



***ASTURIA
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Tuesday
November 28, 2023
6:00 p.m.***

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

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.



Community Development District

c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132

Board of Supervisors
Asturia Community Development District

Dear Board Members,

The Regular Meeting of the Board of Supervisors of the Asturia Community Development District is scheduled for **Tuesday, November 28, 2023, at 6:00 p.m.** at the **Asturia Clubhouse, 14575 Promenade Parkway Odessa, FL 33556.**

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-285 or tdobson@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Tish Dobson

Tish Dobson
District Manager

Cc: Attorney
Engineer
District Records

Meeting Date: Tuesday, November 28, 2023
Time: 6:00 p.m.
Location: Asturia Clubhouse
14575 Promenade Parkway
Odessa, FL 33556

[Click Here to Join the Meeting Online](#)
Dial-in Number: 1-929-205-6099
Meeting ID: 913 989 9080
Passcode: 842235
(Mute/Unmute: *6)

Agenda

The full draft agenda packet will be posted to the CDD website when it becomes available, or it may be requested by contacting sconley@vestapropertyservices.com

I. Call to Order

II. Pledge of Allegiance

III. Audience Comments *(Limited to 3 Minutes per Individual for Agenda Items)*

IV. Staff Reports

A. Landscape & Irrigation

1. **Mulch Proposals**

[Exhibit 1](#)

B. Aquatic Services

[Exhibit 2](#)

C. District Engineer

D. District Counsel

E. Land Use Counsel

F. District Manager & Field Operations

1. October

[Exhibit 3](#)

V. Consent Agenda

A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held October 24, 2023

[Exhibit 4](#)

B. Consideration and Acceptance of the October 2023 Unaudited Financial Statements

[Exhibit 5](#)

C. Consideration and Acceptance of the Operation and Maintenance Expenditures for October 2023

[Exhibit 6](#)

D. Consideration and Acceptance of the Audited FY 2022 Financial Statement

[Exhibit 7](#)

VI. Business Items

A. Discussion of Room Rentals

B. Consideration and Adoption of **Resolution 2024-02, Amending FY 2022-2023 Budget**

[Exhibit 8](#)

VII. Audience Comments *(Limited to 3 Minutes per Individual for Non-Agenda Items)*



VIII. Supervisors' Requests

IX. Action Items Summary

X. Next Regular Meeting Agenda Items

XI. Next Workshop Agenda Items

XII. Next Meeting Quorum Check

MEETING December 19, 2023 6:00 PM				WORKSHOP January 9, 2024 6:00 PM		
<i>Supervisor Attending</i>	<i>In Person</i>	<i>Virtually</i>	<i>Not</i>	<i>In Person</i>	<i>Virtually</i>	<i>Not</i>
Jon Tietz						
Glen Penning						
Jacques Darius						
Marie Pearson						
Susan Coppa						

XIII. Adjournment



EXHIBIT 1





The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

PLAYGROUND MULCH INSTALLATION PROPOSAL

FOR

ASTURIA CDD

Attention: Ms. Tish Dobson – District Manager

November 27, 2023

Target Area



Scope of Work

- Installation of ADA-Certified Playground mulch in target area.
- Installation of mulch material to legal fall-heights from playground equipment.

\$85.00 per cubic yard X 40 cubic yards: \$3,400.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by Peter Lucadano – CEO / Owner
peteluke@redtreelandscapesystems / Cell phone: (727) 919-3915



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

MULCH INSTALLATION PROPOSAL

FOR

ASTURIA CDD

Attention: Tish Dobson - District Manager

November 27, 2023

Scope of Work

- Installation of (300) cubic yards of mini pine bark mulch in all common area planter beds.
- Includes materials, sales tax, shipping and equipment fees.

(300) cubic yards X \$65.00 per yard: \$19,500.00

Authorized Signature to Proceed

/ /
Date of Authorization

Proposal submitted by Peter Lucadano – CEO / Owner & ISA Certified Arborist
peteluke@redtreelandscapesystems.com / Cell phone: (727) 919-3915

EXHIBIT 2



Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date	10/3/2023
Customer	Asturia CDD
Weather Conditions	Partly Cloudy
Wind	3-8ne
Temperature	87
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 2 Count

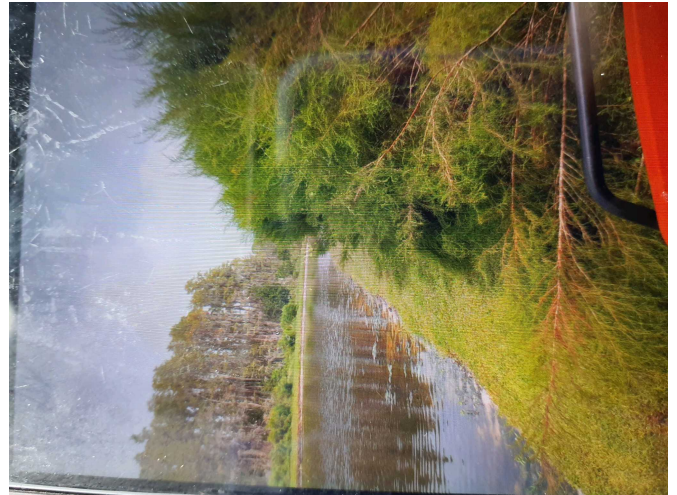
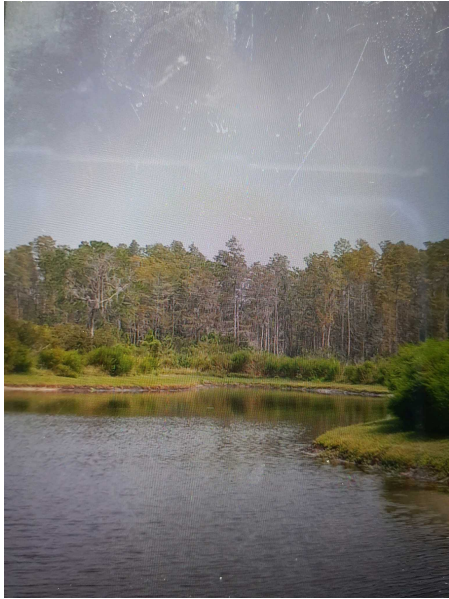
1 of 2

Pond Numbers	All
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Normal
Restrictions	None
Observations/Recommendations	All sites treated for invasive growth also mowers are skimping on buffer passes causing the backsides of ponds and mitigation areas to encroach on previously maintained areas most noticeable on ponds 1 3490a and 3510c

Pictures of Work Completed



Aquatic Services Report



2 of 2

Pond Numbers

1 2 3 5 3740c 3490a 3510c x 3400b 3410

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Normal

Restrictions

N

Observations/Recommendations

Sites treated for algae





Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date

10/19/2023

Customer

Asturia CDD

Weather Conditions

Sunny

Wind

3ne

Temperature

68

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 3 Count

1 of 3

Pond Numbers

2 3 4

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Normal

Restrictions

None

Observations/Recommendations

Sites treated for planktonic algae

2 of 3

Pond Numbers

5

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Normal

Restrictions

None



Aquatic Services Report

Observations/Recommendations

Site treated for filamentous algae

3 of 3

Pond Numbers

X

Service Performed

Inspection

Water Level

Normal

Observations/Recommendations

Site is in good condition

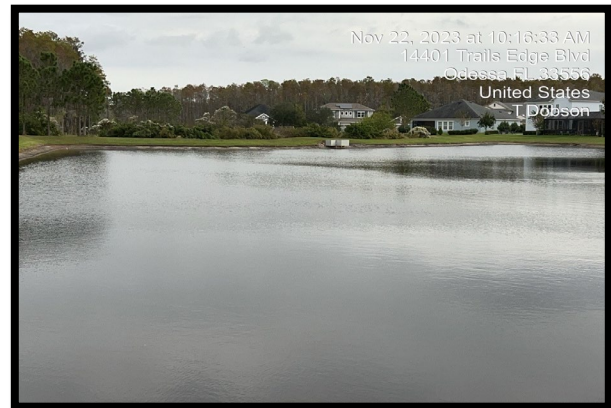
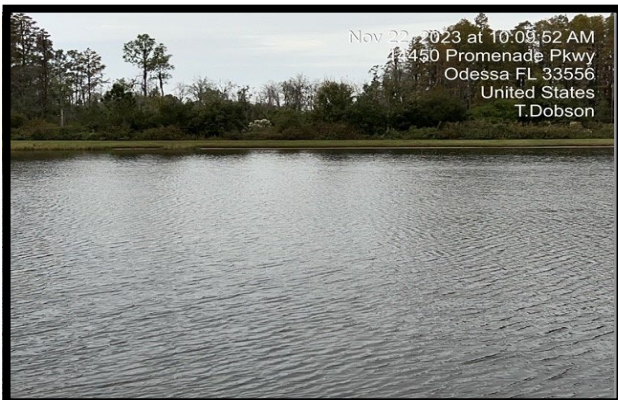


EXHIBIT 3



Aquatics

Ponds: The ponds are in excellent condition, which will give the aquatics team an opportunity to concentrate on the routine preventative maintenance program for the winter months. There are a few ponds that may need additional treatments to combat the random algae blooms, but there should be very few of those scenarios.



Landscape & Irrigation Maintenance

Turf: The turf continues to improve as the irrigation repairs are completed throughout the community. The cooler temperatures will assist the turf in recovering from the long sweltering summer. Continual monitoring is required during the dry months so we can address any dry patches right away.



Hedge Lines: New growth is visible on all the hedge lines, which is a sign of recovery from the scorching summer.

Bed Maintenance: Most of the beds are in good shape. There are areas that are still plagued by runners and Bermuda. We may need to dig these areas out to start with clean soil and mulch.



Bed Maintenance Continued: Soft and hard edging in the common areas greatly improved this month. The team began moving through each section of the community trimming the grasses back and tightening up the maintenance program. Excellent job, RedTree!



Observations

Trees: The Crepes have entered the dormant stage and will begin to set their buds over the next couple of months.

Annuals: This round of annuals continues to out perform expectations.

Hazard Reflector: The third reflector at the end of Long Bow Way is missing from the post.

Mailboxes: The mailboxes look absolutely stunning!



Additional Observations

Hog Damage: The hogs continue to push through the community causing vast amounts of damage as they hunt for fresh feeding grounds.

Algae Blooms: There were far less algae blooms this month, which can be attributed to the cooler temperatures.

Fitness Center Women's Doorframe: There is a small amount of water damage to the door frame that will require repair. The outside of the building is being assessed for water intrusion.

District Manager Report

October Recap

East Monument:

The Chairman is collaborating with Duke Energy for options to expedite the lighting.

Golf Cart:

The driver's side front tire will need to be replaced soon. The tire is not wearing well.

Holiday Lighting:

The holiday lighting display will be illuminated Thanksgiving weekend.

Jimerson Birr:

Hunter is working with Lantower's new legal team to continue the Cost Share Agreement discussion.

Landscape Concerns:

Fielded far less landscape complaints during the month of November.

Room Rentals:

Scheduled multiple room rentals during the fall and winter months.

Site Visits:

10/21, 10/23, 10/25, 10/29, 11/3, 11/5, 11/8, 11/11, 11/13, 11/19, 11/21, 11/22.

Staffing:

Both employees parted ways with the District the week of November 13th; however, we have a perspective candidate to fill the part-time position. The full-time position ad is currently running through Zip Recruiter.

Street Signage:

A pedestrian crossing sign was hit and damaged the evening of 11/21. A repair will be scheduled after the holiday weekend!

EXHIBIT 4



1 **MINUTES OF MEETING**

2 **ASTURIA**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Asturia Community Development District
5 was held on Tuesday, October 24, 2023 at 6:01 p.m., at the Asturia Clubhouse, 14575
6 Promenade Pkwy., Odessa, Florida 33556.

7 **FIRST ORDER OF BUSINESS – Call To Order**

8 Ms. Dobson called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Glenn Penning	Board Supervisor, Chairman
11	Jacques Darius	Board Supervisor, Vice Chairman
12	Jonathan Tietz	Board Supervisor, Assistant Secretary
13	Marie Pearson	Board Supervisor, Assistant Secretary

14 Also present were:

15	Susan Coppa (<i>via Zoom</i>)	Board Supervisor, Assistant Secretary
16	Tish Dobson	District Manager, Vesta District Services
17	Grace Kobitter	District Counsel, Kilinski Van Wyk
18	John Burkett	RedTree Landscape Systems
19	Matt Olson	RedTree Landscape Systems
20	Virgil Stoltz	Blue Water Aquatics
21	Mitsy Rogers	Asturia HOA Social & Events Committee
22	Rebecca Russell	Asturia HOA Social & Events Committee
23	Sue Vaughn	Asturia HOA Social & Events Committee
24	Sydney Oyster	
25	Rob Wolf	
26	John Wolf	
27	Shelly Penning	

28 *The following is a summary of the actions taken at the October 24, 2023 Asturia CDD Board of*
29 *Supervisors Regular Meeting.*

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

31 Mr. Darius led the Pledge of Allegiance.

32 **THIRD ORDER OF BUSINESS – Audience Comments**

33 (*limited to 3 minutes per individual for agenda items*)

34 Members of the Asturia HOA Social and Events Committee commented they were here
35 to request funding for 2024 events.

36 **FOURTH ORDER OF BUSINESS – Staff Reports**

37 A. Exhibit 1: Landscape and Irrigation

38 RedTree provided a report on the various projects completed and scheduled for
39 the community's landscape.

Direction was given for staff to contact the Sheriff regarding a Lantower resident picking the annuals.

1. Consideration of IQ Network Comm Cartridge Ethernet Proposal

Supervisors asked questions on the front entrance repair plan, resodding, work quality, trash on the roadway, the east entrance schedule, reseeding the clubhouse in the Fall, and the landscape map.

On a MOTION by Mr. Darius, SECONDED by Mr. Penning, WITH ALL IN FAVOR, the Board approved the installation of the IQ Network Comm Cartridge Ethernet (for monitoring the irrigation), in the amount of \$2,180.00, for the Asturia Community Development District.

2. Consideration of IQ4 Irrigation Cartridge Proposal

This is a monthly charge associated with the equipment.

B. Exhibit 2: Aquatic Services

Less algae and less complaints were noted this month.

A proposal for the removal of invasive vegetation of the Long Bow Way wetland buffer was distributed. Board consensus was to select option 3 for "24D".

On a MOTION by Mr. Darius, SECONDED by Mr. Tietz, WITH ALL IN FAVOR, the Board approved option 3 of Steadfast's proposal to remove invasive vegetation from the Long Bow Way wetland buffer, up to \$2,500.00, for the Asturia Community Development District.

The Board also discussed turkeys and hogs in the community.

C. District Engineer

The meeting by Mr. Penning, Ms. Penning, and Mr. Oyster with Nectarious Pittos of Pasco County Planning and Development was discussed. Highlights from that meeting were shared:

The County approving the Circle K project

The Conceptual Development Plan's inclusion of the Portico Street extension. It was suggested that a request to end Portico Street where it currently ends be requested, citing financial distress as one of the concerns.

A formalization of a non-substantial change request to Pasco County.

The entrance at Sully Lane and Portico.

Lantower not meeting the Land Development Code.

Land Counsel, Mr. Penning, Ms. Dobson, and Mr. Muether met with Lantower counsel regarding the cost share agreement. Comments were made on Pasco County issuing a citation of non-compliance to Lantower and the assessment of fines.

The multi-family development is on hold.

On a MOTION by Mr. Tietz, SECONDED by Mr. Penning, WITH ALL IN FAVOR, the Board authorized the engineers to draft a non-substantial change request to Pasco County, for the Asturia Community Development District.

The Board discussed Business Item A: Exhibit 9: Consideration of Asturia HOA Social & Events Committee Funding Request after the District Engineer's report and before hearing District Counsel's report.

D. District Counsel

There being nothing additional to report, the next item followed.

E. Land Use Counsel

1. Exhibit 3: Consideration of Resolution 2024-01, Re-initiating the Intergovernmental Conflict Resolution Procedures with Pasco County (re: Lantower Apartments)

This item was tabled.

F. District Manager and Field Operations

1. Exhibit 4: October

Ms. Dobson reported on the various operational updates. Discussion ensued regarding issuing access cards to the contractors.

FIFTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 5: Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held September 26, 2023

B. Exhibit 6: Consideration and Acceptance of the September 2023 Unaudited Financial Statements

C. Exhibit 7: Consideration and Acceptance of the Operation and Maintenance Expenditures for September 2023

Direction was given to staff to request the networking map from Complete IT.

Supervisors discussed upcoming projects, card access, and cameras.

Discussion followed regarding streetlights. The District is paying for the poles and Monticello's. Staff were directed to review the invoices to ensure the CDD is not paying for lights outside the District.

D. Exhibit 8: Consideration and Acceptance of the Updated June 2023 Public Facilities Report.

On a MOTION by Mr. Penning, SECONDED by Ms. Pearson, WITH ALL IN FAVOR, the Board approved the Consent Agenda – Items A-D – as presented, for the Asturia Community Development District.

SIXTH ORDER OF BUSINESS – Business Items

A. Exhibit 9: Consideration of Asturia HOA Social & Events Committee Funding

Request – *Previously Presented*

This item was discussed out of order after the District Engineer's Report.

Ms. Russel addressed the Board and presented the Social & Events Committee budget. Discussion followed regarding the condition of the clubhouse after the most recent event. CDD sponsorship of events was discussed, with a funding suggestion of \$2,000 to be applied towards approved items for the end of school party, Easter egg hunt, Fall festival. The Social & Events Committee request will be revised and resubmitted at the December meeting.

B. Exhibit 10: Discussion on Legal Services RFQ

Mr. Penning submitted revisions to the RFQ. Supervisors want vendors to recognize the CDD's budgets. Proposals will be reviewed at the December meeting.

On a MOTION by Mr. Penning, SECONDED by Mr. Darius, WITH ALL IN FAVOR, the Board approved taking legal services out for RFQ, for the Asturia Community Development District.

The Board was asked for direction in outstanding Halff Associates invoices. Consensus was for Halff Associates to communicate with District Counsel.

SEVENTH ORDER OF BUSINESS – Audience Comments
(limited to 3 minutes per individual for agenda items)

A resident expressed his appreciation to the Board.

EIGHTH ORDER OF BUSINESS – Supervisors' Requests

Ms. Pearson provided an update on holiday lighting and expressed appreciation to the Pennings for finding painters to paint the mailboxes. The CDD will purchase the paint and labor will be \$100 per mailbox unit. She reported that Adirondack style poolside chaise chairs were priced at \$429 each, funding to be taken from reserves or cost share funds. American Leak Detection was contacted regarding divots in the pool seams. Suncoast Pools will be contacted to fill in the divots in the seams where the two sections come together.

Mr. Penning provided an update on the east entrance. He is working with Mr. Marciglio of Duke Energy and anticipates an update from Mr. Marciglio in 1-2 weeks. Mr. Tietz will send the Duke notes for circulation.

Mr. Darius requested year-end financials for future budgeting. Accounting will complete the year-end financials by the December meeting.

Ethics training was discussed.

NINTH ORDER OF BUSINESS – Action Items Summary

District Manager:

- Contact the Sheriff regarding a Lantower resident picking the annuals:
Issue resolved.
- Assess/review streetlights and invoices to ensure the CDD is not paying

for lights outside of the District: *District Staff to count the lights. DM will assess the invoices.*

- Contact Suncoast Pools to fill in the divots in the seams where the two sections come together: *Contacted.*
- Ensure the year end financials are completed by the December meeting for budgeting purposes: *In progress.*

Mr. Tietz:

- Send the east entrance electrical notes from Duke Energy for circulation: *Completed.*

TENTH ORDER OF BUSINESS – Next Regular Meeting Agenda Items

- Legal Services Review of Proposals (December)
- HOA Social & Events Committee Funding Request (December)

ELEVENTH ORDER OF BUSINESS – Next Workshop Agenda Items

Board consensus was to not hold a December workshop.

TWELFTH ORDER OF BUSINESS – Next Meeting Quorum Check

The Supervisors declared their intent to attend the next Regular Meeting, scheduled for November 28, 2023 at 6:00 p.m., as follows:

Jon Tietz – In Person
Glen Penning – In Person
Jacques Darius – In Person
Marie Pearson – In Person
Susan Coppa – In Person

TWELFTH ORDER OF BUSINESS – Adjournment

On a MOTION by Mr. Darius, SECONDED by Ms. Pearson, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:25 p.m., for the Asturia Community Development District.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on November 28, 2023.

