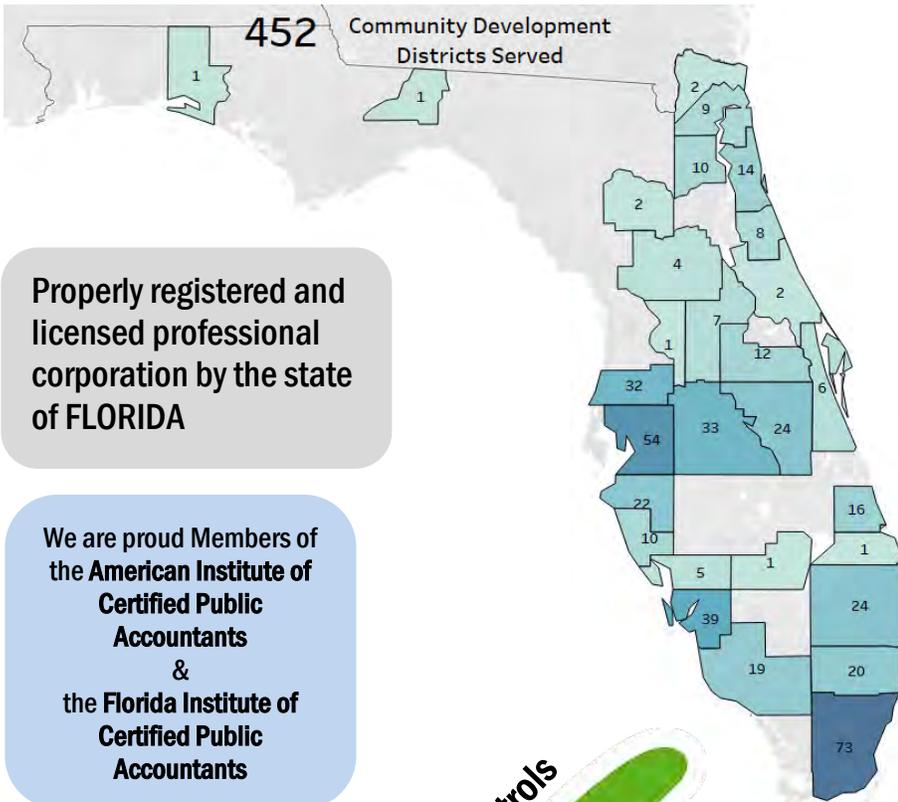
3 Partners
12 Professional Staff
2 Administrative Professionals



2005

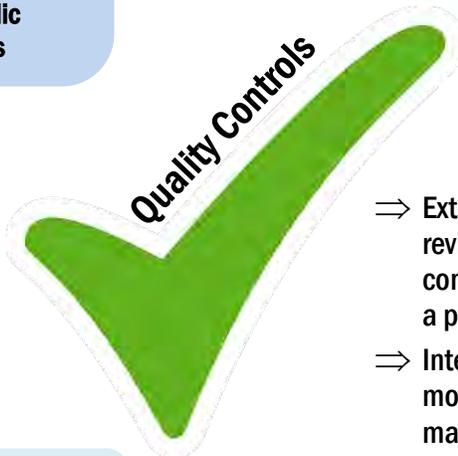
Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the American Institute of Certified Public Accountants & the Florida Institute of Certified Public Accountants



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

October 3, 2025

To the Partners of Grau & Associates
And the Peer Review Committee of the
Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Grau & Associates (the firm), in effect for the year ended June 30, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Grau & Associates in effect for the year ended June 30, 2025, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Grau & Associates has received a peer review rating of *pass*.



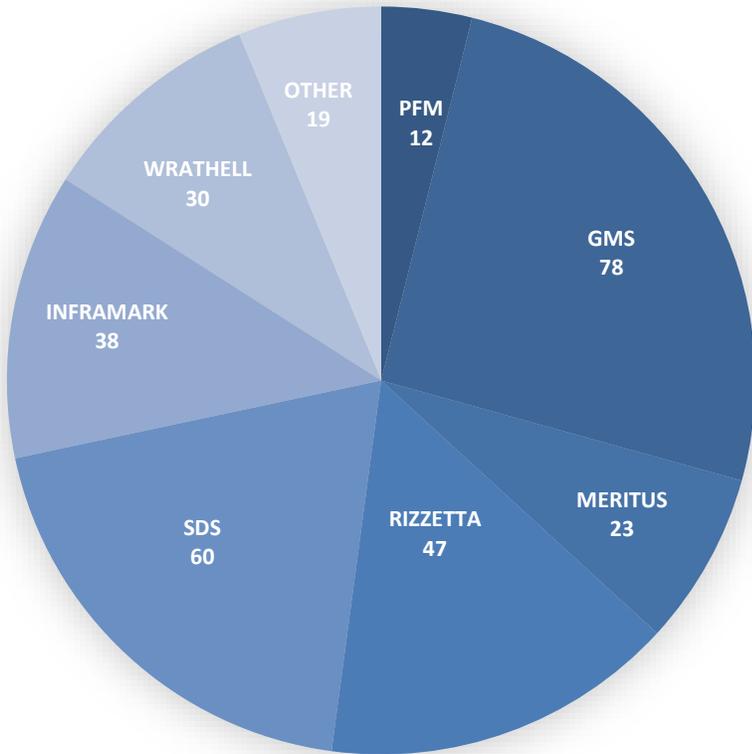
Prida Guida & Perez, P.A.

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

*Years Performing Audits: 35+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 56 hours
Professional Memberships: AICPA, FICPA, FGFOA, GFOA*

David Caplivski, CPA (Partner)

*Years Performing Audits: 13+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 64 hours
Professional Memberships: AICPA, FICPA, FGFOA, FASD*

“Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process.”

- Tony Grau

“Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization.”

- David Caplivski

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

- | | |
|--|--|
| Bayside Improvement Community Development District | St. Lucie West Services District |
| Dunes Community Development District | Ave Maria Stewardship Community District |
| Fishhawk Community Development District (I,II,IV) | Rivers Edge II Community Development District |
| Grand Bay at Doral Community Development District | Bartram Park Community Development District |
| Heritage Harbor North Community Development District | Bay Laurel Center Community Development District |
| Boca Raton Airport Authority | |
| Greater Naples Fire Rescue District | |
| Key Largo Wastewater Treatment District | |
| Lake Worth Drainage District | |
| South Indian River Water Control | |

Professional Associations/Memberships

- | | |
|--|---|
| American Institute of Certified Public Accountants | Florida Government Finance Officers Association |
| Florida Institute of Certified Public Accountants | Government Finance Officers Association Member |
| City of Boca Raton Financial Advisory Board Member | |

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	56
Total Hours	<u>80</u> (includes of 4 hours of Ethics CPE)



David Caplivski, CPA/CITP, Partner
 Contact : dcaplivski@graucpa.com / 561-939-6676

Experience

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

Education

Florida Atlantic University (2009)
 Master of Accounting
 Nova Southeastern University (2002)
 Bachelor of Science
 Environmental Studies

Certifications and Certificates

Certified Public Accountant (2011)
 AICPA Certified Information Technology Professional (2018)
 AICPA Accreditation COSO Internal Control Certificate (2022)

Clients Served (partial list)

(>300) Various Special Districts	Hispanic Human Resource Council
Aid to Victims of Domestic Abuse	Loxahatchee Groves Water Control District
Boca Raton Airport Authority	Old Plantation Water Control District
Broward Education Foundation	Pinetree Water Control District
CareerSource Brevard	San Carlos Park Fire & Rescue Retirement Plan
CareerSource Central Florida 403 (b) Plan	South Indian River Water Control District
City of Lauderdale GERS	South Trail Fire Protection & Rescue District
City of Parkland Police Pension Fund	Town of Haverhill
City of Sunrise GERS	Town of Hypoluxo
Coquina Water Control District	Town of Hillsboro Beach
Central County Water Control District	Town of Lantana
City of Miami (program specific audits)	Town of Lauderdale By-The-Sea Volunteer Fire Pension
City of West Park	Town of Pembroke Park
Coquina Water Control District	Village of Wellington
East Central Regional Wastewater Treatment Fac.	Village of Golf
East Naples Fire Control & Rescue District	

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	64
Total Hours	<u>88</u> (includes 4 hours of Ethics CPE)

Professional Associations

Member, American Institute of Certified Public Accountants
 Member, Florida Institute of Certified Public Accountants
 Member, Florida Government Finance Officers Association
 Member, Florida Association of Special Districts

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2026-2030 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2026	\$3,800
2027	\$3,900
2028	\$4,000
2029	\$4,100
2030	<u>\$4,200</u>
TOTAL (2026-2030)	<u>\$20,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	491	5	4	484	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73

Current
Arbitrage
Calculations

We look forward to providing *Asturia Community Development District* with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

SECTION B

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
PROPOSAL FOR AUDIT SERVICES**

PROPOSED BY:

Berger, Toombs, Elam, Gaines & Frank
CERTIFIED PUBLIC ACCOUNTANTS, PL

600 Citrus Avenue, Suite 200
Fort Pierce, Florida 34950

(772) 461-6120

CONTACT PERSON:

Maritza Stonebraker, CPA, Director

DATE OF PROPOSAL:

January 6, 2026

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

January 6, 2026

Asturia Community Development District
GMS Tampa
4530 Eagle Falls Place
Tampa, FL 33619

Dear District Manager:

Thank you very much for the opportunity to present our professional credentials to provide audit services for Asturia Community Development District.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has assembled a team of governmental and nonprofit specialists second to none to serve our clients. Our firm has the necessary qualifications and experience to serve as the independent auditors for Asturia Community Development District. We will provide you with top quality, responsive service.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a recognized leader in providing services to governmental and nonprofit agencies throughout Florida. We have been the independent auditors for a number of local governmental agencies and through our experience in performing their audits, we have been able to increase our audit efficiency and; therefore, reduce costs. We have continually passed this cost savings on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and the standards for financial and compliance audits.

We will conduct the audit in accordance with auditing standards generally accepted in the United States of America with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up-to-date on all changes that are occurring within the industry.

Asturia Community Development District
January 6, 2026

Our firm is a member of the Government Audit Quality Center, an organization dedicated to improving government audit quality. We also utilize the audit program software of a nationally recognized CPA firm to assure us that we are up to date with all auditing standards and to assist us maintain maximum audit efficiencies.

To facilitate your evaluation of our qualifications and experience, we have arranged this proposal to include a resume of our firm, including our available staff, our extensive prior governmental and nonprofit auditing experience and clients to be contacted.

You need a firm that will provide an efficient, cost-effective, high-quality audit within critical time constraints. You need a firm with the prerequisite governmental and nonprofit experience to perform your audit according to stringent legal and regulatory requirements, a firm that understands the complex nature of community development districts and their unique compliance requirements. You need a firm with recognized governmental and nonprofit specialists within the finance and governmental communities. And, certainly, you need a firm that will provide you with valuable feedback to enhance your current and future operations. Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is that firm. Maritza Stonebraker is the person authorized to make representations for the firm.

Thank you again for the opportunity to submit this proposal to Asturia Community Development District.

Very truly yours,

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

PROFILE OF THE PROPOSER

Description and History of Audit Firm

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a Treasure Coast public accounting firm, which qualifies as a small business firm, as established by the Small Business Administration (13 CFR 121.38), with offices in Fort Pierce and Stuart. We are a member of the Florida Institute of Certified Public Accountants and the American Institute of Certified Public Accountants. The firm was formed from the merger of Edwards, Berger, Harris & Company (originated in 1972) and McAlpin, Curtis & Associates (originated in 1949). J. W. Gaines and Associates (originated in 1979) merged with the firm in 2004. Our tremendous growth rate experienced over the last 69 years is directly attributable to the firm's unrelenting dedication to providing the highest quality, responsive professional services attainable to its clients.

We are a member of the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA) to assure we meet the highest standards. Membership in this practice section requires that our firm meet more stringent standards than standard AICPA membership. These rigorous requirements include the requirement of a triennial peer review of our firm's auditing and accounting practice and annual Continuing Professional Education (CPE) for all accounting staff (whether CPA or non-CPA). For standard AICPA membership, only a quality review is required and only CPAs must meet CPE requirements.

We are also a member of the Government Audit Quality Center ("the Center") of the American Institute of Certified Public Accountants to assure the quality of our government audits. Membership in the Center, which is voluntary, requires our firm to comply with additional standards to promote the quality of government audits.

We have been extensively involved in serving local government entities with professional accounting, auditing and consulting services throughout the entire 69 year history of our firm. Our substantial experience over the years makes us uniquely qualified to provide accounting, auditing, and consulting services to these clients. We are a recognized leader in providing services to governmental and nonprofit agencies on the Treasure Coast and in Central and South Florida, with extensive experience in auditing community development districts and water control districts. We were the independent auditors of the City of Fort Pierce for over 37 years and currently, we are the independent auditors for St. Lucie County since 2002, and for 34 of the 38 years that the county has been audited by CPA firms. Additionally, we have performed audits of the City of Stuart, the City of Vero Beach, Indian River County and Martin County. We also presently audit over 75 Community Development Districts throughout Florida.

Our firm was founded on the belief that we are better able to respond to our clients needs through education, experience, independence, quality control, and personal service. Our firm's commitment to quality is reflected in our endeavor of professional excellence via continuing education, the use of the latest computer technology, professional membership in PCPS and peer review.

We believe our approach to audit engagements, intelligence and innovation teamed with sound professional judgment enables us to explore new concepts while remaining sensitive to the fundamental need for practical solutions. We take pride in giving you the assurance that the personal assistance you receive comes from years of advanced training, technical experience and financial acumen.

Professional Staff Resources

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has a total of 32 professional and administrative staff (including 12 professional staff with extensive experience servicing government entities). The work will be performed out of our Fort Pierce office with a proposed staff of one senior accountant and one or two staff accountants supervised by an audit manager and audit partner. With the exception of the directors of the firm's offices, the professional staff is not specifically assigned to any of our individual offices. The professional and administrative staff resources available to you through Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL are as follows:

	<u>Total</u>
Partners/Directors (CPA's)	7
Managers (1 CPA)	2
Senior/Supervisor Accountants (1 CPA)	3
Staff Accountants	8
Paraprofessional	6
Administrative	<u>6</u>
Total – all personnel	32

Following is a brief description of each employee classification:

Staff Accountant – Staff accountants work directly under the constant supervision of the auditor-in-charge and, are responsible for the various testing of documents, account analysis and any other duties as his/her supervisor believes appropriate. Minimum qualification for a staff accountant is graduation from an accredited university or college with a degree in accounting or equivalent.

Senior Accountant – A senior accountant must possess all the qualifications of the staff accountant, in addition to being able to draft the necessary reports and financial statements, and supervise other staff accountants when necessary.

Managers – A manager must possess the qualifications of the senior accountant, plus be able to work without extensive supervision from the auditor-in-charge. The manager should be able to draft audit reports from start to finish and to supervise the audit team, if necessary.

Partner/Director – The director has extensive governmental auditing experience and acts as the auditor-in-charge. Directors have a financial interest in the firm.

Professional Staff Resources (Continued)

Independence – Independence of the public accounting firm, with respect to the audit client, is the foundation from which the public gains its trust in the opinion issued by the public accounting firm at the end of the audit process. This independence must be in appearance as well as in fact. The public must perceive that the accounting firm is independent of the audit entity to ensure that nothing would compromise the opinion issued by the public accounting firm. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is independent of Asturia Community Development District, including its elected officials and related parties, at the date of this proposal, as defined by the following rules, regulations, and standards:

Au-C Section 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants;

ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants;

Chapter 21A-1, Florida Administrative Code;

Section 473.315, Florida Statutes; and,

Government Auditing Standards, issued by the Comptroller General of the United States.

On an annual basis, all members of the firm are required to confirm, in writing, that they have no personal or financial relationships or holding that would impair their independence with regard to the firm's clients.

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, the utmost care must be exercised by independent auditors in the performance of their duties.

Ability to Furnish the Required Services

As previously noted in the Profile of the Proposer section of this document, our firm has been in existence for over 74 years. We have provided audit services to some clients for over 30 years continually. Our firm is insured against physical loss through commercial insurance and we also carry liability insurance. The majority of our audit documentation is stored electronically, both on our office network and on each employee laptop or computer assigned to each specific job. Our office computer network is backed up on tape, so in the event of a total equipment loss, we can restore all data as soon as replacement equipment is acquired. In addition, our field laptop computers carry the same data and can be used in the event of emergency with virtually no delay in completing the required services.

GOVERNMENTAL AUDITING EXPERIENCE

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has been practicing public accounting in Florida for 69 years. Our success over the years has been the result of a strong commitment to providing personalized quality service to our clients.

The current members of our firm have performed audits of over 1,100 community development districts, and over 2,100 audits of municipalities, counties and other governmental entities such as the City of Fort Pierce and St. Lucie County.

Our firm provides a variety of accounting, auditing, tax litigation support, and consulting services. Some of the professional accounting, auditing and management consulting services that are provided by our firm are listed below:

- Performance of annual financial and compliance audits, including Single Audits of state and federal financial assistance programs, under the provisions of the Single Audit Act, Subpart F of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), with minimal disruptions to your operations;
- Performance of special compliance audits to ascertain compliance with the applicable local, state and federal laws and regulations;
- Issuance of comfort letters and consent letters in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews;
- Calculation of estimated and actual federal arbitrage rebates;
- Assistance in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement for Excellence in Financial Reporting;
- Preparation of indirect cost allocation systems in accordance with Federal and State regulatory requirements;
- Providing human resource and employee benefit consulting;
- Performance of automation feasibility studies and disaster recovery plans;
- Performance feasibility studies concerning major fixed asset acquisitions and utility plant expansion plans (including electric, water, pollution control, and sanitation utilities); and
- Assistance in litigation, including testimony in civil and criminal court.
- Assist clients who utilize QuickBooks software with their software needs. Our Certified QuickBooks Advisor has undergone extensive training through QuickBooks and has passed several exams to attain this Certification.

Continuing Professional Education

All members of the governmental audit staff of our firm, and audit team members assigned to this engagement, are in compliance with the Continuing Professional Education (CPE) requirements set forth in Government Auditing Standards issued by the Comptroller General of the United States. In addition, our firm is in compliance with the applicable provisions of the Florida Statutes that require CPA's to have met certain CPE requirements prior to proposing on governmental audit engagements.

GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)

The audit team has extensive experience in performing governmental audits and is exposed to intensive and continuing concentration on these types of audits. Due to the total number of governmental audits our team performs, each member of our governmental staff must understand and be able to perform several types of governmental audits. It is our objective to provide each professional employee fifty hours or more of comprehensive continuing professional education each year. This is accomplished through attending seminars throughout Florida and is reinforced through in-house training.

Our firm has made a steadfast commitment to professional education. Our active attendance and participation in continuing professional education is a major part of our objective to obtain the most recent knowledge on issues which are of importance to our clients. We are growing on the reputation for work that our firm is providing today.

Quality Control Program

Quality control requires continuing commitment to professional excellence. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is formally dedicated to that commitment.

To ensure maintaining the standards of working excellence required by our firm, we joined the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA). To be a participating member firm of this practice section, a firm must obtain an independent Peer Review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements.

The scope of the Peer Review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence;
- Assignment of professional personnel to engagements;
- Consultation on technical matters;
- Supervision of engagement personnel;
- Hiring and employment of personnel;
- Professional development;
- Advancement;
- Acceptance and continuation of clients; and,
- Inspection and review system.

We believe that our commitment to the program is rewarding not only to our firm, but primarily to our clients.

The external independent Peer Review of the elements of our quality control policies and procedures performed by an independent certified public accountant, approved by the PCPS of the AICPA, provides you with the assurance that we continue to conform to standards of the profession in the conduct of our accounting and auditing practice.

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Our firm is also a member of Governmental Audit Quality Center (GAQC), a voluntary membership center for CPA firms that perform governmental audits. This center promotes the quality of governmental audits.

Our firm has completed successive Peer Reviews. These reviews included a representative sample of our firm's local governmental auditing engagements. As a result of these reviews, our firm obtained an unqualified opinion on our quality control program and work procedures. On page 33 is a copy of our most recent Peer Review report. It should be noted that we received a pass rating.

Our firm has never had any disciplinary actions by state regulatory bodies or professional organizations.

As our firm performs approximately one hundred audits each year that are reviewed by federal, state or local entities, we are constantly dealing with questions from these entities about our audits. We are pleased to say that any questions that have been raised were minor issues and were easily resolved without re-issuing any reports.

Certificate of Achievement for Excellence in Financial Reporting (CAFR)

We are proud and honored to have been involved with the City of Fort Pierce and the Fort Pierce Utilities Authority when they received their first Certificates of Achievement for Excellence in Financial Reporting for the fiscal years ended September 30, 1988 and 1994, respectively. We were also instrumental in the City of Stuart receiving the award, in our first year of performing their audit, for the year ended September 30, 1999.

We also assisted St. Lucie County, Florida for the year ended September 30, 2003, in preparing their first Comprehensive Annual Financial Report, and St. Lucie County has received their Certificate of Achievement for Excellence in Financial Reporting every year since.

As continued commitment to insuring that we are providing the highest level of experience, we have had at least one employee of our firm serve on the GFOA – Special Review Committee since the mid-1980s. This committee is made up of selective Certified Public Accountants throughout the United States who have demonstrated their high level of knowledge and expertise in governmental accounting. Each committee member attends a special review meeting at the Annual GFOA Conference. At this meeting, the committee reports on the Certificate of Achievement Program's most recent results, future goals, and common reporting deficiencies.

We feel that our previous experience in assisting the City of Fort Pierce, the Fort Pierce Utilities Authority and St. Lucie County obtain their first CAFRs, and the City of Stuart in continuing to receive a CAFR and our firm's continued involvement with the GFOA, and the CAFR review committee make us a valued asset for any client in the field of governmental financial reporting.

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

References

Florida Green Finance Authority
Jeff Walker, Special District Services
(561) 630-4922

Gateway Services Community
Development District
Stephen Bloom, Inframark LLC
(954) 753-5841

South Village Community Development District
Darrin Mossing, Governmental Management
Services LLC
(407) 841-5524

Clearwater Cay Community
Development District
Cal Teague, Premier District Management
(239) 690-7100 ext 101

In addition to the above, we have the following additional governmental audit experience:

Community Development Districts

Aberdeen Community Development
District

Beacon Lakes Community
Development District

Alta Lakes Community Development
District

Beaumont Community Development
District

Amelia Concourse Community
Development District

Bella Collina Community Development
District

Amelia Walk Community
Development District

Bonnet Creek Community
Development District

Aqua One Community Development
District

Buckeye Park Community
Development District

Arborwood Community Development
District

Candler Hills East Community
Development District

Arlington Ridge Community
Development District

Cedar Hammock Community
Development District

Bartram Springs Community
Development District

Central Lake Community
Development District

Baytree Community Development
District

Channing Park Community
Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Cheval West Community Development District	Evergreen Community Development District
Coconut Cay Community Development District	Forest Brooke Community Development District
Colonial Country Club Community Development District	Gateway Services Community Development District
Connerton West Community Development District	Gramercy Farms Community Development District
Copperstone Community Development District	Greenway Improvement District
Creekside @ Twin Creeks Community Development District	Greyhawk Landing Community Development District
Deer Run Community Development District	Griffin Lakes Community Development District
Dowden West Community Development District	Habitat Community Development District
DP1 Community Development District	Harbor Bay Community Development District
Eagle Point Community Development District	Harbourage at Braden River Community Development District
East Nassau Stewardship District	Harmony Community Development District
Eastlake Oaks Community Development District	Harmony West Community Development District
Easton Park Community Development District	Harrison Ranch Community Development District
Estancia @ Wiregrass Community Development District	Hawkstone Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Heritage Harbor Community Development District	Madeira Community Development District
Heritage Isles Community Development District	Marhsall Creek Community Development District
Heritage Lake Park Community Development District	Meadow Pointe IV Community Development District
Heritage Landing Community Development District	Meadow View at Twin Creek Community Development District
Heritage Palms Community Development District	Mediterra North Community Development District
Heron Isles Community Development District	Midtown Miami Community Development District
Heron Isles Community Development District	Mira Lago West Community Development District
Highland Meadows II Community Development District	Montecito Community Development District
Julington Creek Community Development District	Narcoossee Community Development District
Laguna Lakes Community Development District	Naturewalk Community Development District
Lake Bernadette Community Development District	New Port Tampa Bay Community Development District
Lakeside Plantation Community Development District	Overoaks Community Development District
Landings at Miami Community Development District	Panther Trace II Community Development District
Legends Bay Community Development District	Paseo Community Development District
Lexington Oaks Community Development District	Pine Ridge Plantation Community Development District
Live Oak No. 2 Community Development District	Piney Z Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Poinciana Community Development District	Sampson Creek Community Development District
Poinciana West Community Development District	San Simeon Community Development District
Port of the Islands Community Development District	Six Mile Creek Community Development District
Portofino Isles Community Development District	South Village Community Development District
Quarry Community Development District	Southern Hills Plantation I Community Development District
Renaissance Commons Community Development District	Southern Hills Plantation III Community Development District
Reserve Community Development District	South Fork Community Development District
Reserve #2 Community Development District	St. John's Forest Community Development District
River Glen Community Development District	Stoneybrook South Community Development District
River Hall Community Development District	Stoneybrook South at ChampionsGate Community Development District
River Place on the St. Lucie Community Development District	Stoneybrook West Community Development District
Rivers Edge Community Development District	Tern Bay Community Development District
Riverwood Community Development District	Terracina Community Development District
Riverwood Estates Community Development District	Tison's Landing Community Development District
Rolling Hills Community Development District	TPOST Community Development District
Rolling Oaks Community Development District	

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Triple Creek Community
Development District

Vizcaya in Kendall
Development District

TSR Community Development
District

Waterset North Community
Development District

Turnbull Creek Community
Development District

Westside Community Development
District

Twin Creeks North Community
Development District

WildBlue Community Development
District

Urban Orlando Community
Development District

Willow Creek Community
Development District

Verano #2 Community
Development District

Willow Hammock Community
Development District

Viera East Community
Development District

Winston Trails Community
Development District

VillaMar Community
Development District

Zephyr Ridge Community
Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Other Governmental Organizations

City of Westlake	Office of the Medical Examiner, District 19
Florida Inland Navigation District	Rupert J. Smith Law Library of St. Lucie County
Fort Pierce Farms Water Control District	St. Lucie Education Foundation
Indian River Regional Crime Laboratory, District 19, Florida	Seminole Improvement District
Viera Stewardship District	Troup Indiantown Water Control District

Current or Recent Single Audits

St. Lucie County, Florida
Early Learning Coalition, Inc.
Gateway Services Community Development District
Healthy Start Coalition

Members of our audit team have acquired extensive experience from performing or participating in over 1,800 audits of governments, independent special taxing districts, school boards, and other agencies that receive public money and utilize fund accounting.

Much of our firm's auditing experience is with compliance auditing, which is required for publicly financed agencies. In this type of audit, we do a financial examination and also confirm compliance with various statutory and regulatory guidelines.

Following is a summary of our other experience, including Auditor General experience, as it pertains to other governmental and fund accounting audits.

Counties

(Includes elected constitutional officers, utilities and dependent taxing districts)

Indian River
Martin
Okeechobee
Palm Beach

Municipalities

City of Port St. Lucie
City of Vero Beach
Town of Orchid

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Special Districts

Bannon Lakes Community Development District
Boggy Creek Community Development District
Capron Trail Community Development District
Celebration Pointe Community Development District
Coquina Water Control District
Diamond Hill Community Development District
Dovera Community Development District
Durbin Crossing Community Development District
Golden Lakes Community Development District
Lakewood Ranch Community Development District
Martin Soil and Water Conservation District
Meadow Pointe III Community Development District
Myrtle Creek Community Development District
St. Lucie County – Fort Pierce Fire District
The Crossings at Fleming Island
St. Lucie West Services District
Indian River County Mosquito Control District
St. John's Water Control District
Westchase and Westchase East Community Development Districts
Pier Park Community Development District
Verandahs Community Development District
Magnolia Park Community Development District

Schools and Colleges

Federal Student Aid Programs – Indian River Community College
Indian River Community College
Okeechobee County District School Board
St. Lucie County District School Board
Indian River School District – Internal Accounts

State and County Agencies

Central Florida Foreign-Trade Zone, Inc. (a nonprofit organization affiliated with the St. Lucie County Board of County Commissioners)
Florida School for Boys at Okeechobee
Indian River Community College Crime Laboratory
Indian River Correctional Institution

FEE SCHEDULE

We propose the fee for our audit services described below to be \$4,600 for the years ended September 30, 2026 and 2027, \$4,825 for the year ended September 30, 2028, and \$4,975 for the years ended September 30, 2029 and 2030. In addition, if a bond issuance occurs there will be an additional fee for each additional bond. The fee is contingent upon the financial records and accounting systems of Asturia Community Development District being "audit ready" and the financial activity for the District is not materially increased. If we discover that additional preparation work or subsidiary schedules are needed, we will consult with your authorized representative. We can assist with this additional work at our standard rates should you desire.

SCOPE OF WORK TO BE PERFORMED

If selected as the District's auditors, we will perform a financial and compliance audit in accordance with Section 11.45, Florida Statutes, in order to express an opinion on an annual basis on the financial statements of Asturia Community Development District as of September 30, 2026, 2027, 2028, 2029 and 2030. The audits will be performed to the extent necessary to express an opinion on the fairness in all material respects with which the financial statements present the financial position, results of operations and changes in financial position in conformity with generally accepted accounting principles and to determine whether, for selected transactions, operations are properly conducted in accordance with legal and regulatory requirements. Reportable conditions that are also material weaknesses shall be identified as such in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters. Other (non-reportable) conditions discovered during the course of the audit will be reported in a separate letter to management, which will be referred to in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters.

Our audit will be performed in accordance with standards for financial and compliance audits contained in *Government Auditing Standards*, as well as in compliance with rules and regulations of audits of special districts as set forth by the State Auditor General in Chapter 10.550, Local Governmental Entity Audits, and other relevant federal, state and county orders, statutes, ordinances, charter, resolutions, bond covenants, Administrative Code and procedures, or rules and regulations which may pertain to the work required in the engagement.

The primary purpose of our audit will be to express an opinion on the financial statements discussed above. It should be noted that such audits are subject to the inherent risk that errors or irregularities may not be detected. However, if conditions are discovered which lead to the belief that material errors, defalcations or other irregularities may exist or if other circumstances are encountered that require extended services, we will promptly notify the appropriate individual.

Commitment to Quality Service

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP

Director – 31 years experience

Education

- ◆ University of Central Florida, B.A. – Accounting
- ◆ Barry University – Master of Professional Accountancy

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy
- ◆ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants
- ◆ Certified Not-For-Profit Core Concepts 2018

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Associate Member, Florida Government Finance Office Associates
- ◆ Assistant Coach – St. Lucie County Youth Football Organization (1994 – 2005)
- ◆ Assistant Coach – Greater Port St. Lucie Football League, Inc. (2006 – 2010)
- ◆ Board Member – Greater Port St. Lucie Football League, Inc. (2011 – 2017)
- ◆ Treasurer, AIDS Research and Treatment Center of the Treasure Coast, Inc. (2000 – 2003)
- ◆ Board Member/Treasurer, North Treasure Coast Chapter, American Red Cross (2004 – 2010)
- ◆ Member/Board Member of Port St. Lucie Kiwanis (1994 – 2001)
- ◆ President (2014/15) of Sunrise Kiwanis of Fort Pierce (2004 – 2017)
- ◆ St. Lucie District School Board Superintendent Search Committee (2013 – present)
- ◆ Board Member – Phrozen Pharoes (2019-2021)

Professional Experience

- ◆ Twenty-eight years public accounting experience with an emphasis on nonprofit and governmental organizations.
- ◆ Audit Manager in-charge on a variety of audit and review engagements within several industries, including the following government and nonprofit organizations:
 - St. Lucie County, Florida
 - 19th Circuit Office of Medical Examiner
 - Troup Indiantown Water Control District
 - Exchange Club Center for the Prevention of Child Abuse, Inc.
 - Healthy Kids of St. Lucie County
 - Mustard Seed Ministries of Ft. Pierce, Inc.
 - Reaching Our Community Kids, Inc.
 - Reaching Our Community Kids - South
 - St. Lucie County Education Foundation, Inc.
 - Treasure Coast Food Bank, Inc.
 - North Springs Improvement District
- ◆ Four years of service in the United States Air Force in computer operations, with a top secret (SCI/SBI) security clearance.

Commitment to Quality Service

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP (Continued)

Director

Continuing Professional Education

- ◆ Mr. McGuire has attended numerous continuing professional education courses and seminars taught by nationally recognized sponsors in the accounting auditing and single audit compliance areas. He has attended courses over the last two years in those areas as follows:

- Not-for-Profit Auditing Financial Results and Compliance Requirements

- Update: Government Accounting Reporting and Auditing

- Annual Update for Accountants and Auditors

Commitment to Quality Service

Personnel Qualifications and Experience

Matthew Gonano, CPA

Director – 14 years total experience

Education

- ◆ University of North Florida, B.B.A. – Accounting
- ◆ University of Alicante, Spain – International Business
- ◆ Florida Atlantic University – Masters of Accounting

Professional Affiliations/Community Service

- ◆ American Institute of Certified Public Accountants
- ◆ Florida Institute of Certified Public Accountants

Professional Experience

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.
- ◆ Performed audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with OMB Circular A-133, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

- ◆ Mr. Gonano has participated in numerous continuing professional education courses.

Commitment to Quality Service

Personnel Qualifications and Experience

Melissa Marlin, CPA

Director – 12 years

Education

- ◆ Indian River State College, A.A. – Accounting
- ◆ Florida Atlantic University, B.B.A. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American Institute of Certified Public Accountants
- ◆ Member of the Florida Institute of Certified Public Accountants
- ◆ Affiliate member of the Government Finance Officers Association

Professional Experience

- ◆ Accountant with over 10 years of experience providing professional services to nonprofit and governmental entities.
- ◆ Performed over 300 audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with 2 CFR Part 200 Subpart F, Uniform Guidance, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

- ◆ Mrs. Marlin participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments in accounting and auditing such as:
 - Governmental Accounting Report and Audit Update
 - Analytical Procedures, FICPA
 - Annual Update for Accountants and Auditors
 - Single Audit Sampling and Other Considerations

Commitment to Quality Service

Personnel Qualifications and Experience

Maritza Stonebraker, CPA

Director – 10 years

Education

- ◆ Indian River State College, B.S. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American Institute of Certified Public Accountants
- ◆ Member of the Florida Institute of Certified Public Accountants
- ◆ Affiliate of the Government Finance Officers Association

Professional Experience

- ◆ Maritza launched her professional auditing career at Berger, Toombs, Elam, Gaines, & Frank, accumulating over 9 years of expertise in the field
- ◆ Performed over 300 audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with 2 CFR Part 200 Subpart F, Uniform Guidance, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

- ◆ Mrs. Stonebraker participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments in accounting and auditing such as:
 - Governmental Accounting Report and Audit Update
 - Analytical Procedures, FICPA
 - Annual Update for Accountants and Auditors
 - Single Audit Sampling and Other Considerations

Commitment to Quality Service

Personnel Qualifications and Experience

Jonathan Herman, CPA

Director – 12 years

Education

- ◆ University of Central Florida, B.S. – Accounting
- ◆ Florida Atlantic University, MACC

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Affiliate member Government Finance Officers Association

Professional Experience

- ◆ Over 10 years experience in all phases of public accounting and auditing experience, with a concentration in financial and compliance audits. Mr. Herman has been involved in all phases of the audits listed on the preceding pages.

Continuing Professional Education

- ◆ Has participated in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments. He has attended courses in those areas over the last two years such as:
 - Governmental Accounting Report and Audit Update
 - Annual Update: Government Accounting Reporting and Auditing
 - Annual Update for Accountants and Auditors

Commitment to Quality Service

Personnel Qualifications and Experience

David F. Haughton, CPA

Accounting and Audit Manager – 34 years

Education

- ◆ Stetson University, B.B.A. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Former Member of Florida Institute of Certified Public Accountants Committee on State and Local Government
- ◆ Affiliate Member Government Finance Officers Association (GFOA) for over 10 years
- ◆ Affiliate Member Florida Government Finance Officers Association (FGFOA) for over 10 years
- ◆ Technical Review – 1997 FICPA Course on State and Local Governments in Florida
- ◆ Board of Directors – Kiwanis of Ft. Pierce, Treasurer – 1994-1999; Vice President – 1999-2001

Professional Experience

- ◆ Twenty-seven years public accounting experience with an emphasis on governmental and nonprofit organizations.
- ◆ State Auditor General's Office – West Palm Beach, Staff Auditor, June 1985 to September 1985
- ◆ Accounting and Audit Manager of Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for audit and accounting services including governmental and not-for-profit audits.
- ◆ Over 20 years of public accounting and governmental experience, specializing in governmental and nonprofit organizations with concentration in special districts, including Community Development Districts which provide services including water and sewer utilities. Governmental and non-profit entities served include the following:

Counties:

St. Lucie County

Municipalities:

City of Fort Pierce

City of Stuart

Commitment to Quality Service

Personnel Qualifications and Experience

David F. Haughton, CPA (Continued)

Accounting and Audit Manager

Professional Experience (Continued)

Special Districts:

Bluewaters Community Development District
Country Club of Mount Dora Community Development District
Fiddler's Creek Community Development District #1 and #2
Indigo Community Development District
North Springs Improvement District
Renaissance Commons Community Development District
St. Lucie West Services District
Stoneybrook Community Development District
Summerville Community Development District
Terracina Community Development District
Thousand Oaks Community Development District
Tree Island Estates Community Development District
Valencia Acres Community Development District

Non-Profits:

The Dunbar Center, Inc.
Hibiscus Children's Foundation, Inc.
Hope Rural School, Inc.
Maritime and Yachting Museum of Florida, Inc.
Tykes and Teens, Inc.
United Way of Martin County, Inc.
Workforce Development Board of the Treasure Coast, Inc.

- ◆ While with the Auditor General's Office he was on the staff for the state audits of the Martin County School District and Okeechobee County School District.
- ◆ During 1997 he performed a technical review of the Florida Institute of Certified Public Accountants state CPE course on Audits of State and Local Governments in Florida. His comments were well received by the author and were utilized in future updates to the course.

Continuing Professional Education

- ◆ During the past several years, he has participated in numerous professional development training programs sponsored by the AICPA and FICPA, including state conferences on special districts and governmental auditing in Florida. He averages in excess of 100 hours bi-annually of advanced training which exceeds the 80 hours required in accordance with the continuing professional education requirements of the Florida State Board of accountancy and the AICPA Private Companies Practice Section. He has over 75 hours of governmental CPE credit within the past two years.

Commitment to Quality Service

Personnel Qualifications and Experience

Paul Daly

Senior Accountant – 14 years

Education

- ◆ Florida Atlantic University, B.S. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Working to attain the requirements to take the Certified Public Accounting (CPA) exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Bryan Snyder

Manager – 11 years

Education

- ◆ Florida Atlantic University, B.B.A. – Accounting

Professional Experience

- ◆ Accountant beginning his professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.
- ◆ Mr. Snyder is gaining experience auditing governmental & nonprofit entities.

Continuing Professional Education

- ◆ Mr. Snyder participates in numerous continuing education courses and plans on working to acquire his CPA certificate.
- ◆ Mr. Snyder is currently studying to pass the CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Tifanee Terrell, CPA

Senior Accountant – 5 years

Education

- ◆ Florida Atlantic University, M.A.C.C. – Accounting

Professional Experience

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Terrell participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience

Dylan Dixon

Senior Accountant – 4 years

Education

- ◆ Indian River State College, B.S. – Accounting
- ◆ Florida Gulf Coast University, M.S. – Accounting

Professional Experience

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. Dixon participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Mr. Dixon is currently studying to pass the CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Brennen Moore

Staff Accountant – 3 years

Education

- ◆ Indian River State College, B.S. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. Moore participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Katie Gifford

Staff Accountant – 2 years

Education

- ◆ Indian River State College, B.S. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Gifford participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Rayna Zicari

Staff Accountant – 2 years

Education

- ◆ Stetson University, B.B.A. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Zicari participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Deandre McFadden

Staff Accountant – 1 year

Education

- ◆ Florida Atlantic University, B.S. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. McFadden participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.



6815 Dairy Road
Zephyrhills, FL 33542

813.788.2155
BodinePerry.com

Report on the Firm's System of Quality Control

To the Partners of November 30, 2022
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.

Bodine Perry

Bodine Perry

(BERGER_REPORT22)



SECTION C

Independent Audit Service Proposal



2385 NW Executive Center Dr.
Boca Raton, FL 33431

rmcintoshcpa.com

Prepared for Asturia Community Development District

Prepared By:
McIntosh CPA

January 6, 2026

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Transmittal Letter



January 6, 2026

Board of Supervisors
Asturia Community Development District
Pasco County

McIntosh CPA is pleased to submit this proposal to provide annual auditing services for the Asturia Community Development District (the "District"). Our firm specializes in auditing services for governmental entities, including special districts, ensuring compliance with Florida Statutes, Government Auditing Standards (Yellow Book), and the requirements set forth by the Florida Auditor General. We are a Woman & Minority Business certified by the State of Florida.

While the firm is new, the managing partner has been providing auditing services to special districts for over 18 years and has an impeccable reputation among former clients. With this experience and knowledge, we are uniquely qualified and ready to assist the District with the audit services needed. We are confident that we will not only provide the services required but exceed expectations.

We understand the importance of accountability and fiscal responsibility in government operations. Our audit methodology is designed to provide an efficient, thorough, and collaborative review process while minimizing disruption to your daily operations. Additionally, we are committed to maintaining open communication and delivering clear, actionable recommendations to support the District's financial integrity and operational efficiency.

We have an established reputation for delivering high-quality, timely, and efficient audits. With our extensive experience, we are confident in our ability to provide the District with the highest level of professional service. We acknowledge that this proposal is valid for ninety (90) days following submission.

We thank you for the opportunity to provide a proposal and look forward to working with the District's team. Please do not hesitate to contact Racquel McIntosh at 2385 NW Executive Center Dr., Suite 100, Boca Raton FL 33431, 561-981-6282, or mcintoshcpa@outlook.com with any questions.

Sincerely,

Racquel McIntosh

Racquel McIntosh, CPA
Founder & Managing Partner

Statement of Understanding and Scope of Work

The Asturia Community Development District requires independent audit services for the fiscal years ending September 30, 2026, with an option for four additional one-year renewals. Our firm understands that the audit must comply with:

- Chapter 218.39, Florida Statutes
- Florida Auditor General’s Rules
- Government Auditing Standards (Yellow Book)
- Licensure under Chapter 473

The audit will include an examination of the District’s financial records, internal controls, and compliance with applicable laws and regulations.

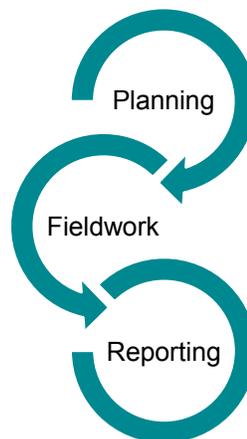
AUDIT TIMELINE

We recognize the importance of adhering to the District’s annual audit deadline of June 30th and are fully committed to ensuring a timely and efficient audit process. Racquel McIntosh will be responsible for the firm meeting the required deadline. Our team will strategically plan and execute the audit to ensure that the draft and auditor’s reports are completed well in advance of the deadline, allowing ample time for review and discussion. Additionally, we will maintain open communication throughout the engagement to address any concerns promptly and ensure a smooth and seamless audit experience.

SCOPE OF WORK

- Conduct an independent audit in accordance with Government Auditing Standards
- Evaluate internal controls and compliance with Florida statutes
- Issue audited financial statements with findings and recommendations
- Report to the Board of Supervisors on the audit findings
- Provide ongoing support for financial and compliance questions

The audit will be performed in the three phases below;



AUDIT PLANNING

This is the most critical part of an audit, as a well planned audit determines the flow and efficiency for the entire audit. Planning consists of the following segments:

Obtain an understanding of the District – we will gain an understanding of the District in order to perform risk assessment for the various segments of the audit. It involves reviewing the policies and procedures, documenting the internal controls of the District, including compliance requirements, and making an initial assessment of inherent risk in order to determine the preliminary risk of material misstatement to the financial statements. It also includes gaining an understanding of the District's IT environment and how that affects financial reporting.

IT Assessment – we will discuss with management and document the District's IT infrastructure, including; general controls over the network and the accounting software, and specific controls within the accounting software. We will also discuss access, backups, disaster recovery, and virus protection. These discussions will assist in determining if the IT infrastructure is adequate to reduce any material financial statement misstatements.

Preliminary analytics – current vs prior year review of accounts to determine and document causes for fluctuations.

Risk Assessment - Used in conjunction with other planning items above to dictate further audit procedures.

FIELDWORK

Based on the risk assessment results from planning, a combination of analytical procedures, detail test of transactions, and use of audit confirmations will be applied by the auditor.

Analytical procedures – these will consist of revenue and expenditure variances from the prior year, variances with the budget, calculating revenue expectations, and reviewing trend analysis for anomalies.

Test of details – these will consist of tracing and vouching transactions to and from the accounting records. Will also include testing bond compliance.

Audit confirmations – these will be sent to attorneys, tax collector, bond trustees, and other entities as deemed necessary.

REPORTING

Once the fieldwork has been completed, a draft of the financial statements along with all related audit reports will be prepared for management's review. McIntosh CPA utilizes a memo to management regarding findings and recommendations not deemed significant and therefore not included in any of the audit reports. The memo will detail the observation and provide a recommendation for corrective action. No management response is required since it will not be presented in any audit report. Before a finding is reported in the audit report, a determination is made as to why the issue occurred and whether it was a one-time occurrence. We ensure that reporting items in the audit report are necessary and that recommendations are cost beneficial.

For all three phases above, if deficiencies or discrepancies are identified, management will be informed immediately to give them a chance to research and provide additional information or put corrective measures in place.

Qualifications and Experience

INDEPENDENCE

We affirm that McIntosh CPA is independent with respect to the District. We meet the independence standards of Generally Accepted Auditing Standards and the U.S. Government Accountability Office’s *Government Auditing Standards*.

FIRM QUALIFICATIONS

- Licensed under Chapter 473, Florida Statutes
- Over 18 years of experience auditing governments
- Demonstrated expertise in auditing special districts and financials
- Strong track record of timely report delivery and responsiveness

The services as outlined in the statement of understanding will be overseen by Racquel McIntosh CPA, who brings 18 years of exemplary service in the government auditing and accounting industry. In her previous role, she was an audit partner providing auditing services to municipalities and special districts throughout the State of Florida and was in charge of audit quality for the firm. In addition, she assisted clients with internal policy review, internal control best practices and implementation, and assisted with implementation of accounting software and accounting standards.

Further, she has met the educational requirements for CPAs set forth under Florida Statutes and the Government Auditing Standards (Yellow Book) issued by the Government Accountability Office (GAO). See next page for resume.

Value-Added Service

In addition to providing audit services for the District, Racquel provides an annual training session for the District accounting staff which will include; reviewing items found in the previous year’s audit, accounting treatment for certain transactions, how to respond to auditor inquiry, how to analyze financial statements, and new accounting standards and regulations applicable to the upcoming audit year.

REFERENCES

Below are three districts that the engagement partner has worked on with the named management companies. In total, the engagement partner oversaw and worked on over 200 CDDs.

CATALINA AT WRINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT	Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614
BERRY BAY COMMUNITY DEVELOPMENT DISTRICT	Meritus 2005 Pan Am Circle, Suite 300 Tampa, FL 33607
BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT	Inframark 210 N University Drive Coral Springs, FL 33071



RACQUEL MCINTOSH

CPA

561-991-6282

mcintoshcpa@outlook.com

Racquel McIntosh, CPA

2385 NW Executive Center
Dr. Suite 100, Boca Raton FL

EDUCATION

Masters of Accounting
Florida Atlantic University
2004

Bachelor of Arts B.B.A
Major: Accounting & Finance
Florida Atlantic University
2003

INDUSTRIES

Governments

Non-profits

MEMBERSHIPS

AICPA

CSDA

FASD

FICPA

FGFOA

FASD Board Member/Presenter

FICPA SLG Committee Member

Profile

Racquel has been providing auditing and consulting services to governments and non-profits for over 18 years. Her in-depth knowledge of government/non-profit compliance requirements, regulations, accounting principles and audit methodologies provides clients with the highest service quality delivered with the utmost integrity.

Experience

- Oct 2023- Present
McIntosh CPA
Founder & Managing Partner
- 2014 - 2023
Grau & Associates
Audit Partner
- 2011 - 2013
Grau & Associates
Audit Manager
- 2009 - 2011
Grau & Associates
Audit Senior
- 2005 - 2009
Grau & Associates
Audit Staff

Collaborations

In addition to external audits, Racquel has assisted clients with implementing new accounting standards and State legislation, switching ERP systems, improving internal controls via new policies and procedures, providing education via webinars/seminars, and providing guidance to management.

Schedule of Fees

Below are the all-inclusive fees for the District's annual financial statement audit

Fiscal Year	Proposed Fee
2026	\$3,200
2027	\$3,400
2028	\$3,600
2029	\$3,800
2030	\$4,000

The above fees are based on the District not issuing Bonds in any of the fiscal years. If Bonds are issued, then fees will be adjusted.

Appendix

Ron DeSantis, Governor Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ACCOUNTANCY

THE ACCOUNTANCY CORPORATION HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 473, FLORIDA STATUTES

RACQUEL MCINTOSH CPA, P.A.

MCINTOSH CPA
2385 NW EXECUTIVE CENTER DRIVE
SUITE 100
BOCA RATON FL 33431

LICENSE NUMBER: AD71848

EXPIRATION DATE: DECEMBER 31, 2027

Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/30/2025

Do not alter this document in any form.

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



State of Florida

**Woman & Minority Business
Certification**

McIntosh CPA

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
05/01/2024 to 05/01/2026


Pedro Allende
Florida Department of Management Services



Office of Supplier Diversity
4050 Esplanade Way, Suite 350
Tallahassee, FL 32399
850-487-0915
www.dms.myflorida.com/osd

**BOARD OF
SUPERVISOR'S
MEETING**

SECTION IV

SECTION A

SECTION 1



701 Enterprise Road East
Suite 410
Safety Harbor, FL 34695

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

January 21, 2026

Asturia Community Development District
c/o Brian Young, Governmental Management Services
4530 Eagle Falls Pl
Tampa, FL 33619

Dear Mr. Young

Thank you for this opportunity to provide this professional services proposal for Asturia CDD. Lighthouse has experience with preparing Public Facilities Reports for CDD's and we are confident that we are qualified for this project.

The purpose of this proposal is to formally communicate to you what we believe to be an appropriate scope and fee to successfully complete the Public Facilities report for Asturia CDD.

Generally, we understand (and more thoroughly outline below) that Lighthouse will perform review of the existing conditions and update the previous Public Facilities Report with any changes.

Task 1 - Development of Public Facilities Report

Lighthouse's engineering services include:

- Perform site visit to review existing Public Facilities owned by the District.
- Coordinate with District staff to verify all improvements completed since previous report was completed.
- Update and provide 2026 Public Facilities Report to Board for review and acceptance.

Task 2 - Additional Requested Services

While we feel that the scope and budget provided herein provides the necessary civil engineering effort for review of the Public Facilities Report, need for additional services may arise. Lighthouse would be happy to provide any additional services requested on a time and materials basis.

FEE SUMMARY

Development of Public Facilities Report\$2,500.00
Additional Requested ServicesT&M

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

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

Sincerely,



Amy Palmer
Operations Manager

Accepted By:

Signature

Printed Name and Title

Date



SECTION B

SECTION 1



Jane Graham, Esq.
16703 Early Riser Avenue Suite 272
Land O'Lakes, Florida 34638

Planning and Development Department
West Pasco Government Center, Suite 360
8731 Citizens Drive
New Port Richey, FL 34654
Via email to dengel@mypasco.net

January 12, 2026

Re: Objections to Alternative Standard Request on Asturia Tract 4- SITEPLN-2025-00061 & ALTSTD-2025-00045

Dear Planning and Zoning Department.

I am writing on behalf of my client, Asturia Community Development District (Asturia) in response to the Neighborhood Notice for the alternative standard request on Asturia Tract 4-SITEPLN-2025-00061 & ALTSTD-2025-00045 to reduce the required Type "A" buffer along the North Property Boundary from 10' to 5' and maintain all required plantings.

Enclosed please find a memorandum from Bradley S. Foran, P.E, an Engineer for Asturia ("Exhibit A") who has reviewed the Alternative Standard Request and has determined that it will be harmful to the community and explains that "with a 5 foot sidewalk being built in the 5 foot buffer area, there will be no space for the required plantings."

Applicant fails to comply with the criteria for alternative standards under Section 407.5(B). The Application does not demonstrate that the requested alternative standard meets or exceeds the intent and purpose of the Code Requirement, pursuant to Section 407.5.B(1) and has failed to explain how "no feasible engineering construction solutions can be applied to satisfy the regulation." The intent and purpose of Section 905.2 is,

... to promote the health, safety, and general welfare of the current and future residents of the County by establishing minimum *standards* for the preservation, development, installation, and maintenance of native and Florida Friendly landscaping, as defined in Section 373.185, Florida Statutes.

This Alternative Standards request fails to demonstrate how this intent has been met, when the result of granting this request will be to dispense with the required plantings. The Application

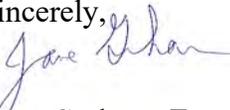


SUNSHINE CITY LAW

Jane Graham, Esq.
16703 Early Riser Avenue Suite 272
Land O'Lakes, Florida 34638

also failed to explain how it does not conflict with other code provisions, mandatory legal substantive requirements, and is consistent with the Comprehensive Plan. For these reasons, Asturia respectfully requests Pasco County deny this request.

I

Sincerely,

Jane Graham, Esq.
Sunshine City Law

Cc: Paras Hatzileras



MEMORANDUM

TO: Astoria Community Development District

FROM: Bradley S. Foran, P.E.

DATE: 1/12/2026

RE: Astoria Tract 4 – SITEPLN-2025-00061 & ALTSTD-2025-00045 Notice to Reduce required Type 'A' buffer along the North Property Boundary from 10' To 5' and maintain all required plantings.

The Astoria Community Development District received a notice from Otero Engineering requesting that they reduce the Type 'A' buffer along the north property boundary of the above referenced project from 10' to 5' (See Exhibit A).

The Astoria Community Development District disagrees with this request and believes it will be harmful to the community.

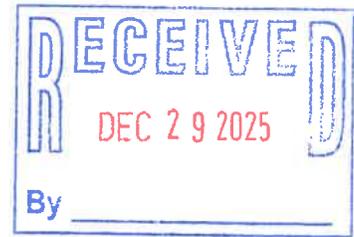
The plans show a 5' sidewalk along the north side of the building (see Exhibit B). With a 5' foot sidewalk being built in a 5' buffer area, there will not be space for the required plantings.

Based on the plans that were provided to us, it still shows the 10' buffer with a 5' sidewalk.



MEMORANDUM

Exhibit A



NEIGHBORHOOD NOTICE

Dear Property Owner:

Notice is hereby given that Pasco County Government is currently reviewing a Development Permit Application for:

Project: Asturia Tract 4 – SITEPLN-2025-00061 & ALTSTD-2025-00045

Developer: BIK Asturia LLC for the construction of a one-story 10,000SF building that will be used for retail.

Location: The project is located generally near the intersection of Asturian Parkway and State Road 54 on Sully Run in Odessa, FL 33556.

PARCEL I.D.: 26-26-17-0110-00000-0040

The project includes (an) alternative standard(s) request(s) for the following Land Development Code deviations:

Section Table 905.2-E: Reduce the required Type 'A' buffer along the North Property Boundary from 10' to 5' and maintain all required plantings.

