



***ASTURIA
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Tuesday
December 19, 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, December 19, 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, December 19, 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. District Counsel Legal Services Presentation

[Exhibit 1](#)

A. Consideration of DSK Law Legal Services RFP Response

B. Acknowledgment of Kilinski Van Wyk Legal Services RFP Response

V. Staff Reports

A. Landscape & Irrigation

B. Aquatic Services

[Exhibit 2](#)

C. District Engineer

D. District Counsel

E. Land Use Counsel

F. District Manager & Field Operations

1. December

[Exhibit 3](#)

VI. Consent Agenda

A. Consideration and Approval of the Minutes of the Board of Supervisors
Regular Meeting Held November 28, 2023

[Exhibit 4](#)

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

[Exhibit 5](#)

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

[Exhibit 6](#)



VII. Business Items

- A. Consideration of RedTree Landscape Maintenance Agreement Renewal
- B. Consideration of Resolution **2024-03, Disposal of Surplus Equipment Policy**
- C. Discussion on Room Rental Oversight

Exhibit 7

Exhibit 8

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

IX. Supervisors' Requests

X. Action Items Summary

XI. Next Regular Meeting Agenda Items

XII. Next Workshop Agenda Items

XIII. Next Meeting Quorum Check

MEETING January 30, 2024 6:00 PM				WORKSHOP February 13, 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



**RESPONSE TO REQUEST FOR QUALIFICATIONS
DISTRICT ATTORNEY SERVICES
BY ATTORNEY LINDSAY A. MOCZYNSKI
TO ASTURIA COMMUNITY DEVELOPMENT DISTRICT**

Lindsay A. Moczynski, Esq.
de Beaubien, Simmons, Knight, Mantzaris & Neal LLP
DSK Law
609 W. Horatio St., Tampa, FL 33606
813.251.5825
LMoczynski@dsklawgroup.com



1. VENDOR BUSINESS HISTORY

Please see enclosed Attachment "A": Submittal Form.

2. FIRM EXPERIENCE

GENERAL QUALIFICATIONS AND EXPERIENCE OF FIRM

The senior partners of the law firm of de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP ("DSK Law"), began practice together in 1976, and have developed a dynamic firm that has grown with Florida to be one of Central Florida's largest firms. The firm is engaged in the general practice of law and represents individual, corporate and government clients in a variety of legal matters. The emphasis of the firm has always been the representation of clients in civil matters, including, commercial litigation, local government matters, insurance defense, labor and employment, foreclosure and evictions, real estate disputes, and many other matters. This diversified practice includes representation of clients in state and federal courts, administrative proceedings, and quasi-judicial hearings throughout the State of Florida.

Our representative government clients are listed below. Our non-government clients span a wide spectrum of the corporate and business world, including a large credit union, a nationwide loan servicer, a major stock brokerage company, the nation's largest insurance company, one of the nation's largest apartments and business management firms, one of the nation's largest car and truck rental companies, and real estate companies and contractors.

The firm has offices in Tampa, Orlando, Melbourne, and Tallahassee. DKS Law's goal is to provide excellent service on a consistent basis to all of its clients in every matter.

SPECIFIC EXPERIENCE WITH LOCAL GOVERNMENT CLIENTS

DSK Law has an extensive history of working with, and representing, local government clients. Many of the firm's Partners and Associates, including Bart Valdes and Lindsay Moczynski, have, during their respective careers, represented local government clients in a variety of matters. These matters and clients include:

- District Counsel for the Preserve at South Branch Community Development District (Lindsay A. Moczynski)
- Litigation Counsel for Stevens Plantation Community Development District related to issuance and collection of bond assessments (Lindsay A. Moczynski, Daniel F. Mantzaris and Bart Valdes)
- Counsel for Stevens Plantation Community Development District and Stevens Plantation Improvement Project Dependent Special District (Daniel F. Mantzaris, Norman W. Nash and Bart R. Valdes)
- City Attorney for the City of St. Cloud and City of Clermont (Daniel

Mantzaris, Bart R. Valdes and Lindsay A. Moczynski)

- Litigation Counsel for the City of Clermont in regard to litigation filed against the City of Clermont (Daniel F. Mantzaris and Lindsay A. Moczynski)
- Representation of City Staff presenting cases before code enforcement boards for the City of St. Cloud, the City of Maitland and the City of Clermont
- Special Legal Counsel for labor and employment matters for the City of St. Cloud and for student disciplinary matters for Seminole County School District (Daniel F. Mantzaris, Thomas F. Neal and Lindsay N. Greene)
- Litigation Counsel for Orange County with regard to utilities matters, construction matters related to the Orange County Convention Center and appellate matters related to quasi-judicial boards
- Eminent Domain Counsel on behalf of the City of St. Cloud for road projects (Daniel Mantzaris and Bart Valdes)
- Counsel to the Orange County Property Appraiser (Kenneth P. Hazouri)
- Service as Code Enforcement Special Magistrate for:
 - City of Madeira Beach (Bart R. Valdes)
 - Town of Belleair (Bart R. Valdes)
 - City of Indian Rocks Beach (Bart R. Valdes)
 - Town of Kenneth City (Bart R. Valdes)
 - City of Belle Isle (Lindsay N. Greene)
 - Orange County (Yvette Rodriguez Brown)
 - Orange City (D. John Morgeson, Jr.)
 - Seminole County (Daniel F. Mantzaris)
 - City of Maitland (Daniel F. Mantzaris)

3. PROPOSED ATTORNEY TEAM

The proposed team of attorneys includes Lindsay A. Moczynski (Lead District Attorney) and Bart R. Valdes. Ms. Moczynski would be the attorney who handles the day-to-day needs and requirements of the District, including attendance at meetings, consultations, drafting of necessary correspondence, resolutions, and documents of the District, and representation in civil matters. Mr. Valdes will assist, when necessary and at the delegation of Ms. Moczynski and/or the Board, with consultations, drafting of documents, and bond review and compliance. DSK Law also includes additional attorneys, such as Norman W. Nash who may assist with real estate transactional matters. The résumés of Ms. Moczynski and Mr. Valdes are as follows:

LINDSAY A. MOCZYNSKI

Admissions and Professional Qualifications

Florida Bar No.: 89161

Florida Bar Association – Admitted 2011
United States District Court for the Middle District of Florida
United States District Court for the Southern District of Florida
Florida Trend - Legal Elite Attorney

Experience

**de Beaubien, Simmons, Knight,
Mantzaris & Neal, LLP**

2017- Present

Ms. Moczynski is a Senior Associate in the Tampa office and serves as Assistant City Attorney for the City of St. Cloud, Florida, and litigation counsel for the City of Clermont. Ms. Moczynski is District Counsel for The Preserve at South Branch Community Development District and also represents the Stevens Plantation Community Development District relating to its collection of bond assessments. Ms. Moczynski focuses her practice in the areas of local government, land use and zoning, and civil litigation. Ms. Moczynski has represented a variety of clients, including small business owners, individuals, local governments, insurance companies, and corporations in a wide range of matters.

Givens Givens Sparks, PLLC

2016-2017

Ms. Moczynski represented clients as a Family Law Litigation Practitioner.

Kass Shuler, PA

2011-2015

Ms. Moczynski represented clients in real estate transactions and disputes and business matters along with lenders in foreclosures.

Education

University of Stetson College of Law, J.D., 2010
University of Florida, B.A., 2005

Professional Organizations

Hillsborough County Bar Association
Florida Bar Real Property, Probate and Trust Law Section
Real Property Litigation Committee (Secretary)
Florida Bar Trial Lawyers Section
Florida Bar City, County & Local Government Law Section

Reported Articles and Speaking Engagements

It Isn't Official Until it is "Official Records" Official, by Klarika Caplano, Esq., and Lindsay A. Moczynski, Esq., ActionLine (Spring 2022).

Understanding the CDC's Nationwide Residential Eviction Moratorium Order, by Bart R. Valdes, Esq., and Lindsay A. Moczynski, Esq., dated October 2020.

What Can I expect at Mediation?, by Lindsay A. Moczynski, Esq., dated July 2019.

"How to Guide" and Practical Consideration for Handling Evictions and Foreclosure Cases – Featured Webinar of the Business Law Section and Real Property, Probate and Trust Law Section of the Florida Bar (2021).



BART R. VALDES

Bar Admissions

Florida Bar: No.: 323380

Florida Bar Association - Admitted 2000
United States Supreme Court
United States Tax Court
Florida Supreme Court
United States District Court for the Northern District of Florida
United States District Court for the Middle District of Florida
United States District Court for the Southern District of Florida
United States Bankruptcy Court for the Northern District of Florida
United States Bankruptcy Court for the Middle District of Florida
United States Bankruptcy Court for the Southern District of Florida
Eleventh Circuit Court of Appeals
Eighth Circuit Court of Appeals

Professional Qualifications and Recognition

Florida Bar Board Certified Specialist - Business Litigation
Martindale-Hubbell - AV Preeminent Rating (Highest rating possible)
Florida Trend - Legal Elite Attorney
Florida Super Lawyers
AVVO 10.0 Superb Rating
Nation's Top One Percent – National Association of Distinguished Counsel
Corporate America Legal Elite
America's Top 100 Bet-the-Company Litigators
Tampa's Top Rated Lawyers – Legal Leaders Magazine
Top Latino Lawyers - Latino Leaders Magazine

Experience

de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP (DSK Law) 5/00 - Present

Mr. Valdes founded the firm's Tampa office in 2005 and is presently the Managing Partner in Tampa. Mr. Valdes is a Board-Certified Specialist in Business Litigation by the Florida Bar. As a Board-Certified Specialist, Mr. Valdes is considered to be an expert in the area of business litigation (he is one of only 230 lawyers in Florida that is Board Certified in Business Litigation). Board certification is the Florida Bar's highest level of evaluation of the competency and experience of attorneys. Also, Mr. Valdes holds the highest ranking an individual attorney can receive (AV), as designated by the Martindale-Hubbell Law Directory.

Mr. Valdes has represented a variety of the firm's clients including business owners, individuals, local governments, insurance companies, manufacturers, contractors,

developers, medium size corporations, as well as large well-established institutional clients in a wide range of matters. Mr. Valdes has litigated, and continues to litigate, complex trial matters related to business litigation, contract disputes, property disputes, eminent domain and condemnation actions, real estate disputes, insurance defense and coverage matters and general business disputes. Mr. Valdes also has extensive litigation experience in the areas of landlord and tenant disputes, bankruptcy disputes, probate, trust and estate matters, foreclosure cases, corporate and partnership disputes, collections, construction matters, land use, zoning and code enforcement matters and local government disputes.

Additionally, Mr. Valdes has significant experience in general business, corporate and real estate matters. Mr. Valdes has represented clients in state and federal court cases (both at trial and in appeals) as well as in administrative proceedings, and government and quasi-judicial public hearings.

Law Clerk Young, van Assenderp, Varnadoe & Anderson

5/98-4/00

As a Law Clerk for Young, van Assenderp, Varnadoe & Anderson, Mr. Valdes conducted extensive research and drafting in the areas of administrative law, constitutional law, real estate development, land use, general local government law, bond finance, local government taxation (including ad valorem and non-ad valorem taxation, and non-ad valorem special assessments), growth management, and eminent domain.

Florida Dept. of Education- Office of Professional Practices Services

5/97-8/97

Mr. Valdes investigated alleged misconduct by educators in Florida who were applying for, or held, an educator's certificate and pursued disciplinary actions against educators who committed acts of misconduct. Also, Mr. Valdes worked directly with the Florida Commissioner of Education, Frank T. Brogan, on certain Legislative initiatives.

Education

Juris Doctor – Florida State University College of Law, Tallahassee, Florida (2000)

Bachelor of Science– Florida State University, Tallahassee, Florida (1997)

Mr. Valdes received his Juris Doctorate from the Florida State University College of Law in 2000. While a student at the Florida State University College of Law, Mr. Valdes was a member and officer of the Florida State University Trial Team, served as Chief Justice of the Florida State University Student Supreme Court, received the distinguished pro bono service award and the award for academic excellence in Growth Management.

Professional and Civic Organizations

Hillsborough County Bar Association

Orange County Bar Association

Florida Bar Business Law Section- (Executive Council 2016-2022)
Florida Bar Real Property, Probate and Trust Law Section
Florida Bar Trial Lawyers Section
Business Law Section COVID-19 Pandemic Recovery Task Force (Co-Chair 2020-2022)
E-Discovery and Digital Evidence Committee of Business Law Section (Chair 2017-2018)
Task Force on Proposed Amendments to Florida Rules of Civil Procedure (Chair 2018-2022)
Entrepreneur's Organization- Tampa Bay Chapter (Board Member 2021-2023)
Bay Area Apartment Association (Government Affairs Committee 2021-2023)
Building Owners and Managers Association of Greater Tampa Bay
Leadership Tampa Bay (Class of 2018)
Tampa Hispanic Bar Association (Treasurer 2014-2022)
Tampa Hispanic Bar Foundation (Director 2019-2023)
Lake St. Charles Homeowner's Association- Director/Treasurer (2006-2008)
Tampa Interbay Rotary Foundation Board of Directors (2011-2017)
Tampa Interbay Rotary Club (Past-President) (2009-2019)
Volunteer for Reading is Fundamental
Volunteer Captain for Tampa Bay Watch
Committeeman- Taste of South Tampa (2008-2009)
International Association of Special Investigation Units- Member

Reported Cases and Articles

State Farm Mutual v. Williams, 824 F.3d 1311 (11th Cir. 2014)

Singer v. Unibilt, 43 So.3d 784 (Fla. 5th DCA 2010)

VOSR Industries v. Martin Properties, 919 So.2d 554 (Fla. 4th DCA 2005)

Vincent Contestabile v. Attorneys' Title Insurance Fund, Inc., 22 Fla. L. Weekly Supp. 1025a (Fla. 9th Cir. Ct. 2015)

State Farm Mutual Automobile Ins. Co. v. First Choice Care Chiropractic and Rehabilitation, 22 Fla. L. Weekly Supp. 1028a (Fla. 10th Cir. Ct. 2014)

State Farm Mutual v. Advanced Chiropractic and Medical Center, 2019 WL 2534908 (S.D. Fla. 2019)

State Farm Mutual v. Family Practice and Rehab, 2019 WL 4418221 (M.D. Fla. 2019)

Common Pitfalls to Avoid in Residential Evictions, by Bart R. Valdes and Christopher L. Hill, November 20, 2020

Understanding the CDC's Nationwide Residential Eviction Moratorium Order, by Bart R. Valdes and Lindsay Moczynski, October 29, 2020

Mortgage Foreclosure and Eviction Issues During and After The COVID-19 Pandemic, by Bart R. Valdes and Rueben Laboy, June 20, 2020

Five Important Things To Know About Bankruptcy For Debtors And Creditors, by Bart R. Valdes and Andrew Ballentine, May 15, 2020

Mortgage Foreclosure Relief Under The CARES Act For Federally Backed Loans, by Bart R. Valdes and Norm Nash, May 5, 2020

A Survey On Some Recent Important E-Discovery And Digital Evidence Cases, by Bart R. Valdes, Esq., dated June 11, 2018.

Is Privacy Obsolete in Modern Litigation?, by Bart R. Valdes, Esq., dated July 14, 2017.

Taking the Deposition of an Entity Representative or Custodian of Records and Seeking Electronically Stored Information, by Bart R. Valdes, Esq., and Kendra McCan, Esq., dated May 9, 2016.

Requests For Production Instructions And Definitions: How To Make Them Work For You, by Bart R. Valdes, Esq., and Ashley P. Hayes, Esq., dated March 21, 2016.

Investigating PIP Fraud Through the Appropriate and Effective Use of (6)(b) Requests, by Ashley Hayes, Esq., and Bart Valdes, Esq., dated September 17, 2015.

Investigating PIP Fraud Through the Use of EUOs and Preserving the EUO Defense in PIP Cases, by Ashley P. Hayes, Esq., and Bart R. Valdes, Esq., dated September 14, 2015.

Daubert in Florida: A New Standard for Expert Witness Testimony, by Kendra McCan, Esq., and Bart Valdes, Esq., dated September 9, 2015.

A Clarification to Florida's Law Provides Guidance to Courts in Regard to Proceedings Supplementary Under § 56.29, Florida Statutes, When Judgment Creditors Seek to Collect on Judgments, by Bart R. Valdes, Esq. and P. Hayden Haskins, Esq., dated October 24, 2014.

Attorneys' Fees and Costs When Litigating Against an Insurance Company, by Bart R. Valdes, Esq., and Kendra G. McCan, Esq., dated October 2, 2014.

Deficiency Judgments in Foreclosure Actions, by Bart R. Valdes, Esq., P. Hayden Haskins, Esq., and Kendra G. McCan, Esq., dated October 1, 2013.



Dealing with Association Liens and Code Enforcement Liens in a Foreclosure Action, by Bart R. Valdes, Esq., Amber Ashton, Esq., and Ashley Hughes, Esq., dated January 13, 2013.

New Mediation Requirements Put New Burdens on Corporate Entities in Litigation, by Bart R. Valdes, Esq., and Amber Ashton, Esq., dated September 14, 2012.