☐ Tish Dobson, Secretary

☐ _____, Assistant Secretary

☐ Glenn Penning, Chair

☐ Jacques Darius, Vice Chair

EXHIBIT 5



Astoria Community Development District

**Financial Statements
(Unaudited)**

October 31, 2023



Asturia CDD
Balance Sheet
October 31, 2023

	General Fund	Reserve Fund	DS Series 2014	DS Series 2016	Capital Projects Series 2016	Total
<u>Assets:</u>						
Cash	\$ 577,508	\$ -	\$ -	-	\$ -	\$ 577,508
Money Market	75,429	-	-	-	-	75,429
Investments:						
Revenue Fund	-	-	96,630	9,467	-	106,097
Principal	-	-	-	0	-	0
Interest Fund	-	-	202,053	48,499	-	250,552
Reserve	-	-	287,930	72,981	-	360,911
Prepayment	-	-	1	16	-	17
Sinking Fund	-	-	60	1	-	61
Acquisition & Construction	-	-	-	-	4,330	4,330
Deposits (Utility)	6,446	-	-	-	-	6,446
Prepaid Expenses	120	-	-	-	-	120
Accounts Receivable	-	-	-	-	-	-
Assessment Receivable - On Roll	1,020,959	200,000	561,174	141,144	-	1,923,277
Assessment Receivable - On Roll Excess	-	-	-	-	-	-
Assessment Receivable - Prior Year	-	-	-	-	-	-
Due From Other Funds	-	45,324	-	-	-	45,324
Total Assets	\$ 1,680,463	\$ 245,324	\$ 1,147,847	272,109	\$ 4,330	\$ 3,350,072
<u>Liabilities:</u>						
Accounts Payable	\$ 70,201	\$ -	\$ -	\$ -	\$ -	\$ 70,201
Sales Tax Payable	4	-	-	-	-	4
Accrued Expenses	14,223	-	-	-	-	14,223
Due to Other Funds	45,324	-	-	-	-	45,324
Due to General Fund	-	-	-	-	-	-
Due to Developer	-	-	-	-	-	-
Deferred Revenue On Roll	1,020,959	200,000	561,174	141,144	-	1,923,277
Rental Deposits	1,500	-	-	-	-	1,500
	-	-	-	-	-	-
Fund Balance:						
	-	-	-	-	-	-
	-	-	-	-	-	-
Nonspendable	-	-	-	-	-	-
Prepays and Deposits	6,566	-	-	-	-	6,566
Restricted For:	-	-	-	-	-	-
Debt Service	-	-	586,673	130,965	-	717,638
Capital Projects	-	-	-	-	4,330	8,659
Unassigned	521,685	45,324	(0)	(0)	-	562,680
	-	-	-	-	-	-
Total Liabilities and Fund Balance	\$ 1,680,463	\$ 245,324	\$ 1,147,847	272,109	\$ 4,330	\$ 3,350,072



Asturia CDD
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For the Period of October 31, 2023

	FY2023 Adopted Budget	Current Month	Actual Year-to-Date	Variance +/(-)	% of Budget
<u>Revenue</u>					
Special Assessments - Tax Collector	\$ 1,020,959	-	-	\$ (1,020,959)	0.00%
Special Assessments - Discounts	-	-	-	-	0.00%
Other Miscellaneous Revenues	15,000	700	700	(14,300)	4.67%
Interest	-	364	364	364	0.00%
Room Rentals	4,000	350	350	(3,650)	8.75%
Event Fees	2,500	-	-	(2,500)	0.00%
Access Cards	200	90	90	(110)	45.00%
Total Revenues	1,042,659	1,504	1,504	(1,041,155)	0.14%
<u>Expenditures</u>					
Administrative					
Payroll - Board of Supervisors	15,000	1,000	1,000	(14,000)	0.00%
FICA Taxes	1,377	83	83	(1,295)	0.00%
Profsrv - Arbitrage Rebate	1,300	-	-	(1,300)	0.00%
Profsrv - Engineering	20,000	2,355	2,355	(17,645)	0.00%
Profsrv - Legal Services - General	30,000	1,326	1,326	(28,674)	0.00%
Profsrv - Legal Services - Land Use	20,000	-	-	(20,000)	0.00%
Profsrv - Legal Services - Defect	10,000	-	-	(10,000)	0.00%
Profsrv - Management Consulting	60,000	5,000	5,000	(55,000)	0.00%
Profsrv - Trustee Fees	8,500	-	-	(8,500)	0.00%
Auditing Services	3,600	-	-	(3,600)	0.00%
Website Hosting/Email Services	5,500	1,642	1,642	(3,858)	0.00%
Mailed Notices - Postage	1,000	-	-	(1,000)	0.00%
Public Officials Insurance	4,103	3,458	3,458	(645)	0.00%
Legal Advertising	1,500	90	90	(1,410)	0.00%
Tax Collector/Property Appraiser Fees	650	101	101	(549)	0.00%
Dues, Licenses, Subscriptions	175	-	-	(175)	0.00%
Total Administrative	182,705	15,055	15,055	(167,650)	8.24%
Utility Services					
Electricity - Streetlights	219,365	13,704	13,704	(205,661)	0.00%
Utility - Irrigation	5,134	-	-	(5,134)	0.00%
Utility Services	1,380	-	-	(1,380)	0.00%
Utility - Recreation Facilities	24,150	-	-	(24,150)	0.00%
Total Utility Services	250,029	13,704	13,704	(236,325)	5.48%



Garbage/Solid Waste Services

Garbage - Recreation Facility	1,500	77	77	(1,423)	0.00%
Solid Waste Assessment	670	-	-	(670)	0.00%
Total Garbage/Solid Waste Services	2,170	77	77	(2,093)	3.55%

Water/Sewer Comb Services

Utility - Reclaimed Water	40,000	1,754	1,754	(38,246)	0.00%
Utility - Potable Water	15,000	-	-	(15,000)	0.00%
Total Water/Sewer Comb Services	55,000	1,754	1,754	(53,246)	3.19%

Stormwater Control

Stormwater Assessment	900	-	-	(900)	0.00%
Aquatic Maintenance	18,000	-	-	(18,000)	0.00%
Total Stormwater Control	18,900	-	-	(18,900)	0.00%

Other Physical Environment

Insurance - Property	20,605	20,714	20,714	109	0.00%
Insurance - General Liability	5,000	5,439	5,439	439	0.00%
R&M - Irrigation	10,000	-	-	(10,000)	0.00%
Landscape Maintenance - General	142,200	12,975	12,975	(129,225)	0.00%
Landscape Maintenance - Fertilization	9,600	-	-	(9,600)	0.00%
Landscape Maintenance - Pest Control	5,100	-	-	(5,100)	0.00%
Landscape Maintenance - Irrigation	12,000	2,530	2,530	(9,470)	0.00%
Landscape Maintenance - Mulch	24,750	-	-	(24,750)	0.00%
Landscape Maintenance - Annuals	11,340	-	-	(11,340)	0.00%
Landscape Replacement	25,000	-	-	(25,000)	0.00%
Holiday Lighting & Decorations	3,000	3,020	3,020	20	0.00%
Total Other Physical Environment	268,595	44,678	44,678	(223,917)	16.63%

Road and Street Facilities

R&M - Sidewalks	10,000	-	-	(10,000)	0.00%
Roadway - Repair & Maintenance	25,000	-	-	(25,000)	0.00%
R&M - Pressure Washing	3,000	-	-	(3,000)	0.00%
Total Road and Street Facilities	38,000	-	-	(38,000)	0.00%

Parks and Recreation - General

Profsrv - Field Mgmt	70,000	2,089	2,089	(67,911)	0.00%
Profsrv - Pool Maintenance	12,600	1,027	1,027	(11,573)	0.00%
Profsrv - Wildlife Management Service	2,400	-	-	(2,400)	0.00%
Contracts - Cleaning Services	16,000	1,200	1,200	(14,800)	0.00%
Contracts - Pest Control	660	55	55	(605)	0.00%
Telephone/Fax/Internet Services	3,600	186	186	(3,414)	0.00%
R&M - Fitness Equipment	4,500	-	-	(4,500)	0.00%
Amenity Maintenance & Repairs	10,000	405	405	(9,595)	0.00%
Facility A/C & Heating Maint & Repair	1,500	-	-	(1,500)	0.00%
Boardwalk and Bridge Maintenance	2,500	-	-	(2,500)	0.00%
Pool Furniture Repair & Replacement	4,000	-	-	(4,000)	0.00%



Security System Monitoring & Maint	12,000	-	-	(12,000)	0.00%
Dog Park Maintenance	500	-	-	(500)	0.00%
Dog Park Mulching	2,000	-	-	(2,000)	0.00%
Office Supplies	600	-	-	(600)	0.00%
Clubhouse - Facility Janitorial Supplies	3,600	88	88	(3,512)	0.00%
Garbage & Dog Waste Station Supplies	3,000	-	-	(3,000)	0.00%
Pool Permits	300	-	-	(300)	0.00%
Total Parks and Recreation - General	149,760	5,050	5,050	(144,710)	3.37%
Special Events					
Special Events	2,500	-	-	(2,500)	0.00%
Total Special Events	2,500	-	-	(2,500)	0.00%
Contingency					
Misc - Contingency	25,000	5,730	5,730	(19,270)	0.00%
Total Contingency	25,000	5,730	5,730	(19,270)	22.92%
Reserves					
Reserve - Roads	50,000	-	-	(50,000)	0.00%
Total Reserves	50,000	-	-	(50,000)	0.00%
Total Expenditures	1,042,659	86,048	86,048	(956,611)	8.25%
Revenues Over (Under) Expenditures	-	(84,544)	(84,544)	(84,544)	0.00%
Other Financing Sources (Uses)					
Transfer In	-	-	-	-	0.00%
Transfer Out	-	-	-	-	0.00%
Total Other Financing Sources (Uses)	-	-	-	-	0.00%
Net Change in Fund Balance			(84,544)		
Fund Balance - Beginning			612,796		
Fund Balance - Ending			528,252		



Statement of Revenue, Expenditures and Changes in Fund Balance
For the Period of October 31, 2023

	FY2023 Adopted Budget	Current Month	Actual Year-to-Date	Variance + / (-)	% of Budget
<u>Revenue</u>					
Special Assessments - Tax Collector	\$ 200,000	\$ -	\$ -	\$ (200,000)	0.00%
Total Revenues	200,000	-	-	(200,000)	0.00%
<u>Expenditures</u>					
Total Expenditures	-	-	-	-	0.00%
Revenues Over (Under) Expenditures	200,000	-	-	(200,000)	0.00%
<u>Other Financing Sources (Uses)</u>					
Transfer In	-	-	-	-	0.00%
Transfer Out	-	-	-	-	0.00%
Total Other Financing Sources (Uses)	-	-	-	-	0.00%
Net Change in Fund Balance			-		
Fund Balance - Beginning			45,324		
Fund Balance - Ending			45,324		



Asturia CDD
Debt Service - Series 2014
Statement of Revenue, Expenditures and Changes in Fund Balance
For the Period of October 31, 2023

	FY2023 Adopted Budget	Actual Year-to-Date
<u>Revenue</u>		
Special Assessments - On-Roll (Net)	\$ 561,174	\$ -
Interest	-	2,508
Total Revenues	561,174	2,508
<u>Expenditures</u>		
Interest Expense		
May 1, 2024	202,053	-
November 1, 2024	197,453	-
Principal Retirement		
May 1, 2024	160,000	-
Total Expenditures	559,506	-
Revenues Over (Under) Expenditures	1,668	2,508
Other Financing Sources (Uses)		
Transfer In		-
Transfer Out		-
Total Other Financing Sources (Uses)		-
Net Change in Fund Balance		2,508
Fund Balance - Beginning		584,165
Fund Balance - Ending		\$ 586,673



Asturia CDD
Debt Service - Series 2016
Statement of Revenue, Expenditures and Changes in Fund Balance
For the Period of October 31, 2023

	FY2023 Adopted Budget	Actual Year-to-Date
<u>Revenue</u>		
Special Assessments - On-Roll (Net)	\$ 141,144	\$ -
Interest		569
Total Revenues	141,144	569
<u>Expenditures</u>		
Interest Expense		
May 1, 2024	48,499	-
November 1, 2024	47,476	-
Principal Retirement		
May 1, 2024	45,000	-
Total Expenditures	140,975	-
Revenues Over (Under) Expenditures	169	569
Other Financing Sources (Uses)		
Transfer In		-
Transfer Out		(2,153)
Total Other Financing Sources (Uses)		(2,153)
Net Change in Fund Balance		(1,584)
Fund Balance - Beginning		132,549
Fund Balance - Ending		\$ 130,965



Asturia CDD
Debt Service - Series 2016
Statement of Revenue, Expenditures and Changes in Fund Balance
For the Period of October 31, 2023

	Actual Year-to-Date
<u>Revenue</u>	
Interest	\$ 9
Total Revenues	9
<u>Expenditures</u>	
Capital Projects	-
Total Expenditures	-
Revenues Over (Under) Expenditures	9
Other Financing Sources (Uses)	
Transfer In	2,153
Transfer Out	-
Total Other Financing Sources (Uses)	2,153
Net Change in Fund Balance	2,162
Fund Balance - Beginning	2,167
Fund Balance - Ending	\$ 4,330



Asturia CDD
Cash Reconciliation - General Fund
October 31, 2023

Balance per Bank Statement	\$	578,914.63
Deposits Outstanding		0.02
Checks Outstanding		1,406.36
Adjusted Bank Balance	<u>\$</u>	<u>577,508.29</u>

Beginning Bank Balance per Books	\$	658,525.21
Cash Receipts & Credits		1,442.37
Cash Disbursements		82,459.29
Balance per Books	<u>\$</u>	<u>577,508.29</u>



Asturia CDD
Check Register
FY24

Date	Number	Name	Memo	Deposits	Payments	Balance
9/30/2023			Balance forward			658,525.21
10/01/2023	1053	Egis Insurance Advisors	Policy #100123685 10/1/23 - 10/01/24		29,611.00	628,914.21
10/02/2023	ACH100223	Frontier	Service 9/7-10/6		69.98	628,844.23
10/02/2023	100145	RedTree Landscape Systems, LLC	Invoice: 14816 (Reference: Irrigation Repair 08.08.23.)		1,132.25	627,711.98
10/02/2023	100146	Romaner Graphics	Invoice: 21878 (Reference: Reinstall "Curve" Sign at Promenade & Portico.)		120.00	627,591.98
10/06/2023	1006ACH1	ADP, Inc.	Payroll Processing Fees		110.83	627,481.15
10/06/2023	1054	Tampa Holiday Lighting	2023 Holiday Lighting		3,020.00	624,461.15
10/10/2023	1055	Site Masters of Florida, LLC	Fenland / Alimara Erosion Repairs Final		3,600.00	620,861.15
10/10/2023	100147	Vesta District Services	Invoice: 413495 (Reference: Monthly DM Services.)		5,000.00	615,861.15
10/10/2023	100148	Complete IT Corp	Invoice: B688CC27-0008 (Reference: Monthly Hosted Phone Seat.)		41.04	615,820.11
10/10/2023	100149	RedTree Landscape Systems, LLC	Invoice: 14911 (Reference: Monthly Maintenance.)		12,975.00	602,845.11
10/10/2023	100150	DCSI, Inc.	Invoice: 31234 (Reference: Service Call 09.15.23.)		125.00	602,720.11
10/10/2023	100151	Innersync Studio	Invoice: 21716 (Reference: Annual Website/PDF Service, Oct 2023-Sep 2024.)		1,537.50	601,182.61
10/11/2023	100152	Best Termite and Pest Control, Inc.	Invoice: 1231143 (Reference: Monthly Pest Control Service.)		55.00	601,127.61
10/11/2023	100153	Electro Sanitation Services	Invoice: INV-000014 (Reference: Monthly Cleaning Service - Sep 2023.) Invoice: INV-000015 (Re...		1,287.85	599,839.76
10/11/2023	100154	Suncoast Pool Service	Invoice: 9691 (Reference: Swimming Pool Svc - Oct 2023.)		1,027.00	598,812.76
10/11/2023	100155	Blue Water Aquatics, Inc.	Invoice: 30700 (Reference: Aquatic Services - Sep 2023.)		890.00	597,922.76
10/11/2023	100156	RedTree Landscape Systems, LLC	Invoice: 15038 (Reference: Irrigation Repair 08.19.23.) Invoice: 15041 (Reference: Irrigation...		964.25	596,958.51
10/11/2023	100157	Coastal Waste & Recycling, Inc.	Invoice: SW0000412508 (Reference: Monthly Waste P/U - Oct 2023.)		77.08	596,881.43
10/13/2023	104	Glen Penning	P/R BOS Meeting 9/26/23		184.70	596,696.73
10/13/2023	1013ACH1	Jean-Jacques Darius	P/R BOS Meeting 9/26/23		184.70	596,512.03
10/13/2023	1013ACH2	Jonathan Tietz	P/R BOS Meeting 9/26/23		184.70	596,327.33
10/13/2023	103	Marie Pearson	P/R BOS Meeting 9/26/23		184.70	596,142.63
10/13/2023	1013ACH3	Ryan Grillo	PR 9/23/23 - 10/06/23		518.48	595,624.15
10/13/2023	102	Susan Coppa	P/R BOS Meeting 9/26/23		160.70	595,463.45
10/13/2023	1013ACH4	ADP, Inc.	Workers Comp		68.93	595,394.52
10/13/2023	1013ACH5	ADP, Inc.	Payroll Tax		297.78	595,096.74
10/16/2023	1ACH101623	Duke Energy Payment Processing	000 Promenade PKY Lite 8/25- 9/22		296.86	594,799.88
10/16/2023	2ACH101623	Duke Energy Payment Processing	000 Promenade PKY Lite 08/25-9/22		100.24	594,699.64
10/16/2023	1057	Stephen Brock	Room Rental Refund		250.00	594,449.64
10/18/2023	1ACH101823	Duke Energy Payment Processing	14807 Renaissance Ave Irrigation 8/26- 9/25		30.79	594,418.85
10/18/2023	3ACH101823	Duke Energy Payment Processing	14721 State Road 54 Lite 08/25-09/22		5,621.44	588,797.41
10/18/2023	2ACH101823	Duke Energy Payment Processing	14826 Renaissance Ave Irrigation 8/26 -9/25		30.79	588,766.62
10/18/2023	4ACH101823	Duke Energy Payment Processing	15381 Aviles PKWY Pump Irrigation 8/26- 9/25		30.79	588,735.83
10/18/2023	5ACH101823	Duke Energy Payment Processing	15246 Caravan Ave Irrigation 8/26- 9/25		30.79	588,705.04
10/18/2023	7ACH101823	Duke Energy Payment Processing	2781 Long Bow Way Irrigation 8/26- 9/25		30.79	588,674.25
10/18/2023	6ACH101823	Duke Energy Payment Processing	0000 Aviles PKY Lite 8/26-9/22		2,034.30	586,639.95
10/18/2023	8ACH101823	Duke Energy Payment Processing	0000 Aviles PKY Lite PH2 A&B SL 8/25-9/22		2,599.55	584,040.40
10/18/2023	9ACH101823	Duke Energy Payment Processing	15301 Aviles PKWY Pump Irrigation 8/26-9/25		30.79	584,009.61



10/18/2023	10ACH01823	Duke Energy Payment Processing	14700 Trails Edge Blvd Irrigation 8/26- 9/25	30.79	583,978.82
10/18/2023	11ACH101823	Duke Energy Payment Processing	15233 Renaissance Ave Irrigation 8/25-9/25	30.79	583,948.03
10/18/2023	12ACH101823	Duke Energy Payment Processing	14575 Promenade PKWY Amenity Center 08/26- 9/25	1,604.86	582,343.17
10/18/2023	13ACH101823	Duke Energy Payment Processing	14575 Promenade PKY Pool 8/26- 9/25	1,003.27	581,339.90
10/18/2023	14ACH101823	Duke Energy Payment Processing	2995 Long Bow Way Irrigation 8/26- 9/25	30.79	581,309.11
10/18/2023	15ACH101823	Duke Energy Payment Processing	14731 State Road 54 8/26- 9/25	32.18	581,276.93
10/18/2023	16ACH101823	Duke Energy Payment Processing	15121 Aviles PKWY Pump Irrigatio 8/26- 9/25	30.79	581,246.14
10/18/2023	17ACH101823	Duke Energy Payment Processing	15138 Caravan Ave Irrigation 8/26- 9/25	30.79	581,215.35
10/20/2023	1ACH102023	Pasco County Utilities	15050 Caravan Ave 8/18- 9/19	27.00	581,188.35
10/20/2023	2ACH102023	Pasco County Utilities	14915 Aviles Parkway 8/18- 9/19	56.25	581,132.10
10/20/2023	3ACH102023	Pasco County Utilities	14859 Caravan Ave 8/18- 9/19	16.50	581,115.60
10/20/2023	4ACH102023	Pasco County Utilities	14450 Promenade Parkway 8/19- 9/18	153.00	580,962.60
10/20/2023	5ACH102023	Pasco County Utilities	14700 Trails Edge Blvd 8/18-9/19	84.00	580,878.60
10/20/2023	6ACH102023	Pasco County Utilities	2830 Long Bow Way 8/18- 9/19	34.50	580,844.10
10/20/2023	7ACH102023	Pasco County Utilities	14400 Trails Edge Blvd 08/18-9/19/23	12.00	580,832.10
10/20/2023	8ACH102023	Pasco County Utilities	0 Promenade Parkway 8/18- 9/19	117.00	580,715.10
10/20/2023	9ACH102023	Pasco County Utilities	2995 Long Bow Wa 8/19- 9/18	9.00	580,706.10
10/20/2023	10ACH102023	Pasco County Utilities	15381 Aviles Parkway 8/19- 9/18	9.00	580,697.10
10/20/2023	11ACH102023	Pasco County Utilities	15233 renaissance Ave 8/19- 9/18	2.25	580,694.85
10/20/2023	12ACH102023	Pasco County Utilities	15121 Aviles parkway 8/19- 9/18	2.25	580,692.60
10/20/2023	13ACH100923	Pasco County Utilities	15246 Caravan Ave 8/19- 9/18	16.50	580,676.10
10/20/2023	14ACH102023	Pasco County Utilities	14577 Promenade parkway 8/18- 9/19	18.00	580,658.10
10/20/2023	15ACH102023	Pasco County Utilities	14575 Promenade Parkway 8/18 -9/18	1,131.10	579,527.00
10/20/2023	16ACH102023	Pasco County Utilities	14502 Promenade Parkway 8/18- 9/19	65.99	579,461.01
10/20/2023	EFT102023	Florida Dept. of Revenue	Sales Tax Filing - Sep 2023	101.01	579,360.00
10/20/2023	1020ACH1	ADP, Inc.	Payroll Processing Fees	119.17	579,240.83
10/24/2023	100158	Business Observer	Invoice: 23-01699P (Reference: Legal Advertising.)	89.69	579,151.14
10/24/2023	100159	KILINSKI VAN WYK, PLLC	Invoice: 7583 (Reference: General Matters - Sep 2023.)	1,326.38	577,824.76
10/25/2023	ACH102523	Duke Energy Payment Processing	15165 State Rd 54 Monument 8/26- 9/26	291.73	577,533.03
10/25/2023			Deposit	1,390.00	578,923.03
10/27/2023	1027ACH1	Cory R. Elliott	PR 10/7/23 - 10/20/23	629.72	578,293.31
10/27/2023	1027ACH2	Ryan Grillo	PR 10/7/23 - 10/20/23	487.60	577,805.71
10/27/2023	1027ACH3	ADP, Inc.	Payroll Tax 10/7/23 - 10/20/23	233.11	577,572.60
10/27/2023	1027ACH4	ADP, Inc.	Workers Comp	36.70	577,535.90
10/31/2023	ACH103123	Frontier	Service 10/7-11/6	79.98	577,455.92
10/31/2023			Interest	52.37	577,508.29