The development plan is available for public inspection during normal business hours 8:00 to 5:00 p.m., Monday through Friday, except legal holidays, at the following location:

Planning and Development Department
West Pasco Government Center, Suite 360
8731 Citizens Drive
New Port Richey, FL 34654

If you would like to review the development plan electronically, please e-mail the County at projectinquiry@pascocountyfl.net so we may forward all plans accordingly.

You may provide any comments/concerns you may have directly to the Planning and Development Department within 15 days of receipt of this letter. All comments will be forwarded to the developer/engineer of record and will be taken into consideration during the review process.

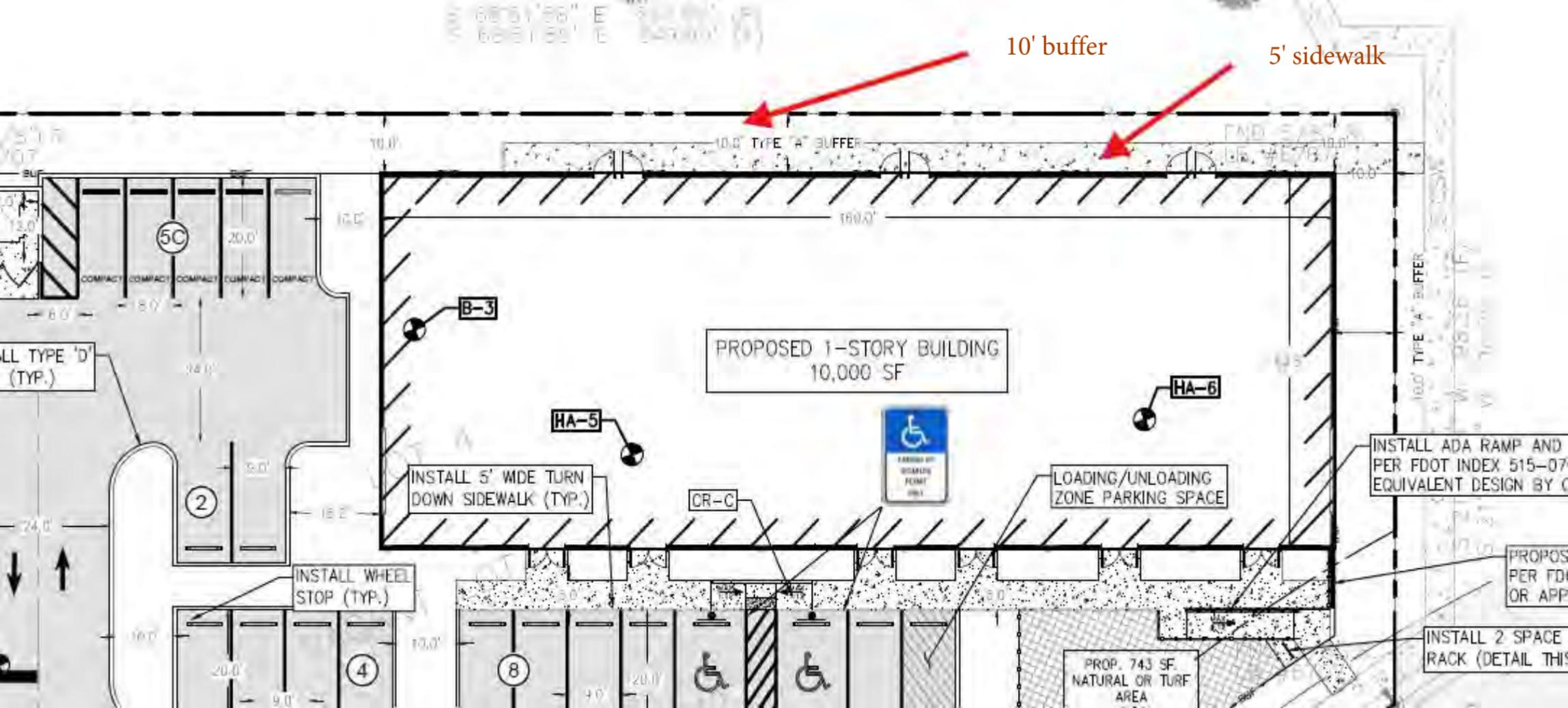
Aggrieved persons whose interests are substantially affected by the permit issuance may appeal the permit in accordance with Section 407, Appeals, of the Pasco County Land Development Code.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Within two working days of your receipt of this notice, please contact the Customer Service, West Pasco Government Center, 8731 Citizens Drive, New Port Richey, FL 34654; (727) 847-2411 (v) in New Port Richey; (352) 521-4274 (v) Dade City; via (727) 847-8949 if you are hearing impaired.



MEMORANDUM

Exhibit B



PRELIMINARY SITE PLANS CONSTRUCTION PLANS & STORMWATER MANAGEMENT PLAN

FOR ASTURIA - TRACT 4

SULLY RUN

PASCO COUNTY, FLORIDA

ID # 26-26-17-0110-00000-0040

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BOUNDARY AND TOPOGRAPHIC SURVEY (UNDER SEPARATE SEAL)	

VICINITY MAP

(N.T.S.)



SECTION 26 , TOWNSHIP 26 S, RANGE 17 E

LOCATION MAP

(N.T.S.)



PROJECT SITE

(N.T.S.)



LEGAL DESCRIPTION:

LOT 4, ASTURIA PHASE 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 97, PAGE 30, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION (FROM PLAT BOOK 97 PAGE 30):

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8980, PAGE 421, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 26, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF TRACT "X", ASTURIA PHASE 1A, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 70, PAGES 142 THROUGH 147, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE RUN SOUTH 68°52'01" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "X", A DISTANCE OF 158.77 FEET TO THE WESTERN MOST CORNER OF TRACT "X" OF SAID ASTURIA PHASE 1A, SAID POINT BEING A POINT ON A 90.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 85°14'02" EAST AND A CHORD LENGTH OF 42.43 FEET; THENCE DEPARTING SAID SOUTHERLY LINE OF TRACT "X" RUN ALONG THE SOUTHERLY AND WESTERLY LINE OF SAID TRACT "X" THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: 1) THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°15'52" AN ARC DISTANCE OF 42.83 FEET TO A POINT OF TANGENCY; 2) THENCE RUN SOUTH 68°52'01" EAST, A DISTANCE OF 306.00 FEET TO THE POINT OF BEGINNING; 3) THENCE CONTINUE SOUTH 68°52'01" EAST, A DISTANCE OF 65.04 FEET; 4) THENCE RUN SOUTH 52°45'57" EAST, A DISTANCE OF 28.77 FEET; 5) THENCE RUN SOUTH 65°10'24" EAST, A DISTANCE OF 64.16 FEET TO A POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE, CONCAVE TO THE WEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 22°01'12" EAST AND A CHORD LENGTH OF 34.20 FEET; 6) THENCE RUN SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°18'22" AN ARC DISTANCE OF 37.66 FEET TO A POINT OF TANGENCY; 7) THENCE RUN SOUTH 21°07'59" WEST, A DISTANCE OF 50.45 FEET; 8) THENCE RUN NORTH 68°52'01" WEST, A DISTANCE OF 38.00 FEET; 9) THENCE RUN SOUTH 21°07'59" WEST, A DISTANCE OF 50.45 FEET TO A POINT ON A 2884.51 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 74°10'39" WEST AND A CHORD LENGTH OF 100.43 FEET; 10) THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°09'35" AN ARC DISTANCE OF 100.44 FEET TO THE END OF SAID CURVE; 11) THENCE RUN SOUTH 14°45'10" WEST, A DISTANCE OF 30.01 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54 (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, WORK PROGRAM/SEQUENT 200333); 1) SAID POINT BEING A POINT ON A 264.51 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 78°32'41" WEST AND A CHORD LENGTH OF 304.50 FEET; THENCE DEPARTING SAID WESTERLY LINE, RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°37'44" AN ARC DISTANCE OF 304.67 FEET TO A POINT OF TANGENCY; 2) THENCE RUN NORTH 81°51'28" WEST, A DISTANCE OF 357.46 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 08°07'22" EAST, A DISTANCE OF 40.85 FEET TO A POINT OF CURVATURE OF A 100.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 28°36'15" EAST AND A CHORD LENGTH OF 69.89 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°57'45" AN ARC DISTANCE OF 71.49 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 49°05'07" EAST, A DISTANCE OF 217.30 FEET TO A POINT ON A 110.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 43°37'21" EAST AND A CHORD LENGTH OF 80.09 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°27'51" AN ARC DISTANCE OF 20.09 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 38°23'26" EAST, A DISTANCE OF 365.79 FEET; THENCE RUN SOUTH 68°52'01" EAST A DISTANCE OF 385.05 FEET; THENCE RUN NORTH 21°07'59" EAST, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 9.376 ACRES, MORE OR LESS.

GEOTECHNICAL NOTE:

SHOULD ANY NOTICEABLE SOIL SLUMPING OR SINKABLE FORMATION BECOME EVIDENT, THE APPLICANT/DEVELOPER SHALL IMMEDIATELY NOTIFY THE COUNTY, TAMPA BAY WATER, AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) AND ADOPT ONE (1) OR MORE OF THE FOLLOWING PROCEDURES AS DETERMINED TO BE APPROPRIATE BY THE COUNTY AND SWFWMD:

- IF THE SLUMPING OR SINKHOLE FORMATION BECOMES EVIDENT BEFORE OR DURING CONSTRUCTION ACTIVITIES, STOP ALL WORK (EXCEPT FOR MITIGATION ACTIVITIES) IN THE AFFECTED AREA AND REMAIN STOPPED UNTIL THE COUNTY AND SWFWMD APPROVE RESUMING CONSTRUCTION ACTIVITIES
- TAKE IMMEDIATE ACTION TO ENSURE NO SURFACE WATER DRAINS INTO THE AFFECTED AREAS
- VISUALLY INSPECT THE AFFECTED AREA
- EXCAVATE AND BACKFILL OR GROUT, AS REQUIRED, TO FILL THE AFFECTED AREA AND PREVENT FURTHER SUBSIDENCE
- USE SOIL REINFORCEMENT MATERIALS IN THE BACKFILLING OPERATION WHEN APPROPRIATE
- IF THE AFFECTED AREA IS IN THE VICINITY OF A WATER-RETENTION AREA, MAINTAIN A MINIMUM DISTANCE OF TWO (2) FEET FROM THE BOTTOM OF THE RETENTION AREA POND TO THE SURFACE OF THE LIME ROCK OR KARST CONNECTION
- IF THE AFFECTED AREA IS IN THE VICINITY OF A WATER-RETENTION AREA AND THE ABOVE METHODS DO NOT STABILIZE THE COLLAPSE, RELOCATE THE RETENTION AREA

FLOOD INFORMATION:

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE SPECIFIED FLOOD INSURANCE RATE MAPS (FIRM) AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), SHOWN ON COMMUNITY PANEL NO. 12101 C 0380 F. EFFECTIVE DATE: 9-26-2014

PREPARED FOR BUILD WELL LLC

ADDRESS
12826 BIG SUR DRIVE
TAMPA, FL., 33625

CONTACT: PARESH JOSHI
PHONE: 813-318-2626
EMAIL: PARESHJOSHI@YAHOO.COM

"INVESTIGATE BEFORE YOU EXCAVATE"



CALL SUNSHINE @ 1-800-432-4770
FL. STATUTE 553.851 (1979) REQUIRES A MIN. OF 2 DAYS AND MAX. OF 5 DAYS NOTICE BEFORE YOU EXCAVATE.

PERMIT MATRIX

GOVERNING AGENCY	PERMIT/APPLICATION NUMBER
PASCO COUNTY SIMULTANEOUS SITE	TBD
PASCO COUNTY UTILITIES	TBD
SWFWMD	TBD

ISSUED FOR AGENCY REVIEW

REV 1: NOVEMBER 14, 2025
REV 1: JUNE 17, 2025
APRIL 1, 2025

JOB NO.: 24-044

This item has been digitally signed and sealed by Georgiy Tsyanok on the date adjacent to the seal.
Signature must be verified on any electronic copies.

I. MISCELLANEOUS

- A. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, QUANTITIES AND DETAILS SHOWN ON THE CIVIL CONSTRUCTION DRAWINGS, ARCHITECTURAL DRAWINGS, SUPPLEMENTARY DRAWINGS, SCHEDULES, SPECIFICATION OR OTHER DATA RECEIVED FROM THE ENGINEER AND ARCHITECT AND SHALL NOTIFY HIM OF ANY ERRORS, OMISSIONS, CONFLICTS AND DISCREPANCIES FOUND THEREIN. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A REQUEST FOR INFORMATION (RFI), CONSECUTIVELY NUMBERED IN A FORMAT ACCEPTABLE TO THE ENGINEER, DETAILING ALL ERRORS, OMISSIONS, CONFLICTS AND DISCREPANCIES. THE ENGINEER SHALL PROMPTLY PROVIDE A RESPONSE TO ALL RFIs SUBMITTED BY THE CONTRACTOR. THE CONTRACTOR WILL NOT BE ALLOWED TO TAKE ADVANTAGE OF ANY ERRORS OR OMISSIONS, AS ALL INSTRUCTIONS WILL BE FURNISHED BY THE ENGINEER AND/OR ARCHITECT. SHOULD SUCH ERRORS OR OMISSIONS BE DISCOVERED.
B. THE GRAPHIC INFORMATION DEPICED ON THESE PLANS HAVE BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.
C. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES, THE ENGINEER, AND THE ARCHITECT. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE ANY NECESSARY INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS.
D. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO IN THESE PLANS SHALL BE OF THE LATEST REVISION.
E. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
F. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO THE OWNER'S ENGINEER FOR APPROVAL. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE.
G. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
H. THE WATER, SANITARY SEWER, AND STORM DRAINAGE FACILITIES ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE GOVERNING JURISDICTION AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE REQUIRED PERMITS TO PERFORM WORK IN THE PUBLIC RIGHT-OF-WAY.
I. IT WILL BE NECESSARY TO EXAMINE, COORDINATE AND ADJUST ACCORDINGLY THE PROPOSED LOCATIONS OF THE VARIOUS COMPONENTS OF THE SITE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT COORDINATION DRAWINGS SHOWING PIPE SIZES, STRUCTURES, AND ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING AND COORDINATION OF THE ALL UNDERGROUND WORK ASSOCIATED WITH THIS PROJECT.
J. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW, WHEN POSSIBLE.

II. SAFETY

- A. DURING THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.
B. THE CONTRACTOR'S MAINTENANCE OF TRAFFIC PLAN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING JURISDICTION AND OWNER'S ENGINEER PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
C. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
D. CONTRACTOR SHALL PROVIDE AND MAINTAIN ITS OWN SAFETY EQUIPMENT IN ACCORDANCE WITH ITS HEALTH & SAFETY PROGRAM AND ALL OTHER APPLICABLE LEGAL AND HEALTH AND SAFETY REQUIREMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING ITS EMPLOYEES AND SUB CONTRACTORS WITH ADEQUATE INFORMATION AND TRAINING TO ENSURE THAT ALL EMPLOYEES AND SUB CONTRACTORS AND SUB CONTRACTOR'S EMPLOYEES COMPLY WITH ALL APPLICABLE REQUIREMENTS. CONTRACTOR SHALL REMAIN IN COMPLIANCE WITH ALL OCCUPATION SAFETY AND HEALTH REGULATIONS AS WELL AS THE ENVIRONMENTAL PROTECTION LAWS. THE FOLLOWING IS NOT TO BE PERCEIVED AS THE ENTIRE SAFETY PROGRAM BUT JUST BASIC REQUIREMENTS.
E. ALL EXCAVATIONS BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS. PARTICULAR ATTENTION MUST BE PAID TO THE TRENCH SAFETY ACT STANDARDS FOR EXCAVATIONS, 29 C.F.R. PART 1926.850 SUBPART P.
F. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.
G. ALL TRAFFIC CONTROL DEVICES AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
H. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR WITH INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
I. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES. CALL SUNSHINE ONE AT 1-800-432-4770.
J. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT.
K. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED AND/OR INSPECTED BY THE GOVERNING UTILITY AUTHORITY AND/OR OWNER'S ENGINEER PRIOR TO BASE AND PAVEMENT CONSTRUCTION.

III. SITE PLAN AND COORDIANTE GEOMETRY

- A. BOUNDARY SURVEY PREPARED BY DON WILLIAMSON AND ASSOCIATES INC.
B. CURRENT ZONING MPUD.
C. SUBSURFACE INVESTIGATION BY TIERRA, INC.
D. ALL POINTS AND MONUMENTS SHALL BE SURVEYED AND FLAGGED UPON MOBILIZATION TO VERIFY THEIR ACCURACY. ANY DISCREPANCIES DISCOVERED MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING.
E. MONUMENTS AND OTHER SURVEY CONTROL POINTS SHALL BE PROTECTED FROM DAMAGE AND DISTURBANCE. IF ANY CONTROL POINTS ARE DAMAGED OR DISTURBED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND REPLACE THE CONTROL POINTS TO THEIR ORIGINAL CONDITION AT HIS OWN EXPENSE.
F. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
G. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION CERTIFIED AND SEALED BY A REGISTERED LAND SURVEYOR. THIS "AS-BUILT" INFORMATION SHALL BE PRODUCED IN AUTOCAD VERSION 2010 OR NEWER AND BE REGISTERED TO STATE PLANE COORDINATES. THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH A CD OF ALL AUTOCAD DRAWINGS, ONE SET OF PDF COPIES AND THREE SETS OF BLACK LINE HARD COPIES THAT HAVE BEEN SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR. THE "AS-BUILT" INFORMATION SHALL CLEARLY AND ACCURATELY REPRESENT ALL CONSTRUCTED ITEMS INCLUDING, BUT NOT LIMITED TO:

- 1. ELEVATIONS OF ALL STORM SEWER AND SANITARY SEWER STRUCTURE BOTTOMS, TOPS, AND INVERTS.
2. FIELD MEASURED LENGTHS OF PIPES FOR ALL INSTALLED UTILITIES, CONDUITS, SLEEVES, ETC.
3. LOCATIONS OF ALL STRUCTURES, PIPES, VALVES, CONDUITS, SLEEVES, ETC.
4. CALCULATED SLOPE OF ALL SANITARY SEWER AND STORM SEWER LINES.
5. HORIZONTAL AND VERTICAL CONTROL OF ALL WATER MAIN FITTINGS AND APPURTENANCES, AND HORIZONTAL AND VERTICAL CONTROL ON THE TOP OF WATER MAINS AT ALL CROSSINGS, AND A MINIMUM OF EVERY 200 LINEAL FEET OF PIPE.
6. HORIZONTAL AND VERTICAL CONTROL OF ALL BENCHMARKS, TOP OF BANKS, TOE OF SLOPES, ALL GRADE BREAKS, BUILDINGS, PONDS, DITCHES, BRIDGES, LITTORAL ZONES, ETC.
7. HORIZONTAL AND VERTICAL CONTROL, ELEVATIONS OF ALL ELEMENTS OF SANITARY SEWER LIFT STATIONS INCLUDING TOP AND BOTTOM SLABS, INVERTS, ELEVATIONS AT WHICH THE FLOAT SWITCHES ENGAGE, ALL VALVES (ABOVE AND BELOW GROUND) AND ASSOCIATED APPURTENANCES.
8. ALL DIMENSIONS SHOWN ON PLAN ARE TO FACE OF BUILDING, EDGE OF PAVEMENT OR CENTERLINE OF STRUCTURE, UNLESS NOTED OTHERWISE.
9. NO ENGINEER'S CERTIFICATIONS CAN BE SUBMITTED TO OBTAIN A CERTIFICATE OF OCCUPANCY UNTIL THE "AS-BUILT" INFORMATION IS RECEIVED, REVIEWED, AND APPROVED BY THE OWNER'S ENGINEER. THE CONTRACTOR SHALL ALLOW THE ENGINEER A MINIMUM OF FOUR WEEKS TO COMPLETE THE REVIEW OF THE "AS-BUILT" INFORMATION UPON RECEIPT, PRIOR TO SUBMITTAL TO THE GOVERNING JURISDICTION.

SUNSHINE NOTE

THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT 811, AT LEAST TWO BUSINESS DAYS PRIOR TO CONSTRUCTION, TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.

IV. CLEARING/DEMOLITION

- A. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN AS INDICATED ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION, NO TREE SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE GOVERNING JURISDICTION OR THE OWNER.
B. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. COPIES OF THE SOILS REPORT ARE AVAILABLE THROUGH THE OWNER. QUESTIONS REGARDING SITE PREPARATION REQUIREMENTS DESCRIBED IN THE SOILS REPORT ARE TO BE DIRECTED TO THE SOILS TESTING COMPANY.
C. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED, MULCHED, SODDED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
D. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS, OR AS DIRECTED BY OWNER.
E. NO ON-SITE BURNING IS ALLOWED ON THIS SITE.

V. EROSION/TURBIDITY CONTROL

- A. THE INSTALLATION OF TEMPORARY EROSION CONTROL BARRIERS SHALL BE COORDINATED WITH THE CONSTRUCTION OF THE PERMANENT EROSION CONTROL FEATURES TO THE EXTENT NECESSARY TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL OF EROSION AND WATER POLLUTION THROUGHOUT THE LIFE OF THE CONSTRUCTION PHASE.
B. THE TYPE OF EROSION CONTROL BARRIERS USED SHALL BE GOVERNED BY THE NATURE OF THE CONSTRUCTION OPERATION AND SOIL TYPE THAT WILL BE EXPOSED. SILTY AND CLAYEY MATERIAL USUALLY REQUIRE SOLID SEDIMENT BARRIERS TO PREVENT TURBID WATER DISCHARGE, WHILE SANDY MATERIAL MAY NEED ONLY SILT SCREENS OR HAY BALES TO PREVENT EROSION. FLOATING TURBIDITY CURTAINS SHALL BE USED IN OPEN WATER SITUATIONS. DIVERSION DITCHES OR SWALES MAY BE REQUIRED TO PREVENT TURBID STORMWATER RUNOFF FROM BEING DISCHARGED TO WETLANDS OR OTHER WATER BODIES. IT MAY BE NECESSARY TO EMPLOY A COMBINATION OF BARRIERS, DITCHES AND OTHER EROSION/TURBIDITY CONTROL MEASURES IF CONDITIONS WARRANT.
C. CONSTRUCTION OPERATIONS IN OR ADJACENT TO WETLANDS SHALL BE RESTRICTED TO THOSE AREAS IDENTIFIED IN THE PLANS AND IN THE SPECIFICATIONS.
D. EXCEPT AS NECESSARY FOR CONSTRUCTION, EXCAVATED MATERIAL SHALL NOT BE DEPOSITED IN THE WETLANDS OR IN A POSITION CLOSE ENOUGH THERETO TO BE WASHED AWAY BY HIGH WATER OR RUNOFF.
E. WHERE PUMPS ARE TO BE USED TO REMOVE TURBID WATERS FROM CONSTRUCTION AREAS, THE WATER SHALL BE TREATED PRIOR TO DISCHARGE TO THE WETLANDS. TREATMENT METHODS INCLUDE AND ARE NOT LIMITED TO, TURBID WATER BEING PUMPED INTO GRASSED SWALES OR APPROPRIATE VEGETATED AREAS, SEDIMENT BASINS, OR CONFINED BY AN APPROPRIATE ENCLOSURE SUCH AS TURBIDITY BARRIERS, AND KEPT CONFINED UNTIL ITS TURBIDITY LEVEL MEETS STATE WATER QUALITY STANDARDS.
F. THE CONTRACTOR SHALL SCHEDULE HIS OPERATIONS SUCH THAT THE AREA OF UNPROTECTED ERODIBLE EARTH EXPOSED AT ANY ONE TIME IS NOT LARGER THAN THE MINIMUM AREA NECESSARY FOR EFFICIENT CONSTRUCTION OPERATIONS, AND THE DURATION OF EXPOSED, UNCOMPLETED CONSTRUCTION TO THE ELEMENTS SHALL BE AS SHORT AS PRACTICABLE. CLEARING AND GRUBBING SHALL BE SO SCHEDULED AND PERFORMED THAT GRADING OPERATIONS CAN FOLLOW IMMEDIATELY THEREAFTER, AND GRADING OPERATIONS SHALL BE SCHEDULED AND PERFORMED THAT PERMANENT EROSION CONTROL FEATURES CAN FOLLOW IMMEDIATELY THEREAFTER IF CONDITIONS ON THE PROJECT PERMIT.
G. THE CONTRACTOR SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY EROSION CONTROL FEATURES UNTIL THE PROJECT IS COMPLETE AND ALL DENUDED SOILS ARE STABILIZED.

VI. PAVING AND GRADING

- A. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, THE OWNER'S ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DE-WATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
C. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOIL TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS OR THE REFERENCED SOILS REPORT.
D. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
E. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
F. CURBING WILL BE PLACED AT THE EDGE OF ALL PAVEMENT, AS SHOWN ON THE PLANS.
G. REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURBING AND GUTTERS CALLED FOR IN THESE PLANS, AND TO DETAIL SHEETS FOR MODIFIED CURB DETAILS.
H. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (BUILDINGS, OTHER POURED CONCRETE, ETC.)
I. ANY THERMOPLASTIC PAVEMENT MARKINGS SHALL BE PERMANENT THERMOPLASTIC AND SHALL CONFORM TO F.D.O.T STANDARD INDEX NO. 17346, SHEETS 1-17.
J. CONTRACTOR IS TO PROVIDE EROSION CONTROL AND SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
K. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS TO CONTROL FUGITIVE DUST.
L. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD OR OTHER APPROVED MATERIALS AS REQUIRED BY ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER.
M. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE SOILS TESTING. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING SCHEDULE LOCATED ON TABLE SC-1. UPON COMPLETION OF THE WORK, SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
N. A QUALIFIED TESTING LABORATORY SELECTED BY THE CONTRACTOR AND/OR OWNER SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING.
O. MIXING INPLACE OF SOIL CEMENT WILL NOT BE ALLOWED.

VII. DRAINAGE

- A. ALL PIPE MATERIALS SHALL BE AS SPECIFIED IN THE "FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DIVISION II AND III," UNLESS OTHERWISE SPECIFIED ON THE PLANS.
B. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS.
C. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURE WITH THE EXCEPTION OF MES AND FES WHICH ARE NOT INCLUDED IN LENGTHS. CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE SUBMITTAL OF BID.
D. ALL DRAINAGE STRUCTURE GRATES AND COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS UNLESS NOTED OTHERWISE.
E. ALL STORM DRAINAGE PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER AND GOVERNING JURISDICTION 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS.
F. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR MAY BE REQUIRED TO RE-CLEAN PIPES AND INLETS FOR THESE PURPOSES AT HIS EXPENSE.

VIII. SANITARY SEWER

- A. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS SHOULD ALWAYS CROSS UNDER WATER MAINS. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE. WHERE SANITARY SEWERS, FORCE MAINS AND STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS IF IT IS NOT AVAILABLE IN THE SIZE PROPOSED). SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE LEAK FREE AND MECHANICALLY RESTRAINED. ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING) WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP AND THE CROSSING SHALL BE ARRANGED TO MEET THE REQUIREMENTS ABOVE.
B. A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (IF AVAILABLE IN THE SIZE PROPOSED) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM THE JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
C. ALL SANITARY SEWER MAINS, LATERALS AND FORCE MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
D. ALL ON SITE P.V.C. GRAVITY SANITARY SEWER PIPE SHALL BE MADE OF MATERIAL HAVING A CELL CLASSIFICATION OF 12454 B, 12454 C OR 13354 AS DEFINED IN ASTM D-1784 AND CONFORM TO THE REQUIREMENTS OF SDR 26. ELASTOMERIC GASKET JOINTS SHALL BE UTILIZED.
E. ALL ON SITE DUCTILE IRON PIPE SHALL BE CLASS 52 AND SHALL RECEIVE INTERIOR AND EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8, OR A 21.51.
F. ALL ON SITE PVC FORCE MAINS 4 INCHES THROUGH 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C-900 WITH A CELL CLASSIFICATION OF 12454 AS DEFINED IN ASTM D-1784 AND CONFORM TO THE REQUIREMENTS OF DR16.
G. FORCE MAIN SHALL HAVE SUITABLE MAGNETIC LOCATOR TAPE BURIED 1" BELOW GRADE OVER FORCE MAIN.
H. POINTS OF CONNECTION FOR THE SANITARY SEWER LINES ARE TO BE COORDINATED WITH THE BUILDING PLUMBING PLANS. SANITARY SERVICE CONNECTION LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE.
I. ALL SANITARY SEWER AND/OR SEPTIC WORK SHALL CONFORM WITH THE APPLICABLE GOVERNING JURISDICTIONS STANDARDS AND SPECIFICATIONS.
J. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW SANITARY SEWER LINES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES NEAR THE POINT OF CONNECTION AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES WITH DESIGN INFORMATION SHOWN IN THESE PLANS. CONTRACTOR SHALL NOTIFY THE ENGINEER AND GOVERNING JURISDICTION AT LEAST 48 HOURS IN ADVANCE OF SCHEDULED WORK.
K. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER AND THE GOVERNING JURISDICTION PRIOR TO PLACEMENT OF PAVING AND AGAIN PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS.
L. THE CONTRACTOR SHALL PERFORM AT HIS OWN EXPENSE AN INFILTRATION OR EXFILTRATION TEST, A TELEVISION INSPECTION, AND A MANDREL (GO, NO GO) TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE ENGINEER'S REQUIREMENTS AND THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION OF TESTING AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

LAKE/POND/EXCAVATION NOTE

"NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS / ELEVATIONS SHOWN ON THE DRAWINGS, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE, AND NO LOWER SEMI-CONFINING UNIT CLAYEY SOIL MATERIAL AND / OR NO LIMESTONE MATERIALS SHALL BE EXCAVATED, REGARDLESS IF THESE MATERIALS ARE ENCOUNTERED WITHIN THE PERMITTED EXCAVATION DEPTHS / ELEVATIONS. IF ANY LOWER SEMI-CONFINING UNIT CLAYEY SOIL MATERIALS OR LIMESTONE MATERIALS ARE ENCOUNTERED ABOVE THE PERMITTED DEPTHS / ELEVATIONS, THEN EXCAVATION OPERATIONS SHALL CEASE IN THE GENERAL AREA. EPC MUST BE CONTACTED PRIOR TO ANY EXCAVATION OF CLAYS. IN THE ABSENCE OF ANY CONFINING OR SEMI-CONFINING UNIT CLAYEY SOILS, A MINIMUM OF FIVE FEET OF UNDISTURBED SOILS MUST REMAIN ABOVE THE UNDERLYING LIMESTONE."

SITE LIGHTING PLAN NOTE

THE LIGHTING PLAN SHALL CONFORM WITH THE GOVERNING JURISDICTIONS STANDARDS AND SPECIFICATIONS AND WILL BE DESIGNED AND COMPLETED BY OTHERS.

SC-1 TESTING SCHEDULE

Table with 3 columns: ITEM, TEST, TEST FREQUENCY. Rows include BUILDING PADS, EMBANKMENT, UTILITY TRENCH BACKFILL, STABILIZED SUBGRADE, BASE (OTHER THAN SOIL CEMENT), CONCRETE, SOIL CEMENT, ASPHALTIC CONCRETE, etc.

- * TESTS SHALL BE LOCATED NO MORE THAN 500 FEET APART. TESTS SHALL BE PERFORMED ON EACH LIFT, EXCEPT THAT TESTS SHALL NOT BE FURTHER APART THAN ONE (1) FOOT VERTICALLY. FIELD DENSITIES SHALL BE TAKEN OVER ALL ROAD CROSSINGS. FIELD DENSITIES FOR SANITARY LINES SHALL BE STAGGERED TO INCLUDE RESULTS OVER SERVICE LATERALS. THERE SHALL BE A MINIMUM OF ONE (1) TEST SERIES FOR EACH 12 INCHES OF LIFT OR PIPELINE BETWEEN MANHOLES. TESTS AROUND STRUCTURES SHALL BE SPIRALLED IN 12 INCH LIFTS.
** FOR FLEXIBLE PIPE (CORRUGATED STEEL OR ALUMINUM), 95% OF MAXIMUM DENSITY (AASHTO-199) PER FOOT SUPERLATION SPECIFICATIONS SUBARTICLE B.
*** TESTS SHALL BE LOCATED NO MORE THAN 500 FEET APART. THERE SHALL BE NO LESS THAN ONE (1) TEST PER STREET.
**** MAXIMUM STRENGTH LIMITS, AS ESTABLISHED BY SOILS TESTING COMPANY, SHALL NOT BE EXCEEDED.

Table with columns: UTILITY REVISIONS, REVISION DESCRIPTION, DATE, DRAWN BY, DESIGNED BY, CHECKED BY, APPROVED BY.

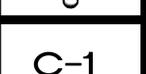
GENERAL NOTES
A. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS SHOULD ALWAYS CROSS UNDER WATER MAINS. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.
B. A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
C. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
D. ALL WATER SYSTEM WORK SHALL CONFORM WITH THE GOVERNING JURISDICTIONS STANDARDS AND SPECIFICATIONS.
E. CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER TO BE RESOLVED BY ADJUSTING THE WATER LINES AS NECESSARY.
F. ALL ON SITE PVC WATER MAINS 4 INCHES THROUGH 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C-900 AND SHALL BE CLASS 150 DR 18. ALL ON-SITE PVC WATER MAINS 2" TO 3" SHALL BE CLASS 1120 AND MEET REQUIREMENTS OF SDR 21 IN ACCORDANCE WITH ASTM D-2241. WATER MAINS SMALLER THAN 1 1/2" SHALL BE CLASS 1120 OR 1220 SCHEDULE 80 AND MEET REQUIREMENTS OF ASTM D-1785.
G. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI STANDARD A21.51. MINIMUM CLASS 50. JOINTS FOR DUCTILE IRON PIPE SHALL BE MECHANICAL OR PUSH-ON JOINTS. PIPE SHALL HAVE AN EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A21.51. PIPE INTERIOR SHALL HAVE A CEMENT MORTAR LINING WITH AN ASPHALTIC SEAL COAT CONFORMING TO AWWA/ANSI C104/A21.4. THE WEIGHT AND CLASS DESIGNATION SHALL BE PAINTED IN WHITE ON THE EXTERIOR SURFACE OF ALL PIPES AND FITTINGS. MANUFACTURER'S CODE OR SERIAL NUMBER SHALL BE PROVIDED ON THE BELL OF EACH PIPE JOINT.
H. ALL DUCTILE FITTINGS SHALL BE MECHANICAL JOINT WITH A MINIMUM PRESSURE RATING OF 250 PSI AND SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA STANDARD A21.10C/10. ALL FITTING SHALL BE COATED AND LINED AS SPECIFIED ABOVE FOR DUCTILE IRON PIPE.
I. CONTRACTOR TO INSTALL TEMPORARY BLOWOFFS AT THE END OF WATER SERVICE LATERALS TO BUILDINGS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.
J. ALL JOINTS SHALL BE RESTRAINT JOINT FITTINGS. THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS AS SHOWN ON DETAILS.
K. POINTS OF CONNECTION OF THE EXTERNAL WATER LINES ARE TO COINCIDE WITH THE BUILDING PLUMBING AS SHOWN ON THE BUILDING PLUMBING PLANS. CONNECTION LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE.
L. FIRE LINES TO BUILDINGS WITH FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED BY A CONTRACTOR DULY LICENSED BY THE STATE FIRE MARSHAL'S OFFICE. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO CONSTRUCTION.
M. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY INSPECTED AND ACCEPTED BY THE OWNER'S ENGINEER AND GOVERNING JURISDICTION'S UTILITY AUTHORITY. PRESSURE TESTS TO BE IN ACCORDANCE WITH GOVERNING JURISDICTION'S UTILITY DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY OWNER'S ENGINEER AND COUNTY INSPECTORS 72 HOURS IN ADVANCE OF PERFORMING TESTS.
N. CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING AND OBTAIN CLEARANCE OF DOMESTIC WATER SYSTEM. COPIES OF ALL BACTERIOLOGICAL TESTS TO BE SUBMITTED TO OWNER'S ENGINEER.
O. WATER MAIN SHALL HAVE SUITABLE MAGNETIC LOCATOR TAPE BURIED 1" BELOW GRADE OVER THE WATER MAIN.

X. DEWATERING

- A. DEWATERING OF THE SITE FOR CONSTRUCTION OF STORMWATER POND, DRAINAGE SYSTEM AND ANY OTHER AREAS REQUIRING DEWATERING SHALL BE BY WELL POINT. THE WELL POINT SYSTEM MAY DISCHARGE DIRECTLY INTO THE WETLAND AREA. ANY OTHER METHOD OF DEWATERING WILL REQUIRE A DESIGNED SETTLING BASIN PRIOR TO DISCHARGE INTO THE WETLAND.
B. THE CONTRACTOR SHALL PROVIDE A DEWATERING PLAN, IF APPLICABLE, TO THE GOVERNING JURISDICTION'S INSPECTION DEPARTMENT FOR REVIEW PRIOR TO THE EROSION CONTROL MEASURES PRE-INSPECTION MEETING.

ASTORIA - TRACT 4
SULLY RUN
PASCO COUNTY, FLORIDA

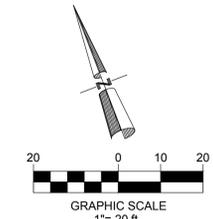
OTERO ENGINEERING
Civil, Survey, Environmental, Geotechnical, Electrical
1902 N. Dale Mabey Highway, Suite 230 • Tampa, FL 33618 • (813) 956-5385
C.A. # 7940



SUNSHINE NOTE
 THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT 811, AT LEAST TWO BUSINESS DAYS PRIOR TO CONSTRUCTION, TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.

DATUM NOTE:
 ELEVATIONS SHOWN HEREIN REFER TO THE NAVD 1988. CONVERSION FROM NAVD 88 TO NAVD 29:
 NAVD 88 ELEVATION = 62.029'
 NAVD 29 ELEVATION = 62.029' + 0.833' = 62.862'

ARCHITECTURAL NOTES:
 BUILDING PLANS MUST COMPLY WITH MPUD CONDITION: #49.5 - THE SIDE AND/OR REAR OF OFFICE BUILDINGS SHALL BE TREATED WITH ARCHITECTURAL DESIGN STANDARDS SIMILAR TO THE FRONT OF THE BUILDING, AS DETERMINED BY THEIR LOCATION AND REVIEWED BY THE PLANNING AND DEVELOPMENT DEPARTMENT TO PROVIDE WALKABLE ACCESS FROM THE RETAIL AND RESIDENTIAL PARCELS.



LEGEND

	PROPERTY BOUNDARY
	BUILDING LIMITS
	PARKING COUNTER
	BUILDING SETBACK
	LANDSCAPE BUFFER
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	CURB RAMP PER FDOT INDEX 522-002 (DETECTABLE WARNING MATS SHALL BE OF OPTION B AND RED IN COLOR)

NOTE: LIGHTER FADED COLOR INDICATES EXISTING CONDITION

SITE INFORMATION:

SITE DATA
 TOTAL SITE AREA: 46,492 SF OR 1.067 AC
 ZONING JURISDICTION: PASCO COUNTY
 PARCEL ID #: 26-26-17-0110-00000-0040
 EXISTING USE: VACANT
 PROPOSED USE: COMMERCIAL RETAIL / TAKE OUT RESTAURANT
 FLOOD ZONE: ZONE "X", PER FEMA FIRM PANEL NUMBER: 12101C0380F, DATED 09/26/2014
 ZONING: R2-6668 LEGACY MPUD - 12/2009
 LEGACY MPUD/C-1 STANDARDS
 PD (PLANNED DEVELOPMENT)
 FUTURE LAND USE: PD (PLANNED DEVELOPMENT)
 BUILDING HEIGHT: 1 STORY / 35 FT MAX
 BUILDING SQ. FOOTAGE: 10,000 SF
 FLOOR AREA RATIO (FAR): 0.22

PROPERTY OWNER:
 BIK ASTURIA LLC
 16408 AVILA BLVD
 TAMPA, FLORIDA 33613
 CONTACT: ANKUSH BIKKASANI
 PHONE: 917-319-2286
 E-MAIL: ANKUSHBIK@WARE-INVESTMENTS.COM

DEVELOPER:
 BUILD WELL LLC
 12826 BIG SUR DRIVE
 TAMPA, FLORIDA 33625
 CONTACT: PARESH JOSHI
 PHONE: 813-318-2626
 E-MAIL: PARESHJOSHI@YAHOO.COM

CIVIL ENGINEER:
 OTERO ENGINEERING INC
 13902 NORTH DALE MABRY HIGHWAY SUITE 230
 TAMPA, FLORIDA 33618
 PHONE: 813-936-3585
 E-MAIL: ADMIN@OTEROENGINEERING.COM

SETBACKS

BUILDING:	REQUIRED:	PROVIDED:
FRONT:	25'	27.0'
SIDE/REAR:	0'	10.0'

PARKING CALCULATION:

REQUIRED PARKING:
 ALL USES PERMITTED UNDER C-1, C-2, OR PO ARE ALLOWED PROVIDED THE REQUIRED PARKING SPACE COUNTS ARE MET FOR THE MIX OF USES

10,000 SF MIXED USE X 1/5000SF = 50 SPACES

TOTAL REQUIRED PARKING: 50 SPACES
15% PARKING REDUCTION FOR LOCAL BUS STOP: 50 X 0.85 = 43 SPACES

PROVIDED PARKING:

COMPACT SPACES (8'x18')	10 SPACES (23.3%)
REGULAR SPACES (9'x20')	31 SPACES
ADA SPACES (12'x20')	2 SPACES
TOTAL PROPOSED PARKING:	43 SPACES
43 SPACES X 0.02 BIKE SPACES PER PARKING SPACE = 0.86 SPACES = 2 BIKE SPACES	

UTILITY PROVIDERS:

ELECTRIC: DUKE ENERGY ROBERTY GRADY PHONE: (727)-893-9250	WATER, WASTEWATER, & GAS RECLAIM: PASCO COUNTY UTILITIES PHONE: (813)-235-6189	TECO PEOPLE'S GAS PHONE: (813)-299-7342
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TELECOMMUNICATIONS:
FRONTIER COMMUNICATIONS
PHONE: (813)-541-1666

FIRE SERVICE:
PASCO COUNTY

SITE NOTES

- ALL WORK SHALL COMPLY WITH ALL LOCAL GOVERNING JURISDICTIONS, STATE OF FLORIDA, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
- ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER & ENGINEER OF RECORD, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
- ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
- ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
- BASE COURSE MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO "STATE OF FLORIDA TRANSPORTATION STANDARD SPECIFICATIONS", CURRENT EDITION.
- CONTRACTOR IS RESPONSIBLE FOR ACCURATE CONSTRUCTION AND SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULES, SLOPED PAVING, EXIT PORCHES, RAMPS & TRUCK DOCKS, COURTYARDS AND COURTYARD FEATURES, STAIRS, ARCHITECTURAL RAMPS, GAZEBOS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND PLANTER AND COURTYARD DRAINAGE PIPE LAYOUT.
- ALL DISTURBED AREAS WITHIN SIDEWALK/ CURB AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
- ALL DIMENSION ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- THE PROPOSED DEVELOPMENT SHALL NOT IMPACT GROUND AND SURFACE WATER FLOWS ADJACENT TO THE SITE.
- THE PROPOSED DEVELOPMENT SHALL NOT IMPACT ANY FLOODWAYS ADJACENT TO THE SITE.
- ALL SIDEWALKS SHALL HAVE A WIDTH OF 5 FEET, UNLESS OTHERWISE NOTED.
- ALL RADII SHALL BE 3 FEET, UNLESS OTHERWISE NOTED.

PASCO COUNTY STANDARD SITE PLAN NOTES:

- ALL UTILITY CONSTRUCTION SHALL COMPLY WITH THE PASCO COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES SPECIFICATIONS, LATEST EDITION.
- ALL ON-SITE WATER AND SEWER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER/ DEVELOPER.
- INSTALLATION OF FUEL STORAGE TANKS REQUIRES REVIEW AND APPROVAL BY THE FIRE MARSHAL AND THE ISSUANCE OF A SEPARATE BUILDING PERMIT. APPROVAL OF THE SITE PLAN DOES NOT CONSTITUTE APPROVAL OF THE LOCATION OF THE FUEL TANKS.
- ALL PROPOSED SIGNS MUST BE APPLIED FOR, APPROVED, AND PERMITTED ON AN INDIVIDUAL BASIS APART FROM ANY ULTIMATELY APPROVED SITE PLAN. APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGNAGE.
- HANDICAP PARKING SPACES WILL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FLORIDA STATUTE 316, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, OR OTHER APPLICABLE STANDARDS.
- THE ARCHITECT/ENGINEER CERTIFIES THAT THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.
- ALL ON-SITE PARKING SPACES WILL BE STRIPED AND SIGNED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. PARKING SPACES, DIRECTIONAL ARROWS, AND STOP BARS SHALL BE STRIPED IN WHITE. IT SHALL BE THE OWNER/DEVELOPER'S RESPONSIBILITY TO PROPERLY SIGN AND STRIPE IN ACCORDANCE WITH APPLICABLE STANDARDS.
- THE OWNER/DEVELOPER ACKNOWLEDGES THAT THIS APPROVAL DOES NOT INCLUDE ANY WORK IN THE COUNTY RIGHT-OF-WAY. ALL RIGHT-OF-WAY WORK SHALL BE A FUNCTION OF AN APPROVED PASCO RIGHT-OF-WAY USE PERMIT.
- ALL CLEAR-SITE AREAS SHALL BE KEPT FREE OF ANY SIGNAGE PLANTINGS, TREES, ETC. IN EXCESS OF THREE-AND-A-HALF (3-1/2) FEET IN HEIGHT.
- NO IRRIGATION SYSTEM OR LANDSCAPING SHALL BE INSTALLED IN ANY COUNTY OR STATE RIGHT-OF-WAY WITHOUT ISSUANCE OF APPROPRIATE RIGHT-OF-WAY USE PERMIT.
- THE OWNER/DEVELOPER ACKNOWLEDGES THAT THE SITE AND ITS SUBSEQUENT BUILDING PERMITS SHALL COMPLY WITH ALL REZONING/MPUD/PUD CONDITIONS.
- ALL STRUCTURES, INCLUDING BUFFER WALLS, RETAINING WALLS, SIGNAGE, ETC. REQUIRE BUILDING PERMITS.
- IF A PROJECT SITE CONTAINS AN EASEMENT, ESPECIALLY A POWER COMPANY EASEMENT, A LETTER OF NO OBJECTION IS REQUIRED FROM THE EASEMENT HOLDER. BY SIGNING AND SEALING THIS PLAN THE ENGINEER OF RECORD IS ATTESTING THAT HE/SHE HAS IDENTIFIED AND ACCURATELY SHOWN ALL EASEMENTS OF RECORD ON THE PLANS.

CONSERVATION NOTES

- IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE OR FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES IS DISCOVERED, PASCO COUNTY AND APPLICABLE AGENCIES SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON THE SITE. ALL WORK IN THE AFFECTED AREA SHALL COME TO AN IMMEDIATE STOP UNTIL ALL PERTINENT PERMITS HAVE BEEN OBTAINED, AGENCY WRITTEN AUTHORIZATION TO COMMENCE ACTIVITIES HAS BEEN GIVEN, OR UNLESS COMPLIANCE WITH STATE AND FEDERAL GUIDELINES CAN BE DEMONSTRATED.
- IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDING FOUNDATION, ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES FOUND ON THE SITE.
- IF SITE CONSTRUCTION DOES NOT COMMENCE WITHIN 90 DAYS FROM THE DATE OF THE MOST RECENT 100% GOPHER TORTOISE SURVEY OR CAPTURE ACTIVITIES, A NEW GOPHER TORTOISE BURROW SURVEY MUST BE COMPLETED TO ENSURE GOPHER TORTOISES HAVE NOT MOVED IN AND, IF FOUND, A VALID PERMIT MUST BE OBTAINED, AMENDED, OR ACTED ON TO CAPTURE AND RELOCATE ALL TORTOISES PRIOR TO COMMENCING ANY SITE CLEARING.
- IF CONSTRUCTION ACTIVITIES ARE TO OCCUR BETWEEN JANUARY 1 TO JULY 1, THE APPLICANT/APPLICABLE DEVELOPER OR PARCEL DEVELOPER SHALL SUBMIT A BREEDING SEASON SURVEY FOR THE FLORIDA SANDHILL CRANE CONDUCTED IN ACCORDANCE WITH FWCC SURVEY GUIDELINES, A REPORT SHALL BE PROVIDED TO FWCC AND PASCO COUNTY FOR REVIEW AND CONSIDERATION OF APPROVAL PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. IF NESTS ARE FOUND, MITIGATION MEASURES SHALL BE COMPLETED IN COOPERATION WITH THE FWCC AND THE COUNTY.
- IF CONSTRUCTION ACTIVITIES ARE TO OCCUR BETWEEN MARCH AND AUGUST, THE APPLICANT/APPLICABLE DEVELOPER OR PARCEL DEVELOPER SHALL SUBMIT A BREEDING SEASON SURVEY FOR NESTING WADING BIRD SPECIES CONDUCTED IN ACCORDANCE WITH FWCC SURVEY GUIDELINES. A REPORT SHALL BE PROVIDED TO FWCC AND PASCO COUNTY FOR REVIEW AND CONSIDERATION OF APPROVAL PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. IF NESTS ARE FOUND, MITIGATION MEASURES SHALL BE COMPLETED IN COOPERATION WITH THE FWCC AND THE COUNTY.

GENERAL NOTES

- ALL ON-SITE ROADS, STORMWATER FACILITIES, WATER & WASTEWATER FACILITIES WILL BE PRIVATELY OWNED & MAINTAINED.
- ALL TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE FEDERAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
- NO IMPORT FILL ANTICIPATED.
- ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH FDOT STANDARDS AND MUTCD.

SIGN NOTE

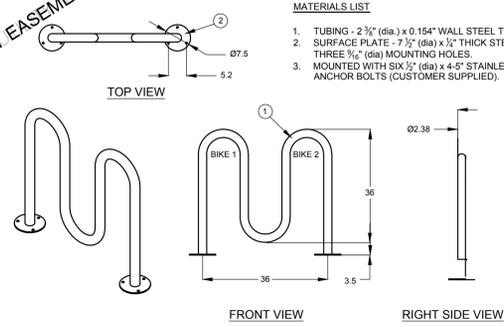
NO SIGNS ARE TO BE PLACED WITHOUT OBTAINING A PERMIT FROM PASCO COUNTY PURSUANT TO SIGN ORDINANCE NO. 02-31 ADOPTED 12-16-02.

WHEEL STOP NOTES

- CENTERLINE OF WHEEL STOP TO BE 30" FROM EDGE OF PAVEMENT
- WHEEL STOPS WILL BE INSTALLED 1/SPACE WITHIN PARKING SPACES ALONG BUILDINGS AND ALL HANDICAP SPACES AS REQUIRED BY PASCO COUNTY CODE.

FIRE PROTECTION NOTES

- ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE ORDINANCE NO. 46-51
- FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
- PER THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA-1, 16.4.3.1.5, WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
- GATED ENTRIES REQUIRE A SIREN OPERATING SYSTEM OR A 3M OPTICOM SYSTEM FOR EMERGENCY ACCESS.