Speaking Engagements

Update On Florida Law Impacting The Multifamily Sector In 2023– Polk County Learning Day for the Bay Area Apartment Association (2023)

Recent Florida Laws Affecting Multifamily – Bay Area Apartment Association (2023)

Practical Preservation, Collection and Use of ESI and Digital Evidence During Litigation and Trial - Florida Bar Annual Convention (2023)

Cyber Security Controls and Best Practices – DSK Law Quarterly Learning Series (2022)

Ephemeral Electronic Evidence Preservation And Discovery Obligations, And Best Practices – Florida Bar Annual Convention (2022)

“We are getting sued! What should we do?” – Florida Charter School Governance Conference (2021)

“How to Guide” and Practical Consideration for Handling Evictions and Foreclosure Cases – Featured Webinar of the Business Law Section and Real Property, Probate and Trust Law Section of the Florida Bar (2021)

Uncovering Insurance Fraud in the Digital Age – Florida Insurance Fraud Education Committee 27th Annual Conference (2019)

EUOs, 6(b) Requests, and Other Tools for Uncovering Insurance Fraud – Florida Insurance Fraud Education Committee 27th Annual Conference (2019)

Uncovering Insurance Fraud Through E-Discovery and Digital Evidence - Florida Insurance Fraud Education Committee 26th Annual Conference (2018)

Using the Right Tool the Right Way to Uncover Insurance Fraud - Florida Insurance Fraud Education Committee 26th Annual Conference (2018)

Emerging Technology and Transformation in the Practice of Law in the Digital Age - 68th Florida Bar Annual Convention (2018)



Examining Where We Are Today and Looking Ahead in E-Discovery and Digital Evidence in the Face of Technology Advancements - 68th Annual Florida Bar Convention (2018)

Essential CyberSecurity Controls And Tales From The Dark Web – 68th Annual Florida Bar Convention (2018)

Avoid Drowning in Finances – 101 Budgeting for a Successful Year – 2018 Voluntary Bar Leaders Conference (2018)

Electronic Discovery and Digital Evidence in the Courtroom - Hillsborough Circuit Court Judges (2017)

Uncovering Insurance Fraud Through E-Discovery and Digital Evidence -Florida Insurance Fraud Education Committee Annual Conference (2017)

Maintaining Competency In The Face Of Technology Advancements: How To Keep Pace With Your Professional And Ethical Requirements- Florida Bar Annual Meeting (2017)

Cybersecurity Controls Needed For Firms And Clients Alike- Florida Bar Annual Convention (2017)

Effective Courtroom Management Of Computerized Discovery- Broward County Circuit Court Judges (2016)

Electronic Discovery and Digital Evidence – Tampa Hispanic Bar Association (2016)

Balancing Life and the Practice of Law- Western Michigan University- Cooley Law School (2016)

Electronic Discovery and Ethics in 2016 and Beyond – Business Law Section of Florida Bar (2016)

Electronic Discovery and Digital Evidence Pre-Discovery Through Trial – Florida Bar Annual Convention (2015)

Other Activities

Mr. Valdes is a PADI Certified Scuba Diving Instructor and a licensed United States Coast Guard Captain.

Mr. Valdes is also a certified instructor by the Florida Department of Financial Services- Division of Insurance Agent and Agency Services in the areas of Adjuster Law and Policy and Adjuster Ethics.



4. ACCESSIBILITY AND RESPONSIVENESS

Ms. Moczynski is a current resident of Hillsborough County, Florida, and is available to appear in person for all necessary meetings, workshops and hearings. Ms. Moczynski and Mr. Valdes have a flexible response time with a maximum response time of twenty-four hours. Ms. Moczynski would request a five (5) day lead time for scheduled meetings.

5. REFERENCES

Amber E. Ashton, Esq.
AAshton@oldrepublictitle.com
813.599.0463 Ext. 14822

Kristen Trucco, Esq.
KTrucco@latham luna.com
407.481.5806

Jennifer Whelihan
JWhelihan cdd@gmail.com
813.476.9505

6. FEES

DSK Law hereby submits the following fee proposal for provision of District Attorney Services:

Attorneys:	\$200 per hour
Paralegals:	\$ 75 per hour

Costs: All general overhead costs are included in the attorneys' fees set forth above.

Retainer: As a courtesy, the firm will not require a retainer or advanced fee deposit.

Attachment "A": Submittal Form

Business Statement

Please complete and submit with your qualification response.

1. Name of Business: de Beaubien, Simmons, Knight, Mantzaris and Neal, LLP
2. Business Address: 332 N. Magnolia Ave., Orlando, FL 32802
3. Phone: 407.422.2464 Business Fax: 407.849.1845 E-Mail: LMoczynski@dsklawgroup.com
4. Business Classification (check all that apply):
☐ Individual ☒ Partnership ☐ Corporation ☐ Women or Minority Owned
5. Federal Tax Number (a SSN or Federal Tax Number): 59-2206392
6. Name of Owner: de Beaubien, Simmons, Knight, Mantzaris and Neal, LLP
7. During the past five years, has the firm, business or any attorney in the firm or business, been involved in any (1) bond forfeiture, (2) litigation personally involving the firm, business or any attorney in the firm or business (other than dissolution of marriage), or (3) claims filed with any insurance carrier concerning the firm, business, or any attorney in the firm or business, and/or (4) Bar Association complaints? If yes, attach an explanation. Yes: ☐ No: ☒
8. Has the company been in bankruptcy, reorganization or receivership in last five years?
Yes: ☐ No: ☒
9. Has the company been disqualified or terminated by any public agency?
Yes: ☐ No: ☒

10. Has the proposed designated Attorney practiced local government or special district law for a minimum of five years?
Yes: ✓ No: _____
11. Is each proposed attorney accredited and in good standing with the State Bar?
Yes: ✓ No: _____
12. Qualification Offers shall be good and valid until the District completes award or rejections of qualifications. Failure to concur with this condition may result in rejection of the offer. Does the firm accept this condition?
Yes: ✓ No: _____ (If no, state the desired exception: _____)

Having carefully examined all of the documents of the solicitation, including the instructions, the Terms and Conditions, the undersigned proposes to perform all work in strict compliance with the above-named documents, as well as in compliance with all submitted qualification information.

FIRM NAME: de Beaubien, Simmons, Knight,
Mantzaris and Neal, LLP FID: 59-2206392

SIGNATURE: Bart R. Valdes

PRINT NAME: BART R. VALDES



**KILINSKI
VAN WYK**

517 E. College Avenue
Tallahassee, Florida 32303
877-350-0372

Offices:
Naples
Tallahassee
Tampa

December 8, 2023

Via Electronic Mail

Board of Supervisors
Asturia Community Development District
c/o Tish Dobson, District Manager
tdobson@vestapropertyservices.com

Supervisors,

I am writing to inform you that with much regret, Kilinski | Van Wyk PLLC will not be submitting a response to the recent RFQ for District Counsel Services. While we have appreciated the opportunity to serve as your District Counsel since May of 2022, it appears that the Board's expectations for the role of District Counsel do not align with our firm's approach to providing legal services and fulfilling our professional duties to the District. We will continue to serve as counsel as long as necessary to transition to your newly selected firm and will do everything in our power to ensure a smooth and seamless transition with no gaps in service.

Again, we thank you for the opportunity to serve as your District Counsel. We wish you all the best in your future endeavors.

Sincerely,

/s/ Lauren Gentry

Lauren Gentry, Esq.
For the Firm



EXHIBIT 2





Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date	11/10/2023
Customer	Asturia CDD
Weather Conditions	Sunny
Wind	4ene
Temperature	83
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	Low
Restrictions	None
Observations/Recommendations	All sites treated for invasive growth

2 of 2

Pond Numbers	All
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Low
Restrictions	None





Aquatic Services Report

Observations/Recommendations

All sites treated for algae





Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date	11/20/2023
Customer	Asturia CDD
Weather Conditions	Sunny
Wind	3ene
Temperature	78
Multiple Sites Treated	Yes

Ponds Treated Information Repeatable - 2 Count

1 of 2

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

2 of 2

Pond Numbers	3
Service Performed	Inspection
Water Level	Normal
Observations/Recommendations	Site looks good

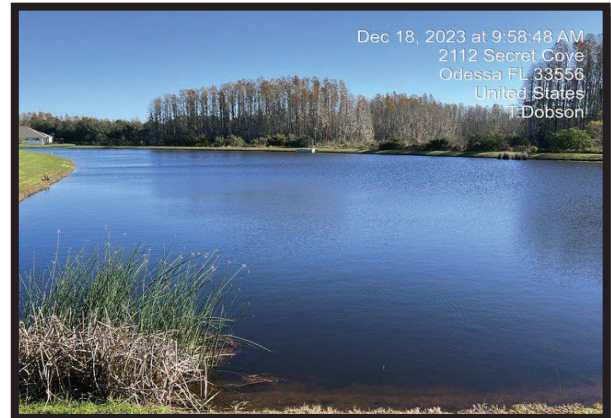


EXHIBIT 3



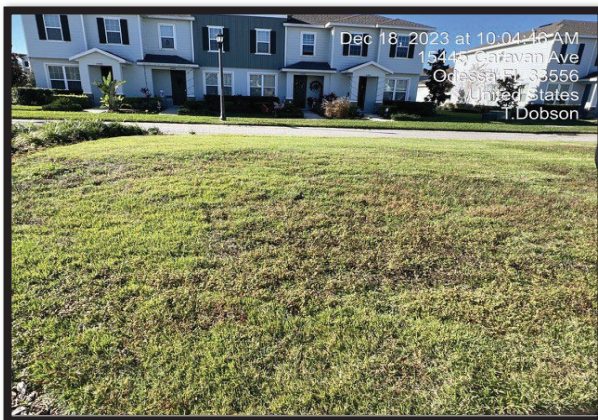
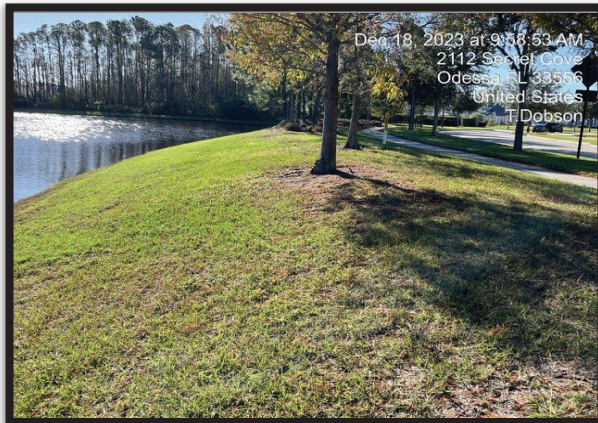
Aquatics

Ponds: The water levels rebounded quite nicely with the recent rain events. The cooler temperatures and influx of rain will assist in the keeping the majority of the algae blooms at bay. If the rain events continue throughout the winter months, the only real concern will be the invasive vegetation along the embankments.



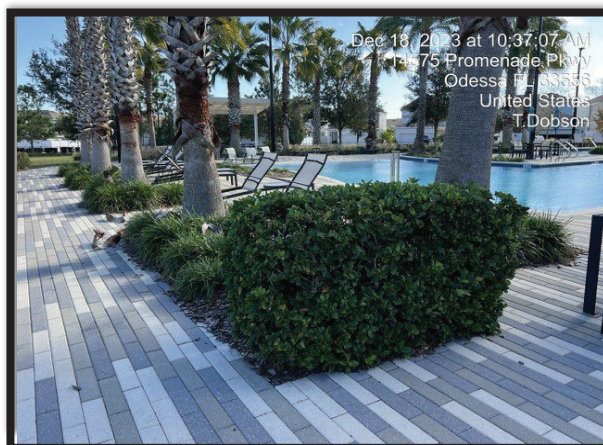
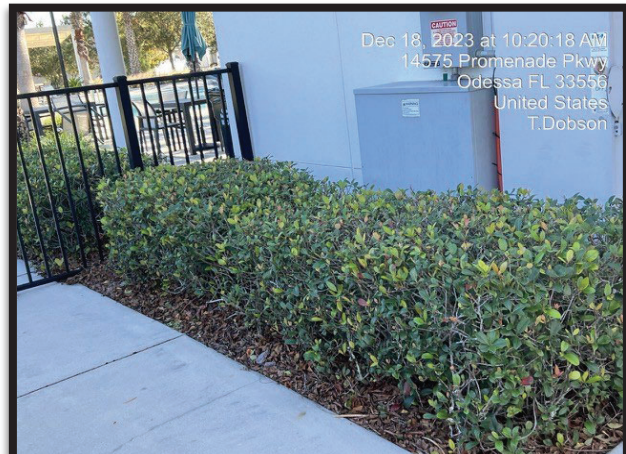
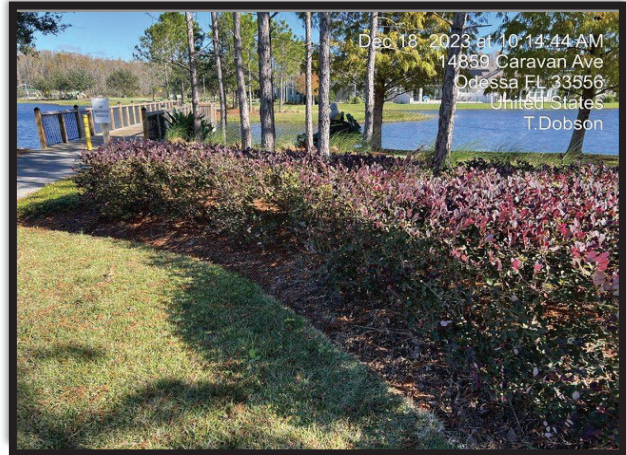
Landscape & Irrigation Maintenance

Turf: Between the recent rain events and the application of Milorganite, the turf is loving life right now. Even in the dormant season the root growth will continue to strengthen to allow for a healthy turf in the spring and summer months.

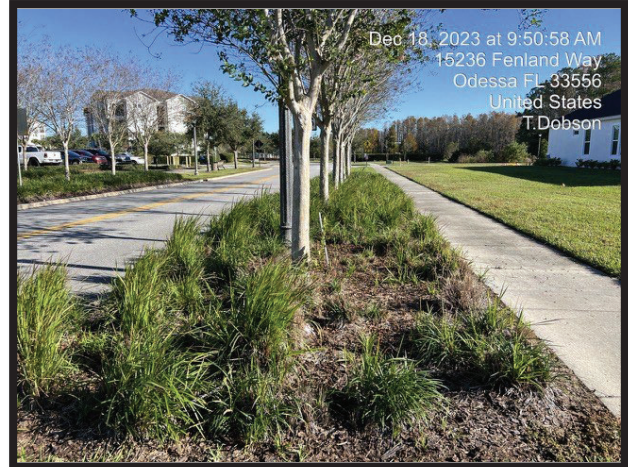
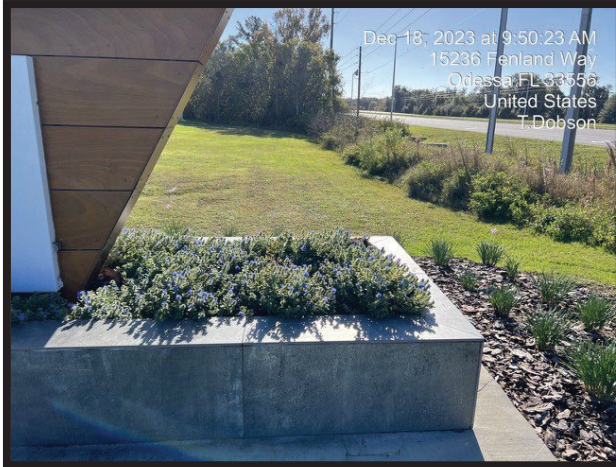


Hedge Lines: Most of the hedges look amazing. There a few that may need to be replaced.

Bed Maintenance: Bed maintenance continues to improve throughout the community. There are several beds along the Promenade Parkway and by the townhomes that could use quite a bit of manual weed control.



Bed Maintenance Continued: Soft and hard edging in the common areas is at spec. The newly implemented "section system" is beneficial to the team and appears to be assisting the team with focusing on the details. Overall, the entire community is showing significant improvement.



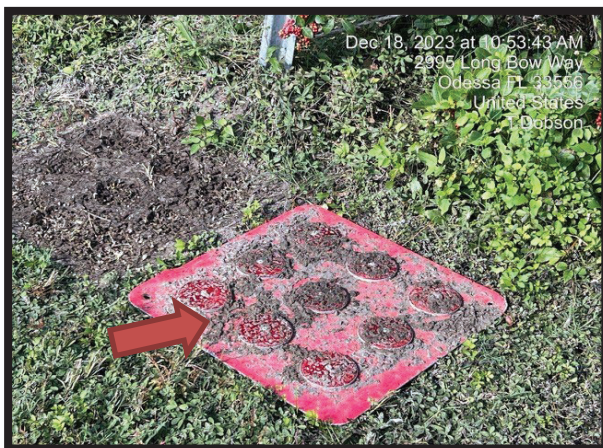
Observations

Trees: The Crepe Myrtles are pretty much moss free; however, there are a few smaller Oaks that are still inundated with moss.

Annuals: The annuals look amazing! Excellent job, RedTree.

Hazard Reflector: The third reflector was recovered; however, it is covered in ants. Once the ants are eradicated, the reflector will be secured to the post.

Mulch: The mulching project began on Monday, December 18th.



Additional Observations

Weeds: Recommend manually controlling the weeds in the problematic beds.

Moss: Several CDD Oaks on Aviles need to have the moss removed.

Ants: The ants are beginning to overtake several areas of the community common areas. Recommend spot treating the mounds on a weekly basis.

District Manager Report

November Recap

Dog Stations and Porter Services:

Office Pride joined the team and has established a routine of servicing the community twice a week, along with on call services if needed.

East Monument and Portico Construction Damage:

Both RIPA and Hines were notified of the two areas that were damaged during construction. To date, RIPA requested the supporting documentation and photos of the damage.

Fitness Center Equipment:

The District is in the process of upgrading several pieces of equipment, per the Board's direction. A donation of \$500.00 was received to assist with the equipment upgrade.

Landscape Concerns:

Reported several irrigation breaks and scheduling concerns.

Several zones may need to be adjusted as they are irrigating the property during the day light hours. RedTree was advised of the concern.

Room Rentals:

Scheduled multiple room rentals during the winter months.

Site Visits:

11/25, 11/27, 11/30, 12/2, 12/4, 12/8, 12/11, 12/13, 12/15, 12/18.

Staffing:

The part-time candidate completed the onboarding process. Scheduled to meet on 12/18 to discuss the start date.

Received several resumes for the full-time position.