10/31/2023

1,442.37

82,459.29

577,508.29



EXHIBIT 6



1:09 PM
11/07/23

Asturia CDD
Check Detail
October 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1006ACH1	10/06/2023	ADP, Inc.		1101000 - Cash- Op...		-110.83
Bill	643284635	09/29/2023			1551000 - Continge...	-110.83	110.83
TOTAL						-110.83	110.83
Bill Pmt -Check	1013ACH1	10/13/2023	Jean-Jacques Darius		1101000 - Cash- Op...		-184.70
Bill	101323	10/13/2023			1511001 - P/R - Boa...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	1020ACH1	10/20/2023	ADP, Inc.		1101000 - Cash- Op...		-119.17
Bill	644172150	10/13/2023			1551000 - Continge...	-119.17	119.17
TOTAL						-119.17	119.17
Bill Pmt -Check	1027ACH1	10/27/2023	Cory R. Elliott		1101000 - Cash- Op...		-629.72
Bill	102723	10/27/2023			1513015 - Prof Serv ...	-629.72	629.72
TOTAL						-629.72	629.72
Bill Pmt -Check	1013ACH2	10/13/2023	Jonathan Tietz		1101000 - Cash- Op...		-184.70
Bill	101323	10/13/2023			1511001 - P/R - Boa...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	1027ACH2	10/27/2023	Ryan Grillo		1101000 - Cash- Op...		-487.60
Bill	102723	10/27/2023			1513015 - Prof Serv ...	-487.60	487.60
TOTAL						-487.60	487.60
Bill Pmt -Check	1013ACH3	10/13/2023	Ryan Grillo		1101000 - Cash- Op...		-518.48
Bill	101323	10/13/2023			1513015 - Prof Serv ...	-518.48	518.48
TOTAL						-518.48	518.48

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11/07/23

Asturia CDD
Check Detail
October 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1027ACH3	10/27/2023	ADP, Inc.		1101000 - Cash- Op...		-233.11
Bill	10/27/23 Tax	10/27/2023			1513015 - Prof Serv ...	-102.93	102.93
					1513015 - Prof Serv ...	-130.18	130.18
TOTAL						-233.11	233.11
Bill Pmt -Check	1013ACH4	10/13/2023	ADP, Inc.		1101000 - Cash- Op...		-68.93
Bill	10/13/23 WC	10/13/2023			1513015 - Prof Serv ...	-68.93	68.93
TOTAL						-68.93	68.93
Bill Pmt -Check	1027ACH4	10/27/2023	ADP, Inc.		1101000 - Cash- Op...		-36.70
Bill	10/27/23 WC	10/27/2023			1513015 - Prof Serv ...	-36.70	36.70
TOTAL						-36.70	36.70
Bill Pmt -Check	1013ACH5	10/13/2023	ADP, Inc.		1101000 - Cash- Op...		-297.78
Bill	10/13/2023 Tax	10/13/2023			1513015 - Prof Serv ...	-48.26	48.26
					1513015 - Prof Serv ...	-66.52	66.52
					1511001 - P/R - Boa...	-100.50	100.50
					1511115 - FICA Taxes	-82.50	82.50
TOTAL						-297.78	297.78
Bill Pmt -Check	102	10/13/2023	Susan Coppa		1101000 - Cash- Op...		-160.70
Bill	101323	10/13/2023			1511001 - P/R - Boa...	-160.70	160.70
TOTAL						-160.70	160.70
Bill Pmt -Check	103	10/13/2023	Marie Pearson		1101000 - Cash- Op...		-184.70
Bill	101323	10/13/2023			1511001 - P/R - Boa...	-184.70	184.70
TOTAL						-184.70	184.70

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11/07/23

Asturia CDD
Check Detail
October 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	104	10/13/2023	Glen Penning		1101000 - Cash- Op...		-184.70
Bill	101323	10/13/2023			1511001 - P/R - Boa...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	1053	10/01/2023	Egis Insurance Ad...		1101000 - Cash- Op...		-29,611.00
Bill	20434	10/01/2023			1513100 - Insurance...	-29,611.00	29,611.00
TOTAL						-29,611.00	29,611.00
Bill Pmt -Check	1054	10/06/2023	Tampa Holiday Lig...		1101000 - Cash- Op...		-3,020.00
Bill	7004	10/05/2023			1541040 - Decorativ...	-3,020.00	3,020.00
TOTAL						-3,020.00	3,020.00
Bill Pmt -Check	1055	10/10/2023	Site Masters of Flo...		1101000 - Cash- Op...		-3,600.00
Bill	100923-1	10/09/2023			1551000 - Continge...	-3,600.00	3,600.00
TOTAL						-3,600.00	3,600.00
Bill Pmt -Check	1056	10/16/2023	Jaclyn Montesano		1101000 - Cash- Op...		0.00
TOTAL						0.00	0.00
Bill Pmt -Check	1057	10/16/2023	Stephen Brock		1101000 - Cash- Op...		-250.00
Bill	90823	10/16/2023			1363095 - Rental In...	-250.00	250.00
TOTAL						-250.00	250.00
Bill Pmt -Check	10ACH01823	10/18/2023	Duke Energy Paym...		1101000 - Cash- Op...		-30.79
Bill	8839-4292 SEP	09/27/2023			1531030 - Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79

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11/07/23

Asturia CDD
Check Detail
October 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100145	10/02/2023	RedTree Landscap...		1101000 - Cash- Op...		-1,132.25
Bill	14816	08/31/2023			1546041 - R&M - Imi...	-1,132.25	1,132.25
TOTAL						-1,132.25	1,132.25
Bill Pmt -Check	100146	10/02/2023	Romaner Graphics		1101000 - Cash- Op...		-120.00
Bill	21878	09/20/2023			1541091 - CH Facili...	-120.00	120.00
TOTAL						-120.00	120.00
Bill Pmt -Check	100147	10/10/2023	Vesta District Servi...		1101000 - Cash- Op...		-5,000.00
Bill	413495	10/01/2023			1511005 - District M...	-5,000.00	5,000.00
TOTAL						-5,000.00	5,000.00
Bill Pmt -Check	100148	10/10/2023	Complete IT Corp		1101000 - Cash- Op...		-41.04
Bill	B688CC27-0008	10/01/2023			1513045 - Communi...	-41.04	41.04
TOTAL						-41.04	41.04
Bill Pmt -Check	100149	10/10/2023	RedTree Landscap...		1101000 - Cash- Op...		-12,975.00
Bill	14911	10/01/2023			1546001 - Contracts...	-12,975.00	12,975.00
TOTAL						-12,975.00	12,975.00
Bill Pmt -Check	100150	10/10/2023	DCSI, Inc.		1101000 - Cash- Op...		-125.00
Bill	31234	09/29/2023			1541091 - CH Facili...	-125.00	125.00
TOTAL						-125.00	125.00
Bill Pmt -Check	100151	10/10/2023	Innersync Studio		1101000 - Cash- Op...		-1,537.50
Bill	21716	10/01/2023			1513014 - Website ...	-1,537.50	1,537.50
TOTAL						-1,537.50	1,537.50

1:09 PM
11/07/23

Asturia CDD
Check Detail
October 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100152	10/11/2023	Best Termite and P...		1101000 - Cash- Op...		-55.00
Bill	1231143	09/25/2023			1546037 - Pest Cont...	-55.00	55.00
TOTAL						-55.00	55.00
Bill Pmt -Check	100153	10/11/2023	Electro Sanitation ...		1101000 - Cash- Op...		-1,287.85
Bill	INV-000014	10/04/2023			1541056 - Clubhous...	-1,200.00	1,200.00
Bill	INV-000015	10/04/2023			1541099 - CH Janito...	-87.85	87.85
TOTAL						-1,287.85	1,287.85
Bill Pmt -Check	100154	10/11/2023	Suncoast Pool Ser...		1101000 - Cash- Op...		-1,027.00
Bill	9691	10/01/2023			1541050 - Pool Cont...	-1,027.00	1,027.00
TOTAL						-1,027.00	1,027.00
Bill Pmt -Check	100155	10/11/2023	Blue Water Aquatic...		1101000 - Cash- Op...		-890.00
Bill	30700	09/30/2023			1537005 - R&M- Lake	-890.00	890.00
TOTAL						-890.00	890.00
Bill Pmt -Check	100156	10/11/2023	RedTree Landscap...		1101000 - Cash- Op...		-964.25
Bill	15038	09/30/2023			1546041 - R&M - Imi...	-80.00	80.00
Bill	15041	09/30/2023			1546041 - R&M - Imi...	-884.25	884.25
TOTAL						-964.25	964.25
Bill Pmt -Check	100157	10/11/2023	Coastal Waste & R...		1101000 - Cash- Op...		-77.08
Bill	SW0000412508	10/01/2023			1534010 - Garbage ...	-77.08	77.08
TOTAL						-77.08	77.08
Bill Pmt -Check	100158	10/24/2023	Business Observer		1101000 - Cash- Op...		-89.69
Bill	23-01699P	10/13/2023			1513055 - Legal Adv...	-89.69	89.69
TOTAL						-89.69	89.69

1:09 PM
11/07/23

Asturia CDD
Check Detail
October 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100159	10/24/2023	KILINSKI VAN WY...		1101000 - Cash- Op...		-1,326.38
Bill	7583	10/13/2023			1514011 - DS- Legal...	-1,326.38	1,326.38
TOTAL						-1,326.38	1,326.38
Bill Pmt -Check	ACH100223	10/02/2023	Frontier		1101000 - Cash- Op...		-69.98
Bill	020723-5	09/07/2023			1513045 - Communi...	-69.98	69.98
TOTAL						-69.98	69.98
Bill Pmt -Check	ACH100623	10/06/2023	Spectrum Business		1101000 - Cash- Op...		-172.00
Bill	1404393062123	09/21/2023			1541003 - Communi...	-172.00	172.00
TOTAL						-172.00	172.00
Bill Pmt -Check	13ACH100923	10/20/2023	Pasco County Utilit...		1101000 - Cash- Op...		-16.50
Bill	19156940	10/03/2023			1533030 - Utilities - ...	-16.50	16.50
TOTAL						-16.50	16.50
Bill Pmt -Check	1ACH101623	10/16/2023	Duke Energy Paym...		1101000 - Cash- Op...		-296.86
Bill	8841-6465 SEP	09/25/2023			1531030 - Utility - St...	-296.86	296.86
TOTAL						-296.86	296.86
Bill Pmt -Check	2ACH101623	10/16/2023	Duke Energy Paym...		1101000 - Cash- Op...		-100.24
Bill	9355-5410 SEP	09/25/2023			1531030 - Utility - St...	-100.24	100.24
TOTAL						-100.24	100.24
Bill Pmt -Check	11ACH101823	10/18/2023	Duke Energy Paym...		1101000 - Cash- Op...		-30.79
Bill	8839-2365 SEP	09/27/2023			1531030 - Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79

1:09 PM
11/07/23

Asturia CDD
Check Detail
October 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12ACH101823	10/18/2023	Duke Energy Paym...		1101000 - Cash- Op...		-1,604.86
Bill	8839-4937 SEP	09/27/2023			1531030 - Utility - St...	-1,604.86	1,604.86
TOTAL						-1,604.86	1,604.86
Bill Pmt -Check	13ACH101823	10/18/2023	Duke Energy Paym...		1101000 - Cash- Op...		-1,003.27
Bill	8839-4523 SEP	09/27/2023			1531030 - Utility - St...	-1,003.27	1,003.27
TOTAL						-1,003.27	1,003.27
Bill Pmt -Check	14ACH101823	10/18/2023	Duke Energy Paym...		1101000 - Cash- Op...		-30.79
Bill	8839-4721 SEP	09/27/2023			1531030 - Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
Bill Pmt -Check	15ACH101823	10/18/2023	Duke Energy Paym...		1101000 - Cash- Op...		-32.18
Bill	8839-2175 SEP	09/27/2023			1531030 - Utility - St...	-32.18	32.18
TOTAL						-32.18	32.18
Bill Pmt -Check	16ACH101823	10/18/2023	Duke Energy Paym...		1101000 - Cash- Op...		-30.79
Bill	8839-2745 SEP	09/27/2023			1531030 - Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
Bill Pmt -Check	17ACH101823	10/18/2023	Duke Energy Paym...		1101000 - Cash- Op...		-30.79
Bill	8839-3316 SEP	09/27/2023			1531030 - Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
Bill Pmt -Check	1ACH101823	10/18/2023	Duke Energy Paym...		1101000 - Cash- Op...		-30.79
Bill	8841-5084 SEP	09/27/2023			1531030 - Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79

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Asturia CDD
Check Detail
October 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	2ACH101823	10/18/2023	Duke Energy Paym...		1101000 - Cash- Op...		-30.79
Bill	8841-6077 SEP	09/27/2023			1531030 - Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
Bill Pmt -Check	3ACH101823	10/18/2023	Duke Energy Paym...		1101000 - Cash- Op...		-5,621.44
Bill	8839-2555 SEP	09/27/2023			1531030 - Utility - St...	-5,621.44	5,621.44
TOTAL						-5,621.44	5,621.44
Bill Pmt -Check	4ACH101823	10/18/2023	Duke Energy Paym...		1101000 - Cash- Op...		-30.79
Bill	8839-3704 SEP	09/27/2023			1531030 - Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
Bill Pmt -Check	5ACH101823	10/18/2023	Duke Energy Paym...		1101000 - Cash- Op...		-30.79
Bill	8841-5480 SEP	09/27/2023			1531030 - Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
Bill Pmt -Check	6ACH101823	10/18/2023	Duke Energy Paym...		1101000 - Cash- Op...		-2,034.30
Bill	8841-5753 SEP	09/27/2023			1531030 - Utility - St...	-2,034.30	2,034.30
TOTAL						-2,034.30	2,034.30
Bill Pmt -Check	7ACH101823	10/18/2023	Duke Energy Paym...		1101000 - Cash- Op...		-30.79
Bill	8841-6283 SEP	09/27/2023			1531030 - Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
Bill Pmt -Check	8ACH101823	10/18/2023	Duke Energy Paym...		1101000 - Cash- Op...		-2,599.55
Bill	8839-3514 SEP	09/27/2023			1531030 - Utility - St...	-2,599.55	2,599.55
TOTAL						-2,599.55	2,599.55

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11/07/23

Asturia CDD
Check Detail
October 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount	
Bill Pmt -Check	9ACH101823	10/18/2023	Duke Energy Paym...		1101000 - Cash- Op...		-30.79	
Bill	8839-4086 SEP	09/27/2023			1531030 - Utility - St...	-30.79	30.79	✓
TOTAL						-30.79	30.79	
Bill Pmt -Check	10ACH102023	10/20/2023	Pasco County Utilit...		1101000 - Cash- Op...		-9.00	✓
Bill	19155072	10/03/2023			1533030 - Utilities - ...	-9.00	9.00	
TOTAL						-9.00	9.00	
Bill Pmt -Check	11ACH102023	10/20/2023	Pasco County Utilit...		1101000 - Cash- Op...		-2.25	✓
Bill	19156936	10/03/2023			1533030 - Utilities - ...	-2.25	2.25	
TOTAL						-2.25	2.25	
Bill Pmt -Check	12ACH102023	10/20/2023	Pasco County Utilit...		1101000 - Cash- Op...		-2.25	✓
Bill	19155074	10/03/2023			1533030 - Utilities - ...	-2.25	2.25	
TOTAL						-2.25	2.25	
Bill Pmt -Check	14ACH102023	10/20/2023	Pasco County Utilit...		1101000 - Cash- Op...		-18.00	✓
Bill	19154094	10/03/2023			1533030 - Utilities - ...	-18.00	18.00	
TOTAL						-18.00	18.00	
Bill Pmt -Check	15ACH102023	10/20/2023	Pasco County Utilit...		1101000 - Cash- Op...		-1,131.10	✓
Bill	19154095	10/03/2023			1533030 - Utilities - ...	-1,131.10	1,131.10	
TOTAL						-1,131.10	1,131.10	
Bill Pmt -Check	16ACH102023	10/20/2023	Pasco County Utilit...		1101000 - Cash- Op...		-65.99	✓
Bill	19154098	10/03/2023			1533030 - Utilities - ...	-65.99	65.99	
TOTAL						-65.99	65.99	

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11/07/23

Asturia CDD
Check Detail
October 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1ACH102023	10/20/2023	Pasco County Utilit...		1101000 - Cash- Op...		-27.00
Bill	19156941	10/03/2023			1533030 - Utilities - ...	-27.00	27.00
TOTAL						-27.00	27.00
Bill Pmt -Check	2ACH102023	10/20/2023	Pasco County Utilit...		1101000 - Cash- Op...		-56.25
Bill	19153949	10/03/2023			1533030 - Utilities - ...	-56.25	56.25
TOTAL						-56.25	56.25
Bill Pmt -Check	3ACH102023	10/20/2023	Pasco County Utilit...		1101000 - Cash- Op...		-16.50
Bill	19153951	10/03/2023			1533030 - Utilities - ...	-16.50	16.50
TOTAL						-16.50	16.50
Bill Pmt -Check	4ACH102023	10/20/2023	Pasco County Utilit...		1101000 - Cash- Op...		-153.00
Bill	19153954	10/03/2023			1533030 - Utilities - ...	-153.00	153.00
TOTAL						-153.00	153.00
Bill Pmt -Check	5ACH102023	10/20/2023	Pasco County Utilit...		1101000 - Cash- Op...		-84.00
Bill	19153955	10/03/2023			1533030 - Utilities - ...	-84.00	84.00
TOTAL						-84.00	84.00
Bill Pmt -Check	6ACH102023	10/20/2023	Pasco County Utilit...		1101000 - Cash- Op...		-34.50
Bill	19153956	10/03/2023			1533030 - Utilities - ...	-34.50	34.50
TOTAL						-34.50	34.50
Bill Pmt -Check	7ACH102023	10/20/2023	Pasco County Utilit...		1101000 - Cash- Op...		-12.00
Bill	19153958	10/03/2023			1533030 - Utilities - ...	-12.00	12.00
TOTAL						-12.00	12.00

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11/07/23

Asturia CDD
Check Detail
October 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount	
Bill Pmt -Check	8ACH102023	10/20/2023	Pasco County Utilit...		1101000 - Cash- Op...		-117.00	
Bill	19154417	10/03/2023			1533030 - Utilities - ...	-117.00	117.00	✓
TOTAL						-117.00	117.00	
Bill Pmt -Check	9ACH102023	10/20/2023	Pasco County Utilit...		1101000 - Cash- Op...		-9.00	
Bill	19153959	10/03/2023			1533030 - Utilities - ...	-9.00	9.00	✓
TOTAL						-9.00	9.00	
Bill Pmt -Check	EFT102023	10/20/2023	Florida Dept. of Re...		1101000 - Cash- Op...		-101.01	
Bill	Sep 2023 Sales ...	10/19/2023			1549001 - Miscellan...	-101.01	101.01	(Sales Tax)
TOTAL						-101.01	101.01	
Bill Pmt -Check	ACH102523	10/25/2023	Duke Energy Paym...		1101000 - Cash- Op...		-291.73	
Bill	8841-5282 SEP	10/04/2023			1531030 - Utility - St...	-291.73	291.73	✓
TOTAL						-291.73	291.73	
Bill Pmt -Check	ACH103123	10/31/2023	Frontier		1101000 - Cash- Op...		-79.98	
Bill	020723-5	10/07/2023			1513045 - Communi...	-79.98	79.98	✓
TOTAL						-79.98	79.98	



ADP, Inc.
PO Box 842875
Boston MA 02284-2875

ADVICE OF DEBIT

Client Name : ASTURIA COMMUNITY
DEVELOPMENT DISTR
Client Number : 2684460
Advice of Debit Number : 643284635
Advice of Debit Date : 09/29/2023
Advice of Debit Due Date : 10/06/2023
Total Debited This Invoice : \$110.83

i Inquiries

For Billing inquiries, please contact your client service rep at 866-873-0386

TRISH DOBSON
ASTURIA COMMUNITY DEVELOPMENT DISTR
14575 PROMENADE PKWY
ODESSA, FL 33556-2707

CURRENT CHARGES

RUN	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
COMPANY CODE 1808-2R-DU3 IID 27702677 Processing Charges for Period Ending Date: 09/22/2023 Check Date: 09/29/2023					
ADP Complete Payroll and HR Plus Includes: Multiple Employee Pay Options Tax Filing and New Hire Reporting Electronic Reports Employee Access RUN Powered by ADP Mobile Payroll General Ledger Interface Garnishment Payment Service Unemployment Claims Service (SUI) Poster Compliance Update Service 24x7 Live Support HR Help Desk 25 Background Checks Employee Handbook Wizard Zip Recruiter - 2 Job Slots Job Description Wizard Document Vault HR Tracking, Form and Documents Compliance Update and Training 24.79% of the Per Pay Fee is Software Pay-by-Pay Workers' Compensation	1	discount applies		\$158.95	
	1	\$15.45 each		\$15.45	

Sub Total Current Charges **\$174.40**

39.99% Discount On Processing Charges **-\$63.57**

TOTAL CHARGES FOR COMPANY CODE: 1808-2R-DU3 **\$110.83**

Total Debited **\$110.83**

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXX1583 on 10/06/2023 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.