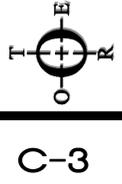
STEEL TUBE BIKE RACK

NO.	BY	DATE	REVISION DESCRIPTION
1	GT	08/11/2025	UTILITY REVISIONS
	GT	08/11/2025	DATE: 1-31-2025
	GT		APPROVED BY: 24/04

SITE PLAN

**ASTURIA - TRACT 4
 SULLY RUN
 PASCO COUNTY, FLORIDA**

OTERO ENGINEERING
 CIVIL ENGINEERING
 13902 N. Dale Mabry Highway, Suite 230 • Tampa, FL 33618 • (813) 936-3585
 C.E.# 7940



SECTION C

SECTION 1



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

LANDSCAPE REPORT: DECEMBER 2025
FOR
Asturia CDD

Mowing Operations:

- *Completed per contract.*

Detail Operations:

- *Detail completed on rotational basis per contract.*
- *CDD trees have been lifted to contract height.*
- *Continuing the cutback of ornamental grasses.*

Fertilization / Pest Control:

- *An application was completed December 2025.*

Irrigation:

- *Inspection completed.*

Work Orders / Service Requests

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

Proposals

- *Sod proposal in progress.*
-

SECTION 2



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DECEMBER INSPECTION 2025

Date: Dec 09, 2025 8:25 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 Dec 09, 2025	
Program A	Sun , Wed
Program B	
Program C	
Program D	

Notes
REPAIRED ZONE 4

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	R-By controller	Pass										
2	D-By controller	Pass										
3	S- Along road	Pass										
4	R- By park bench	Fail										
5	R- By mailboxes	Pass										
6		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 - 12-09-25 8:36 am CST



Zone #2 - 12-09-25 8:37 am CST



Zone #3 - 12-09-25 8:37 am CST



Zone #5 - 12-09-25 8:40 am CST



Zone #7 - 12-09-25 8:42 am CST



Zone #8 - 12-09-25 8:43 am CST



Zone #9 - 12-09-25 8:43 am CST



Zone #10 - 12-09-25 8:43 am CST





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DECEMBER INSPECTION 2025

Date: Dec 09, 2025 9:16 am
Inspector: Shaun Seymour

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 Dec 09, 2025	
Program A	Mon , Wed , Fri
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						1				
5	D-West side	Pass										
6		Pass										

Zone #1 - 12-09-25 9:19 am CST



Zone #2 - 12-09-25 9:20 am CST



Zone #3 - 12-09-25 9:21 am CST



Zone #4 - 12-09-25 9:21 am CST



Zone #5 - 12-09-25 9:22 am CST





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DECEMBER INSPECTION 2025

Date: Dec 09, 2025 9:53 am
Inspector: Shaun Seymour

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

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

Water Days as of Dec 09, 2025	
Program A	Sun , Wed
Program B	
Program C	
Program D	

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	Bubbler	Pass										
2	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 - 12-09-25 9:56 am CST



Zone #2 - 12-09-25 9:57 am CST



Zone #4 - 12-09-25 9:59 am CST



Zone #5 - 12-09-25 10:00 am CST



Zone #6 - 12-09-25 10:01 am CST



Zone #7 - 12-09-25 10:01 am CST





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DECEMBER INSPECTION 2025

Date: Dec 09, 2025 10:05 am
Inspector: Shaun Seymour

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

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

Water Days as of Dec 09, 2025	
Program A	Sun , Wed
Program B	
Program C	
Program D	

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	Bubbler	Pass						1				
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 - 12-09-25 10:12 am CST



Zone #2 - 12-09-25 10:13 am CST



Zone #3 - 12-09-25 10:15 am CST



Zone #4 - 12-09-25 10:17 am CST



Zone #5 - 12-09-25 10:26 am CST





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DECEMBER INSPECTION 2025

Date: Dec 09, 2025 10:30 am
Inspector: Shaun Seymour

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

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

Water Days as of Dec 09, 2025	
Program A	Sun , Wed
Program B	
Program C	
Program D	

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	Bubbler	Pass										
2	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 - 12-09-25 10:32 am CST



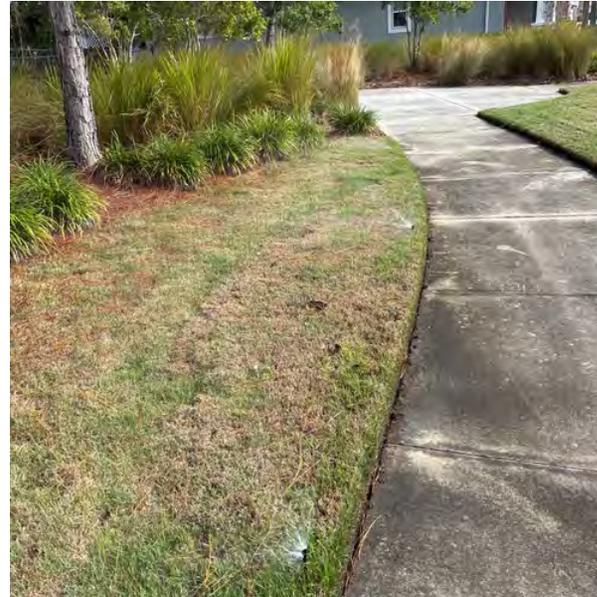
Zone #2 - 12-09-25 10:32 am CST



Zone #3 - 12-09-25 10:32 am CST



Zone #4 - 12-09-25 10:33 am CST



Zone #5 - 12-09-25 10:33 am CST



Zone #6 - 12-09-25 10:34 am CST





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DECEMBER INSPECTION 2025

Date: Dec 23, 2025 9:37 am
Inspector: Shaun Seymour

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

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

Water Days as of Dec 23, 2025	
Program A	Sun , Wed
Program B	
Program C	
Program D	

Notes
REPAIRED ZONE 6

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	S- East of bed	Pass										
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	Fail										
7	B - Trees in park	Pass										
8		Pass										

Zone #1 - 12-23-25 9:41 am CST



Zone #2 - 12-23-25 9:42 am CST



Zone #3 - 12-23-25 9:42 am CST



Zone #4 - 12-23-25 9:43 am CST



Zone #5 - 12-23-25 9:44 am CST



Zone #7 - 12-23-25 9:46 am CST





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DECEMBER INSPECTION 2025

Date: Dec 09, 2025 8:15 am
Inspector: Shaun Seymour

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 Dec 09, 2025	
Program A	Sun , Wed
Program B	
Program C	
Program D	

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	R-By controller	Pass										
2	S-By controller	Pass	1									
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 - 12-09-25 8:17 am CST



Zone #2 - 12-09-25 8:18 am CST



Zone #2 - 12-09-25 8:19 am CST



Zone #3 - 12-09-25 8:21 am CST



Zone #4 - 12-09-25 8:21 am CST





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JANUARY INSPECTION 2026

Date: Jan 16, 2026 7:41 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 Jan 16, 2026	
Program A	Sun , Wed
Program B	
Program C	
Program D	

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	R-By controller	Pass										
2	D-By controller	Pass										
3	S- Along road	Pass										
4	R- By park bench	Pass										
5	R- By mailboxes	Pass										
6		Pass					1					
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 - 01-16-26 7:44 am CST



Zone #2 - 01-16-26 7:45 am CST



Zone #3 - 01-16-26 7:46 am CST



Zone #4 - 01-16-26 7:48 am CST



Zone #5 - 01-16-26 7:49 am CST



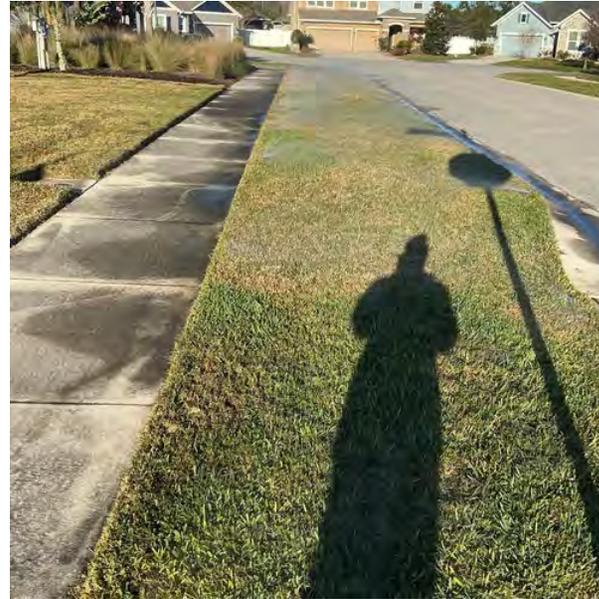
Zone #6 - 01-16-26 7:52 am CST



Zone #7 - 01-16-26 7:55 am CST



Zone #8 - 01-16-26 7:55 am CST





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JANUARY INSPECTION 2026

Date: Jan 16, 2026 8:00 am
Inspector: Shaun Seymour

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

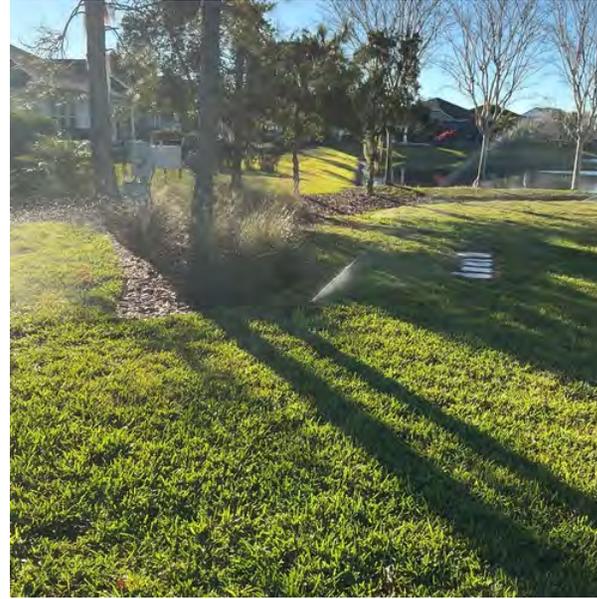
Water Days as of Jan 16, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

	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						1				
5	D-West side	Pass										
6		Pass										

Zone #1 - 01-16-26 8:02 am CST



Zone #2 - 01-16-26 8:03 am CST



Zone #3 - 01-16-26 8:03 am CST



Zone #4 - 01-16-26 8:04 am CST



Zone #5 - 01-16-26 8:06 am CST





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JANUARY INSPECTION 2026

Date: Jan 16, 2026 8:20 am
Inspector: Shaun Seymour

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

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

Water Days as of Jan 16, 2026	
Program A	Sun , Wed
Program B	
Program C	
Program D	

Notes
ZONE 6 TO HAVE SOLENOID REPLACED

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



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JANUARY INSPECTION 2026

Date: Jan 16, 2026 8:30 am
Inspector: Shaun Seymour

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

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

Water Days as of Jan 16, 2026	
Program A	Sun , Wed
Program B	
Program C	
Program D	

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

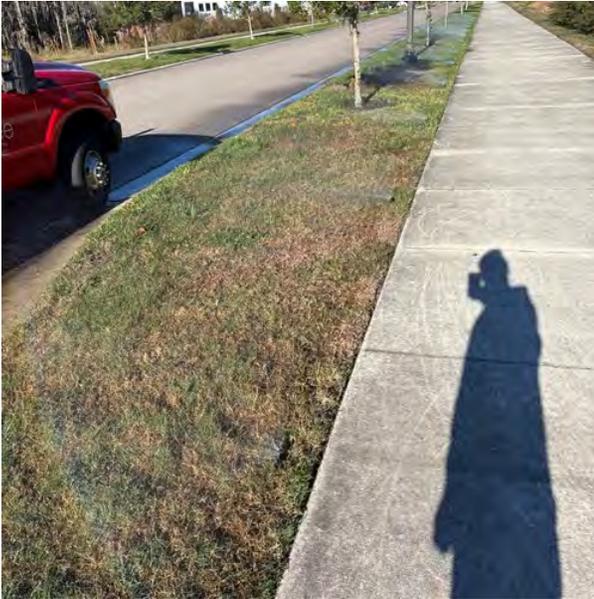
Zone #1 - 01-16-26 8:32 am CST



Zone #1 - 01-16-26 8:32 am CST



Zone #2 - 01-16-26 8:34 am CST



Zone #3 - 01-16-26 8:35 am CST



Zone #4 - 01-16-26 8:36 am CST



Zone #5 - 01-16-26 8:37 am CST





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JANUARY INSPECTION 2026

Date: Jan 16, 2026 8:39 am
Inspector: Shaun Seymour

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

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

Water Days as of Jan 16, 2026	
Program A	Sun , Wed
Program B	
Program C	
Program D	

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	Bubbler	Pass										
2	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 - 01-16-26 8:40 am CST



Zone #2 - 01-16-26 8:41 am CST



Zone #3 - 01-16-26 8:41 am CST



Zone #3 - 01-16-26 8:41 am CST



Zone #4 - 01-16-26 8:42 am CST



Zone #4 - 01-16-26 8:42 am CST



Zone #5 - 01-16-26 8:42 am CST



Zone #6 - 01-16-26 8:43 am CST





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JANUARY INSPECTION 2026

Date: Jan 16, 2026 8:46 am
Inspector: Shaun Seymour

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

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

Water Days as of Jan 16, 2026	
Program A	Sun , Wed
Program B	
Program C	
Program D	

Notes
Timer is off. Park needs time to dry. Standing water with no breaks

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	S- East of bed	Pass										
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 - 01-16-26 8:48 am CST



Zone #2 - 01-16-26 8:49 am CST



Zone #3 - 01-16-26 8:49 am CST



Zone #4 - 01-16-26 8:49 am CST



Zone #5 - 01-16-26 8:50 am CST



Zone #6 - 01-16-26 8:51 am CST



Zone #7 - 01-16-26 8:52 am CST





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JANUARY INSPECTION 2026

Date: Jan 16, 2026 8:59 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 Jan 16, 2026	
Program A	Sun , Tue
Program B	Sun , Tue
Program C	
Program D	

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	S- In plant beds, by Gathering Way	Pass										
2	S- Center by Gathering Way	Pass										
3	S- Road by Gathering Way	Pass										
4	S- In plant bed, by controller	Pass							1			
5	R- By controller	Pass										
6	Bubbler by timer	Pass										
7	S- In plant bed by mailboxes	Pass										
8	S- Road by mailboxes	Pass										
9	S- Both sides of Hearth Drive	Pass										
10	S- In plant beds both ends of island	Pass										
11	Bed on the right side	Pass										
12	Bubblers field	Pass										
13	S-Plant bed by Delancey Street	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14	N/A	Pass										
15	S- Both ends of island	Pass										
16	N/A	Pass										
17	R-North end of island	Pass										
18	R-Center island	Pass										
19	R-South end of island	Pass										
20		Pass										

Zone #1 - 01-16-26 9:00 am CST



Zone #2 - 01-16-26 9:01 am CST



Zone #3 - 01-16-26 9:01 am CST



Zone #3 - 01-16-26 9:02 am CST



Zone #4 - 01-16-26 9:02 am CST



Zone #4 - 01-16-26 9:03 am CST



Zone #6 - 01-16-26 9:04 am CST



Zone #7 - 01-16-26 9:05 am CST



Zone #8 - 01-16-26 9:05 am CST



Zone #9 - 01-16-26 9:06 am CST



Zone #10 - 01-16-26 9:06 am CST



Zone #10 - 01-16-26 9:07 am CST



Zone #13 - 01-16-26 9:08 am CST



Zone #15 - 01-16-26 9:09 am CST



Zone #17 - 01-16-26 9:09 am CST



Zone #17 - 01-16-26 9:10 am CST



Zone #18 - 01-16-26 9:10 am CST



Zone #18 - 01-16-26 9:10 am CST



Zone #19 - 01-16-26 9:11 am CST





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JANUARY INSPECTION 2026

Date: Jan 16, 2026 9:12 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 Jan 16, 2026	
Program A	Sun , Wed
Program B	
Program C	
Program D	

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

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

Zone #1 - 01-16-26 9:16 am CST



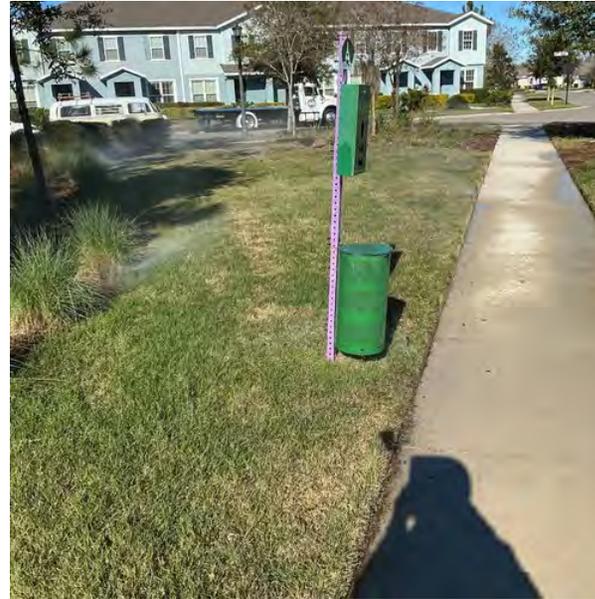
Zone #1 - 01-16-26 9:16 am CST



Zone #2 - 01-16-26 9:17 am CST



Zone #3 - 01-16-26 9:18 am CST



Zone #4 - 01-16-26 9:18 am CST



Zone #5 - 01-16-26 9:21 am CST



Zone #6 - 01-16-26 9:21 am CST



Zone #7 - 01-16-26 9:22 am CST



Zone #8 - 01-16-26 9:23 am CST



Zone #9 - 01-16-26 9:24 am CST



Zone #9 - 01-16-26 9:24 am CST



Zone #10 - 01-16-26 9:24 am CST



Zone #13 - 01-16-26 9:25 am CST



Zone #14 - 01-16-26 9:26 am CST



Zone #15 - 01-16-26 9:27 am CST





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JANUARY INSPECTION 2026

Date: Jan 16, 2026 7:23 am
Inspector: Shaun Seymour

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 Jan 16, 2026	
Program A	Sun , Wed
Program B	
Program C	
Program D	

Notes
Zone 4 repaired with rain bird solenoid

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	R-By controller	Pass										
2	S-By controller	Pass										
3	D-By controller	Pass										
4	R-North of park benches	Fail										
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 - 01-16-26 7:25 am CST



Zone #2 - 01-16-26 7:25 am CST



Zone #3 - 01-16-26 7:27 am CST



SECTION 3



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

Sod Replacement Proposal

FOR

Asturia CDD

Attention: Bryan Young, District Manager

January 6, 2026

Scope of Work:

Replace (28,500) square feet of Sod at the amenity center.

Work includes:

- Replace (28,500) square feet of sod at the amenity center.
- Includes all labor, hauling and dumping fees.

PRICE: \$61,275.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jbarkett@redtreelandscape.com / Cell phone: (727) 267-2059

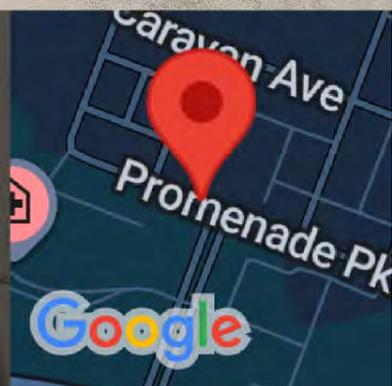


Odessa, Florida, United States

14575 Promenade Pkwy, Odessa, FL 33556, USA

Lat 28.1937911 / Long -82.5702166

Monday 05 January 2026 11:58:42



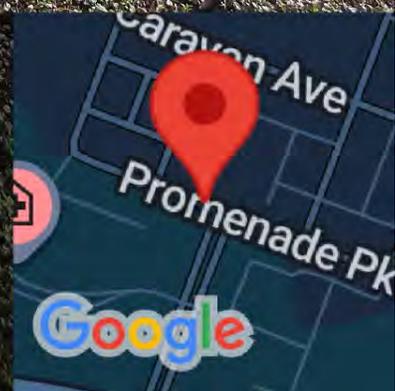


Odessa, Florida, United States

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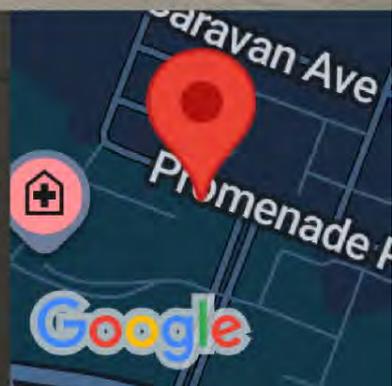


Odessa, Florida, United States

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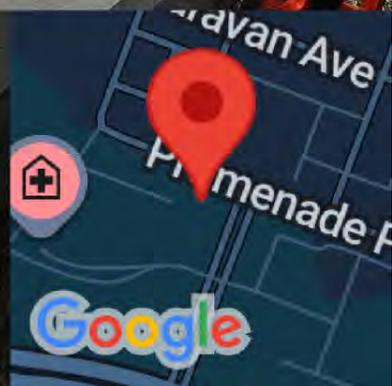


Odessa, Florida, United States

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Monday 05 January 2026 12:00:36





Odessa, Florida, United States

14575 Promenade Pkwy, Odessa, FL 33556, USA

Lat 28.1939515 / Long -82.5699114

Monday 05 January 2026 12:00:58





Odessa, Florida, United States

14575 Promenade Pkwy, Odessa, FL 33556, USA

Lat 28.1936255 / Long -82.5694743

Monday 05 January 2026 12:05:10





Odessa, Florida, United States

14575 Promenade Pkwy, Odessa, FL 33556, USA

Lat 28.1936255 / Long -82.5694743

Monday 05 January 2026 12:05:15



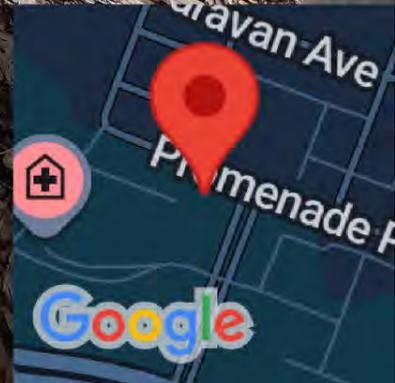


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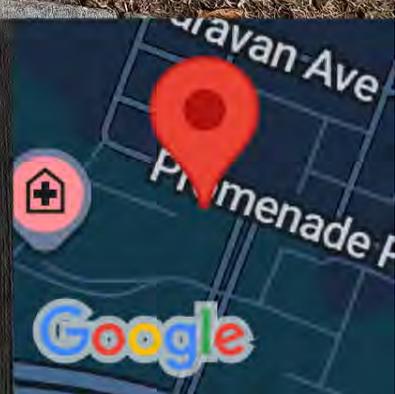


Odessa, Florida, United States

14575 Promenade Pkwy, Odessa, FL 33556, USA

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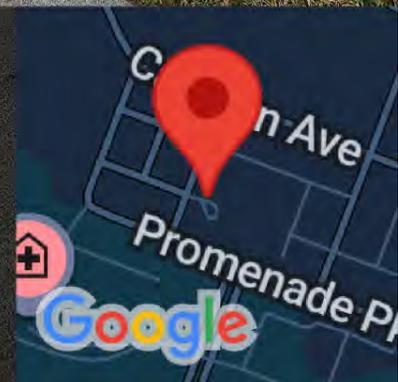


Odessa, Florida, United States

14575 Promenade Pkwy, Odessa, FL 33556, USA

Lat 28.1943716 / Long -82.5703464

Monday 05 January 2026 12:09:15



SECTION D

SECTION 1

Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date	12/4/2025
Customer	Asturia CDD
Weather Conditions	Sunny
Wind	3ne
Temperature	56
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

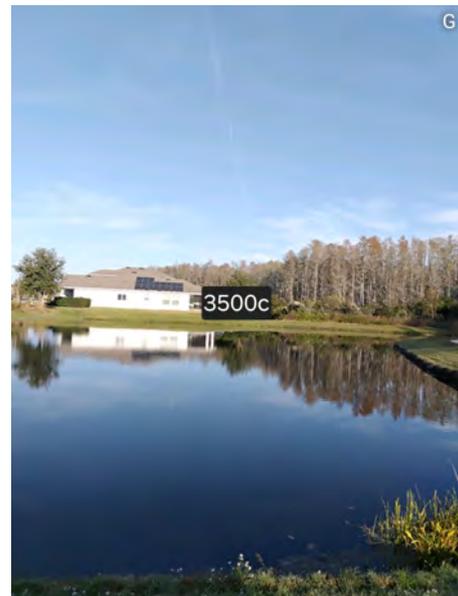
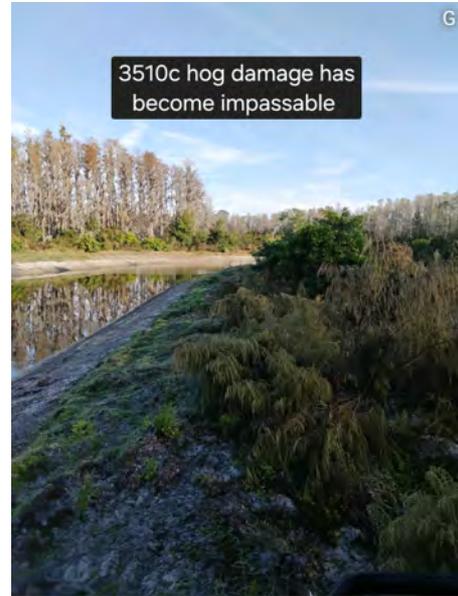
Pond Numbers	All
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Extremely Low
Restrictions	None
Observations/Recommendations	Sites treated for invasive growth, hog damage on 3510c has made it impossible to n drive backside of pond

Pictures

Aquatic Services Report



Aquatic Services Report



Aquatic Services Report



2 of 2

Pond Numbers

3 x 5

Service Performed

Treatment

Work Performed

Algae

Equipment Used

ATV/UTV

Water Level

Extremely Low

Restrictions

None

Observations/Recommendations

Sites treated for algae

Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date	12/17/2025
Customer	Asturia CDD
Weather Conditions	Sunny
Wind	2ne
Temperature	66
Multiple Sites Treated	Yes

Ponds Treated Information

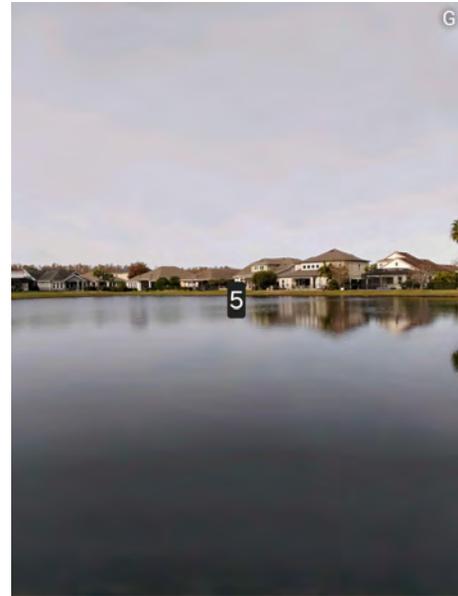
Repeatable - 1 Count

1 of 1

Pond Numbers	2 3 4 5 x
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Normal
Restrictions	None
Observations/Recommendations	Sites treated for algae

Pictures

Aquatic Services Report



Aquatic Services Report



SECTION 2



Special Service Agreement

This Special Service Agreement, dated December 5, 2025, is made between **Blue Water Aquatics, Inc.** (hereinafter “Blue Water Aquatics”) located at 5119 State Road 54, New Port Richey, FL 34652, and **Asturia CDD** (hereinafter the “Customer”), c/o Government Management Services 4530 Eagle Falls Pl., Tampa, FL 33619.

Project Site: Wetland Buffer Areas by Ponds 3510C, 3500D, (3) WCS along Aviles Pkwy

Contract Term: This Agreement is for a one-time service as described herein. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

General Conditions: Blue Water Aquatics will provide the following services:

1. **Item A: Wetland Buffer Mowing by Marsh Master** - Restore 10ft wide path via brush mowing along the path outlined in blue on the attached map.
2. **Item B: Repair Hog Damage** – Utilize a mini excavator to level and regrade the pond bank and path outlined in green on the attached map. Sod is not included.
3. **Item C: Clear Water Control Structure and Culverts** – Treat Primrose Willow within the areas indicated in blue on the attached map. Primrose will be mowed via excavator and/or Marsh Master machinery. No vegetation will be removed from site. The vegetation will be masticated on site and left in the wetland.

Item D: Labor and Supplemental Materials – All material and labor are included.

Item A:	Marsh Master Mowing	\$2,500.00
Item B:	Repair Hog Damage	\$500.00
Item C:	Clear MES and Culverts	\$1,000.00
Item D:	Labor & Supplemental Materials	Included

TOTAL COST OF PROJECT:	\$4,000.00
-------------------------------	-------------------

The above price is effective for ninety (90) days from the date of this proposal.

Customer is aware that weather conditions such as, but not limited to, rain and wind may cause a delay in service. It is understood that depending on the length and severity of weather conditions, it may take Blue Water Aquatics varying amounts of time to fulfill all work covered under this Agreement. Blue Water Aquatics will exercise its best judgment for the services needed, based upon existing conditions at that time. Blue Water Aquatics shall not be liable for any delay in performing the services, nor liable for any failure to provide the services, due to any cause beyond its reasonable control.

Payment of Services: Customer agrees to pay Blue Water Aquatics within thirty (30) days of invoice for work performed. *Accepted forms of payments are Cash, Money Order, Check, Zelle, ACH or Credit Card (credit card payments will incur a 3.5% credit card fee for every credit card transaction).* Any account



over sixty (60) days past due is subject to suspension of future work under this Agreement. Customer will be charged interest at the rate of one and one-half percent (1 ½%) per month until the account is fully paid.

In the event that Blue Water Aquatics shall institute any collection proceedings against Customer with respect to its delinquent account, then Customer agrees to pay to Blue Water Aquatics on demand, an amount which is equal to all costs, charges and expenses paid or incurred by Blue Water Aquatics in pursuing such collection, including, without limitation, all reasonable attorney's fees, court costs and other litigation expenses in connection therewith.

Disclaimer: While Blue Water Aquatics makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work. Such conditions may result in additional time or material costs that exceed this contract pricing. Should this occur, the Customer will be notified of these unforeseen circumstances or conditions and what the anticipated costs may be.

By signing this Agreement, the Customer acknowledges that they have informed Blue Water Aquatics of all known and relevant current site conditions that would be reasonable to successfully complete the contracted work. (Possible conditions may include: permits, site access, site parking, staging areas, fencing, obstructions or gate codes)

Insurance: Blue Water Aquatics will maintain the following insurance coverage: Workers' Compensation, General Liability, Automotive Liability and Property and Casualty. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming the Customer as "Additional Insured" may be provided upon Customer request, with Customer agreeing to pay for any additional costs associated with such request.

E-Verify: Blue Water Aquatics utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

Addenda: See attached map, survey, and report (where applicable).

*Chris Thompson, President
Blue Water Aquatics, Inc.*

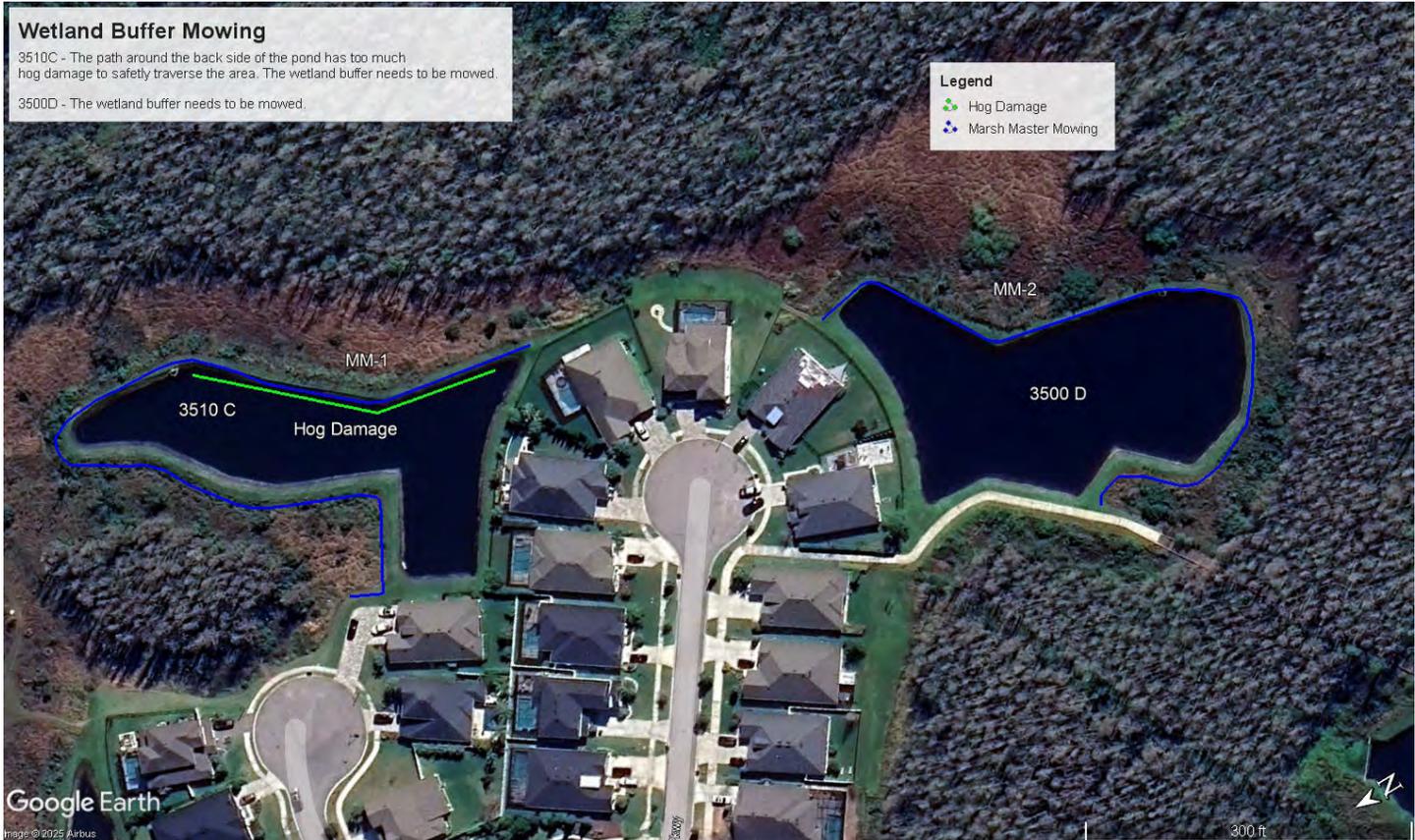
Customer Signature

Printed Name & Title

12/5/2025
Date

Date

ASTURIA CDD Wetland Buffer Mowing, Hog Damage Repair Project Site Map



ASTURIA CDD WCS and Culvert Clearing Project Site Map



SECTION E

SECTION 2

Proposal to NO.

Asturia CDD Main drain covers

DATE 2025-12-19



CONTRACT / PROPOSAL

CONTACT Brian Young

NAME Asturia CDD

ADDRESS 14886 Caravan Ave, Odessa, FL 33556

JOB SITE:

EMAIL

TEL

ORDER TAKEN BY: Pat Hanley

We hereby propose to furnish the materials and perform the labor to perform the necessary steps to complete work

Hanley Pools will perform the work as follows;

QT

Cost

Install 2 -18" waterway main drain covers
labor

\$944.00

\$250.00

Any additional repairs or unforeseen issues may require a separate estimate. All material is guaranteed to be as specified, and the above work is to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner for the sum of (TOTAL)

Payment structure

Full payment due on \$1,194.00
completion

With payments to be made as follows:
If paying by debit or credit card, there is a 3.5% convenience fee charge, you can pay online, by Zelle at 813-940-9875
Or call 813-839-7665 during business hours.

If paying by check:
Make checks payable to: Hanley Pools LLC

L# CPC1461025
Hanley Pools LLC
PO Box 6004 Sun City Center, FL 33571
Phone 813-839-7665
info@flapools.com
L# CPC1461025

TOTAL

\$1,194.00

Respectfully submitted by

Pat Hanley

INT

Initial
bc

Cancellation of this contract may result in a cancellation fee. This fee will be based on expenses incurred or to be incurred due to cancelation, including, but not limited to administration fees, commissions, material restocking, labor charges and municipal government charges.

*Pool finish prices include: draining of pool, acid washing, pressure washing, and removal of up to 5% of total surface area, undercut all perimeter tile borders and fixtures, final clean-up, and maintenance instructions. All work performed has a **one-year warranty** against defects in materials and workmanship. Pool finishes are not warranted against discoloration, staining, pitting, or etching inasmuch as this is commonly due to the local water, wrong use of chemicals, or Stains caused by lack of cleaning.

*Fill water is not warranted. Structural cracks in decks and pools are not warranted. **IN THE EVENT OF UNFORESEEN ISSUES IN THE EXISTING PLASTER, INCLUDING BUT NOT LIMITED TO FLAKING, DELAMINATION, OR HOLLOW SPOTS, THE HOMEOWNER WILL BE NOTIFIED OF ANY ADDITIONAL COSTS.**

I/We understand that there may be color variations in both the paver and tile selections I/we have made due to the manufacturing process. /we understand that once these products have been ordered, the order may not be canceled without a cancellation/ restocking fee, as this material was specifically manufactured for this job. Also, when using thin and thick pavers, I/we understand that there may be differences in the product colors as the two products are manufactured separately.

1/We understand that changes made after the signing of this contract will be assessed a \$150.00 change order fee plus the cost of materials each time a change is made.

*I/We understand that there may be color variations in both the paver and tile selections I/we have made due to the manufacturing process. /we understand that once these products have been ordered, the order may not be canceled without a cancellation/ restocking fee, as this material was specifically manufactured for this job. Also, when using thin and thick pavers, I/we understand that there may be differences in the product colors as the two products are manufactured separately.

*1/We understand that changes made after the signing of this contract will be assessed a \$150.00 change order fee plus the cost of materials each time a change is made.

*After work is completed and the pool is filled with water, due to water pressure, leaks may occur. If the leaks are not a result from our work or part of our work, the homeowner will pay for the leak detection and leak repair.

*No powder chemicals (chlorine, stabilizer, etc) or chlorine tablets shall be placed on any surface. Powder chemicals shall be put into the skimmer or diluted. Surface warranty will be voided if powdered chemicals are distributed directly to the water surface.

*Trichlor should not be placed directly on any pool or spa surface.

In the event of default by the Home Owner of any of the provisions of this contract, the Home Owner shall pay all collection costs and interest from the date of default, including any reasonable attorney's fees.

*Failure to pay the contract amount as scheduled voids all implied or written warranties.

If more than 5% of the existing interior is hollow or failing, an additional cost will be incurred by the homeowner to remove or dispose of it.

*If well-pointing is needed to control groundwater, there will be an additional cost.

*Eco Finish Interiors will contour to your existing surface; it will only be as smooth as the surface it goes over. There is an additional cost to add a smooth sub-surface under the Eco Finish surface, It is normal when applying ECO Finish to cover/protect the tile that there may be a slight overlap at the bottom of the tile, which is normal and not to be considered a workmanship issue.

LIEN LAW ADDENDUM

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001- 713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED, YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY.

FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

Note-This proposal may be withdrawn by us if not accepted within 7 days.

ACCEPTANCE OF CONTRACT

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

SIGNATURE OF AGGREMENT OF CONTRACT

Signed by:

Susan Coppa

C2A0244DC51946B...

DATE 2026-01-21

Any alteration or deviation from the above specifications that incurs extra costs will be executed only upon written order and will incur an additional charge over and above the estimate.

All agreements are contingent upon strikes, accidents, or delays beyond our control.

NOTICE OF TERMS: All past due amounts are subject to a monthly late charge of 5% PLUS all cost of collections and reasonable Attorney fees

SECTION 3

Neuwire Inc
 215 Westwood Ave
 Winter Haven, FL 33880-6247
 US
 +19548121367
 a.romano@neuwire.net

Estimate

ADDRESS
Attn: Brian Young Client: Asturia CDD 4350 Eagle Falls

ESTIMATE #	DATE
1131	12/26/2025

PROJECT NAME
 Asturia CDD

WORK TYPE
 ELEC

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
		Scope: Permit and locate existing underground utilities from electrical underground vault to CDD monument. Intercept electrical vault, bore and run new conduit and electrical wiring to the community monument to restore power from damaged caused by other contractor			
	EI01 Labor	Unit labor rate for electrician	1	5,730.00	5,730.00
	EL02 Material Purchase	Purchase of materials for project	1	5,590.00	5,590.00
	EL03 Permits and drawings	Electrical drawings and permit fees. Drawing to be used for permitting and permit fees may vary depending on municipality and scope of work	1	1,650.00	1,650.00

TOTAL **\$12,970.00**

Accepted By

Accepted Date

SECTION 4



January 2026

Janitorial Proposal

For ASTURIA COMMUNITY

PRESENTED BY
Andrea Cedres



Our Commitment to Excellence



At Neptune Janitorial Services, we pride ourselves on our **commitment to excellence** in providing top-notch cleaning solutions. With over 10 years of experience, our dedicated team of company employees ensures that every corner of Spencer Glen Community is meticulously cleaned and maintained. Our comprehensive scope of work includes offices, playground rooms, fitness centers, outdoor areas, bathrooms, dog stations, and trash cans, all tailored to meet your specific needs. We utilize color-coded cloths for cleaning to prevent cross-contamination and to promote a healthier environment. Our **certified staff** are trained in best practices, and we proactively report any concerns to management, ensuring that your community is always in pristine condition. We offer our professional cleaning services at a competitive rate per clean, with Neptune providing all necessary supplies. Together, we can maintain a clean, safe, and welcoming environment for all residents and visitors to ASTURIA community .

Why Neptune Multi Services



Our cleaning business is the perfect match for your community because we combine professional, reliable service with personalized care tailored to your unique needs. We prioritize attention to detail, use eco-friendly products, and ensure consistent, high-quality results that keep your clubhouse and facilities spotless and welcoming. With a commitment to exceptional customer service and flexible scheduling, we aim to enhance the comfort and satisfaction of your residents every day.

Why Choose us ?
Neptune Multi Services LLC Specializes in providing CDD and HOA operational support. Other partnerships are:

HGA/CDD Budget Friendly Solution

TERRA
GMS
CASABLANCA
INFRAMARK
West Bay
GREENACRE
TROON
CONDOMINIUM ASSOCIATES
CASTLE
ATRIUM

HOMERIVER GROUP
access

Scope of Work



Scope of Work Checklist – Janitorial & Grounds Maintenance

Janitorial Services

Clubhouse / Common Areas

- Sweep, vacuum, and mop all floors
- Dust and wipe all furniture, shelves, and ledges
- Clean and sanitize tables, counters, and high-touch surfaces
- Empty all trash and recycling bins; replace liners
- Clean glass doors, windows, and mirrors (interior)
- Wipe and disinfect handrails, door handles, and light switches

Restrooms

- Clean and sanitize sinks, toilets, urinals, and countertops
- Refill soap dispensers, toilet paper, and paper towels
- Sweep and mop floors with disinfectant
- Empty trash receptacles and replace liners
- Remove water spots from mirrors and chrome fixtures

Pool Bathrooms

- Clean and sanitize all fixtures
- Restock supplies
- Mop floors with disinfectant
- Empty trash bins

Grounds Maintenance

General Grounds

- Remove litter and debris from sidewalks, parking areas, and common spaces
- Blow off leaves and debris from walkways and entrances
- Maintain dog waste stations (empty bins, replace bags)
- Inspect and clean outdoor seating and tables



A customized scope of work will be provided one week prior to the commencement date.



Scope of Work

Comprehensive Cleaning Services for Calusa Country Club



Offices

Our dedicated team ensures every area is **meticulously maintained** and sanitized, providing a clean and safe environment for your community.

Fitness

We will deliver **thorough cleaning** of all office spaces, including dusting, vacuuming, and sanitizing surfaces to create a professional atmosphere.



All Neptune Multi Services personnel follow rigorous dress code standards. This includes company uniforms, appropriate shoes, clearly displayed name tags. Providing residents with a sense of security and professionalism.

Core Values

PHASE 1 ■ Began operations

PHASE 2 ■ Gained certification

PHASE 3 ■ Expanded services

PHASE 4 ■ Introduced reporting

PHASE 5 ■ Achieved milestone

At Neptune, we pride ourselves on our **commitment to excellence** and dedication to quality service for over 10 years. Our entire team consists of trained, **certified employees** who understand the importance of maintaining a clean and welcoming environment. We utilize **color-coded cloths** to ensure hygiene and prevent cross-contamination. Our proactive reporting system allows staff to address any concerns immediately, ensuring a safe and clean space for all. With our rate of \$125 per clean we provide all necessary supplies, allowing you to focus on the community without worrying about cleanliness.



**ONLINE
BOOKING**

Visit
neptunemts.com

This proposal includes

- Minor handyman services at no additional cost. Any larger projects outside the scope of routine tasks will be billed separately
- pressure wash includes small areas once per month.
- HVAC maintenance by our certified technicians if requested.
- Grounds light Porter services.
- 24/7 Emergency services (Plumbing, Toilet blockage)
- Meeting Rooms and Event rooms cleanup and set ups.

Service Rate

Items	Each Clean	Monthly Cost 2 days services
Areas of services Pool area, Bathrooms, Fitness center, Lobby, entertainment areas	\$125	\$1000

Neptune Multi Services will provide all supplies at no charge.

\$35
CLEAN

CERTIFIED
STAFF

10+ YEARS
EXPERIENCE



Contact us today!

www.neptunemts.com

neptunemts@gmail.com

813-778-9857

Neptune Additional Services

- Handyman
- Painting and pavers repairs
- Dog stations repairs and Service
- Pressure wash
- Propone Tanks services
- Ponds Cleanups
- Post Costructions Clean up
- HVAC services
- Window cleaning
- Tile and Grout Cleaning
- Fence repairs and installation

And More!

Thank you for the opportunity

SECTION 5



SIDEWALK TRIP HAZARD REMOVAL

Price Proposal

Astoria Community Development District



PRECISION SIDEWALK SAFETY CORP • January 16th, 2026

1202 SW 17th Street, Suite 201-122 • Ocala, FL 34471 • www.precisionsidewalksafety.com
Trent Kurkcu • (877) 799-6783 x 531

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL

It is to be used only by the intended recipient and Precision Sidewalk Safety Corp in evaluating the project.
Any copying or unauthorized disclosure of this information is prohibited.



PREPARED FOR:

Asturia Community Development District • Odessa, FL

- Mr. Brian Young, Governmental Management Services

Precision Sidewalk Safety Corp (PSSC) uses proprietary and patented cutting technology to repair trip hazards created by changes in level on sidewalk panels. Our horizontal saw cut equipment and technique allow us to reach both ends of the sidewalk without damaging the adjacent slabs, retaining walls, sprinkler heads, landscaping, or anything else surrounding the walkway, resulting in a very high-quality repair. This unique approach has afforded Florida and South Carolina communities the ability to minimize liability and improve safety and aesthetics in their neighborhoods at more reasonable rates than conventional alternatives.

Site Review Summary

As requested, PSSC visited Asturia Community Development District (CDD) to review sidewalks to identify hazards that create trip and fall liabilities that PSSC can repair. Prior to the review, PSSC met with Mr. Young to discuss what is important to the District and to understand specifications and boundaries for this project. Mr. Young directed PSSC to identify and price all changes in level measuring $\frac{3}{8}$ " to 2" in height that our company can repair on the sidewalks throughout the District and provided PSSC with a map showing the boundaries. A review of the sidewalks was subsequently completed to estimate the number of hazards present and their sizes. The Americans with Disabilities Act (ADA) excerpts relevant to changes in level on walkways are included in Exhibit A.

Changes in level measuring $\frac{3}{8}$ " – 2" in height on the sidewalks throughout Asturia CDD were inventoried and a total of 290 hazards were observed.

In order to provide an accurate, comprehensive proposal, PSSC takes height and width measurements of every hazard. To provide examples for the District, a sample of PSSC-repairable hazards on Trails Edge Boulevard were marked with a blue lumber crayon. A number representing the height of the hazard in eighths of an inch is recorded on the highest portion of the hazard. For example, the number "3" would represent a hazard measuring $\frac{3}{8}$ inches high and the number "12" would represent a hazard measuring $1\frac{4}{8}$ inches (1 $\frac{1}{2}$ inches) high.

A few previous repairs utilizing a grinder have been attempted at Asturia CDD, and many of those panels still have a hazard meeting the requested height specification (see Figures 4 and 5 in Photo Examples below). Those locations are **included** in this proposal since they will need to be repaired again by PSSC in order to remove remaining portions of the hazard and provide the proper slope. To meet slope requirements for each repair, PSSC must take into account both the past measurements of the concrete that has been removed and the new amount that must be removed in order to eliminate the hazard.

Asturia CDD has several locations where utilities are placed on small concrete panels of varying shapes that intrude into the sidewalk right-of-way (see Figure 6) and those panels are raised, causing changes in level for pedestrians. In some cases, PSSC can remove changes in level, but in other cases, there may be insufficient space between utility covers and the edge of the concrete panels for PSSC to make a repair. PSSC technicians will evaluate each of these situations and will include repairs to hazards wherever possible. If the technician is unable to make a repair, the panel will be left "as is" and Asturia CDD will not be charged.

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PSSC observed locations where plastic ADA detectable warning mats will prevent repairs from being made to the concrete (see Figure 7). Repairs to hazards under the warning mats are **excluded** unless Asturia CDD removes the mats prior to the arrival of PSSC trip hazard removal specialists.

As instructed by Mr. Young, hazards on oversized driveway aprons where they meet the adjacent sidewalk panels are **excluded** from this proposal (see Figure 8).

This location is an ideal application for our precision concrete cutting repair method. The service will allow Asturia CDD to mitigate risk and liability before an accident occurs, and to do it at a minimal cost. Our service includes a detailed, auditable report of every hazard repaired, so efforts to maintain safe sidewalks are well documented (see Repair Specifications section). This can be submitted to the insurance company, which will often provide lower rates or “credits” for properties with proactive programs in place to reduce liabilities.

When repair work is initiated, our experienced trip hazard removal specialists will precisely identify and record the exact quantity, measurement and location of each hazard PSSC can repair. This more precise evaluation may result in quantities and measurements that vary slightly from this estimate, however the price provided is a “not to exceed” estimate.

Methodology – Preparing This Estimate

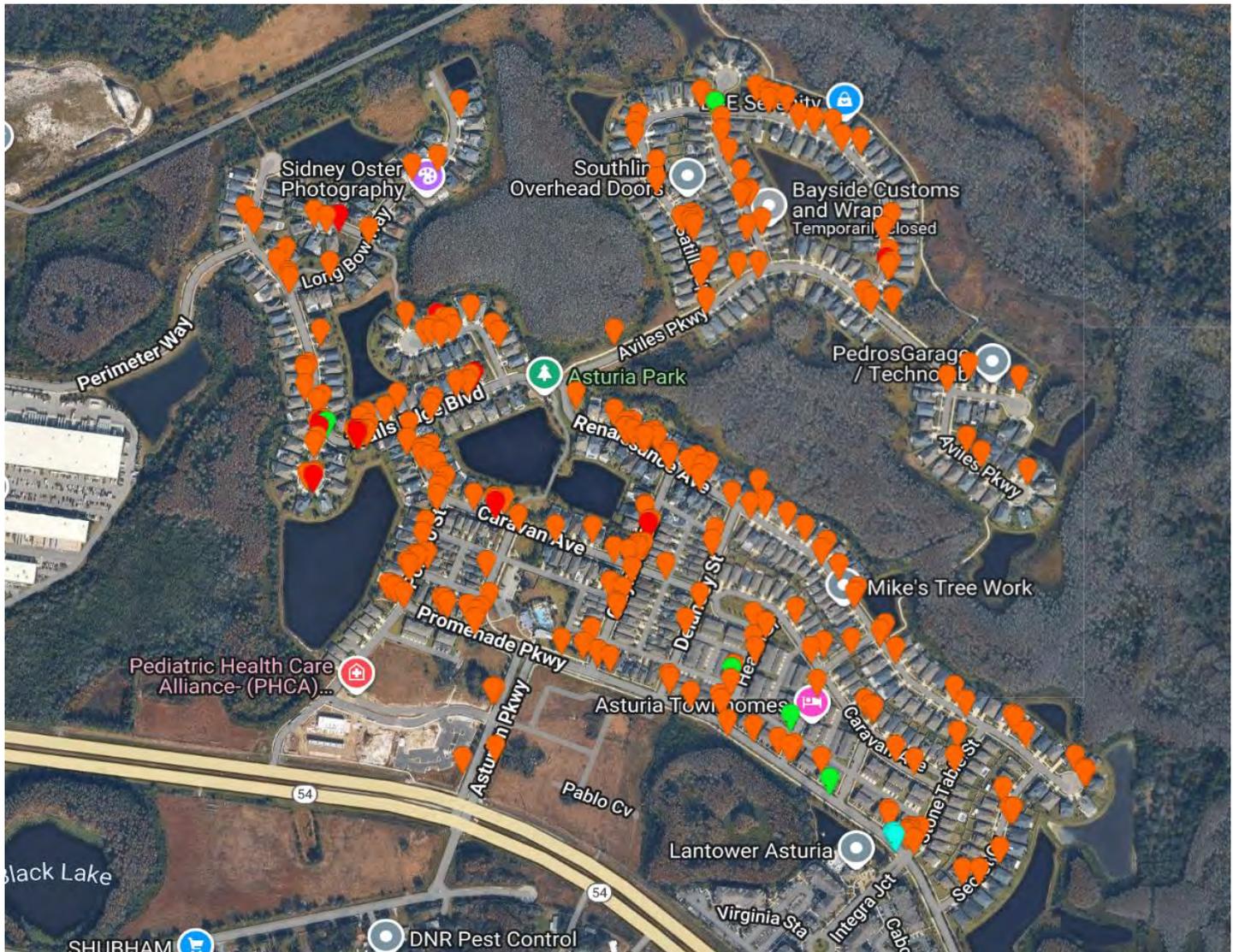
1. PSSC conducts a census of hazards that we can repair on the specified sidewalks; the hazards are then grouped into 3 categories:

<u>CATEGORY</u>	<u>SPECIFICATION</u>
 Least Severe	¼ inch
 Severe	¾ inch to 7/8 inch
 Most Severe	1 inch to 2 inches

2. In the case of Asturia CDD, only hazards measuring 3/8” – 2” in height were reviewed and are included in this proposal as directed.
3. An estimate of the volume of concrete needing to be removed for each category is prepared based on our experience database.
4. A “not to exceed” bid is prepared based on the estimated volume of repairs.



Hazards Identified at Asturia CDD



The map in this proposal shows the approximate locations of trip hazards included in the scope of this proposal. The accuracy of this map is dependent on the technology available on smart phones and should be relied upon as approximations only. The **Turquoise Pin** represents locations previously repaired by a grinder which must be repaired again by PSSC to remove remaining portions of the hazard and provide proper slope. The **Green Pin** designates hazards where ADA stamped mats are preventing repairs from being made to the concrete hazards.

Hazards above 2 inches in height are normally not included in PSSC estimates. Since most sidewalks are a total of 3.5 to 4 inches deep, municipal engineers recommend repairs to not exceed 2 inches in height because removing more than that will reduce the structural integrity of the sidewalks if a vehicle or other heavy equipment drives over it. Sidewalks with hazards greater than 2 inches in height are recommended for alternative means of remediation by the property owner. Severely broken panels and sections of sidewalk with hollowed out earth beneath are also excluded and recommended for alternative remediation. **Several panels that are raised over 2 inches in height were noticed at the time of PSSC’s review (see Figure 9). Since PSSC does not provide demolition and replacement, all locations such as this are excluded from this proposal.**

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Before work commences, our on-site trip hazard removal specialists will assess all panels identified in this proposal to ensure changes in level can be repaired using our technique. If it is determined that any locations should be remedied in an alternative way instead of repaired using our horizontal saw cut method, PSSC will exclude those repairs from our service.

Some sidewalk panels have holes, missing pieces, or hairline cracks which do not result in changes of level. These types of sidewalk imperfections cannot be repaired utilizing our precision concrete cutting method and are also **excluded** from this estimate. In some cases, where a crack exists on a stable panel, the concrete on one side will be raised higher, creating a trip hazard. PSSC will always repair this type of trip hazard unless directed otherwise, but the original crack in the panel will remain.

Our initial review identified **290 PSSC-repairable hazards measuring 3/8” – 2” in height** on sidewalks throughout Asturia CDD (shown in Table 1 below).

TABLE 1: ASTURIA CDD 290 TRIP HAZARDS BY HEIGHT CATEGORIES			
LOCATION	SEVERE	MOST SEVERE	TOTAL
Asturia Parkway	6	0	6
Aviles Parkway	10	0	10
Caravan Avenue	34	1	35
Claymore Street	12	1	13
Cornerstone Street	2	0	2
Delancey Street	4	0	4
Edge Court	2	1	3
Eve Court	7	4	11
Gathering Way	3	0	3
Hearth Drive	7	0	7
Long Bow Way	5	0	5
Portico Street	14	0	14
Posada Lane	12	0	12
Promenade Parkway	28	0	28
Renaissance Avenue	47	0	47
Satilla Loop	33	0	33
Secret Cove	6	0	6
Sevares Court	2	0	2
Stone Table Street	3	0	3
Trails Edge Boulevard	29	3	32
Verona Lane	12	1	13
	279	11	290
TOTAL			

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Photo Examples

Figure 1



Example of a $\frac{3}{4}$ -inch high “Severe” hazard on Trails Edge Boulevard.

Figure 2



Example of a $1\frac{1}{4}$ -inch high “Most Severe” hazard located on Eve Court.

Figure 3



Example of a $1\frac{1}{2}$ -inch high “Most Severe” hazard located on Eve Court.



Figure 4

Example of a hazard on Trails Edge Boulevard where a poor repair attempt was made with a grinder, leaving a $\frac{3}{4}$ -inch hazard on the edge of the panel. Hazards like this must be repaired properly by PSSC to remove the remaining portion and provide a proper slope. These types of hazards are **included** in this proposal. This hazard is in the sample area marked for the community; it is marked "6" representing the height of the hazard in eighths of an inch.



Figure 5



Example of a hazard on Promenade Parkway where a poor repair attempt was made with a grinder, leaving a $\frac{3}{8}$ -inch hazard on the edge of the panel and damaging the aggregate of the panel. Hazards like this must be repaired properly by PSSC to remove the remaining portion and provide a proper slope. These types of hazards are **included** in this proposal.

Figure 6

Example of several hazards caused by utility panels in the sidewalk right-of-way on Hearth Drive. In cases like this, repairs can be made by PSSC as long as there is sufficient space for a technician to safely work, and there is space on the panel to make the repair without affecting utility covers. Mr. Young requested that PSSC **include** these types of hazards if a repair can be made. If technicians are unable to make a repair, it will be left "as is" and Asturia CDD will not be charged for that repair.



Figure 7



Example of a hazard on Promenade Parkway where a plastic ADA early detection warning mat is present on the concrete. Repairs to the concrete hazards are **excluded** unless Asturia CDD removes the mat prior to PSSC's arrival.

Figure 8



Example of a hazard on an over-sized driveway apron where it meets the adjacent sidewalk panel. As directed by Mr. Young, hazards such as this are **excluded** from this proposal.

Figure 9



Example of a hazard on Eve Court that is raised over 2 inches in height. All locations like this are **excluded** from this proposal.



Pricing Summary

Table 2 below provides an estimated price range to repair the 290 hazards measuring $\frac{3}{8}$ " – 2" high that PSSC can repair on the sidewalks throughout the District, as identified in Table 1. Repairs will be made at the ADA-compliant, 1:12 slope. Our technicians take exact measurements of every hazard when we perform our work, so the final price will be determined by the actual volume of concrete removed to achieve the 1:12 slope for repairs, however **the high end of the range estimated is a "not to exceed" price.**

PSSC proposals are valid for 90 days, but if the signed authorization to repair all 290 hazards is returned to PSSC within 45 days of the proposal date, PSSC will extend a discounted rate. If the District chooses to do any other portion of the work, no discount will be applied. If the signed authorization is received after the 45 days but before the 90-day expiration, the standard price range will apply.