EXHIBIT 4



**MINUTES OF MEETING
ASTURIA
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Asturia Community Development District was held on Tuesday, November 28, 2023 at 6:04 p.m., at the Asturia Clubhouse, 14575 Promenade Pkwy., Odessa, Florida 33556. The actions taken are summarized as follows:

FIRST ORDER OF BUSINESS: Call to Order

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

Present and constituting a quorum were:

Glenn Penning	Board Supervisor, Chairman
Jacques Darius	Board Supervisor, Vice Chairman
Marie Pearson	Board Supervisor, Assistant Secretary
Susan Coppa	Board Supervisor, Assistant Secretary

Also present were:

Jonathan Tietz (<i>via phone</i>)	Board Supervisor, Assistant Secretary
Tish Dobson	District Manager, Vesta District Services
Lauren Gentry (<i>via phone</i>)	District Counsel, Kilinski Van Wyk
John Burkett (<i>via phone</i>)	RedTree Landscape
Pete Lucadano (<i>via phone</i>)	RedTree Landscape
Virgil Stoltz	Blue Water Aquatics
Rob Wolf	
John Wolf	
Shelley Penning	
Sydney Oyster	
Steven Mervine	
Denise Greco	
Paula Goodman	
Diane Izzo	

SECOND ORDER OF BUSINESS: Pledge of Allegiance

Mr. Darius led the Pledge of Allegiance.

THIRD ORDER OF BUSINESS: Audience Comments (*Limited to 3 Minutes per Individual for Agenda Items*)

Comments were heard on wild boars and the Fenland Way common area weeds.

The Board discussed hogs during Audience Comments. Mr. Stoltz explained that the community is likely seeing them further into the residential area because the wetlands have been overturned by the hogs and they're pushing further out looking for food – looking for grubs, certain weeds in the turf, roots of certain plants. They're baiting back into the wetlands to encourage them to a location. He suggested picking a night and getting a group to put pressure on the hogs – simply driving around looking for them and share sightings. Mr. Stoltz confirmed that methods for addressing hogs are in line with District Counsel's recommendations.

RedTree was directed to review the common area on Fenland Way that has Bahia grass and no irrigation and provide a plan for addressing the weeds.

FOURTH ORDER OF BUSINESS: Staff Reports

A. Landscape & Irrigation

Mr. Burkett and Mr. Lucadano provided an update on the landscape and irrigation projects. Ms. Dobson brought up the SWFWMD mandate on watering beginning December 1, and continuing to July 2024, the penalties for not following the mandate range from stiff fines, well capping to shutting down of the reclaimed water line for the whole community. The Board discussed how the mandate will affect landscape and irrigation for the District.

1. Exhibit 1: Mulch Proposals

Proposals for the playground ADA mulch (\$3,400.00) and the community landscape mulch (\$19,500.00) were considered. Ms. Dobson explained the difference between ADA and regular mulch. Topping up the dog park mulch in about six months was discussed. Mr. Lucadano stated mulch would be installed in January.

On a MOTION by Mr. Penning, SECONDED by Mr. Tietz, with ALL IN FAVOR, the Board approved RedTree's proposals for playground mulch and the community, for the Asturia Community Development District.

Ms. Dobson thanked RedTree for providing the fire truck for the community event scheduled for December 16, at 4 p.m. Mr. Penning added the route had been established to provide accessibility for the whole community, starting and ending at the Clubhouse.

B. Exhibit 2: Aquatic Services

Mr. Stoltz presented Blue Water Aquatics report, noting no issues except for low water. Marsh Master was utilized to cutback some of the invasive vegetation. Mr. Stoltz mentioned a new invasive species that they will be tackling and hogs were further discussed. Ms. Pearson, Mr. Stoltz, and Ms. Dobson will coordinate hog sightings.

C. District Engineer

Mr. Penning provided an update on discussions with the County regarding the Developer's "non-substantial changes" to the Master Plan. It was noted that Circle K had re-submitted a revised construction plan with Pasco County and the District Engineer with discuss this with the County based on the District's past resolutions opposing the extension. He also noted that the District Engineer has been working with the Land Use Counsel to look at some non-compliance avenues. Questions have been raised regarding whether easements were approved and/or ratified by the CDD after they were added to design documents by the Developer. Mr. Tietz mentioned that District Counsel may have some input on some of the issues from when they were previously discussed. Mr. Penning provided some potential considerations for future negotiations.

Ms. Gentry added that it's typical in the development stages of a District to have a resolution which grants the Chair authority to sign conveyance documents outside of Board meetings. That will be researched. Easements can be granted by plat, they don't have to be granted by a separate document. Mr. Penning stated he had reviewed a list of the District's resolutions and did not see such a record. The Board further discussed easements, development changes, and the burden of responsibility for maintenance costs.

D. District Counsel

Ms. Gentry explained what was required for a legal easement – by recorded plat or recorded executed agreement.

E. Land Use Counsel

No additional topics were discussed under Land Use Counsel Report.

F. District Manager & Field Operations

1. November

Ms. Dobson discussed staffing and the east entrance signage. Ms. Gentry recommended the Board engage Employment Counsel for assistance in drafting hiring and firing policies and an employee handbook. Ms. Dobson noted that the District uses ADP for HR issues. She stated that Duke Energy had provided valuable information pertaining to the damage caused during construction. Mr. Penning provided more details on their discussion, specifically that confirmation was received regarding RIPA hitting the power line that served the transformer box and removed the line running along Fenland. District Management is handling the correspondence with the Developer and engineer and whoever else needs to be included. Mr. Penning has been working with Duke Energy to see if there is secondary voltage to draw from rather than redoing the line from another transformer.

Mr. Penning also commented on the Portico Park irrigation. To re-establishing irrigation at the park, RedTree quoted a cost of about \$17,000.00. Mr. Penning has contacted Duke Energy regarding a secondary voltage that could be drawn on for that area as well – the water system is fine, the issue is the two-wire system was removed across the street and when the townhomes were developed. The Board may consider xeriscaping the park in the future as the two-wire would have to be installed all the way to the east side of the Townhomes. Duke has identified some secondary voltage at two houses adjacent to the park. Partnering with the homeowners may be an option to consider, pending an agreement. Mr. Tietz will discuss xeriscaping the park with RedTree.

Ms. Dobson shared the letter to Hind and RIPA, Mr. Manson, Mr. Gardner, Mr Ripa himself and their engineer notifying them of their responsibility for the irrigation wiring damage, and that the District will be

requesting restitution. Once the Board decides what they will do with the area and obtain costs, then District Counsel will step in and record the specific request for restitution.

Ms. Pearson apologized that the holiday lighting timeline commitment was not met. The vendor had told her the remaining lights would be installed by night's end, and Ms. Pearson recommended obtaining another vendor for next year. Mr. Penning requested the invoice should be checked that all decorations are installed. The invoice was discussed and clarified that the vendor had been paid in full.

FIFTH ORDER OF BUSINESS: Consent Agenda

- A. Exhibit 4: Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held October 24, 2023
- B. Exhibit 5: Consideration and Acceptance of the October 2023 Unaudited Financial Statements
- The Board discussed the insurance rate increase and requested Ms. Dobson research other insurance carriers. An annual contract review was suggested.
- C. Exhibit 6: Consideration and Acceptance of the Operation and Maintenance Expenditures for October 2023
- D. Exhibit 7: Consideration and Acceptance of the Audited FY 2022 Financial Statement

On a MOTION by Mr. Tietz, SECONDED by Mr. Darius, with ALL IN FAVOR, the Board approved the Consent Agenda as presented, for the Asturia Community Development District.
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SIXTH ORDER OF BUSINESS: Business Items

- A. Discussion of Room Rentals
- The Board discussed the care and cleaning of the facilities, oversight of rentals by staff, and a policy that requires the host of the party to pay an hourly rate for a contractor to clean the facility. Ms. Gentry advised that a cleaning fee, without mark-up, can be passed through without a policy change. An amended policy could be adopted to pass through the hourly rate of an employee of the District to be in attendance during a reservation. Adopting a policy to engage an approved vendor directly to clean the facility after the reservation. Changing the rate would require a ratemaking hearing and would not be affected by which employee would be monitoring rentals. This discussion will be added to the December agenda.
- B. Exhibit 8: Consideration and Adoption of **Resolution 2024-02, Amending the FY 2022-2023 Budget**
- The budget amendment is required if a specific line item goes over 10%, even if the total budget does not.

On a MOTION by Mr. Penning, SECONDED by Ms. Pearson, with ALL IN FAVOR, the Board adopted Resolution 2024-02, Amending the FY 2022-23 budget, for the Asturia Community Development District.

SEVENTH ORDER OF BUSINESS: **Audience Comments** *(Limited to 3 Minutes per Individual for Non-Agenda Items)*

Comments were heard on creating a CDD maintenance/ownership map for the meetings, the new irrigation schedule, and accolades to the Board for having the building and mailboxes repainted.

EIGHTH ORDER OF BUSINESS: **Supervisors' Requests**

Ms. Dobson informed the Board of the allocation to the District of a portion of the tax collectors unspent funds that will be deposited in the District's account when received. Supervisors requested a discussion on cleaning at the next meeting, with the janitorial vendor in attend to respond to the list of deficiencies, Board consensus was to issue a 30-day service remediation notice. Ms. Dobson asked for direction regarding an interim porter services for the dog stations and trash receptacles during the hiring process.

On a MOTION by Ms. Pearson, SECONDED by Ms. Coppa, with ALL IN FAVOR, the Board approved hiring Office Pride as a temporary solution to service the dog stations and trash receptacles until amenity staff were hired, for the Asturia Community Development District.

The Board discussed the Fitness Center equipment and requested research on the cost of dumbbell Hex set 5-75 lbs, and putting the dumbbells and rower on the surplus list. Ms. Gentry will draft a Surplus Equipment Resolution for the next agenda.

On a MOTION by Mr. Penning, SECONDED by Ms. Pearson, with ALL IN FAVOR, the Board approved replacing the rower, dumbbells, and bike for a total amount not to exceed \$4800.00, for the Asturia Community Development District.

Ms. Pearson thanked residents for their interest and support for the CDD Board and business and volunteered to be the staff hiring liaison.

In response to an audience comment, Ms. Dobson provided an update on the Halff invoice, the direction provided was for them to reach out to District Counsel, which they have not yet done.

NINTH ORDER OF BUSINESS: **Action Items Summary**

Tish:

- Research other insurance carriers.
- Jonathan and Tish work together on the District ownership map.
- Research dumbbell Hex set 5-75lbs. (Roughly \$2700.00)

Jonathan:

- Jonathan and Tish work together on the map.

Lauren:

- Draft a Surplus Equipment Resolution

TENTH ORDER OF BUSINESS: Next Regular Meeting Agenda Items

Room Rental Oversight

ELEVENTH ORDER OF BUSINESS: Next Workshop Agenda Items

The February workshop date will be presented at the December meeting. Agenda items for the February workshop will likely be FY 2025 budget.

TWELFTH ORDER OF BUSINESS: Next Meeting Quorum Check

The Supervisors declared their intent to attend the next Regular Meeting, scheduled for December 19, 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

The January workshop was cancelled.

THIRTEENTH ORDER OF BUSINESS: Adjournment

On a MOTION by Mr. Penning, SECONDED by Ms. Pearson, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:41 p.m., for 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 December 19, 2023

☐ Tish Dobson, Secretary

☐ _____, Assistant Secretary

☐ Glenn Penning, Chair

☐ Jacques Darius, Vice Chair

EXHIBIT 5



Astoria Community Development District

**Financial Statements
(Unaudited)**

November 30, 2023



**Asturia CDD
Balance Sheet
November 30, 2023**

	General Fund	Reserve Fund	DS Series 2,014.00	DS Series 2016	Capital Projects Series 2016	Total
<u>Assets:</u>						
Cash	\$ 754,196	\$ -	-	-	\$ -	\$ 754,196
Money Market	76,035	-	-	-	-	76,035
Investments:						
Revenue Fund	-	-	97,915.63	9,718	-	107,634
Principal	-	-	-	0	-	0
Interest Fund	-	-	29.46	48,506	-	48,536
Reserve	-	-	289,226.42	73,310	-	362,536
Prepayment	-	-	0.61	16	-	17
Sinking Fund	-	-	60.30	1	-	62
Acquisition & Construction	-	-	-	-	4,345	4,345
Deposits (Utility)	6,446	-	-	-	-	6,446
Prepaid Expenses	120	-	-	-	-	120
Accounts Receivable	-	-	-	-	-	-
Assessment Receivable - On Roll	893,863	175,103	491,315.27	123,573	-	1,683,854
Assessment Receivable - On Roll Excess	-	-	-	-	-	-
Assessment Receivable - Prior Year	-	-	-	-	-	-
Due From Other Funds	-	70,221	69,858.73	17,571	-	157,651
Total Assets	\$ 1,730,660	\$ 245,324	948,406.42	272,696	\$ 4,345	\$ 3,201,432
<u>Liabilities:</u>						
Accounts Payable	\$ 56,079	\$ -	-	\$ -	\$ -	\$ 56,079
Sales Tax Payable	4	-	-	-	-	4
Accrued Expenses	14,223	-	-	-	-	14,223
Due to Other Funds	157,651	-	-	-	-	157,651
Due to General Fund	-	-	-	-	-	-
Due to Developer	-	-	-	-	-	-
Deferred Revenue On Roll	893,863	175,103	491,315.27	123,573	-	1,683,854
Rental Deposits	1,500	-	-	-	-	1,500
	-	-	-	-	-	-
Fund Balance:						
	-	-	-	-	-	-
	-	-	-	-	-	-
Nonspendable	-	-	-	-	-	-
Prepays and Deposits	6,566	-	-	-	-	6,566
Restricted For:	-	-	-	-	-	-
Debt Service	-	-	457,091.15	149,122.51	-	606,214
Capital Projects	-	-	-	-	4,345	8,690
Unassigned	600,774	70,221	(0.00)	0.00	-	666,651
	-	-	-	-	-	-
Total Liabilities and Fund Balance	\$ 1,730,660	\$ 245,324	948,406.42	272,696	\$ 4,345	\$ 3,201,432



Asturia CDD
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For the Period of October 1, 2023 to November 30, 2023

	FY2023 Adopted Budget	Current Month	Actual Year-to-Date	Variance +/-	% of Budget
<u>Revenue</u>					
Special Assessments - Tax Collector	\$ 1,020,959	127,096	127,096	\$ (893,863)	12.45%
Special Assessments - Discounts	-	-	-	-	0.00%
Other Miscellaneous Revenues	15,000	908	1,608	(13,392)	10.72%
Interest	-	660	1,024	1,024	0.00%
Room Rentals	4,000	675	924	(3,076)	23.10%
Event Fees	2,500	-	-	(2,500)	0.00%
Access Cards	200	60	150	(50)	74.99%
Total Revenues	1,042,659	129,399	130,802	(911,857)	12.55%
<u>Expenditures</u>					
Administrative					
Payroll - Board of Supervisors	15,000	1,000	2,000	(13,000)	13.33%
FICA Taxes	1,377	83	165	(1,212)	11.98%
Profsrv - Arbitrage Rebate	1,300	-	-	(1,300)	0.00%
Profsrv - Engineering	20,000	-	2,355	(17,645)	11.78%
Profsrv - Legal Services - General	30,000	1,773	3,100	(26,900)	10.33%
Profsrv - Legal Services - Land Use	20,000	-	71	(19,929)	0.35%
Profsrv - Legal Services - Defect	10,000	-	-	(10,000)	0.00%
Profsrv - Management Consulting	60,000	5,000	10,000	(50,000)	16.67%
Profsrv - Trustee Fees	8,500	-	-	(8,500)	0.00%
Auditing Services	3,600	-	-	(3,600)	0.00%
Website Hosting/Email Services	5,500	105	1,747	(3,753)	31.76%
Mailed Notices - Postage	1,000	-	-	(1,000)	0.00%
Public Officials Insurance	4,103	-	3,458	(645)	84.28%
Legal Advertising	1,500	133	223	(1,277)	14.88%
Tax Collector/Property Appraiser Fees	650	-	-	(650)	0.00%
Dues, Licenses, Subscriptions	175	-	175	-	100.00%
Total Administrative	182,705	8,094	23,293	(159,412)	12.75%
Utility Services					
Electricity - Streetlights	219,365	397	14,101	(205,264)	6.43%
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	397	14,101	(235,928)	5.64%



Garbage/Solid Waste Services

Garbage - Recreation Facility	1,500	77	154	(1,346)	10.26%
Solid Waste Assessment	670	1,250	1,250	580	186.52%
Total Garbage/Solid Waste Services	2,170	1,327	1,404	(766)	64.68%

Water/Sewer Comb Services

Utility - Reclaimed Water	40,000	1,653	3,395	(36,605)	8.49%
Utility - Potable Water	15,000	-	-	(15,000)	0.00%
Total Water/Sewer Comb Services	55,000	1,653	3,395	(51,605)	6.17%

Stormwater Control

Stormwater Assessment	900	-	-	(900)	0.00%
Aquatic Maintenance	18,000	890	1,780	(16,220)	9.89%
Total Stormwater Control	18,900	890	1,780	(17,120)	9.42%

Other Physical Environment

Insurance - Property	20,605	-	20,714	109	100.53%
Insurance - General Liability	5,000	-	6,289	1,289	125.78%
R&M - Irrigation	10,000	-	-	(10,000)	0.00%
Landscape Maintenance - General	142,200	12,975	25,950	(116,250)	18.25%
Landscape Maintenance - Fertilization	9,600	-	-	(9,600)	0.00%
Landscape Maintenance - Pest Control	5,100	-	-	(5,100)	0.00%
Landscape Maintenance - Irrigation	12,000	119	2,530	(9,470)	21.09%
Landscape Maintenance - Mulch	24,750	-	-	(24,750)	0.00%
Landscape Maintenance - Annuals	11,340	-	7,875	(3,465)	69.44%
Landscape Replacement	25,000	-	-	(25,000)	0.00%
Holiday Lighting & Decorations	3,000	-	3,020	20	100.67%
Total Other Physical Environment	268,595	13,094	66,378	(202,217)	24.71%