ADP, Inc.
PO Box 842875
Boston MA 02284-2875

ADVICE OF DEBIT

Client Name : ASTURIA COMMUNITY
DEVELOPMENT DISTR
Client Number : 2684460
Advice of Debit Number : 644172150
Advice of Debit Date : 10/13/2023
Advice of Debit Due Date : 10/20/2023
Total Debited This Invoice : \$119.17

i Inquiries

For Billing inquiries, please contact your client service rep at 866-873-0386

TRISH DOBSON
ASTURIA COMMUNITY DEVELOPMENT DISTR
14575 PROMENADE PKWY
ODESSA, FL 33556-2707

CURRENT CHARGES

RUN	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
COMPANY CODE 1808-2R-DU3 IID 27702677					
Processing Charges for Period Ending Date: 10/06/2023 Check Date: 10/13/2023					
ADP Complete Payroll and HR Plus Includes: Multiple Employee Pay Options Tax Filing and New Hire Reporting Electronic Reports Employee Access RUN Powered by ADP Mobile Payroll General Ledger Interface Garnishment Payment Service Unemployment Claims Service (SUI) Poster Compliance Update Service 24x7 Live Support HR Help Desk 25 Background Checks Employee Handbook Wizard Zip Recruiter - 2 Job Slots Job Description Wizard Document Vault HR Tracking, Form and Documents Compliance Update and Training 22.79% of the Per Pay Fee is Software Pay-by-Pay Workers' Compensation	6	discount applies		\$172.85	
	1	\$15.45 each		\$15.45	

Sub Total Current Charges \$188.30

39.99% Discount On Processing Charges -\$69.13

TOTAL CHARGES FOR COMPANY CODE: 1808-2R-DU3 \$119.17

Total Debited \$119.17

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXX1583 on 10/20/2023 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.



Asturia Community Development District
c/o DPF
250 International Parkway, Ste 208
Lake Mary, FL 32746

INVOICE

Customer	Asturia Community Development District
Acct #	741
Date	09/29/2023
Customer Service	Charisse Bitner
Page	1 of 1

Payment Information	
Invoice Summary	\$ 29,611.00
Payment Amount	
Payment for:	Invoice#20434
100123685	

Thank You

Please detach and return with payment



Customer: Asturia Community Development District

Invoice	Effective	Transaction	Description	Amount
20434	10/01/2023	Renew policy	Policy #100123685 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/29/2023	29,611.00
				Total
				\$ 29,611.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		
Atlanta, GA 30374-8555	sclimer@egisadvisors.com	09/29/2023





Tampa Holiday Lights

9420 Lazy Lane | STE B10 | Tampa, Florida 33614
(813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

RECIPIENT:

Asturia

14575 Promenade Parkway
Odessa, Florida 33556

Invoice #7004

Issued Oct 05, 2023

Due Nov 04, 2023

Total \$3,020.00

Account Balance \$3,020.00

2023 Holiday Lighting-

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Oct 16, 2023				
2023 Returning Labor Costs:	-Roofline on both clubhouse buildings - Lining front entrance sign - 4 Wreaths installed Lights delivery Installation Maintenance/ Service Calls Removal Storage through 2024 season	1	\$1,410.00	\$1,410.00
1A Labor- Crepe Myrtle Base (Per tree)	1A Labor Prep- 3 Strands Installation Maintenance Removal Storage	7	\$80.00	\$560.00
1A Materials- Crepe Myrtle Base (Per Tree)	(3) 70 5mm Wide Angle Warm White lights LED Mini Lights 4" on green wire Extension Cords *One timer necessary on each side for every 40 strands	14	\$75.00	\$1,050.00



Tampa Holiday Lights

9420 Lazy Lane | STE B10 | Tampa, Florida 33614
(813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

Thank you for your business. Please contact us with any questions regarding this invoice.

Total	\$3,020.00
Account balance	\$3,020.00

Pay Now



Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
(813)917-9567

INVOICE
100923-1

To: Asturia CDD
250 International Pkwy, Suite 280
Lake Mary, FL 32746

Date: October 9, 2023

Fenland / Alimara Erosion Repairs

Contract amount	\$ 7,200
Work completed	\$ 7,200
Previously paid	(\$ 3,600)

TOTAL DUE \$ 3,600



From: [Tish L. Dobson](#)
To: [Marcelle R. Scott](#)
Subject: Asturia- Deposit Refund
Date: Monday, October 16, 2023 9:50:05 AM
Attachments: [image001.png](#)
Importance: High

Hi Marcy,
Will you process a room rental deposit refund to Jaclyn Montesano, please?

Refund Information:

Refund amount - \$250.00

Name: Jaclyn Montesano

Address: 15452 Aviles Parkway Odessa, FL 33556

Thank you,

Tish Dobson
District Manager



250 International Pkwy., Ste. 208

Lake Mary, Florida 32746

C: 813-758-4841

www.VestaPropertyServices.com

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From: Tish Dobson <tdobson13@msn.com>
Sent: Monday, October 16, 2023 9:43 AM
To: Tish L. Dobson <tdobson@dpfgmc.com>
Subject: Asturia- Deposit Refund

Asturia

COMMUNITY DEVELOPMENT 18-1P21

Asturia CDD
14575 Promenade Pkwy
Odessa, FL 33556
Phone: 813-510-3601
Email: clubhouse@asturiacdd.org

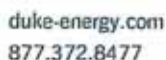
Private Event Rental Agreement

Today's Date	9/8/23		
Reserved Date & Time	9/23/23	2:00 - 8:00	includes 3 car hour for setup
Type of Party	Baby Shower	# of Guests	30
Rental Area	Clubhouse		
Name of Renter	Jaclyn Montesano		
Address	15452 Avilas Pkwy Odessa		
Phone Number and Email Contact	813-957-1045 jsmontesano@gmail.com		
Rental Fee	Amount 300	Payment Type check	Date Received 9/8
Security Deposit	Amount 250	Payment Type check	Date Received 9/8

Rental Policies (Read and initial next to each item)

- The facility shall be left in the same condition it was found prior to the event JM
- Time allotted may not be exceeded JM
- The allotted time includes set-up and clean-up JM
- Renter must supply all kitchen products. This includes: plates, napkins, cups, plasticware etc. Asturia CDD will provide cleaning supplies and garbage bags JM
- I understand that I am responsible for any damage or change in the condition of the facility, including restrooms, caused by my guests or event. I also agree to be responsible for the conduct of my guests and understand that the rental of the above-mentioned room does not include use of the full facility JM

Sent from my iPhone



Page 1 of 3

Bill date Oct 27, 2023

For service Sep 26 - Oct 25

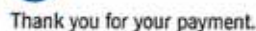
30 days

IRRIGATION

Account number 9100 8839 2365

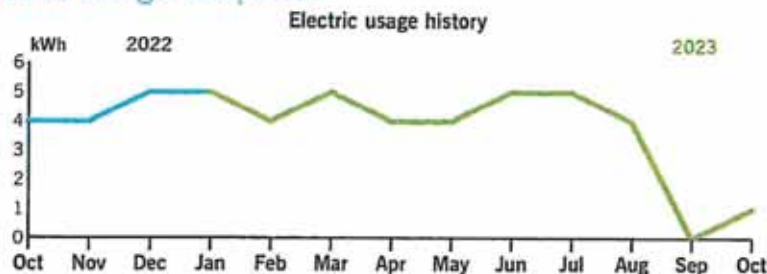
Billing summary

Previous Amount Due	\$30.79
<i>Payment Received Oct 18</i>	-30.79
Current Electric Charges	30.00
Taxes	0.79
Total Amount Due Nov 17	\$30.79



To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

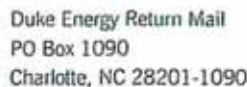
74° 71° 64° 64° 69° 71° 76° 78° 82° 85° 85° 82° 77°

	Current Month	Oct 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1	4	46	4
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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



Account number
9100 8839 2365

\$30.79
by Nov 17

After 90 days from bill date, a late charge will apply.

\$ _____
Add here, to help others with a
contribution to Share the Light

\$ _____
Amount enclosed

001743 0000000016



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

8891.00883923650006600000000000000000307900000030799

b.def.duke.bills.20231026200037.40.af-3485-0000000016



duke-energy.com
877.372.8477

Page 3 of 3

Account number 9100 8839 2365

Your usage snapshot - Continued

Current electric usage for meter number 3514363	
Actual reading on Oct 25	231
Previous reading on Sep 26	- 230
<hr/>	
Energy Used	1 kWh
Billed kWh	1.000 kWh

Billing details - Electric

Billing Period - Sep 26 23 to Oct 25 23	
Meter - 3514363	
Customer Charge	\$15.55
Energy Charge	
1.000 kWh @ 10.278c	0.09
Fuel Charge	
1.000 kWh @ 5.630c	0.06
Minimum Bill Adjustment	14.30
<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).

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.79

By def duke bills 20231026200037.40.mfp-3487-0000000016



RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690
727-810-4464
service@redtreelandscape.systems
redtreelandscapesystems.com

Invoice 14816



BILL TO

Asturia CDD
C/O DPFG Mangement & Consulting,
LLC
250 International Pkwy. Ste. 208
Lake Mary, FL 32746

DATE
08/31/2023

PLEASE PAY
\$1,132.25

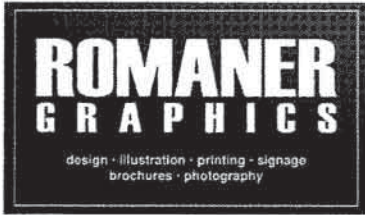
DUE DATE
09/30/2023

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed during monthly inspection as follows on 8/8/23:			
Clubhouse			
Repairs made after inspection on zones 92, had to replace decoder after locating the valve which took some time to locate. Repairs made on zones 1, 6, 21, 23, 26, 28, 34, 64			
Sales RB Single station decoder	1	250.00	250.00
Sales king nuts	8	1.50	12.00
Sales DBYR	6	3.00	18.00
Sales 6" pop ups	6	18.75	112.50
Sales nozzles	4	2.50	10.00
Sales drip tees	3	1.25	3.75
Sales drip pipe, per foot	10	1.00	10.00
Sales 1/2" cap	1	1.00	1.00
Sales Labor - technician	13	55.00	715.00

TOTAL DUE

\$1,132.25

THANK YOU.



20108 Pond Spring Way
Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com

INVOICE # 21878

TO: Asturia
COMPANY NAME:
DATE: 9/20/23

At Promenade and Portico, reinstall Curve sign

Total: \$120.00

Thank You,



Invoice

Date 10/01/2023

Invoice # 413495

Terms Net 30

Due Date 10/31/2023

Memo District Management Services, as follows:

250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Bill To

Asturia Community Development District

c/o Vesta District Services

250 International Parkway, Suite 208

Lake Mary FL 32746

Description	Quantity	Rate	Amount
District Management Services	1		5,000.00
Total			5,000.00
Amount Due			5,000.00

Invoice



Invoice number B688CC27-0008
Date of issue October 1, 2023
Date due October 16, 2023

Complete I.T. Corp
2664 Cypress Ridge Boulevard
Suite 103
Wesley Chapel, Florida 33544
United States
+1 813-444-4355

Bill to
Asturia CDD
14575 Promenade Pkwy
Odessa, Florida 33556
United States
+1 813-994-1001
districtap@dpfgmc.com

\$41.04 USD due October 16, 2023

[Pay online](#)

Please note - all calculated usage (things like International Calling or other usage based services) and inventory items (the number of 911 addresses or phone numbers) on this invoice are from September 2023. Any usage or inventory costs incurred by your use of our services in this month will be billed next month

Description	Qty	Unit price	Amount
Product - CIT Hosted Phone Seat	1	\$30.00	\$30.00
Tax - Federal Universal Service Fund	1	\$5.86	\$5.86
Tax - FCC Cost Recovery Fee	1	\$0.12	\$0.12
Tax - Federal Telecommunications Relay Services Fund (Non-IPCTS)	1	\$0.01	\$0.01
Tax - Federal Telecommunications Relay Services Fund (IPCTS)	1	\$0.58	\$0.58
Tax - Communications Services Tax	1	\$2.72	\$2.72
Tax - Local Communications Svc. Tax	1	\$1.75	\$1.75

Pay with ACH or wire transfer

Bank transfers, also known as ACH payments, can take up to five business days. To pay via ACH, transfer funds using the following bank information.

Bank name WELLS FARGO BANK, N.A.
Routing number 121000248
Account number 40630116023847019
SWIFT code WFBIUS6S

Subtotal	\$41.04
Total	\$41.04
Amount due	\$41.04 USD

Pay with ACH or wire transfer

Bank transfers, also known as ACH payments, can take up to five business days. To pay via ACH, transfer funds using the following bank information.

Bank name WELLS FARGO BANK, N.A.
Routing number 121000248
Account number 40630116023847019
SWIFT code WFBUS6S



RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690
727-810-4464
service@redtreelandscape.systems
redtreelandscapesystems.com

Invoice 14911



BILL TO
Asturia CDD
c/o: Inframark
210 N. University Drive
Coral Springs, FL 33701

DATE	PLEASE PAY	DUE DATE
10/01/2023	\$12,975.00	10/01/2023

ACTIVITY	QTY	RATE	AMOUNT
Grounds Maintenance Monthly grounds maintenance program	1	8,750.00	8,750.00
Horticulture Monthly fertilization program	1	800.00	800.00
Horticulture Monthly pest control program	1	425.00	425.00
Landscape Maintenance: Irrigation Repair Monthly irrigation maintenance program	1	1,000.00	1,000.00
Grounds Maintenance Phase 4 Addition	1	2,000.00	2,000.00

TOTAL DUE \$12,975.00

THANK YOU.





DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
(813)949-6500
info@dcsisecurity.com
http://DCSIsecurity.com

Invoice

BILL TO

Asturia CDD
C/O DPF Management & Consulting LLC
250 International Pkwy., Ste. 208
Lake Mary, FL 32746

SHIP TO

Asturia CDD
14575 Promenade Parkway
Odessa, FL 33556

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
31234	09/29/2023	\$125.00	10/14/2023	Net 15	

P.O. NUMBER
10654

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
09/15/2023	Access/ Gate:Service Reason for call: Check back clubhouse door not opening with access cards. Tech notes: 1. Tested access lock - lock is releasing but the door mechanical lock is dragging the ground making it difficult to open the door. Need the door company to adjust. I let the manager know the issue.	1	125.00	125.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!
*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

**Returned Checks will receive \$25 NSF Fee.

***Late Fees are 1.5% per month

BALANCE DUE

\$125.00


P.O. Box 18723
Fairfield, OH 45018-0723

Your Website powered by

and SchoolNow

INVOICE

BILL TO

Asturia CDD
250 International Pkwy
Suite 208
Lake Mary, FL 32746

INVOICE # 21716**DATE** 10/01/2023**DUE DATE** 10/16/2023**TERMS** Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	600.00
CDD Ongoing PDF Accessibility Compliance Service	937.50

Annual service - Oct 1st to Sept 30th

BALANCE DUE**\$1,537.50**

Call Anytime: 813-935-0998

INVOICE

Billing Account Information

ACCOUNT #: 60154
REGISTRATION #: F840EF92
ASTURIA CDD c/o DPGF
MANAGEMENT & CONSULTING, LLC.
250 International Pkwy
Lake Mary, FL 32746

Company Information

BEST TERMITE AND PEST CONTROL INC.
8120 N Armenia Ave
Tampa, FL 33604
813-935-0998

Description:

Invoice Details

ASTURIA CDD c/o DPGF MANAGEMENT & CONSULTING, LLC., For service at 14575 State Road
54 Odessa, FL 33556

<u>DATE</u>	<u>PO #</u>	<u>INV #</u>	<u>TOTAL</u>	<u>DISCOUNT</u>	<u>TAX</u>	<u>ADJUSTMENT</u>	<u>GRAND TOTAL</u>
9/25/2023		1231143	\$55.00	\$0.00	\$0.00	\$0.00	\$55.00
<u>DESCRIPTION</u>			<u>TOTAL</u>	<u>DISCOUNT</u>	<u>TAX</u>		
Commercial Pest Control Monthly			\$55.00	\$0.00	\$0.00		

PLEASE REMIT: \$55.00

[Click here to log on to your account to review history, manage your profile and review services](#)

Electro Sanitation Services
1750 Paladino Court
Odessa Florida 33556
U.S.A
electrosanitationservices@gmail.com

INVOICE

INV-000014

Balance Due
\$1,200.00

Invoice Date : 04 Oct 2023

Terms : Due On Receipt

Due Date : 04 Oct 2023

Asturia CDD c/o Tish Dobson

#	Description	Qty	Rate	Amount
1	Cleaning @ \$300/week. 09/04 through 09/30- Four weeks	1.00	1,200.00	1,200.00
Sub Total				1,200.00
Total				\$1,200.00
Balance Due				\$1,200.00

It was great doing business with you!

Payment due upon receipt.



Electro Sanitation Services
1750 Paladino Court
Odessa Florida 33556
U.S.A
electrosanitationservices@gmail.com

INVOICE

INV-000015

Balance Due
\$87.85

Invoice Date : 04 Oct 2023

Terms : Due On Receipt

Due Date : 04 Oct 2023

Asturia CDD c/o Tish Dobson

#	Description	Qty	Rate	Amount
1	Gentle Handsoap White Pearl	1.00	13.95	13.95
2	Heavenly Soft Toilet Paper	1.00	27.95	27.95
3	Morsoft 8 Paper Towel Rolls	1.00	45.95	45.95
Sub Total				87.85
Total				\$87.85
Balance Due				\$87.85

It was great doing business with you!

Payment due upon receipt.

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
9/29/2023	9691

Bill To
Asturia CDD 3434 Colwell Ave Suite 200 Tampa, FL. 33614

P.O. No.	Terms	Project
October 2023	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	1,027.00	1,027.00
Thank you for your business.		Total	\$1,027.00

Phone #

(727) 271-1395



Blue Water Aquatics, Inc.

5119 State Road 54
New Port Richey, FL 34652
727-842-2100
office@bluewateraquaticsinc.com
www.bluewateraquaticsinc.com



INVOICE

BILL TO
Asturia CDD
c/o DPFG Management & Consulting, LLC
250 International Pwy, Ste 208
Lake Mary, FL 32746

INVOICE 30700
DATE 09/30/2023
TERMS Net 45
DUE DATE 11/14/2023

DATE		DESCRIPTION	QTY	RATE	AMOUNT
09/05/2023	Service Request	Aquatic Service Request -Fendland Way (Included) Treatment Report Attached	1	0.00	0.00
09/11/2023	Pond / Waterway Treatment	Aquatic Services - (Included) Treatment Report Attached	1	0.00	0.00
09/22/2023	Pond / Waterway Treatment	Aquatic Services - Treatment Report Attached	1	890.00	890.00

SUBTOTAL	890.00
TAX	0.00
TOTAL	890.00
BALANCE DUE	\$890.00





Blue Water Aquatics, Inc.

Aquatic & Environmental Services

5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BlueWaterAquaticsInc.com

Page 1 of 1
Thursday, September 14,
2023
1:30:59 PM

Order report

Service details

Technician:

Doug Fitzhenry

Client:

Asturia CDD

Service Date

9/5/2023

Request Warranted

Yes

Action Taken

Treated naiad and algae

Service Date

9/5/2023

Customer

Asturia CDD

Weather Conditions

Sunny

Wind

2e

Temperature

93

Multiple Sites Treated

No

Pond Number

Not provided

Service Performed

Treatment

Work Performed

☒ Algae

☒ Submersed

Equipment Used

☒ ATV/UTV

Water Level

High

Restrictions

7 days

Observations/Recommendations

Site treated for algae and naiad



Blue Water Aquatics, Inc.

Aquatic & Environmental Services
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BlueWaterAquaticsInc.com

Page 1 of 2

Monday, September 18, 2023

11:36:38 AM

Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date	9/11/2023
Customer	Asturia CDD
Weather Conditions	Sunny
Wind	2e
Temperature	91
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	Medium
Restrictions	None
Observations/Recommendations	All sites treated for invasive growth

2 of 2

Pond Numbers	1 2 3 5 3740c 3480a x
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Medium
Restrictions	None



Blue Water Aquatics, Inc.

Aquatic & Environmental Services

5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Page 2 of 2

Monday, September 18, 2023

11:36:38 AM

Aquatic Services Report

Observations/Recommendations

Sites treated for algae





Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date	9/22/2023
Customer	Asturia CDD
Weather Conditions	Sunny
Wind	3e
Temperature	86
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers	X 2 3 4 5 3410
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Medium
Restrictions	None
Observations/Recommendations	Sites treated for algae

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690
727-810-4464
service@redtreelandscape.systems
redtreelandscapesystems.com

Invoice 15038



BILL TO

Asturia CDD
C/O DPFG Mangement & Consulting,
LLC
250 International Pkwy, Ste. 208
Lake Mary, FL 32746

DATE
09/30/2023

PLEASE PAY
\$80.00

DUE DATE
09/30/2023

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repair performed as follows on 8/19/23:			
Replaced broken rotor at clubhouse			
Sales 5004 rotor	1	25.00	25.00
Sales Labor - technician	1	55.00	55.00

TOTAL DUE

\$80.00

THANK YOU.



RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690
727-810-4464
service@redtreelandscape.systems
redtreelandscapesystems.com

Invoice 15041



BILL TO

Asturia CDD
C/O DPFG Mangement & Consulting,
LLC
250 International Pkwy. Ste. 208
Lake Mary, FL 32746

DATE
09/30/2023

PLEASE PAY
\$884.25

DUE DATE
09/30/2023

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 9/6/23:			
9/5 & 9/6: Removed drip, plant island to be sodded. Replaced drip with sprays. Tied into existing spray zone. This included in flush pipe under a 12" sidewalk and installing new heads to cover new sod			
Sales Hunter 6" pop ups	10	18.75	187.50
Sales Hunter Reclaim pop up caps	10	1.75	17.50
Sales 1/2" PVC pipe, per foot	120	0.65	78.00
Sales 1" PVC pipe, per foot	20	0.75	15.00
Sales Funny pipe, per foot	15	1.00	15.00
Sales 1/2" flex pipe, per foot	5	1.50	7.50
Sales 2" slip-fix	1	25.00	25.00
Sales 2" x 1" tee	1	9.50	9.50
Sales 1" 90's	5	1.50	7.50
Sales 1/2" tee's sxtxs	8	1.00	8.00
Sales 1" x 1/2" RB	3	1.00	3.00
Sales 1" cap slip	1	1.25	1.25

ACTIVITY	QTY	RATE	AMOUNT
Sales Funny fittings	20	2.00	40.00
Sales Nozzle	10	2.50	25.00
Sales 1/2" 90	6	0.75	4.50
Sales Labor - technician	8	55.00	440.00

TOTAL DUE \$884.25

THANK YOU.