TABLE 2: PRICING FOR 290 HAZARDS $\frac{3}{8}$ " - 2" HIGH AT ASTURIA CDD	
1:12 REPAIR SLOPE	PRICE RANGE
Price if signed authorization is returned to PSSC by March 1st, 2026	\$33,684 - \$35,368
Price if signed authorization is returned to PSSC by April 15th, 2026	\$35,456 - \$37,229

Precision Sidewalk Safety estimates that the work can be completed in 3 - 4 days with the note that wet weather will delay our operations. We will re-route pedestrian traffic on small sections of sidewalk (10'-15') for periods that range from 3 minutes to 20 minutes while those sections are being repaired. We request that the District make arrangements for all vehicles to be moved away from the driveways and sidewalks in order for our crew to make the repairs. **We also require that a representative of the District review and accept the work (or request adjustments) prior to the crew's estimated departure.** While the sidewalk restoration project is underway, we will:

- keep the sidewalks in service
- require no heavy equipment or traffic control
- remove all debris and recycle the concrete waste materials
- leave the proposed areas clean and trip hazard-free

Figure 10: Precision Sidewalk Safety Work Example



Savings Summary

Precision Sidewalk Safety provides a professional service to hundreds of municipalities, private communities and schools throughout Florida and South Carolina. Based on data shared by many of these customers, the comparative analysis in Table 3 shows the differences between available methods for sidewalk trip hazard repair.

TABLE 3: REPAIR METHOD COMPARISON FOR ASTURIA CDD			
METHOD	ADA COMPLIANT	TIME REQUIREMENT	POSSIBLE INCIDENTAL DAMAGES
Precision	Yes	3 - 4 Days	None
Grinding	No	15 - 17 Days	Adjacent sidewalk panels, landscaping, and sprinkler heads
Replacement	Yes	1 ½ - 2 Months	Broken sidewalk panels from weight of trucks, damage to landscaping, and possible tree damage if root pruning

Grinding

Although grinding is sometimes used for the removal of trip hazards at private properties, it is not an ideal method for sidewalk repair as the equipment is not specifically designed for this use. Grinding often leaves unpleasant pitting and grooves on the surface of the concrete. Because it is very inflexible equipment, these markings occur not only on the panels with hazards, but also on the sidewalk panels adjacent to those panels. In addition, a grinder often leaves a hazard in place where someone could still trip and fall, because operators are forced to choose from either damaging something adjacent to the affected panel (landscaping, sprinkler heads, etc.) or leaving the repair with upturned edges. This repair method literally scrapes and pulverizes the concrete surface to take off some of the height differential, but it cannot meet the specified ADA requirements for proper slope.

In addition, grinding causes considerable dust and mess. If the dust is managed with water, the property risks slurry and runoff into storm drains or local water. In most cases, grinding cannot be compared to the Precision method, since grinding cannot achieve like results. Still, in a comparison of the same number and size hazards, Precision Sidewalk Safety is comparable in cost. Figure 11 shows results from a typical grind.

Figure 11: Typical Results from a Grinder



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Demolition and Replacement

The conventional approach to fully eliminating trip hazard liability is to demolish and replace hazardous panels. Done correctly to ensure a zero point of differential between existing and new sections, this method meets ADA specifications and is the most comparable alternative to the PSSC method. However, the number of hazards that can be repaired on a fixed budget is very limited. Demolition and replacement can also be very obtrusive to a property. Sidewalks are often closed for days, and cars sometimes need to be moved. Incidental damages to landscaping can occur.

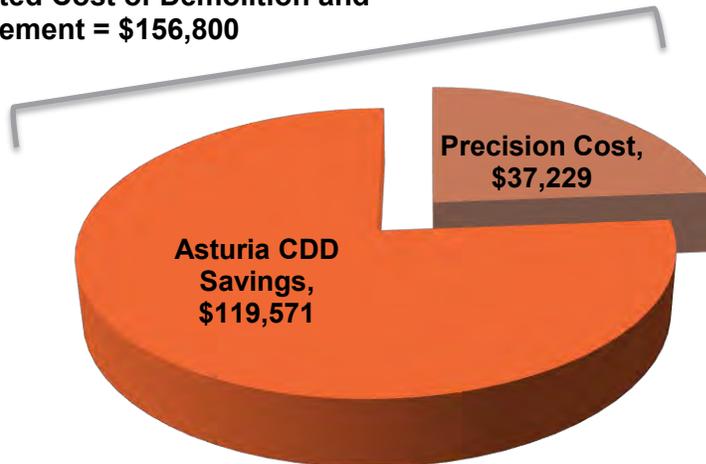
Based upon various panel sizes totaling approximately 7,840 square feet and an estimated replacement cost of roughly \$20.00 per square foot, we estimate the cost to demolish and replace 290 panels is \$156,800. This takes into account:

- Cost of concrete
- Labor to break up and remove existing concrete
- Labor to pour, form, level, finish, float & cut control joints
- Fuel for multiple site visits to repair or break-up, remove, pour, remove forms, and restore adjacent items
- Equipment such as a backhoe, vehicle to transport backhoe, utility vehicle, and dump truck to remove debris
- Miscellaneous materials to prepare concrete

Based upon the “not to exceed” price to repair all PSSC-repairable hazards throughout the District measuring 3/8” – 2” high, the maximum cost for PSSC repairs is \$37,229 which is an **estimated savings of \$119,571 or 76%**. This comparison assumes that only one panel would be demolished and replaced, which is usually not the case since replacing slabs often requires a “run” of two to five slabs. The *actual* cost for demolition and replacement would likely be two to three times this amount.

COST SAVINGS COMPARED TO DEMOLITION AND REPLACEMENT

Estimated Cost of Demolition and Replacement = \$156,800





Environment Savings:

As a member of several “green” building associations, Precision Sidewalk Safety tracks savings from the use of our service, which is a green building practice. We utilize a dust containment system to minimize dust and portable equipment that consumes minimal energy. The small sections of concrete we remove are recycled. By using Precision Sidewalk Safety instead of demolition and replacement for the reviewed areas, Asturia CDD would achieve the following environmental savings:

Natural Resources Saved:

- approximately **178 tons** of waste concrete from removal and placement in landfills (est. **2,611 cubic feet** of concrete at an average weight of 132 lbs. per cubic foot)
- approximately same amount of materials and resources to replace the concrete that was removed

Fossil fuels saved: estimated **306 gallons**

- hauling equipment to and from the site to remove sidewalks
- operating backhoe equipment to break up and remove concrete
- round trip transportation of estimated **178 tons** of debris to the landfill
- round trip transportation of new materials to replace the removed sidewalks

Prevented release of Carbon Dioxide gas: estimated **2.75 Metric Tons**

Repair Specifications

Precision Sidewalk Safety will submit a summary itemizing each trip hazard repaired. This report will include the following, which serves as a detailed, auditable invoice for each repair:

- a. The physical location (address, light pole #, etc.) of each repair
- b. The specific hazard height - high side and low side measurement – in 8ths of an inch
- c. The total width of actual repair in inches
- d. The square footage of repaired panel

Debris from repaired areas will be collected and removed and a dust abatement system will be used during all repair operations. All resulting repairs will be flat and uniform with a coefficient of friction exceeding OSHA requirements for public walkways.

This proposal is based upon a repair slope of 1:12, removing all hazards that PSSC can repair measuring ³/₈” - 2” in height on the sidewalks throughout the District.

The following special conditions **are** included in this proposal for the hazards identified in Table 1:

- Panels which are intact, stable, and not cracked, fractured, or settled
- Panels with hairline, spider, or multiple cracks(s) which are otherwise “stable” and “intact”
- Panels with surface imperfections or missing/sunken partial sections that are 90% useable
- Access ramps that transition sidewalk to crosswalk
- Hazards on utility panels, or similar sidewalk incursions, when directly in the sidewalk right-of-way **ONLY IF** the repair technicians determine that there is sufficient space to make a proper repair.





The following special conditions **are not** currently included in this proposal:

- Hazards greater than 2” or panels that are too broken for repair or are hollow underneath
- Hazards on over-sized driveway aprons where they meet the adjacent sidewalk panels
- Hazards on panels where ADA early detection mats are in place

Safety:

Precision Sidewalk Safety Corp has a perfect safety record; we use OSHA approved equipment, certify all employees who work directly in trip hazard repair, and have outstanding safety practices for both employees and the public who may be using the walkways we are repairing. We have worked in dense urban, high pedestrian traffic areas, as well as residential neighborhoods and historic district to complete projects without incident. Our clients often receive unsolicited compliments for the work we have performed.

Insurance and Incorporation:

Precision Sidewalk Safety Corp is a corporation registered in the state of Florida. Proof of liability, workers compensation, and auto insurance will be provided as requested.

Protection Under U.S. Patent and Trademark Laws:

The work provided by Precision Sidewalk Safety reveals equipment and processes, which are protected under United States patent laws. It is the use of these patents that enables us to provide the best available trip hazard removal service to our clients. Due to the nature of our business and in lieu of the ability to receive competitive bids for like services, our company provides documentation and reference to the patents that have been issued to our corporate office. Precision Concrete Cutting of Utah and its affiliates, along with The United States Patent and Trademark Office, takes an active and exacting role to protect and enforce intellectual property rights.

U.S. Pat. No. 6,896,604

U.S. Pat. No. 6,827,074

U.S. Pat. No. 7,143,760

U.S. Pat. No. 7,402,095

U.S. Pat. No. 7,000,606

U.S. Pat. No. 7,201,290

About Precision Sidewalk Safety Corporation:

Wendy and Alan MacMurray, the founders of Precision Sidewalk Safety Corp, have over 70 years combined experience in customer management, service delivery and project implementation and have been respected executives for global Fortune 500 companies as well as start-up companies. They introduced the Precision technology to Florida in late 2006 and South Carolina in 2007 and they now support hundreds of customers. The company has used its unique, patented technique to make over 700,000 repairs on sidewalks in the two states, saving communities an estimated \$141 million on sidewalk repairs.



EXHIBIT A: Excerpts from ADA Guidelines

Federal Register / Vol. 56, No. 144 / Friday, July 26, 1991 / Rules and Regulations

Federal Regulations on Trip Hazard Removal

Part III

Department of Justice

Office of the Attorney General

28 CFR Part 36
Nondiscrimination on the Basis of
Disability Public Accommodations and in
Commercial Facilities; Final rule

4.5 Ground and Floor Surfaces Excerpts from Federal Register

4.5.2 Changes in Level. Changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment. Changes in level between 1/4 in and 1/2 in (6mm and 13mm) shall be beveled with a slope no greater than 1:2. Changes in level greater than 1/2 in (13 mm) shall be accomplished by means of a ramp that complies with 4.7 or 4.8.

4.7.2 Slope. Slopes of curb ramps shall comply with 4.8.2. Transitions from ramps to walks, gutters, or streets shall be flush and free of abrupt changes. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1:20.

4.8.2 Slope and Rise. The least possible slope shall be used for any ramp. The maximum slope of a ramp in new construction shall be 1:12. The maximum rise for any run shall be 30 in (760 mm). Curb ramps and ramps to be constructed on existing sites or in existing building or facilities may have slopes and rises as allowed in 4.1.6(3)(a) if space limitations prohibit the use of a 1:12 slope or less.

3 – a – 1. A slope between 1:10 and 1:12 is allowed for a maximum rise of 6 inches.

3 – a – 1. A slope between 1:8 and 1:10 is allowed for a maximum rise of 3 inches. A slope steeper than 1:8 is not allowed.





AUTHORIZATION TO PROCEED • FAX TO 866-669-1175

>>ESTIMATE IS VALID FOR 90 DAYS FROM DATE OF ISSUE<<

SCOPE OF PROJECT	Repair at a 1:12 slope trip hazards measuring 3/8" - 2" in height that PSSC's method is able to repair as identified in Proposal FLP-AF-283. Please fill in the authorization date and circle the corresponding price range in the cost box below; then complete invoice information in the approved by / billing info table below.		
PROPERTY	ASTURIA CDD		
COST	PRICE IF AUTHORIZATION IS RECEIVED BY MARCH 1st, 2026: \$33,684 - \$35,368	PRICE IF AUTHORIZATION IS RECEIVED BY APRIL 15th, 2026: \$35,456 - \$37,229	DATE

This proposal provides a price which will not be exceeded given the scope of work specified and is based on: 1) an estimated number of hazards we anticipate our technician(s) can repair and 2) the resulting amount of concrete material our technician(s) will remove to render repairs compliant with approved customer specifications. Your final inventory of repairs may vary from this estimate. PSSC repairs only those uneven sidewalks specifically requested by you, our customer, and therefore makes no guarantee that the property is free of uneven sidewalk hazards or other trip hazards. PSSC may not complete a repair(s) because; 1. a hazard's actual measurement at the time of repair exceeds approved customer specifications, and/or 2. in the crew leader's judgment, our repair attempt would cause further damage to the concrete slab or be insufficient to satisfactorily remove the existing hazard and/or mitigate its potential liability. Such excluded hazards, if any, will be left "as found" and will require customer's alternative remedy. After the project is completed, new trip hazards will occur or reoccur due to tree roots, water, settling, and other natural and man-made causes outside of PSSC's control. Upon completion of the project, PSSC is not liable for any related claims, losses, or damages. At least 30 minutes prior to the crew's scheduled departure, customer (or designee) agrees to have inspected and either accepted all repairs as completed, or determined suitable adjustment(s) (if any) as may be required, such that the crew's departure will not be delayed. PSSC will not be held responsible for cracks or other defects in poured concrete that may exist due to materials or methods used by original installer.

The undersigned acknowledges the above explanation of our estimate of work as well as the exclusions set forth in this Proposal, that he/she is legally authorized to engage Precision Sidewalk Safety Corp to deliver designated work, has seen a sample – photo or actual – of the resulting repair, and agrees to notify or mediate affected property owners.

Initial below in the space provided if you authorize PSSC to INCLUDE the following repair types:

 Hazards on panels with utility covers, or similar sidewalk incursions when directly in the sidewalk right-of-way

APPROVED BY	NAME	
	SIGNATURE	
	TITLE	
	PHONE	ALT. PHONE
BILLING INFO (All invoices sent electronically)	INVOICE TO NAME	
	ADDRESS	
	INVOICE TO EMAIL ADDRESS	

Upon receipt of this signed acceptance of the details provided throughout this proposal, PSSC will schedule the requested repairs. Every effort will be made to accommodate the requested start date.

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SECTION F

SECTION 1

Effective Friday, July 3rd

Parking Permits Are REQUIRED For Street Parking **Friday 10 p.m. - 5 a.m. & Saturday 10 p.m. - 5 a.m.**

1. **Overnight Parking Permits for Street Parking will only be given to those who are registered in Envera or can prove that they have legal registration.**
 - a. Permits will only be available for pickup from the Gate Guard House
 - b. Permits may be obtained in advance at any time at the Gate Guard House
 - c. Un-registered guests will receive an Entry-Only pass
2. **Parking restrictions will be Friday and Saturday nights from 10:00pm to 5:00am.**
 - a. Un-registered guests with Entry-Only passes are subject to towing after 10:00 pm
3. **Maximum of 5 vehicle parking permits will be issued per address.**
4. **Vehicles may be towed for the following reasons:**
 - a. Parking in designated spots after 10:00pm (Friday & Saturday) without Overnight Parking Permit
 - b. Parking in the Clubhouse/Amenity Center overnight
 - c. Parking in construction and undeveloped home sites
 - d. Blocking or impeding passage on the sidewalk;
 - e. Extending over the markings for a parking spot, rendering the adjacent spot difficult or impossible to park in;
 - f. Parking with at least one tire fully resting on the grass of any lot or common area.

Bolton's Towing 863-299-9966

Solterra Gatehouse 863-547-6201

Evergreen Customer Service 877-221-6919

Effective Friday, July 3rd

Parking Permits Are REQUIRED For Street Parking **Friday 10 p.m. - 5 a.m. & Saturday 10 p.m. - 5 a.m.**

1. **Overnight Parking Permits for Street Parking will only be given to those who are registered in Envera or can prove that they have legal registration.**
 - a. Permits will only be available for pickup from the Gate Guard House
 - b. Permits may be obtained in advance at any time at the Gate Guard House
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 - b. Parking in the Clubhouse/Amenity Center overnight
 - c. Parking in construction and undeveloped home sites
 - d. Blocking or impeding passage on the sidewalk;
 - e. Extending over the markings for a parking spot, rendering the adjacent spot difficult or impossible to park in;
 - f. Parking with at least one tire fully resting on the grass of any lot or common area.

Bolton's Towing 863-299-9966

Solterra Gatehouse 863-547-6201

Evergreen Customer Service 877-221-6919

ASTURIA COMMUNITY DEVELOPMENT DISTRICT
RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, *Florida Statutes*, and on _____, 2026, at a duly noticed public meeting, the Board of Supervisors of the Asturia Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District property (the “Rule” or “Policy”). This Rule repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that Vehicles and Vehicles (hereinafter defined) Parked (hereinafter defined) in the District’s designated parking lots or spaces on an overnight basis, and/or Parking of any Vehicles and Vessels on other grounds of the District, causes hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Rule is intended to provide a means by which the District may tow any such parked Vehicles or Vessels, subject to certain exceptions.

SECTION 2. DEFINITIONS.

- A.** *Commercial Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B.** *Designated Parking Areas.* Areas which have been explicitly approved for parking by the District, including areas indicated by asphalt markings and areas designated on the map attached hereto as Exhibit A.
- C.** *Vehicle(s).* Any mobile item which normally uses wheels, whether motorized or not. For purposes of this Policy, unless otherwise specified, any use of the term Vehicle(s) shall be interpreted so as to include Commercial Vehicle(s), Vessel(s), Oversized Vehicle(s), and Recreational Vessel(s).
- D.** *Vessel(s).* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- E.** *Recreational Vehicle(s).* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- F.** *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- G.** *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. Any District property not designated as a designated parking area is a Tow Away Zone.
- H.** *Overnight.* Between the hours of 12:00 a.m. and 7:00 am daily.
- I.** *Oversized Vehicle.* Any (i) Vehicle heavier or larger in size than one-ton, dual rear wheel pick-up truck; (ii) Vehicles with a trailer attached); (iii) motor coaches; (iv) travel trailers,

camping trailers, park trailers, fifth-wheel trailers, semi-trailers, or any other kind of trailer; and (v) mobile homes or manufactured homes.

SECTION 3. PARKING ALLOWED ON LIMITED BASIS; PROHIBITION; EXCEPTIONS. Vehicles and Vessels may be Parked during daytime hours at the District's designated Parking areas, as shown at **Composite Exhibit A**. That said, Vehicles and Vessels may not be Parked on an overnight basis in designated Parking areas and may not Park on other grounds of the District which are not designated for Parking, including grassy areas near the ponds, at any time. Any Vehicle or Vessel Parked must be Parked within the designated Parking spot and may not be improperly Parked such that it utilizes additional spaces or impedes the flow of traffic in any way. Oversized Vehicles are prohibited from Parking on District property except when actively engaged in loading or unloading. The District Manager and/or Amenity Manager may authorize in writing an exception to this Rule for special events or as necessitated by special circumstances, in which case the written authorization shall be for a limited time, and shall be posted in the windshield of the Vehicle or Vessel. Food Trucks invited to special events are exempt from this Rule.

SECTION 4. ENFORCEMENT.

- A. *First Offense: Written Warning.* The District will attempt to place a written warning on the windshield of the improperly Parked Vehicle or Vessel providing notification that such Vehicle or Vessel is improperly Parked and that, if it is not moved within a certain period of time, the Vehicle or Vessel may be towed.
- B. *Second Offense: Towing.* If the Vehicle or Vessel is not moved after issuance of a warning, is improperly Parked on another occasion after prior issuance of a warning, or in other special circumstances apply as set forth herein, such Vehicle or Vessel may be towed in the District's sole discretion and in accordance with the requirements and procedures set forth at Section 5 herein.
- C. *Special Circumstances:* In the event that the Vessel or Vehicle is Parked in such a manner that blocks access to District property, prevents the safe and orderly flow of traffic through the District, obstructs the ability of emergency vehicles to access roadways or property, causes damage to the District's property, restricts the normal operation of the District's business, or otherwise poses a danger to the District, its residents and guests, the general public, or the property of same, the District reserves the right to immediately tow such Vehicle or Vessel without first issuing a warning.

SECTION 5. TOWING/REMOVAL PROCEDURES.

- A. *Signage And Language Requirements.* Signage providing notice shall be approved by the District's Board of Supervisors and shall be posted on District property in conspicuous locations and in a manner consistent with the requirements of section 715.07, *Florida Statutes*.
- B. *Towing/Removal Authority.* To effect towing/removal of a vehicle or vessel, the District Manager, Amenity Manager, or his/her designee must verify that the subject Vehicle or Vessel was not authorized to Park under this Rule and then must contact a firm authorized by Florida law to tow/remove Vehicles and Vessels for the removal of such unauthorized Vehicle or Vessel at the owner's expense. The Vehicle or Vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.

- C. *Agreement With Authorized Towing Service.* The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles, Commercial Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided, however, the District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or to such Vehicles.

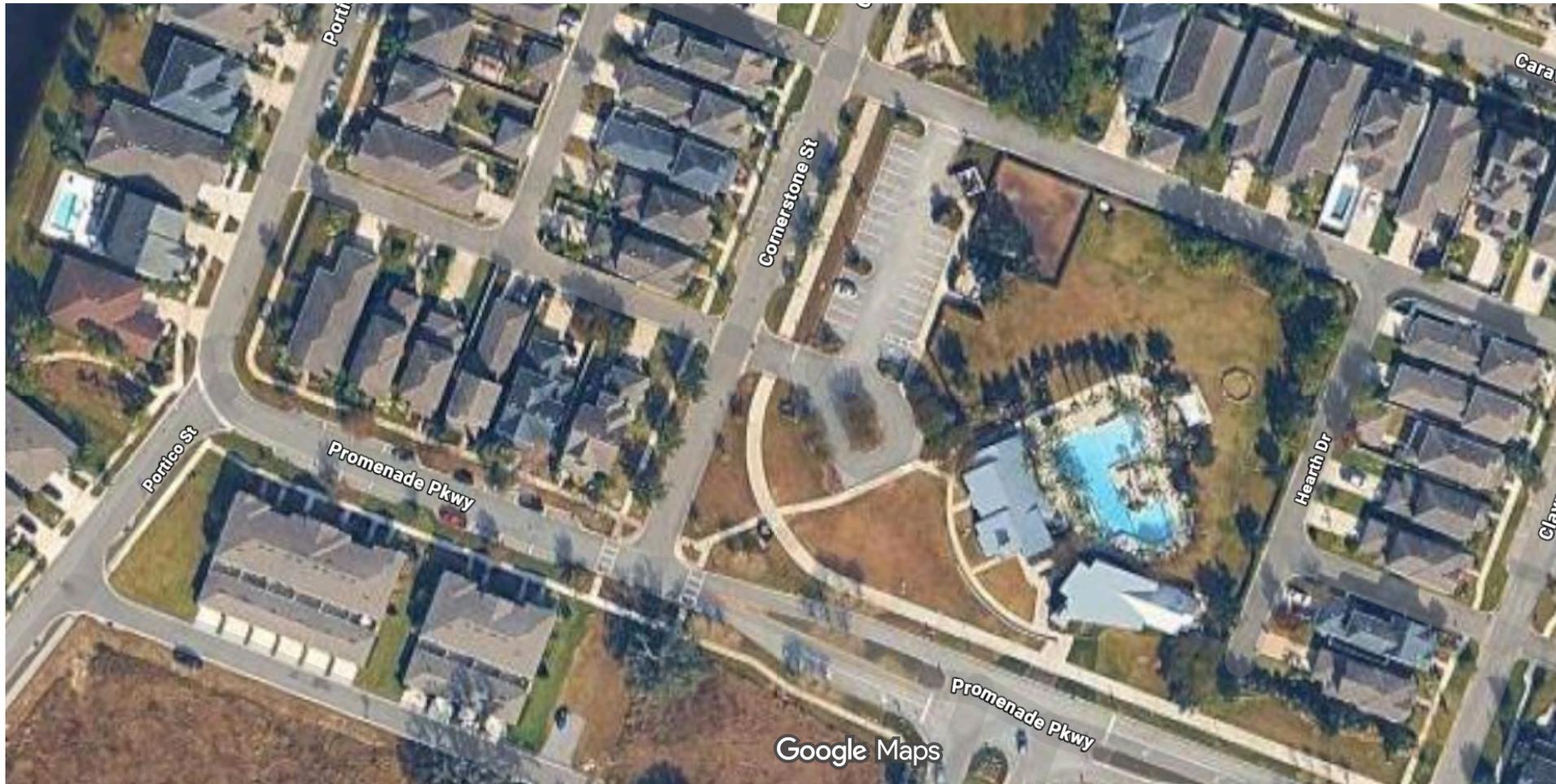
SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES OR DESIGNATED PARKING AREAS. The Board in its sole discretion may amend these Rules Relating to Overnight and Parking Enforcement from time to time to designate new Tow-Away Zones as the District acquires additional common areas. Such designations of new Tow-Away Zones are subject to proper signage and notice prior to enforcement of these rules in such areas.

EXHIBIT A – *Designated Parking Areas /Tow Away Zone*

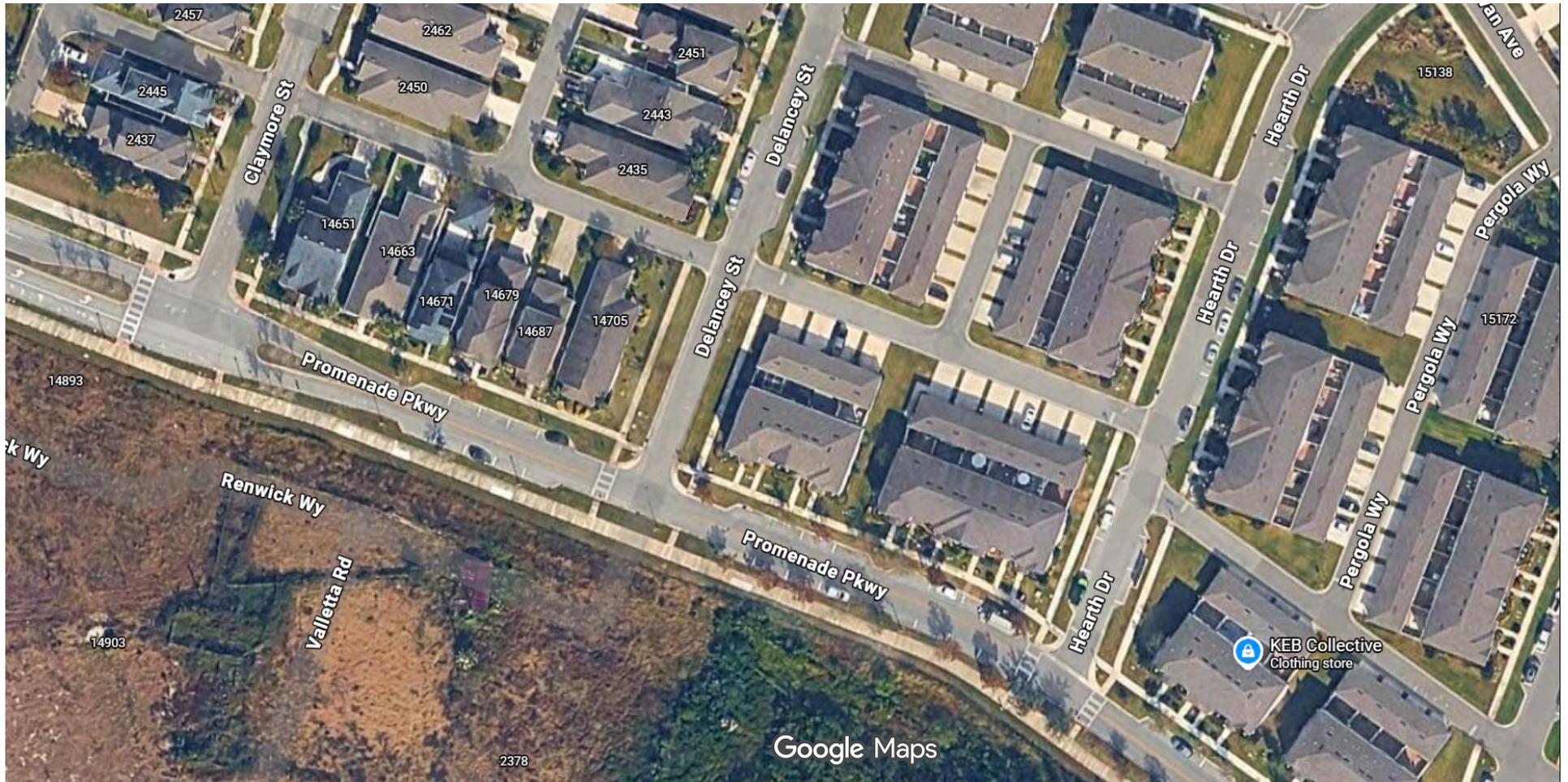
Effective date: _____, 2026

Exhibit A
Designated Parking/Tow Away Zone

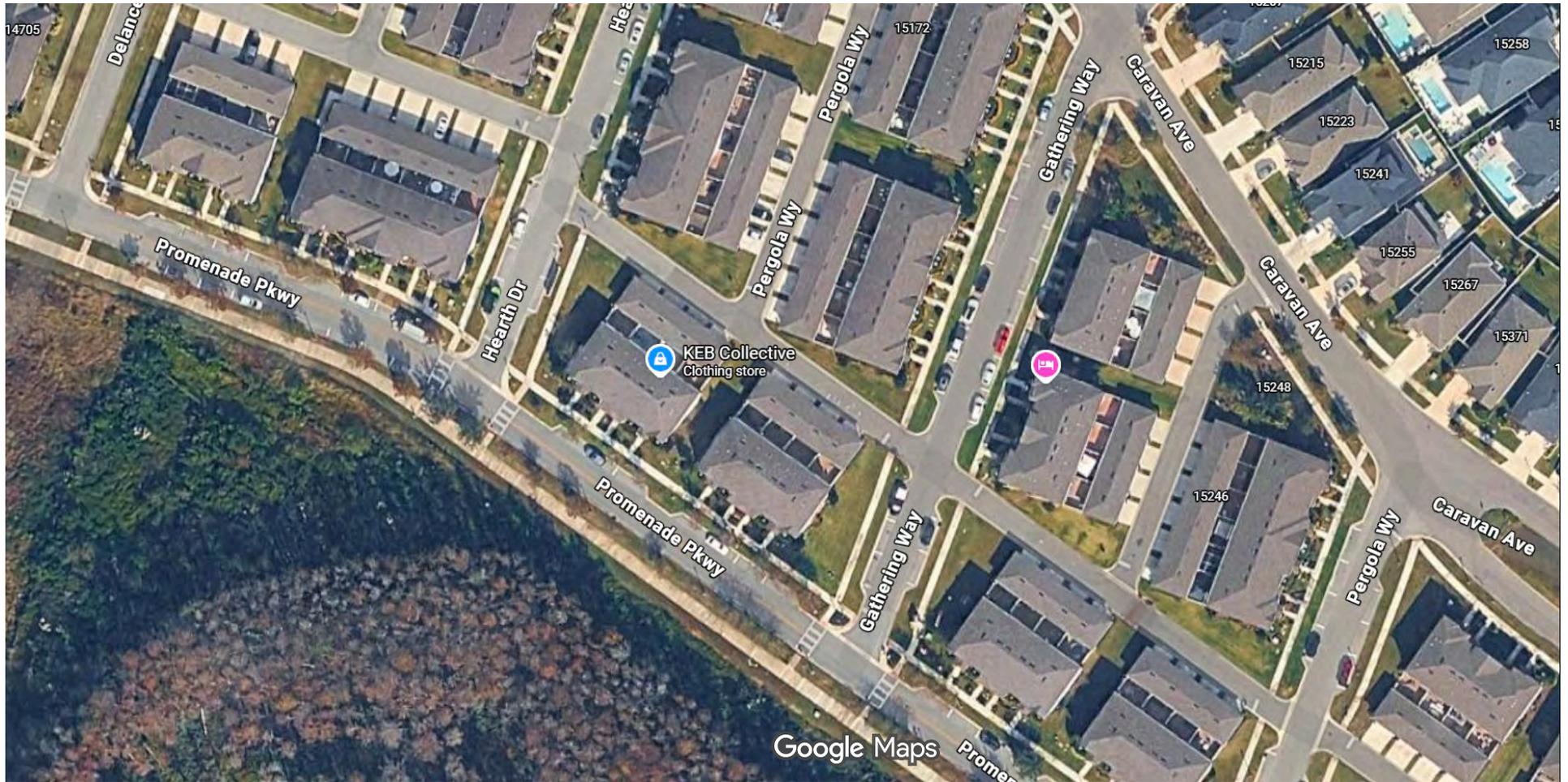
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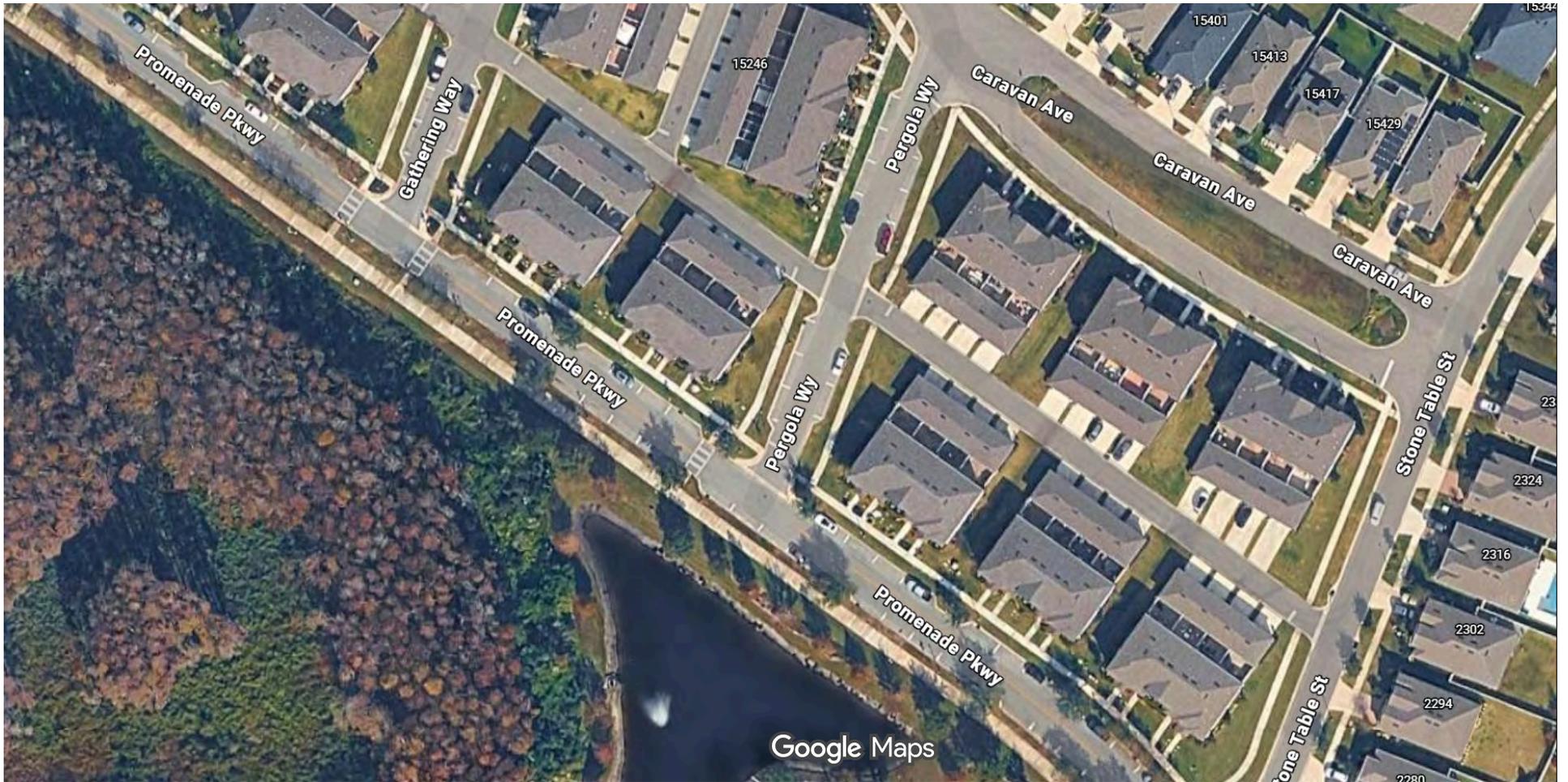
Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 100 ft



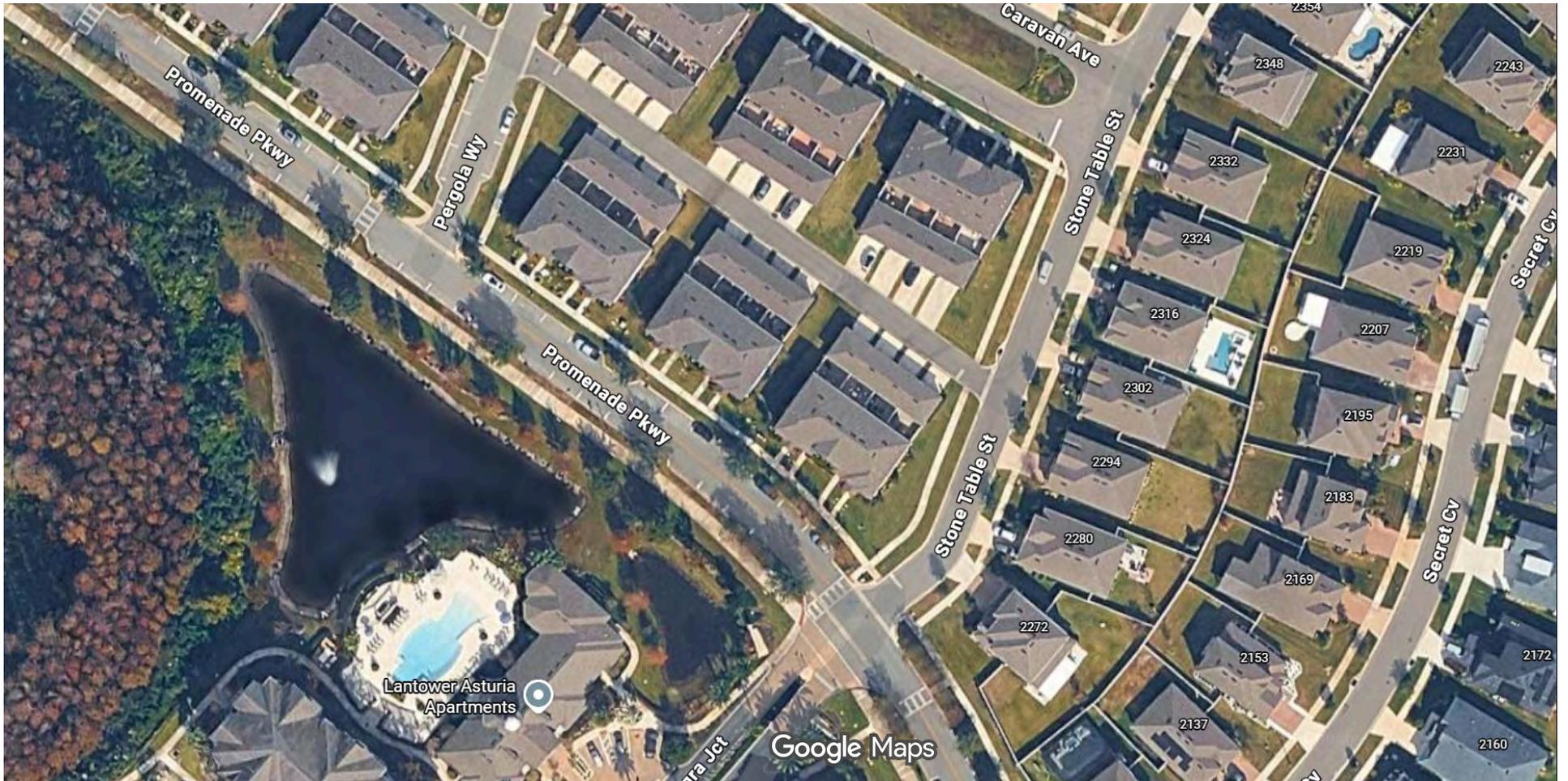
Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 100 ft



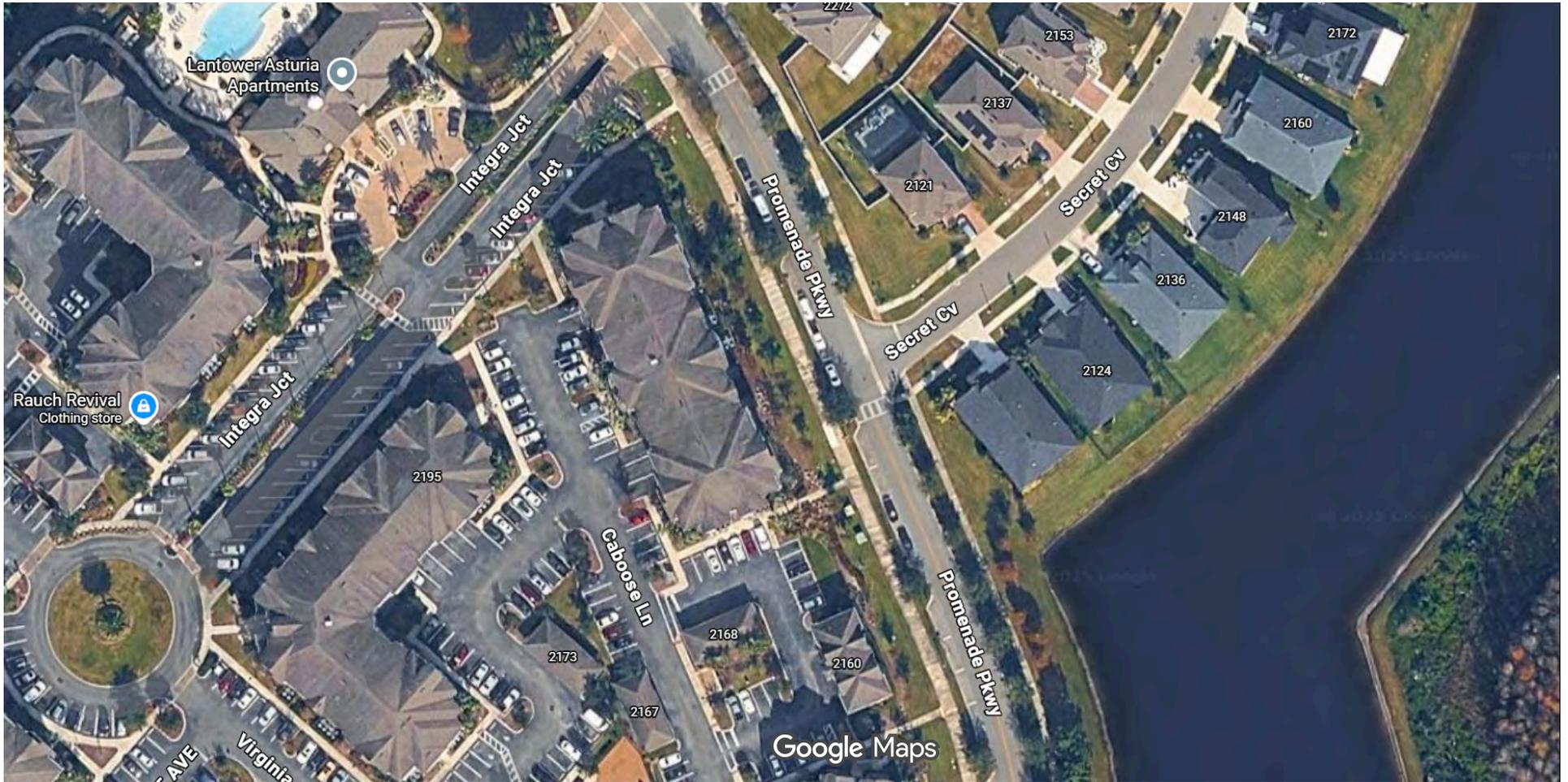
Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 100 ft



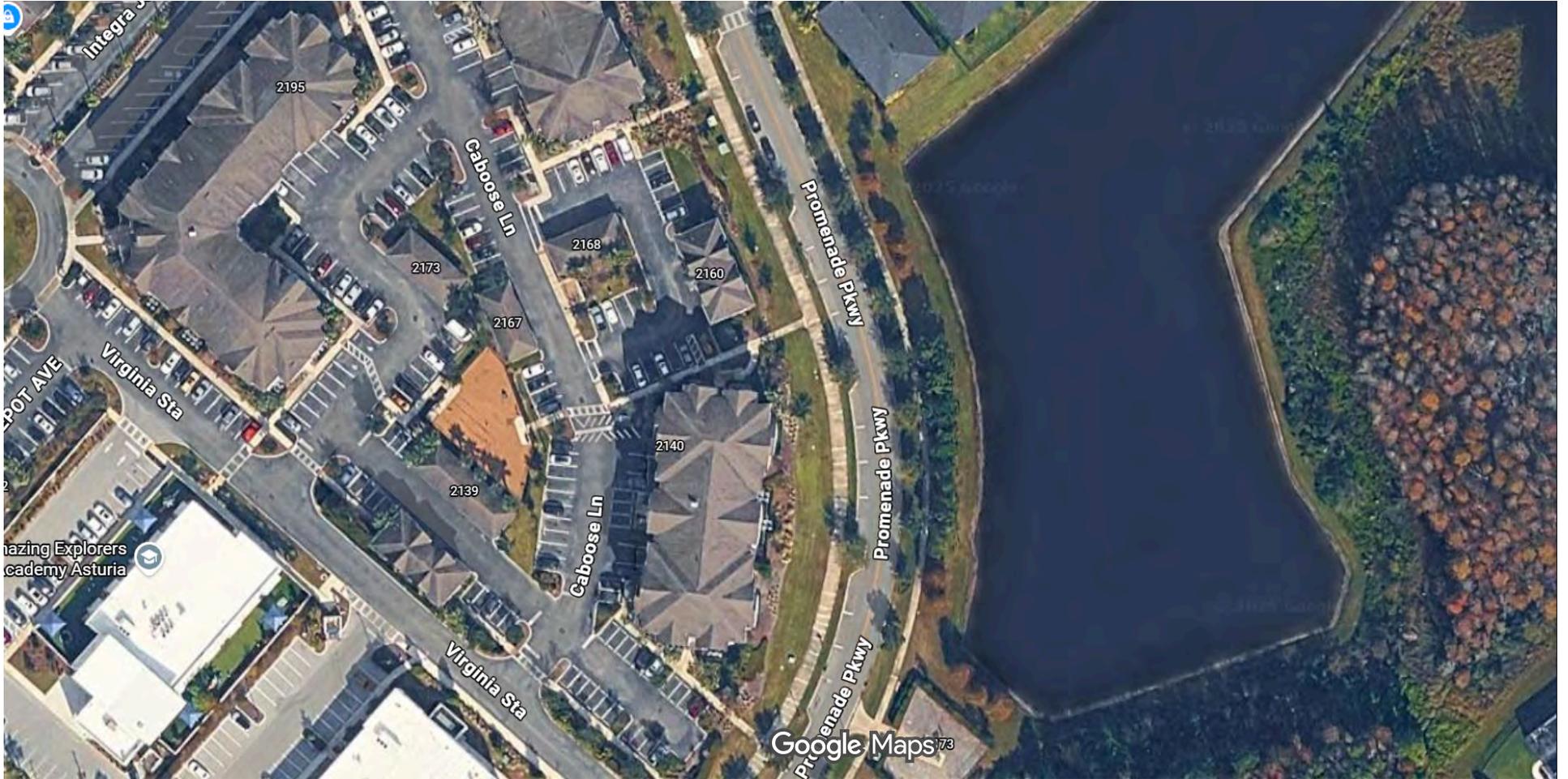
Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 100 ft



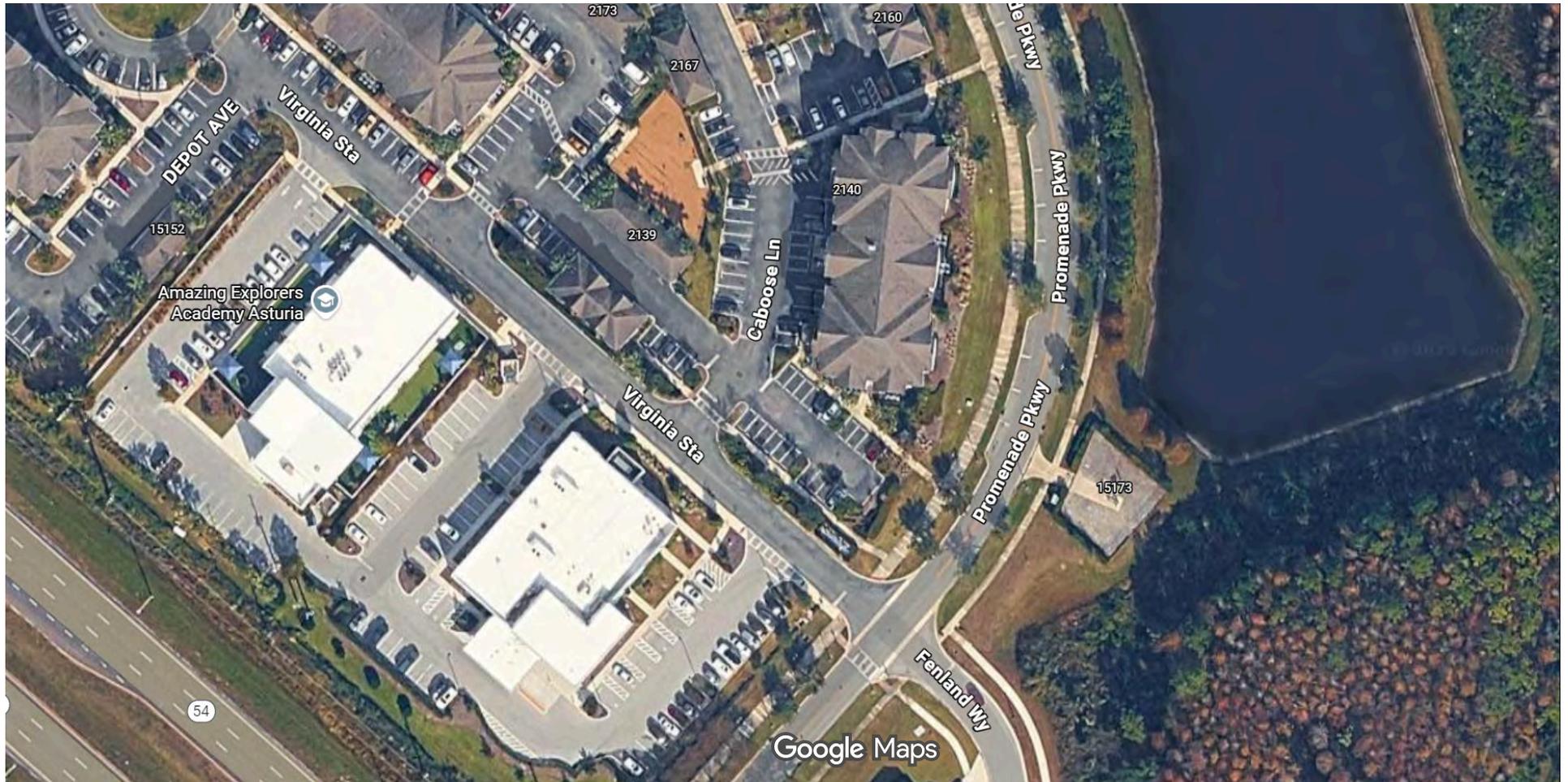
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SECTION V

SECTION A

**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, **December 9, 2025** at 6:15 p.m. at the Asturia Clubhouse, 14575 Promenade Parkway, Odessa, Florida.

Present and constituting a quorum:

Susan Coppa	Chairperson
Jonathan Tietz	Vice Chairman
Jesse Lamb	Assistant Secretary
Samuel Whitten	Assistant Secretary
Donald Foltz	Assistant Secretary

Also present were:

Brian Young	District Manager, GMS
Lindsay Moczynski <i>via Zoom</i>	District Counsel, Kilinski Van Wyk
Matt Azriel	GMS
Chris Thompson	Aquatics Vendor
John Burkett	RedTree Landscaping

The following is a summary of the discussions and actions taken at the December 9, 2025 Asturia Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Young called the meeting to order at 6:15 p.m. and called roll. Five Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Board and staff participated in the pledge of allegiance.

THIRD ORDER OF BUSINESS

Audience Comments on Specific Items on the Agenda

Mr. Young opened the meeting for audience comments and asked speakers to keep their comments to three minutes.

Resident (Jean Tonod, 2148 Secrete Cove) stated that they have sent maintenance related complaints via email and asked what they are doing for short-term and long-term maintenance and cleaning. Resident stated they have also sent information about broken street signs.

The Board responded and noted that signs are being worked on and that some of his complaints have been taken care of.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

There were no comments from the District Engineer. Discussion followed about the movement of the bus stops and Mr. Young will present information to the Board as it comes in.

B. Land Use Counsel

Ms. Moczynski spoke with Land Use Counsel briefly and reported that she is almost done with the draft of the letter and will be sending it to Supervisor Tietz for review. Ms. Moczynski gave an update on the Rangeland Boulevard extension stating that the Board of Commissioners for Pasco County has pushed that out to the February 17th meeting and brief discussion followed. Board direction is to seek counsel to represent the District regarding the extension project. Mr. Young will add land use to the next workshop as a subject of discussion. Mr. Tietz reported that he pulled a public record report concerning the parking for the new apartment complex to see if they have sited or utilized any CDD property and will update the Board with any information he finds.

C. Landscape Manager

1. Landscape Report

RedTree reviewed the landscape report that was included in the agenda package for review.

2. Irrigation Inspection Reports

RedTree reviewed the irrigation inspection reports that were provided in the agenda package for review.

3. Consideration of the RedTree Proposal for Fertilizer

Mr. Young presented a proposal for fertilizer from RedTree and Board discussion followed. Mr. Young also asked some questions to manage the Board’s expectations and suggested the sod replacement in February and not move forward with the fertilization. Field staff will bring back sod replacement quotes to the next Board of Supervisor’s meeting. Mr. Young asked for a motion to approve a not to exceed amount of \$1,800 for milorganite fertilization along Promenade Parkway with review by the Chairperson prior to approval.

On MOTION by Mr. Lamb, seconded by Mr. Foltz, with all in favor, the Proposal for Fertilization Along Promenade Parkway with a Not to Exceed Amount of \$1,800, was approved.

4. Consideration of the RedTree Proposal for Watering Truck

The proposal for the watering truck was denied and the next item followed.

D. Aquatic’s Manager

1. Report

Mr. Thompson reviewed the Aquatic Services report from Blue Water Aquatics, Inc. which was included in the agenda package for Board review. Board direction is to get the address that is causing erosion issues due to artificial turf and report to POA. Mr. Thompson reported that he cannot access pond 3740c. They will review the area and investigate any homeowner encroachment onto easement. Discussion followed. District Counsel will work with the Field Manager on easement issues around resident homes. Mr. Young asked for any additional questions for Mr. Thompson before dismissing him from the meeting.

2. Consideration of Blue Water Aquatics Proposal for Wetland Buffer Areas

Mr. Thompson presented a proposal to the Board and this item was tabled until the Board and staff can collect more background information and bring findings back to the next Board of Supervisor’s meeting.

E. Field Manager

1. Action Items List

Mr. Azriel presented the Field Manager’s report to the Board and summarized its topics. A bridge update was provided as District Counsel reminded staff and the Board of the unfiled claim to be mindful of on record conversation due to the potential risk for liability exposure. Mr. Young will schedule a call with Ms. Moczynski and update Board members on an individual basis.

2. Consideration of GMS Proposal for Field Maintenance Services

The Board showed their appreciation for Mr. Azriel’s work. Mr. Young presented the proposal from GMS for a dedicated maintenance person to work eight hours a week for 30 days. Lengthy discussion followed with the Board really wanting to hire someone full time. Board direction was to move forward with this proposal for the 30 days while being mindful that the Board may want to move forward with something more full time after the 30 days pass.