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	2,223	4,313	(65,687)	6.16%
Profsrv - Pool Maintenance	12,600	2,054	3,081	(9,519)	24.45%
Profsrv - Wildlife Management Service	2,400	-	-	(2,400)	0.00%
Contracts - Cleaning Services	16,000	1,200	2,400	(13,600)	15.00%
Contracts - Pest Control	660	55	55	(605)	8.33%
Telephone/Fax/Internet Services	3,600	187	373	(3,227)	10.37%
R&M - Fitness Equipment	4,500	-	-	(4,500)	0.00%
Amenity Maintenance & Repairs	10,000	-	589	(9,411)	5.89%
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	158	246	(3,354)	6.82%
Garbage & Dog Waste Station Supplies	3,000	640	640	(2,360)	21.33%
Pool Permits	300	-	-	(300)	0.00%
Total Parks and Recreation - General	149,760	6,517	11,696	(138,064)	7.81%
Special Events					
Special Events	2,500	-	-	(2,500)	0.00%
Total Special Events	2,500	-	-	(2,500)	0.00%
Contingency					
Misc - Contingency	25,000	3,097	9,199	(15,801)	36.80%
Total Contingency	25,000	3,097	9,199	(15,801)	36.80%
Reserves					
Reserve - Roads	50,000	-	-	(50,000)	0.00%
Total Reserves	50,000	-	-	(50,000)	0.00%
Total Expenditures	1,042,659	35,068	131,246	(911,413)	12.59%
Revenues Over (Under) Expenditures	-	94,331	(444)	(444)	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			(444)		
Fund Balance - Beginning			607,785		
Fund Balance - Ending			607,341		



Statement of Revenue, Expenditures and Changes in Fund Balance
For the Period of October 1, 2023 to November 30, 2023

	FY2023 Adopted Budget	Current Month	Actual Year-to-Date	Variance + / (-)	% of Budget
<u>Revenue</u>					
Special Assessments - Tax Collector	\$ 200,000	\$ 24,397	\$ 24,897	\$ (175,103)	12.45%
Total Revenues	200,000	24,397	24,897	(175,103)	12.45%
<u>Expenditures</u>					
Total Expenditures	-	-	-	-	0.00%
Revenues Over (Under) Expenditures	200,000	24,397	24,897	(175,103)	12.45%
<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			24,897		
Fund Balance - Beginning			45,324		
Fund Balance - Ending			70,221		



Asturia CDD
Debt Service - Series 2014
Statement of Revenue, Expenditures and Changes in Fund Balance
For the Period of October 1, 2023 to November 30, 2023

	FY2023 Adopted Budget	Actual Year-to-Date
<u>Revenue</u>		
Special Assessments - On-Roll (Net)	\$ 561,174	\$ 69,859
Interest	-	5,120
Total Revenues	561,174	74,978
<u>Expenditures</u>		
Interest Expense		
November 1, 2023	202,053	202,053
May 1, 2024	197,453	-
Principal Retirement		
May 1, 2024	160,000	-
Total Expenditures	559,506	202,053
Revenues Over (Under) Expenditures	1,668	(127,074)
Other Financing Sources (Uses)		
Transfer In		-
Transfer Out		-
Total Other Financing Sources (Uses)		-
Net Change in Fund Balance		(127,074)
Fund Balance - Beginning		584,165
Fund Balance - Ending		\$ 457,091



Asturia CDD
Debt Service - Series 2016
Statement of Revenue, Expenditures and Changes in Fund Balance
For the Period of October 1, 2023 to November 30, 2023

	FY2023 Adopted Budget	Actual Year-to-Date
<u>Revenue</u>		
Special Assessments - On-Roll (Net)	\$ 141,144	\$ 17,571
Interest		1,156
Total Revenues	141,144	18,726
<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	18,726
Other Financing Sources (Uses)		
Transfer In		-
Transfer Out		(2,153)
Total Other Financing Sources (Uses)		(2,153)
Net Change in Fund Balance		16,573
Fund Balance - Beginning		132,549
Fund Balance - Ending		\$ 149,123



Asturia CDD
Debt Service - Series 2016
Statement of Revenue, Expenditures and Changes in Fund Balance
For the Period of October 1, 2023 to November 30, 2023

	Actual Year-to-Date
<u>Revenue</u>	
Interest	\$ 25
Total Revenues	25
<u>Expenditures</u>	
Capital Projects	-
Total Expenditures	-
Revenues Over (Under) Expenditures	25
Other Financing Sources (Uses)	
Transfer In	2,153
Transfer Out	-
Total Other Financing Sources (Uses)	2,153
Net Change in Fund Balance	2,178
Fund Balance - Beginning	2,167
Fund Balance - Ending	\$ 4,345



Asturia CDD
Cash Reconciliation - General Fund
November 30, 2023

Balance per Bank Statement	\$	758,349.21
Deposits Outstanding		0.02
Checks Outstanding		4,165.90
Adjusted Bank Balance	<u>\$</u>	<u>754,183.33</u>

Beginning Bank Balance per Books	\$	577,508.29
Cash Receipts & Credits		241,149.21
Cash Disbursements		64,474.17
Balance per Books	<u>\$</u>	<u>754,183.33</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
11/02/2023	100160	Romaner Graphics	Invoice: 21926 (Reference: Inspection of Exit Signs.)		75.00	577,433.29
11/03/2023	1103ACH1	ADP, Inc.	Payroll Processing Fees		110.83	577,322.46
11/06/2023	100161	Best Termite and Pest Control, Inc.	Invoice: 1236230 (Reference: Pest Control Service 10.25.23.)		55.00	577,267.46
11/06/2023	100162	Electro Sanitation Services	Invoice: INV-000025 (Reference: Monthly Cleaning Service - Oct 2023.) Invoice: INV-000026 (Re...		1,357.73	575,909.73
11/06/2023	100163	FitRev Inc	Invoice: 29727 (Reference: Semi Annual Prev Maint.)		330.00	575,579.73
11/06/2023	100164	Lopez & Perez Professional Painting Inc.	Invoice: 102223-2 (Reference: Prep/Paint Mailbox on Long Bow Way.) Invoice: 102223-1 (Referen...		900.00	574,679.73
11/06/2023			Deposit	907.71		575,587.44
11/07/2023			Deposit	107.15		575,694.59
11/07/2023			Deposit	5,383.61		581,078.20
11/08/2023			Deposit	60.00		581,138.20

11/09/2023	100165	Complete IT Corp	Invoice: 11912 (Reference: Monthly Email Services.) Invoice: B688CC27-0009 (Reference: CIT Ho...	211.95	580,926.25
11/09/2023	100166	Suncoast Pool Service	Invoice: 9772 (Reference: Swimming Pool Service - Nov 2023.)	1,027.00	579,899.25
11/09/2023	100167	RedTree Landscape Systems, LLC	Invoice: 15381 (Reference: Irrigation Repairs 10.23.23.) Invoice: 15391 (Reference: Irrigatio...	2,530.25	577,369.00
11/09/2023	100168	Coastal Waste & Recycling, Inc.	Invoice: SW0000434289 (Reference: Monthly Waste P/U - Nov 2023.)	76.77	577,292.23
11/09/2023	100169	Vesta District Services	Invoice: 414369 (Reference: Monthly DM Services.)	5,000.00	572,292.23
11/09/2023	100170	Lighthouse Engineering Inc.	Invoice: 3 (Reference: General Engineering Consulting at Request.) Invoice: 2 (Reference: Pub...	2,355.00	569,937.23
11/09/2023	100171	Lopez & Perez Professional Painting Inc.	Invoice: 102223-ACDD (Reference: Prep/Paint Entrance Signs.)	1,000.00	568,937.23
11/10/2023	1110ACH1TAX	ADP, Inc.	Payroll Tax	615.51	568,321.72
11/10/2023	1110ACH2WC	ADP, Inc.	Workers Comp	79.93	568,241.79
11/10/2023	1110ACH1	Cory R. Elliott	PR 10/21/23 - 11/03/23	1,229.42	567,012.37
11/10/2023	107	Glen Penning	P/R BOS Meeting 10/24/23	184.70	566,827.67
11/10/2023	1110ACH3	Jean-Jacques Darius	P/R BOS Meeting 10/24/23	184.70	566,642.97
11/10/2023	1110ACH4	Jonathan Tietz	P/R BOS Meeting 10/24/23	184.70	566,458.27
11/10/2023	106	Marie Pearson	P/R BOS Meeting 10/24/23	184.70	566,273.57
11/10/2023	1110ACH2	Ryan Grillo	PR 10/21/23 - 11/03/23	481.42	565,792.15
11/10/2023	105	Susan Coppa	P/R BOS Meeting 10/24/23	160.70	565,631.45
11/14/2023	1058	Egis Insurance Advisors	Policy # WC100123685 10.01.23-10.01.24	850.00	564,781.45
11/14/2023	1059	Mike Fasano, Pasco County Tax Collector	Parcel ID 26-26-17-0050-00Y00-0000, 2023 Solid Waste Assessment	1,249.67	563,531.78
11/14/2023			Deposit	100,493.53	664,025.31
11/15/2023	1ACH111523	Duke Energy Payment Processing	000 Promenade PKY Lite 09/23-10/24	100.24	663,925.07
11/15/2023	2ACH111523	Duke Energy Payment Processing	000 Promenade PKY Lite 9/23- 10/24	296.86	663,628.21
11/15/2023	1060	FLORIDA DEPT OF ECONOMIC OPPORTUNTY	FY 23-24 Special District State Fee	175.00	663,453.21
11/16/2023	100172	Blue Water Aquatics, Inc.	Invoice: 30812 (Reference: Pond/Waterway Treatment - Oct 2023.)	890.00	662,563.21
11/16/2023	100173	Lopez & Perez Professional Painting Inc.	Invoice: 111023-ACDD (Reference: 3 Mailboxes, ABC on Cornerstone.) Invoice: 111323-ACDD (Refe...	1,150.00	661,413.21
11/17/2023	2ACH111723	Duke Energy Payment Processing	15301 Aviles PKWY Pump Irrigation 9/26-10/25	30.79	661,382.42
11/17/2023	3ACH111723	Duke Energy Payment Processing	2781 Long Bow Way Irrigation 9/26- 10/25	30.79	661,351.63
11/17/2023	4ACH111723	Duke Energy Payment Processing	15381 Aviles PKWY Pump Irrigation 9/26- 10/25	30.79	661,320.84
11/17/2023	5ACH111723	Duke Energy Payment Processing	2995 Long Bow Way Irrigation 9/26- 10/25	30.79	661,290.05
11/17/2023	6ACH111723	Duke Energy Payment Processing	14807 Renaissance Ave Irrigation 9/26- 10/25	30.79	661,259.26
11/17/2023	7ACH111723	Duke Energy Payment Processing	15121 Aviles PKWY Pump Irrigatio 9/26- 10/25	30.79	661,228.47
11/17/2023	8ACH111723	Duke Energy Payment Processing	14721 State Road 54 Lite 09/23-10/24	5,624.81	655,603.66
11/17/2023	9ACH111723	Duke Energy Payment Processing	14575 Promenade PKY Pool 9/26- 10/25	977.78	654,625.88
11/17/2023	10ACH111723	Duke Energy Payment Processing	15233 Renaissance Ave Irrigation 9/26-10/25	30.79	654,595.09
11/17/2023	11ACH111723	Duke Energy Payment Processing	15246 Caravan Ave Irrigation 9/26- 10/25	30.79	654,564.30
11/17/2023	12ACH111723	Duke Energy Payment Processing	14731 State Road 54 9/26- 10/25	33.16	654,531.14
11/17/2023	13ACH111723	Duke Energy Payment Processing	15138 Caravan Ave Irrigation 9/26- 10/25	30.79	654,500.35
11/17/2023	14ACH111723	Duke Energy Payment Processing	0000 Aviles PKY Lite PH2 A&B SL 9/23-10/24	2,599.55	651,900.80
11/17/2023	15ACH111723	Duke Energy Payment Processing	0000 Aviles PKY Lite 9/23-10/24	2,034.30	649,866.50
11/17/2023	16ACH111723	Duke Energy Payment Processing	14575 Promenade PKWY Amenity Center 09/26- 10/25	1,131.72	648,734.78
11/17/2023	17ACH111723	Duke Energy Payment Processing	14826 Renaissance Ave Irrigation 9/26 -10/25	30.79	648,703.99
11/17/2023	18ACH111723	Duke Energy Payment Processing	14700 Trails Edge Blvd Irrigation 9/26- 10/25	30.79	648,673.20
11/17/2023			Deposit	30.00	648,703.20
11/17/2023			Deposit	6,120.00	654,823.20
11/17/2023	100174	Complete IT Corp	Invoice: 12066 (Reference: Monthly Network/WiFi Svc.)	65.00	654,758.20
11/17/2023	100175	Jimerson Birr, PA	Invoice: 35627 (Reference: Legal Svcs - Sep 2023.) Invoice: 34564 (Reference: Legal Svcs - Au...	1,386.00	653,372.20
11/17/2023	100176	RedTree Landscape Systems, LLC	Invoice: 15231 (Reference: Monthly Grounds Maintenance - Nov 2023.) Invoice: 15396 (Reference...	20,850.00	632,522.20

11/17/2023	1117ACH1	ADP, Inc.	Payroll Processing Fees		121.54	632,400.66
11/20/2023	1ACH112023	Pasco County Utilities	14859 Caravan Ave 9/19- 10/19		14.04	632,386.62
11/20/2023	2ACH112023	Pasco County Utilities	14700 Trails Edge Blvd 9/19-10/20		95.16	632,291.46
11/20/2023	3ACH112023	Pasco County Utilities	14450 Promenade Parkway 9/19-10/19		110.76	632,180.70
11/20/2023	4ACH112023	Pasco County Utilities	14400 Trails Edge Blvd 09/19-10/19/23		7.80	632,172.90
11/20/2023	5ACH112023	Pasco County Utilities	2830 Long Bow Way 9/19- 10/19		27.30	632,145.60
11/20/2023	6ACH112023	Pasco County Utilities	0 Promenade Parkway 9/19- 10/19		167.70	631,977.90
11/20/2023	7ACH112023	Pasco County Utilities	15381 Aviles Parkway 9/19- 10/19		9.36	631,968.54
11/20/2023	8ACH112023	Pasco County Utilities	15050 Caravan Ave 9/19- 10/19		26.52	631,942.02
11/20/2023	9ACH112023	Pasco County Utilities	14577 Promenade parkway 9/19- 10/19		12.48	631,929.54
11/20/2023	10ACH112023	Pasco County Utilities	14575 Promenade Parkway 9/19 -10/19		1,110.50	630,819.04
11/20/2023	11ACH112023	Pasco County Utilities	2995 Long Bow Wa 9/19- 10/19		8.58	630,810.46
11/20/2023	12ACH112023	Pasco County Utilities	14502 Promenade Parkway 9/19- 10/19		62.84	630,747.62
11/20/2023	EFT112023	Florida Dept. of Revenue	Sales Tax Filing - Oct 2023		30.03	630,717.59
11/20/2023	100177	Jimerson Birr, PA	Invoice: 36422 (Reference: Lantower Apts - Pasco Cty levy issue.)		70.69	630,646.90
11/20/2023	100178	Berger Toombs Elam Galnes & Frank CPA's	Invoice: 364591 (Reference: Basic FS Audit fye 09.30.22.)		3,575.00	627,071.90
11/21/2023	1ACH112123	Duke Energy Payment Processing	15165 State Rd 54 Monument 9/26- 10/25		274.88	626,797.02
11/21/2023			PascoTAX 112123	76,888.89		703,685.91
11/27/2023	100179	Complete IT Corp	Invoice: 12098 (Reference: Email w/ Vault.)		104.65	703,581.26
11/27/2023	100180	Vesta District Services	Invoice: 414943 (Reference: Billable Expenses - Oct 2023.)		556.25	703,025.01
11/28/2023			Deposit	675.00		703,700.01
11/29/2023			PascoTAX 112923	50,429.32		754,129.33
11/30/2023			Interest	54.00		754,183.33
11/30/2023				241,149.21	64,474.17	754,183.33



EXHIBIT 6



11:47 AM

12/19/23

Asturia CDD Check Detail November 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1103ACH1	11/03/2023	ADP, Inc.		1101000 · Cash- Op...		-110.83
Bill	645379096 ✓	10/27/2023			1551000 · Continge...	-110.83	110.83
TOTAL						-110.83	110.83
Bill Pmt -Check	1110ACH1	11/10/2023	Cory R. Elliott		1101000 · Cash- Op...		-1,229.42
Bill	112023 <i>Payroll</i>	11/10/2023			1513015 · Prof Serv ...	-1,229.42	1,229.42
TOTAL						-1,229.42	1,229.42
Bill Pmt -Check	1110ACH1TAX	11/10/2023	ADP, Inc.		1101000 · Cash- Op...		-615.51
Bill	11/10/23 Tax <i>Payroll</i>	11/10/2023			1513015 · Prof Serv ...	-163.35	163.35
					1513015 · Prof Serv ...	-269.16	269.16
					1511001 · P/R - Boa...	-100.50	100.50
					1511115 · FICA Taxes	-82.50	82.50
TOTAL						-615.51	615.51
Bill Pmt -Check	1117ACH1	11/17/2023	ADP, Inc.		1101000 · Cash- Op...		-121.54
Bill	646164000 ✓	11/10/2023			1551000 · Continge...	-121.54	121.54
TOTAL						-121.54	121.54
Bill Pmt -Check	1110ACH2	11/10/2023	Ryan Grillo		1101000 · Cash- Op...		-481.42
Bill	11/10/23 <i>Payroll</i>	11/10/2023			1513015 · Prof Serv ...	-481.42	481.42
TOTAL						-481.42	481.42
Bill Pmt -Check	1110ACH2WC	11/10/2023	ADP, Inc.		1101000 · Cash- Op...		-79.93
Bill	11/10/23 WC <i>Payroll</i>	11/10/2023			1513015 · Prof Serv ...	-79.93	79.93
TOTAL						-79.93	79.93