COASTAL WASTE & RECYCLING - SW
 1840 NW 33RD ST
 POMPANO BEACH, FL 33064
 Clearwater Office: 727-561-0360
 Ft. Myers Office: 954-947-4000
 Orlando Office: 407-905-9200
 Sarasota Office: 941-922-3417



INVOICE

Invoice SW0000412508
Page Page 1 of 1
Date 10/01/2023
Customer 13436
Site 0
PO Number
Due Date 10/26/2023

Bill To: ASTURIA PROPERTY CDD
210 N. UNIVERSITY DR
INFRAMARK SUITE 702
CORAL SPRINGS, FL 33071

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) ASTURIA PROPERTY CDD 14835 CARAVAN AVE, ODESSA FL Serv #001 FEL MSW 1 - 4YD 1x Week				
01 - Oct	MONTHLY - WASTE COLLECTION (Oct 01/23 - Oct 31/23)		\$69.62	1.00	\$69.62
01 - Oct	ADMIN FEE - MONTHLY (Oct 01/23 - Oct 31/23)		\$3.95	1.00	\$3.95
01 - Oct	FUEL SURCHARGE				\$3.51
	SITE TOTAL				\$77.08

Account Status A surcharge of 5% on initial balance plus 2% per month will be charged on accounts 30 days overdue.

INVOICE TOTAL \$77.08

Invoice SW0000412508
Page Page 1 of 1
Date 10/01/2023
Customer 13436
Site 0
PO Number
Due Date 10/26/2023

Please return this portion with payment to:
Coastal Waste & Recycling
 PO Box 25756
 Miami FL 33102-5756
 www.coastalwasteinc.com

AMOUNT REMITTED

0025756SW0134360000SW000041250800000153948

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 23-01699P

Date 10/13/2023

Attn:
Asturia CDD DPFG
250 INTERNATIONAL PKWY., STE. 208
LAKE MARY FL 32746

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Serial # 23-01699P

Board of Supervisors Meeting

RE: Board of Supervisors Meeting on October 24, 2023 at 6:00 p.m. et al

Published: 10/13/2023

Amount

\$89.69

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
()

\$89.69

Payment is expected within 30 days of the
first publication date of your notice.

RECEIVED OCT 16 2023

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

BOARD OF SUPERVISORS MEETING DATES ASTORIA COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023/2024

Notice is hereby given that the Board of Supervisors ("Board") of the Astoria Community Development District ("District") will hold their regular meetings for Fiscal Year 2023/2024 at the Astoria Clubhouse, 14575 Promenade Parkway, Odessa, Florida 33536, at 6:00 p.m. on the following dates:

October 24, 2023
November 20, 2023
December 19, 2023
January 30, 2024
February 27, 2024
March 26, 2024
April 23, 2024
May 21, 2024
June 25, 2024
July 30, 2024
August 27, 2024
September 24, 2024

At such times the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda for these meetings may be obtained from Vesta Property Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or by calling (321) 263-0132. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone.

Forasmuch as provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 641-5224 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-555-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the 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
October 12, 2023

23-01899P

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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KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

Asturia CDD
250 International Parkway
Suite 208
Lake Mary, FL 32746

ASTCDD-01 General

Asturia CDD - 01 General

Type	Professional	Date	Notes	Quantity	Rate	Discount	Total
Service	LG	09/25/2023	Review update on Half invoices and Lantower agreement, agenda proposals, and HOA funding request and analyze legal issues related to same.	0.70	\$325.00	50.0% (-\$113.75)	\$113.75
Service	GK	09/26/2023	Review Public Facilities Report with section 189.08, revise regarding the same; attend Board meeting.	3.90	\$275.00	-	\$1,072.50
Expense	LW	09/26/2023	Mileage: Travel GK	46.00	\$0.655	-	\$30.13
Service	GK	09/29/2023	Review revised Public Facilities Report, confer with District Engineer regarding the same.	0.40	\$275.00	-	\$110.00
Non-billable entries							
Service	LG	09/26/2023	Attend Board meeting. [make nonbillable].	4.50	\$325.00	-	\$487.50
Service	LG	09/29/2023	Review public facilities report and	0.60	\$325.00	-	\$195.00

INVOICE

Invoice # 7583
Date: 10/13/2023
Due On: 11/12/2023

provide feedback
regarding same.

Line Item Discount Subtotal **-\$113.75**

Total \$1,326.38

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
7583	11/12/2023	\$1,326.38	\$0.00	\$1,326.38
Outstanding Balance				\$1,326.38
Total Amount Outstanding				\$1,326.38

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.





ASTURIA CDD

Page 1 of 4

Your Monthly Invoice

Account Summary

New Charges Due Date	10/02/23
Billing Date	9/07/23
Account Number	813-926-8106-020723-5
PIN	7664
Previous Balance	69.98
Payments Received Thru 8/31/23	-69.98
Thank you for your payment!	
Balance Forward	.00
New Charges	69.98
Total Amount Due	\$69.98



RECEIVED SEP 14 2023

ANYTIME, ANYWHERE SUPPORT

Our new MyFrontier® app makes it easy to manage your account, make a payment, track your orders and get support on the go.

frontier.com/resources/myfrontier-mobile-app

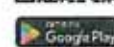
WAYS TO PAY YOUR BILL



[frontier.com/
signupforautopay](https://frontier.com/signupforautopay)



800-801-6652



MyFrontier app



P.O. Box 211579
Eagan, MN 55121-2879

6790 0007 NO RP 07 09072023 NNNNNNNN 01 002258 0007

ASTURIA CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062



You are all set with Auto Pay! To review your account, go to frontier.com or MyFrontier mobile app.





ASTURIA CDD

Page 3 of 4

Date of Bill
Account Number**9/07/23**
813-926-8106-020723-5**CURRENT BILLING SUMMARY**

Local Service from 09/07/23 to 10/06/23

Qty Description	813/926-8106.0
Non Basic Charges	
Business Fiber Internet 500	
1 Usable Static IP Address	
Auto Pay Discount	
Total Non Basic Charges	

TOTAL 69.98

Charge
54.99
19.99
-5.00
69.98

CUSTOMER TALK

Beginning with your next bill, your monthly Business Fiber Internet 500 charge will increase to \$64.99. Questions? Please contact customer service.

Effective October 1, 2023, Frontier will no longer print the call detail for zero-rated toll-free usage. To view the call detail log into your online account to access your electronic bill. Call detail will only be supplied where toll-free charges apply.





September 21, 2023

Invoice Number: 1404393092123

Account Number: 8337 13 062 1404393

Security Code: 2686

Service At: 14575 PROMENADE PKWY
ODESSA FL 33556-2707

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at 855-252-0675

NEWS AND INFORMATION

Enhance your business communications with Spectrum Business Connect! Call 1-855-424-9786 to learn how you can add 1 mobile unlimited line FREE.

Summary *details on following pages*

Previous Balance	172.00
Payments Received	0.00
Remaining Balance	\$172.00
Remaining Balance	\$172.00
YOUR AUTO PAY WILL BE PROCESSED	
Total Due by Auto Pay	\$172.00



IMPORTANT ACCOUNT INFORMATION. Your current balance due appears on this bill statement and is due immediately. To avoid being charged for unreturned equipment and additional fees, any Spectrum equipment that you currently have needs to be returned. This includes Spectrum equipment that supports TV, Internet or Voice service. To return your equipment: Bring it to any The UPS Store location. They will package and ship the equipment back to Spectrum at no charge to you. Or, you can also visit Spectrum.net/return for alternative return options. Allow at least 10 days for the equipment to be removed from your account. We hope to have you back in the future.

RECEIVED SEP 28 2023



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1300 NO RP 21 09222023 NNNNNYNN 01 008535 0030

Astoria Community Development
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062

September 21, 2023

Astoria Community Development

Invoice Number: 1404393092123

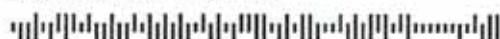
Account Number: 8337 13 062 1404393

Service At: 14575 PROMENADE PKWY
ODESSA FL 33556-2707

Total Due by Auto Pay **\$172.00**



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833713062140439300172007



September 21, 2023



Invoice Number: 1404393092123
Account Number: 8337 13 062 1404393
Security Code: 2686

Astoria Community Development

Contact UsVisit us at SpectrumBusiness.net

Or, call us at 855-252-0675

8337 1300 NO RP 21 09222023 NNINNYNN 01 008535 0030

Charge Details

Previous Balance	172.00
Remaining Balance	\$172.00

Payments received after 09/21/23 will appear on your next bill.

Total Due by Auto Pay	\$172.00
-----------------------	----------



Local Spectrum Store: 3302 Redeemer Way, New Port Richey FL 34655 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support

For questions or concerns, please call 1-866-519-1263.





PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344



32 0 1
42-52579

ASTURIA CDD

Service Address: **15246 CARAVAN AVENUE**

Bill Number: 19156940

Billing Date: 10/3/2023

Billing Period: 8/18/2023 to 9/19/2023

Account #	Customer #
1031115	01341603
Please use the 15-digit number below when making a payment through your bank	
103111501341603	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.

Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101974	8/18/2023	3894	9/19/2023	3916	32	22

Usage History

Water

September 2023	22
August 2023	77
July 2023	64
June 2023	68
May 2023	68
April 2023	56
March 2023	74
February 2023	47
January 2023	35
December 2022	108
November 2022	102
October 2022	52

Transactions

Previous Bill	57.75
Payment 09/22/23	-57.75 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	22 Thousand Gals X \$0.75 16.50
Total Current Transactions	16.50
TOTAL BALANCE DUE	\$16.50

RECEIVED OCT 05 2023

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 # 1031115
Customer # 01341603
Balance Forward 0.00
Current Transactions 16.50

Total Balance Due	\$16.50
Due Date	10/20/2023

10% late fee will be applied if paid after due date

The Total Due will be electronically
transferred on 10/20/2023.

ASTURIA CDD
250 INTERNATIONAL PARKWAY SUITE 280
LAKE MARY FL 32746

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

013416038103111541915694050000016502



duke-energy.com
877.372.8477

Page 3 of 3

Account number 9100 8841 6465

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Aug 25 - Sep 22		
Description	Quantity	Usage
Monticello Black TIII 3000K	9	153 kWh
Total	9	153 kWh

Billing details - Lighting

Billing Period - Aug 25 23 to Sep 22 23	
Customer Charge	\$1.65
Energy Charge	
153.000 kWh @ 4.784c	7.31
Fuel Charge	
153.000 kWh @ 5.270c	8.06
Asset Securitization Charge	
153.000 kWh @ 0.061c	0.09
Fixture Charge	
Monticello Black TIII 3000K	157.41
Maintenance Charge	
Monticello Black TIII 3000K	12.51
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
9 Pole(s) @ \$12.130	109.17
Total Current Charges	\$296.20

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.22
Gross Receipts Tax	0.44
Total Taxes	\$0.66

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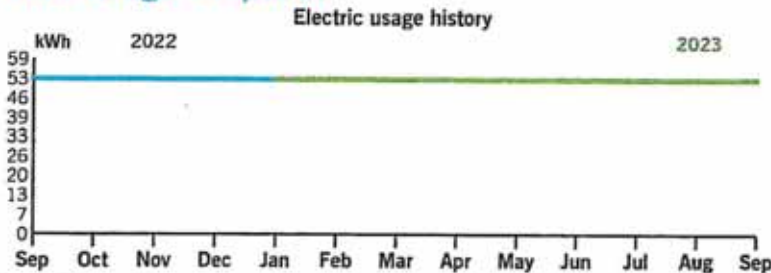
Page 1 of 3

For service Aug 25 - Sep 22
29 days

Billing summary

Previous Amount Due	\$100.24
<i>Payment Received Sep 15</i>	-100.24
Current Lighting Charges	99.99
Taxes	0.25
Total Amount Due Oct 16	\$100.24

Your usage snapshot



Average temperature in degrees

81¹ 74³ 71³ 64³ 64¹ 69³ 71¹ 76¹ 78¹ 82¹ 85¹ 85³ 83¹

	Current Month	Sep 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	53	53	630	53
Avg. Daily (kWh)	2	2	2	
12-month usage based on most recent history				

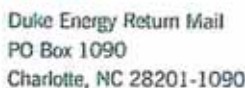
To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

RECEIVED SEP 28 2023

10.del.duke.bills.20230922203222.31.afp-64579-000002031

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.



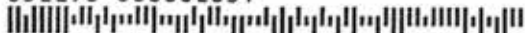
Account number
9100 9355 5410

\$100.24
by Oct 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

032290 000002031



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



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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duke-energy.com
877.372.8477

Page 3 of 3

Account number 9100 9355 5410

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Aug 25 - Sep 22		
Description	Quantity	Usage
Monticello Black TIII 3000K	3	53 kWh
Total	3	53 kWh

Billing details - Lighting

Billing Period - Aug 25 23 to Sep 22 23	
Customer Charge	\$1.65
Energy Charge	
52.500 kWh @ 4.784c	2.51
Fuel Charge	
52.500 kWh @ 5.270c	2.77
Asset Securitization Charge	
52.500 kWh @ 0.061c	0.03
Fixture Charge	
Monticello Black TIII 3000K	52.47
Maintenance Charge	
Monticello Black TIII 3000K	4.17
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
3 Pole(s) @ \$12.130	36.39
Total Current Charges	\$99.99

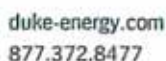
Your current rate is Lighting Service Company Owned/Maintained (LS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.07
Gross Receipts Tax	0.18
Total Taxes	\$0.25

fb.def.duke.bills.20230922203222.31.afp-64581-000002031





Page 1 of 3

Bill date Sep 27, 2023

For service Aug 26 - Sep 25
31 days

Account number 9100 8839 2365

Billing summary

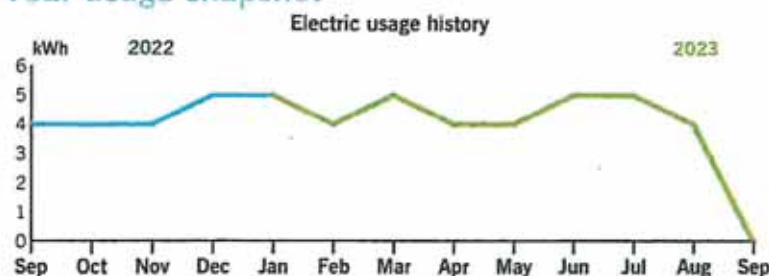
Previous Amount Due	\$30.79
<i>Payment Received Sep 19</i>	-30.79
Current Electric Charges	30.00
Taxes	0.79
Total Amount Due Oct 18	\$30.79



Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full working days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit call811.com.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

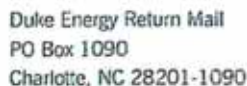
	81°	74°	71°	64°	64°	65°	71°	76°	78°	82°	85°	85°	83°
	Current Month		Sep 2022	12-Month Usage		Avg Monthly Usage							
Electric (kWh)	0		4	49		4							
Avg. Daily (kWh)	0		0	0									

12-month usage based on most recent history

RECEIVED OCT 03 1977

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.



Account number
9100 8839 2365

\$30.79
by Oct 18

After 90 days from bill date, a late charge will apply.

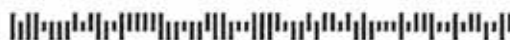
\$ _____
Add here, to help others with a
contribution to Share the Light

\$ _____
Amount enclosed

001629 0000000015



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



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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877.372.8477

Page 3 of 3

Account number 9100 8839 2365

Your usage snapshot - Continued

Current electric usage for meter number 3514363	
Actual reading on Sep 25	230
Previous reading on Aug 26	- 230
<hr/>	
Energy Used	0 kWh
Billed kWh	0.000 kWh

Billing details - Electric

Billing Period - Aug 26 23 to Sep 25 23	
Meter - 3514363	
Customer Charge	\$15.55
Minimum Bill Adjustment	14.45
<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).

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.79

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877.372.8477

Your Energy Bill

Page 1 of 4

Service address ASTORIA COMM DEV DISTRICT
14575 PROMENADE PKWY
AMENITY CENTER

Bill date Sep 27, 2023
For service Aug 26 - Sep 25
31 days

Account number 9100 8839 4937

Billing summary

Previous Amount Due	\$1,546.08
Payment Received Sep 19	-1,546.08
Current Electric Charges	1,343.66
Current Lighting Charges	224.79
Taxes	36.41
Total Amount Due Oct 18	\$1,604.86

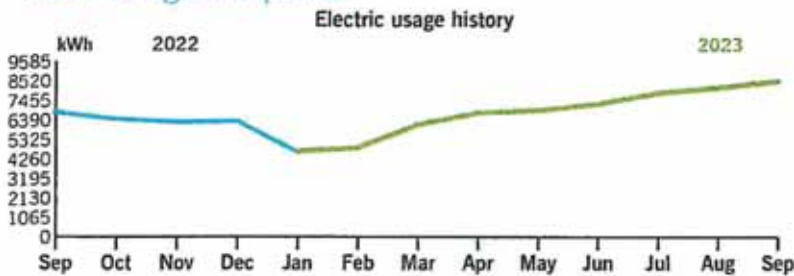


Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full working days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit call811.com.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

81° 74° 71° 64° 54° 69° 71° 76° 78° 82° 85° 85° 83°

	Current Month	Sep 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	8,520	6,846	80,540	6,712
Avg. Daily (kWh)	275	274	221	

12-month usage based on most recent history

RECEIVED OCT 03 2023

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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



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

Account number
9100 8839 4937

Amount of automatic draft

\$1,604.86
by Oct 18

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

001631 000000015



ASTORIA COMM DEV DISTRICT
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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duke-energy.com
877.372.8477

Account number 9100 8839 4937

Your usage snapshot - Continued

Current electric usage for meter number 9504488		
Actual reading on Sep 25		10992
Previous reading on Aug 26		- 10580
<hr/>		
Energy Used		412 kWh
	Multiplier	x 20
	Energy used	8,240.00 kWh
Billed kWh	8,240.000 kWh	

Outdoor Lighting		
Billing period Aug 26 - Sep 25		
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 - Aug 26 23 to Sep 25 23	
Customer Charge	\$1.65
Energy Charge	
280.000 kWh @ 4.784c	13.39
Fuel Charge	
280.000 kWh @ 5.270c	14.76
Asset Securitization Charge	
280.000 kWh @ 0.061c	0.17
Fixture Charge	
SV MONTICELLO 9500L	62.95
Monticello Black TIII 3000K	34.98
Maintenance Charge	
Monticello Black TIII 3000K	2.78
SV MONTICELLO 9500L	9.20
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
7 Pole(s) @ \$12.130	84.91
Total Current Charges	\$224.79

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

Billing details - Electric

Billing Period - Aug 26 23 to Sep 25 23	
Meter - 9504488	
Customer Charge	\$15.55
Energy Charge	
8,240.000 kWh @ 10.278c	846.90
Fuel Charge	

Your current rate is General Service Non-Demand Sec (GS-1).

Service address ASTURIA COMM DEV DISTRICT
14575 PROMENADE PKY POOL
Bill date Sep 27, 2023
For service Aug 26 - Sep 25
31 days
POOL

Account number 9100 8839 4523

Billing summary

Previous Amount Due	\$1,003.20
Payment Received Sep 19	-1,003.20
Current Electric Charges	977.47
Taxes	25.80
Total Amount Due Oct 18	\$1,003.27

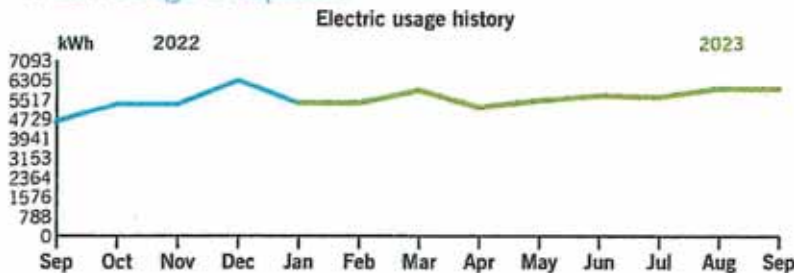


Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full working days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit call811.com.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

81° 74° 71° 64° 64° 69° 71° 76° 75° 82° 85° 85° 83°

	Current Month	Sep 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5,968	4,640	67,741	5,645
Avg. Daily (kWh)	193	186	186	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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



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

Account number
9100 8839 4523

Amount of automatic draft

\$1,003.27
by Oct 18

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

001623 000000015



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



duke-energy.com
877.372.8477

Page 3 of 3

Account number 9100 8839 4523

Your usage snapshot - Continued

Current electric usage for meter number 1016855	
Actual reading on Sep 25	416756
Previous reading on Aug 26	- 410788
<hr/>	
Energy Used	5,968 kWh
Billed kWh	5,968.000 kWh

Billing details - Electric

Billing Period - Aug 26 23 to Sep 25 23	
Meter - 1016855	
Customer Charge	\$15.55
Energy Charge	
5,968.000 kWh @ 10.278c	613.39
Fuel Charge	
5,968.000 kWh @ 5.630c	336.00
Asset Securitization Charge	
5,968.000 kWh @ 0.210c	12.53
<hr/>	
Total Current Charges	\$977.47

Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.72
Gross Receipts Tax	25.08
<hr/>	
Total Taxes	\$25.80

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duke-energy.com
877.372.8477

Account number 9100 8839 4721

Your usage snapshot - Continued

Current electric usage for meter number 4459024	
Actual reading on Sep 25	171
Previous reading on Aug 26	- 167
<hr/>	
Energy Used	4 kWh
Billed kWh	4.000 kWh

Billing details - Electric

Billing Period - Aug 26 23 to Sep 25 23	
Meter - 4459024	
Customer Charge	\$15.55
Energy Charge	
4.000 kWh @ 10.278c	0.41
Fuel Charge	
4.000 kWh @ 5.630c	0.23
Asset Securitization Charge	
4.000 kWh @ 0.210c	0.01
Minimum Bill Adjustment	13.80
<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).