On MOTION by Ms. Coppa, seconded by Mr. Tietz, with all in favor, the GMS Proposal for Field Maintenance Services for 30 days, was approved.
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3. Consideration of GPS Pools #3 Inc Proposal for Swimming Pool Tile

Board direction was to obtain two more proposals for pool resurfacing and bring those back to a future meeting for Board discussion and approval. Mr. Young also suggested creating a scope of work for vendors to bid out.

4. Consideration of Proposals for Pool Pump Repairs & Sand Replacement

i. Stoner Family Spa & Pool

Mr. Azriel presented the Stoner Family Spa & Pool proposal. Board direction was to move forward with repairs but not sand replacement. It was reiterated that the goal is to not to spend the District’s money twice and discussion followed with a plan and timeline on what to do and how to time this project efficiently. Mr. Young’s recommendation was to approve the leak repairs and looking at gathering the other resurfacing quotes. After lengthy discussion, the Board approved of the Stoner Family Spa & Pool proposal totaling \$1,673.40.

On MOTION by Mr. Lamb, seconded by Mr. Tietz, with all in favor, the Stoner Family Spa & Pool Proposal for Pool Pump Repairs, was approved.

F. District Counsel

Ms. Moczynski reminded the Board to complete their ethics training by the end of the year per the requirements of Florida statute. She noted that the firm is tracking any new legislation that may impact the District and will report that information as it comes in. She also noted that after internal discussion with her firm, they are no longer proceeding with outside litigation cases and offered a referral for representation for the District’s pending litigation and discussed costs. The Board directed a requested shade session in January to discuss next steps with the recommended counsel. After discussion there was a motion to approve the engagement of Paige Greenlee with a \$3,000 retainer and \$495 (\$350 for the associate and \$200 for the paralegal) hourly fee for litigation purposes with Supervisor Tietz as a liaison.

On MOTION by Mr. Tietz, seconded by Mr. Lamb, with all in favor, Moving Forward with Paige Greenlee for Litigation Purposes and Appointing Mr. Tietz as a Liaison, was approved.

Ms. Moczynski asked for a motion to substitute counsel to give the Chair authorization to sign the approval outside of a Board meeting.

On MOTION by Mr. Tietz, seconded by Mr. Lamb, with all in favor, Authorizing the Chair to Execute Change of Counsel Documents, was approved.

1. Discussion of Parking Policy (*To Be Provided Under Separate Cover*)

Ms. Moczynski led the Board in discussion of parking policies which Mr. Young provided under separate cover. Discussion followed. Board direction was to add parking policies to the January workshop discussion while counsel and Mr. Young will brainstorm constructive resolution based on the feedback from today’s conversations.

G. District Manager

1. Discussion of Transition List *(To Be Provided Under Separate Cover)*

Mr. Young presented a transitions list for the Board and offered to answer any questions. He updated them on records transfers and where they stand with financial reporting.

2. Discussion of Letter Sent by Supervisor Coppa to Pasco County *(To Be Provided Under Separate Cover)*

An updated was given on the letter and the answers the Board has gotten from Pasco County.

FIFTH ORDER OF BUSINESS

Business Matters

A. Approval of the November 11, 2025 Meeting Minutes

Mr. Young presented the minutes from the November 11, 2025 meeting and asked for any comments, corrections, or changes. There were no changes from the Board and there was a motion of approval.

On MOTION by Mr. Tietz, seconded by Ms. Coppa, with all in favor, the November 11, 2025 Meeting Minutes, were approved.

B. Report of the Audit Committee

There being no comments, the next item followed.

C. Consideration of Resolution 2026-07 Amending the Designation of Resolution Number 2025-12

Mr. Young presented the resolution and reminded the Board that they found a duplicate resolution number in the records transfer and this resolution rennumbers that original resolution to correctly reflect the records.

On MOTION by Mr. Tietz, seconded by Ms. Coppa, with all in favor, Resolution 2026-07 Amending the Designation of Resolution Number 2025-12, was approved.

SIXTH ORDER OF BUSINESS

Financial Reports

A. October – November 2025 Check Register

Mr. Young presented the check register from October to November and noted that anything he may not be able to answer at this time will be answered from the District’s accountant and Mr. Young will start a dialogue with the District’s accountant. He gave the Board two options for banking purposes noting that if they decide to stay at South State, they will lose approximately \$500 a month in interest. After Board discussion and questions, Mr. Young asked for a motion to approve the check register.

On MOTION by Mr. Tietz, seconded by Mr. Lamb, with all in favor, October – November 2025 Check Register, was approved.

B. Combined Balance Sheets

1. September 2025

Mr. Young asked for the Board to take a motion to approve each month’s balance sheet separately. The Board asked about unallocated funds and Mr. Young will look into that for them.

On MOTION by Mr. Tietz, seconded by Mr. Lamb, with all in favor, the September 2025 Combined Balance Sheet, was approved.

2. October 2025

Mr. Young stated

On MOTION by Mr. Tietz, seconded by Mr. Foltz, with all in favor, the October 2025 Combined Balance Sheet, was approved.

C. Special Assessment Receipts Schedule

1. September 2025

2. October 2025

Mr. Young presented the special assessment receipt schedule and offered to answer any Board questions. There were none and the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors’ Requests and General Audience Comments

Mr. Young asked for Supervisor requests and audience comments.

Resident (Amanda) noted that the website is not easy to navigate and information for the meeting can be conflicting and suggested something to bring communications up to date. Mr. Young will bring a proposal for a new website management company and the next meeting.

Mr. Young asked for Supervisor’s requests. Board member stated that there seems to be a water issue where three locations have reduced water, Mr. Young stated that he will look into it. There are two sinks in the men’s restroom that are not functioning.

EIGHTH ORDER OF BUSINESS

Next Regularly Scheduled Board of Supervisors Workshop is January 13, 2026 at 6:00 p.m. at Asturia Clubhouse

Mr. Young stated the next scheduled workshop is January 13, 2026 at 6:00 p.m. at Asturia Clubhouse.

NINTH ORDER OF BUSINESS

Next Regularly Scheduled Board of Supervisors Meeting is January 27, 2026 at 6:00 p.m. at Asturia Clubhouse

Mr. Young stated the next scheduled meeting is Tuesday, January 27, 2026 at 6:00 p.m. at Asturia Clubhouse.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Young asked for a motion to adjourn the meeting.

On MOTION by Mr. Tietz, seconded by Mr. Whitten, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION B

**MINUTES OF MEETING
ASTURIA
COMMUNITY DEVELOPMENT DISTRICT**

The audit committee meeting of the Asturia Community Development District was held on Tuesday, **December 9, 2025** at 6:00 p.m. at the Asturia Clubhouse, 14575 Promenade Parkway, Odessa, Florida.

Present for the Audit Committee were:

Susan Coppa
Jonathan Tietz
Jesse Lamb
Samuel Whitten
Donald Foltz

Also present were:

Brian Young
Lindsay Moczynski *by Zoom*
Matt Azriel
Chris Thompson
John Burkett

District Manager, GMS
District Counsel, Kilinski Van Wyk
GMS
Aquatics Vendor
RedTree Landscaping

The following is a summary of the discussions and actions taken at the December 9, 2025 Asturia Community Development District's Audit Committee Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Young called the meeting to order at 6:00 p.m. and called roll.

SECOND ORDER OF BUSINESS

Selection of Audit Evaluation Criteria

Mr. Young presented the audit evaluation criteria that was provided in the agenda package for Board review reporting that these are used at every District and that they will select their auditor based on these criteria at next month's Audit Committee meeting. Board discussion followed at length.

On MOTION by Mr. Tietz, seconded by Ms. Coppa, with none in favor, the Selection of Audit Evaluation Criteria, was not approved.

After discussion on the criteria provided, Board direction was to split the fourth criteria into points adding record of turnaround time. With adjustments made to the scoring sheet there was a second motion for criteria approval.

On MOTION by Mr. Tietz, seconded by Ms. Coppa, with all in favor, the Selection of Audit Evaluation Criteria Splitting the Fourth Criteria and Adding Turnaround Time, was approved.

FOURTH ORDER OF BUSINESS

Adjournment

Mr. Young asked for a motion to adjourn the meeting.

On MOTION by Mr. Tietz, seconded by Mr. Whitten, with all in favor, the meeting was adjourned.

SECTION D



CommunityXS is a web content management system designed and developed for neighborhoods, communities, development districts, special purpose districts and homeowners' associations that enables managers, staff, and even board members, to create, modify, and remove content from the web. We realize there are some great commercial content management systems out there, but we think they're a little too complicated and our goal is to provide a simple, purpose-driven product specifically designed to meet the needs of a community.

The Back-End

A simple, easy-to-use web content management system.

If we were forced to say only one thing about CommunityXS, we'd say it's simple. A simple solution is easy to learn and easy to use. Purpose-driven solutions start with the user in mind. CommunityXS was built with input from dozens of Managers, and we continue to welcome the input.

With their help, we make a great product with awesome features.

- **Simple** - The content management system is everything you need and nothing more. The interface is clean and consistent.
- **Easy** - We know you're not a developer. There are no short codes, plugins, modules, or add-ons. Most tasks take a few clicks.
- **Efficient** - Manage more than one site! That's right; if you manage more than one site, log in and make changes to all of them.
- **Intuitive** - Although we're happy to provide training, you're probably not going to need it. You'll know what to do within minutes.

The Back-End interface allows users to log on, add, edit and remove web content and documents that appear on the public facing interface.

The Front-End

The content management system is only half of the solution. The public facing web site is just as important to the overall experience. The public facing interface is awesome!

- **It has a history of success.** CommunityXS is in use by many communities and the origins of the application framework date back to 2012. The application has served hundreds of communities over the years.
- **The design is clean and professional.** Presenting critical information is the primary mission of a CommunityXS site. A simple, straightforward, intuitive interface allows visitors to find what they need quickly.
- **The site is “Responsive”.** This is a term used to describe a web interface that’s capable of adapting to the size of the device being used to view the page. With limited display space, like on a phone, certain aspects of the site will change to accommodate the device.
- **It works without dependencies.** There are no client-side dependencies. All aspects of the site work regardless of the hardware or software on the device.
- **It’s highly accessible.** The public facing interface of a CommunityXS site is the most “Accessible” interface. Relative to competing technology, CommunityXS is superior. You won’t find an interface that works as well or goes to the extent to which a CommunityXS site accommodates users with assistive technology.
- **It’s maintained.** The public facing interface is routinely evaluated, with consideration for improved technology, implementation methods and best practices. All sites running on the CommunityXS platform benefit from the updates and improvements to the underlying code and presentation layer of the interface.
- **It’s customizable.** Custom colors and imagery are unique to each site. While the presentation of the public facing site is structured, many aspects of the site can be configured to provide visitors with a unique experience.

Service Level Options:

Select from a suite of services. There are five services offered in different combinations.

Option:	A	B	C	D	E	F	G	H
	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting
		Site Evaluation	Site Evaluation	Site Evaluation	Site Evaluation	Email (5)	Email (5)	Email (5)
			Email (5)	Email (5)	Email (5)	Email DLP (5)	Email DLP (5)	
				Email DLP (5)	Email DLP (5)	Email Manager (1)		
					Email Manager (1)			
Monthly Total:	\$80	\$120	\$195	\$245	\$270	\$230	\$205	\$155

- Site Hosting – The monthly service fee that covers access to the application and hosting of the website.
- Site Evaluation – The monthly fee that pays for a quarterly accessibility evaluation of the website.
- Email – The monthly cost of a mailbox, typically for a Board of five people. The cost of a mailbox is \$15 a month.
- Email DLP (Data Loss Prevention) – The additional monthly cost of a more advanced plan that allows for the implementation of loss prevention policies. The cost is \$10.00 month in addition to the mailbox. If the service is selected, all mailboxes must utilize this service.
- Email Manager – The monthly cost of having an email manager who typically has administrative access to all mailboxes. The cost of an email manager is \$25 a month.

Transition to CommunityXS:

We typically create a site in less than four hours!

If you're worried about the transition, don't be. It's very simple. It doesn't take too much time, and we do it all for you. In most cases, the community has an existing site from which we gather all the content, contacts and documents. We'll move the three most recent years of historical data.

The final step is to transfer and/or point the web address to the CommunityXS servers. This is a technical step and we're happy to handle it too.

APPLICATION HOSTING AGREEMENT

CommunityXS

IMPORTANT - READ CAREFULLY: This Application Hosting Agreement ("Agreement") is a legal Agreement between you, the organization or entity, ("Customer") and VenturesIn.com, Inc. ("Provider") which covers the hosting by Provider of the CommunityXS Content Management System. Provider agrees to provide Service to Customer and Customer agrees to pay Provider for Service subject to the following terms and conditions:

- 1) Service Term:**
 - a. The effective date of this Agreement shall be the earlier of either: (i) the date on which Customer is first notified by Provider of Service availability or (ii) the date on which Customer first logs on to Service. This Agreement shall remain in effect until unless terminated by either party by giving forty-five (45) days written notice to the other party. Upon termination, Customer shall advise Provider as to the disposition of any Customer data that is stored as part of Service. A service charge may apply. In the event no disposition instructions are provided, or payment of the service charge is not made, any Customer data shall be deleted by Provider.
- 2) Fees and Payments**
 - a. Setup Fee: Not to exceed \$320.00.
 - b. Service Fee: \$80.00 per month.
 - c. Domain Name Registration: \$29.99 per year.
 - d. Fees for the Service term and any associated services shall be invoiced in advance and shall be payable on receipt or in accordance with any payment terms that are included on the invoice.
 - e. If payment is not made according to the terms of the invoice, Provider reserves the right to terminate service.
- 3) Services:**
 - a. Provider shall host a web content management system and delivery platform ("Software").
 - b. Provider shall provide Customer with application-level access to Software via an internet Uniform Resource Locator (URL) together with a User ID and password. No direct access to server hardware, operating system, database management system or other system resources shall be provided.
 - c. Provider shall store all Customer data created and managed by Software, including files, text and parameters; data shall be backed up on a separate storage system at regular intervals. The amount of storage and monthly network data transfer available to Customer shall not exceed two gigabytes (2GB) and one gigabyte (1GB) respectively, unless otherwise agreed in writing by Provider.
- 4) Authorized Usage:**
 - a. Customer agrees that access to Service shall be restricted to authorized agents.
 - b. Customer shall use commercially reasonable efforts to protect User IDs and passwords.
 - c. Customer agrees that authorized Provider support personnel may access system as required to diagnose and resolve technical issues.
- 5) Service Level:**
 - a. Service shall be always available to Customer unless maintenance or upgrades require the system to be unavailable.
- 6) Limited Warranty:**
 - a. Provider warrants that the Service will conform substantially with the Service Level for the term of the Service. Customer acknowledges that Provider does not warrant that the Service shall be uninterrupted or error-free.
- 7) Customer Remedies:**
 - a. Provider's entire liability and Customer's exclusive remedy shall be as defined in this Agreement. No other remedies are provided to Customer under this Agreement.
- 8) No Other Warranties:**
 - a. Except for the Limited Warranty stated above, and to the maximum extent permitted by law, Provider disclaims all other warranties whether express or implied.
- 9) Limited Liability:**
 - a. It is expressly agreed that in no event shall Provider be liable for any damages whatsoever. The total liability of Provider to Customer, and anyone claiming by, through, or under Customer for any claims, losses, costs, or damages whatsoever arising out of, or resulting from use or inability to use the Service, from any cause or causes, including but not limited to loss of data, service interruption, negligence, professional errors and omissions, strict liability, breach of contract, or failure to perform, shall not exceed the fees paid by Customer to Provider during the preceding three (3) months.
- 10) Other Agreements:**
 - a. This Agreement overrides all prior written and oral communications regarding the Service and sets out the entire agreement between Provider and the Customer.
 - b. Supplemental Agreements for Consulting Service may extend the Services related to hosting the Software. Other agreements attached hereto include specific terms relating to other services and only apply during the term of this agreement.
- 11) No Waiver:**
 - a. Any failure by either party to exercise an option or right conferred by this Agreement shall not of itself constitute or be deemed a waiver of such option or right.
- 12) Severability:**
 - a. If any provision in this Agreement is declared void or unenforceable by any judicial or administrative authority this shall not nullify the remaining provisions of this Agreement which shall remain in full force and effect.
- 13) Law:**
 - a. This Agreement shall be governed by the laws of the State of Florida, and the parties agree to submit to the exclusive jurisdiction and venue of the Court of Hillsborough County, Florida in connection with any legal actions hereunder.
- 14) General:**
 - a. Should you have any questions concerning this Agreement, or if you desire to contact Provider for any reason, please write: VenturesIn.com, Inc., P.O. Box 272855, Tampa, Florida 33688.

I agree with the terms and conditions of this Application Hosting Agreement:

Authorized Signature:	Printed Name:	Title:	Organization / Community / CDD / HOA	Date:
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SUPPLEMENTAL AGREEMENT FOR WEBSITE ACCESSIBILITY CONSULTING SERVICE

CommunityXS

IMPORTANT - READ CAREFULLY: This Supplemental Agreement for Website Accessibility Consulting Service ("Agreement") is a legal Agreement between you, the organization or entity, ("Customer") and VenturesIn.com, Inc. ("Consultant") which covers the service by Consultant to perform a website accessibility audit and remediation. Consultant agrees to provide Service to Customer and Customer agrees to pay Consultant for Service subject to the following terms and conditions:

- 1) Engagement:**
 - a. Customer desires that Consultant conduct a website accessibility evaluation of a CommunityXS application-based web site.
 - b. Customer desires that Consultant remedy issues found during a website accessibility evaluation.
 - c. This Agreement shall remain in effect until unless terminated by either party by giving forty-five (45) days written notice to the other party.
- 2) Fees and Payments**
 - a. Service Fee: \$40.00 per month.
 - b. Fees for the Services and any associated services shall be invoiced in advance and shall be payable on receipt or in accordance with any payment terms that are included on the invoice.
 - c. If payment is not made according to the terms of the invoice, Consultant reserves the right to terminate Services.
- 3) Services:**
 - a. Consultant shall, pursuant to the terms of this Agreement perform a comprehensive website accessibility evaluation (the "Services") with respect to the Web Content Accessibility Guidelines (WCAG) set forth by the World Wide Web Consortium (W3C) Web Accessibility Initiative (WAI). The consultant shall use a variety of tools and software products to facilitate the website accessibility evaluation. The Consultant shall evaluate all website content using automated testing tools and shall manually evaluate each page by reading or otherwise visually inspecting all elements.
 - b. Consultant shall, pursuant to the terms of this Agreement, modify website code and content (the "Services") to conform to the Web Content Accessibility Guidelines (WCAG) set forth by the World Wide Web Consortium (W3C) Web Accessibility Initiative (WAI).
- 4) Performance:**
 - a. Conformance to the Web Content Accessibility Guidelines (WCAG) shall be measured and scored by automated accessibility audits generated by Lighthouse, an open-source website auditing suite developed and maintained by Google.
 - b. Consultant agrees to modify web code and content to reach an Accessibility score of one hundred (100); indicating all applicable automated audits are "Passed".
- 5) Service Frequency:**
 - a. Service shall be performed once per calendar quarter within five (5) days of the previous date of Service.
- 6) Authorized Usage:**
 - a. Customer agrees that authorized Consultant support personnel may access system as required to facilitate Services.
- 7) Errors and Omissions:**
 - a. Subject to the terms of this Agreement, the Customer shall not be prejudiced in any way by inadvertent errors or omissions made by Consultant in connection with this Agreement provided such errors and omissions are corrected promptly following discovery thereof. Upon the discovery of an error or omission, Consultant shall make all appropriate adjustments as soon as practicable to correct such error or omission.
- 8) Limitation of Liability**
 - a. It is expressly agreed that in no event shall Consultant be liable for any damages whatsoever. The total liability of Consultant to Customer, and anyone claiming by, through, or under Customer for any claims, losses, costs, or damages whatsoever arising out of, resulting from or in any way related to this Service or Agreement from any cause or causes, including but not limited to negligence, professional errors and omissions, strict liability, breach of contract, or failure to perform, liability shall not exceed the fees paid by Customer to Consultant during the preceding three (3) months.
- 9) Customer Remedies:**
 - a. Consultant's entire liability and Customer's exclusive remedy shall be as defined in this Agreement. No other remedies are provided to Customer under this Agreement.
- 10) Supplemental Agreement:**
 - a. This Agreement supplements, and is automatically terminated upon termination of, the Application Hosting Agreement CommunityXS.
- 11) No Waiver:**
 - a. Any failure by either party to exercise an option or right conferred by this Agreement shall not of itself constitute or be deemed a waiver of such option or right.
- 12) Severability:**
 - a. If any provision in this Agreement is declared void or unenforceable by any judicial or administrative authority this shall not nullify the remaining provisions of this Agreement which shall remain in full force and effect.
- 13) Law:**
 - a. This Agreement shall be governed by the laws of the State of Florida, and the parties agree to submit to the exclusive jurisdiction and venue of the Court of Hillsborough County, Florida in connection with any legal actions hereunder.
- 14) General:**
 - a. Should you have any questions concerning this Agreement, or if you desire to contact Consultant for any reason, please write: VenturesIn.com, Inc., P.O. Box 272855, Tampa, Florida 33688.

I agree with the terms and conditions of this Consulting Service Agreement:

Authorized Signature:	Printed Name:	Title:	Organization / Community / CDD / HOA	Date:
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HOSTED EMAIL SERVICE AGREEMENT

IMPORTANT - READ CAREFULLY: This Hosted Email Services Agreement ("Agreement") is a legal Agreement between you, the organization or entity, ("Customer") and VenturesIn.com, Inc. ("Provider") which covers the provision, resale and management by Provider of the Microsoft Exchange Platform. Provider agrees to provide Service to Customer and Customer agrees to pay Provider for Service subject to the following terms and conditions:

1) Services

- a. Hosted Email Services
Provider shall provision and resell hosted email services based on Microsoft Exchange Online and related Microsoft 365 services ("Services") to Customer.
- b. Third-Party Platform
Customer acknowledges that the Services are hosted and operated by Microsoft Corporation ("Microsoft") and are subject to Microsoft's technical architecture, features, availability, and limitations.
- c. No Modification of Microsoft Services
Provider does not control and cannot modify the underlying Microsoft Exchange Online service, feature set, availability, or roadmap.

2) Microsoft Terms Apply

- a. Pass-Through Terms
Customer agrees that its use of the Services is subject to and governed by the applicable Microsoft terms, including but not limited to:
 - Microsoft Product Terms
 - Microsoft Online Services Terms
 - Microsoft End User License Agreement (EULA)
 - Microsoft Privacy Statement(collectively, the "Microsoft Terms")
- b. Conflict of Terms
In the event of a conflict between this Agreement and the Microsoft Terms, the Microsoft Terms shall control with respect to the Microsoft services.
- c. Acceptance Required
Customer represents that it has reviewed and accepted the applicable Microsoft Terms or authorizes Provider to accept such terms on Customer's behalf as permitted under Microsoft's reseller framework.

3) Account Ownership and Administrative Access

- a. Tenant Ownership
Unless otherwise agreed in writing, the Microsoft tenant is provisioned for Customer's exclusive use, and Customer retains ownership of its data.
- b. Administrative Rights
Provider may retain administrative access solely for:
 - Provisioning and deprovisioning accounts
 - Billing and license management
 - Troubleshooting and support
- c. Data Access
Provider does not access Customer email content except as required to provide support and only with Customer authorization or as required by law.

4) Billing and Payment

- a. Monthly Billing
Customer shall pay Provider a monthly recurring fee based on the number and type of licenses provisioned. Fee schedule:
 - i. Exchange Online (Plan 1) - \$15.00 per month / per licensed user
 1. 50 GB primary mailbox (50 GB archive) and messages up to 150 MB
 - ii. Exchange Online (Plan 2) - \$25.00 per month / per licensed user
 1. 100 GB primary mailbox (1.5 TB archive) and messages up to 150 MB
 2. Built-in data loss prevention (DLP)
- b. Billing Cycle
Fees are billed monthly in advance unless otherwise stated in writing.
- c. Pricing Changes
Provider may adjust pricing with [30] days' written notice, including changes resulting from Microsoft price adjustments or licensing changes.
- d. Non-Payment
Provider may suspend or terminate Services for non-payment.

5) Service Availability and Support

- a. Service Availability
Service uptime, redundancy, and availability are provided by Microsoft in accordance with Microsoft's published service level commitments.
- b. No Independent SLA by Provider
Provider does not offer a separate or additional service-level agreement beyond Microsoft's SLA.
- c. Support Scope
Provider may provide:
 - i. First-line support
 - ii. License management
 - iii. Basic configuration assistance
 - iv. Issues beyond Provider's control may require escalation to Microsoft Support.

6) Data Privacy and Security

- a. Customer Data Ownership
Customer retains all ownership rights to its data.
- b. Data Processing
Microsoft acts as the data processor for the Services. Provider does not host Customer data.

7) Compliance

- a. Customer is responsible for determining whether the Services meet its regulatory or compliance obligations. (Florida CDD public records retention is governed by the Florida Public Records Law "Chapter 119").

8) Acceptable Use

- a. **Acceptable Use Policy**
Customer agrees not to use the Services in violation of Microsoft's Acceptable Use Policy or applicable law.
- b. **Suspension for Violations**
Violations may result in suspension or termination by Microsoft without notice to Provider.

9) Term and Termination

- a. **Term**
This Agreement shall continue on a month-to-month basis unless terminated.
- b. **Termination for Convenience**
Either Party may terminate with [30] days' written notice.
- c. **Effect of Termination**
Upon termination:
 - i. Customer is responsible for exporting its data prior to termination
 - ii. Provider is not responsible for data loss after termination
 - iii. Microsoft may permanently delete data as per its retention policies

10) Limitations of Liability

- a. **No Control Over Microsoft Services**
Provider is not liable for outages, data loss, or service disruptions caused by Microsoft.
- b. **Limitation**
To the maximum extent permitted by law, Provider's total liability shall not exceed the fees paid by Customer to Provider during the preceding three (3) months.
- c. **Excluded Damages**
Provider shall not be liable for indirect, incidental, consequential, or loss-of-business damages.

11) Indemnification

- a. **Customer Indemnification**
Customer shall indemnify and hold Provider harmless from claims arising out of Customer's misuse of the Services or violation of Microsoft Terms.

12) Relationship of the Parties

- a. **Independent Contractors**
The Parties are independent contractors. Nothing creates a partnership, agency, or joint venture.
- b. **No Authority**
Provider has no authority to make representations or warranties on behalf of Microsoft.

13) Governing Law

- a. This Agreement shall be governed by the laws of the State of Florida and the parties agree to submit to the exclusive jurisdiction and venue of the Court of Hillsborough County, Florida in connection with any legal actions hereunder.

14) Entire Agreement

- a. This Agreement constitutes the entire agreement between the Parties regarding the Services and supersedes all prior agreements or understandings.

I agree with the terms and conditions of this Hosted Email Service Agreement:

Authorized Signature:	Printed Name:	Title:	Organization / Community / CDD / HOA	Date:
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SECTION F

RESOLUTION 2026-08

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this 27th day of January, 2026.

ATTEST:

**ASTURIA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2026 Annual Meeting Schedule

EXHIBIT A

**ASTURIA COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2026**

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

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

Meetings

January 27, 2026
February 24, 2026
March 24, 2026
April 28, 2026
May 26, 2026
June 23, 2026
July 28, 2026
August 25, 2026
September 22, 2026

Workshops

January 13, 2026
February 10, 2026
March 10, 2026
April 14, 2026
May 12, 2026
June 9, 2026
July 14, 2026
August 11, 2026
September 8, 2026

The meetings and workshops will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meetings or workshops may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting or workshop. A copy of the agenda for the meetings and workshops may be obtained by contacting the office of the District Manager c/o GMS Tampa, 4530 Eagle Falls Place, Tampa FL 33619 (“District Manager’s Office”).

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

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

District Manager

SECTION G

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ASTURIA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISTRICT MANAGER TO ESTABLISH ACCOUNTS WITH THE STATE BOARD OF ADMINISTRATION; APPOINTING THE DISTRICT MANAGER AS ITS LEGAL REPRESENTATIVE WITH RESPECT TO SAID ACCOUNTS AND PROVIDING FOR THE DURATION OF SAID AUTHORIZATION.

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

WHEREAS, the District finds that from time to time it has funds on hand in excess of current needs; and

WHEREAS, it is in the best interest of the District and its landowners that said excess funds be invested to return the highest yield consistent with proper safeguards and the District’s currently-adopted policies regarding the deposit of public funds.

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

SECTION 1. That the District Manager, GMS Tampa, and its designee, as legal representative(s) of the District are hereby authorized to act as the administrator(s) for funds held at the State Board of Administration.

SECTION 2. The District Manager and/or its designee shall have the authority to establish an account(s) on behalf of the District with the State Board of Administration, withdraw funds from or transmit funds to said account(s) at the State Board of Administration, establish funds transfer instructions, name designee(s), and initiate changes to this information via the Investment Pool Input Document.

SECTION 3. That this authorization shall be continuing in nature until revoked by the District or until a new legal representative is appointed.

PASSED AND ADOPTED this 27th day of January, 2026.

ATTEST:

ASTURIA COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION H

**Astoria Community Development
District**

ANNUAL FINANCIAL REPORT

September 30, 2024

Asturia Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Asturia Community Development District
Pasco County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Asturia Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Asturia Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors
Asturia Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors
Asturia Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated October 24, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Asturia Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

October 24, 2025

**Asturia Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

Management's discussion and analysis of Asturia Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Astoria Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as special assessment bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2024.

- ◆ The District's total assets exceeded total liabilities by \$21,597,153 (net position). Net investment in capital assets for the District was \$20,155,648. Restricted net position was \$203,470. Unrestricted net position was \$1,238,035.
- ◆ Governmental activities revenues totaled \$2,054,670 while governmental activities expenses totaled \$1,857,946.

**Asturia Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2024	2023
Current assets	\$ 1,323,351	\$ 740,208
Restricted assets	755,446	718,882
Capital assets	28,349,489	28,978,280
Total Assets	30,428,286	30,437,370
Current liabilities	501,133	491,941
Non-current liabilities	8,330,000	8,545,000
Total Liabilities	8,831,133	9,036,941
Net Position		
Net investment in capital assets	20,155,648	20,579,439
Restricted net position	203,470	158,930
Unrestricted	1,238,035	662,060
Total Net Position	\$ 21,597,153	\$ 21,400,429

The increase in current assets and restricted assets is related to revenues exceeding expenditures at the fund level in the current year.

The decrease in capital assets is related to depreciation in the current year.

The decrease in total liabilities is primarily due to the principal payments on long-term debt in the current year.

**Asturia Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2024	2023
Program Revenues		
Charges for services	\$ 1,945,470	\$ 1,721,490
General Revenues		
Miscellaneous revenues	24,838	26,113
Investment earnings	84,362	31,186
Total Revenues	<u>2,054,670</u>	<u>1,778,789</u>
Expenses		
General government	126,367	174,442
Physical environment	480,151	499,777
Culture/recreation	755,010	697,047
Interest and other charges	496,418	507,195
Total Expenses	<u>1,857,946</u>	<u>1,878,461</u>
Change in Net Position	196,724	(99,672)
Net Position - Beginning of Year	<u>21,400,429</u>	<u>21,500,101</u>
Net Position - End of Year	<u>\$ 21,597,153</u>	<u>\$ 21,400,429</u>

The increase in charges for services is related to the increase in special assessments in the current year.

The decrease in general government is related to the decrease in legal expenses in the current year.

The increase in culture/recreation is related to the increase in field management and contingency expenses in the current year.

**Astoria Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2024 and 2023:

Description	Governmental Activities	
	2024	2023
Land and improvements	\$ 2,668,596	\$ 2,668,596
Buildings and improvements	3,110,094	3,110,094
Infrastructure	25,144,253	25,144,253
Equipment	90,301	90,301
Accumulated depreciation	(2,663,755)	(2,034,964)
Total Capital Assets, Net	<u>\$28,349,489</u>	<u>\$28,978,280</u>

The capital asset activity in the current year included depreciation of \$628,791.

General Fund Budgetary Highlights

The final budget was greater than actual expenditures in the current year because utility usage, roadways, and field management expenditures were less than anticipated.

The September 30, 2024 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- In December 2014, the District issued \$7,910,000 Series 2014A-1 Special Assessment Bonds. These bonds were issued to finance the cost of acquiring, constructing, and equipping assessable improvements of the Series 2014A Project. As of September 30, 2024, the balance outstanding was \$6,750,000.
- In August 2016, the District issued \$2,115,000 Series 2016A-1 Special Assessment Bonds. These bonds were issued to finance the cost of acquiring, constructing, and equipping assessable improvements of the Series 2016A Project. As of September 30, 2024, the balance outstanding was \$1,795,000.

**Asturia Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

The Series 2014 Bonds were refunded in fiscal year 2025. The District cannot anticipate how the effect of the refunding will be on the financial position or results of operations of the District in fiscal year 2025.

Request for Information

The financial report is designed to provide a general overview of Asturia Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Asturia Community Development District, Kai, 2502 N Rocky Point Drive, Suite 1000, Tampa, Florida 33607.

Asturia Community Development District
STATEMENT OF NET POSITION
September 30, 2024

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 1,306,845
Due from other governments	9,010
Prepaid expenses	1,350
Deposits	6,146
Total Current Assets	1,323,351
Non-current Assets	
Restricted assets	
Investments	755,446
Capital assets, not being depreciated	
Land and improvements	2,668,596
Capital assets, being depreciated	
Buildings and improvements	3,110,094
Infrastructure	25,144,253
Equipment	90,301
Less: accumulated depreciation	(2,663,755)
Total Non-current Assets	29,104,935
Total Assets	30,428,286
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	80,526
Deposits	1,500
Accrued interest	204,107
Bonds payable	215,000
Total Current Liabilities	501,133
Non-current liabilities	
Bonds payable	8,330,000
Total Liabilities	8,831,133
NET POSITION	
Net investment in capital assets	20,155,648
Restricted for debt service	201,532
Restricted for capital projects	1,938
Unrestricted	1,238,035
Total Net Position	\$ 21,597,153

See accompanying notes to financial statements.

Asturia Community Development District
STATEMENT OF ACTIVITIES
For The Year Ended September 30, 2024

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Net (Expense) Revenues and Changes in Net Position Governmental Activities</u>
Governmental Activities			
General government	\$ (126,367)	\$ 212,947	\$ 86,580
Physical environment	(480,151)	809,125	328,974
Culture/recreation	(755,010)	212,697	(542,313)
Interest and other charges	(496,418)	710,701	214,283
Total Governmental Activities	<u>\$ (1,857,946)</u>	<u>\$ 1,945,470</u>	<u>87,524</u>
	General revenues:		
			24,838
			84,362
			<u>109,200</u>
			196,724
			21,400,429
			<u>\$ 21,597,153</u>

See accompanying notes to financial statements.

Asturia Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 1,306,845	\$ -	\$ -	\$ 1,306,845
Due from other governments	5,720	3,290	-	9,010
Prepaid expenses	1,350	-	-	1,350
Deposits	6,146	-	-	6,146
Restricted assets:				
Investments	-	753,508	1,938	755,446
Total Assets	\$ 1,320,061	\$ 756,798	\$ 1,938	\$ 2,078,797
 LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 80,526	\$ -	\$ -	\$ 80,526
Deposits payable	1,500	-	-	1,500
Total Liabilities	82,026	-	-	82,026
 FUND BALANCES				
Nonspendable:				
Prepaid expenses	1,350	-	-	1,350
Deposits	6,146	-	-	6,146
Restricted:				
Debt service	-	756,798	-	756,798
Capital projects	-	-	1,938	1,938
Assigned:				
Capital reserves	45,324	-	-	45,324
Unassigned	1,185,215	-	-	1,185,215
Total Fund Balances	1,238,035	756,798	1,938	1,996,771
 Total Liabilities and Fund Balances	 \$ 1,320,061	 \$ 756,798	 \$ 1,938	 \$ 2,078,797

See accompanying notes to financial statements.

Asturia Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances	\$ 1,996,771
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, land and improvements, \$2,668,596, buildings and improvements, \$3,110,094, infrastructure, \$25,144,253, and equipment, \$90,301, net of accumulated depreciation, \$(2,663,755), are not current financial resources and therefore, are not reported at the fund level.	28,349,489
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore, are not reported at the fund level.	(8,545,000)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	<u>(204,107)</u>
Net Position of Governmental Activities	<u><u>\$ 21,597,153</u></u>

See accompanying notes to financial statements.

Astoria Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For The Year Ended September 30, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 1,234,769	\$ 710,701	\$ -	\$ 1,945,470
Miscellaneous revenues	24,838	-	-	24,838
Investment earnings	49,105	35,076	181	84,362
Total Revenues	<u>1,308,712</u>	<u>745,777</u>	<u>181</u>	<u>2,054,670</u>
Expenditures				
Current				
General government	126,367	-	-	126,367
Physical environment	480,151	-	-	480,151
Culture/recreation	126,219	-	-	126,219
Debt service				
Principal	-	205,000	-	205,000
Interest	-	501,104	-	501,104
Total Expenditures	<u>732,737</u>	<u>706,104</u>	<u>-</u>	<u>1,438,841</u>
Total Revenues Over/(Under) Expenditures	<u>575,975</u>	<u>39,673</u>	<u>181</u>	<u>615,829</u>
Other Financing Sources/(Uses)				
Transfers in	-	6,108	5,698	11,806
Transfers out	-	(5,698)	(6,108)	(11,806)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>410</u>	<u>(410)</u>	<u>-</u>
Net change in fund balances	575,975	40,083	(229)	615,829
Fund Balances - Beginning of Year	<u>662,060</u>	<u>716,715</u>	<u>2,167</u>	<u>1,380,942</u>
Fund Balances - End of Year	<u>\$ 1,238,035</u>	<u>\$ 756,798</u>	<u>\$ 1,938</u>	<u>\$ 1,996,771</u>

See accompanying notes to financial statements.

Astoria Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For The Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	\$ 615,829
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds reports capital outlay as expenditures. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current year.	(628,791)
Repayment of bond principal is an expenditure at the fund level, but the repayment reduces long-term liabilities in the Statement of Net Position.	205,000
In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.	<u>4,686</u>
Change in Net Position of Governmental Activities	<u><u>\$ 196,724</u></u>

See accompanying notes to financial statements.

**Astoria Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND
For the Year Ended September 30, 2024**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 1,220,959	\$ 1,220,959	\$ 1,234,769	\$ 13,810
Miscellaneous revenues	21,700	21,700	24,838	3,138
Investment earnings	-	-	49,105	49,105
Total Revenues	<u>1,242,659</u>	<u>1,242,659</u>	<u>1,308,712</u>	<u>66,053</u>
Expenditures				
Current				
General government	187,705	187,705	126,367	61,338
Physical environment	677,694	677,694	480,151	197,543
Culture/recreation	<u>177,260</u>	<u>177,260</u>	<u>126,219</u>	<u>51,041</u>
Total Expenditures	<u>1,042,659</u>	<u>1,042,659</u>	<u>732,737</u>	<u>309,922</u>
Net change in fund balances	200,000	200,000	575,975	375,975
Fund Balances - Beginning of Year	<u>-</u>	<u>-</u>	<u>662,060</u>	<u>662,060</u>
Fund Balances - End of Year	<u>\$ 200,000</u>	<u>\$ 200,000</u>	<u>\$ 1,238,035</u>	<u>\$ 1,038,035</u>

See accompanying notes to financial statements.

Asturia Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on August 5, 2014, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, by Pasco County Ordinance 14-17. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Asturia Community Development District. The District is governed by a five-member Board of Supervisors. All members are elected on an at large basis by qualified electors that reside within the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Asturia Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Asturia Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are primarily supported by special assessments. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Astoria Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance in accordance with Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Asturia Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Asturia Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – Accounts for debt service requirements to retire certain special assessment revenue bonds which were used to finance the construction of District infrastructure improvements. The bonds are secured by a first lien on and pledge of the special assessment revenues and pledged funds.

Capital Projects Fund – The Capital Projects Fund accounts for acquisition and construction of infrastructure improvements located within the boundaries of the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Asturia Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

b. Restricted Net Position

Certain net position of the District is classified as restricted on the Statement of Net Position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include land and improvements, buildings and improvements, infrastructure, and equipment, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation is computed utilizing the straight-line method over the estimated useful lives of the assets. The estimated useful lives of the various classes of depreciable capital assets are as follows:

Buildings and improvements	25 years
Infrastructure	50 years
Equipment	5 years

d. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

Asturia Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was \$1,314,182 and the carrying value was \$1,306,845. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2024, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturity Date</u>	<u>Fair Value</u>
Goldman Sachs Government Fund	39 days*	<u>\$ 755,446</u>

*Maturity is a weighted average maturity.

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment in Goldman Sachs Government Fund is a Level 1 asset.

**Astoria Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024**

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2024, the District's investment in Goldman Sachs Government Fund was rated AAAM by Standard and Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in Goldman Sachs Government Fund are 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE C – INTERFUND TRANSFERS

Interfund transfers for the year ended September 30, 2024, consisted of the following:

<u>Transfers In</u>	<u>Transfers Out</u>		Total
	Debt Service	Capital Projects	
Debt Service	\$ -	\$ 6,108	\$ 6,108
Capital Projects	5,698	-	5,698
Total	<u>\$ 5,698</u>	<u>\$ 6,108</u>	<u>\$ 11,806</u>

Interfund transfers between the Debt Service Fund and the Capital Projects Fund were made in accordance with the Trust Indenture.

**Asturia Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024**

NOTE D – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2024 was as follows:

	<u>Balance October 1, 2023</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance September 30, 2024</u>
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Land and improvements	\$ 2,668,596	\$ -	\$ -	\$ 2,668,596
Capital assets, being depreciated:				
Buildings and improvements	3,110,094	-	-	3,110,094
Infrastructure	25,144,253	-	-	25,144,253
Equipment	90,301	-	-	90,301
Total Capital Assets, Being Depreciated	<u>28,344,648</u>	<u>-</u>	<u>-</u>	<u>28,344,648</u>
Less accumulated depreciation for:				
Buildings and improvements	(943,397)	(124,404)	-	(1,067,801)
Infrastructure	(1,005,770)	(502,885)	-	(1,508,655)
Equipment	(85,797)	(1,502)	-	(87,299)
Total Accumulated Depreciation	<u>(2,034,964)</u>	<u>(628,791)</u>	<u>-</u>	<u>(2,663,755)</u>
Total Capital Assets Depreciated, Net	<u>26,309,684</u>	<u>(628,791)</u>	<u>-</u>	<u>25,680,893</u>
Governmental Activities Capital Assets	<u>\$ 28,978,280</u>	<u>\$ (628,791)</u>	<u>\$ -</u>	<u>\$ 28,349,489</u>

Depreciation was charged to culture/recreation, \$628,791.

NOTE E – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the Governmental Activities for the year ended September 30, 2024:

Long-term debt at October 1, 2023	\$ 8,750,000
Principal payments	<u>(205,000)</u>
Long-term debt at September 30, 2024	<u>\$ 8,545,000</u>

**Asturia Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024**

NOTE E – LONG-TERM DEBT (CONTINUED)

Long-term debt for Governmental Activities is comprised of the following:

Special Assessment Bonds

\$7,910,000 Series 2014A-1 Special Assessment Bonds are due in annual principal installments beginning May 2016 maturing May 2045. Interest at various rates between 5.75% and 5.9% is due May and November. Current portion is \$170,000. \$ 6,750,000

\$2,115,000 Series 2016A-1 Special Assessment Bonds are due in annual principal installments beginning May 2017 maturing May 2046. Interest at various rates between 3.875% and 5.375% is due May and November. Current portion is \$45,000. 1,795,000

Bond Payable at September 30, 2024 \$ 8,545,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 215,000	\$ 489,856	\$ 704,856
2026	225,000	478,034	703,034
2027	240,000	465,636	705,636
2028	250,000	452,086	702,086
2029	270,000	437,961	707,961
2030-2034	1,595,000	1,943,269	3,538,269
2035-2039	2,120,000	1,431,869	3,551,869
2040-2044	2,825,000	740,525	3,565,525
2045-2046	805,000	53,360	858,360
Totals	<u><u>\$ 8,545,000</u></u>	<u><u>\$ 6,492,596</u></u>	<u><u>\$ 15,037,596</u></u>

Asturia Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE E– LONG-TERM DEBT (CONTINUED)

Summary of Significant Bond Resolution Terms and Covenants

Special Assessment Bonds

Significant Bond Provisions

The Series 2014A-1 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2025, at a redemption price equal to the principal amount of the Series 2014A-1 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2014A-1 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2016A-1 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2026, at a redemption price equal to the principal amount of the Series 2016A-1 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2016A-1 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2014A-1 and Series 2016A-1 Reserve Accounts were funded from the proceeds of the Series 2014A-1 and Series 2016A-1 Bonds in amounts equal to 50 percent of the maximum annual debt service outstanding for the Series 2014A-1 and Series 2016A-1 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

**Asturia Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024**

NOTE E – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bond Resolution Terms and Covenants (Continued)

Depository Funds (Continued)

The following is a schedule of required reserve balances as of September 30, 2024:

	Reserve Balance	Reserve Requirement
Special Assessment Bonds, Series 2014A-1	\$ 287,930	\$ 280,587
Special Assessment Bonds, Series 2016A-1	\$ 72,981	\$ 70,572

NOTE F – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefitted property within the District. Operation and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collections (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by an annual assessment resolution adopted by the Board of Supervisors. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

NOTE G – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that exceeded commercial insurance coverage.

NOTE H – SUBSEQUENT EVENT

In May 2025, the District refunded the Series 2014 Special Assessment Bonds.



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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Asturia Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Asturia Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated October 24, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Asturia Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Asturia Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Asturia Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

To the Board of Supervisors
Asturia Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Asturia Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

October 24, 2025



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
Asturia Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the financial statements of the Asturia Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated October 24, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated October 24, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

To the Board of Supervisors
Asturia Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Asturia Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Asturia Community Development District has not met one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the Asturia Community Development District. It is management's responsibility to monitor the Asturia Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Asturia Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 6
- 2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 0
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$27,720
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$0
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

To the Board of Supervisors
Asturia Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Asturia Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District:
\$1,624 – \$2,137 for the General Fund and \$500 – \$1,350 for the Debt Service Fund.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$1,945,470.50.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: \$6,750,000 Series 2014A-1 Bonds due on May 1, 2045 and \$1,795,000 Series 2016A-1 Bonds due on May 1, 2046.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

October 24, 2025



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH
SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Asturia Community Development District
Pasco County, Florida

We have examined Asturia Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for Asturia Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Asturia Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Asturia Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Asturia Community Development District's compliance with the specified requirements.

In our opinion, Asturia Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

October 24, 2025

SECTION VI

SECTION A

Asturia
Community Development District
Check Register Summary & ACH Debit Summary
November 25, 2025 through January 20, 2026

Fund	Date	Check #'s/Vendor	Amount
<u>Check Register</u>			
<i>General Fund - Bank United Operating</i>			
	12/05/25	100104-100113	\$ 31,922.75
	12/17/25	100114-100118	\$ 14,598.29
	12/17/25	100114 Voided	\$ (3,810.00)
	12/30/25	100119-100126	\$ 603,316.73
	12/30/25	100119 Voided	\$ (2,760.00)
	01/07/26	100127-100131	\$ 22,423.44
	01/13/26	100132	\$ 3,810.00
		Subtotal	<u>\$ 669,501.21</u>
<i>General Fund - South State Operating</i>			
	-		\$ -
		Subtotal	<u>\$ -</u>
<i>Capital Reserve Fund</i>			
	-	-	\$ -
		Subtotal	<u>\$ -</u>
Total Check Register			<u>\$ 669,501.21</u>

ACH Debit

General Fund ACH Debit

12/02/25	Frontier	\$ 94.99
12/04/25	ADP	\$ 24.64
12/04/25	ADP	\$ 99.42
12/04/25	ADP	\$ 569.08
12/12/25	ADP	\$ 121.17
12/18/25	Duke Energy - 2175	\$ (27.03)
12/18/25	Duke Energy - 2365	\$ 30.80
12/18/25	Duke Energy - 2555	\$ 5,751.90
12/18/25	Duke Energy - 2745	\$ 30.80
12/18/25	Duke Energy - 3316	\$ 30.80
12/18/25	Duke Energy - 3514	\$ 2,683.69
12/18/25	Duke Energy - 3704	\$ 30.80
12/18/25	Duke Energy - 4086	\$ 30.80
12/18/25	Duke Energy - 4292	\$ 30.80
12/18/25	Duke Energy - 4523	\$ 1,100.99
12/18/25	Duke Energy - 4721	\$ 30.80
12/18/25	Duke Energy - 4937	\$ 896.20
12/18/25	Duke Energy - 5084	\$ 30.80
12/18/25	Duke Energy - 5410	\$ 97.90
12/18/25	Duke Energy - 5480	\$ 30.80
12/18/25	Duke Energy - 5753	\$ 2,091.77
12/18/25	Duke Energy - 6077	\$ 30.80

12/18/25	Duke Energy - 6283	\$	30.80
12/18/25	Duke Energy - 6465	\$	289.35
12/19/25	ADP	\$	47.63
12/19/25	ADP	\$	256.14
12/19/25	ADP	\$	1,485.17
12/22/25	Pasco County Utilities - 0953300	\$	134.33
12/22/25	Pasco County Utilities - 0953305	\$	19.19
12/22/25	Pasco County Utilities - 0953310	\$	61.61
12/22/25	Pasco County Utilities - 0953320	\$	25.25
12/22/25	Pasco County Utilities - 0953325	\$	83.83
12/22/25	Pasco County Utilities - 0953330	\$	19.19
12/22/25	Pasco County Utilities - 0953340	\$	37.37
12/22/25	Pasco County Utilities - 0956645	\$	26.26
12/22/25	Pasco County Utilities - 0956650	\$	2,224.34
12/22/25	Pasco County Utilities - 0956655	\$	66.17
12/22/25	Pasco County Utilities - 0966695	\$	54.54
12/22/25	Pasco County Utilities - 0989015	\$	24.24
12/22/25	Pasco County Utilities - 0989020	\$	20.20
12/22/25	Pasco County Utilities - 0989025	\$	18.18
12/22/25	Pasco County Utilities - 1031105	\$	11.11
12/22/25	Pasco County Utilities - 1031115	\$	25.25
12/22/25	Pasco County Utilities - 1031120	\$	68.68
12/24/25	Duke Energy - 5282	\$	30.80
12/26/25	ADP	\$	130.37
12/30/25	ADP	\$	473.75
12/30/25	ADP	\$	81.58
12/30/25	ADP	\$	22.13
01/02/26	Frontier	\$	94.99
01/09/26	ADP	\$	121.17
01/15/26	ADP	\$	378.17
01/15/26	ADP	\$	65.12
01/15/26	ADP	\$	19.73
01/20/26	Duke Energy - 2175	\$	15.51
01/20/26	Duke Energy - 2365	\$	30.80
01/20/26	Duke Energy - 2555	\$	5,751.13
01/20/26	Duke Energy - 2745	\$	30.80
01/20/26	Duke Energy - 3316	\$	30.80
01/20/26	Duke Energy - 3514	\$	2,683.69
01/20/26	Duke Energy - 3704	\$	30.80
01/20/26	Duke Energy - 4086	\$	30.80
01/20/26	Duke Energy - 4292	\$	30.80
01/20/26	Duke Energy - 4523	\$	1,326.30
01/20/26	Duke Energy - 4721	\$	30.80
01/20/26	Duke Energy - 4937	\$	919.62
01/20/26	Duke Energy - 5084	\$	30.80
01/20/26	Duke Energy - 5410	\$	97.90
01/20/26	Duke Energy - 5480	\$	30.80
01/20/26	Duke Energy - 5753	\$	2,091.77
01/20/26	Duke Energy - 6077	\$	30.80
01/20/26	Duke Energy - 6283	\$	30.80
01/20/26	Duke Energy - 6465	\$	289.35

Total ACH Debit	\$ 33,773.43
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Total Check Register & ACH Debit	\$ 703,274.64
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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
12/05/25	00003	12/01/25 3337	202512 340-57200-35600		DEC POOL SRVC AMERICANS COMMERCIAL POOL SERVICE	*	2,760.00	2,760.00 100104
12/05/25	00013	11/04/25 373992	202511 300-20200-10100		AUDIT BERGER, TOOMBS, ELAM, GAINES & FRANK	*	3,715.00	3,715.00 100105
12/05/25	00015	11/25/25 34491	202511 320-53900-43900		AQUATIC MAINT BLUE WATER AQUATICS, INC	*	1,410.00	1,410.00 100106
12/05/25	00004	11/28/25 25-02510	202511 310-51300-48000		LEGAL ADVERTISING BUSINESS OBSERVER	*	76.56	76.56 100107
12/05/25	00006	11/22/25 18327	202511 340-57200-35800		EMAIL/MICROSOFT MGMT COMPLETE IT SERVICE & SOLUTIONS	*	115.60	115.60 100108
12/05/25	00014	11/24/25 13514	202510 310-51300-31500		ATTORNEY FEES	*	6,060.82	6,780.82 100109
		11/24/25 13515	202510 310-51300-31520		ATTORNEY FEES	*	600.00	
		11/24/25 13516	202510 310-51300-31510		ATTORNEY FEES KILINSKI VAN WYK PLLC	*	120.00	
12/05/25	00007	11/05/25 25113293	202511 320-53100-43500		2025 SOLID WASTE ASSESS MIKE FASANO, PASCO COUNTY TAX COLLE	*	1,439.52	1,439.52 100110
12/05/25	00008	11/25/25 246694	202511 340-57200-34800		EXERCISE EQUIPMENT RPR PHENOMENAL EXERCISE EQUIPMENT REPAI	*	645.25	645.25 100111
12/05/25	00010	11/17/25 32232	202511 320-53900-47000		IRRIGATION RPRS	*	285.75	13,650.00 100112
		12/01/25 32367	202512 320-53900-46500		LANDSCAPE MAINT REDTREE LANDSCAPE SYSTEMS	*	13,364.25	
12/05/25	00016	11/28/25 7421	202511 320-53900-49000		HOLIDAY LIGHTS TAMPA HOLIDAY LIGHTS	*	1,330.00	1,330.00 100113

ASTU ASTURIA CDD AWOLFE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/17/25	00003	8/07/25	3162	202508	340-57200-35600		BLACK ALGAE	*	600.00		
		11/01/25	3294	202511	340-57200-35600		POOL SRVC NOV	*	2,760.00		
		11/03/25	3306	202511	340-57200-35600		PUMP BASKET	*	450.00		
		8/07/25	3162	202512	340-57200-35600		BLACK ALGAE	V	600.00-		
		11/01/25	3294	202512	340-57200-35600		POOL SRVC NOV	V	2,760.00-		
		11/03/25	3306	202512	340-57200-35600		PUMP BASKET	V	450.00-		
AMERICANS COMMERCIAL POOL SERVICE										.00	100114
12/17/25	00015	10/30/25	34330	202510	320-53900-43900		AQUATIC MAINT	*	1,410.00		
		10/30/25	34331	202510	320-53900-43900		AQUATIC MAINT	*	598.50		
BLUE WATER AQUATICS, INC										2,008.50	100115
12/17/25	00006	12/10/25	18550	202512	340-57200-35800		STAND BY PLAN	*	65.00		
COMPLETE IT SERVICE & SOLUTIONS										65.00	100116
12/17/25	00002	12/01/25	5	202512	310-51300-34000		MGMT FEES DEC	*	4,120.83		
		12/01/25	5	202512	340-57200-34700		FIELD MGMT DEC	*	2,875.00		
		12/01/25	5	202512	310-51300-35300		INFORMATION TECH	*	287.50		
		12/01/25	5	202512	310-51300-31300		DISS AGENT	*	416.67		
		12/01/25	5	202512	340-57200-34700		CORRECTION FOR SEPT	*	83.33-		
		12/01/25	5	202512	310-51300-53000		POSTAGE	*	71.78		
		12/01/25	5	202512	310-51300-49000		RUBBER STAMP DISTRICT SEA	*	26.34		
GMS-TAMPA, LLC										7,714.79	100117
12/17/25	00018	10/07/25	44072	202510	310-51300-32300		FEES	*	1,000.00		
HANCOCK WHITNEY BANK										1,000.00	100118
12/30/25	00003	11/01/25	3294	202511	340-57200-35600		POOL MAINT	*	2,760.00		

ASTU ASTURIA CDD AWOLFE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/01/25		3294		202512		340-57200-35600			POOL MAINT AMERICANS COMMERCIAL POOL SERVICE	V	2,760.00-	.00	100119
12/30/25	00004	12/12/25	25-02596	202512		310-51300-48000			LEGAL ADVERTISING BUSINESS OBSERVER	*	87.50	87.50	100120
12/30/25	00006	12/19/25	18606	202512		340-57200-35800			BUILT IN SECURITY GATEWAY	*	1,024.95		
		12/22/25	18613	202512		340-57200-35800			GOOGLE/MICROSOFT SUBSCRIP	*	115.60		
									COMPLETE IT SERVICE & SOLUTIONS			1,140.55	100121
12/30/25	00020	12/30/25	12302025	202512		300-20700-10000			DUE TO DEBT SRVC ASTURIA CDD	*	135,245.13	135,245.13	100122
12/30/25	00021	12/30/25	12302025	202512		300-20700-10000			DUE TO DEBT SRVC ASTURIA CDD	*	448,504.70	448,504.70	100123
12/30/25	00014	12/17/25	13748	202511		310-51300-31500			ATTORNEY FEES GENERAL	*	2,084.60		
		12/17/25	13749	202511		310-51300-31510			ATTORNEY FEES LAWSUIT	*	30.00		
									KILINSKI VAN WYK PLLC			2,114.60	100124
12/30/25	00019	12/16/25	20250062	202512		340-57200-35100			INSPECTION FEES PASCO COUNTY BOCC	*	100.00	100.00	100125
12/30/25	00010	11/01/25	32091	202511		320-53900-46500			GEN LANDSCAPE MAINT REDTREE LANDSCAPE SYSTEMS	*	13,364.25	13,364.25	100126
1/07/26	00003	8/07/25	3162	202508		340-57200-35600			BLACK ALGAE	*	600.00		
		11/01/25	3294	202511		340-57200-35600			POOL SRVC NOV	*	2,760.00		
		11/01/25	3294	202511		340-57200-35600			POOL MAINT	*	2,760.00		
		11/03/25	3306	202511		340-57200-35600			PUMP BASKET	*	450.00		
		8/07/25	3162	202512		340-57200-35600			BLACK ALGAE	V	600.00-		

ASTU ASTURIA CDD AWOLFE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/01/25		3294	202512	340-57200-35600				V	2,760.00-		
			POOL SRVC NOV								
11/01/25		3294	202512	340-57200-35600				V	2,760.00-		
			POOL MAINT								
11/03/25		3306	202512	340-57200-35600				V	450.00-		
			PUMP BASKET								
AMERICANS COMMERCIAL POOL SERVICE										.00	100127
1/07/26	00003	1/01/26	3382	202601	340-57200-35600			*	2,760.00		
			POOL MAINT								
AMERICANS COMMERCIAL POOL SERVICE										2,760.00	100128
1/07/26	00015	12/30/25	34661	202512	320-53900-43900			*	404.25		
			AQUATIC MAINT								
BLUE WATER AQUATICS, INC										404.25	100129
1/07/26	00004	1/02/26	26-00001	202601	310-51300-48000			*	65.63		
			LEGAL ADVERTISING								
		1/02/26	26-00002	202601	310-51300-48000			*	78.75		
			LEGAL ADVERTISING								
BUSINESS OBSERVER										144.38	100130
1/07/26	00010	11/07/25	32171	202511	320-53900-46600			*	135.31		
			LANDSCAPE MAINT-IRRIG								
		11/07/25	32172	202511	320-53900-46600			*	153.87		
			LANDSCAPE MAINT-IRRIG								
		11/07/25	32173	202511	320-53900-46600			*	116.00		
			LANDSCAPE MAINT-IRRIG								
		12/17/25	32420	202512	320-53900-46500			*	450.00		
			LANDSCAPE MAINT								
		12/18/25	32432	202512	320-53900-46600			*	82.88		
			LANDSCAPE MAINT-IRRIG								
		12/18/25	32451	202512	320-53900-46500			*	4,812.50		
			SEASONAL FLOWERS INSTALL								
		1/01/26	32630	202601	320-53900-46500			*	13,364.25		
			LANDSCAPE MAINT								
REDTREE LANDSCAPE SYSTEMS										19,114.81	100131
1/13/26	00003	8/07/25	3162	202508	340-57200-35600			*	600.00		
			BLACK ALGAE								
		11/01/25	3294	202511	340-57200-35600			*	2,760.00		
			POOL MAINT								
		11/03/25	3306	202511	340-57200-35600			*	450.00		
			PUMP BASKET								
AMERICANS COMMERCIAL POOL SERVICE										3,810.00	100132
TOTAL FOR BANK A									669,501.21		
ASTU ASTURIA CDD AWOLFE											

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
---------------	-------	-----------------------------------	--	-------------	--------	--------	-----------------------------

ASTU ASTURIA CDD AWOLFE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/02/25	00017	10/01/25 93277	202510 310-51300-54000	FLORIDACOMMERCE, BUREAU OF	*	175.00	175.00 080001
						TOTAL FOR BANK Z	175.00
						TOTAL FOR REGISTER	669,676.21

Americans Commercial Pool Service

17844 Jamestown Way Apt B
 Lutz, FL 33558-6648 US
 +18136162509
 americascommercialpoolservice@gmail.com
 americascommercialpoolservice.com



INVOICE

BILL TO
 Asturia CDD

INVOICE 3337
 DATE 12/01/2025
 TERMS Net 30
 DUE DATE 12/31/2025

DATE	DESCRIPTION	AMOUNT
	Monthly Pool Service Regular Maintenance will include the following: removal of debris in the pool via netting, brushing and vacuuming as needed, emptying baskets, filter cleaning, close inspection of the overall condition of the pool including but not limited to the pumps and associated equipment, make manual adjustments to pool controls, the testing of chemical levels in the water, and add additional chemicals to bring the water up to standards set by the industry and legal requirements. Communication of the pool condition and any issues with property manager.	2,760.00

3% of the total amount to help cover the payment processing fees. These fees are a major administrative expense.