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12/19/23

Asturia CDD Check Detail November 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1110ACH3	11/10/2023	Jean-Jacques Darius		1101000 · Cash- Op...		-184.70
Bill	102423	11/10/2023			1511001 · P/R - Boa...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	1110ACH4	11/10/2023	Jonathan Tietz		1101000 · Cash- Op...		-184.70
Bill	102423	11/10/2023			1511001 · P/R - Boa...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	105	11/10/2023	Susan Coppa		1101000 · Cash- Op...		-160.70
Bill	102423	11/10/2023			1511001 · P/R - Boa...	-160.70	160.70
TOTAL						-160.70	160.70
Bill Pmt -Check	106	11/10/2023	Marie Pearson		1101000 · Cash- Op...		-184.70
Bill	102423	11/10/2023			1511001 · P/R - Boa...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	107	11/10/2023	Glen Penning		1101000 · Cash- Op...		-184.70
Bill	102423	11/10/2023			1511001 · P/R - Boa...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	1058	11/14/2023	Egis Insurance Ad...		1101000 · Cash- Op...		-850.00
Bill	20050	10/01/2023			1110000 · Insurance	-850.00	850.00
TOTAL						-850.00	850.00
Bill Pmt -Check	1059	11/14/2023	Mike Fasano, Pasc...		1101000 · Cash- Op...		-1,249.67
Bill	23113331	11/03/2023			1534012 · Solid Wa...	-1,249.67	1,249.67
TOTAL						-1,249.67	1,249.67

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Asturia CDD Check Detail November 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1060	11/15/2023	FLORIDA DEPT OF...		1101000 · Cash- Op...		-175.00
Bill	89162 ✓	10/02/2023			1513040 · Annual Di...	-175.00	175.00
TOTAL						-175.00	175.00
Bill Pmt -Check	ACH11123Int	11/01/2023	Hancock Whitney		3151001 · Interest 2...		-202,052.50
Bill	11012023DSInt ✓	11/01/2023			3517720 · Interest E...	-202,052.50	202,052.50
TOTAL						-202,052.50	202,052.50
Bill Pmt -Check	100160	11/02/2023	Romaner Graphics		1101000 · Cash- Op...		-75.00
Bill	21926 ✓	10/18/2023			1541091 · CH Facili...	-75.00	75.00
TOTAL						-75.00	75.00
Bill Pmt -Check	100161	11/06/2023	Best Termite and P...		1101000 · Cash- Op...		-55.00
Bill	1236230 ✓	10/25/2023			1546037 · Pest Cont...	-55.00	55.00
TOTAL						-55.00	55.00
Bill Pmt -Check	100162	11/06/2023	Electro Sanitation ...		1101000 · Cash- Op...		-1,357.73
Bill	INV-000026 ✓	11/02/2023			1541099 · CH Janito...	-157.73	157.73
Bill	INV-000025 ✓	11/03/2023			1541056 · Clubhous...	-1,200.00	1,200.00
TOTAL						-1,357.73	1,357.73
Bill Pmt -Check	100163	11/06/2023	FitRev Inc		1101000 · Cash- Op...		-330.00
Bill	29727 ✓	10/26/2023			1541091 · CH Facili...	-330.00	330.00
TOTAL						-330.00	330.00
Bill Pmt -Check	100164	11/06/2023	Lopez & Perez Prof...		1101000 · Cash- Op...		-900.00
Bill	102223-2 ✓	10/22/2023			1551000 · Continge...	-400.00	400.00
Bill	102223-1 ✓	10/28/2023			1551000 · Continge...	-500.00	500.00
TOTAL						-900.00	900.00

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Asturia CDD Check Detail November 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100165	11/09/2023	Complete IT Corp		1101000 · Cash- Op...		-211.95
Bill	11879 ✓	10/10/2023			1541003 · Communi...	-65.00	65.00
Bill	11912 ✓	10/22/2023			1513014 · Website ...	-104.65	104.65
Bill	B688CC27-0009 ✓	11/01/2023			1513045 · Communi...	-42.30	42.30
TOTAL						-211.95	211.95
Bill Pmt -Check	100166	11/09/2023	Suncoast Pool Ser...		1101000 · Cash- Op...		-1,027.00
Bill	9772 ✓	11/01/2023			1541050 · Pool Cont...	-1,027.00	1,027.00
TOTAL						-1,027.00	1,027.00
Bill Pmt -Check	100167	11/09/2023	RedTree Landscap...		1101000 · Cash- Op...		-2,530.25
Bill	15381 ✓	10/31/2023			1546041 · Landscap...	-350.25	350.25
Bill	15391 ✓	10/31/2023			1546041 · Landscap...	-2,180.00	2,180.00
TOTAL						-2,530.25	2,530.25
Bill Pmt -Check	100168	11/09/2023	Coastal Waste & R...		1101000 · Cash- Op...		-76.77
Bill	SW0000434289 ✓	11/01/2023			1534010 · Garbage ...	-76.77	76.77
TOTAL						-76.77	76.77
Bill Pmt -Check	100169	11/09/2023	Vesta District Servi...		1101000 · Cash- Op...		-5,000.00
Bill	414369 ✓	11/01/2023			1511005 · District M...	-5,000.00	5,000.00
TOTAL						-5,000.00	5,000.00
Bill Pmt -Check	100170	11/09/2023	Lighthouse Engine...		1101000 · Cash- Op...		-2,355.00
Bill	3 ✓	10/23/2023			1513080 · Profserv -...	-855.00	855.00
Bill	2 ✓	10/23/2023			1513080 · Profserv -...	-1,500.00	1,500.00
TOTAL						-2,355.00	2,355.00

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Asturia CDD Check Detail November 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100171	11/09/2023	Lopez & Perez Prof...		1101000 · Cash- Op...		-1,000.00
Bill	102223-ACDD ✓	10/22/2023			1551000 · Continge...	-1,000.00	1,000.00
TOTAL						-1,000.00	1,000.00
Bill Pmt -Check	100172	11/16/2023	Blue Water Aquatic...		1101000 · Cash- Op...		-890.00
Bill	30812 ✓	10/30/2023			1537005 · R&M- Lake	-890.00	890.00
TOTAL						-890.00	890.00
Bill Pmt -Check	100173	11/16/2023	Lopez & Perez Prof...		1101000 · Cash- Op...		-1,150.00
Bill	111023-ACDD ✓	11/10/2023			1551000 · Continge...	-300.00	300.00
Bill	111323-ACDD ✓	11/13/2023			1551000 · Continge...	-850.00	850.00
TOTAL						-1,150.00	1,150.00
Bill Pmt -Check	100174	11/17/2023	Complete IT Corp		1101000 · Cash- Op...		-65.00
Bill	12066 ✓	11/10/2023			1513045 · Communi...	-65.00	65.00
TOTAL						-65.00	65.00
Bill Pmt -Check	100175	11/17/2023	Jimerson Birr, PA		1101000 · Cash- Op...		-1,386.00
Bill	34564 ✓	08/31/2023			1514013 · Legal Ser...	-643.50	643.50
Bill	35627 ✓	09/30/2023			1514013 · Legal Ser...	-742.50	742.50
TOTAL						-1,386.00	1,386.00
Bill Pmt -Check	100176	11/17/2023	RedTree Landscap...		1101000 · Cash- Op...		-20,850.00
Bill	15396 ✓	10/31/2023			1546005 · Landscap...	-7,875.00	7,875.00
Bill	15231 ✓	11/01/2023			1546001 · Contracts...	-12,975.00	12,975.00
TOTAL						-20,850.00	20,850.00

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Asturia CDD Check Detail November 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100177	11/20/2023	Jimerson Birr, PA		1101000 · Cash- Op...		-70.69
Bill	36422 ✓	10/31/2023			1514013 · Legal Ser...	-70.69	70.69
TOTAL						-70.69	70.69
Bill Pmt -Check	100178	11/20/2023	Berger Toombs Ela...		1101000 · Cash- Op...		-3,575.00
Bill	364591 ✓	11/12/2023			1513070 · Auditing ...	-3,575.00	3,575.00
TOTAL						-3,575.00	3,575.00
Bill Pmt -Check	100179	11/27/2023	Complete IT Corp		1101000 · Cash- Op...		-104.65
Bill	12098 ✓	11/22/2023			1513014 · Website ...	-104.65	104.65
TOTAL						-104.65	104.65
Bill Pmt -Check	100180	11/27/2023	Vesta District Servi...		1101000 · Cash- Op...		-556.25
Bill	414943 ✓	10/31/2023			1541091 · CH Facili...	-183.92	183.92
					1551000 · Continge...	-372.33	372.33
TOTAL						-556.25	556.25
Bill Pmt -Check	1ACH111523	11/15/2023	Duke Energy Paym...		1101000 · Cash- Op...		-100.24
Bill	9355-5410 OCT ✓	10/25/2023			1531030 · Utility - St...	-100.24	100.24
TOTAL						-100.24	100.24
Bill Pmt -Check	2ACH111523	11/15/2023	Duke Energy Paym...		1101000 · Cash- Op...		-296.86
Bill	8841-6465 OCT ✓	10/25/2023			1531030 · Utility - St...	-296.86	296.86
TOTAL						-296.86	296.86
Bill Pmt -Check	10ACH111723	11/17/2023	Duke Energy Paym...		1101000 · Cash- Op...		-30.79
Bill	8839-2365 OCT ✓	10/27/2023			1531030 · Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79

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Asturia CDD Check Detail November 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	11ACH111723	11/17/2023	Duke Energy Paym...		1101000 · Cash- Op...		-30.79
Bill	8841-5480 OCT ✓	10/27/2023			1531030 · Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
Bill Pmt -Check	12ACH111723	11/17/2023	Duke Energy Paym...		1101000 · Cash- Op...		-33.16
Bill	8839-2175 OCT ✓	10/27/2023			1531030 · Utility - St...	-33.16	33.16
TOTAL						-33.16	33.16
Bill Pmt -Check	13ACH111723	11/17/2023	Duke Energy Paym...		1101000 · Cash- Op...		-30.79
Bill	8839-3316 OCT ✓	10/27/2023			1531030 · Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
Bill Pmt -Check	14ACH111723	11/17/2023	Duke Energy Paym...		1101000 · Cash- Op...		-2,599.55
Bill	8839-3514 OCT ✓	10/27/2023			1531030 · Utility - St...	-2,599.55	2,599.55
TOTAL						-2,599.55	2,599.55
Bill Pmt -Check	15ACH111723	11/17/2023	Duke Energy Paym...		1101000 · Cash- Op...		-2,034.30
Bill	8841-5753 OCT ✓	10/27/2023			1531030 · Utility - St...	-2,034.30	2,034.30
TOTAL						-2,034.30	2,034.30
Bill Pmt -Check	16ACH111723	11/17/2023	Duke Energy Paym...		1101000 · Cash- Op...		-1,131.72
Bill	8839-4937 OCT ✓	10/27/2023			1531030 · Utility - St...	-1,131.72	1,131.72
TOTAL						-1,131.72	1,131.72
Bill Pmt -Check	17ACH111723	11/17/2023	Duke Energy Paym...		1101000 · Cash- Op...		-30.79
Bill	8841-6077 OCT ✓	10/27/2023			1531030 · Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79

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Asturia CDD Check Detail November 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	18ACH111723	11/17/2023	Duke Energy Paym...		1101000 · Cash- Op...		-30.79
Bill	8839-4292 OCT ✓	10/27/2023			1531030 · Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
Bill Pmt -Check	2ACH111723	11/17/2023	Duke Energy Paym...		1101000 · Cash- Op...		-30.79
Bill	8839-4086 OCT ✓	10/27/2023			1531030 · Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
Bill Pmt -Check	3ACH111723	11/17/2023	Duke Energy Paym...		1101000 · Cash- Op...		-30.79
Bill	8841-6283 OCT ✓	10/27/2023			1531030 · Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
Bill Pmt -Check	4ACH111723	11/17/2023	Duke Energy Paym...		1101000 · Cash- Op...		-30.79
Bill	8839-3704 OCT ✓	10/27/2023			1531030 · Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
Bill Pmt -Check	5ACH111723	11/17/2023	Duke Energy Paym...		1101000 · Cash- Op...		-30.79
Bill	8839-4721 OCT ✓	10/27/2023			1531030 · Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
Bill Pmt -Check	6ACH111723	11/17/2023	Duke Energy Paym...		1101000 · Cash- Op...		-30.79
Bill	8841-5084 OCT ✓	10/27/2023			1531030 · Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
Bill Pmt -Check	7ACH111723	11/17/2023	Duke Energy Paym...		1101000 · Cash- Op...		-30.79
Bill	8839-2745 OCT ✓	10/27/2023			1531030 · Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79

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Asturia CDD Check Detail November 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	8ACH111723	11/17/2023	Duke Energy Paym...		1101000 · Cash- Op...		-5,624.81
Bill	8839-2555 OCT ✓	10/27/2023			1531030 · Utility - St...	-5,624.81	5,624.81
TOTAL						-5,624.81	5,624.81
Bill Pmt -Check	9ACH111723	11/17/2023	Duke Energy Paym...		1101000 · Cash- Op...		-977.78
Bill	8839-4523 OCT ✓	10/27/2023			1531030 · Utility - St...	-977.78	977.78
TOTAL						-977.78	977.78
Bill Pmt -Check	10ACH112023	11/20/2023	Pasco County Utilit...		1101000 · Cash- Op...		-1,110.50
Bill	19307737 ✓	11/02/2023			1533030 · Utilities - ...	-1,110.50	1,110.50
TOTAL						-1,110.50	1,110.50
Bill Pmt -Check	11ACH112023	11/20/2023	Pasco County Utilit...		1101000 · Cash- Op...		-8.58
Bill	19307660 ✓	11/02/2023			1533030 · Utilities - ...	-8.58	8.58
TOTAL						-8.58	8.58
Bill Pmt -Check	12ACH112023	11/20/2023	Pasco County Utilit...		1101000 · Cash- Op...		-62.84
Bill	19307738 ✓	11/02/2023			1533030 · Utilities - ...	-62.84	62.84
TOTAL						-62.84	62.84
Bill Pmt -Check	1ACH112023	11/20/2023	Pasco County Utilit...		1101000 · Cash- Op...		-14.04
Bill	19307655 ✓	11/02/2023			1533030 · Utilities - ...	-14.04	14.04
TOTAL						-14.04	14.04
Bill Pmt -Check	2ACH112023	11/20/2023	Pasco County Utilit...		1101000 · Cash- Op...		-95.16
Bill	19307657 ✓	11/02/2023			1533030 · Utilities - ...	-95.16	95.16
TOTAL						-95.16	95.16

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Asturia CDD Check Detail November 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	3ACH112023	11/20/2023	Pasco County Utilit...		1101000 · Cash- Op...		-110.76
Bill	19307656 ✓	11/02/2023			1533030 · Utilities - ...	-110.76	110.76
TOTAL						-110.76	110.76
Bill Pmt -Check	4ACH112023	11/20/2023	Pasco County Utilit...		1101000 · Cash- Op...		-7.80
Bill	19307659 ✓	11/02/2023			1533030 · Utilities - ...	-7.80	7.80
TOTAL						-7.80	7.80
Bill Pmt -Check	5ACH112023	11/20/2023	Pasco County Utilit...		1101000 · Cash- Op...		-27.30
Bill	19307658 ✓	11/02/2023			1533030 · Utilities - ...	-27.30	27.30
TOTAL						-27.30	27.30
Bill Pmt -Check	6ACH112023	11/20/2023	Pasco County Utilit...		1101000 · Cash- Op...		-167.70
Bill	19307912 ✓	11/02/2023			1533030 · Utilities - ...	-167.70	167.70
TOTAL						-167.70	167.70
Bill Pmt -Check	7ACH112023	11/20/2023	Pasco County Utilit...		1101000 · Cash- Op...		-9.36
Bill	19308224 ✓	11/02/2023			1533030 · Utilities - ...	-9.36	9.36
TOTAL						-9.36	9.36
Bill Pmt -Check	8ACH112023	11/20/2023	Pasco County Utilit...		1101000 · Cash- Op...		-26.52
Bill	19309114 ✓	11/02/2023			1533030 · Utilities - ...	-26.52	26.52
TOTAL						-26.52	26.52
Bill Pmt -Check	9ACH112023	11/20/2023	Pasco County Utilit...		1101000 · Cash- Op...		-12.48
Bill	19307736 ✓	11/20/2023			1533030 · Utilities - ...	-12.48	12.48
TOTAL						-12.48	12.48

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Asturia CDD
Check Detail
November 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	EFT112023	11/20/2023	Florida Dept. of Re...		1101000 · Cash- Op...		-30.03
Bill	Oct 2023 Sales Tax	11/17/2023			1363096 · Recreatio...	-30.03	30.03
TOTAL						-30.03	30.03
Bill Pmt -Check	1ACH112123	11/21/2023	Duke Energy Paym...		1101000 · Cash- Op...		-274.88
Bill	8841-5282 OCT	10/31/2023			1531030 · Utility - St...	-274.88	274.88
TOTAL						-274.88	274.88



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 : 645379096
Advice of Debit Date : 10/27/2023
Advice of Debit Due Date : 11/03/2023
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: 10/20/2023 Check Date: 10/27/2023					
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	2	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 11/03/2023 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 : 646164000
Advice of Debit Date : 11/10/2023
Advice of Debit Due Date : 11/17/2023
Total Debited This Invoice : \$121.54

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: 11/03/2023 Check Date: 11/10/2023					
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 22.29% of the Per Pay Fee is Software Pay-by-Pay Workers' Compensation	7	discount applies		\$176.80	
	1	\$15.45 each		\$15.45	

Sub Total Current Charges \$192.25

39.99% Discount On Processing Charges -\$70.71

TOTAL CHARGES FOR COMPANY CODE: 1808-2R-DU3 \$121.54

Total Debited \$121.54

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXX1583 on 11/17/2023 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 DPFG
250 International Parkway, Ste 208
Lake Mary, FL 32746

INVOICE

Customer	Asturia Community Development District
Acct #	741
Date	09/22/2023
Customer Service	Charisse Bitner
Page	1 of 1

Payment Information	
Invoice Summary	\$ 850.00
Payment Amount	
Payment for:	Invoice#20050
WC100123685	

Thank You

Please detach and return with payment



Customer: Asturia Community Development District

Invoice	Effective	Transaction	Description	Amount
20050	10/01/2023	Renew policy	Policy #WC100123685 10/01/2023-10/01/2024 FIA WC WC - Renew policy Expense Constant & Terrorism - Renew policy Due Date: 9/22/2023	689.00 161.00
				Total
				\$ 850.00

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		09/22/2023
Atlanta, GA 30374-8555	scilmer@egisadvisors.com	



Mike Fasano
Pasco County Tax Collector
Thank You for allowing us to serve you!