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.79

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duke-energy.com
877.372.8477

Page 3 of 3

Account number 9100 8839 2175

Your usage snapshot - Continued

Current electric usage for meter number 7885302	
Actual reading on Sep 25	3217
Previous reading on Aug 26	- 3119
Energy Used	98 kWh
Billed kWh	98.000 kWh

Billing details - Electric

Billing Period - Aug 26 23 to Sep 25 23	
Meter - 7885302	
Customer Charge	\$15.55
Energy Charge	
98.000 kWh @ 10.278c	10.08
Fuel Charge	
98.000 kWh @ 5.630c	5.52
Asset Securitization Charge	
98.000 kWh @ 0.210c	0.21
Total Current Charges	\$31.36

Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.80
Total Taxes	\$0.82

Rs def duke bills.20230926201016.31 .xlp-3255-000000015



Service address

Bill date Sep 27, 2023

ASTURIA COMM DEV DISTRICT

For service Aug 26 - Sep 25

15121 AVILES PKWY

31 days

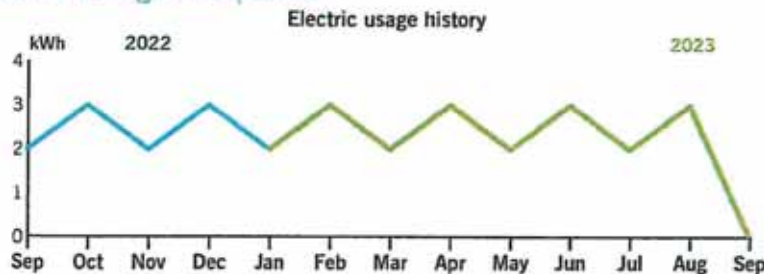
PUMP IRRIGATION

Account number 9100 8839 2745

Billing summary

Previous Amount Due	\$30.79
<i>Payment Received Sep 19</i>	-30.79
Current Electric Charges	30.00
Taxes	0.79
Total Amount Due Oct 18	\$30.79

Your usage snapshot



Thank you for your payment.

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To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Average temperature in degrees

81° 74° 71° 64° 64° 69° 71° 76° 78° 82° 85° 85° 83°

	Current Month	Sep 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	0	2	28	2
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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



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

Account number
9100 8839 2745

\$30.79
by Oct 18

After 90 days from bill date, a late charge will apply.

\$ _____
Add here, to help others with a
contribution to Share the Light

Amount enclosed

001621 0000000015



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



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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to def.cuke.bills.20230926201015.31.afp-3241-0000000015



duke-energy.com
877.372.8477

Page 3 of 3

Account number 9100 8839 2745

Your usage snapshot - Continued

Current electric usage for meter number 4456967	
Actual reading on Sep 25	86
Previous reading on Aug 26	- 86
<hr/>	
Energy Used	0 kWh
Billed kWh	0.000 kWh

Billing details - Electric

Billing Period - Aug 26 23 to Sep 25 23	
Meter - 4456967	
Customer Charge	\$15.55
Minimum Bill Adjustment	14.45
<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).

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.79

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877.372.8477

Your Energy Bill

Page 1 of 3

Service address

ASTURIA COMM DEV DISTRICT
15138 CARAVAN AVE
IRRIGATION

Bill date Sep 27, 2023

For service Aug 26 - Sep 25
31 days

Account number 9100 8839 3316

Billing summary

Previous Amount Due	\$30.79
Payment Received Sep 19	-30.79
Current Electric Charges	30.00
Taxes	0.79
Total Amount Due Oct 18	\$30.79

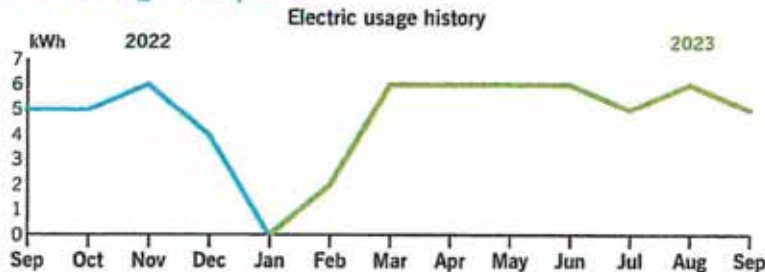


Thank you for your payment.

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Your usage snapshot



Average temperature in degrees

81° 74° 71° 64° 64° 69° 71° 76° 78° 82° 85° 85° 83°

	Current Month	Sep 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5	5	57	5
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

RECEIVED OCT 03 2023

fb-def:duke_bill:20230926201016.31.afp-3237-000000015

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



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

Account number
9100 8839 3316

Amount of automatic draft

\$30.79
by Oct 18

After 90 days from bill date, a
late charge will apply.

\$ _____ \$ _____
Add here, to help others with a
contribution to Share the Light

Amount enclosed

001619 000000015



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



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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duke-energy.com
877.372.8477

Page 3 of 3

Account number 9100 8839 3316

Your usage snapshot - Continued

Current electric usage for meter number 3347708	
Actual reading on Sep 25	238
Previous reading on Aug 26	- 233
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh

Billing details - Electric

Billing Period - Aug 26 23 to Sep 25 23	
Meter - 3347708	
Customer Charge	\$15.55
Energy Charge	
5.000 kWh @ 10.278c	0.52
Fuel Charge	
5.000 kWh @ 5.630c	0.28
Asset Securitization Charge	
5.000 kWh @ 0.210c	0.01
Minimum Bill Adjustment	13.64
<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).

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.79

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duke-energy.com
877.372.8477

Page 3 of 3

Account number 9100 8841 5084

Your usage snapshot - Continued

Current electric usage for meter number 3593867	
Actual reading on Sep 25	214
Previous reading on Aug 26	- 214
<hr/>	
Energy Used	0 kWh
Billed kWh	0.000 kWh

Billing details - Electric

Billing Period - Aug 26 23 to Sep 25 23	
Meter - 3593867	
Customer Charge	\$15.55
Minimum Bill Adjustment	14.45
<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.

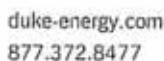
Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.79

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Page 1 of 3

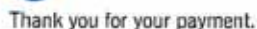
Bill date Sep 27, 2023

For service Aug 26 - Sep 25
31 days

Account number 9100 8841 6077

Billing summary

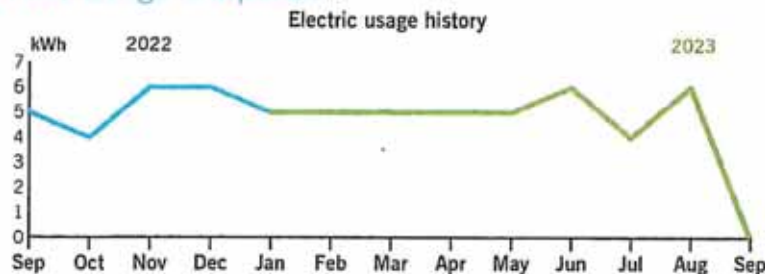
Previous Amount Due	\$30.79
<i>Payment Received Sep 19</i>	-30.79
Current Electric Charges	30.00
Taxes	0.79
Total Amount Due Oct 18	\$30.79



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Your usage snapshot



Average temperature in degrees

81° 74° 71° 64° 64° 60° 71° 76° 78° 82° 85° 85° 83°

	Current Month	Sep 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	0	5	57	5
Avg. Daily (kWh)	0	0	0	

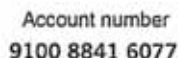
12-month usage based on most recent history

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To def duke bills 20230926201016 31 afe-3301-0000000015

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



\$30.79
by Oct 18

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

001651 0000000015



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



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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duke-energy.com
877.372.8477

Page 3 of 3

Account number 9100 8841 6077

Your usage snapshot - Continued

Current electric usage for meter number 4458998	
Actual reading on Sep 25	183
Previous reading on Aug 26	- 183
<hr/>	
Energy Used	0 kWh
Billed kWh	0.000 kWh

Billing details - Electric

Billing Period - Aug 26 23 to Sep 25 23	
Meter - 4458998	
Customer Charge	\$15.55
Minimum Bill Adjustment	14.45
<hr/>	
Total Current Charges	\$30.00

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Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.79

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877.372.8477

Your Energy Bill

Page 1 of 3

Service address

ASTURIA COMM DEV DISTRICT
14721 STATE ROAD 54 LITE
LITE ASTURA PH1A SL

Bill date Sep 27, 2023

For service Aug 25 - Sep 22
29 days

Account number 9100 8839 2555

Billing summary

Previous Amount Due	\$5,620.58
Payment Received Sep 18	-5,620.58
Current Lighting Charges	5,595.83
Taxes	25.61
Total Amount Due Oct 18	\$5,621.44

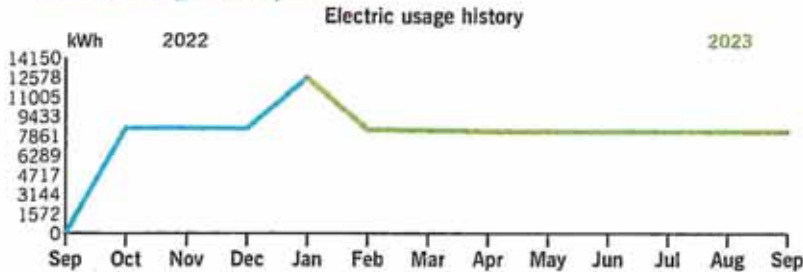


Thank you for your payment.

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Your usage snapshot



Average temperature in degrees

81° 74° 71° 64° 64° 69° 71° 76° 78° 82° 85° 85° 83°

	Current Month	Sep 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	8,257	0	104,429	8,702
Avg. Daily (kWh)	285	0	276	

12-month usage based on most recent history

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

Account number
9100 8839 2555

\$5,621.44
by Oct 18

After 90 days from bill date, a
late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light Amount enclosed

001647 000000015



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



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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877.372.8477

Page 3 of 3

Account number 9100 8839 2555

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Aug 25 - Sep 22		
Description	Quantity	Usage
Monticello Black TIII 3000K	13	221 kWh
SV MONTICELLO 9500L	164	8,036 kWh
Total	177	8,257 kWh

Billing details - Lighting

Billing Period - Aug 25 23 to Sep 22 23	
Customer Charge	\$1.65
Energy Charge	
8,257.000 kWh @ 4.784c	395.03
Fuel Charge	
8,257.000 kWh @ 5.270c	435.14
Asset Securitization Charge	
8,257.000 kWh @ 0.061c	5.04
Fixture Charge	
Monticello Black TIII 3000K	227.37
SV MONTICELLO 9500L	2,064.76
Maintenance Charge	
Monticello Black TIII 3000K	18.07
SV MONTICELLO 9500L	301.76
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
177 Pole(s) @ \$12.130	2,147.01
Total Current Charges	\$5,595.83

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$4.14
Gross Receipts Tax	21.47
Total Taxes	\$25.61

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duke-energy.com
877.372.8477

Your usage snapshot - Continued

Current electric usage for meter number 905106	
Actual reading on Sep 25	163
Previous reading on Aug 26	- 160
<hr/>	
Energy Used	3 kWh
Billed kWh	3.000 kWh

Billing details - Electric

Billing Period - Aug 26 23 to Sep 25 23	
Meter - 905106	
Customer Charge	\$15.55
Energy Charge	
3.000 kWh @ 10.278c	0.30
Fuel Charge	
3.000 kWh @ 5.630c	0.17
Asset Securitization Charge	
3.000 kWh @ 0.210c	0.01
Minimum Bill Adjustment	13.97
<hr/>	
Total Current Charges	\$30.00

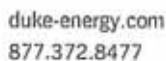
The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will 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).

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.79





Bill date Sep 27, 2023

ASTURIA COMM DEV DISTRICT For service Aug 26 - Sep 25
15246 CARAVAN AVE 31 days
IRRIGATION

Account number 9100 8841 5480

Previous Amount Due	\$30.79
<i>Payment Received Sep 19</i>	-30.79
Current Electric Charges	30.00
Taxes	0.79
Total Amount Due Oct 18	\$30.79



Thank you for your payment.

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Month	Usage (kWh)
Sep 2022	4
Oct 2022	5
Nov 2022	5
Dec 2022	6
Jan 2023	5
Feb 2023	5
Mar 2023	5
Apr 2023	5
May 2023	5
Jun 2023	6
Jul 2023	5
Aug 2023	5
Sep 2023	5

Average temperature in degrees

81° 74° 71° 64° 64° 69° 71° 76° 78 82° 85° 85° 83

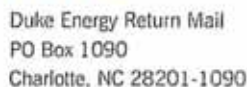
	Current Month	Sep 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5	4	62	5
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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



Account number
9100 8841 5480

\$30.79
by Oct 18

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light Amount enclosed

001639 0000000015



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



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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duke-energy.com
877.372.8477

Page 3 of 3

Account number 9100 8841 5480

Your usage snapshot - Continued

Current electric usage for meter number 4320628	
Actual reading on Sep 25	233
Previous reading on Aug 26	- 228
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh

Billing details - Electric

Billing Period - Aug 26 23 to Sep 25 23	
Meter - 4320628	
Customer Charge	\$15.55
Energy Charge	
5.000 kWh @ 10.278c	0.52
Fuel Charge	
5.000 kWh @ 5.630c	0.28
Asset Securitization Charge	
5.000 kWh @ 0.210c	0.01
Minimum Bill Adjustment	13.64
<hr/>	
Total Current Charges	\$30.00

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Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.79

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duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

ASTURIA COMM DEV DISTRICT
0000 AVILES PKY
LITE

Bill date Sep 27, 2023

For service Aug 25 - Sep 22
29 days

Account number 9100 8841 5753

Billing summary

Previous Amount Due	\$2,034.00
Payment Received Sep 18	-2,034.00
Current Lighting Charges	2,025.03
Taxes	9.27
Total Amount Due Oct 18	\$2,034.30

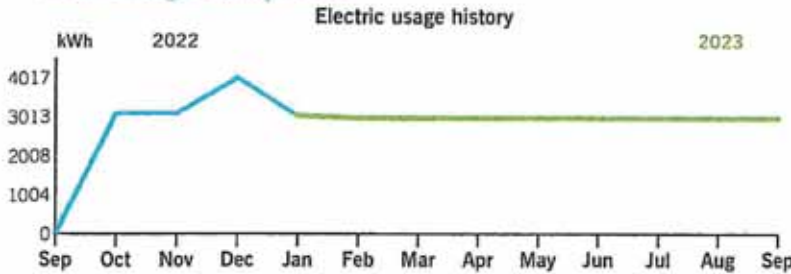


Thank you for your payment.

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Your usage snapshot



Average temperature in degrees

81° 74° 71° 64° 64° 69° 71° 76° 78° 82° 85° 85° 83°

	Current Month	Sep 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,979	0	37,095	3,091
Avg. Daily (kWh)	103	0	99	
12-month usage based on most recent history				

RECEIVED OCT 03 2023

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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



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

Account number
9100 8841 5753

\$2,034.30
by Oct 18

After 90 days from bill date, a
late charge will apply.

\$ _____ \$ _____
Add here, to help others with a
contribution to Share the Light Amount enclosed

001641 000000015



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



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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duke-energy.com
877.372.8477

Page 3 of 3

Account number 9100 8841 5753

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Aug 25 - Sep 22		
Description	Quantity	Usage
Monticello Black TIII 3000K	5	88 kWh
SV MONTICELLO 9500L	59	2,891 kWh
Total	64	2,979 kWh

Billing details - Lighting

Billing Period - Aug 25 23 to Sep 22 23	
Customer Charge	\$1.65
Energy Charge	
2,978.500 kWh @ 4.784c	142.50
Fuel Charge	
2,978.500 kWh @ 5.270c	156.97
Asset Securitization Charge	
2,978.500 kWh @ 0.061c	1.82
Fixture Charge	
Monticello Black TIII 3000K	87.45
SV MONTICELLO 9500L	742.81
Maintenance Charge	
Monticello Black TIII 3000K	6.95
SV MONTICELLO 9500L	108.56
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
64 Pole(s) @ \$12.130	776.32
Total Current Charges	\$2,025.03

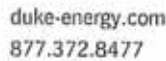
Your current rate is Lighting Service Company Owned/Maintained (LS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$1.50
Gross Receipts Tax	7.77
Total Taxes	\$9.27

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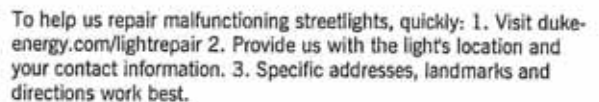




Page 1 of 3

Account number 9100 8841 6283

Previous Amount Due	\$30.79
<i>Payment Received Sep 19</i>	-30.79
Current Electric Charges	30.00
Taxes	0.79
Total Amount Due Oct 18	\$30.79



Month	kWh
Sep 2022	3.2
Oct 2022	5.0
Nov 2022	4.0
Dec 2022	5.0
Jan 2023	5.0
Feb 2023	4.0
Mar 2023	5.0
Apr 2023	5.0
May 2023	4.0
Jun 2023	5.0
Jul 2023	5.0
Aug 2023	4.0
Sep 2023	4.0

81° 74° 71° 64° 64° 69° 71° 76° 78° 82° 85° 80° 83°

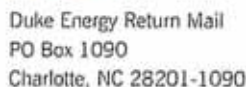
	Current Month	Sep 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	4	3	55	5
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
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Page 3 of 3

Account number 9100 8841 6283

Your usage snapshot - Continued

Current electric usage for meter number 4459002	
Actual reading on Sep 25	169
Previous reading on Aug 26	- 165
<hr/>	
Energy Used	4 kWh
Billed kWh	4.000 kWh

Billing details - Electric

Billing Period - Aug 26 23 to Sep 25 23	
Meter - 4459002	
Customer Charge	\$15.55
Energy Charge	
4.000 kWh @ 10.278c	0.41
Fuel Charge	
4.000 kWh @ 5.630c	0.23
Asset Securitization Charge	
4.000 kWh @ 0.210c	0.01
Minimum Bill Adjustment	13.80
<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).

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.79

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Your Energy Bill

Page 1 of 3

Service address

ASTURIA COMM DEV DISTRICT
000 AVILES PKY LITE
LITE ASTURIA PH2 A&B SL

Bill date Sep 27, 2023

For service Aug 25 - Sep 22
29 days

Account number 9100 8839 3514

Billing summary

Previous Amount Due	\$2,599.14
Payment Received Sep 18	-2,599.14
Current Lighting Charges	2,587.25
Taxes	12.30
Total Amount Due Oct 18	\$2,599.55



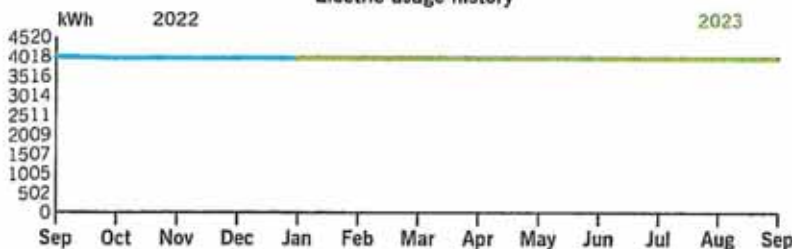
Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full working days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit call811.com.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

81° 74° 71° 64° 64° 69° 71° 76° 78° 82° 85° 85° 83°

	Current Month	Sep 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3,987	4,018	47,838	3,987
Avg. Daily (kWh)	137	126	133	
12-month usage based on most recent history				

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Account number
9100 8839 3514

\$2,599.55
by Oct 18

After 90 days from bill date, a
late charge will apply.

\$ _____ \$ _____
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Account number 9100 8839 3514

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Aug 25 - Sep 22		
Description	Quantity	Usage
Monticello Black TIII 3000K	1	18 kWh
SV MONTICELLO 9500L	81	3,969 kWh
Total	82	3,987 kWh

Billing details - Lighting

Billing Period - Aug 25 23 to Sep 22 23	
Customer Charge	\$1.65
Energy Charge	
3,986.500 kWh @ 4.784c	190.71
Fuel Charge	
3,986.500 kWh @ 5.270c	210.09
Asset Securitization Charge	
3,986.500 kWh @ 0.061c	2.43
Fixture Charge	
Monticello Black TIII 3000K	17.49
SV MONTICELLO 9500L	1,019.79
Maintenance Charge	
Monticello Black TIII 3000K	1.39
SV MONTICELLO 9500L	149.04
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
82 Pole(s) @ \$12.130	994.66
Total Current Charges	\$2,587.25

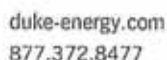
Your current rate is Lighting Service Company Owned/Maintained (LS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$1.91
Gross Receipts Tax	10.39
Total Taxes	\$12.30

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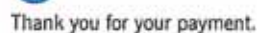


Service address	Bill date	Sep 27, 2023
ASTURIA COMM DEV DISTRICT	For service	Aug 26 - Sep 25
15301 AVILES PKWY		31 days
PUMP IRRIGATION		

Account number 9100 8839 4086

Billing summary

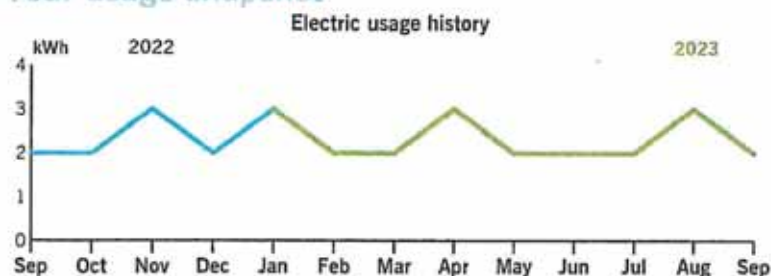
Previous Amount Due	\$30.79
<i>Payment Received Sep 19</i>	-30.79
Current Electric Charges	30.00
Taxes	0.79
Total Amount Due Oct 18	\$30.79



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To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

81° 74° 71° 64° 62° 69° 71° 76° 78° 82° 85° 85° 83°

	Current Month	Sep 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2	2	28	2
Avg. Daily (kWh)	0	0	0	

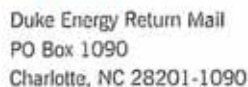
12-month usage based on most recent history

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Account number
9100 8839 4086

\$30.79
by Oct 18

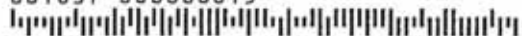
After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
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Page 3 of 3

Account number 9100 8839 4086

Your usage snapshot - Continued

Current electric usage for meter number 8323070	
Actual reading on Sep 25	37
Previous reading on Aug 26	- 35
<hr/>	
Energy Used	2 kWh
Billed kWh	2.000 kWh

Billing details - Electric

Billing Period - Aug 26 23 to Sep 25 23	
Meter - 8323070	
Customer Charge	\$15.55
Energy Charge	
2.000 kWh @ 10.278c	0.21
Fuel Charge	
2.000 kWh @ 5.630c	0.11
Minimum Bill Adjustment	14.13
<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).