For Emergency Pool Service "After and or before" Normal Business Hours are Monday-Friday 8am-5pm Please Call/Text 813-616-2509 * Extra Fee Will Occur

SUBTOTAL	2,760.00
TAX	0.00
TOTAL	2,760.00

BALANCE DUE

\$2,760.00

Pay invoice



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120
FAX: 772/468-9278

Nov 2025
001.300.20200.10100

*ASTURIA COMMUNITY DEVELOPMENT DISTRICT
2502 N ROCKY POINT DR
SUITE 1000
TAMPA, FL 33607*

*Invoice No. 373992
Date 11/04/2025
Client No. 21712*

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2024.

Total Invoice Amount \$ 3,715.00

You can pay online at: <https://treasurecoastcpas.com> or

Scan to Pay

Berger, Toombs, Elam, Gaines, Frank,
McGuire & Gonano CPAs PL

Invoice Payment



POWERED BY
CPACHARGE

We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

Blue Water Aquatics, Inc.
5119 State Road 54
New Port Richey, FL 34652
(727) 842-2100
office@bluewateraquaticsinc.com
www.bluewateraquaticsinc.com



BILL TO
Asturia CDD
c/o Governmental Management
Services
4530 Eagle Falls PI
Tampa, FL 33619

INVOICE 34491

DATE 11/25/2025 TERMS Net 45

DUE DATE 01/09/2026

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
11/14/2025	Pond / Waterway Treatment	Aquatic Services - 1st Visit (Included) Treatment Report Emailed to PM	1	0.00	0.00
11/25/2025	Pond / Waterway Treatment	Aquatic Services - 2nd Visit Treatment Report Emailed to PM	1	1,410.00	1,410.00

[Pay invoice](#)

SUBTOTAL	1,410.00
TAX	0.00
TOTAL	1,410.00
TOTAL DUE	\$1,410.00

THANK YOU for choosing Blue Water Aquatics, Inc.!

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-02510P

Date 11/28/2025

Attn:
Asturia CDD GMS
4530 EAGLE FALLS PLACE
TAMPA FL 33619

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-02510P

\$76.56

Notice of Meetings

RE: Asturia Community Development District Audit Committee Meeting and Regular Board of Supervisors Meeting

Published: 11/28/2025

Case No.: Meeting on December 9, 2025 at 6:00 p.m.

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
Total	\$76.56

Payment is expected within 30 days of the first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF MEETINGS

ASTURIA COMMUNITY DEVELOPMENT DISTRICT AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS MEETING

The Asturia Community Development District Audit Committee will meet on Tuesday, December 9, 2025 at 6:00 p.m. at the Asturia Clubhouse, 14575 Promenade Parkway Odessa, FL 33556. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Asturia Community Development District.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at austriacdd.org. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or at rmgrath@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Brian Young, District Manager
Governmental Management Services – Tampa, LLC

November 28, 2025

25-02510P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

2664 Cypress Ridge Blvd | Suite 103
 Wesley Chapel, FLORIDA 33544
<https://completeit.io>
 (813) 444-4355



Asturia CDD
 14575 Promenade Parkway
 Florida, United States 33556

Invoice #	18327
Invoice Date	11-22-25
Balance Due	\$115.60

Item	Description	Unit Cost	Quantity	Line Total
CDD/HOA Google Email w/ Vault	Email account 30GB. Priced per user, per month. 3-year contract. Google Vault audit functionality included. Support including password reset & additional training is per hour basis. - Seat 1 - Seat 2 - Seat 3 - Seat 4 - Seat 5 - Clubhouse Manager - Admin for eDiscovery (audit)	\$14.95	7.0	\$104.65
Microsoft O365 Subscription - Apps for Business (Annual Commitment)	-Cost is for one license- Annual license for Microsoft Office 365 Apps for Business subscription. Paid in monthly installments with an annual commitment. Lower price per-month compared to Monthly commitment. Includes: Premium Office Apps - Outlook, Word, Excel, PowerPoint, Publisher, Access Secure Cloud Services - OneDrive - For clubhousemanager@asturiacclubhouse.onmicrosoft.com; account used by the clubhouse desktop.	\$10.95	1.0	\$10.95

Subtotal	\$115.60
Tax	\$0.00
Invoice Total	\$115.60
Payments	\$0.00
Credits	\$0.00
Balance Due	\$115.60





INVOICE

KILINSKI | VAN WYK

Invoice # 13514
Date: 11/24/2025
Due On: 12/24/2025

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

Asturia CDD
4530 Eagle Falls Pl
Tampa, FL 33619

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$6,060.82	) - ( \$0.00	) = \$6,060.82

ASTCDD-01

Asturia CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LM	10/01/2025	Confer with K. Nelson re: termination clause in proposed management agreement	0.10	\$300.00	-	\$30.00
Service	JK	10/01/2025	Confer re: options for workers compensation coverage	0.20	\$385.00	-	\$77.00
Service	LM	10/01/2025	Confer with District Staff re: insurance requirements and workers compensation exemptions	0.20	\$300.00	100.0%	\$0.00
Service	SD	10/01/2025	Compare and revise Amended and Restated Rules of Procedure. Confer with District Staff regarding further actions.	0.30	\$180.00	-	\$54.00
Service	LM	10/02/2025	Confer with K. Nelson re: finalize agreement with GMS; Confer with S. Coppa re: review agreement with GMS	0.50	\$300.00	-	\$150.00

Service	LG	10/03/2025	Review insurance documentation for Triple C Property Solutions.	0.30	\$365.00	-	\$109.50
Service	LM	10/03/2025	Confer with H. Dilley re: insurance coverage	0.10	\$300.00	-	\$30.00
Service	LM	10/06/2025	Confer with H. Dilley and S. Coppa re: insurance for vendor, payments to vendors; Review email from L. Capitano; Confer with S. Coppa re: proposed GMS agreement; Confer with K. Nelson re: proposed GMS agreement	1.30	\$300.00	-	\$390.00
Service	LM	10/06/2025	Review draft resolutions for transfer of district management services	0.30	\$300.00	-	\$90.00
Service	LG	10/06/2025	Advise regarding resolutions for district manager transition; vendor insurance; in-house staffing.	0.80	\$365.00	-	\$292.00
Service	LM	10/06/2025	Confer with District Staff re: insurance requirements and needs of the District, resolutions for transition of management, etc.	1.10	\$300.00	-	\$330.00
Service	LM	10/06/2025	Confer with M. Venida re: items for agenda	0.20	\$300.00	-	\$60.00
Service	LM	10/07/2025	Confer with A. Hennings re: insurance claim; Confer with M. Venida re: minutes needed from workshops	0.20	\$300.00	-	\$60.00
Service	LM	10/07/2025	Confer with GMS re: accounts at BankUnited	0.10	\$300.00	-	\$30.00
Service	LM	10/08/2025	Confer with S. Coppa and M. Venida re: draft agenda, Supervisor requests for agenda	0.20	\$300.00	-	\$60.00
Service	LM	10/08/2025	Revise resolutions appointing District Manager, designating officers, designating signors on accounts, and	1.10	\$300.00	-	\$330.00

			designating records office; Confer with GMS and Kai re: date for transition and bank accounts; Confer with K. Nelson re: agreement for services				
Service	LM	10/12/2025	Confer with J. Lamb re: sidewalk; Confer with K. Nelson re: GMS proposed agreements and resolutions	0.20	\$300.00	-	\$60.00
Service	LM	10/13/2025	Confer with K. Nelson re: GMS agreement and management transition resolutions; Confer with N. Viverito re: fully executed GMS Agreement for District management services	0.40	\$300.00	-	\$120.00
Service	LM	10/13/2025	Finalize agreement for landscape and irrigation maintenance services with Redtree; Revise and finalize resolutions	0.70	\$300.00	-	\$210.00
Service	LG	10/13/2025	Advise regarding resolutions for district management turnover, Ripa dispute, and parking concerns.	0.60	\$365.00	-	\$219.00
Service	LM	10/13/2025	Confer with District Staff re: agenda and meeting preparation	0.40	\$300.00	-	\$120.00
Service	LG	10/13/2025	Advise regarding pending legal issues.	0.50	\$365.00	-	\$182.50
Service	LM	10/14/2025	Confer with H. Dilley re: prepare for meeting, final items for agenda package	0.30	\$300.00	-	\$90.00
Service	LM	10/14/2025	Confer with N. Viverito re: start transition of District with Kai, fully executed GMS Agreement	0.20	\$300.00	-	\$60.00
Service	LM	10/14/2025	Prepare for and attend Board meeting	3.90	\$300.00	-	\$1,170.00
Service	LG	10/14/2025	Prepare guidance memo regarding best practices for responding to public records requests.	0.10	\$365.00	-	\$36.50

Expense	KB	10/14/2025	Travel: Mileage - LM.	27.00	\$0.70	-	\$18.90
Expense	KB	10/14/2025	Travel: Tolls - LM.	1.00	\$1.42	-	\$1.42
Service	LM	10/16/2025	Confer with B. Young and District Staff re: District Seal location and transition of management	0.20	\$300.00	-	\$60.00
Service	JK	10/17/2025	Monitor and report on bills affecting special districts.	0.20	\$385.00	-	\$77.00
Service	LG	10/20/2025	Advise regarding parking and towing policy options and district manager transition.	0.30	\$365.00	-	\$109.50
Service	LM	10/21/2025	Confer with GMS re: confirm location of District seal	0.10	\$300.00	-	\$30.00
Service	LM	10/22/2025	Confer with B. Young and J. Greenwood re: transition of District management services, pending projects of the District, etc.	0.90	\$300.00	-	\$270.00
Service	LM	10/23/2025	Prepare agreement for holiday lighting and anti-trafficking affidavit for Tampa Holiday Lighting; Prepare agreement for GFCI outlet and anti-trafficking affidavit for DGT Electric	0.80	\$300.00	-	\$240.00
Service	LM	10/24/2025	Confer with M. Alvarez and District Staff re: transition of electronic records	0.10	\$300.00	-	\$30.00
Service	LM	10/24/2025	Review status of transition of files and management from A. Wolfe and S. Valentin	0.20	\$300.00	-	\$60.00
Service	LM	10/27/2025	Confer with Supervisors re: sample parking policies to review; Prepare agreement and anti-trafficking affidavit with Timber Intentions	0.50	\$300.00	-	\$150.00
Service	LM	10/28/2025	Confer with District Staff re: status of transition of management team	0.10	\$300.00	100.0%	\$0.00

Service	LG	10/28/2025	Review status of legal action items.	0.10	\$365.00	-	\$36.50
Service	LM	10/28/2025	Confer with B. Young re: Pasco County requesting general election resolutions, updated proposal from Paver Rescue	0.20	\$300.00	-	\$60.00
Service	LM	10/29/2025	Confer with K. Hahn re: executed agreement for bond refunding	0.10	\$300.00	-	\$30.00
Service	LM	10/29/2025	Prepare agreement and anti-trafficking affidavit for Paver Rescue	0.30	\$300.00	-	\$90.00
Service	LM	10/30/2025	Confer with N. Viverito re: cancellation of workshops	0.10	\$300.00	-	\$30.00
Service	LM	10/31/2025	Confer with B. Young re: Resolution authorizing disbursement of funds between meetings; Confer with B. / Youn re: workshop topics, speed bumps, parking policies, etc.	1.10	\$300.00	-	\$330.00
Service	JK	10/31/2025	Analyze updates to impacts of open carry law and enforcement changes under Florida law; begin research on regulation changes to hunting and fishing laws on general CDD property.	0.20	\$385.00	-	\$77.00
Line Item Discount Subtotal							-\$90.00
Total							\$6,060.82

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



INVOICE

KILINSKI | VAN WYK

Invoice # 13515
Date: 11/24/2025
Due On: 12/24/2025

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

Asturia CDD
4530 Eagle Falls Pl
Tampa, FL 33619

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$600.00	) - ( \$0.00	) = \$600.00

ASTCDD-106

Asturia CDD - Land Use Legal

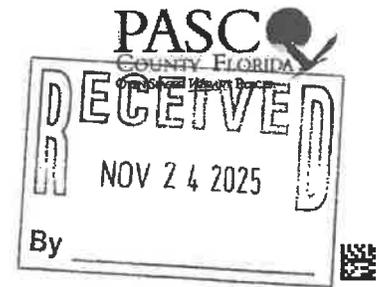
Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LM	10/14/2025	Confer with J. Graham re: Lantower documents provided by K. Corbett, strategy for moving forward, etc.	1.90	\$300.00	\$570.00
Service	LM	10/24/2025	Confer with J. Graham re: her approval to move forward on items from the Board	0.10	\$300.00	\$30.00
Total						\$600.00

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.

Mike Fasano
Pasco County Tax Collector
Thank You for allowing us to serve you!

2025 Solid Waste Assessment
Pasco County, Florida



Solid Waste & Resource Recovery Department
P.O. Box 210
New Port Richey FL 34656-0210
Ph: 727-847-8123

ASTURIA COMMUNITY DEVELOPMENT DISTRICT
2502 N ROCKY POINT DR STE 1000
TAMPA, FL 33607

PARCEL ADDRESS:
14575 PROMENADE PARKWAY
ODESSA, FL 33556

Use code: 77
Description: CLUBS, LODGES, HALLS

Date : 11/5/2025

Parcel ID : 26-26-17-0050-00Y00-0000

"H" Indicates Hauler Record.

Card	Use Code	Assessment
01	77	\$1,138.17
02	77	\$345.87

Total Assessment Levied all Cards: \$1,484.04

**** IMPORTANT - PLEASE READ : The final date for filing the 2025 appeal is January 31, 2026 ****

To complete an appeal form please go to the website address below:
<https://bit.ly/PascoSWAppeal>
To make an online payment please go to:
<https://secure.pascocountyfl.net/solidwastecustomerportal/#/>
For instructions please go to:
<https://bit.ly/PascoSWInstructions>

Please detach here and return bottom part with payment



2025 Solid Waste Assessment

2847

Total Fee Due If Paid By:

NOV 30	DEC 31	JAN 31	FEB 28	MAR 31	APR 30 *	MAY 31 *
\$1,424.68	\$1,439.52	\$1,454.36	\$1,469.20	\$1,484.04	\$1,506.30	\$1,528.56

Assessment Levied
\$1,484.04

Parcel Number
26-26-17-0050-00Y00-0000
Invoice# 25113293

* Delinquent April 1

SW 6/1424 1-2 *****ALL FOR AADC 335

ASTURIA COMMUNITY DEVELOPMENT DISTR
2502 N ROCKY POINT DR STE 1000
TAMPA, FL 33607

Payable To:
Mike Fasano, Pasco County Tax Collector
Mall To:
Pasco County Tax Collector
PO Box 276
Dade City, FL 33526-0276

25113293 262617005000Y000000 0142468



5 COUNTYWIDE OFFICES FOR YOUR CONVENIENCE

Office Hours: Monday – Friday 8:30 AM – 5:00 PM

Saturday 8:30 AM – 12:00 PM—Gulf Harbors & Wesley Chapel locations

Pasco County Residents ONLY after 4:00 pm M-F and all day on Saturday

New Port Richey Office

West Pasco Government Center
8731 Citizens Drive, Rm 120
New Port Richey, FL 34654

Gulf Harbors Office

US HWY 19
4720 U.S. Highway 19
New Port Richey, FL 34652

Wesley Chapel Office

Compark 75 Wesley Chapel Blvd
4610 Pet Ln, C 101
Lutz, FL 33559

Land O' Lakes Office

Central Pasco Government Cntr
4135 Land O' Lakes Blvd
Land O' Lakes, FL 34639

Dade City Office

East Pasco Government Center
14236 6TH Street, Rm 100
Dade City, FL 33523

Website

www.pascotaxes.com

Call Center:

(352) 521-4338

(727) 847-8032

(813) 235-6076

M-F 8:30 AM – 5:00 PM

PHENOMENAL EXERCISE EQUIPMENT REPAIR

SERVICE INC

5332 Caesar Way South Suite A

St Petersburg, FL 33712-4277

US

7278668188

phenom@tampabay.rr.com

Invoice

BILL TO
Astoria 14575 Promenade Pkwy Odessa, FL 33556

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
246694	11/25/2025	\$645.25	12/25/2025	Net 30	

SERVICE REP

Rich

DESCRIPTION	QTY	RATE	AMOUNT
Cables for Cable Xover	2	145.00	290.00T
3 1/2" Pulleys for Cable Xover	2	33.50	67.00T
4" Pulleys for Cable Xover	2	39.50	79.00T
Shipping	1	34.25	34.25T
Installation	1	175.00	175.00T

Please submit payment to the address above.

Thank you for your business!

SUBTOTAL	645.25
TAX	0.00
TOTAL	645.25
BALANCE DUE	\$645.25

Pay invoice

Signature:

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscape.systems.com



Bill to

Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Ship to

Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Invoice details

Invoice no.: 32232
Terms: Due on receipt
Invoice date: 11/17/2025
Due date: 11/17/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 11.4.25 14700 Trails Edge			
2.		Sales	Solenoid	1	\$84.25	\$84.25
3.		Sales	6" Rotor	2	\$45.00	\$90.00
4.		Sales	Drip coupling	3	\$0.50	\$1.50
5.		Sales	Labor-Technician	2	\$55.00	\$110.00
					Total	\$285.75

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690
+17278104464
service@redtreelandscape.systems
redtreelandscapesystems.com

Invoice 32367



BILL TO

Astoria CDD
C/o Breeze
1540 International Parkway
Lake Mary, Fl. 32746

DATE
12/01/2025

PLEASE PAY
\$13,364.25

DUE DATE
12/01/2025

ACTIVITY	QTY	RATE	AMOUNT
Landscape Maintenance:Grounds Maintenance Services Monthly grounds maintenance program	1	9,012.50	9,012.50
Horticulture Monthly fertilization program	1	824.00	824.00
Horticulture Monthly pest control program	1	437.75	437.75
Landscape Maintenance:Irrigation Repair Monthly irrigation maintenance program	1	1,030.00	1,030.00
Landscape Maintenance:Grounds Maintenance Services Phase 4 Addition	1	2,060.00	2,060.00

TOTAL DUE

\$13,364.25

THANK YOU.



Tampa Holiday Lights

10601 Leland Hawes Road | Thonotosassa, Florida 33592
(813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

RECIPIENT:

Asturia
14575 Promenade Parkway
Odessa, Florida 33556

Invoice #7421	
Issued	Nov 28, 2025
Due	Dec 13, 2025
Total	\$1,368.57
Portion of job	50.0% (\$1,330.00 of \$2,660.00)
Account Balance	\$1,368.57

2025 Holiday Lighting- - 1 of 2

Product/Service	Description	Item Total	Due this Invoice
Nov 28, 2025			
2025 Returning Labor Costs:	-Roofline on both clubhouse buildings - Lining front entrance sign - 3 Wreaths installed - Crepe Myrtle Base (Per Tree)	\$2,660.00	\$1,330.00
	Lights delivery Installation Maintenance/ Service Calls Removal Storage through 2026 season		

Subtotal	\$1,330.00
Card Fee (2.9%)	\$38.57
Total	\$1,368.57
Account balance	\$1,368.57

Pay Now



Tampa Holiday Lights

10601 Leland Hawes Road | Thonotosassa, Florida 33592
(813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

Payment Schedule

This Invoice	50%	First Half- Due Before Installation	\$1,368.57
Upcoming	50%	Second Half- Due After Installation	\$1,330.00

Thank you for your business. Please contact us with any questions regarding this invoice.

Blue Water Aquatics, Inc.
5119 State Road 54
New Port Richey, FL 34652
(727) 842-2100
office@bluewateraquaticsinc.com
www.bluewateraquaticsinc.com



BILL TO
Asturia CDD
c/o Kai
2502 N Rocky Pointe Drive, Suite
1000
Tampa, FL 33607

INVOICE 34330

DATE 10/30/2025 TERMS Net 45

DUE DATE 12/14/2025

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
10/08/2025	Pond / Waterway Treatment	Aquatic Services - 1st Visit (Included) Treatment Report Attached	1	0.00	0.00
10/08/2025	Service Request	Aquatic Service Request (Included) Pond 5- Algae & Debris Treatment Report Attached	1	0.00	0.00
10/24/2025	Pond / Waterway Treatment	Aquatic Services - 2nd Visit Treatment Report Attached	1	1,410.00	1,410.00

Pay invoice

SUBTOTAL 1,410.00
TAX 0.00
TOTAL 1,410.00

TOTAL DUE \$1,410.00

THANK YOU for choosing Blue Water Aquatics, Inc.!

Blue Water Aquatics, Inc.
 5119 State Road 54
 New Port Richey, FL 34652
 (727) 842-2100
 office@bluewateraquaticsinc.com
 www.bluewateraquaticsinc.com



BILL TO
 Asturia CDD
 c/o Kai
 2502 N Rocky Pointe Drive, Suite
 1000
 Tampa, FL 33607

INVOICE 34331

DATE 10/30/2025 TERMS Net 45

DUE DATE 12/14/2025

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
10/10/2025	Special Service Agreement	Special Service Agreement - 71 Brazilian Pepper & Chinese Tallow Removal: @\$5.25/each, NTE \$1,000 Report Attached	1	372.75	372.75
10/27/2025	Special Service Agreement	Special Service Agreement - 43 Brazilian Pepper & Chinese Tallow Removal: @\$5.25/each, NTE \$1,000 Report Attached	1	225.75	225.75

Pay invoice

SUBTOTAL	598.50
TAX	0.00
TOTAL	598.50
TOTAL DUE	\$598.50

THANK YOU for choosing Blue Water Aquatics, Inc.!

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
<https://completeit.io>
(813) 444-4355



Asturia CDD
14575 Promenade Parkway
Florida, United States 33556

Invoice #	18550
Invoice Date	12-10-25
Balance Due	\$65.00

Item	Description	Unit Cost	Quantity	Line Total
Stand-By MSP Plan (Offices/ISP)	Price is per office/network per month - Network & WiFi - Includes remote and phone support for the network and WiFi system - Includes all software updates to the system and any basic software reconfiguration if required	\$65.00	1.0	\$65.00

Subtotal	\$65.00
Tax	\$0.00
Invoice Total	\$65.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$65.00



Governmental Management Services- Tampa, LLC1001 Bradford Way
TN 37763**Invoice****Invoice #:** 5**Invoice Date:** 12/1/2025**Due Date:** 11/25/2025**Project:****P.O. Number:****Bill To:**Asturia CDD
C/O GMS Tampa LLC

Description	Hours/Qty	Rate	Amount
Management Fees- Dec 25		4,120.83	4,120.83
Field Management- Dec 25		2,875.00	2,875.00
Information Tech- Dec 25		287.50	287.50
Dissemination Agent- Dec 25		416.67	416.67
Field Management- Correction for Sept 25		-83.33	-83.33
Postage		71.78	71.78
Rubber Stamp- District Seal		26.34	26.34

Total \$7,714.79**Payments/Credits** \$0.00**Balance Due** \$7,714.79



**HANCOCK
WHITNEY**

HI KAI
1540 INTERNATIONAL PARKWAY
SUITE 2000
LAKE MARY FL 32746

Invoice: 44072
10/07/2025

Fee Invoice

Issuer: ASTURIA CDD 16A-1

Ref: ASTURIA16A

Billing Period: 05/01/2025 - 11/01/2025

S/A ADMINISTRATIVE	\$1,000.00
--------------------	------------

TOTAL DUE:	\$1,000.00
------------	------------

**Please remit payment to:
Hancock Whitney Bank
Corporate Trust Division
2510 14th Street, Suite #220
Gulfport, MS 39501**



HANCOCK
WHITNEY

HI KAI
1540 INTERNATIONAL PARKWAY
SUITE 2000
LAKE MARY FL 32746

Invoice: 44072
10/07/2025

Fee Invoice

Issuer: ASTURIA CDD 16A-1

Ref: ASTURIA16A

Billing Period: 05/01/2025 - 11/01/2025

S/A ADMINISTRATIVE

\$1,000.00

=====

TOTAL DUE:

\$1,000.00

Please remit payment to:
Hancock Whitney Bank
Corporate Trust Division
2510 14th Street, Suite #220
Gulfport, MS 39501

Please Return Invoice
Copy With Payment

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-02596P

Date 12/12/2025

Attn:
Asturia CDD GMS
4530 EAGLE FALLS PLACE
TAMPA FL 33619

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-02596P

\$87.50

Public Board Meetings

RE: Asturia Revised Meeting Schedule for 2026

Published: 12/12/2025

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid
Total

()
\$87.50

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

ASTURIA COMMUNITY DEVELOPMENT DISTRICT REVISED NOTICE OF MEETINGS FOR FISCAL YEAR 2026

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

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

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

The meetings and workshops will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meetings or workshops may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting or workshop. A copy of the agenda for the meetings and workshops may be obtained by contacting the office of the District Manager c/o GMS Tampa, 4530 Eagle Falls Place, Tampa, FL 33619 ("District Manager's Office").

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

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

Brian Young
District Manager
December 12, 2025

25-02596P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
<https://completeit.io>
(813) 444-4355



Astoria CDD
14575 Promenade Parkway
Florida, United States 33556

Invoice # 18606
Invoice Date 12-19-25
Balance Due **\$1,024.95**

Item	Description	Unit Cost	Quantity	Line Total
Unifi Dream Machine Pro	Built-in security gateway, 10G SFP+ WAN support, an 8-port Gigabit switch, and network video recorder that supports compatible 3.5" hard disk drives (HDDs)	\$529.95	1.0	\$529.95
Tech Labor	Hourly Labor Service | Minimum 2-hours	\$165.00	3.0	\$495.00
For onsite diagnostic in the first trip and second visit to install and setup replacement UDM Pro firewall				

Subtotal	\$1,024.95
Tax	\$0.00
Invoice Total	\$1,024.95
Payments	\$0.00
Credits	\$0.00
Balance Due	\$1,024.95



Invoice Ticket

Ticket Date	Wed 12-17-25 03:02 PM
Ticket #	12393
Subject	Internet Offline

Ticket Issue

	Judy called and let us know that their internet is offline.
Initial Issue	Charlie spoke with her earlier and he was able to see the UDM online, but no other equipment was. After he pushed a reboot, it didn't come back online for us.
Wed 12-17-25 03:02 PM	I had Judy send pictures and it looks like our equipment is booted up, but we are still not getting internet.
Mark Johnson	From what I can tell, the Frontier box doesn't have anything other than power and the ethernet to our UDM plugged in. The fiber uplink appears to be disconnected, potentially causing the outage.
	We will need to go onsite to diagnose their network.

Ticket Comments

Date	Comment
Update Fri 12-19-25 05:31 PM Mark Johnson	Went onsite and swapped the UDM out. We preconfigured the UDM at the office with a backup from their network. This allowed it to pop up without us having to do any reconfiguration onsite or reset any other equipment. I was able to meet up with Judy and swap out the old UDM with the new one and everything came back up immediately. They are good to go.
Update Wed 12-17-25 05:49 PM Mark Johnson	Troy went onsite and found that the UDM Pro not booting up. He tried to reset it and wasn't able to. The UDM Pro just keeps getting stuck during boot up and gives an error when trying to finish booting. Troy also noted the fans were exceptionally loud. Checked the serial number and confirmed the unit is no longer under manufacturer warranty, nor CIT warranty. I have sent a quote for a replacement to Brian. Awaiting response.
Initial Issue Wed 12-17-25 03:02 PM Mark Johnson	Judy called and let us know that their internet is offline. Charlie spoke with her earlier and he was able to see the UDM online, but no other equipment was. After he pushed a reboot, it didn't come back online for us. I had Judy send pictures and it looks like our equipment is booted up, but we are still not getting internet. From what I can tell, the Frontier box doesn't have anything other than power and the ethernet to our UDM plugged in. The fiber uplink appears to be disconnected, potentially causing the outage. We will need to go onsite to diagnose their network.

2664 Cypress Ridge Blvd | Suite 103
 Wesley Chapel, FLORIDA 33544
<https://completeit.io>
 (813) 444-4355



Asturia CDD
 14575 Promenade Parkway
 Florida, United States 33556

Invoice # 18613
 Invoice Date 12-22-25
Balance Due \$115.60

Item	Description	Unit Cost	Quantity	Line Total
CDD/HOA Google Email w/ Vault	Email account 30GB. Priced per user, per month. 3-year contract. Google Vault audit functionality included. Support including password reset & additional training is per hour basis. - Seat 1 - Seat 2 - Seat 3 - Seat 4 - Seat 5 - Clubhouse Manager - Admin for eDiscovery (audit)	\$14.95	7.0	\$104.65
Microsoft O365 Subscription - Apps for Business (Annual Commitment)	-Cost is for one license- Annual license for Microsoft Office 365 Apps for Business subscription. Paid in monthly installments with an annual commitment. Lower price per-month compared to Monthly commitment. Includes: Premium Office Apps - Outlook, Word, Excel, PowerPoint, Publisher, Access Secure Cloud Services - OneDrive - For clubhousemanager@asturiacclubhouse.onmicrosoft.com; account used by the clubhouse desktop.	\$10.95	1.0	\$10.95

Subtotal	\$115.60
Tax	\$0.00
Invoice Total	\$115.60
Payments	\$0.00
Credits	\$0.00
Balance Due	\$115.60





KILINSKI | VAN WYK
Kilinski | Van Wyk PLLC

P.O. Box 6386
 Tallahassee, Florida 32314

Asturia CDD
 4530 Eagle Falls Pl
 Tampa, FL 33619

INVOICE

Invoice # 13748
 Date: 12/17/2025
 Due On: 01/16/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$2,084.60	)- ( \$0.00	\$2,084.60

ASTCDD-01

Asturia CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LM	11/02/2025	Confer with H. Dilley re: executed Res. 25-12 related to bond refunding	0.10	\$300.00	\$30.00
Service	LM	11/03/2025	Confer with N. Viverito and review draft agenda	0.10	\$300.00	\$30.00
Service	LM	11/05/2025	Review Bond Refunding presentation materials from MBS	0.20	\$300.00	\$60.00
Service	LG	11/07/2025	Memorandum to District Management regarding implementation of Amendment 2 and impacts on CDD property for enforcement of fishing and hunting regulations; confirm same.	0.20	\$365.00	\$73.00
Service	LM	11/10/2025	Review updated agenda package; Confer with District Staff re: pending management transition items, agenda items	0.40	\$300.00	\$120.00
Service	SH	11/10/2025	Monitor and report on bills affecting special districts.	0.20	\$285.00	\$57.00
Service	LM	11/11/2025	Confer with N. Viverito re: duplicated	0.60	\$300.00	\$180.00

			resolution number; Prepare Resolution re-designating Resolution 2025-12 due to duplication; Confer with C. Thompson re: update on drainage and possible erosion issues to pond banks; Prepare for meeting			
Service	LM	11/11/2025	Attend Board meeting	3.10	\$300.00	\$930.00
Expense	KB	11/11/2025	Travel: Mileage - LM.	28.00	\$0.70	\$19.60
Service	SD	11/12/2025	Confer with District Staff. Research Astoria CDD Website and Pasco County Supervisor of Elections.	0.20	\$180.00	\$36.00
Service	LM	11/14/2025	Confer with B. Young re: letters to residents and ethics training	0.10	\$300.00	\$30.00
Service	LM	11/17/2025	Confer with District Staff re: pending tasks and action items for Board meeting	0.20	\$300.00	\$60.00
Service	LM	11/17/2025	Confer with B. Young re: ethics training links, requirements, and deadline; Confer with N. Viverito re: audit committee meeting	0.30	\$300.00	\$90.00
Service	LG	11/17/2025	Analyze legal issues related to parking policies and request for speed bumps; advise regarding ethics training requirements.	0.40	\$365.00	\$146.00
Service	LM	11/20/2025	Confer with J. Lamb re: concern of leaning traffic sign	0.10	\$300.00	\$30.00
Service	LM	11/23/2025	Confer with B. Young re: Department of Commerce fee may be due	0.10	\$300.00	\$30.00
Service	LM	11/24/2025	Confer with N. Viverito re: special district state fee	0.20	\$300.00	\$60.00
Service	LG	11/24/2025	Advise regarding Florida Department of Commerce filing.	0.20	\$365.00	\$73.00
Service	LM	11/26/2025	Confer with JLAC re: 23-24 Annual Financial Report due	0.10	\$300.00	\$30.00
					Total	\$2,084.60

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



Pasco County Fire Rescue

4111 Land O' Lakes Blvd #208, Land O' Lakes, FL 34639

Phone: 813-929-2750

Invoice Date 12/16/2025

Invoice # - 2025006250

Brian Young

Property Description: ASTURIA CLUBHOUSE

Location

14575 PROMENADE PKY Land O' Lakes FL
33556

Details

Inspection Type: Annual \ Periodic

Inspection #: 28392

Property #: 8002434

Address: 14575 PROMENADE PKY Land O' Lakes FL 33556

Date: 12/16/2025

Calculation:

Billing Type Description: Commercial Occupancies 1-15000 Sq. Ft.

Property Fee: \$100.00

Total Fee = \$100.00

Invoice Total: \$100.00

Created By Kathleen Schloss



Pay Online:

<https://payments.eprsys.com/Fire/P/K?linkx=3981322&guid=JjoA>

Payment is due within 30 days

Make checks payable to: Pasco County BOCC.

Mail Payment to: Pasco County Fire Rescue, Attention: Community Risk Reduction, 4111 Land O' Lakes Blvd., Suite 208, Land O' Lakes, FL 34639.

If you have any questions concerning this invoice, contact Community Risk Reduction at (813) 929-2737 or email crr@mypasco.net

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690
+17278104464
service@redtreelandscape.systems
redtreelandscapesystems.com

Invoice 32091



BILL TO

Asturia CDD
C/o Breeze
1540 International Parkway
Lake Mary, Fl. 32746

DATE 11/01/2025	PLEASE PAY \$13,364.25	DUE DATE 11/01/2025
---------------------------	----------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Landscape Maintenance:Grounds Maintenance Services Monthly grounds maintenance program	1	9,012.50	9,012.50
Horticulture Monthly fertilization program	1	824.00	824.00
Horticulture Monthly pest control program	1	437.75	437.75
Landscape Maintenance:Irrigation Repair Monthly irrigation maintenance program	1	1,030.00	1,030.00
Landscape Maintenance:Grounds Maintenance Services Phase 4 Addition	1	2,060.00	2,060.00

TOTAL DUE \$13,364.25

THANK YOU.

Matt approved 12/18
physical environment
gen. landscape

From: Matt Azriel mazriel@gms-tampa.com
Subject: Re: Asturia New payment request from RedTree Landscape Systems - invoice 32091
Date: December 18, 2025 at 6:15 PM
To: Alexandra Wolfe awolfe@gms-tampa.com
Cc: Morgan Grigsby mgrigsby@gms-tampa.com

Yes, 100% approved apply this to the physical environment landscape general line item

Matt Azriel

4530 Eagle Falls Pl
Tampa, FL 33619

Mazriel@gms-tampa.com

(813)344-4844 ext 220

On Thu, Dec 18, 2025 at 4:03 PM Alexandra Wolfe <awolfe@gms-tampa.com> wrote:

Hi Matt,

Can you please let us know if the attached is approved.

Thank you,
Alex

Alex Wolfe
Governmental Management Services
4530 Eagle Falls Place
Tampa, FL 33619
awolfe@gms-tampa.com

Begin forwarded message:

From: Brian Young <byoung@gms-tampa.com>
Subject: Re: Asturia New payment request from RedTree Landscape Systems - invoice 32091
Date: December 18, 2025 at 2:46:39 PM EST
To: Alexandra Wolfe <awolfe@gms-tampa.com>
Cc: Morgan Grigsby <mgrigsby@gms-tampa.com>

Can you please send these to matt for approval? I don't work much with Red Tree and field is responsible for that contract management.

Thanks,

Brian Young
Governmental Management Services
4530 Eagle Falls Pl
Tampa, FL 33619
(813) 344-4844 ext. 107 Office

On Wed, Dec 17, 2025 at 2:48 PM Alexandra Wolfe <awolfe@gms-tampa.com> wrote:

Hi Brian,

Please let us know if the attached is approved.

Thank you,
Alex

Alex Wolfe
Governmental Management Services
4530 Eagle Falls Place
Tampa, FL 33619
awolfe@gms-tampa.com

Begin forwarded message:

From: Invoices GMS-Tampa <invoices@gms-tampa.com>
Subject: Fwd: New payment request from RedTree Landscape Systems - invoice 32091

Americans Commercial Pool Service

17844 Jamestown Way Apt B
Lutz, FL 33558-6648 US
+18136162509
americascommercialpoolservice@gmail.com
americascommercialpoolservice.com



INVOICE

BILL TO
Asturia CDD
17844 Jamestown Way
Apt B
Lutz, FL 33558-6648

INVOICE 3382
DATE 01/01/2026
TERMS Net 30
DUE DATE 01/31/2026

DATE	DESCRIPTION	AMOUNT
	Monthly Pool Service	2,760.00
	Regular Maintenance will include the following: removal of debris in the pool via netting, brushing and vacuuming as needed, emptying baskets, filter cleaning, close inspection of the overall condition of the pool including but not limited to the pumps and associated equipment, make manual adjustments to pool controls, the testing of chemical levels in the water, and add additional chemicals to bring the water up to standards set by the industry and legal requirements. Communication of the pool condition and any issues with property manager.	

3% of the total amount to help cover the payment processing fees. These fees are a major administrative expense.

SUBTOTAL	2,760.00
TAX	0.00

For Emergency Pool Service "After and or before" Normal Business Hours are Monday-Friday 8am-5pm Please Call/Text 813-616-2509 * Extra Fee Will Occur

Thank You!
Page 1 of 2

TOTAL

2,760.00

BALANCE DUE

\$2,760.00

Pay invoice

Blue Water Aquatics, Inc.
5119 State Road 54
New Port Richey, FL 34652
(727) 842-2100
office@bluewateraquaticsinc.com
www.bluewateraquaticsinc.com



BILL TO
Asturia CDD
c/o Governmental Management
Services
4530 Eagle Falls Pl
Tampa, FL 33619

INVOICE 34661

DATE 12/30/2025 TERMS Net 45

DUE DATE 02/13/2026

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
12/22/2025	Special Service Agreement	Special Service Agreement - BRAZILIAN PEPPER & CHINESE TALLOW REMOVAL SSA Report Attached	77	5.25	404.25

Pay invoice

SUBTOTAL	404.25
TAX	0.00
TOTAL	404.25
TOTAL DUE	\$404.25

THANK YOU for choosing Blue Water Aquatics, Inc.!

From: Matt Azriel mazriel@gms-tampa.com
Subject: Re: Asturia Invoice 34661 from Blue Water Aquatics, Inc.
Date: January 5, 2026 at 1:59 PM
To: Alexandra Wolfe awolfe@gms-tampa.com
Cc: Morgan Grigsby mgrigsby@gms-tampa.com

im sorry disregard not pool maintenance
Storm Water Control- Aquatics maintenance

On Mon, Jan 5, 2026 at 1:58 PM Matt Azriel <mazriel@gms-tampa.com> wrote:
100 % approved- apply to line
parks and rec- pool maintenance

On Mon, Jan 5, 2026 at 1:44 PM Alexandra Wolfe <awolfe@gms-tampa.com> wrote:
Hi Matt,

Please let us know if the attached is approved.

Thank you,
Alex

Alex Wolfe
Governmental Management Services
4530 Eagle Falls Place
Tampa, FL 33619
awolfe@gms-tampa.com

Begin forwarded message:

From: Invoices GMS-Tampa <invoices@gms-tampa.com>
Subject: Fwd: Invoice 34661 from Blue Water Aquatics, Inc.
Date: January 5, 2026 at 1:10:55 PM EST
To: Alexandra Wolfe <awolfe@gms-tampa.com>

----- Forwarded message -----
From: Blue Water Aquatics, Inc. <quickbooks@notification.intuit.com>
Date: Tue, Dec 30, 2025 at 10:39 AM
Subject: Invoice 34661 from Blue Water Aquatics, Inc.
To: <invoices@gms-tampa.com>



Your invoice is ready!

BALANCE DUE

\$404 25

[View and pay](#)



Dear Asturia CDD,

Here's your invoice. (PDF format version of invoice attached at top of this email)

We appreciate your prompt payment.

If you have any questions, feel free to email us at Office@BlueWaterAquaticsInc.com or call us at 727-842-2100 (ext. 103).

Have a great day,
Blue Water Aquatics, Inc.

Bill to

Asturia CDD
c/o Governmental
Management Services
4530 Eagle Falls PI
Tampa, FL 33619

Terms

Net 45

12/22/2025

Special Service Agreement

\$404.25

Special Service Agreement -
BRAZILIAN PEPPER & CHINESE TALLOW REMOVAL SSA
Report Attached

77 X \$5.25

Subtotal	\$404.25
Tax	\$0.00
Total	\$404.25
Balance due	\$404.25

THANK YOU for choosing Blue Water Aquatics, Inc.!

View and pay

Blue Water Aquatics, Inc.

5119 State Road 54 New Port Richey, FL 34652

(727) 842-2100 office@bluewateraquaticsinc.com

www.bluewateraquaticsinc.com

If you receive an email that seems fraudulent, please check with the business owner before paying.



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--
Thank you,

Susan Rice
Governmental Management Services

FOR ADDITIONAL SUPPORT PLEASE CONTACT:

Savannah Szozda

sszozda@gms-tampa.com
Governmental Management Services
4530 Eagle Falls Place
Tampa, FL 33619

--
Matt Azriel-GMS Field Manager
4530 Eagle Falls PI
Tampa, FL 33619

(813) 344-4844 Ext 220

--
Matt Azriel-GMS Field Manager
4530 Eagle Falls PI
Tampa, FL 33619

(813) 344-4844 Ext 220

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-00001P

Date 01/02/2026

Attn:
Asturia CDD GMS
4530 EAGLE FALLS PLACE
TAMPA FL 33619

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-00001P

\$65.63

Request for Proposals for Annual Audit Services

RE: Proposals Received by January 6, 2026 at 12:00 p.m.; Asturia CDD

Published: 1/2/2026

Important Message

Paid

()

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Total

\$65.63

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

ASTURIA COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Asturia Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County, Florida, and has a general fund and debt service fund.

Each auditing entity submitting a proposal must be authorized to do business in Florida, hold all applicable state and federal professional licenses in good standing, duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 4530 Eagle Falls Place, Tampa, FL 33619, via e-mail at nviverito@gms-tampa.com, and by telephone at (813) 344-4844.

Proposers must provide an electronic copy of their proposal to the District Recording Secretary, Nicole Viverito, at nviverito@gms-tampa.com. Proposals must be received by 12:00 p.m. on Tuesday, January 6, 2026. Proposals received after this time will not be eligible for consideration. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager.

Asturia Community Development District
Brian Young, District Manager
January 2, 2026

26-00001P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-00002P

Date 01/02/2026

Attn:
Asturia CDD GMS
4530 EAGLE FALLS PLACE
TAMPA FL 33619

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-00002P	\$78.75
Notice of Meetings RE: Asturia CDD Audit Committee Meeting and Regular Board of Supervisors Meeting on January 13, 2026 at 6:00 p.m. Published: 1/2/2026	

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$78.75

Payment is due within 30 days of the 1st publication date of your notice. If payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF MEETINGS

ASTURIA COMMUNITY DEVELOPMENT DISTRICT AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS MEETING

The Asturia Community Development District Audit Committee will meet on Tuesday, January 13, 2026 at 6:00 p.m. at the Asturia Clubhouse, 14575 Promenade Parkway Odessa, FL 33556. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Asturia Community Development District.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at austriacdd.org. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or at rmgrath@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Brian Young, District Manager
Governmental Management Services - Tampa, LLC
January 2, 2026

26-00002P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to

Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Ship to

Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Invoice details

Invoice no.: 32171
Terms: Due on receipt
Invoice date: 11/07/2025
Due date: 11/07/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 10.14.25 Renaissance and Gathering Way: Repaired a lateral line leak under a bush and replaced a broken spray head.			
2.		Sales	6" spray head	1	\$21.56	\$21.56
3.		Sales	1/2" -90	1	\$0.75	\$0.75
4.		Sales	1/2" Male adapter	1	\$0.75	\$0.75
5.		Sales	1/2" Pipe	3	\$0.75	\$2.25
6.		Sales	Labor-technician	2	\$55.00	\$110.00

Total

\$135.31

Overdue

11/07/2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to

Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Ship to

Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Invoice details

Invoice no.: 32172
Terms: Due on receipt
Invoice date: 11/07/2025
Due date: 11/07/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 10.14.25 Corner of Caravan and Cornerstone: Replaced a broken spray head and repaired a lateral line leak near a tree along Cornerstone.			
2.		Sales	6" Spray head	2	\$21.56	\$43.12
3.		Sales	1/2" Coupling	1	\$0.75	\$0.75
4.		Sales	Labor-technician	2	\$55.00	\$110.00
					Total	\$153.87
					Overdue	11/07/2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Ship to
Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Invoice details

Invoice no.: 32173
Terms: Due on receipt
Invoice date: 11/07/2025
Due date: 11/07/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 10.14.25 North Promenade and Stone Table: Replaced a damaged solenoid, causing the valve not to shut down.			
2.		Sales	Hunter Solenoid	1	\$61.00	\$61.00
3.		Sales	Labor-Technician	1	\$55.00	\$55.00
					Total	\$116.00
					Overdue	11/07/2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to

Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Ship to

Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Invoice details

Invoice no.: 32420
Terms: Due on receipt
Invoice date: 12/17/2025
Due date: 12/17/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Remove the pile of sticks near 14869 Trail Edge Boulevard.	1	\$450.00	\$450.00
					Total	\$450.00

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to

Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Ship to

Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Invoice details

Invoice no.: 32432
Terms: Due on receipt
Invoice date: 12/18/2025
Due date: 12/18/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 10.18.25 15216 Caravan Replaced clogged nozzles, filter, and a rotor with a striped gear.			
2.		Sales	Nozzle	1	\$2.88	\$2.88
3.		Sales	4" Rotor	1	\$25.00	\$25.00
4.		Sales	Labor-Technician	1	\$55.00	\$55.00
Total						\$82.88

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to

Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Ship to

Asturia CDD
C/O Breeze
1540 International Parkway
Lake Mary, FL 32746

Invoice details

Invoice no.: 32451
Terms: Due on receipt
Invoice date: 12/18/2025
Due date: 12/18/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Landscape Enhancement:			
2.		Landscape Construction	Installation of Seasonal Flowers in all Designated Beds	1750	\$2.75	\$4,812.50

Total **\$4,812.50**

From: Matt Azriel mazriel@gms-tampa.com
Subject: Re: Asturia Field Invoices
Date: January 5, 2026 at 3:17 PM
To: Morgan Grigsby mgrigsby@gms-tampa.com
Cc: Alexandra Wolfe aWolfe@gms-tampa.com

These are approved. Apply to line landscape maintenance. Ty

Matt Azriel
4530 Eagle Falls Pl
Tampa, FL 33619

Mazriel@gms-tampa.com

(813)344-4844 ext 220

On Mon, Jan 5, 2026 at 3:15 PM Morgan Grigsby <mgrigsby@gms-tampa.com> wrote:
Hi Matt,

Just following up on this approval. Thanks!

Best Wishes,
Morgan Grigsby
Governmental Management Services
4530 Eagle Falls Pl
Tampa, FL 33619
Mgrigsby@gms-tampa.com

On Dec 30, 2025, at 11:43 AM, Matt Azriel <mazriel@gms-tampa.com> wrote:

Thank you ladies. As soon as I get back to my home office, I will review and get you over approvals.

Matt Azriel
4530 Eagle Falls Pl
Tampa, FL 33619

Mazriel@gms-tampa.com

(813)344-4844 ext 220

On Tue, Dec 30, 2025 at 11:33 AM Morgan Grigsby <mgrigsby@gms-tampa.com> wrote:
Hi Matt,

Please see attached for approval and coding. Thank you!

Best Wishes,
Morgan Grigsby
Governmental Management Services
4530 Eagle Falls Pl
Tampa, FL 33619
Mgrigsby@gms-tampa.com

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690
+17278104464
service@redtreelandscape.systems
redtreelandscapesystems.com

Invoice 32630



BILL TO

Asturia CDD
C/o Breeze
1540 International Parkway
Lake Mary, Fl. 32746

DATE	PLEASE PAY	DUE DATE
01/01/2026	\$13,364.25	01/01/2026

ACTIVITY	QTY	RATE	AMOUNT
Landscape Maintenance:Grounds Maintenance Services Monthly grounds maintenance program	1	9,012.50	9,012.50
Horticulture Monthly fertilization program	1	824.00	824.00
Horticulture Monthly pest control program	1	437.75	437.75
Landscape Maintenance:Irrigation Repair Monthly irrigation maintenance program	1	1,030.00	1,030.00
Landscape Maintenance:Grounds Maintenance Services Phase 4 Addition	1	2,060.00	2,060.00

TOTAL DUE **\$13,364.25**

THANK YOU.

From: Matt Azriel mazriel@gms-tampa.com
Subject: Re: AST AP 1.7.26
Date: January 7, 2026 at 2:37 PM
To: Alexandra Wolfe awolfe@gms-tampa.com
Cc: Morgan Grigsby mgrigsby@gms-tampa.com

Yes, 100% approved apply to the landscape line. This lines up with the standard monthly maintenance amount.

Matt Azriel
4530 Eagle Falls Pl
Tampa, FL 33619

Mazriel@gms-tampa.com

(813)344-4844 ext 220

On Wed, Jan 7, 2026 at 2:28 PM Alexandra Wolfe <awolfe@gms-tampa.com> wrote:
Hi Matt,

We are processing AP today. Is the attached approved? I don't think we saw an approval on this one.