2023 Solid Waste Assessment
Pasco County, Florida



Solid Waste & Resource Recovery Department
P.O. Box 210
New Port Richey FL 34656-0210
Ph: 727-847-8123



Date: 11/3/2023

Parcel ID: 26-26-17-0050-00Y00-0000

"H" Indicates Hauler Record.

ASTURIA COMMUNITY DEVELOPMENT DISTRICT
C/O DPGF MANAGEMENT & CONSULTING LLC
250 INTERNATIONAL PKWY STE 208
LAKE MARY, FL 32746-5018

PARCEL ADDRESS:
14575 PROMENADE PARKWAY
ODESSA, FL 33556

Card	Use Code	Assessment
01 H	77	\$998.34
02	77	\$303.40

Total Assessment Levied all Cards: \$1,301.74

Use code: 77
Description: CLUBS, LODGES, HALLS

**** IMPORTANT - PLEASE READ : The final date for filing the 2023 appeal is January 31, 2024 ****

To complete an appeal form please go to the website address below:

<https://bit.ly/PascoSWAppeal>

To make an online payment please go to:

<https://secure.pascocountyfl.net/solidwastecustomerportal/#/>

For instructions please go to:

<https://bit.ly/PascoSWInstructions>

Please detach here and return bottom part with payment

RECEIVED NOV 13 2023



2023 Solid Waste Disposal Assessment.

Total Fee Due If Paid By:

1285

NOV 30	DEC 31	JAN 31	FEB 29	MAR 31	APR 30 *	MAY 31 *
\$1,249.67	\$1,262.69	\$1,275.71	\$1,288.72	\$1,301.74	\$1,321.27	\$1,340.79

Assessment Levied
\$1,301.74

Parcel Number
26-26-17-0050-00Y00-0000
Invoice# 23113331

* Delinquent April 1

SW 4/643 1-2 *****AUTO**MIXED AADC 335

|||||
ASTURIA COMMUNITY DEVELOPMENT DIS
C/O DPGF MANAGEMENT & CONSULTING LLC
250 INTERNATIONAL PKWY STE 208
LAKE MARY, FL 32746-5018

Payable To:

Mike Fasano, Pasco County Tax Collector

Mail To:

Pasco County Tax Collector
PO Box 276
Dade City, FL 33526-0276

23113331 262617005000Y000000 0124967

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Date Invoiced: 10/02/2023				Invoice No: 89162
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00



FLORIDA DEPARTMENT OF
ECONOMIC OPPORTUNITY

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.



**HANCOCK
WHITNEY**

STATEMENT OF ACCOUNT

NOVEMBER 01, 2023 TO NOVEMBER 30, 2023

ACCOUNT NAME: ASTURIA14A-1 INT
ACCOUNT NUMBER: 4085003932

Bridgett Alexander
250 International Parkway
Suite 208
Lake Mary, FL 32746

ACCOUNT NAME: ASTURIA COMMUNITY DEVELOPMENT
DISTRICT (PASCO COUNTY, FLORIDA)
SPECIAL ASSESSMENT BONDS, SERIES
SERIES 2014A-1 INTEREST

ACCOUNT NUMBER: 4085003932

**ADMINISTRATIVE
OFFICER:** JOHN SHIRODA
225-248-7407
JOHN.SHIRODA
@HANCOCKWHITNEY.COM





HANCOCK
WHITNEY

STATEMENT OF ACCOUNT

PAGE 2

NOVEMBER 01, 2023 TO NOVEMBER 30, 2023

ACCOUNT NAME: ASTURIA14A-1 INT

ACCOUNT NUMBER: 4085003932

ACTIVITY SUMMARY

	THIS PERIOD	YEAR TO DATE
BEGINNING MARKET VALUE	202,052.50	17.40
DIVIDENDS AND INTEREST	29.46	112.34
OTHER RECEIPTS	29.46	408,429.56
DISBURSEMENTS	202,081.96-	408,529.84-
ENDING MARKET VALUE	29.46	29.46



HANCOCK
WHITNEY

STATEMENT OF ACCOUNT

PAGE 3

NOVEMBER 01, 2023 TO NOVEMBER 30, 2023

ACCOUNT NAME: ASTURIA14A-1 INT

ACCOUNT NUMBER: 4085003932

PORTFOLIO DETAIL

DESCRIPTION	MARKET VALUE/UNREALIZED PRICE	TAX COST/ GAIN/LOSS	EST ANNUAL INCOME/ ACCRUED INC	CURRENT YIELD
CASH AND EQUIVALENTS				
38141W273				
GOLDMAN SACHS GOVERNMENT FUND -	29.46	29.46	1.55	5.26
CLASS: INST (#465)	1.00	0.00	0.13	
TOTAL CASH AND EQUIVALENTS	29.46	29.46	1.55	5.26
		0.00	0.13	
TOTAL ASSETS	29.46	29.46	1.55	5.26
		0.00	0.13	
TOTAL ACCRUED INC	0.13	0.13		
GRAND TOTAL ASSETS	29.59	29.59	1.55	5.26
		0.00	0.13	



HANCOCK
WHITNEY

STATEMENT OF ACCOUNT

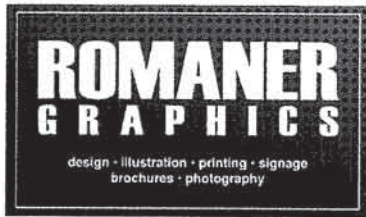
PAGE 4

NOVEMBER 01, 2023 TO NOVEMBER 30, 2023

ACCOUNT NAME: ASTURIA14A-1 INT
ACCOUNT NUMBER: 4085003932

TRANSACTION DETAIL

DATE	DESCRIPTION	PRINCIPAL CASH	INCOME CASH	COST	GAIN / LOSS
11/01/23	BEGINNING BALANCE	0.00	0.00	202,052.50	
	38141W273				
11/01/23	SOLD 202,052.50 GOLDMAN SACHS GOVERNMENT FUND - CLASS: INST (#465) ON 11/01/2023 AT 1.00	202,052.50		202,052.50-	
11/01/23	ACH DISTRIBUTION TO HANCOCK WHITNEY BANK CHECKING ACCT DEBT SERVICE PAYMENT \$202,052.50 INTEREST	202,052.50-			
	38141W273				
11/01/23	DIVIDEND ON GOLDMAN SACHS GOVERNMENT FUND - CLASS: INST (#465) PAYABLE 11/01/2023 TAX EFFECTIVE 10/31/2023		29.46		
	38141W273				
11/01/23	PURCHASED 29.46 GOLDMAN SACHS GOVERNMENT FUND - CLASS: INST (#465) ON 11/01/2023 AT 1.00	29.46-		29.46	
11/02/23	TRANSFERRED TO PRINCIPAL		29.46-		
11/02/23	TRANSFERRED FROM INCOME	29.46			
11/30/23	ENDING BALANCE	0.00	0.00	29.46	0.00



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

INVOICE # 21926

TO: Asturia
COMPANY NAME: _____
DATE: 10/18/23

Inspected all exit signs at Clubhouse and Fitness
Center. All working properly

Total: \$75.00

Thank You,



BEST

TERMITE & PEST CONTROL, INC.

Best Termite & Pest Control, Inc.

Protecting Your Health, Property & Environment Since 1979!

Connect with us 

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>
10/25/2023		1236230	\$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](#)

www.bestpestmanagement.com



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

INVOICE

INV-000026

Balance Due
\$157.73

Invoice Date : 02 Nov 2023

Terms : Due On Receipt

Due Date : 02 Nov 2023

Asturia CDD c/o Tish Dobson

#	Description	Qty	Rate	Amount
1	Plug In Air Freshners	1.00	13.99	13.99
2	Clubhouse Paper Towels	1.00	25.95	25.95
3	Urinal Fragrance Screens	1.00	24.95	24.95
4	Husky Neutral Disinfectant Gallon	1.00	9.95	9.95
5	Heavenly Soft Toilet Paper	1.00	27.95	27.95
6	Morsoft 8 Paper Towel Rolls	1.00	45.95	45.95
7	Toilet Bowl Cleaner	1.00	8.99	8.99

Sub Total 157.73

Total \$157.73

Balance Due \$157.73

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-000025

Balance Due
\$1,200.00

Invoice Date : 03 Nov 2023

Terms : Due On Receipt

Due Date : 03 Nov 2023

Asturia CDD c/o Tish Dobson

#	Description	Qty	Rate	Amount
1	Cleaning @ \$300.00 a week. 10/1 through 10/30	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.





7823 N Dale Mabry Hwy STE 107
Tampa, FL 33614
Ofc: 813-870-2966
Fax: 813-870-2896

Invoice

Date	Invoice #
10/26/2023	29727

Bill To
Asturia Amenity Center HINES James Chambers 14575 Promenade Pkwy Odessa, FL 33556

Ship To
Asturia Amenity Center HINES James Chambers 14575 Promenade Pkwy Odessa, FL 33556

S.O. No.	P.O. No.	Terms	Rep
27090		Due on receipt	KM

Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
PM Semi Annual	Bi Annual Preventative Maintenance - Inspected - Tested -Tightened & Lubricated Fitness Equipment				330.00	330.00
				Subtotal	\$330.00	
				Sales Tax (0.0%)	\$0.00	
<p>Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.</p>				Total	\$330.00	
				Payments/Credits	\$0.00	
				Balance Due	\$330.00	

LOPEZ AND PEREZ PROFESSIONAL PAINTING, INC.



9915 AETNA LANE
PORT RICHEY, FL 34668
Phone: 727.377.1608
E-Mail: LOPEZPEREZPAINTING@GMAIL.COM

Invoice
10/22/2023

Invoice No.

Bill To: Ship To:

Customer ID:
ASTURIA CDD

ASTURIA CDD
C/O VESTA PROPERTY
250 INTERNATIONAL DRIVE
LAKE MARY, FL 32746

Date	Order No.	Sales Rep.	FOB	Ship Via	Terms	Tax ID
10/22/2023						

Quantity	Item	Description	Discount	Taxable	Unit Price	Total
4	MAILBOX	PREP AND PAINT			\$100	\$400
		LONG BOW WAY				

Subtotal:	\$400
Tax:	EXEMPT
Shipping:	
Miscellaneous:	
Balance Due:	\$400



9915 AETNA LANE
POET RICHEY, FL 34508
Phone: 767.377.1808
E-Mail: LOPEZPEREZPAINTING@GMAIL.COM

10/22/2023

Invoice No.

Bill To:

Ship To:

Customer ID:
ASTURIA CDD

ASTURIA CDD
C/O VESTA PROPERTY
250 INTERNATIONAL DRIVE
LAKE MARY, FL 32746

Date	Order No.	Sales Rep.	FOB	Ship Via	Terms	Tax ID
10/28/2023						

[illegible]

Subtotal:	\$500
Tax:	EXEMPT
Shipping:	
Miscellaneous:	
Balance Due:	\$500

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
<https://completeit.io>
(813) 444-4355



Asturia CDD
14575 Promenade Parkway
Florida, United States 33556

Invoice # 11879
Invoice Date 10-10-23
Balance Due \$65.00

Item	Description	Unit Cost	Quantity	Line Total
Stand-By MSP Plan (Offices/ISP)	Price is per office/network per month - Network & WiFi - Includes remote and phone support for the network and WiFi system - Includes all software updates to the system and any basic software reconfiguration if required	\$65.00	1.0	\$65.00

Subtotal \$65.00
Tax \$0.00
Invoice Total \$65.00
Payments \$0.00
Credits \$0.00
Balance Due \$65.00



2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
<https://completeit.io>
(813) 444-4355



Asturia CDD
14575 Promenade Parkway
Florida, United States 33556

Invoice #	11912
Invoice Date	10-22-23
Balance Due	\$104.65

Item	Description	Unit Cost	Quantity	Line Total
CDD/HOA Google Email w/ Vault	Email account 30GB. Priced per user, per month. 3-year contract. Google Vault audit functionality included. Support including password reset & additional training is per hour basis. <ul style="list-style-type: none">- Seat 1- Seat 2- Seat 3- Seat 4- Seat 5- Clubhouse Manager- Admin for eDiscovery (audit)	\$14.95	7.0	\$104.65

Subtotal	\$104.65
Tax	\$0.00
Invoice Total	\$104.65
Payments	\$0.00
Credits	\$0.00
Balance Due	\$104.65



Invoice



Invoice number B688CC27-0009
Date of issue November 1, 2023
Date due November 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

\$42.30 USD due November 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 October 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	\$6.93	\$6.93
Tax - FCC Cost Recovery Fee	1	\$0.15	\$0.15
Tax - Federal Telecommunications Relay Services Fund (Non-IPCTS)	1	\$0.01	\$0.01
Tax - Federal Telecommunications Relay Services Fund (IPCTS)	1	\$0.60	\$0.60
Tax - Communications Services Tax	1	\$2.80	\$2.80
Tax - Local Communications Svc. Tax	1	\$1.81	\$1.81

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	\$42.30
Total	\$42.30
Amount due	\$42.30 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



Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
11/1/2023	9772

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

P.O. No.	Terms	Project
November 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.

Phone #

(727) 271-1395

Total

\$1,027.00



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

Invoice 15381



BILL TO

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

DATE
10/31/2023

PLEASE PAY
\$350.25

DUE DATE
10/31/2023

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed during monthly inspection as follows on 10/23/23:			
15381 Aviles:			
Repairs on zones 1, 2, 3, 5, 7			
Sales Rain Bird Solenoid	2	75.00	150.00
Sales nozzle	5	2.50	12.50
Sales 6" pop up	1	18.75	18.75
Sales Drip line, per foot	3	1.00	3.00
Sales Drip couplers	2	0.50	1.00
Sales Labor - technician	3	55.00	165.00

TOTAL DUE

\$350.25

THANK YOU.



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

Invoice 15391



BILL TO

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

DATE
10/31/2023

PLEASE PAY
\$2,180.00

DUE DATE
10/31/2023

ACTIVITY	QTY	RATE	AMOUNT
IRRIGATION PROPOSAL			
Work completed off irrigation estimate #1575 on 10/31/23			
Installation of Iq Network Comm Cartridge-Ethernet			
Sales			2,180.00
Includes all labor and materials			

TOTAL DUE

\$2,180.00

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

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

Invoice SW0000434289
Page Page 1 of 1
Date 11/01/2023
Customer 13436
Site 0
PO Number
Due Date 11/26/2023

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) ASTURIA PROPERTY CDD 14835 CARAVAN AVE, ODESSA FL Serv #001 FEL MSW 1 - 4YD 1x Week				
01 - Nov	MONTHLY - WASTE COLLECTION (Nov 01/23 - Nov 30/23)		\$69.62	1.00	\$69.62
01 - Nov	ADMIN FEE - MONTHLY (Nov 01/23 - Nov 30/23)		\$3.95	1.00	\$3.95
01 - Nov	FUEL SURCHARGE				\$3.20
	SITE TOTAL				\$76.77

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

INVOICE TOTAL \$76.77

Invoice SW0000434289
Page Page 1 of 1
Date 11/01/2023
Customer 13436
Site 0
PO Number
Due Date 11/26/2023

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

AMOUNT REMITTED

0025756SW0134360000SW00004342890000007677



Invoice

Date 11/01/2023
Invoice # 414369
Terms Net 30
Due Date 12/01/2023
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



Lighthouse Engineering Inc.

701 Enterprise Road East
Suite 410
Safety Harbor, FL 34695
727-726-7856

Asturia Community Development District
Tish Dobson
Asturia Community Development District
c/o DPFG Management & Consulting, LLC
250 International Parkway, Suite 208
Lake Mary, FL 32746

Invoice number 3
Date 10/23/2023

Project **Asturia CDD**

Lighthouse Engineering, Inc.

General Engineering Consulting at Request

Invoice Summary

Description	Total Billed	Prior Billed	Current Billed
GENERAL ENGINEERING CONSULTING AT REQUEST	5,130.00	4,275.00	855.00
Total	5,130.00	4,275.00	855.00

General Engineering Consulting At Request

Professional Fees

	Hours	Rate	Billed Amount
Chief Engineer			
Bradley S. Foran			
Project Chargeable Labor	1.25	225.00	281.25
CADD Technician			
Amy L. Palmer			
Project Chargeable Labor	4.25	135.00	573.75
Phase subtotal			855.00
Invoice total			855.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
3	10/23/2023	855.00	855.00				
	Total	855.00	855.00	0.00	0.00	0.00	0.00

Approved by:

Bradley S. Foran
P.E., Principal / Owner

Please remit to: 701 Enterprise Road, Suite 410, Safety Harbor, FL 34695
For questions about this invoice, please call Brad Foran at 727-726-7856

Invoice Supporting Detail

230200101 Asturia CDD

230200101 General Engineering Consulting At Request

Phase Status: Active

Billing Cutoff:

Date	Units	Rate	Amount
------	-------	------	--------

Labor

WIP Status: Billable

Chief Engineer

Bradley S. Foran

Project Chargeable Labor	06/22/2023	0.50	225.00	112.50
--------------------------	------------	------	--------	--------

Research of Files for Drain Relocation, Sinking Sewer, As-builts

Project Chargeable Labor	06/26/2023	0.75	225.00	168.75
--------------------------	------------	------	--------	--------

Waiting for Tish for Teams Meeting: 9:30 - 10:00, 1:30 - 1:45

Subtotal	1.25		281.25
----------	------	--	--------

CADD Technician

Amy L. Palmer

Project Chargeable Labor	06/22/2023	1.00	135.00	135.00
--------------------------	------------	------	--------	--------

*Certified letter to FDC
Research - As Builts, electronic files
Research for Drain relocation
Research for Sinking sewer*

Project Chargeable Labor	06/26/2023	0.75	135.00	101.25
--------------------------	------------	------	--------	--------

Waiting for Tish for Teams meeting: 9:30 - 10:00, 1:30 - 1:45

Project Chargeable Labor	07/25/2023	2.50	135.00	337.50
--------------------------	------------	------	--------	--------

CDD Board meeting and prep

Subtotal	4.25		573.75
----------	------	--	--------

Labor total	5.50		855.00
-------------	------	--	--------

Invoice Summary

Contract	Billed	%	Remaining	%
----------	--------	---	-----------	---

Labor	5,130.00		-5,130.00	
-------	----------	--	-----------	--

Expense

Consultant

Total	5,130.00		-5,130.00	
-------	----------	--	-----------	--



Lighthouse Engineering Inc.
701 Enterprise Road East
Suite 410
Safety Harbor, FL 34695
727-726-7856

Asturia Community Development District
Tish Dobson
Asturia Community Development District
c/o DPFG Management & Consulting, LLC
250 International Parkway, Suite 208
Lake Mary, FL 32746

Invoice number 2
Date 10/23/2023
Project **Asturia CDD**

Lighthouse Engineering, Inc.