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.79

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ASTURIA CDD

Service Address: 15381 AVILES PARKWAY

Bill Number: 19155072

Billing Date: 10/3/2023

Billing Period: 8/18/2023 to 9/19/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.

Please visit bit.ly/pcurates for details.

Account #	Customer #
0989015	01341603
Please use the 15-digit number below when making a payment through your bank	
098901501341603	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17705152	8/18/2023	1370	9/19/2023	1382	32	12

Usage History
Water

September 2023	12
August 2023	15
July 2023	11
June 2023	15
May 2023	18
April 2023	14
March 2023	14
February 2023	19
January 2023	13
December 2022	13
November 2022	12
October 2022	4

Transactions

Previous Bill	11.25
Payment 09/22/23	-11.25 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	12 Thousand Gals X \$0.75 9.00
Total Current Transactions	9.00
TOTAL BALANCE DUE	\$9.00

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Account #	0989015
Customer #	01341603
Balance Forward	0.00
Current Transactions	9.00

Total Balance Due	\$9.00
Due Date	10/20/2023

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 10/20/2023.

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ASTURIA CDD

Service Address: 15233 RENAISSANCE AVENUE

Bill Number: 19156936

Billing Date: 10/3/2023

Billing Period: 8/18/2023 to 9/19/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.

Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101977	8/18/2023	1110	9/19/2023	1113	32	3

Usage History
Water

September 2023	3
August 2023	16
July 2023	13
June 2023	12
May 2023	14
April 2023	12
March 2023	12
February 2023	16
January 2023	15
December 2022	14
November 2022	10
October 2022	8

Transactions

Previous Bill	12.00
Payment 09/22/23	-12.00 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	3 Thousand Gals X \$0.75 2.25
Total Current Transactions	2.25
TOTAL BALANCE DUE	\$2.25

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Account # 1031105
Customer # 01341603

Balance Forward 0.00
Current Transactions 2.25

Total Balance Due \$2.25
Due Date 10/20/2023

10% late fee will be applied if paid after due date

The Total Due will be electronically
transferred on 10/20/2023.

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ASTURIA CDD

Service Address: 15121 AVILES PARKWAY

Bill Number: 19155074

Billing Date: 10/3/2023

Billing Period: 8/18/2023 to 9/19/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.

Please visit bit.ly/pcurates for details.

Account #	Customer #
0989025	01341603
Please use the 15-digit number below when making a payment through your bank	
098902501341603	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17705149	8/18/2023	909	9/19/2023	912	32	3

Usage History Water

September 2023	3
August 2023	7
July 2023	10
June 2023	5
May 2023	8
April 2023	7
March 2023	9
February 2023	8
January 2023	9
December 2022	12
November 2022	4
October 2022	1

Transactions

Previous Bill	5.25
Payment 09/22/23	-5.25 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	3 Thousand Gals X \$0.75 2.25
Total Current Transactions	2.25
TOTAL BALANCE DUE	\$2.25

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Account # 0989025
Customer # 01341603
Balance Forward 0.00
Current Transactions 2.25

Total Balance Due \$2.25
Due Date 10/20/2023

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 10/20/2023.

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ASTURIA CDD

Service Address: 14577 PROMENADE PARKWAY

Bill Number: 19154094

Billing Date: 10/3/2023

Billing Period: 8/18/2023 to 9/19/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.
Please visit bit.ly/pcurates for details.

Account #	Customer #
0956645	01341603
Please use the 15-digit number below when making a payment through your bank	
095664501341603	

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	15057044	8/18/2023	5576	9/19/2023	5600	32	24

Usage History
Water

September 2023	24
August 2023	23
July 2023	21
June 2023	81
May 2023	38
April 2023	22
March 2023	31
February 2023	17
January 2023	51
December 2022	70
November 2022	58
October 2022	30

Transactions

Previous Bill	17.25
Payment 09/22/23	-17.25 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	24 Thousand Gals X \$0.75 18.00
Total Current Transactions	18.00
TOTAL BALANCE DUE	\$18.00

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Account # 0956645
Customer # 01341603
Balance Forward 0.00
Current Transactions 18.00

Total Balance Due \$18.00
Due Date 10/20/2023

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 10/20/2023.

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ASTURIA CDD

Service Address: **14575 PROMENADE PARKWAY**

Bill Number: 19154095

Billing Date: 10/3/2023

Billing Period: 8/18/2023 to 9/19/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.

Please visit bit.ly/pcurates for details.

Account #	Customer #
0956650	01341603
Please use the 15-digit number below when making a payment through your bank	
095665001341603	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595266	8/18/2023	24159	9/19/2023	24254	32	95

Usage History

	Water
September 2023	95
August 2023	127
July 2023	126
June 2023	126
May 2023	113
April 2023	111
March 2023	126
February 2023	67
January 2023	124
December 2022	128
November 2022	107
October 2022	51

Transactions

Previous Bill	1,562.03
Payment 09/22/23	-1,562.03 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	59.67
Water Tier 1 40.0 Thousand Gals X \$2.04	81.60
Water Tier 2 40.0 Thousand Gals X \$3.24	129.60
Water Tier 3 15.0 Thousand Gals X \$6.49	97.35
Sewer	
Sewer Base Charge	147.08
Sewer Charges 95.0 Thousand Gals X \$6.48	615.60
Total Current Transactions	1,131.10
TOTAL BALANCE DUE	\$1,131.10

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Account #	0956650
Customer #	01341603
Balance Forward	0.00
Current Transactions	1,131.10

Total Balance Due	\$1,131.10
Due Date	10/20/2023

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 10/20/2023.

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ASTURIA CDD

Service Address: 14502 PROMENADE PARKWAY

Bill Number: 19154098

Billing Date: 10/3/2023

Billing Period: 8/18/2023 to 9/19/2023

Account #	Customer #
0956655	01341603
Please use the 15-digit number below when making a payment through your bank	
095665501341603	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.

Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Water	13595259	8/18/2023	213	9/19/2023	216	32	3

Usage History

Water

September 2023	3
August 2023	2
July 2023	3
June 2023	3
May 2023	2
April 2023	3
March 2023	2
February 2023	2
January 2023	1
December 2022	3
November 2022	2
October 2022	5

Transactions

Previous Bill	63.95
Payment 09/22/23	-63.95 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	59.87
Water Tier 1	3.0 Thousand Gals X \$2.04 6.12
Total Current Transactions	65.99
TOTAL BALANCE DUE	\$65.99

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Account # 0956655
Customer # 01341603
Balance Forward 0.00
Current Transactions 65.99

Total Balance Due \$65.99
Due Date 10/20/2023

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 10/20/2023.

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250 INTERNATIONAL PARKWAY SUITE 280
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33 0 1
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ASTURIA CDD

Service Address: 15050 CARAVAN AVENUE

Bill Number: 19156941

Billing Date: 10/3/2023

Billing Period: 8/18/2023 to 9/19/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.

Please visit bit.ly/pcurates for details.

Account #	Customer #
1031120	01341603
Please use the 15-digit number below when making a payment through your bank	
103112001341603	

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	190101972	8/18/2023	4803	9/19/2023	4839	32	36

Usage History

Water

September 2023	36
August 2023	38
July 2023	29
June 2023	104
May 2023	115
April 2023	100
March 2023	85
February 2023	0
January 2023	0
December 2022	126
November 2022	19
October 2022	1

Transactions

Previous Bill	28.50
Payment 09/22/23	-28.50 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	36 Thousand Gals X \$0.75 27.00
Total Current Transactions	27.00
TOTAL BALANCE DUE	\$27.00

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Account #	1031120
Customer #	01341603
Balance Forward	0.00
Current Transactions	27.00

Total Balance Due	\$27.00
Due Date	10/20/2023

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 10/20/2023.

ASTURIA CDD
250 INTERNATIONAL PARKWAY SUITE 280
LAKE MARY FL 32746

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013416038103112081915694120000027009



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DADE CITY (352) 521-4285

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20 0 1
42-52579

ASTURIA CDD

Service Address: **14915 AVILES PARKWAY**

Bill Number: 19153949

Billing Date: 10/3/2023

Billing Period: 8/18/2023 to 9/19/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.

Please visit bit.ly/pcurates for details.

Account #	Customer #
0953300	01341603
Please use the 15-digit number below when making a payment through your bank	
095330001341603	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15450198	8/18/2023	21511	9/19/2023	21586	32	75

Usage History
Water

September 2023	75
August 2023	270
July 2023	218
June 2023	416
May 2023	273
April 2023	142
March 2023	78
February 2023	98
January 2023	194
December 2022	237
November 2022	223
October 2022	61

Transactions

Previous Bill	202.50
Payment 09/22/23	-202.50 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	75 Thousand Gals X \$0.75
Total Current Transactions	56.25
TOTAL BALANCE DUE	\$56.25

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Account # 0953300
Customer # 01341603
Balance Forward 0.00
Current Transactions 56.25

Total Balance Due \$56.25
Due Date 10/20/2023

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 10/20/2023.

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ASTURIA CDD

Service Address: 14859 CARAVAN AVENUE

Bill Number: 19153951

Billing Date: 10/3/2023

Billing Period: 8/18/2023 to 9/19/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.

Please visit bit.ly/pcurates for details.

Account #	Customer #
0953305	01341603
Please use the 15-digit number below when making a payment through your bank	
095330501341603	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15450201	8/18/2023	10531	9/19/2023	10553	32	22

Usage History Water

September 2023	22
August 2023	13
July 2023	12
June 2023	12
May 2023	26
April 2023	20
March 2023	18
February 2023	5
January 2023	16
December 2022	12
November 2022	15
October 2022	4

Transactions

Previous Bill	9.75
Payment 09/22/23	-9.75 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	22 Thousand Gals X \$0.75 16.50
Total Current Transactions	16.50
TOTAL BALANCE DUE	\$16.50

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Account # 0953305
Customer # 01341603
Balance Forward 0.00
Current Transactions 16.50

Total Balance Due \$16.50
Due Date 10/20/2023

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 10/20/2023.

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250 INTERNATIONAL PARKWAY SUITE 280
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ASTURIA CDD

Service Address: 14450 PROMENADE PARKWAY

Bill Number: 19153954

Billing Date: 10/3/2023

Billing Period: 8/18/2023 to 9/19/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.

Please visit bit.ly/pcurates for details.

Account #	Customer #
0953310	01341603
Please use the 15-digit number below when making a payment through your bank	
095331001341603	

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	13548633	8/18/2023	41812	9/19/2023	42016	32	204

Usage History
Water

September 2023	204
August 2023	201
July 2023	215
June 2023	231
May 2023	263
April 2023	165
March 2023	137
February 2023	70
January 2023	417
December 2022	411
November 2022	328
October 2022	194

Transactions

Previous Bill	150.75
Payment 09/22/23	-150.75 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	204 Thousand Gals X \$0.75 153.00
Total Current Transactions	153.00
TOTAL BALANCE DUE	\$153.00

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Account # 0953310
Customer # 01341603
Balance Forward 0.00
Current Transactions 153.00

Total Balance Due \$153.00
Due Date 10/20/2023

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 10/20/2023.

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ASTURIA CDD

Service Address: 14700 TRAILS EDGE BOULEVARD

Bill Number: 19153955

Billing Date: 10/3/2023

Billing Period: 8/18/2023 to 9/19/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.
Please visit bit.ly/pcurates for details.

Account #	Customer #
0953320	01341603
Please use the 15-digit number below when making a payment through your bank	
095332001341603	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12216402	8/18/2023	4187	9/19/2023	4299	32	112

Usage History

Water

September 2023	112
August 2023	130
July 2023	124
June 2023	137
May 2023	105
April 2023	31
March 2023	33
February 2023	30
January 2023	39
December 2022	32
November 2022	32
October 2022	4

Transactions

Previous Bill	97.50
Payment 09/22/23	-97.50 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	112 Thousand Gals X \$0.75 84.00
Total Current Transactions	84.00
TOTAL BALANCE DUE	\$84.00

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Account # 0953320
Customer # 01341603
Balance Forward 0.00
Current Transactions 84.00

Total Balance Due \$84.00
Due Date 10/20/2023

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 10/20/2023.

ASTURIA CDD
250 INTERNATIONAL PARKWAY SUITE 280
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ASTURIA CDD

Service Address: 2830 LONG BOW WAY

Bill Number: 19153956

Billing Date: 10/3/2023

Billing Period: 8/18/2023 to 9/19/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.

Please visit bit.ly/pcurates for details.

Account #	Customer #
0953325	01341603
Please use the 15-digit number below when making a payment through your bank	
095332501341603	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15084620	8/18/2023	8656	9/19/2023	8702	32	46

Usage History

Water

September 2023	46
August 2023	22
July 2023	46
June 2023	38
May 2023	40
April 2023	47
March 2023	59
February 2023	46
January 2023	26
December 2022	40
November 2022	49
October 2022	38

Transactions

Previous Bill	16.50
Payment 09/22/23	-16.50 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	46 Thousand Gals X \$0.75 34.50
Total Current Transactions	34.50
TOTAL BALANCE DUE	\$34.50

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Account # 0953325
Customer # 01341603
Balance Forward 0.00
Current Transactions 34.50

Total Balance Due \$34.50
Due Date 10/20/2023

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 10/20/2023.

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ASTURIA CDD

Service Address: 14400 TRAILS EDGE BOULEVARD

Bill Number: 19153958

Billing Date: 10/3/2023

Billing Period: 8/18/2023 to 9/19/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.

Please visit bit.ly/pcurates for details.

Account #	Customer #
0953330	01341603
Please use the 15-digit number below when making a payment through your bank	
095333001341603	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15450200	8/18/2023	3270	9/19/2023	3286	32	16

Usage History Water

September 2023	16
August 2023	13
July 2023	25
June 2023	34
May 2023	40
April 2023	33
March 2023	29
February 2023	28
January 2023	7
December 2022	0
November 2022	0
October 2022	9

Transactions

Previous Bill	9.75
Payment 09/22/23	-9.75 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	16 Thousand Gals X \$0.75 12.00
Total Current Transactions	12.00
TOTAL BALANCE DUE	\$12.00

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Account #	0953330
Customer #	01341603
Balance Forward	0.00
Current Transactions	12.00

Total Balance Due	\$12.00
Due Date	10/20/2023

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 10/20/2023.

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27 0 1
42-52579

ASTURIA CDD

Service Address: **0 PROMENADE PARKWAY**

Bill Number: 19154417

Billing Date: 10/3/2023

Billing Period: 8/18/2023 to 9/19/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.

Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	15057039	8/18/2023	24243	9/19/2023	24399	32	156

Usage History

Water

September 2023	156
August 2023	282
July 2023	373
June 2023	473
May 2023	356
April 2023	4
March 2023	506
February 2023	299
January 2023	134
December 2022	282
November 2022	277
October 2022	129

Transactions

Previous Bill	211.50
Payment 09/22/23	-211.50 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	156 Thousand Gals X \$0.75 117.00
Total Current Transactions	117.00
TOTAL BALANCE DUE	\$117.00

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Account # 0966695

Customer # 01341603

Balance Forward 0.00

Current Transactions 117.00

Total Balance Due \$117.00

Due Date 10/20/2023

10% late fee will be applied if paid after due date

The Total Due will be electronically
transferred on 10/20/2023.

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ASTURIA CDD

Service Address: **2995 LONG BOW WAY**

Bill Number: 19153959

Billing Date: 10/3/2023

Billing Period: 8/18/2023 to 9/19/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.

Please visit bit.ly/pcurates for details.

Account #	Customer #
0953340	01341603
Please use the 15-digit number below when making a payment through your bank	
095334001341603	

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	15450207	8/18/2023	3637	9/19/2023	3649	32	12

Usage History

Water

September 2023	12
August 2023	14
July 2023	12
June 2023	16
May 2023	21
April 2023	15
March 2023	17
February 2023	23
January 2023	5
December 2022	0
November 2022	0
October 2022	11

Transactions

Previous Bill	10.50
Payment 09/22/23	-10.50 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	12 Thousand Gals X \$0.75 9.00
Total Current Transactions	9.00
TOTAL BALANCE DUE	\$9.00

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Account # 0953340
Customer # 01341603
Balance Forward 0.00
Current Transactions 9.00

Total Balance Due \$9.00
Due Date 10/20/2023

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 10/20/2023.

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877.372.8477

Your Energy Bill

Page 1 of 3

Service address

ASTURIA COMM DEV DISTRICT
15165 STATE ROAD 54
MONUMENT

Bill date

Oct 4, 2023
For service Aug 26 - Sep 25
31 days

Account number 9100 8841 5282

Billing summary

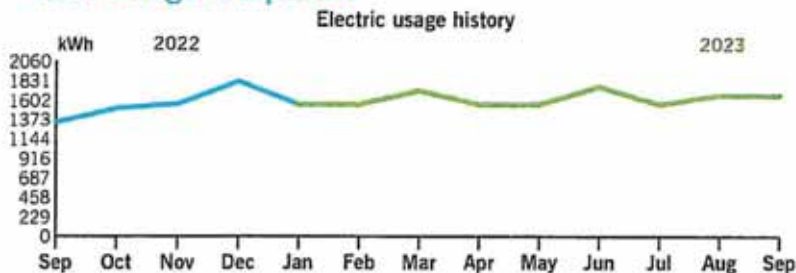
Previous Amount Due	\$291.20
Payment Received Sep 20	-291.20
Current Electric Charges	284.23
Taxes	7.50
Total Amount Due Oct 25	\$291.73



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

81° 74° 71° 64° 64° 69° 71° 76° 78° 82° 85° 85° 83°

	Current Month	Sep 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,667	1,344	19,536	1,628
Avg. Daily (kWh)	54	54	54	

12-month usage based on most recent history

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Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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



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

Account number
9100 8841 5282

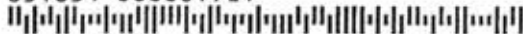
Amount of automatic draft

\$291.73
by Oct 25

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

031034 000001921



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



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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to del.duke bills. 20231003200845.91. aip-62087-000001921



duke-energy.com
877.372.8477

Page 3 of 3

Account number 9100 8841 5282

Your usage snapshot - Continued

Current electric usage for meter number 2778179	
Estimated reading on Sep 25	54603
Estimated previous reading on Aug 26	- 52936
<hr/>	
Energy Used	1,667 kWh
Billed kWh	1,667.000 kWh

Your bill this month includes estimated usage due to a meter communication issue and may be adjusted once the actual usage is obtained from the meter. If you have any questions regarding the estimated usage or resolution, or to obtain an actual meter reading, please call us at 877.372.8477 during the hours of 7 a.m. - 6 p.m. Monday through Friday.

Billing details - Electric

Billing Period - Aug 26 23 to Sep 25 23	
Meter - 2778179	
Customer Charge	\$15.55
Energy Charge	
1,667.000 kWh @ 10.278c	171.33
Fuel Charge	
1,667.000 kWh @ 5.630c	93.85
Asset Securitization Charge	
1,667.000 kWh @ 0.210c	3.50
<hr/>	
Total Current Charges	\$284.23

Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.21
Gross Receipts Tax	7.29
<hr/>	
Total Taxes	\$7.50

fb.def.duke.bills.20231003200845.91.afp-62069-000001921





ASTURIA CDD

Page 1 of 4

Your Monthly Invoice

Account Summary

New Charges Due Date	10/31/23
Billing Date	10/07/23
Account Number	813-926-8106-020723-5
PIN	7664
Previous Balance	69.98
Payments Received Thru 10/02/23	-69.98
Thank you for your payment!	
Balance Forward	.00
New Charges	79.98
Total Amount Due	\$79.98



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You are all set with Auto Pay! To review your account, go to frontier.com or MyFrontier mobile app.





ASTURIA CDD

Page 3 of 4

Date of Bill
Account Number10/07/23
813-926-8106-020723-5

CURRENT BILLING SUMMARY

Local Service from 10/07/23 to 11/06/23

Qty Description 813/926-8106.0

Non Basic Charges

Business Fiber Internet 500

1 Usable Static IP Address

Auto Pay Discount

Total Non Basic Charges

TOTAL 79.98

Charge

64.99

19.99

-5.00

79.98

CUSTOMER TALK

Beginning with this bill, your monthly Business
Fiber Internet 500 charge has increased to \$64.99.
Questions? Please contact customer service.



EXHIBIT 7



**Astoria Community Development
District**

ANNUAL FINANCIAL REPORT

September 30, 2022



Asturia Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2022

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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, 2022, 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, 2022, 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. 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 could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement 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 judgement, 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 November 9, 2023 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 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

November 9, 2023

**Asturia Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

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.

**Asturia Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

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 general obligation 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, 2022.

- ◆ The District's total assets exceeded total liabilities by \$21,500,101 (net position). Net investment in capital assets for the District was \$21,018,230. Restricted net position was \$123,120. Unrestricted net position was \$358,751.
- ◆ Governmental activities revenues totaled \$1,680,134 while governmental activities expenses totaled \$1,873,676.