Thanks,
Alex

Alex Wolfe
Governmental Management Services
4530 Eagle Falls Place
Tampa, FL 33619
awolfe@gms-tampa.com

Begin forwarded message:

From: Morgan Grigsby <mgrigsby@gms-tampa.com>
Subject: AST AP 1.7.26
Date: January 7, 2026 at 2:22:00 PM EST
To: Alexandra Wolfe <aWolfe@gms-tampa.com>

Hi Alex,

Do you know if this invoice is approved? I have approvals for all the other red tree invoices, but I didn't see one for this one anywhere in my email.

Best Wishes,
Morgan Grigsby
Governmental Management Services
4530 Eagle Falls Pl
Tampa, FL 33619
Mgrigsby@gms-tampa.com

Americans Commercial Pool Service

17844 Jamestown Way Apt B
Lutz, FL 33558-6648 US
+18136162509
americascommercialpoolservice@gmail.com
americascommercialpoolservice.com



INVOICE

BILL TO
14575 Promenade Pkwy
Tampa
FL
33607

INVOICE 3162
DATE 08/07/2025
TERMS Net 30
DUE DATE 09/06/2025

DATE	DESCRIPTION	AMOUNT
	Black algae	5 bottle of Algadyne / 50lbs of shock 600.00
Removal of black algae.		SUBTOTAL 600.00
3% of the total amount to help cover the payment processing fees. These fees are a major administrative expense.		TAX 0.00
For Emergency Pool Service "After and or before" Normal Business Hours are Monday-Friday 8am-5pm Please Call/Text 813-616-2509 * Extra Fee Will Occur		TOTAL 600.00
BALANCE DUE		\$600.00

Pay invoice

From: Invoices GMS-Tampa Invoices@gms-tampa.com
Subject: Fwd: Invoice 3162 from Americans Commercial Pool Service
Date: December 4, 2025 at 12:06 PM
To: Savannah Szozda sszozda@gms-tampa.com



----- Forwarded message -----
From: Matt Azriel <mazriel@gms-tampa.com>
Date: Wed, Dec 3, 2025 at 1:34 PM
Subject: Fwd: Invoice 3162 from Americans Commercial Pool Service
To: Invoices GMS-Tampa <Invoices@gms-tampa.com>

Approved - Invoice 3162- apply to Line- Parks & Recreation- Pool Maintenance

----- Forwarded message -----
From: Americans Commercial Pool Service <quickbooks@notification.intuit.com>
Date: Wed, Dec 3, 2025 at 8:54 AM
Subject: Invoice 3162 from Americans Commercial Pool Service
To: <kajaccounts@payableslockbox.com>, <mazriel@gms-tampa.com>



Your invoice is ready!

BALANCE DUE

\$600.00

[View and pay](#)



Removal of black algae.

3% of the total amount to help cover the payment processing fees. These fees are a major administrative expense.

Voided / reissued
orig CK 10011a

Americans Commercial Pool Service

17844 Jamestown Way Apt B
Lutz, FL 33558-8848 US
+18136162509
americascommercialpoolservice@gmail.com
americascommercialpoolservice.com



INVOICE

BILL TO
Asturia CDD
14575 Promenade Pkwy
Tampa FL 33607

INVOICE 3294
DATE 11/01/2025
TERMS Net 30
DUE DATE 12/01/2025

DATE	DESCRIPTION	AMOUNT
	Monthly Pool Service	2,760.00
	Regular Maintenance will include the following: removal of debris in the pool via netting, brushing and vacuuming as needed, emptying baskets, filter cleaning, close inspection of the overall condition of the pool including but not limited to the pumps and associated equipment, make manual adjustments to pool controls, the testing of chemical levels in the water, and add additional chemicals to bring the water up to standards set by the industry and legal requirements. Communication of the pool condition and any issues with property manager.	

3% of the total amount to help cover the payment processing fees. These fees are a major administrative expense.

For Emergency Pool Service "After and or before" Normal Business Hours are Monday-Friday 8am-5pm Please Call/Text 813-616-2509 * Extra Fee Will Occur

SUBTOTAL	2,760.00
TAX	0.00
TOTAL	2,760.00

Thank You!
Page 1 of 2

BALANCE DUE

\$2,760.00

Pay Invoice

Thank You!
Page 2 of 2

voided / reissued
orig ck 100114

Americans Commercial Pool Service

17844 Jamestown Way Apt B
Lutz, FL 33558-6648 US
+18136162509
americascommercialpoolservice@gmail.com
americascommercialpoolservice.com



INVOICE

BILL TO
Asturia CDD
14575 Promenade Pkwy
Tampa FL 33607

INVOICE 3308
DATE 11/03/2025
TERMS Net 30
DUE DATE 12/03/2025

DATE	DESCRIPTION	AMOUNT
	Pump Basket	450.00

3% of the total amount to help cover the payment processing fees. These fees are a major administrative expense.	SUBTOTAL	450.00
	TAX	0.00
For Emergency Pool Service "After and or before" Normal Business Hours are Monday-Friday 8am-5pm Please Call/Text 813-616-2509 * Extra Fee Will Occur	TOTAL	450.00

	BALANCE DUE	\$450.00

Pay invoice

FloridaCommerce, Special District Accountability Program
Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93277
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

Asturia Community Development District

Ms. Lindsey A. Moczynski
 1505 North Florida Avenue
 Tampa, Florida 33602



- 2. Telephone:** 813-229-0900 Ext:
- 3. Fax:**
- 4. Email:** lmoczynski@kasslaw.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** asturiacdd.org
- 8. County(ies):** Pasco
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 02/13/2020
- 11. Creation Document on File:** 02/27/2015
- 12. Date Established:** 08/07/2014
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** Pasco County
- 15. Creation Document(s):** County Ordinances 14-17 and 20-04
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: _____ Date _____

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



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

Billing Date: Nov 07, 2025
Billing Period: Nov 07 - Dec 06, 2025

Hi ASTURIA CDD,

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

Total balance
\$94.99
 Auto Pay is scheduled
Dec 01

Bill history

Previous balance	\$94.99
Payment received by Nov 07, thank you	-\$94.99

Service summary

	Previous month	Current month
Internet	\$94.99	\$94.99
Total services	\$94.99	\$94.99
Total balance		\$94.99

Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

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



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

6790 0107 DY RP 07 11102025 NNNNNNNN 01 001113 0005

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

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



7340058139268106020723000000000000000094995



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

Billing Date:
Nov 07, 2025

PIN:

Billing Period:
Nov 07 - Dec 06, 2025



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



Download the MyFrontier® app



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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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



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

Billing Date:
Nov 07, 2025

PIN:

Billing Period:
Nov 07 - Dec 06, 2025

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup



Internet

Monthly Charges

11.07-12.06	Business Fiber Internet 500	\$74.99
	1 Usable Static IP Address	\$25.00
	Auto Pay Discount	-\$5.00

Internet Total **\$94.99**

Total current month charges **\$94.99**

**LET FRONTIER
BE YOUR
TECH SUPPORT**

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

business.frontier.com





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

Billing Date:
Nov 07, 2025
Billing Period:
Nov 07 - Dec 06, 2025





We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Dec 23

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

Current electric usage for meter number 7885302	
Actual reading on Nov 22	5773
Previous reading on Oct 28	- 5679
<hr/>	
Energy Used	94 kWh
Billed kWh	94.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 28 25 to Nov 22 25	
Meter - 7885302	
Customer Charge	\$17.32
Energy Charge	
94.000 kWh @ 12.173c	11.45
Fuel Charge	
94.000 kWh @ 3.925c	3.69
Asset Securitization Charge	
94.000 kWh @ 0.194c	0.18
<hr/>	
Total Current Charges	\$32.64

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.84
<hr/>	
Total Taxes	\$0.87



duke-energy.com
877.372.8477

Your Energy Bill

Service address ASTURIA COMM DEV DISTRICT
15233 RENAISSANCE AVE
IRRIGATION

Bill date Nov 25, 2025
For service Oct 28 - Nov 22
26 days

Account number 9100 8839 2365

Billing summary

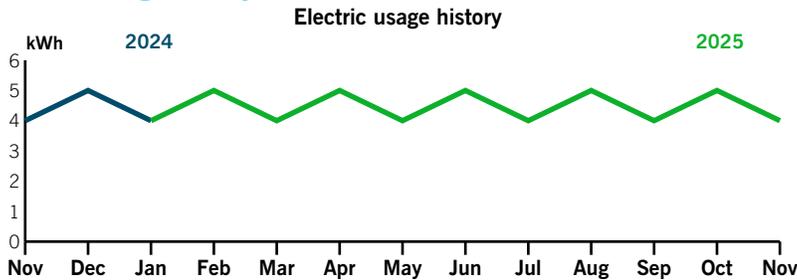
Previous Amount Due	\$30.80
<i>Payment Received Nov 19</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Dec 16	\$30.80



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.1%, Purchased Power 2.5%, Gas 83%, Oil 0.1%, Nuclear 0%, Solar 7.3% (For prior 12 months ending September 30, 2025).

Your usage snapshot



Average temperature in degrees

72° 64° 56° 67° 68° 76° 81° 82° 84° 84° 81° 76° 67°

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

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

Amount of automatic draft

\$30.80 by Dec 16	<i>After 90 days from bill date, a late charge will apply.</i>
-----------------------------	--



Account number
9100 8839 2365

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

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

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

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

8891008839236500066000000000000000000000308000000030807



We're here for you

Report an emergency

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

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

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

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Dec 23

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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



Your usage snapshot - Continued

Current electric usage for meter number 3514363	
Actual reading on Nov 22	344
Previous reading on Oct 28	- 340
<hr/>	
Energy Used	4 kWh
Billed kWh	4.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 28 25 to Nov 22 25	
Meter - 3514363	
Customer Charge	\$17.32
Energy Charge	
4.000 kWh @ 12.173c	0.48
Fuel Charge	
4.000 kWh @ 3.925c	0.16
Asset Securitization Charge	
4.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	12.03
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

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

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

Billing details - Taxes

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



duke-energy.com
877.372.8477

Your Energy Bill

Service address

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

Bill date Nov 25, 2025

For service Oct 25 - Nov 21
28 days

Account number **9100 8839 2555**

Billing summary

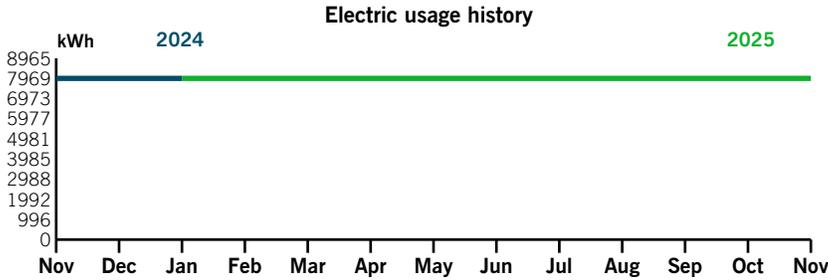
Previous Amount Due	\$5,751.90
<i>Payment Received Nov 19</i>	-5,751.90
Current Lighting Charges	5,725.04
Taxes	26.86
Total Amount Due Dec 16	\$5,751.90



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.1%, Purchased Power 2.5%, Gas 83%, Oil 0.1%, Nuclear 0%, Solar 7.3% (For prior 12 months ending September 30, 2025).

Your usage snapshot



Average temperature in degrees

72° 64° 56° 67° 68° 76° 81° 82° 84° 84° 81° 76° 67°

	Current Month	Nov 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	7,969	7,969	95,628	7,969
Avg. Daily (kWh)	285	285	262	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

Amount of automatic draft



Account number
9100 8839 2555

\$5,751.90
by Dec 16

After 90 days from bill date, a late charge will apply.

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

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

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

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100883925550006600000000000000057519000005751903

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Dec 22

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Oct 25 - Nov 21		
Description	Quantity	Usage
Monticello Black TIII 3000K	19	323 kWh
50 OTRAD BLK III 3K	1	17 kWh
49w LED TrdClo 3000k	2	34 kWh
SV MONTICELLO 9500L	155	7,595 kWh
Total	177	7,969 kWh

Billing details - Lighting

Billing Period - Oct 25 25 to Nov 21 25	
Customer Charge	\$1.86
Energy Charge	
7,969.000 kWh @ 6.782c	540.46
Fuel Charge	
7,969.000 kWh @ 3.829c	305.13
Asset Securitization Charge	
7,969.000 kWh @ 0.062c	4.94
Fixture Charge	
SV MONTICELLO 9500L	1,982.45
49w LED TrdClo 3000k	16.10
Monticello Black TIII 3000K	310.46
50 OTRAD BLK III 3K	8.32
Maintenance Charge	
SV MONTICELLO 9500L	444.85
49w LED TrdClo 3000k	4.08
Monticello Black TIII 3000K	38.76
50 OTRAD BLK III 3K	2.04
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
177 Pole(s) @ \$11.670	2,065.59
Total Current Charges	\$5,725.04

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$4.99
Gross Receipts Tax	21.87
Total Taxes	\$26.86



We're here for you

Report an emergency

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

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

Help managing your account (not applicable for all customers)

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Business	duke-energy.com/manage-bus

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

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

P.O. Box 14042
St Petersburg, FL 33733

Important to know

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Your usage snapshot - Continued

Current electric usage for meter number 4456967	
Actual reading on Nov 22	149
Previous reading on Oct 28	- 147
<hr/>	
Energy Used	2 kWh
Billed kWh	2.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 28 25 to Nov 22 25	
Meter - 4456967	
Customer Charge	\$17.32
Energy Charge	
2.000 kWh @ 12.173c	0.25
Fuel Charge	
2.000 kWh @ 3.925c	0.08
Minimum Bill Adjustment	12.35
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

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

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

Billing details - Taxes

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

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Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

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Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Dec 23

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

Current electric usage for meter number 3347708	
Actual reading on Nov 22	387
Previous reading on Oct 28	- 382
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 28 25 to Nov 22 25	
Meter - 3347708	
Customer Charge	\$17.32
Energy Charge	
5.000 kWh @ 12.173c	0.60
Fuel Charge	
5.000 kWh @ 3.925c	0.20
Asset Securitization Charge	
5.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	11.87
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

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

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

Billing details - Taxes

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



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Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

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

P.O. Box 14042
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Important to know

Your next meter reading on or after: Dec 22

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

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Your usage snapshot - Continued

Outdoor Lighting		
Billing period Oct 25 - Nov 21		
Description	Quantity	Usage
Monticello Black TIII 3000K	2	35 kWh
SV MONTICELLO 9500L	80	3,920 kWh
Total	82	3,955 kWh

Billing details - Lighting

Billing Period - Oct 25 25 to Nov 21 25	
Customer Charge	\$1.86
Energy Charge	
3,955.000 kWh @ 6.782c	268.23
Fuel Charge	
3,955.000 kWh @ 3.829c	151.44
Asset Securitization Charge	
3,955.000 kWh @ 0.062c	2.45
Fixture Charge	
Monticello Black TIII 3000K	32.68
SV MONTICELLO 9500L	1,023.20
Maintenance Charge	
Monticello Black TIII 3000K	4.08
SV MONTICELLO 9500L	229.60
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
82 Pole(s) @ \$11.670	956.94
Total Current Charges	\$2,670.48

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$2.33
Gross Receipts Tax	10.88
Total Taxes	\$13.21



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Your usage snapshot - Continued

Current electric usage for meter number 905763	
Actual reading on Nov 22	51
Previous reading on Oct 28	- 49
Energy Used	2 kWh
Billed kWh	2.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 28 25 to Nov 22 25	
Meter - 905763	
Customer Charge	\$17.32
Energy Charge	
2.000 kWh @ 12.173c	0.25
Fuel Charge	
2.000 kWh @ 3.925c	0.08
Minimum Bill Adjustment	12.35
Total Current Charges	\$30.00

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Billing details - Taxes

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



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Your usage snapshot - Continued

Current electric usage for meter number 8323070	
Actual reading on Nov 22	94
Previous reading on Oct 28	- 92
Energy Used	2 kWh
Billed kWh	2.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 28 25 to Nov 22 25	
Meter - 8323070	
Customer Charge	\$17.32
Energy Charge	
2.000 kWh @ 12.173c	0.25
Fuel Charge	
2.000 kWh @ 3.925c	0.08
Minimum Bill Adjustment	12.35
Total Current Charges	\$30.00

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

Billing details - Taxes

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

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By mail payable to Duke Energy P.O. Box 1094
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Your usage snapshot - Continued

Current electric usage for meter number 4456132	
Actual reading on Nov 22	260
Previous reading on Oct 28	- 257
<hr/>	
Energy Used	3 kWh
Billed kWh	3.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 28 25 to Nov 22 25	
Meter - 4456132	
Customer Charge	\$17.32
Energy Charge	
3.000 kWh @ 12.173c	0.36
Fuel Charge	
3.000 kWh @ 3.925c	0.12
Asset Securitization Charge	
3.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	12.19
<hr/>	
Total Current Charges	\$30.00

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Billing details - Taxes

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



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Your usage snapshot - Continued

Current electric usage for meter number 1016855

Actual reading on Nov 22	583964
Previous reading on Oct 28	- 577487
<hr/>	
Energy Used	6,477 kWh
Billed kWh	6,477.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 28 25 to Nov 22 25

Meter - 1016855

Customer Charge	\$17.32
Energy Charge	
6,477.000 kWh @ 12.173c	788.43
Fuel Charge	
6,477.000 kWh @ 3.925c	254.22
Asset Securitization Charge	
6,477.000 kWh @ 0.194c	12.57
<hr/>	
Total Current Charges	\$1,072.54

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

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Billing details - Taxes

Regulatory Assessment Fee	\$0.93
Gross Receipts Tax	27.52
<hr/>	
Total Taxes	\$28.45

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Your usage snapshot - Continued

Current electric usage for meter number 4459024	
Actual reading on Nov 22	263
Previous reading on Oct 28	- 259
<hr/>	
Energy Used	4 kWh
Billed kWh	4.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 28 25 to Nov 22 25	
Meter - 4459024	
Customer Charge	\$17.32
Energy Charge	
4.000 kWh @ 12.173c	0.48
Fuel Charge	
4.000 kWh @ 3.925c	0.16
Asset Securitization Charge	
4.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	12.03
<hr/>	
Total Current Charges	\$30.00

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

Billing details - Taxes

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

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

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

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Dec 23

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

Current electric usage for meter number 9504488		
Actual reading on Nov 22		18516
Previous reading on Oct 28		- 18322
<hr/>		
Energy Used		194 kWh
	Multiplier	x 20
	<hr/>	
	Energy used	3,880.00 kWh
Billed kWh		3,880.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Outdoor Lighting		
Billing period Oct 28 - Nov 22		
Description	Quantity	Usage
Monticello Black TIII 3000K	2	35 kWh
SV MONTICELLO 9500L	5	245 kWh
Total	7	280 kWh

Billing details - Lighting

Billing Period - Oct 28 25 to Nov 22 25	
Customer Charge	\$1.86
Energy Charge	
280.000 kWh @ 6.782c	18.99
Fuel Charge	
280.000 kWh @ 3.829c	10.72
Asset Securitization Charge	
280.000 kWh @ 0.062c	0.17
Fixture Charge	
Monticello Black TIII 3000K	32.68
SV MONTICELLO 9500L	63.95
Maintenance Charge	
Monticello Black TIII 3000K	4.08
SV MONTICELLO 9500L	14.35
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
7 Pole(s) @ \$11.670	81.69
Total Current Charges	\$228.49

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

Billing details - Electric

Billing Period - Oct 28 25 to Nov 22 25	
Meter - 9504488	
Customer Charge	\$17.32
Energy Charge	
3,880.000 kWh @ 12.173c	472.32
Fuel Charge	

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

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



Billing details - Electric continued

3,880.000 kWh @ 3.925c	\$152.29
Asset Securitization Charge	
3,880.000 kWh @ 0.194c	7.53
Total Current Charges	\$649.46

Billing details - Taxes

Regulatory Assessment Fee	\$0.77
Gross Receipts Tax	17.48
Total Taxes	\$18.25



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Convenient ways to pay your bill

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Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

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Business	duke-energy.com/manage-bus

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

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P.O. Box 14042
St Petersburg, FL 33733

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When you pay by check

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Asset Securitization Charge

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Your usage snapshot - Continued

Current electric usage for meter number 3593867	
Actual reading on Nov 22	282
Previous reading on Oct 28	- 280
<hr/>	
Energy Used	2 kWh
Billed kWh	2.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 28 25 to Nov 22 25	
Meter - 3593867	
Customer Charge	\$17.32
Energy Charge	
2.000 kWh @ 12.173c	0.25
Fuel Charge	
2.000 kWh @ 3.925c	0.08
Minimum Bill Adjustment	12.35
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

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Billing details - Taxes

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



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Your usage snapshot - Continued

Outdoor Lighting		
Billing period Oct 25 - Nov 21		
Description	Quantity	Usage
Monticello Black TIII 3000K	3	53 kWh
Total	3	53 kWh

Billing details - Lighting

Billing Period - Oct 25 25 to Nov 21 25	
Customer Charge	\$1.86
Energy Charge	
52.500 kWh @ 6.782c	3.57
Fuel Charge	
52.500 kWh @ 3.829c	2.01
Asset Securitization Charge	
52.500 kWh @ 0.062c	0.03
Fixture Charge	
Monticello Black TIII 3000K	49.02
Maintenance Charge	
Monticello Black TIII 3000K	6.12
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
3 Pole(s) @ \$11.670	35.01
Total Current Charges	\$97.62

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

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

Billing details - Taxes

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



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Convenient ways to pay your bill

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

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

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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St Petersburg, FL 33733

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Your usage snapshot - Continued

Current electric usage for meter number 4320628	
Actual reading on Nov 22	368
Previous reading on Oct 28	- 363
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 28 25 to Nov 22 25	
Meter - 4320628	
Customer Charge	\$17.32
Energy Charge	
5.000 kWh @ 12.173c	0.60
Fuel Charge	
5.000 kWh @ 3.925c	0.20
Asset Securitization Charge	
5.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	11.87
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

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

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

Billing details - Taxes

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



duke-energy.com
877.372.8477

Your Energy Bill

Service address ASTURIA COMM DEV DISTRICT
0000 AVILES PKY
LITE
Bill date Nov 25, 2025
For service Oct 25 - Nov 21
28 days

Account number 9100 8841 5753

Billing summary

Previous Amount Due	\$2,091.77
Payment Received Nov 19	-2,091.77
Current Lighting Charges	2,081.84
Taxes	9.93
Total Amount Due Dec 16	\$2,091.77

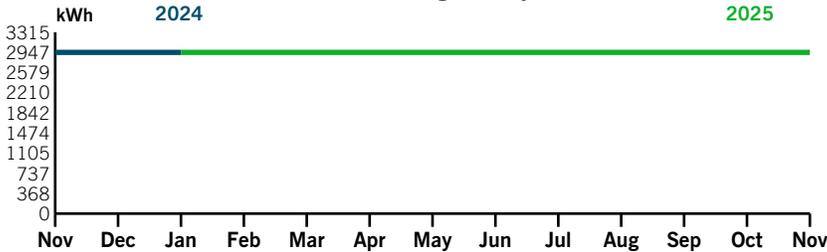


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.1%, Purchased Power 2.5%, Gas 83%, Oil 0.1%, Nuclear 0%, Solar 7.3% (For prior 12 months ending September 30, 2025).

Your usage snapshot

Electric usage history



Average temperature in degrees

72° 64° 56° 67° 68° 76° 81° 82° 84° 84° 81° 76° 67°

	Current Month	Nov 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,947	2,947	35,364	2,947
Avg. Daily (kWh)	105	105	97	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

Amount of automatic draft



Account number
9100 8841 5753

\$2,091.77
by Dec 16

After 90 days from bill date, a late charge will apply.

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

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

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

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

88910088415753000660000000000000000020917700002091775



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Electric outage duke-energy.com/outages
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For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Dec 22

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

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

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

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

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Asset Securitization Charge

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Your usage snapshot - Continued

Outdoor Lighting		
Billing period Oct 25 - Nov 21		
Description	Quantity	Usage
Monticello Black TIII 3000K	6	105 kWh
SV MONTICELLO 9500L	58	2,842 kWh
Total	64	2,947 kWh

Billing details - Lighting

Billing Period - Oct 25 25 to Nov 21 25	
Customer Charge	\$1.86
Energy Charge	
2,947.000 kWh @ 6.782c	199.87
Fuel Charge	
2,947.000 kWh @ 3.829c	112.84
Asset Securitization Charge	
2,947.000 kWh @ 0.062c	1.83
Fixture Charge	
Monticello Black TIII 3000K	98.04
SV MONTICELLO 9500L	741.82
Maintenance Charge	
Monticello Black TIII 3000K	12.24
SV MONTICELLO 9500L	166.46
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
64 Pole(s) @ \$11.670	746.88
Total Current Charges	\$2,081.84

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$1.81
Gross Receipts Tax	8.12
Total Taxes	\$9.93



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Convenient ways to pay your bill

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Your usage snapshot - Continued

Current electric usage for meter number 4458998	
Actual reading on Nov 22	318
Previous reading on Oct 28	- 313
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 28 25 to Nov 22 25	
Meter - 4458998	
Customer Charge	\$17.32
Energy Charge	
5.000 kWh @ 12.173c	0.60
Fuel Charge	
5.000 kWh @ 3.925c	0.20
Asset Securitization Charge	
5.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	11.87
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

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

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

Billing details - Taxes

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

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Dec 23

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

Current electric usage for meter number 4459002	
Actual reading on Nov 22	296
Previous reading on Oct 28	- 292
<hr/>	
Energy Used	4 kWh
Billed kWh	4.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 28 25 to Nov 22 25	
Meter - 4459002	
Customer Charge	\$17.32
Energy Charge	
4.000 kWh @ 12.173c	0.48
Fuel Charge	
4.000 kWh @ 3.925c	0.16
Asset Securitization Charge	
4.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	12.03
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

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

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

Billing details - Taxes

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



duke-energy.com
877.372.8477

Your Energy Bill

Service address ASTURIA COMM DEV DISTRICT
0000 PROMENADE PKY
LITE
Bill date Nov 24, 2025
For service Oct 25 - Nov 21
28 days

Account number 9100 8841 6465

Billing summary

Previous Amount Due	\$289.35
<i>Payment Received Nov 17</i>	-289.35
Current Lighting Charges	288.63
Taxes	0.72
Total Amount Due Dec 15	\$289.35

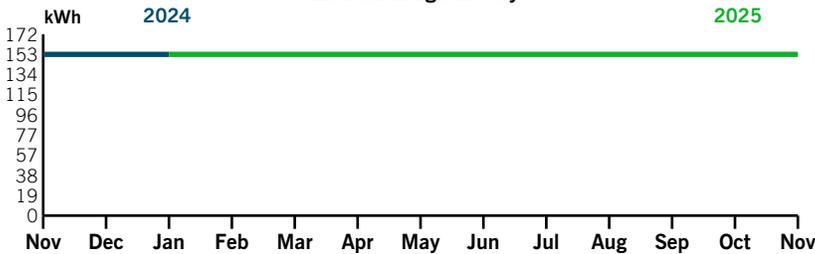


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.1%, Purchased Power 2.5%, Gas 83%, Oil 0.1%, Nuclear 0%, Solar 7.3% (For prior 12 months ending September 30, 2025).

Your usage snapshot

Electric usage history



Average temperature in degrees

72° 64° 56° 67° 68° 76° 81° 82° 84° 84° 81° 76° 67°

	Current Month	Nov 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	153	153	1,836	153
Avg. Daily (kWh)	5	5	5	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

Amount of automatic draft

Account number
9100 8841 6465

\$289.35
by Dec 15

After 90 days from bill date, a late charge will apply.



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

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

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

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100884164650006600000000000000002893500000289354

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

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For hearing impaired TDD/TTY 711
International 1.407.629.1010

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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Dec 22

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

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

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

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

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

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Your usage snapshot - Continued

Outdoor Lighting		
Billing period Oct 25 - Nov 21		
Description	Quantity	Usage
Monticello Black TIII 3000K	9	153 kWh
Total	9	153 kWh

Billing details - Lighting

Billing Period - Oct 25 25 to Nov 21 25	
Customer Charge	\$1.86
Energy Charge	
153.000 kWh @ 6.782c	10.37
Fuel Charge	
153.000 kWh @ 3.829c	5.86
Asset Securitization Charge	
153.000 kWh @ 0.062c	0.09
Fixture Charge	
Monticello Black TIII 3000K	147.06
Maintenance Charge	
Monticello Black TIII 3000K	18.36
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
9 Pole(s) @ \$11.670	105.03
Total Current Charges	\$288.63

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

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

Billing details - Taxes

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



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 DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
 Pay By Phone: 1-855-786-5344

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ASTURIA CDD

Service Address: **14915 AVILES PARKWAY**
 Bill Number: 23535266
 Billing Date: 12/2/2025
 Billing Period: 10/16/2025 to 11/14/2025

Account #	Customer #
0953300	
Please use the 15-digit number below when making a payment through your bank	
095330001341603	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15450198	10/16/2025	27115	11/14/2025	27248	29	133

Usage History		
Month	Usage	Rate
November 2025	133	
October 2025	177	
September 2025	203	
August 2025	212	
July 2025	189	
June 2025	200	
May 2025	232	
April 2025	195	
March 2025	256	
February 2025	258	
January 2025	230	
December 2024	261	

Transactions		
Previous Bill		178.77
Payment 11/21/25		-178.77 CR
Balance Forward		0.00
Current Transactions Reclaimed		
Reclaimed	133 Thousand Gals X \$1.01	134.33
Total Current Transactions		134.33
TOTAL BALANCE DUE		\$134.33



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

Check this box if entering change of mailing address on back.

Account # 0953300
 Customer # 01341603
 Balance Forward 0.00
 Current Transactions 134.33

Total Balance Due	\$134.33
Due Date	12/19/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 12/19/2025.

ASTURIA CDD
 4530 EAGLE FALLS PLACE
 TAMPA FL 33619

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ASTURIA CDD

Service Address: **14859 CARAVAN AVENUE**
 Bill Number: 23535267
 Billing Date: 12/2/2025
 Billing Period: 10/16/2025 to 11/14/2025

Account #	Customer #
0953305	
Please use the 15-digit number below when making a payment through your bank	
095330501341603	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15450201	10/16/2025	11343	11/14/2025	11362	29	19

Usage History		
Month	Usage	Rate
November 2025	19	
October 2025	24	
September 2025	90	
August 2025	78	
July 2025	36	
June 2025	37	
May 2025	9	
April 2025	29	
March 2025	32	
February 2025	31	
January 2025	33	
December 2024	18	

Transactions		
Description	Amount	CR
Previous Bill	24.24	
Payment 11/21/25	-24.24	CR
Balance Forward	0.00	
Current Transactions Reclaimed		
Reclaimed	19 Thousand Gals X \$1.01	19.19
Total Current Transactions	19.19	
TOTAL BALANCE DUE	\$19.19	



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

Check this box if entering change of mailing address on back.

Account # 0953305
 Customer # 01341603
 Balance Forward 0.00
 Current Transactions 19.19

Total Balance Due	\$19.19
Due Date	12/19/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 12/19/2025.

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ASTURIA CDD

Service Address: **14450 PROMENADE PARKWAY**

Bill Number: 23535269

Billing Date: 12/2/2025

Billing Period: 10/16/2025 to 11/14/2025

Account #	Customer #
0953310	
Please use the 15-digit number below when making a payment through your bank	
095331001341603	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	13548633	10/16/2025	46837	11/14/2025	46898	29	61

Usage History

Month	Usage
November 2025	61
October 2025	77
September 2025	277
August 2025	239
July 2025	237
June 2025	236
May 2025	165
April 2025	191
March 2025	241
February 2025	269
January 2025	261
December 2024	127

Transactions

Previous Bill	77.77
Payment 11/21/25	-77.77 CR
Balance Forward	0.00
Current Transactions Reclaimed	
Reclaimed	61 Thousand Gals X \$1.01 61.61
Total Current Transactions	61.61
TOTAL BALANCE DUE	\$61.61

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

Check this box if entering change of mailing address on back.

Account # 0953310
 Customer # 01341603
 Balance Forward 0.00
 Current Transactions 61.61

Total Balance Due	\$61.61
Due Date	12/19/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 12/19/2025.

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ASTURIA CDD

Service Address: **14700 TRAILS EDGE BOULEVARD**

Bill Number: 23535268

Billing Date: 12/2/2025

Billing Period: 10/16/2025 to 11/14/2025

Account #	Customer #
0953320	
Please use the 15-digit number below when making a payment through your bank	
095332001341603	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12216402	10/16/2025	5388	11/14/2025	5413	29	25

Usage History

Month	Usage
November 2025	25
October 2025	15
September 2025	27
August 2025	27
July 2025	23
June 2025	24
May 2025	25
April 2025	19
March 2025	28
February 2025	25
January 2025	26
December 2024	30

Transactions

Previous Bill	15.15
Payment 11/21/25	-15.15 CR
Balance Forward	0.00
Current Transactions Reclaimed	
Reclaimed	25 Thousand Gals X \$1.01
	25.25
Total Current Transactions	25.25
TOTAL BALANCE DUE	\$25.25

Please return this portion with payment



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Check this box if entering change of mailing address on back.

Account # 0953320
 Customer # 01341603
 Balance Forward 0.00
 Current Transactions 25.25

Total Balance Due	\$25.25
Due Date	12/19/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 12/19/2025.

ASTURIA CDD
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ASTURIA CDD

Service Address: **2830 LONG BOW WAY**
 Bill Number: 23535270
 Billing Date: 12/2/2025
 Billing Period: 10/16/2025 to 11/14/2025

Account #	Customer #
0953325	
Please use the 15-digit number below when making a payment through your bank	
095332501341603	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15084620	10/16/2025	10802	11/14/2025	10885	29	83

Usage History

Month	Usage
November 2025	83
October 2025	98
September 2025	112
August 2025	112
July 2025	85
June 2025	96
May 2025	106
April 2025	89
March 2025	103
February 2025	102
January 2025	96
December 2024	110

Transactions

Previous Bill	98.98
Payment 11/21/25	-98.98 CR
Balance Forward	0.00
Current Transactions Reclaimed	
Reclaimed	83 Thousand Gals X \$1.01 83.83
Total Current Transactions	83.83
TOTAL BALANCE DUE	\$83.83

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

Check this box if entering change of mailing address on back.

Account # 0953325
 Customer # 01341603
 Balance Forward 0.00
 Current Transactions 83.83

Total Balance Due	\$83.83
Due Date	12/19/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 12/19/2025.

ASTURIA CDD
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ASTURIA CDD

Service Address: **14400 TRAILS EDGE BOULEVARD**

Bill Number: 23535271

Billing Date: 12/2/2025

Billing Period: 10/16/2025 to 11/14/2025

Account #	Customer #
0953330	
Please use the 15-digit number below when making a payment through your bank	
095333001341603	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15450200	10/16/2025	3635	11/14/2025	3654	29	19

Usage History

Month	Usage
November 2025	19
October 2025	15
September 2025	19
August 2025	18
July 2025	16
June 2025	17
May 2025	18
April 2025	13
March 2025	20
February 2025	18
January 2025	15
December 2024	20

Transactions

Previous Bill	15.15
Payment 11/21/25	-15.15 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	19 Thousand Gals X \$1.01
	19.19
Total Current Transactions	19.19
TOTAL BALANCE DUE	\$19.19

Please return this portion with payment



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Check this box if entering change of mailing address on back.

Account # 0953330
 Customer # 01341603
 Balance Forward 0.00
 Current Transactions 19.19

Total Balance Due	\$19.19
Due Date	12/19/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
 transferred on 12/19/2025.**

ASTURIA CDD
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UtilCustServ@MyPasco.net
 Pay By Phone: 1-855-786-5344

1 0 1
 42-52579

ASTURIA CDD

Service Address: **2995 LONG BOW WAY**
 Bill Number: 23535272
 Billing Date: 12/2/2025
 Billing Period: 10/16/2025 to 11/14/2025

Account #	Customer #
0953340	
Please use the 15-digit number below when making a payment through your bank	
095334001341603	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15450207	10/16/2025	4306	11/14/2025	4343	29	37

Usage History		
Month	Usage	Read
November 2025	37	
October 2025	31	
September 2025	36	
August 2025	33	
July 2025	29	
June 2025	33	
May 2025	35	
April 2025	28	
March 2025	41	
February 2025	36	
January 2025	29	
December 2024	34	

Transactions		
Previous Bill		31.31
Payment 11/21/25		-31.31 CR
Balance Forward		0.00
Current Transactions Reclaimed		
Reclaimed	37 Thousand Gals X \$1.01	37.37
Total Current Transactions		37.37
TOTAL BALANCE DUE		\$37.37



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

Check this box if entering change of mailing address on back.

Account # 0953340
 Customer # 01341603
 Balance Forward 0.00
 Current Transactions 37.37

Total Balance Due	\$37.37
Due Date	12/19/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 12/19/2025.

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Service Address: **14577 PROMENADE PARKWAY**
 Bill Number: 23535348
 Billing Date: 12/2/2025
 Billing Period: 10/16/2025 to 11/14/2025

Account #	Customer #
0956645	
Please use the 15-digit number below when making a payment through your bank	
095664501341603	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15057044	10/16/2025	7523	11/14/2025	7549	29	26

Usage History

Month	Usage
November 2025	26
October 2025	67
September 2025	168
August 2025	138
July 2025	154
June 2025	152
May 2025	95
April 2025	66
March 2025	102
February 2025	114
January 2025	117
December 2024	58

Transactions

Previous Bill	67.67
Payment 11/21/25	-67.67 CR
Balance Forward	0.00
Current Transactions Reclaimed	
Reclaimed	26 Thousand Gals X \$1.01 = 26.26
Total Current Transactions	26.26
TOTAL BALANCE DUE	\$26.26

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Account # 0956645
 Customer # 01341603
 Balance Forward 0.00
 Current Transactions 26.26

Total Balance Due	\$26.26
Due Date	12/19/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 12/19/2025.

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ASTURIA CDD

Service Address: **14575 PROMENADE PARKWAY**

Bill Number: 23535349

Billing Date: 12/2/2025

Billing Period: 10/20/2025 to 11/14/2025

Account #	Customer #
0956650	
Please use the 15-digit number below when making a payment through your bank	
095665001341603	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595266	10/20/2025	29643	11/14/2025	29801	25	158

Usage History

Month	Usage
November 2025	158
October 2025	171
September 2025	125
August 2025	167
July 2025	270
June 2025	217
May 2025	253
April 2025	255
March 2025	278
February 2025	302
January 2025	291
December 2024	313

Transactions

Previous Bill	2,439.62
Payment 11/21/25	-2,439.62 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	63.99
Water Tier 1	40.0 Thousand Gals X \$2.18 = 87.20
Water Tier 2	40.0 Thousand Gals X \$3.47 = 138.80
Water Tier 3	40.0 Thousand Gals X \$6.94 = 277.60
Water Tier 4	38.0 Thousand Gals X \$9.36 = 355.68
Sewer	
Sewer Base Charge	163.47
Sewer Charges	158.0 Thousand Gals X \$7.20 = 1,137.60
Total Current Transactions	2,224.34
TOTAL BALANCE DUE	\$2,224.34

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Account # 0956650
 Customer # 01341603
 Balance Forward 0.00
 Current Transactions 2,224.34

Total Balance Due	\$2,224.34
Due Date	12/19/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 12/19/2025.

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ASTURIA CDD

Service Address: **14502 PROMENADE PARKWAY**

Bill Number: 23535350

Billing Date: 12/2/2025

Billing Period: 10/16/2025 to 11/14/2025

Account #	Customer #
0956655	
Please use the 15-digit number below when making a payment through your bank	
095665501341603	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595259	10/16/2025	273	11/14/2025	274	29	1

Usage History

Month	Usage
November 2025	1
October 2025	7
September 2025	2
August 2025	2
July 2025	2
June 2025	4
May 2025	3
April 2025	1
March 2025	2
February 2025	2
January 2025	2
December 2024	1

Transactions

Previous Bill	79.25
Payment 11/21/25	-79.25 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	63.99
Water Tier 1	1.0 Thousand Gals X \$2.18 = 2.18
Total Current Transactions	66.17
TOTAL BALANCE DUE	\$66.17

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Account # 0956655
 Customer # 01341603
 Balance Forward 0.00
 Current Transactions 66.17

Total Balance Due	\$66.17
Due Date	12/19/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
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ASTURIA CDD

Service Address: **0 PROMENADE PARKWAY**
 Bill Number: 23535523
 Billing Date: 12/2/2025
 Billing Period: 10/16/2025 to 11/14/2025

Account #	Customer #
0966695	
Please use the 15-digit number below when making a payment through your bank	
096669501341603	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15057039	10/16/2025	30412	11/14/2025	30466	29	54

Usage History		
Month	Usage	Rate
November 2025	54	
October 2025	370	
September 2025	347	
August 2025	330	
July 2025	324	
June 2025	355	
May 2025	181	
April 2025	0	
March 2025	29	
February 2025	525	
January 2025	463	
December 2024	217	

Transactions		
Previous Bill		373.70
Payment 11/21/25		-373.70 CR
Balance Forward		0.00
Current Transactions Reclaimed		
Reclaimed	54 Thousand Gals X \$1.01	54.54
Total Current Transactions		54.54
TOTAL BALANCE DUE		\$54.54



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Account # 0966695
 Customer # 01341603
 Balance Forward 0.00
 Current Transactions 54.54

Total Balance Due	\$54.54
Due Date	12/19/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 12/19/2025.

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ASTURIA CDD

Service Address: **15381 AVILES PARKWAY**
 Bill Number: 23535836
 Billing Date: 12/2/2025
 Billing Period: 10/16/2025 to 11/14/2025

Account #	Customer #
0989015	
Please use the 15-digit number below when making a payment through your bank	
098901501341603	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17705152	10/16/2025	1915	11/14/2025	1939	29	24

Usage History		
Month	Usage	Read Date
November 2025	24	
October 2025	19	
September 2025	18	
August 2025	23	
July 2025	18	
June 2025	17	
May 2025	27	
April 2025	23	
March 2025	27	
February 2025	26	
January 2025	29	
December 2024	28	

Transactions		
Description	Amount	CR
Previous Bill	19.19	
Payment 11/21/25	-19.19	CR
Balance Forward	0.00	
Current Transactions Reclaimed		
Reclaimed	24 Thousand Gals X \$1.01	24.24
Total Current Transactions	24.24	
TOTAL BALANCE DUE	\$24.24	



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Account # 0989015
 Customer # 01341603
 Balance Forward 0.00
 Current Transactions 24.24

Total Balance Due	\$24.24
Due Date	12/19/2025

10% late fee will be applied if paid after due date

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ASTURIA CDD

Service Address: **15301 AVILES PARKWAY**
 Bill Number: 23535837
 Billing Date: 12/2/2025
 Billing Period: 10/16/2025 to 11/14/2025

Account #	Customer #
0989020	
Please use the 15-digit number below when making a payment through your bank	
098902001341603	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17705151	10/16/2025	601	11/14/2025	621	29	20

Usage History

Water	
November 2025	20
October 2025	17
September 2025	20
August 2025	19
July 2025	16
June 2025	18
May 2025	5

Transactions

Previous Bill	17.17
Payment 11/21/25	-17.17 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	20 Thousand Gals X \$1.01
	20.20
Total Current Transactions	20.20
TOTAL BALANCE DUE	\$20.20

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Account # 0989020
 Customer # 01341603
 Balance Forward 0.00
 Current Transactions 20.20

Total Balance Due	\$20.20
Due Date	12/19/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 12/19/2025.

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ASTURIA CDD

Service Address: **15121 AVILES PARKWAY**
 Bill Number: 23535838
 Billing Date: 12/2/2025
 Billing Period: 10/16/2025 to 11/14/2025

Account #	Customer #
0989025	
Please use the 15-digit number below when making a payment through your bank	
098902501341603	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17705149	10/16/2025	1225	11/14/2025	1243	29	18

Usage History		
Month	Usage	Read
November 2025	18	
October 2025	14	
September 2025	12	
August 2025	16	
July 2025	13	
June 2025	14	
May 2025	16	
April 2025	13	
March 2025	15	
February 2025	14	
January 2025	16	
December 2024	17	

Transactions		
Description	Amount	CR
Previous Bill	14.14	
Payment 11/21/25	-14.14	CR
Balance Forward	0.00	
Current Transactions Reclaimed		
Reclaimed	18 Thousand Gals X \$1.01	18.18
Total Current Transactions	18.18	
TOTAL BALANCE DUE	\$18.18	



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Account # 0989025
 Customer # 01341603
 Balance Forward 0.00
 Current Transactions 18.18

Total Balance Due	\$18.18
Due Date	12/19/2025

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ASTURIA CDD

Service Address: **15233 RENAISSANCE AVENUE**
 Bill Number: 23536724
 Billing Date: 12/2/2025
 Billing Period: 10/16/2025 to 11/14/2025

Account #	Customer #
1031105	
Please use the 15-digit number below when making a payment through your bank	
103110501341603	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101977	10/16/2025	1515	11/14/2025	1526	29	11

Usage History		
Month	Usage	Rate
November 2025	11	
October 2025	18	
September 2025	21	
August 2025	19	
July 2025	16	
June 2025	19	
May 2025	18	
April 2025	14	
March 2025	19	
February 2025	17	
January 2025	17	
December 2024	17	

Transactions		
Previous Bill		18.18
Payment 11/21/25		-18.18 CR
Balance Forward		0.00
Current Transactions Reclaimed		
Reclaimed	11 Thousand Gals X \$1.01	11.11
Total Current Transactions		11.11
TOTAL BALANCE DUE		\$11.11



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Account # 1031105
 Customer # 01341603
 Balance Forward 0.00
 Current Transactions 11.11

Total Balance Due	\$11.11
Due Date	12/19/2025

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The Total Due will be electronically transferred on 12/19/2025.

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ASTURIA CDD

Service Address: **15246 CARAVAN AVENUE**
 Bill Number: 23536726
 Billing Date: 12/2/2025
 Billing Period: 10/16/2025 to 11/14/2025

Account #	Customer #
1031115	
Please use the 15-digit number below when making a payment through your bank	
103111501341603	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101974	10/16/2025	5101	11/14/2025	5126	29	25

Usage History		
Month	Usage	Read
November 2025	25	
October 2025	36	
September 2025	40	
August 2025	38	
July 2025	39	
June 2025	38	
May 2025	39	
April 2025	34	
March 2025	41	
February 2025	43	
January 2025	42	
December 2024	43	

Transactions		
Previous Bill		36.36
Payment 11/21/25		-36.36 CR
Balance Forward		0.00
Current Transactions Reclaimed		
Reclaimed	25 Thousand Gals X \$1.01	25.25
Total Current Transactions		25.25
TOTAL BALANCE DUE		\$25.25



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Account # 1031115
 Customer # 01341603
 Balance Forward 0.00
 Current Transactions 25.25

Total Balance Due	\$25.25
Due Date	12/19/2025

10% late fee will be applied if paid after due date

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ASTURIA CDD

Service Address: **15050 CARAVAN AVENUE**
 Bill Number: 23536727
 Billing Date: 12/2/2025
 Billing Period: 10/16/2025 to 11/14/2025

Account #	Customer #
1031120	
Please use the 15-digit number below when making a payment through your bank	
103112001341603	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101972	10/16/2025	6608	11/14/2025	6676	29	68

Usage History		
Water		
November 2025		68
October 2025		67
September 2025		79
August 2025		79
July 2025		72
June 2025		65
May 2025		66
April 2025		67
March 2025		72
February 2025		76
January 2025		65
December 2024		89

Transactions		
Previous Bill		67.67
Payment 11/21/25		-67.67 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	68 Thousand Gals X \$1.01	68.68
Total Current Transactions		68.68
TOTAL BALANCE DUE		\$68.68



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Account # 1031120
 Customer # 01341603
 Balance Forward 0.00
 Current Transactions 68.68

Total Balance Due	\$68.68
Due Date	12/19/2025

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 12/19/2025.

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Important to know

Your next meter reading on or after: Dec 23

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

Current electric usage for meter number 2778179	
Estimated reading on Nov 22	0
Estimated previous reading on Oct 28	- 0
Energy Used	0 kWh
Billed kWh	0.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Your bill this month includes estimated usage due to a meter communication issue and may be adjusted once the actual usage is obtained from the meter. If you have any questions regarding the estimated usage or resolution, or to obtain an actual meter reading, please call us at 877.372.8477 during the hours of 7 a.m. - 6 p.m. Monday through Friday.

Billing details - Electric

Billing Period - Oct 28 25 to Nov 22 25	
Meter - 2778179	
Customer Charge	\$17.32
Minimum Bill Adjustment	12.68
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

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

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

Billing details - Taxes

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



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

Billing Date: Dec 07, 2025
Billing Period: Dec 07 - Jan 06, 2026

Hi ASTURIA CDD,

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

Total balance
\$94.99
 Auto Pay is scheduled
Dec 31

Bill history

Previous balance	\$94.99
Payment received by Dec 07, thank you	-\$94.99

Service summary

	Previous month	Current month
Internet	\$94.99	\$94.99
Total services	\$94.99	\$94.99
Total balance		\$94.99

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

6790 0107 DY RP 07 12092025 NNNNNNNN 01 001100 0006

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

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



73400581392681060207230000000000000000094995



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

Billing Date:
Dec 07, 2025

PIN:

Billing Period:
Dec 07 - Jan 06, 2026



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



Download the MyFrontier® app



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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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



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

Billing Date:
Dec 07, 2025

PIN:

Billing Period:
Dec 07 - Jan 06, 2026

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup



Internet

Monthly Charges

12.07-01.06	Business Fiber Internet 500	\$74.99
	1 Usable Static IP Address	\$25.00
	Auto Pay Discount	-\$5.00

Internet Total **\$94.99**

Total current month charges **\$94.99**

**LET FRONTIER
BE YOUR
TECH SUPPORT**

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

business.frontier.com





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

Billing Date:
Dec 07, 2025
Billing Period:
Dec 07 - Jan 06, 2026





We're here for you

Report an emergency

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

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

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

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jan 26

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

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

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

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When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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Your usage snapshot - Continued

Current electric usage for meter number 7885302	
Actual reading on Dec 23	5921
Previous reading on Nov 23	- 5773
<hr/>	
Energy Used	148 kWh
Billed kWh	148.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Nov 23 25 to Dec 23 25	
Meter - 7885302	
Customer Charge	\$17.32
Energy Charge	
148.000 kWh @ 12.173c	18.02
Fuel Charge	
148.000 kWh @ 3.925c	5.81
Asset Securitization Charge	
148.000 kWh @ 0.194c	0.29
<hr/>	
Total Current Charges	\$41.44

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.04
Gross Receipts Tax	1.06
<hr/>	
Total Taxes	\$1.10

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800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

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Business duke-energy.com/manage-bus

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

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St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jan 26

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When you pay by check

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

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Your usage snapshot - Continued

Current electric usage for meter number 3514363	
Actual reading on Dec 23	349
Previous reading on Nov 23	- 344
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Nov 23 25 to Dec 23 25	
Meter - 3514363	
Customer Charge	\$17.32
Energy Charge	
5.000 kWh @ 12.173c	0.60
Fuel Charge	
5.000 kWh @ 3.925c	0.20
Asset Securitization Charge	
5.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	11.87
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

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

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

Billing details - Taxes

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



We're here for you

Report an emergency

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

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

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

Important to know

Your next meter reading on or after: Jan 23

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

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Your usage snapshot - Continued

Outdoor Lighting		
Billing period Nov 22 - Dec 22		
Description	Quantity	Usage
Monticello Black TIII 3000K	20	340 kWh
50 OTRAD BLK III 3K	1	17 kWh
49w LED TrdClo 3000k	2	34 kWh
SV MONTICELLO 9500L	154	7,546 kWh
Total	177	7,937 kWh

Billing details - Lighting

Billing Period - Nov 22 25 to Dec 22 25	
Customer Charge	\$1.86
Energy Charge	
7,937.000 kWh @ 6.782c	538.29
Fuel Charge	
7,937.000 kWh @ 3.829c	303.91
Asset Securitization Charge	
7,937.000 kWh @ 0.062c	4.92
Fixture Charge	
SV MONTICELLO 9500L	1,969.66
49w LED TrdClo 3000k	16.10
Monticello Black TIII 3000K	326.80
50 OTRAD BLK III 3K	8.32
Maintenance Charge	
SV MONTICELLO 9500L	441.98
49w LED TrdClo 3000k	4.08
Monticello Black TIII 3000K	40.80
50 OTRAD BLK III 3K	2.04
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
177 Pole(s) @ \$11.670	2,065.59
Total Current Charges	\$5,724.35

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$4.99
Gross Receipts Tax	21.79
Total Taxes	\$26.78



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Convenient ways to pay your bill

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General questions or concerns

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For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jan 26

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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Your usage snapshot - Continued

Current electric usage for meter number 4456967	
Actual reading on Dec 23	152
Previous reading on Nov 23	- 149
<hr/>	
Energy Used	3 kWh
Billed kWh	3.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Nov 23 25 to Dec 23 25	
Meter - 4456967	
Customer Charge	\$17.32
Energy Charge	
3.000 kWh @ 12.173c	0.36
Fuel Charge	
3.000 kWh @ 3.925c	0.12
Asset Securitization Charge	
3.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	12.19
<hr/>	
Total Current Charges	\$30.00

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

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

Billing details - Taxes

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



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Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

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Business duke-energy.com/manage-bus

General questions or concerns

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For hearing impaired TDD/TTY 711
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Check utility rates

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St Petersburg, FL 33733

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Your usage snapshot - Continued

Current electric usage for meter number 3347708	
Actual reading on Dec 23	393
Previous reading on Nov 23	- 387
<hr/>	
Energy Used	6 kWh
Billed kWh	6.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Nov 23 25 to Dec 23 25	
Meter - 3347708	
Customer Charge	\$17.32
Energy Charge	
6.000 kWh @ 12.173c	0.73
Fuel Charge	
6.000 kWh @ 3.925c	0.24
Asset Securitization Charge	
6.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	11.70
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

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

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

Billing details - Taxes

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



duke-energy.com
877.372.8477

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

Bill date Dec 26, 2025
For service Nov 22 - Dec 22
31 days

Account number 9100 8839 3514

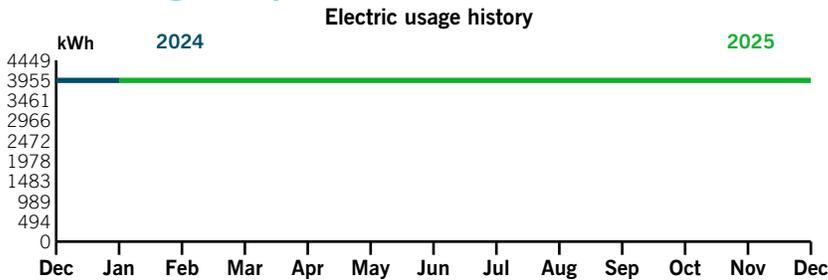
Billing summary

Previous Amount Due	\$2,683.69
<i>Payment Received Dec 16</i>	-2,683.69
Current Lighting Charges	2,670.48
Taxes	13.21
Total Amount Due Jan 16	\$2,683.69



Thank you for your payment.

Your usage snapshot



Average temperature in degrees

64° 56° 67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 66°

	Current Month	Dec 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3,955	3,955	47,460	3,955
Avg. Daily (kWh)	128	136	129	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

Amount of automatic draft



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

Account number
9100 8839 3514

\$2,683.69
by Jan 16

After 90 days from bill date, a late charge will apply.