General Engineering Consulting at Request

Invoice Summary

Description	Total Billed	Prior Billed	Current Billed
PUBLIC FACILITIES REPORT	1,500.00	0.00	1,500.00
Total	1,500.00	0.00	1,500.00

Invoice total **1,500.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2	10/23/2023	1,500.00	1,500.00				
	Total	1,500.00	1,500.00	0.00	0.00	0.00	0.00

Approved by:

Bradley S. Foran

P.E., Principal / Owner

Please remit to: 701 Enterprise Road, Suite 410, Safety Harbor, FL 34695

For questions about this invoice, please call Brad Foran at 727-726-7856



Invoice Supporting Detail

230200101 Asturia CDD

230200101 Public Facilities Report

Phase Status: Active

	Contract		Previously Billed			To Bill		
	Units	Amount	Units	%	Amount	Units	%	Amount
Labor		1,500.00	12.00	100	1,500.00		100	1,500.00
Expense								
Consultant								
Subtotal		1,500.00	12.00	100	1,500.00	0.00	100	1,500.00

Billing Cutoff:

Date	Units	Rate	Amount
------	-------	------	--------

Labor WIP Status: Billable

Senior Project Engineer

Thomas Liu

Project Chargeable Labor	05/31/2023	5.00	185.00	925.00
<i>Asturia CDD - Public Facility Report, location map</i>				
Project Chargeable Labor	06/01/2023	2.00	185.00	370.00
<i>Asturia CDD - Public Facility Report</i>				
Project Chargeable Labor	09/28/2023	3.00	185.00	555.00
<i>Asturia CDD - Updated Public Facilities Report per comments</i>				
Project Chargeable Labor	10/09/2023	2.00	185.00	370.00
<i>Asturia CDD - Updated report per comment</i>				

Subtotal	12.00	2,220.00
Labor total	12.00	2,220.00

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor	1,500.00	1,500.00	100		
Expense					
Consultant					
Total	1,500.00	1,500.00	100		

9916 AETNA LANE
PORT RICHEY, FL 34668
Phone: 727.377.1608
E-Mail: LOPEZPEREZPAINTING@GMAIL.COM

10/22/2023

Subtotal:	\$1000
Tax:	EXEMPT
Shipping:	
Miscellaneous:	
Balance Due:	\$1000

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 30812
DATE 10/30/2023
TERMS Net 45
DUE DATE 12/14/2023

DATE		DESCRIPTION	QTY	RATE	AMOUNT
10/03/2023	Pond / Waterway Treatment	Aquatic Services - (Included) Treatment Report Attached	1	0.00	0.00
10/19/2023	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



LOPEZ AND PEREZ PROFESSIONAL PAINTING, INC.

9915 AETNA LANE
PORT RICHEY, FL 34668
Phone: 727.377.1608
E-Mail: LOPEZPEREZPAINTING@GMAIL.COM

Invoice

11/10/2023

Invoice No.

Bill To:

Ship To:

Customer ID:
ASTURIA CDD

ASTURIA CDD
C/O VESTA PROPERTY
280 INTERNATIONAL DRIVE
LAKE MARY, FL 32746

Date	Order No.	Sales Rep.	FOB	Ship Via	Terms	Tax ID
11/10/2023						

Quantity	Item	Description	Discount	Taxable	Unit Price	Total
3	MAILBOX	PREP AND PAINT			\$100	\$300
		ABC ON CORNERSTONE				

Subtotal:	\$300
Tax:	EXEMPT
Shipping:	
Miscellaneous:	
Balance Due:	\$300

LOPEZ AND PEREZ PROFESSIONAL PAINTING, INC.

9915 AETNA LANE
PORT RICHEY, FL 34668
Phone: 727.377.1608
E-Mail: LOPEZPEREZPAINTING@GMAIL.COM

Invoice

11/13/2023

Invoice No.

Bill To:

Ship To:

Customer ID:
ASTURIA CDD

ASTURIA CDD
C/O VESTA PROPERTY
250 INTERNATIONAL DRIVE
LAKE MARY, FL 32746

Date	Order No.	Sales Rep.	FOB	Ship Via	Terms	Tax ID
11/13/2023						

Quantity	Item	Description	Discount	Taxable	Unit Price	Total
	MAILBOX	PREP AND PAINT*				
7		HEARTH DR.			\$50	\$350
8		AVILLES			\$50	\$400
2		AVILLES			\$50	\$100
		*BOXES AND BASES ONLY - FRONTS TO BE PAINTED AT A LATER DATE				

Subtotal:	\$850
Tax:	EXEMPT
Shipping:	
Miscellaneous:	
Balance Due:	\$850

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
<https://completeit.io>
(813) 444-4355



Asturia CDD
14575 Promenade Parkway
Florida, United States 33556

Invoice # 12066
Invoice Date 11-10-23
Balance Due **\$65.00**

Item	Description	Unit Cost	Quantity	Line Total
Stand-By MSP Plan (Offices/ISP)	Price is per office/network per month - Network & WiFi - Includes remote and phone support for the network and WiFi system - Includes all software updates to the system and any basic software reconfiguration if required	\$65.00	1.0	\$65.00

Subtotal \$65.00
Tax \$0.00
Invoice Total \$65.00
Payments \$0.00
Credits \$0.00
Balance Due **\$65.00**





Jimerson Birr, P.A.

One Independent Drive
Suite 1400
Jacksonville, Florida 32202
(904) 389-0050
www.jimersonfirm.com
27-0370406

Tish Dobson

Asturia Community Development District
250 International Pkwy
Suite 208
Lake Mary, FL 32746

Issue Date : 8/31/2023

Bill # : 34564

Due Date : Upon
Receipt

RE : Asturia Community Development District - Real
Estate Land Use Advisement – Lantower Apartments
Cost Share Agreement

Matter No.: 4071.004

Fees

<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
8/24/2023	AHF	Receipt and reply to email from Board President regarding Lantower's additional use of client's rights-of-way when access Lantower's property.	0.10	\$49.50
8/26/2023	AHF	Receipt and reply to email from counsel for Lantower Apartments regarding Lantower's failure to comply with the Pasco County Land Development Code.	0.20	\$99.00
8/28/2023	AHF	Prepare for conference call with client and Lantower Apartments as it relates to the proposed Cost-Sharing Agreement between Lantower Apartments and client.	0.30	\$148.50
8/28/2023	AHF	Attend conference call with client and Lantower Apartments as it relates to the proposed Cost-Sharing Agreement between Lantower Apartments and client.	0.70	\$346.50
Fees Subtotal			1.30	\$643.50

Total \$643.50

Previous Balance \$0.00

No payments

Payments & Credits \$0.00

Balance Due \$643.50



Jimerson Birr, P.A.

One Independent Drive
Suite 1400
Jacksonville, Florida 32202
(904) 389-0050
www.jimersonfirm.com
27-0370406

Tish Dobson

Asturia Community Development District
250 International Pkwy
Suite 208
Lake Mary, FL 32746

Issue Date : 9/30/2023

Bill # : 35627

Due Date : Upon
Receipt

RE : Asturia Community Development District - Real
Estate Land Use Advisement – Lantower Apartments
Cost Share Agreement

Matter No.: 4071.004

Fees

<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
9/27/2023	AHF	Prepare for monthly Board of Supervisors meeting; present current status of the cost share agreement negotiations with Lantower Apartments to the Board members and other District members in attendance; field questions from Board members.	0.50	\$247.50
9/27/2023	AHF	Draft, review and revise the Resolution of the Board of Supervisors of the Asturia Community Development District Initiating Intragovernmental Conflict Resolution Procedures with Pasco County, Florida.	1.00	\$495.00

Fees Subtotal **1.50** **\$742.50**

Total **\$742.50**

Previous Balance **\$643.50**

No payments

Payments & Credits **\$0.00**

Balance Due **\$1,386.00**

All invoices are due within 10 days of receipt of invoice.



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

Invoice 15396



BILL TO

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

DATE
10/31/2023

PLEASE PAY
\$7,875.00

DUE DATE
10/31/2023

ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement performed as follows:			
Revised seasonal color installation at main entrance and clubhouse only			
Landscape Construction	1,750	2.25	3,937.50
Summer Roation performed 6/10 - Assorted Coleus			
Removal of existing annuals			
Tilling of annual beds			
Installation of annuals			
Landscape Construction	1,750	2.25	3,937.50
Fall Roation performed 9/12 - Assorted Marigold			
Removal of existing annuals			
Tilling of annual beds			
Installation of annuals			

TOTAL DUE

\$7,875.00

THANK YOU.

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

Invoice 15231



BILL TO

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

DATE
11/01/2023

PLEASE PAY
\$12,975.00

DUE DATE
11/01/2023

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.





Jimerson Birr, P.A.

One Independent Drive
Suite 1400
Jacksonville, Florida 32202
(904) 389-0050
www.jimersonfirm.com
27-0370406

Tish Dobson

Asturia Community Development District
250 International Pkwy
Suite 208
Lake Mary, FL 32746

Issue Date : 10/31/2023

Bill # : 36422

Due Date : Upon
Receipt

RE : Asturia Community Development District - Real
Estate Land Use Advisement – Lantower Apartments
Cost Share Agreement

Matter No.: 4071.004

Fees

<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
10/25/2023	AHF	Receipt and review of proposed fine from Pasco County being levied against Lantower Apartments; receive email from client advising no further action due to the fine being levied.	0.10	\$49.50
Fees Subtotal			0.10	\$49.50
			Subtotal	\$49.50
			Interest	\$21.19
			Total	\$70.69
			Previous Balance	\$1,386.00

No payments

Payments & Credits \$0.00

Balance Due \$1,456.69

All invoices are due within 10 days of receipt of invoice.



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

ASTURIA COMMUNITY DEVELOPMENT DISTRICT
250 INTERNATIONAL PARKWAY
SUITE 208
LAKE MARY, FL 32746

RECEIVED 15 2023

Invoice No. 364591
Date 11/12/2023
Client No. 21712

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2022.

Total Invoice Amount \$ 3,575.00

We now accept Visa and MasterCard.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms
Private Companies Practice Section

Member FICPA



2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
<https://completeit.io>
(813) 444-4355



Asturia CDD
14575 Promenade Parkway
Florida, United States 33556

Invoice #	12098
Invoice Date	11-22-23
Balance Due	\$104.65

Item	Description	Unit Cost	Quantity	Line Total
CDD/HOA Google Email w/ Vault	Email account 30GB. Priced per user, per month. 3-year contract. Google Vault audit functionality included. Support including password reset & additional training is per hour basis. <ul style="list-style-type: none">- Seat 1- Seat 2- Seat 3- Seat 4- Seat 5- Clubhouse Manager- Admin for eDiscovery (audit)	\$14.95	7.0	\$104.65

Subtotal	\$104.65
Tax	\$0.00
Invoice Total	\$104.65
Payments	\$0.00
Credits	\$0.00
Balance Due	\$104.65





250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Date 10/31/2023

Invoice # 414943

Bill To

Astoria Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary FL 32746

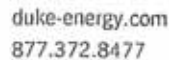
PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:
VESTA DISTRICT SERVICES
c/o Vesta Property Services, Inc.
245 Riverside Avenue, Suite 300
Jacksonville, FL 32202

In Reference To:

Billable Expenses - Oct 2023

Description	Quantity	Rate	Amount
SHERWIN WILLIAMS - Astoria - Maint. Clubhouse Supplies	1	244.95	244.95
LOWE'S - Clubhouse Maintenance - Astoria	1	16.98	16.98
LOWE'S - Clubhouse Maintenance - Astoria	1	41.94	41.94
S & E GROUP - Astoria - Golf Cart Tire	1	125.00	125.00
SHERWIN WILLIAMS - Astoria - Mailbox paint - Billable Expenses	1	97.98	97.98
DPFG TO Jaclyn Montesano			17.73
DPFG TO Tanner Dalechek			11.67
Total Billable Expenses			29.40

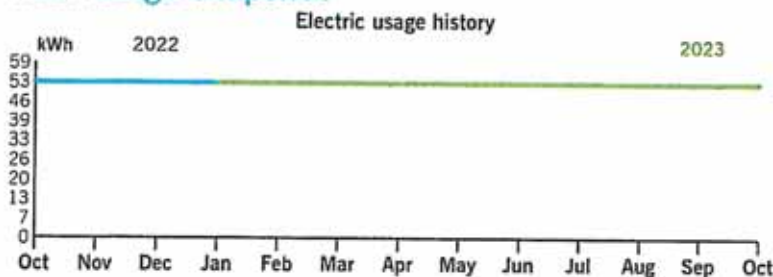
Total 556.25



For service Sep 23 - Oct 24
32 days

Account number 9100 9355 5410

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



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.

	74°	71°	64°	64°	69°	71°	76°	78°	82°	85°	85°	82°	78°
	Current Month		Oct 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													

RECEIVED OCT 30 1923

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 9355 5410

\$100.24
by Nov 15

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

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

031754 000002003



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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Your usage snapshot - Continued

Outdoor Lighting		
Billing period Sep 23 - Oct 24		
Description	Quantity	Usage
Monticello Black TIII 3000K	3	53 kWh
Total	3	53 kWh

Billing details - Lighting

Billing Period - Sep 23 23 to Oct 24 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 BSAWSHNGTN	
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





duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

ASTURIA COMM DEV DISTRICT
0000 PROMENADE PKY
LITE

Bill date Oct 25, 2023

For service Sep 23 - Oct 24

32 days

Account number 9100 8841 6465

Billing summary

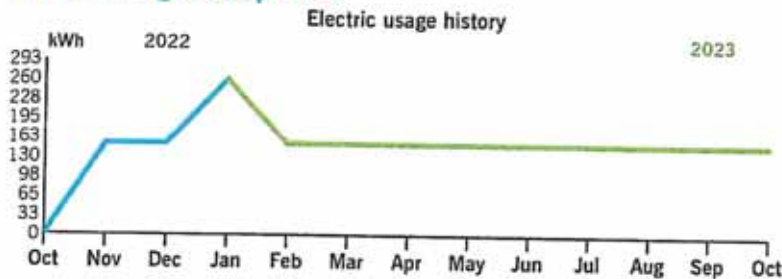
Previous Amount Due	\$296.86
Payment Received Oct 16	-296.86
Current Lighting Charges	296.20
Taxes	0.66
Total Amount Due Nov 15	\$296.86



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

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

	Current Month	Oct 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	153	0	1,943	162
Avg. Daily (kWh)	5	0	5	

12-month usage based on most recent history

RECEIVED OCT 30 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

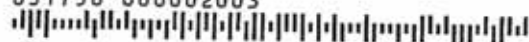
Account number
9100 8841 6465

\$296.86
by Nov 15

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

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

031756 000002003



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 6465

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Sep 23 - Oct 24		
Description	Quantity	Usage
Monticello Black TIII 3000K	9	153 kWh
Total	9	153 kWh

Billing details - Lighting

Billing Period - Sep 23 23 to Oct 24 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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Service address

Bill date Oct 27, 2023

ASTURIA COMM DEV DISTRICT

For service Sep 26 - Oct 25

15233 RENAISSANCE AVE

30 days

IRRIGATION

Account number 9100 8839 2365

Billing summary

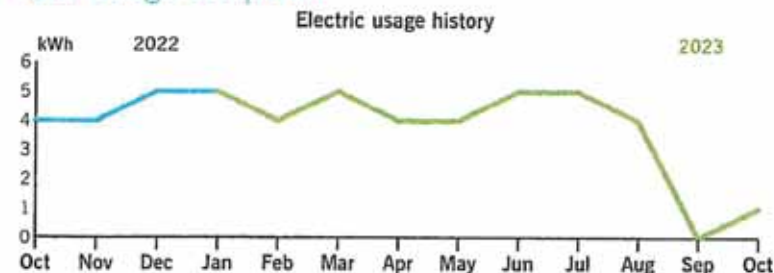
Previous Amount Due	\$30.79
<i>Payment Received Oct 18</i>	-30.79
Current Electric Charges	30.00
Taxes	0.79
Total Amount Due Nov 17	\$30.79



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

74° 71° 64° 64° 60° 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

RECEIVED NOV 06 2004

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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 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

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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





duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

ASTURIA COMM DEV DISTRICT
15246 CARAVAN AVE
IRRIGATION

Bill date

Oct 27, 2023
For service Sep 26 - Oct 25
30 days

Account number **9100 8841 5480**

Billing summary

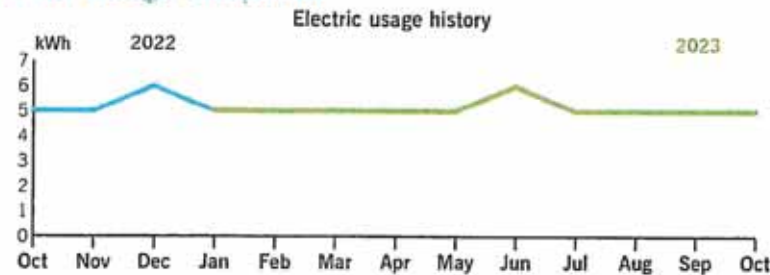
Previous Amount Due	\$30.79
Payment Received Oct 18	-30.79
Current Electric Charges	30.00
Taxes	0.79
Total Amount Due Nov 17	\$30.79