**Asturia Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

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	
	2022	2021
Current assets	\$ 452,248	\$ 81,065
Restricted assets	685,545	941,491
Capital assets	29,607,071	30,228,354
Total Assets	<u>30,744,864</u>	<u>31,250,910</u>
Current liabilities	494,763	467,267
Non-current liabilities	8,750,000	9,090,000
Total Liabilities	<u>9,244,763</u>	<u>9,557,267</u>
Net Position		
Net investment in capital assets	21,018,230	21,310,537
Restricted for debt service	123,120	373,069
Unrestricted	358,751	10,037
Total Net Position	<u>\$ 21,500,101</u>	<u>\$ 21,693,643</u>

The increase in current assets is related to revenues exceeding expenditures in the General Fund in the current year.

The decrease in restricted assets is related to expenditures exceeding revenues in the Debt Service and Capital Projects Funds in the current year.

The decrease in capital assets is related to depreciation exceeding capital asset additions in the current year.

The decrease in non-current liabilities is primarily due to the principal payments on long-term debt in the current year.

The decrease in net position is related to expenses exceeding revenues in the current year.



**Asturia Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

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	
	2022	2021
Program Revenues		
Charges for services	\$ 1,617,063	\$ 1,625,354
Contributions	33,127	40,964
General Revenues		
Miscellaneous revenues	24,115	3,562
Investment earnings	5,829	304
Total Revenues	<u>1,680,134</u>	<u>1,670,184</u>
Expenses		
General government	206,685	141,864
Physical environment	421,291	466,671
Culture/recreation	725,400	282,274
Interest and other charges	520,300	573,656
Total Expenses	<u>1,873,676</u>	<u>1,464,465</u>
Change in Net Position	(193,542)	205,719
Net Position - Beginning of Year	<u>21,693,643</u>	<u>21,487,924</u>
Net Position - End of Year	<u>\$ 21,500,101</u>	<u>\$ 21,693,643</u>

The increase in general government is related to the increase in engineering, legal and management expenses in the current year.

The decrease in physical environment is related to less streetlight costs in the current year.

The increase in culture/recreation is related to increase in depreciation in the current year.



**Asturia Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

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, 2022 and 2021:

	Governmental Activities	
	2022	2021
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	82,793
Accumulated depreciation	(1,406,173)	(777,382)
Total Capital Assets, net	<u>\$29,607,071</u>	<u>\$30,228,354</u>

The capital asset activity in the current year included additions to infrastructure of \$7,508, and depreciation of \$628,971.

General Fund Budgetary Highlights

The final budget was greater than actual expenditures in the current year because payroll, streetlight and contingency expenditures were less than anticipated.

The September 30, 2022 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, 2022, the balance outstanding was \$7,060,000.
- 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, 2022, the balance outstanding was \$1,880,000.

**Asturia Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management (Continued)

In May 2018, the District issued \$4,410,000 Series 2018A-2 Special Assessment Bonds. These bonds were issued to finance the cost of acquiring, constructing, and equipping assessable improvements of the Series 2018A-2 Project. The Series 2018A-2 Bonds were fully redeemed in the current fiscal year.

Economic Factors and Next Year's Budget

Asturia Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District for the year ended September 30, 2023.

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, Vesta Property Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746.

Asturia Community Development District
STATEMENT OF NET POSITION
September 30, 2022

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 439,555
Due from other governments	5,993
Prepaid expenses	254
Deposits	6,446
Total Current Assets	<u>452,248</u>
Non-current Assets	
Restricted assets	
Investments	685,545
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	<u>(1,406,173)</u>
Total Non-current Assets	<u>30,292,616</u>
Total Assets	<u>30,744,864</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	90,118
Unearned revenues	250
Deposits	1,250
Accrued interest	213,145
Bonds payable	190,000
Total Current Liabilities	<u>494,763</u>
Non-current liabilities	
Bonds payable	<u>8,750,000</u>
Total Liabilities	<u>9,244,763</u>
NET POSITION	
Net investment in capital assets	21,018,230
Restricted for debt service	123,120
Unrestricted	358,751
Total Net Position	<u><u>\$ 21,500,101</u></u>

See accompanying notes to financial statements.



Asturia Community Development District
STATEMENT OF ACTIVITIES
For The Year Ended September 30, 2022

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenues and Changes in Net Position Governmental Activities
		Charges for Services	Operating Contributions	
Governmental Activities				
General government	\$ (206,685)	\$ 247,803	\$ 9,136	\$ 50,254
Physical environment	(421,291)	529,317	19,516	127,542
Culture/recreation	(725,400)	121,381	4,475	(599,544)
Interest and other charges	(520,300)	718,562	-	198,262
Total Governmental Activities	<u>\$ (1,873,676)</u>	<u>\$ 1,617,063</u>	<u>\$ 33,127</u>	<u>(223,486)</u>
General revenues:				
				24,115
				5,829
				<u>29,944</u>
				(193,542)
				21,693,643
				<u>\$ 21,500,101</u>

See accompanying notes to financial statements.

Asturia Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2022

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 439,555	\$ -	\$ -	\$ 439,555
Due from other funds	-	2,668	-	2,668
Due from other governments	5,993	-	-	5,993
Prepaid expenses	254	-	-	254
Deposits	6,446	-	-	6,446
Restricted assets:				
Investments, at fair value	-	684,756	789	685,545
Total Assets	\$ 452,248	\$ 687,424	\$ 789	\$ 1,140,461
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 90,118	\$ -	\$ -	\$ 90,118
Due to other funds	2,668	-	-	2,668
Unearned revenues	250	-	-	250
Deposits payable	1,250	-	-	1,250
Total Liabilities	94,286	-	-	94,286
FUND BALANCES				
Nonspendable:				
Prepaid expenses	254	-	-	254
Deposits	6,446	-	-	6,446
Restricted:				
Debt service	-	687,424	-	687,424
Capital projects	-	-	789	789
Unassigned:	351,262	-	-	351,262
Total Fund Balances	357,962	687,424	789	1,046,175
Total Liabilities and Fund Balances	\$ 452,248	\$ 687,424	\$ 789	\$ 1,140,461

See accompanying notes to financial statements.



Asturia Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2022

Total Governmental Fund Balances	\$ 1,046,175
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, \$(1,406,173), are not current financial resources and therefore, are not reported at the fund level.	29,607,071
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore, are not reported at the fund level.	(8,940,000)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	<u>(213,145)</u>
Net Position of Governmental Activities	<u><u>\$ 21,500,101</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, 2022

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 898,501	\$ 718,562	\$ -	\$ 1,617,063
Developer contributions	33,127	-	-	33,127
Miscellaneous revenues	24,115	-	-	24,115
Investment earnings	2,290	3,522	17	5,829
Total Revenues	<u>958,033</u>	<u>722,084</u>	<u>17</u>	<u>1,680,134</u>
Expenditures				
Current				
General government	197,230	9,455	-	206,685
Physical environment	421,291	-	-	421,291
Culture/recreation	96,609	-	-	96,609
Capital outlay	7,508	-	-	7,508
Debt service				
Principal	-	330,000	-	330,000
Interest	-	527,979	-	527,979
Total Expenditures	<u>722,638</u>	<u>867,434</u>	<u>-</u>	<u>1,590,072</u>
Total Revenues Over/(Under) Expenditures	<u>235,395</u>	<u>(145,350)</u>	<u>17</u>	<u>90,062</u>
Other Financing Sources/(Uses)				
Transfers in	112,530	104,973	362	217,865
Transfers out	-	(112,712)	(105,153)	(217,865)
Total Other Financing Sources/(Uses)	<u>112,530</u>	<u>(7,739)</u>	<u>(104,791)</u>	<u>-</u>
Net change in fund balances	347,925	(153,089)	(104,774)	90,062
Fund Balances - Beginning of Year	<u>10,037</u>	<u>840,513</u>	<u>105,563</u>	<u>956,113</u>
Fund Balances - End of Year	<u>\$ 357,962</u>	<u>\$ 687,424</u>	<u>\$ 789</u>	<u>\$ 1,046,175</u>

See accompanying notes to financial statements.



Asturia 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, 2022

Net Change in Fund Balances - Total Governmental Funds	\$ 90,062
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays. However, in the Statement of Activities the costs of those assets is allocated over their estimated useful lives as depreciation. This is the amount that capital outlay, \$7,508, was exceeded by depreciation, \$(628,971), in the current period.	(621,283)
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Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	330,000
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In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.	<u>7,679</u>
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Change in Net Position of Governmental Activities	<u><u>\$ (193,542)</u></u>
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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, 2022

	Original Budget	Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 864,461	\$ 864,461	\$ 898,501	\$ 34,040
Developer contributions	-	-	33,127	33,127
Miscellaneous revenues	15,000	15,000	24,115	9,115
Investment earnings	-	-	2,290	2,290
Total Revenues	<u>879,461</u>	<u>879,461</u>	<u>958,033</u>	<u>78,572</u>
Expenditures				
Current				
General government	118,499	118,499	197,230	(78,731)
Physical environment	629,593	629,593	421,291	208,302
Culture/recreation	131,369	131,369	96,609	34,760
Capital outlay	-	-	7,508	(7,508)
Total Expenditures	<u>879,461</u>	<u>879,461</u>	<u>722,638</u>	<u>156,823</u>
Total Revenues Over/(Under) Expenditures	<u>-</u>	<u>-</u>	<u>235,395</u>	<u>235,395</u>
Other Financing Sources/(Uses)				
Transfers in	-	-	112,530	112,530
Net change in fund balances	-	-	347,925	347,925
Fund Balances - Beginning of Year	<u>-</u>	<u>-</u>	<u>10,037</u>	<u>10,037</u>
Fund Balances - End of Year	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 357,962</u></u>	<u><u>\$ 357,962</u></u>

See accompanying notes to financial statements.



Asturia Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

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, 2022

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 supported by special assessments and interest. 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.

Asturia Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

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 according to 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, 2022

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, 2022

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 land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer 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, 2022

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, 2022

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, 2022, the District's bank balance was \$440,707 and the carrying value was \$439,555. 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.

As of September 30, 2022, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturity Date</u>	<u>Fair Value</u>
Goldman Sachs Government Fund	22 days*	<u>\$ 685,545</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.

Asturia Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

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, 2022, 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, 2022 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, 2022, consisted of the following:

Transfers In	Transfers Out		Total
	Debt Service	Capital Projects Fund	
General Fund	\$ 112,350	\$ 180	\$ 112,530
Debt Service Fund	-	104,973	104,973
Capital Projects Fund	362	-	362
Total	<u>\$ 112,712</u>	<u>\$ 105,153</u>	<u>\$ 217,865</u>

Interfund transfers are related to excess funds from the Series 2018A-2 bond redemption.



Asturia Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE D – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2022 was as follows:

	Balance October 1, 2021	Additions	Deletions	Balance September 30, 2022
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Land	\$ 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	82,793	7,508	-	90,301
Total Capital Assets, Being Depreciated	<u>28,337,140</u>	<u>7,508</u>	<u>-</u>	<u>28,344,648</u>
Less accumulated depreciation for:				
Buildings and improvements	(694,589)	(124,404)	-	(818,993)
Infrastructure	-	(502,885)	-	(502,885)
Equipment	(82,793)	(1,502)	-	(84,295)
Total Accumulated Depreciation	<u>(777,382)</u>	<u>(628,791)</u>	<u>-</u>	<u>(1,406,173)</u>
Total Capital Assets Depreciated, Net	<u>27,559,758</u>	<u>(621,283)</u>	<u>-</u>	<u>26,938,475</u>
Governmental Activities Capital Assets	<u><u>\$ 30,228,354</u></u>	<u><u>\$ (621,283)</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 29,607,071</u></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, 2022:

Long-term debt at October 1, 2021	\$ 9,270,000
Principal payments	<u>(330,000)</u>
Long-term debt at September 30, 2022	<u><u>\$ 8,940,000</u></u>



Asturia Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

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 \$150,000. \$ 7,060,000

\$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 \$40,000. 1,880,000

Bond Payable at September 30, 2022 \$ 8,940,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

Year Ending September 30,	Principal	Interest	Total
2023	\$ 190,000	\$ 511,549	\$ 701,549
2024	205,000	501,104	706,104
2025	215,000	489,856	704,856
2026	225,000	478,034	703,034
2027	240,000	465,636	705,636
2028-2032	1,425,000	2,109,056	3,534,056
2033-2037	1,890,000	1,655,701	3,545,701
2038-2042	2,520,000	1,041,164	3,561,164
2043-2046	2,030,000	253,149	2,283,149
Totals	<u><u>\$ 8,940,000</u></u>	<u><u>\$ 7,505,249</u></u>	<u><u>\$ 16,445,249</u></u>

Asturia Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

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, 2022

NOTE E – LONG-TERM DEBT (CONTINUED)

Depository Funds (Continued)

The following is a schedule of required reserve balances as of September 30, 2022:

	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.



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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, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated November 9, 2023.

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

November 9, 2023



Berger, Toombs, Elam, Gaines & Frank

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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, 2022, and have issued our report thereon dated November 9, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; 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 Reporting Requirements

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 November 9, 2023, 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 noted in the preceding financial audit report.

Financial Condition

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 did not meet any of the conditions described in Section 218.503(1), Florida Statutes.



To the Board of Supervisors
Asturia Community Development District

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, 2022 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 provided below was provided by management and has not been audited; 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)6, Rules of the Auditor General, the Asturia Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 5
- 2) The total number of independent contractors 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: \$10,600
- 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, 2021, together with the total expenditures for such project: 0
- 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.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, 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: General Fund, \$1,218.72 - \$1,509.79, and Debt Service Fund, \$500 - \$1,350.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$1,617,063.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: Series 2014A-1 Bonds, \$7,060,000, maturing May 2046, and Series 2016A-1 Bonds, \$1,880,000, maturing May 2045.

To the Board of Supervisors
Astoria Community Development District

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 abuse, that have occurred, or are likely to have occurred, that have 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

November 9, 2023



**Berger, Toombs, Elam,
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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, 2022. 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, 2022.

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

November 9, 2023



EXHIBIT 8



RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ASTURIA COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2022/2023 GENERAL FUND BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Asturia Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”), adopted a General Fund Budget (“Budget”) for the fiscal year beginning October 1, 2022, and ending September 30, 2023 (“Fiscal Year 2022/2023”); and

WHEREAS, the Board desires to amend the Fiscal Year 2022/2023 Budget to reflect changes to budgeted revenues and expenses approved during Fiscal Year 2022/2023; and

WHEREAS, pursuant to Chapters 189 and 190, *Florida Statutes*, the Board is authorized to amend the Fiscal Year 2022/2023 Budget within sixty (60) days following the end of the Fiscal Year 2022/2023; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Fiscal Year 2022/2023 Budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

- a. The Board has reviewed the proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “Adopted Annual Budget”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2022/2023.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for the Asturia Community Development District for the Fiscal Year Ending September 30, 2023, as amended and adopted by the Board of Supervisors effective November 28, 2023.”

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$1,003,227
DEBT SERVICE FUND, SERIES 2014A-1	\$574,682
DEBT SERVICE FUND, SERIES 2016A-1	\$141,829
TOTAL ALL FUNDS	\$1,719,738

SECTION 3. CONFLICTS. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect as of November 28, 2023.

PASSED AND ADOPTED this 28th day of November, 2023.

ATTEST:

**ASTURIA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended General Fund Budget Fiscal Year 2022/2023



EXHIBIT A
AMENDED FISCAL YEAR 2022/2023 GENERAL FUND BUDGET



Asturia CDD
General Fund (O&M)
Fiscal Year 2022-2023 Amended Budget

	FY2023 ADOPTED BUDGET	FY2023 AMENDED BUDGET	VARIANCE + / (-)
REVENUE			
SPECIAL ASSESSMENTS - ON-ROLL (Net)	\$ 1,054,160	\$ 1,003,227	\$ (50,933)
SPECIAL ASSESSMENTS - ON-ROLL (DISCOUNT)	(42,166)	(6,793)	\$ 35,373
ROOM RENTAL	5,000	10,580	\$ 5,580
MISCELLANEOUS REVENUE	15,000	16,299	\$ 1,299
INTEREST REVENUE	-	3,820	\$ 3,820
ACCESS CARDS	500	518	\$ 18
EVENT FEES	2,500		
TOTAL REVENUE	1,034,994	1,027,651	\$ (7,343)
EXPENDITURES			
SUPERVISOR COMPENSATION	12,000	14,200	2,200
PAYROLL TAXES	918	384	(534)
PAYROLL SERVICES	-	-	-
DISTRICT MANAGEMENT	57,955	54,322	(3,633)
FACILITY RENTAL	-		-
REGULATORY & PERMIT FEES	175	175	-
RECORD STORAGE / ARCHIVING	-		-
MISCELLANEOUS FEES	-	529	529
AUDITING SERVICES	3,575		(3,575)
LEGAL ADVERTISING	1,500	1,887	387
MAIL NOTICE	600	1,349	749
DISTRICT ENGINEER	20,000	4,275	(15,725)
LEGAL SERVICES - GENERAL	45,000	67,022	22,022
LEGAL SERVICES - REDEVELOPMENT RELATED WORK	-		-
WEB-SITE / EMAIL SYSTEM - IT SUPPORT	5,500	5,674	174
TAX COLLECTOR FEES	150	150	-
MISC. ASSESSMENT COLLECTION COST	21,083	3,984	(17,099)
ASSESSMENT COLLECTION FEES			-
TOTAL GENERAL ADMINISTRATION	168,456	153,951	(14,505)
INSURANCE:			
INSURANCE (Public Officials, Liability, Property)	3,730	23,441	19,711
TOTAL INSURANCE	3,730	23,441	19,711
DEBT SERVICE ADMINISTRATION:			
DISSEMINATION SERVICES (DISCLOSURE REPORT)	-	-	-
ARBITRAGE REBATE CALCULATION	1,000	1,250	250
BOND AMORTIZATION	-		-
TRUSTEES FEES	8,500	6,000	(2,500)
TOTAL DEBT SERVICE ADMINISTRATION	9,500	7,250	(2,250)
TOTAL ADMINISTRATIVE	181,686	184,642	2,956



Asturia CDD
General Fund (O&M)
Fiscal Year 2022-2023 Amended Budget

	FY2023 ADOPTED BUDGET	FY2023 AMENDED BUDGET	VARIANCE + / (-)
FIELD OPERATIONS & MAINTENANCE:			
UTILITY - RECREATION FACILITY	21,000	1,873	(19,127)
UTILITY - STREETLIGHTS	190,752	161,565	(29,187)
UTILITY - IRRIGATION	4,464	335	(4,129)
UTILITY SERVICES	1,200	86	(1,114)
GARBAGE - RECREATION FACILITY	468	780	312
SOLID WASTE ASSESSMENT	670	-	(670)
UTILITY - RECLAIMED WATER	55,000	23,757	(31,243)
STORMWATER ASSESSMENT	900	624	(276)
LAKE & POND MAINTENANCE	7,760	11,429	3,669
INSURANCE - PROPERTY	17,171	-	(17,171)
INSURANCE - GENERAL LIABILITY	4,068	-	(4,068)
R&M IRRIGATION	2,000	11,332	9,332
LANDSCAPE MAINTENANCE	202,036	167,263	(34,774)
LANDSCAPE REPLACEMENT	2,000	2,000	-
HOLIDAY LIGHTS & DECORATION	2,000	1,410	(590)
MISC. CONTINGENCY	176,643	93,607	(83,036)
R&M SIDEWALKS	2,000	-	(2,000)
ROADWAY REPAIR	5,000	-	(5,000)
PRESSURE WASHING	10,000	207	(9,793)
TOTAL FIELD OPERATIONS	705,132	476,266	(228,866)
			-
PARKS AND RECREATION			-
FIELD MANAGEMENT	50,000	28,035	(21,965)
POOL MAINTENANCE	12,000	11,853	(147)
WILDLIFE MANAGEMENT	2,400	-	(2,400)
CLEANING SERVICES	8,400	14,700	6,300
PEST CONTROL	660	662	2
TELEPHONE / INTERNET	2,981	2,249	(732)
FITNESS EQUIPMENT	1,500	825	(675)
AMENITY MAINTENANCE & REPAIRS	6,000	6,252	252
A/C & HEATING MAINTENANCE	1,500	1,755	255
BOARDWALK & BRIDGE MAINTENANCE	2,500	9	(2,491)
POOL FURNITURE REPAIR & REPLACEMENT	3,500	2,357	(1,143)
SECURITY SYSTEM MONITORING	11,720	-	(11,720)
DOG PARK MAINTENANCE	250	45	(205)
MISC. EXPENSES	3,000	-	(3,000)
OFFICE SUPPLIES	250	860	610
CLUBHOUSE JANITORIAL SUPPLIES	3,600	918	(2,682)
PARK GARBAGE & DOG WASTE STATION SUPPLIES	8,216	1,727	(6,489)
POOL PERMITS	300	280	(20)
SPECIAL EVENTS	4,400	13	(4,387)
TOTAL PARKS AND RECREATION	123,177	72,539	(50,638)
TOTAL EXPENDITURES	1,009,995	733,447	(276,548)



Asturia CDD
General Fund (O&M)
Fiscal Year 2022-2023 Amended Budget

	FY2023 ADOPTED BUDGET	FY2023 AMENDED BUDGET	VARIANCE + / (-)
RESERVES			
RESERVE - POOL	15,000	-	(15,000)
RESERVE - ROADWAYS	10,000	-	(10,000)
TOTAL RESERVES	25,000	-	(25,000)
TOTAL RESERVES & EXPENDITURES	1,034,995	733,447	(301,548)
EXCESS OF REV. OVER/(UNDER) EXPEND.	(1)	294,204	
OTHER FINANCING SOURCES (USES)			
TRANSFER-IN	-	-	-
TRANSFER-OUT	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
NET CHANGE IN FUND BALANCE		294,204	-
FUND BALANCE - BEGINNING		311,857	
FUND BALANCE - ENDING		\$ 606,061	