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

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

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

88910088393514000660000000000000000026836900002683690



We're here for you

Report an emergency

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

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

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

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jan 23

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

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Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

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

Billing details - Lighting

Billing Period - Nov 22 25 to Dec 22 25	
Customer Charge	\$1.86
Energy Charge	
3,955.000 kWh @ 6.782c	268.23
Fuel Charge	
3,955.000 kWh @ 3.829c	151.44
Asset Securitization Charge	
3,955.000 kWh @ 0.062c	2.45
Fixture Charge	
Monticello Black TIII 3000K	32.68
SV MONTICELLO 9500L	1,023.20
Maintenance Charge	
Monticello Black TIII 3000K	4.08
SV MONTICELLO 9500L	229.60
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
82 Pole(s) @ \$11.670	956.94
Total Current Charges	\$2,670.48

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$2.33
Gross Receipts Tax	10.88
Total Taxes	\$13.21



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Your usage snapshot - Continued

Current electric usage for meter number 905763	
Actual reading on Dec 23	54
Previous reading on Nov 23	- 51
Energy Used	3 kWh
Billed kWh	3.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Nov 23 25 to Dec 23 25	
Meter - 905763	
Customer Charge	\$17.32
Energy Charge	
3.000 kWh @ 12.173c	0.36
Fuel Charge	
3.000 kWh @ 3.925c	0.12
Asset Securitization Charge	
3.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	12.19
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

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

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

Billing details - Taxes

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



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Your usage snapshot - Continued

Current electric usage for meter number 8323070	
Actual reading on Dec 23	97
Previous reading on Nov 23	- 94
Energy Used	3 kWh
Billed kWh	3.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Nov 23 25 to Dec 23 25	
Meter - 8323070	
Customer Charge	\$17.32
Energy Charge	
3.000 kWh @ 12.173c	0.36
Fuel Charge	
3.000 kWh @ 3.925c	0.12
Asset Securitization Charge	
3.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	12.19
Total Current Charges	\$30.00

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Billing details - Taxes

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



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Your usage snapshot - Continued

Current electric usage for meter number 4456132	
Actual reading on Dec 23	265
Previous reading on Nov 23	- 260
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Nov 23 25 to Dec 23 25	
Meter - 4456132	
Customer Charge	\$17.32
Energy Charge	
5.000 kWh @ 12.173c	0.60
Fuel Charge	
5.000 kWh @ 3.925c	0.20
Asset Securitization Charge	
5.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	11.87
<hr/>	
Total Current Charges	\$30.00

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

Billing details - Taxes

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

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Check utility rates

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Your usage snapshot - Continued

Current electric usage for meter number 1016855	
Actual reading on Dec 23	591788
Previous reading on Nov 23	- 583964
<hr/>	
Energy Used	7,824 kWh
Billed kWh	7,824.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Nov 23 25 to Dec 23 25	
Meter - 1016855	
Customer Charge	\$17.32
Energy Charge	
7,824.000 kWh @ 12.173c	952.42
Fuel Charge	
7,824.000 kWh @ 3.925c	307.09
Asset Securitization Charge	
7,824.000 kWh @ 0.194c	15.18
<hr/>	
Total Current Charges	\$1,292.01

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$1.13
Gross Receipts Tax	33.16
<hr/>	
Total Taxes	\$34.29



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Your usage snapshot - Continued

Current electric usage for meter number 4459024	
Actual reading on Dec 23	267
Previous reading on Nov 23	- 263
<hr/>	
Energy Used	4 kWh
Billed kWh	4.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Nov 23 25 to Dec 23 25	
Meter - 4459024	
Customer Charge	\$17.32
Energy Charge	
4.000 kWh @ 12.173c	0.48
Fuel Charge	
4.000 kWh @ 3.925c	0.16
Asset Securitization Charge	
4.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	12.03
<hr/>	
Total Current Charges	\$30.00

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Billing details - Taxes

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

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Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jan 26

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

Current electric usage for meter number 9504488		
Actual reading on Dec 23		18717
Previous reading on Nov 23		- 18516
<hr/>		
Energy Used		201 kWh
	Multiplier	x 20
	<hr/>	
	Energy used	4,020.00 kWh
Billed kWh		4,020.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Outdoor Lighting		
Billing period Nov 23 - Dec 23		
Description	Quantity	Usage
Monticello Black TIII 3000K	2	35 kWh
SV MONTICELLO 9500L	5	245 kWh
Total	7	280 kWh

Billing details - Lighting

Billing Period - Nov 23 25 to Dec 23 25	
Customer Charge	\$1.86
Energy Charge	
280.000 kWh @ 6.782c	18.99
Fuel Charge	
280.000 kWh @ 3.829c	10.72
Asset Securitization Charge	
280.000 kWh @ 0.062c	0.17
Fixture Charge	
Monticello Black TIII 3000K	32.68
SV MONTICELLO 9500L	63.95
Maintenance Charge	
Monticello Black TIII 3000K	4.08
SV MONTICELLO 9500L	14.35
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
7 Pole(s) @ \$11.670	81.69
Total Current Charges	\$228.49

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

Billing details - Electric

Billing Period - Nov 23 25 to Dec 23 25	
Meter - 9504488	
Customer Charge	\$17.32
Energy Charge	
4,020.000 kWh @ 12.173c	489.37
Fuel Charge	

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

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



duke-energy.com
877.372.8477

Billing details - Electric continued

4,020.000 kWh @ 3.925c	\$157.79
Asset Securitization Charge	
4,020.000 kWh @ 0.194c	7.80
Total Current Charges	\$672.28

Billing details - Taxes

Regulatory Assessment Fee	\$0.79
Gross Receipts Tax	18.06
Total Taxes	\$18.85

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Electric outage duke-energy.com/outages
800.228.8485

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Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

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International 1.407.629.1010

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St Petersburg, FL 33733

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

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Your usage snapshot - Continued

Current electric usage for meter number 3593867	
Actual reading on Dec 23	285
Previous reading on Nov 23	- 282
<hr/>	
Energy Used	3 kWh
Billed kWh	3.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Nov 23 25 to Dec 23 25	
Meter - 3593867	
Customer Charge	\$17.32
Energy Charge	
3.000 kWh @ 12.173c	0.36
Fuel Charge	
3.000 kWh @ 3.925c	0.12
Asset Securitization Charge	
3.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	12.19
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

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

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

Billing details - Taxes

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

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Report an emergency

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

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Your usage snapshot - Continued

Outdoor Lighting		
Billing period Nov 22 - Dec 22		
Description	Quantity	Usage
Monticello Black TIII 3000K	3	53 kWh
Total	3	53 kWh

Billing details - Lighting

Billing Period - Nov 22 25 to Dec 22 25	
Customer Charge	\$1.86
Energy Charge	
52.500 kWh @ 6.782c	3.57
Fuel Charge	
52.500 kWh @ 3.829c	2.01
Asset Securitization Charge	
52.500 kWh @ 0.062c	0.03
Fixture Charge	
Monticello Black TIII 3000K	49.02
Maintenance Charge	
Monticello Black TIII 3000K	6.12
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
3 Pole(s) @ \$11.670	35.01
Total Current Charges	\$97.62

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

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

Billing details - Taxes

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



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For hearing impaired TDD/TTY 711
International 1.407.629.1010

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Your usage snapshot - Continued

Current electric usage for meter number 4320628	
Actual reading on Dec 23	373
Previous reading on Nov 23	- 368
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Nov 23 25 to Dec 23 25	
Meter - 4320628	
Customer Charge	\$17.32
Energy Charge	
5.000 kWh @ 12.173c	0.60
Fuel Charge	
5.000 kWh @ 3.925c	0.20
Asset Securitization Charge	
5.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	11.87
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

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

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

Billing details - Taxes

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



duke-energy.com
877.372.8477

Your Energy Bill

Service address ASTURIA COMM DEV DISTRICT
0000 AVILES PKY
LITE
Bill date Dec 26, 2025
For service Nov 22 - Dec 22
31 days

Account number 9100 8841 5753

Billing summary

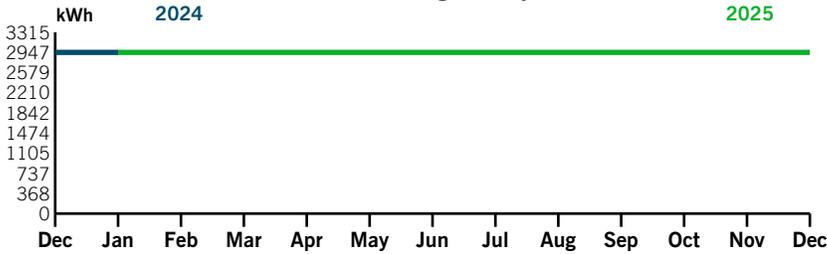
Previous Amount Due	\$2,091.77
<i>Payment Received Dec 16</i>	-2,091.77
Current Lighting Charges	2,081.84
Taxes	9.93
Total Amount Due Jan 16	\$2,091.77



Thank you for your payment.

Your usage snapshot

Electric usage history



Average temperature in degrees

64° 56° 67° 68° 76° 81° 82° 84° 84° 81° 76° 68° 66°

	Current Month	Dec 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,947	2,947	35,364	2,947
Avg. Daily (kWh)	95	102	96	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

Amount of automatic draft

Account number
9100 8841 5753

\$2,091.77
by Jan 16

After 90 days from bill date, a late charge will apply.



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

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

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

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100884157530006600000000000000020917700002091775



We're here for you

Report an emergency

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

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

Help managing your account (not applicable for all customers)

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General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

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

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St Petersburg, FL 33733

Important to know

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Asset Securitization Charge

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Your usage snapshot - Continued

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

Billing details - Lighting

Billing Period - Nov 22 25 to Dec 22 25	
Customer Charge	\$1.86
Energy Charge	
2,947.000 kWh @ 6.782c	199.87
Fuel Charge	
2,947.000 kWh @ 3.829c	112.84
Asset Securitization Charge	
2,947.000 kWh @ 0.062c	1.83
Fixture Charge	
Monticello Black TIII 3000K	98.04
SV MONTICELLO 9500L	741.82
Maintenance Charge	
Monticello Black TIII 3000K	12.24
SV MONTICELLO 9500L	166.46
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
64 Pole(s) @ \$11.670	746.88
Total Current Charges	\$2,081.84

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$1.81
Gross Receipts Tax	8.12
Total Taxes	\$9.93



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Your usage snapshot - Continued

Current electric usage for meter number 4458998	
Actual reading on Dec 23	323
Previous reading on Nov 23	- 318
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Nov 23 25 to Dec 23 25	
Meter - 4458998	
Customer Charge	\$17.32
Energy Charge	
5.000 kWh @ 12.173c	0.60
Fuel Charge	
5.000 kWh @ 3.925c	0.20
Asset Securitization Charge	
5.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	11.87
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

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

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

Billing details - Taxes

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

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

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

Call before you dig

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

Check utility rates

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

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jan 26

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

Current electric usage for meter number 4459002	
Actual reading on Dec 23	301
Previous reading on Nov 23	- 296
Energy Used	5 kWh
Billed kWh	5.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Nov 23 25 to Dec 23 25	
Meter - 4459002	
Customer Charge	\$17.32
Energy Charge	
5.000 kWh @ 12.173c	0.60
Fuel Charge	
5.000 kWh @ 3.925c	0.20
Asset Securitization Charge	
5.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	11.87
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

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

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

Billing details - Taxes

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



We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

Online duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
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International 1.407.629.1010

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Your usage snapshot - Continued

Outdoor Lighting		
Billing period Nov 22 - Dec 22		
Description	Quantity	Usage
Monticello Black TIII 3000K	9	153 kWh
Total	9	153 kWh

Billing details - Lighting

Billing Period - Nov 22 25 to Dec 22 25	
Customer Charge	\$1.86
Energy Charge	
153.000 kWh @ 6.782c	10.37
Fuel Charge	
153.000 kWh @ 3.829c	5.86
Asset Securitization Charge	
153.000 kWh @ 0.062c	0.09
Fixture Charge	
Monticello Black TIII 3000K	147.06
Maintenance Charge	
Monticello Black TIII 3000K	18.36
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
9 Pole(s) @ \$11.670	105.03
Total Current Charges	\$288.63

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

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

Billing details - Taxes

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

SECTION B

SECTION 1

Astoria
Community Development District

Unaudited Financial Reporting
November 30, 2025



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Astoria
Community Development District
Combined Balance Sheet
November 30, 2025

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
<u>Cash:</u>					
Operating Account - Bank United	\$ 227,734	\$ -	\$ -	\$ -	\$ 227,734
Operating Account - South State	\$ 1,666,037	\$ -	\$ -	\$ -	\$ 1,666,037
Capital Projects Account	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable	\$ 37,185	\$ -	\$ -	\$ -	\$ 37,185
Assessments Receivable	\$ -	\$ -	\$ -	\$ -	\$ -
Due from General Fund	\$ -	\$ 480,357	\$ 90,589	\$ -	\$ 570,946
Due from Capital Projects Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Due from Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -
Prepaid Expenses	\$ 31,696	\$ -	\$ -	\$ -	\$ 31,696
Deposits	\$ 6,146	\$ -	\$ -	\$ -	\$ 6,146
<u>Investments:</u>					
<u>Series 2016A-1</u>					
Bond Redemption	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve	\$ -	\$ -	\$ 76,777	\$ -	\$ 76,777
Revenue	\$ -	\$ -	\$ 25,291	\$ -	\$ 25,291
Interest	\$ -	\$ -	\$ 10	\$ -	\$ 10
Prepayment	\$ -	\$ -	\$ 1	\$ -	\$ 1
Principal	\$ -	\$ -	\$ 0	\$ -	\$ 0
Sinking Fund	\$ -	\$ -	\$ 5	\$ -	\$ 5
Construction	\$ -	\$ -	\$ -	\$ 2,035	\$ 2,035
<u>Series 2025</u>					
Cost of Issuance	\$ -	\$ -	\$ 15,721	\$ -	\$ 15,721
Escrow Deposit	\$ -	\$ -	\$ -	\$ -	\$ -
General	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve	\$ -	\$ -	\$ 1	\$ -	\$ 1
Revenue	\$ -	\$ -	\$ 17,882	\$ -	\$ 17,882
Interest	\$ -	\$ -	\$ 2,260	\$ -	\$ 2,260
Prepayment	\$ -	\$ -	\$ -	\$ -	\$ -
Rebate	\$ -	\$ -	\$ -	\$ -	\$ -
Sinking Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Total Assets	\$ 1,968,798	\$ 480,357	\$ 228,538	\$ 2,035	\$ 2,679,728
Liabilities:					
Accounts Payable	\$ 15,974	\$ -	\$ -	\$ -	\$ 15,974
Accrued Expenses	\$ 16,271	\$ -	\$ -	\$ -	\$ 16,271
Payroll Taxes Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Rental Deposits Payable	\$ 1,500	\$ -	\$ -	\$ -	\$ 1,500
Sales Taxes Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Capital Reserves	\$ 480,357	\$ -	\$ -	\$ -	\$ 480,357
Due to Debt Service	\$ 90,589	\$ -	\$ -	\$ -	\$ 90,589
Due to General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Total Liabilities	\$ 604,690	\$ -	\$ -	\$ -	\$ 604,690
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 31,696	\$ -	\$ -	\$ -	\$ 31,696
Deposits	\$ 6,146	\$ -	\$ -	\$ -	\$ 6,146
Restricted for:					
Debt Service - Series 2016A-1	\$ -	\$ -	\$ 122,988	\$ -	\$ 122,988
Debt Service - Series 2025	\$ -	\$ -	\$ 105,550	\$ -	\$ 105,550
Capital Projects - Series 2016A-1	\$ -	\$ -	\$ -	\$ 2,035	\$ 2,035
Assigned for:					
Capital Reserves	\$ -	\$ 480,357	\$ -	\$ -	\$ 480,357
Unassigned	\$ 1,326,266	\$ -	\$ -	\$ -	\$ 1,326,266
Total Fund Balances	\$ 1,364,108	\$ 480,357	\$ 228,538	\$ 2,035	\$ 2,075,038
Total Liabilities & Fund Balance	\$ 1,968,798	\$ 480,357	\$ 228,538	\$ 2,035	\$ 2,679,728

Asturia

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 954,994	\$ 159,166	\$ 136,674	\$ (22,491)
Access Cards	\$ -	\$ -	\$ 120	\$ 120
Event Fees	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ -	\$ 3,254	\$ 3,254
Room Rentals	\$ -	\$ -	\$ 1,625	\$ 1,625
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 954,994	\$ 159,166	\$ 141,673	\$ (17,492)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 15,000	\$ 2,500	\$ 2,600	\$ (100)
FICA Expenditures	\$ 1,377	\$ 230	\$ 403	\$ (173)
Payroll Processing	\$ 1,800	\$ 300	\$ 689	\$ (389)
District Management	\$ 48,000	\$ 8,000	\$ 11,338	\$ (3,338)
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Arbitrage	\$ 1,300	\$ -	\$ -	\$ -
Assessment Roll	\$ 650	\$ 108	\$ 5,000	\$ (4,892)
Bank Fees	\$ -	\$ -	\$ -	\$ -
Dissemination Agent	\$ -	\$ -	\$ 833	\$ (833)
District Counsel - General	\$ 30,000	\$ 5,000	\$ 6,061	\$ (1,061)
District Counsel - Defect	\$ 10,000	\$ 1,667	\$ -	\$ 1,667
District Counsel - Land Use	\$ 20,000	\$ 3,333	\$ 600	\$ 2,733
District Counsel - Litigation	\$ 30,000	\$ 5,000	\$ 120	\$ 4,880
Dues, License, and Fees	\$ 175	\$ 175	\$ 175	\$ -
Engineering Fees	\$ 20,000	\$ 3,333	\$ -	\$ 3,333
D&O Insurance	\$ 5,000	\$ 833	\$ 795	\$ 38
Legal Advertising	\$ 3,000	\$ 500	\$ 77	\$ 423
Postage	\$ 1,000	\$ 167	\$ -	\$ 167
Trustee Fees	\$ 8,500	\$ 1,417	\$ -	\$ 1,417
Information Technology	\$ -	\$ -	\$ 575	\$ (575)
Website Administration	\$ 5,500	\$ 917	\$ 157	\$ 759
Miscellaneous Expenses	\$ -	\$ -	\$ -	\$ -
Total General & Administrative	\$ 205,302	\$ 33,480	\$ 29,424	\$ 4,056

Operations & Maintenance

Utility Expenditures

Electricity	\$ -	\$ -	\$ -	\$ -
Electricity - Irrigation	\$ 5,134	\$ 856	\$ 678	\$ 178
Electricity - Recreation Facilities	\$ 24,150	\$ 4,025	\$ 4,751	\$ (726)
Electricity - Streetlights	\$ 165,000	\$ 27,500	\$ 21,960	\$ 5,540
Garbage - Recreation Facilities	\$ 1,200	\$ 200	\$ 206	\$ (6)
Solid Waste Assessment	\$ 2,000	\$ 333	\$ 1,440	\$ (1,106)
Utility - Potable Water	\$ -	\$ -	\$ 4,809	\$ (4,809)

Astoria

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
Utility Expenditures Continued				
Utility - Reclaimed Water	\$ 45,000	\$ 7,500	\$ 1,685	\$ 5,815
Aquatic Maintenance	\$ 34,000	\$ 5,667	\$ 1,410	\$ 4,257
Stormwater Assessment	\$ 1,000	\$ 167	\$ 611	\$ (444)
Subtotal Utility Expenditures	\$ 277,484	\$ 46,247	\$ 37,550	\$ 8,698
Field Expenditures				
Insurance - General Liability	\$ 5,000	\$ 833	\$ 713	\$ 120
Insurance - Property	\$ 30,000	\$ 5,000	\$ 4,831	\$ 169
Landscape Maintenance - Annuals	\$ 10,000	\$ 1,667	\$ 4,813	\$ (3,146)
Landscape Maintenance - Contingency	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance - Fertilization	\$ 6,000	\$ 1,000	\$ 824	\$ 176
Landscape Maintenance - General	\$ 185,000	\$ 30,833	\$ 11,073	\$ 19,761
Landscape Maintenance - Irrigation	\$ 20,000	\$ 3,333	\$ 1,030	\$ 2,303
Landscape Maintenance - Mulch	\$ 30,000	\$ 5,000	\$ -	\$ 5,000
Landscape Maintenance - Pest Control	\$ 5,100	\$ 850	\$ 438	\$ 412
Landscape Replacement	\$ 35,000	\$ 5,833	\$ -	\$ 5,833
Irrigation Repairs & Maintenance	\$ -	\$ -	\$ 1,206	\$ (1,206)
Holiday Decorations	\$ 6,000	\$ 1,000	\$ 1,330	\$ (330)
Subtotal Field Expenditures	\$ 332,100	\$ 55,350	\$ 26,257	\$ 29,093
Road & Street Facilities				
Pressure Washing	\$ -	\$ -	\$ -	\$ -
Roadway Maintenance & Repairs	\$ 30,000	\$ 5,000	\$ -	\$ 5,000
Signage Repairs & Painting	\$ 10,000	\$ 1,667	\$ -	\$ 1,667
Subtotal Road & Street Expenditures	\$ 40,000	\$ 6,667	\$ -	\$ 6,667
Parks & Recreation				
Amenity Management	\$ 14,700	\$ 2,450	\$ 3,561	\$ (1,111)
Amenity Maintenance & Repairs	\$ 8,000	\$ 1,333	\$ -	\$ 1,333
Boardwalk & Bridge Maintenance	\$ 2,500	\$ 417	\$ 9,595	\$ (9,178)
Cleaning Services	\$ 20,000	\$ 3,333	\$ 3,070	\$ 263
Dog Park Maintenance	\$ 500	\$ 83	\$ -	\$ 83
Dog Park Mulch	\$ 2,500	\$ 417	\$ -	\$ 417
Facility AC & Heating Maintenance & Repairs	\$ 3,000	\$ 500	\$ -	\$ 500
Field Services Management	\$ 70,000	\$ 11,667	\$ 5,833	\$ 5,833
Fitness Equipment Maintenance & Repairs	\$ 10,000	\$ 1,667	\$ 880	\$ 786
Garbage & Dog Waste - Recreation Facility	\$ 20,337	\$ 3,390	\$ -	\$ 3,390
Janitorial Services - Clubhouse	\$ 3,600	\$ 600	\$ 1,370	\$ (770)
Office Supplies - Clubhouse	\$ 1,000	\$ 167	\$ -	\$ 167
Pest Control	\$ 730	\$ 122	\$ -	\$ 122
Playground Fencing & Maintenance	\$ 10,000	\$ 1,667	\$ -	\$ 1,667
Pool Furniture Repair & Replacement	\$ 3,000	\$ 500	\$ -	\$ 500
Pool Maintenance	\$ 35,000	\$ 5,833	\$ 8,260	\$ (2,427)
Pool Permits	\$ 300	\$ 50	\$ -	\$ 50
Security System Monitoring	\$ 3,000	\$ 500	\$ 246	\$ 254
Telephone & Fax & Internet Services	\$ 2,000	\$ 333	\$ 190	\$ 143
Wildlife Management Services	\$ -	\$ -	\$ -	\$ -
Miscellaneous Expenses	\$ 5,000	\$ 833	\$ -	\$ 833

Asturia

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Subtotal Parks & Recreation Expenditures	\$ 215,167	\$ 35,861	\$ 33,006	\$ 2,855
Special Events				
Special Events	\$ 2,500	\$ 417	\$ -	\$ 417
Subtotal Special Events Expenditures	\$ 2,500	\$ 417	\$ -	\$ 417
Contingency				
Miscellaneous Contingency	\$ 100,000	\$ 16,667	\$ 10,114	\$ 6,553
Subtotal Miscellaneous Contingency Exp.	\$ 100,000	\$ 16,667	\$ 10,114	\$ 6,553
Total Operations & Maintenance	\$ 967,251	\$ 161,209	\$ 106,926	\$ 54,282
Total Expenditures	\$ 1,172,553	\$ 194,688	\$ 136,350	\$ 58,338
Excess (Deficiency) of Revenues over Expen	\$ (217,559)		\$ 5,323	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)- Capital Reserve	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (217,559)		\$ 5,323	
Fund Balance - Beginning	\$ 217,559		\$ 1,358,784	
Fund Balance - Ending	\$ -		\$ 1,364,108	

Astoria
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 136,674	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 136,674
Access Cards	\$ 90	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120
Event Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 444	\$ 2,810	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,254
Room Rentals	\$ 375	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,625
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 909	\$ 140,765	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 141,673

Expenditures:

General & Administrative:

Supervisor Fees	\$ 800	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,600
FICA Expenditures	\$ 164	\$ 239	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 403
Payroll Processing	\$ 327	\$ 362	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 689
District Management	\$ 3,097	\$ 8,242	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,338
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Bank Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Agent	\$ -	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 833
District Counsel - General	\$ 6,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,061
District Counsel - Defect	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
District Counsel - Land Use	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
District Counsel - Litigation	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120
Dues, License, and Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Engineering Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D&O Insurance	\$ 398	\$ 398	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 795
Legal Advertising	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77
Postage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Information Technology	\$ -	\$ 575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 575
Website Administration	\$ 157	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 157
Miscellaneous Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General & Administrative	\$ 16,899	\$ 12,525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,424

Operations & Maintenance

Utility Expenditures

Electricity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-------------	------	------	------	------	------	------	------	------	------	------	------	------	------

Astoria
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Utility Expenditures Continued													
Electricity - Irrigation	\$ 339	\$ 339	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 678
Electricity - Recreation Facilities	\$ 2,754	\$ 1,997	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,751
Electricity - Streetlights	\$ 10,981	\$ 10,979	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,960
Garbage - Recreation Facilities	\$ 103	\$ 103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 206
Solid Waste Assessment	\$ -	\$ 1,440	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,440
Utility - Potable Water	\$ 2,519	\$ 2,291	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,809
Utility - Reclaimed Water	\$ 1,055	\$ 629	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,685
Aquatic Maintenance	\$ -	\$ 1,410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,410
Stormwater Assessment	\$ -	\$ 611	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 611
Subtotal Utility Expenditures	\$ 17,751	\$ 19,798	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,550
Field Expenditures													
Insurance - General Liability	\$ 357	\$ 357	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 713
Insurance - Property	\$ 2,415	\$ 2,415	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,831
Landscape Maintenance - Annuals	\$ 4,813	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,813
Landscape Maintenance - Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance - Fertilization	\$ 824	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 824
Landscape Maintenance - General	\$ 11,073	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,073
Landscape Maintenance - Irrigation	\$ 1,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,030
Landscape Maintenance - Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance - Pest Control	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 438
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Maintenance & Repairs	\$ 921	\$ 286	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,206
Holiday Decorations	\$ -	\$ 1,330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,330
Subtotal Field Expenditures	\$ 21,869	\$ 4,388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,257
Road & Street Facilities													
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roadway Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage Repairs & Painting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Road & Street Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parks & Recreation													
Amenity Management	\$ 2,382	\$ 1,179	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,561
Amenity Maintenance & Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Boardwalk & Bridge Maintenance	\$ -	\$ 9,595	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,595
Cleaning Services	\$ 3,070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,070
Dog Park Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dog Park Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facility AC & Heating Main. & Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Services Management	\$ -	\$ 5,833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,833

Astoria
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Parks & Recreation Continued													
Fitness Equipment Main. & Repairs	\$ -	\$ 880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 880
Garbage & Dog Waste - Recreation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services - Clubhouse	\$ -	\$ 1,370	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,370
Office Supplies - Clubhouse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Fencing & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Furniture Repair & Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 2,760	\$ 5,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,260
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security System Monitoring	\$ 65	\$ 181	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 246
Telephone & Fax & Internet Services	\$ 95	\$ 95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190
Wildlife Management Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Parks & Recreation Exp.	\$ 8,373	\$ 24,633	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,006
Special Events													
Special Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Special Events Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency													
Miscellaneous Contingency	\$ 10,114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,114
Subtotal Miscellaneous Contingency	\$ 10,114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,114
Total Operations & Maintenance	\$ 58,107	\$ 48,819	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 106,926
Total Expenditures	\$ 75,006	\$ 61,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 136,350
Excess (Deficiency) of Rev. over Exp.	\$ (74,098)	\$ 79,421	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,323
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (74,098)	\$ 79,421	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,323

Asturia
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues				
Assessments - Tax Roll	\$ 221,200	\$ 36,867	\$ 31,657	\$ (5,210)
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 221,200	\$ 36,867	\$ 31,657	\$ (5,210)
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Pool Components				
Furniture	\$ 15,522	\$ 2,587	\$ -	\$ 2,587
Mechanical Equipment	\$ 15,522	\$ 2,587	\$ -	\$ 2,587
Clubhouse & Fitness Center Components				
Air Handling & Condensing Units	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 31,044	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Exp.	\$ 190,156		\$ 31,657	
Other Financing Sources/(Uses)				
Transfer In/(Out)- General Fund	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 190,156		\$ 31,657	
Fund Balance - Beginning	\$ 410,643		\$ 448,700	
Fund Balance - Ending	\$ 600,799		\$ 480,357	

Asturia

Community Development District

Debt Service Fund Series 2016A-1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

	Adopted	Prorated Budge	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 141,198	\$ 23,533	\$ 20,250	\$ (3,283)
Interest	\$ -	\$ -	\$ 995	\$ 995
Total Revenues	\$ 141,198	\$ 23,533	\$ 21,245	\$ (2,288)
<u>Expenditures:</u>				
Interest - 11/1	\$ 46,479	\$ 46,479	\$ 46,452	\$ 27
Principal - 5/1	\$ 45,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 45,455	\$ -	\$ -	\$ -
Total Expenditures	\$ 136,934	\$ 46,479	\$ 46,452	\$ 27
Excess (Deficiency) of Revenues over Exp.	\$ 4,264		\$ (25,207)	
<u>Other Financing Sources/(Uses):</u>				
Transfer In	\$ -	\$ -	\$ -	\$ -
Transfer Out	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 4,264		\$ (25,207)	
Fund Balance - Beginning	\$ -		\$ 148,196	
Fund Balance - Ending	\$ 4,264		\$ 122,988	

Asturia

Community Development District Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending November 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 468,776	\$ 78,129	\$ 67,089	\$ (11,040)
Interest	\$ -	\$ -	\$ 973	\$ 973
Total Revenues	\$ 468,776	\$ 78,129	\$ 68,062	\$ (10,068)
Expenditures:				
Interest - 11/1	\$ 123,639	\$ 123,639	\$ 123,639	\$ -
Principal - 5/1	\$ 205,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 134,066	\$ -	\$ -	\$ -
Total Expenditures	\$ 462,705	\$ 123,639	\$ 123,639	\$ -
Excess (Deficiency) of Revenues over Exp.	\$ 6,071		\$ (55,577)	
Other Financing Sources/(Uses):				
Transfer In	\$ -	\$ -	\$ -	\$ -
Transfer Out	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,071		\$ (55,577)	
Fund Balance - Beginning	\$ -		\$ 161,127	
Fund Balance - Ending	\$ 6,071		\$ 105,550	

Astoria
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Series
	2016A-1
Revenues	
Interest	\$ 14
Total Revenues	\$ 14
Expenditures:	
Capital Outlay	\$ -
Cost of Issuance	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Exp.	\$ 14
Other Financing Sources/(Uses)	
Transfer In	\$ -
Transfer Out	\$ -
Total Other Financing Sources (Uses)	\$ -
Net Change in Fund Balance	\$ 14
Fund Balance - Beginning	\$ 2,021
Fund Balance - Ending	\$ 2,035

Astoria
Community Development District
Long Term Debt Report

Series 2016A-1 Capital Improvement Revenue Bonds		
Interest Rate:		3.875-5.38%
Maturity Date:		5/1/46
Reserve Fund Definition:		50% Max. Annual Debt
Reserve Fund Requirement:	\$	71,132
Reserve Fund Balance:	\$	76,777
Bonds Outstanding - 8/3/2016	\$	2,115,000
Less: May 1, 2017 (Mandatory)	\$	(30,000)
Less: May 1, 2017 (Optional)	\$	(20,000)
Less: May 1, 2018 (Mandatory)	\$	(35,000)
Less: May 1, 2019 (Mandatory)	\$	(35,000)
Less: May 1, 2020 (Mandatory)	\$	(35,000)
Less: May 1, 2021 (Mandatory)	\$	(40,000)
Less: May 1, 2022 (Mandatory)	\$	(40,000)
Less: May 1, 2023 (Mandatory)	\$	(40,000)
Less: May 1, 2024 (Mandatory)	\$	(45,000)
Less: May 1, 2025 (Mandatory)	\$	(45,000)
Current Bonds Outstanding	\$	1,750,000

Series 2025 Special Assessment Refunding Bonds		
Interest Rate:		4.25%
Maturity Date:		5/1/45
Reserve Fund Definition:		No Reserve Requirement
Bonds Outstanding - 5/15/2025	\$	6,309,000
Current Bonds Outstanding	\$	6,309,000

SECTION 2

Astoria
Community Development District

Unaudited Financial Reporting
December 31, 2025



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Astoria
Community Development District
Combined Balance Sheet
December 31, 2025

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
<u>Cash:</u>					
Operating Account - Bank United	\$ 1,061,936	\$ -	\$ -	\$ -	\$ 1,061,936
Operating Account - South State	\$ 1,653,251	\$ -	\$ -	\$ -	\$ 1,653,251
Capital Projects Account	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments Receivable	\$ -	\$ -	\$ -	\$ -	\$ -
Due from General Fund	\$ -	\$ 659,110	\$ -	\$ -	\$ 659,110
Due from Capital Projects Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Due from Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -
Prepaid Expenses	\$ 28,526	\$ -	\$ -	\$ -	\$ 28,526
Deposits	\$ 6,146	\$ -	\$ -	\$ -	\$ 6,146
<u>Investments:</u>					
<u>Series 2016A-1</u>					
Bond Redemption	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve	\$ -	\$ -	\$ 77,022	\$ -	\$ 77,022
Revenue	\$ -	\$ -	\$ 160,617	\$ -	\$ 160,617
Interest	\$ -	\$ -	\$ 20	\$ -	\$ 20
Prepayment	\$ -	\$ -	\$ 1	\$ -	\$ 1
Principal	\$ -	\$ -	\$ 0	\$ -	\$ 0
Sinking Fund	\$ -	\$ -	\$ 5	\$ -	\$ 5
Construction	\$ -	\$ -	\$ -	\$ 2,041	\$ 2,041
<u>Series 2025</u>					
Cost of Issuance	\$ -	\$ -	\$ -	\$ -	\$ -
Escrow Deposit	\$ -	\$ -	\$ -	\$ -	\$ -
General	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue	\$ -	\$ -	\$ 482,210	\$ -	\$ 482,210
Interest	\$ -	\$ -	\$ 2,292	\$ -	\$ 2,292
Prepayment	\$ -	\$ -	\$ -	\$ -	\$ -
Rebate	\$ -	\$ -	\$ -	\$ -	\$ -
Sinking Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Total Assets	\$ 2,749,860	\$ 659,110	\$ 722,167	\$ 2,041	\$ 4,133,178
Liabilities:					
Accounts Payable	\$ 9,965	\$ -	\$ -	\$ -	\$ 9,965
Accrued Expenses	\$ 17,157	\$ -	\$ -	\$ -	\$ 17,157
Payroll Taxes Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Rental Deposits Payable	\$ 1,500	\$ -	\$ -	\$ -	\$ 1,500
Sales Taxes Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Capital Reserves	\$ 659,110	\$ -	\$ -	\$ -	\$ 659,110
Due to Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -
Due to General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Total Liabilities	\$ 687,732	\$ -	\$ -	\$ -	\$ 687,732
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 28,526	\$ -	\$ -	\$ -	\$ 28,526
Deposits	\$ 6,146	\$ -	\$ -	\$ -	\$ 6,146
Restricted for:					
Debt Service - Series 2016A-1	\$ -	\$ -	\$ 237,666	\$ -	\$ 237,666
Debt Service - Series 2025	\$ -	\$ -	\$ 484,501	\$ -	\$ 484,501
Capital Projects - Series 2016A-1	\$ -	\$ -	\$ -	\$ 2,041	\$ 2,041
Assigned for:					
Capital Reserves	\$ -	\$ 659,110	\$ -	\$ -	\$ 659,110
Unassigned	\$ 2,027,456	\$ -	\$ -	\$ -	\$ 2,027,456
Total Fund Balances	\$ 2,062,128	\$ 659,110	\$ 722,167	\$ 2,041	\$ 3,445,446
Total Liabilities & Fund Balance	\$ 2,749,860	\$ 659,110	\$ 722,167	\$ 2,041	\$ 4,133,178

Asturia

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 954,994	\$ 908,408	\$ 908,408	\$ -
Access Cards	\$ -	\$ -	\$ 120	\$ 120
Event Fees	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ -	\$ 6,063	\$ 6,063
Room Rentals	\$ -	\$ -	\$ 2,450	\$ 2,450
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 954,994	\$ 908,408	\$ 917,041	\$ 8,633

Expenditures:

General & Administrative:

Supervisor Fees	\$ 15,000	\$ 3,750	\$ 3,600	\$ 150
FICA Expenditures	\$ 1,377	\$ 344	\$ 622	\$ (278)
Payroll Processing	\$ 1,800	\$ 450	\$ 759	\$ (309)
District Management	\$ 48,000	\$ 12,000	\$ 15,459	\$ (3,459)
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Arbitrage	\$ 1,300	\$ -	\$ -	\$ -
Assessment Roll	\$ 650	\$ 163	\$ 5,000	\$ (4,838)
Bank Fees	\$ -	\$ -	\$ -	\$ -
Dissemination Agent	\$ -	\$ -	\$ 1,250	\$ (1,250)
District Counsel - General	\$ 30,000	\$ 7,500	\$ 8,145	\$ (645)
District Counsel - Defect	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
District Counsel - Land Use	\$ 20,000	\$ 5,000	\$ 600	\$ 4,400
District Counsel - Litigation	\$ 30,000	\$ 7,500	\$ 150	\$ 7,350
Dues, License, and Fees	\$ 175	\$ 175	\$ 175	\$ -
Engineering Fees	\$ 20,000	\$ 5,000	\$ -	\$ 5,000
D&O Insurance	\$ 5,000	\$ 1,250	\$ 1,193	\$ 57
Legal Advertising	\$ 3,000	\$ 750	\$ 164	\$ 586
Postage	\$ 1,000	\$ 250	\$ 72	\$ 178
Trustee Fees	\$ 8,500	\$ 2,125	\$ 1,000	\$ 1,125
Information Technology	\$ -	\$ -	\$ 863	\$ (863)
Website Administration	\$ 5,500	\$ 1,375	\$ 157	\$ 1,218
Miscellaneous Expenses	\$ -	\$ -	\$ 26	\$ (26)
Total General & Administrative	\$ 205,302	\$ 50,132	\$ 39,235	\$ 10,897

Operations & Maintenance

Utility Expenditures

Electricity	\$ -	\$ -	\$ -	\$ -
Electricity - Irrigation	\$ 5,134	\$ 1,284	\$ 1,016	\$ 267
Electricity - Recreation Facilities	\$ 24,150	\$ 6,038	\$ 6,997	\$ (959)
Electricity - Streetlights	\$ 165,000	\$ 41,250	\$ 32,948	\$ 8,302
Garbage - Recreation Facilities	\$ 1,200	\$ 300	\$ 206	\$ 94
Solid Waste Assessment	\$ 2,000	\$ 500	\$ 1,440	\$ (940)
Utility - Potable Water	\$ -	\$ -	\$ 7,315	\$ (7,315)

Asturia

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Utility Expenditures Continued				
Utility - Reclaimed Water	\$ 45,000	\$ 11,250	\$ 2,695	\$ 8,555
Aquatic Maintenance	\$ 34,000	\$ 8,500	\$ 3,823	\$ 4,677
Stormwater Assessment	\$ 1,000	\$ 250	\$ 611	\$ (361)
Subtotal Utility Expenditures	\$ 277,484	\$ 69,371	\$ 57,050	\$ 12,321
Field Expenditures				
Insurance - General Liability	\$ 5,000	\$ 1,250	\$ 1,070	\$ 181
Insurance - Property	\$ 30,000	\$ 7,500	\$ 7,246	\$ 254
Landscape Maintenance - Annuals	\$ 10,000	\$ 2,500	\$ 4,813	\$ (2,313)
Landscape Maintenance - Contingency	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance - Fertilization	\$ 6,000	\$ 1,500	\$ 824	\$ 676
Landscape Maintenance - General	\$ 185,000	\$ 46,250	\$ 43,064	\$ 3,187
Landscape Maintenance - Irrigation	\$ 20,000	\$ 5,000	\$ 1,518	\$ 3,482
Landscape Maintenance - Mulch	\$ 30,000	\$ 7,500	\$ -	\$ 7,500
Landscape Maintenance - Pest Control	\$ 5,100	\$ 1,275	\$ 438	\$ 837
Landscape Replacement	\$ 35,000	\$ 8,750	\$ -	\$ 8,750
Irrigation Repairs & Maintenance	\$ -	\$ -	\$ 1,206	\$ (1,206)
Holiday Decorations	\$ 6,000	\$ 1,500	\$ 1,330	\$ 170
Subtotal Field Expenditures	\$ 332,100	\$ 83,025	\$ 61,508	\$ 21,517
Road & Street Facilities				
Pressure Washing	\$ -	\$ -	\$ -	\$ -
Roadway Maintenance & Repairs	\$ 30,000	\$ 7,500	\$ -	\$ 7,500
Signage Repairs & Painting	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
Subtotal Road & Street Expenditures	\$ 40,000	\$ 10,000	\$ -	\$ 10,000
Parks & Recreation				
Amenity Management	\$ 14,700	\$ 3,675	\$ 5,584	\$ (1,909)
Amenity Maintenance & Repairs	\$ 8,000	\$ 2,000	\$ -	\$ 2,000
Boardwalk & Bridge Maintenance	\$ 2,500	\$ 625	\$ 9,595	\$ (8,970)
Cleaning Services	\$ 20,000	\$ 5,000	\$ 3,070	\$ 1,930
Dog Park Maintenance	\$ 500	\$ 125	\$ -	\$ 125
Dog Park Mulch	\$ 2,500	\$ 625	\$ -	\$ 625
Facility AC & Heating Maintenance & Repairs	\$ 3,000	\$ 750	\$ -	\$ 750
Field Services Management	\$ 70,000	\$ 17,500	\$ 8,708	\$ 8,792
Fitness Equipment Maintenance & Repairs	\$ 10,000	\$ 2,500	\$ 880	\$ 1,620
Garbage & Dog Waste - Recreation Facility	\$ 20,337	\$ 5,084	\$ -	\$ 5,084
Janitorial Services - Clubhouse	\$ 3,600	\$ 900	\$ 1,370	\$ (470)
Office Supplies - Clubhouse	\$ 1,000	\$ 250	\$ -	\$ 250
Pest Control	\$ 730	\$ 183	\$ -	\$ 183
Playground Fencing & Maintenance	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
Pool Furniture Repair & Replacement	\$ 3,000	\$ 750	\$ -	\$ 750
Pool Maintenance	\$ 35,000	\$ 8,750	\$ 14,230	\$ (5,480)
Pool Permits	\$ 300	\$ 75	\$ -	\$ 75
Security System Monitoring	\$ 3,000	\$ 750	\$ 1,451	\$ (701)
Telephone & Fax & Internet Services	\$ 2,000	\$ 500	\$ 285	\$ 215
Wildlife Management Services	\$ -	\$ -	\$ -	\$ -
Miscellaneous Expenses	\$ 5,000	\$ 1,250	\$ 100	\$ 1,150

Asturia

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Subtotal Parks & Recreation Expenditures	\$ 215,167	\$ 53,792	\$ 45,274	\$ 8,518
Special Events				
Special Events	\$ 2,500	\$ 625	\$ -	\$ 625
Subtotal Special Events Expenditures	\$ 2,500	\$ 625	\$ -	\$ 625
Contingency				
Miscellaneous Contingency	\$ 100,000	\$ 25,000	\$ 10,114	\$ 14,886
Subtotal Miscellaneous Contingency Exp.	\$ 100,000	\$ 25,000	\$ 10,114	\$ 14,886
Total Operations & Maintenance	\$ 967,251	\$ 241,813	\$ 173,946	\$ 67,867
Total Expenditures	\$ 1,172,553	\$ 291,945	\$ 213,181	\$ 78,764
Excess (Deficiency) of Revenues over Expen	\$ (217,559)		\$ 703,860	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)- Capital Reserve	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (217,559)		\$ 703,860	
Fund Balance - Beginning	\$ 217,559		\$ 1,358,268	
Fund Balance - Ending	\$ -		\$ 2,062,128	

Astoria
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 136,674	\$ 771,734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 908,408
Access Cards	\$ 90	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120
Event Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 444	\$ 2,810	\$ 2,809	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,063
Room Rentals	\$ 375	\$ 1,250	\$ 825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,450
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 909	\$ 140,765	\$ 775,368	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 917,041

Expenditures:

General & Administrative:

Supervisor Fees	\$ 800	\$ 1,800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
FICA Expenditures	\$ 164	\$ 239	\$ 219	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 622
Payroll Processing	\$ 249	\$ 258	\$ 252	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 759
District Management	\$ 7,218	\$ 4,121	\$ 4,121	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,459
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Bank Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Agent	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250
District Counsel - General	\$ 6,061	\$ 2,085	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,145
District Counsel - Defect	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
District Counsel - Land Use	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
District Counsel - Litigation	\$ 120	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150
Dues, License, and Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Engineering Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D&O Insurance	\$ 398	\$ 398	\$ 398	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,193
Legal Advertising	\$ -	\$ 77	\$ 88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 164
Postage	\$ -	\$ -	\$ 72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72
Trustee Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Information Technology	\$ 288	\$ 288	\$ 288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 863
Website Administration	\$ 157	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 157
Miscellaneous Expenses	\$ -	\$ -	\$ 26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26
Total General & Administrative	\$ 22,646	\$ 9,711	\$ 6,879	\$ -	\$ 39,235								

Operations & Maintenance

Utility Expenditures

Electricity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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Astoria
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Utility Expenditures Continued													
Electricity - Irrigation	\$ 339	\$ 339	\$ 339	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,016
Electricity - Recreation Facilities	\$ 2,754	\$ 1,997	\$ 2,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,997
Electricity - Streetlights	\$ 10,981	\$ 10,979	\$ 10,987	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,948
Garbage - Recreation Facilities	\$ 103	\$ 103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 206
Solid Waste Assessment	\$ -	\$ 1,440	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,440
Utility - Potable Water	\$ 2,519	\$ 2,291	\$ 2,506	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,315
Utility - Reclaimed Water	\$ 1,055	\$ 629	\$ 1,010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,695
Aquatic Maintenance	\$ 2,009	\$ 1,410	\$ 404	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,823
Stormwater Assessment	\$ -	\$ 611	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 611
Subtotal Utility Expenditures	\$ 19,760	\$ 19,798	\$ 17,492	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,050
Field Expenditures													
Insurance - General Liability	\$ 357	\$ 357	\$ 357	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,070
Insurance - Property	\$ 2,415	\$ 2,415	\$ 2,415	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,246
Landscape Maintenance - Annuals	\$ 4,813	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,813
Landscape Maintenance - Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance - Fertilization	\$ 824	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 824
Landscape Maintenance - General	\$ 11,073	\$ 13,364	\$ 18,627	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,064
Landscape Maintenance - Irrigation	\$ 1,030	\$ 405	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,518
Landscape Maintenance - Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance - Pest Control	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 438
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Maintenance & Repairs	\$ 921	\$ 286	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,206
Holiday Decorations	\$ -	\$ 1,330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,330
Subtotal Field Expenditures	\$ 21,869	\$ 18,157	\$ 21,482	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,508
Road & Street Facilities													
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roadway Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage Repairs & Painting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Road & Street Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parks & Recreation													
Amenity Management	\$ 2,461	\$ 1,283	\$ 1,840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,584
Amenity Maintenance & Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Boardwalk & Bridge Maintenance	\$ -	\$ 9,595	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,595
Cleaning Services	\$ 3,070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,070
Dog Park Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dog Park Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facility AC & Heating Main. & Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Services Management	\$ 2,958	\$ 2,875	\$ 2,875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,708

Astoria
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Parks & Recreation Continued													
Fitness Equipment Main. & Repairs	\$ -	\$ 880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 880
Garbage & Dog Waste - Recreation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services - Clubhouse	\$ -	\$ 1,370	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,370
Office Supplies - Clubhouse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Fencing & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Furniture Repair & Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 2,760	\$ 8,710	\$ 2,760	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,230
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security System Monitoring	\$ 65	\$ 181	\$ 1,206	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,451
Telephone & Fax & Internet Services	\$ 95	\$ 95	\$ 95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285
Wildlife Management Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Expenses	\$ -	\$ -	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100
Subtotal Parks & Recreation Exp.	\$ 11,410	\$ 24,988	\$ 8,876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,274
Special Events													
Special Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Special Events Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency													
Miscellaneous Contingency	\$ 10,114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,114
Subtotal Miscellaneous Contingency	\$ 10,114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,114
Total Operations & Maintenance	\$ 63,153	\$ 62,944	\$ 47,849	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 173,946
Total Expenditures	\$ 85,798	\$ 72,654	\$ 54,728	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213,181
Excess (Deficiency) of Rev. over Exp.	\$ (84,889)	\$ 68,110	\$ 720,640	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 703,860
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (84,889)	\$ 68,110	\$ 720,640	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 703,860

Asturia
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues				
Assessments - Tax Roll	\$ 221,200	\$ 210,410	\$ 210,410	\$ -
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 221,200	\$ 210,410	\$ 210,410	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Pool Components				
Furniture	\$ 15,522	\$ 3,881	\$ -	\$ 3,881
Mechanical Equipment	\$ 15,522	\$ 3,881	\$ -	\$ 3,881
Clubhouse & Fitness Center Components				
Air Handling & Condensing Units	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 31,044	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Exp.	\$ 190,156		\$ 210,410	
Other Financing Sources/(Uses)				
Transfer In/(Out)- General Fund	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 190,156		\$ 210,410	
Fund Balance - Beginning	\$ 410,643		\$ 448,700	
Fund Balance - Ending	\$ 600,799		\$ 659,110	

Asturia

Community Development District

Debt Service Fund Series 2016A-1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted	Prorated Budge	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 141,198	\$ 134,591	\$ 134,591	\$ -
Interest	\$ -	\$ -	\$ 1,331	\$ 1,331
Total Revenues	\$ 141,198	\$ 134,591	\$ 135,922	\$ 1,331
<u>Expenditures:</u>				
Interest - 11/1	\$ 46,479	\$ 46,479	\$ 46,452	\$ 27
Principal - 5/1	\$ 45,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 45,455	\$ -	\$ -	\$ -
Total Expenditures	\$ 136,934	\$ 46,479	\$ 46,452	\$ 27
Excess (Deficiency) of Revenues over Exp.	\$ 4,264		\$ 89,470	
<u>Other Financing Sources/(Uses):</u>				
Transfer In	\$ -	\$ -	\$ -	\$ -
Transfer Out	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 4,264		\$ 89,470	
Fund Balance - Beginning	\$ -		\$ 148,196	
Fund Balance - Ending	\$ 4,264		\$ 237,666	

Asturia

Community Development District Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 468,776	\$ 445,909	\$ 445,909	\$ -
Interest	\$ -	\$ -	\$ 1,105	\$ 1,105
Total Revenues	\$ 468,776	\$ 445,909	\$ 447,014	\$ 1,105
Expenditures:				
Interest - 11/1	\$ 123,639	\$ 123,639	\$ 123,639	\$ -
Principal - 5/1	\$ 205,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 134,066	\$ -	\$ -	\$ -
Total Expenditures	\$ 462,705	\$ 123,639	\$ 123,639	\$ -
Excess (Deficiency) of Revenues over Exp.	\$ 6,071		\$ 323,375	
Other Financing Sources/(Uses):				
Transfer In	\$ -	\$ -	\$ -	\$ -
Transfer Out	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,071		\$ 323,375	
Fund Balance - Beginning	\$ -		\$ 161,127	
Fund Balance - Ending	\$ 6,071		\$ 484,501	

Astoria
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Series
	2016A-1
Revenues	
Interest	\$ 20
Total Revenues	\$ 20
Expenditures:	
Capital Outlay	\$ -
Cost of Issuance	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Exp.	\$ 20
Other Financing Sources/(Uses)	
Transfer In	\$ -
Transfer Out	\$ -
Total Other Financing Sources (Uses)	\$ -
Net Change in Fund Balance	\$ 20
Fund Balance - Beginning	\$ 2,021
Fund Balance - Ending	\$ 2,041

Astoria
Community Development District
Long Term Debt Report

Series 2016A-1 Capital Improvement Revenue Bonds		
Interest Rate:		3.875-5.38%
Maturity Date:		5/1/46
Reserve Fund Definition:		50% Max. Annual Debt
Reserve Fund Requirement:	\$	71,132
Reserve Fund Balance:	\$	77,022
Bonds Outstanding - 8/3/2016	\$	2,115,000
Less: May 1, 2017 (Mandatory)	\$	(30,000)
Less: May 1, 2017 (Optional)	\$	(20,000)
Less: May 1, 2018 (Mandatory)	\$	(35,000)
Less: May 1, 2019 (Mandatory)	\$	(35,000)
Less: May 1, 2020 (Mandatory)	\$	(35,000)
Less: May 1, 2021 (Mandatory)	\$	(40,000)
Less: May 1, 2022 (Mandatory)	\$	(40,000)
Less: May 1, 2023 (Mandatory)	\$	(40,000)
Less: May 1, 2024 (Mandatory)	\$	(45,000)
Less: May 1, 2025 (Mandatory)	\$	(45,000)
Current Bonds Outstanding	\$	1,750,000

Series 2025 Special Assessment Refunding Bonds		
Interest Rate:		4.25%
Maturity Date:		5/1/45
Reserve Fund Definition:		No Reserve Requirement
Bonds Outstanding - 5/15/2025	\$	6,309,000
Current Bonds Outstanding	\$	6,309,000

SECTION C

SECTION 1

SECTION 2

Astoria
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

Gross Assessments \$ 1,015,951.44 \$ 235,319.15 \$ 150,525.00 \$ 498,698.14 \$ 1,900,493.73
 Net Assessments \$ 954,994.35 \$ 221,200.00 \$ 141,493.50 \$ 468,776.25 \$ 1,786,464.11

ON ROLL ASSESSMENTS

53.46% 12.38% 7.92% 26.24% 100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	CRF	2016A-1 Debt Service	2025 Debt Service	Total
11/06/25	2026-01	\$7,900.49	(\$366.25)	(\$150.68)	\$0.00	\$7,383.56	\$3,947.05	\$914.23	\$584.80	\$1,937.48	\$7,383.56
11/10/25	2026-02	\$0.00	\$0.00	\$0.00	\$0.03	\$0.03	\$0.02	\$0.00	\$0.00	\$0.01	\$0.03
11/14/25	2026-03	\$124,949.26	(\$4,998.01)	(\$2,399.03)	\$0.00	\$117,552.22	\$62,840.17	\$14,555.32	\$9,310.50	\$30,846.23	\$117,552.22
11/20/25	2026-04	\$76,860.29	(\$3,074.44)	(\$1,475.72)	\$0.00	\$72,310.13	\$38,655.00	\$8,953.44	\$5,727.19	\$18,974.50	\$72,310.13
11/26/25	2026-05	\$62,101.11	(\$2,484.06)	(\$1,192.34)	\$0.00	\$58,424.71	\$31,232.23	\$7,234.15	\$4,627.42	\$15,330.91	\$58,424.71
12/05/25	2026-06	\$1,405,202.70	(\$56,208.28)	(\$26,979.90)	\$0.00	\$1,322,014.52	\$706,712.44	\$163,691.85	\$104,707.65	\$346,902.58	\$1,322,014.52
12/11/25	2026-07	\$121,635.47	(\$4,865.42)	(\$2,335.39)	\$0.00	\$114,434.66	\$61,173.61	\$14,169.30	\$9,063.58	\$30,028.17	\$114,434.66
12/18/25	2026-08	\$7,588.23	(\$243.23)	(\$146.90)	\$0.00	\$7,198.10	\$3,847.91	\$891.27	\$570.11	\$1,888.81	\$7,198.10
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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