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

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

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

12-month usage based on most recent history

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

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



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

Account number
9100 8841 5480

\$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

001741 000000016



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 duke bills 202310262003740 aip-3481-000000016



Your usage snapshot - Continued

Current electric usage for meter number 4320628	
Actual reading on Oct 25	238
Previous reading on Sep 26	- 233
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh

Billing details - Electric

Billing Period - Sep 26 23 to Oct 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

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





duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address ASTURIA COMM DEV DISTRICT
14731 STATE ROAD 54
ODESSA FL 33556

Bill date Oct 27, 2023
For service Sep 26 - Oct 25
30 days

Account number 9100 8839 2175

Billing summary

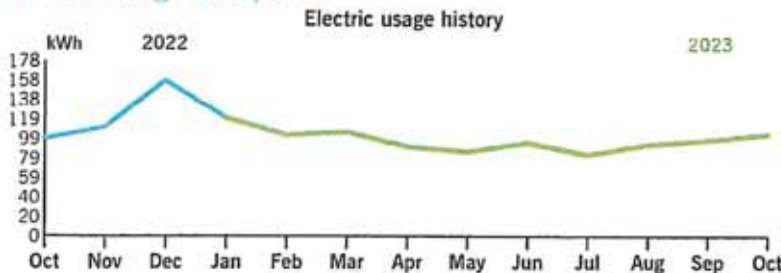
Previous Amount Due	\$32.18
Payment Received Oct 18	-32.18
Current Electric Charges	32.31
Taxes	0.85
Total Amount Due Nov 17	\$33.16



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



RECEIVED NOV 08 2023

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)	104	99	1,248	104
Avg. Daily (kWh)	3	3	3	

12-month usage based on most recent history

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

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



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

Account number
9100 8839 2175

\$33.16
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

001739 000000016



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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Page 3 of 3

Account number 9100 8839 2175

Your usage snapshot - Continued

Current electric usage for meter number 7885302	
Actual reading on Oct 25	3321
Previous reading on Sep 26	- 3217
<hr/>	
Energy Used	104 kWh
Billed kWh	104.000 kWh

Billing details - Electric

Billing Period - Sep 26 23 to Oct 25 23	
Meter - 7885302	
Customer Charge	\$15.55
Energy Charge	
104.000 kWh @ 10.278c	10.68
Fuel Charge	
104.000 kWh @ 5.630c	5.86
Asset Securitization Charge	
104.000 kWh @ 0.210c	0.22
<hr/>	
Total Current Charges	\$32.31

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.83
<hr/>	
Total Taxes	\$0.85

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Your Energy Bill

Page 1 of 3

Service address

ASTURIA COMM DEV DISTRICT
15138 CARAVAN AVE
IRRIGATION

Bill date Oct 27, 2023

For service Sep 26 - Oct 25
30 days

Account number 9100 8839 3316

Billing summary

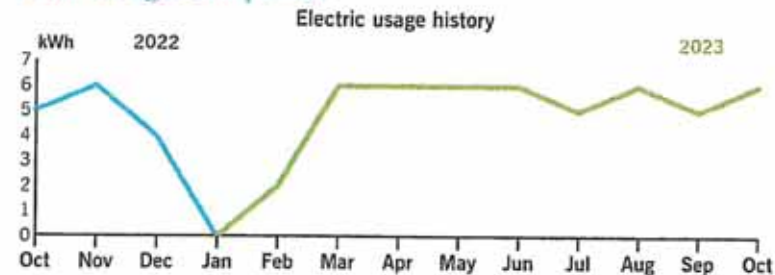
Previous Amount Due	\$30.79
Payment Received Oct 18	-30.79
Current Electric Charges	30.00
Taxes	0.79
Total Amount Due Nov 17	\$30.79



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



RECEIVED NOV 06 2023

Average temperature in degrees

74° 71° 64° 64° 69° 71° 70° 78° 82° 85° 85° 83° 77°

	Current Month	Oct 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	6	5	58	5
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

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



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

Account number
9100 8839 3316

\$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

001737 000000016



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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Your usage snapshot - Continued

Current electric usage for meter number 3347708	
Actual reading on Oct 25	244
Previous reading on Sep 26	- 238
<hr/>	
Energy Used	6 kWh
Billed kWh	6.000 kWh

Billing details - Electric

Billing Period - Sep 26 23 to Oct 25 23	
Meter - 3347708	
Customer Charge	\$15.55
Energy Charge	
6.000 kWh @ 10.278c	0.62
Fuel Charge	
6.000 kWh @ 5.630c	0.34
Asset Securitization Charge	
6.000 kWh @ 0.210c	0.01
Minimum Bill Adjustment	13.48
<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 ASTORIA COMM DEV DISTRICT
000 AVILES PKY LITE
LITE ASTURIA PH2 A&B SL

Bill date Oct 27, 2023
For service Sep 23 - Oct 24
32 days

Account number 9100 8839 3514

Billing summary

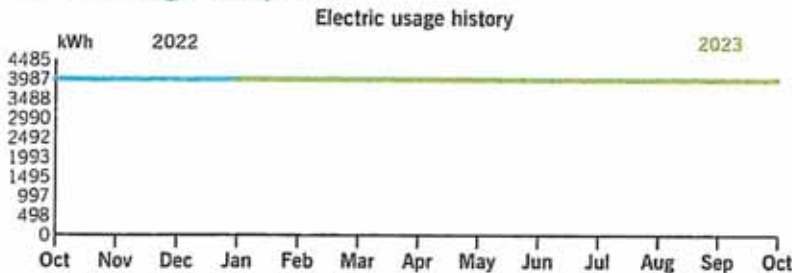
Previous Amount Due	\$2,599.55
Payment Received Oct 18	-2,599.55
Current Lighting Charges	2,587.25
Taxes	12.30
Total Amount Due Nov 17	\$2,599.55



Thank you for your payment.

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

Your usage snapshot



Average temperature in degrees

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

	Current Month	Oct 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3,987	3,987	47,838	3,987
Avg. Daily (kWh)	125	137	131	
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 8839 3514

\$2,599.55
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

001735 000000016



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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Page 3 of 3

Account number 9100 8839 3514

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Sep 23 - Oct 24		
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 - Sep 23 23 to Oct 24 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

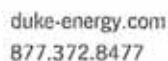
Your current rate is Lighting Service Company Owned/Maintained (LS-1).

Billing details - Taxes

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

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Page 1 of 3

Service address	Bill date	Oct 27, 2023
ASTURIA COMM DEV DISTRICT	For service	Sep 23 - Oct 24
0000 AVILES PKY		32 days
LITE		

Account number 9100 8841 5753

Billing summary

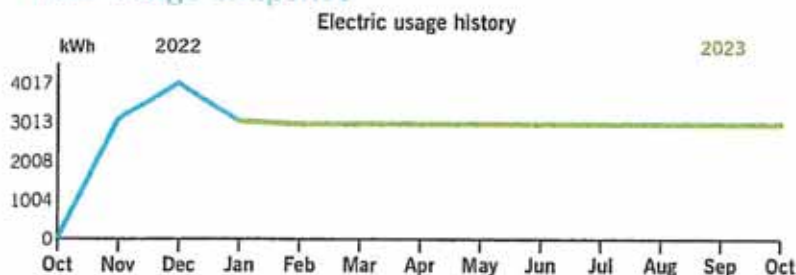
Previous Amount Due	\$2,034.30
<i>Payment Received Oct 18</i>	-2,034.30
Current Lighting Charges	2,025.03
Taxes	9.27
Total Amount Due Nov 17	\$2,034.30



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

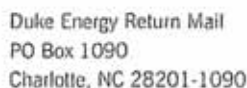
74° 71° 64° 64° 69° 71° 76° 78° 82° 85° 85° 52° 78°

	Current Month	Oct 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,979	0	36,969	3,081
Avg. Daily (kWh)	93	0	98	
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.



Account number
9100 8841 5753

\$2,034.30
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



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

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

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Page 3 of 3

Account number 9100 8841 5753

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Sep 23 - Oct 24		
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 - Sep 23 23 to Oct 24 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

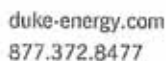
Your current rate is Lighting Service Company Owned/Maintained (LS-1).

Billing details - Taxes

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

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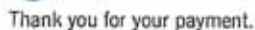
Page 1 of 4

Service address	Bill date	Oct 27, 2023
ASTURIA COMM DEV DISTRICT	For service	Sep 26 - Oct 25
14575 PROMENADE PKWY		30 days
AMENITY CENTER		

Account number 9100 8839 4937

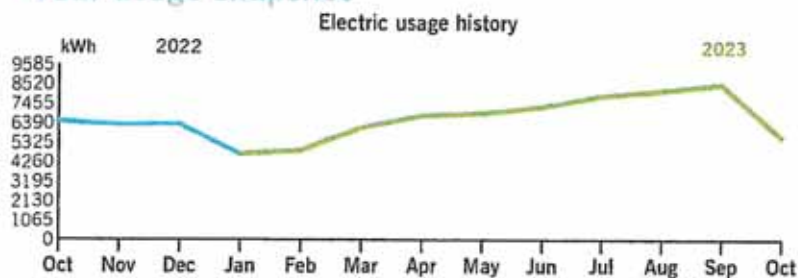
Billing summary

Previous Amount Due	\$1,604.86
<i>Payment Received Oct 18</i>	-1,604.86
Current Electric Charges	882.69
Current Lighting Charges	224.79
Taxes	24.24
Total Amount Due Nov 17	\$1,131.72



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



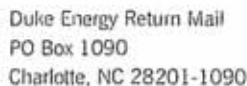
Average temperature in degrees

	74°	71°	64°	61°	69°	71°	76°	76°	82°	89°	85°	82°	77°
	Current Month		Oct 2022	12-Month Usage		Avg Monthly Usage							
Electric (kWh)	5,660		6,480	79,720		6,643							
Avg. Daily (kWh)	189		223	218									
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 8839 4937

\$1,131.72
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

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



Duke Energy Payment Processing
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Charlotte, NC 28201-1094

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Page 3 of 4

Account number 9100 8839 4937

Your usage snapshot - Continued

Current electric usage for meter number 9504488		
Actual reading on Oct 25		11261
Previous reading on Sep 26		- 10992
<hr/>		
Energy Used		269 kWh
	Multiplier	x 20
	<hr/>	
	Energy used	5,380.00 kWh
Billed kWh	5,380.000 kWh	

Outdoor Lighting		
Billing period Sep 26 - Oct 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 - Sep 26 23 to Oct 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 - Sep 26 23 to Oct 25 23	
Meter - 9504488	
Customer Charge	\$15.55
Energy Charge	
5,380.000 kWh @ 10.278c	552.95
Fuel Charge	

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

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Your Energy Bill

Page 1 of 3

Service address ASTORIA COMM DEV DISTRICT
14826 RENAISSANCE AVE
IRRIGATION

Bill date Oct 27, 2023
For service Sep 26 - Oct 25
30 days

Account number 9100 8841 6077

Billing summary

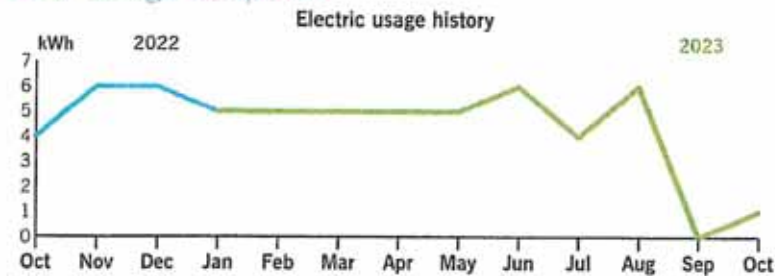
Previous Amount Due	\$30.79
Payment Received Oct 18	-30.79
Current Electric Charges	30.00
Taxes	0.79
Total Amount Due Nov 17	\$30.79



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

74° 71° 64° 61° 69° 71° 76° 78° 82° 85° 85° 82° 77°

	Current Month	Oct 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1	4	54	5
Avg. Daily (kWh)	0	0	0	
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 6077

\$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

001729 000000016



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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Your usage snapshot - Continued

Current electric usage for meter number 4458998	
Actual reading on Oct 25	184
Previous reading on Sep 26	- 183
<hr/>	
Energy Used	1 kWh
Billed kWh	1.000 kWh

Billing details - Electric

Billing Period - Sep 26 23 to Oct 25 23	
Meter - 4458998	
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

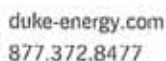
The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will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





Page 1 of 3

Service address	Bill date	Oct 27, 2023
ASTURIA COMM DEV DISTRICT	For service	Sep 26 - Oct 25
14700 TRAILS EDGE BLVD		30 days
IRRIGATION		

Account number 9100 8839 4292

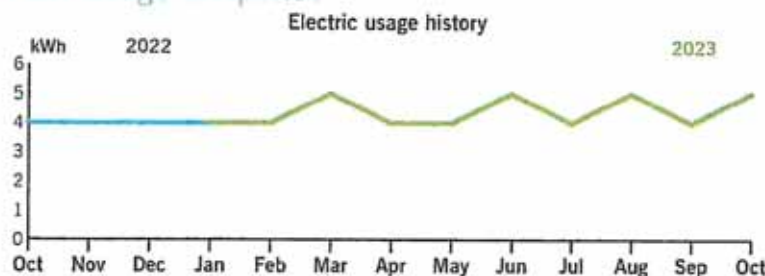
Billing summary

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



RECEIVED NOV 06 2023

Average temperature in degrees

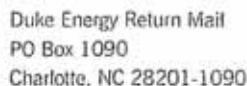
74° 71° 64° 64° 60° 71° 76° 78° 82° 85° 89° 82° 72°

	Current Month	Oct 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5	4	52	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 4292

\$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

001727 0000000016



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



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Page 3 of 3

Account number 9100 8839 4292

Your usage snapshot - Continued

Current electric usage for meter number 4456132	
Actual reading on Oct 25	154
Previous reading on Sep 26	- 149
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh

Billing details - Electric

Billing Period - Sep 26 23 to Oct 25 23	
Meter - 4456132	
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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Your Energy Bill

Page 1 of 3

Service address ASTORIA COMM DEV DISTRICT
15301 AVILES PKWY
PUMP IRRIGATION

Bill date Oct 27, 2023
For service Sep 26 - Oct 25
30 days

Account number 9100 8839 4086

Billing summary

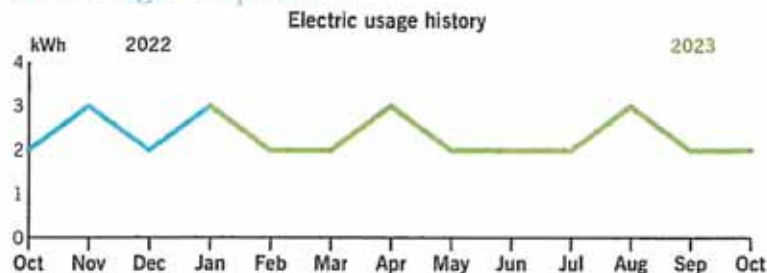
Previous Amount Due	\$30.79
Payment Received Oct 18	-30.79
Current Electric Charges	30.00
Taxes	0.79
Total Amount Due Nov 17	\$30.79



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

74° 71° 64° 64° 69° 71° 76° 78° 82° 85° 85° 83° 77°

	Current Month	Oct 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

RECEIVED NOV 06 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 4086

\$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

001759 000000016



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

Page 3 of 3

Account number 9100 8839 4086

Your usage snapshot - Continued

Current electric usage for meter number 8323070	
Actual reading on Oct 25	39
Previous reading on Sep 26	- 37
<hr/>	
Energy Used	2 kWh
Billed kWh	2.000 kWh

Billing details - Electric

Billing Period - Sep 26 23 to Oct 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

fb.def.duke.bills.20231026200037.40.aip-3519-000000016



Service address

Bill date Oct 27, 2023

ASTURIA COMM DEV DISTRICT
2781 LONG BOW WAY
IRRIGATION

For service Sep 26 - Oct 25
30 days

Account number 9100 8841 6283

Billing summary

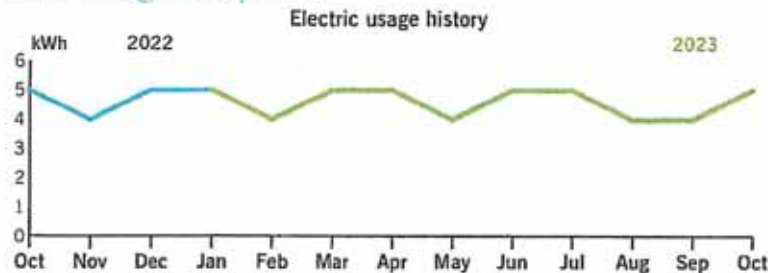
Previous Amount Due	\$30.79
<i>Payment Received Oct 18</i>	-30.79
Current Electric Charges	30.00
Taxes	0.79
Total Amount Due Nov 17	\$30.79



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

74^a 71^a 64^a 64^a 60^a 71^a 76^a 78^a 82^a 85^a 85^a 82^a 77^a

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

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 6283

\$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

001757 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

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877.372.8477

Page 3 of 3

Account number 9100 8841 6283

Your usage snapshot - Continued

Current electric usage for meter number 4459002	
Actual reading on Oct 25	174
Previous reading on Sep 26	- 169
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh

Billing details - Electric

Billing Period - Sep 26 23 to Oct 25 23	
Meter - 4459002	
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.

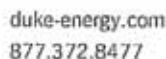
Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

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

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Page 1 of 3

Service address	Bill date	Oct 27, 2023
ASTURIA COMM DEV DISTRICT	For service	Sep 26 - Oct 25
15381 AVILES PKWY		30 days
PUMP IRRIGATION		

Account number 9100 8839 3704

Billing summary

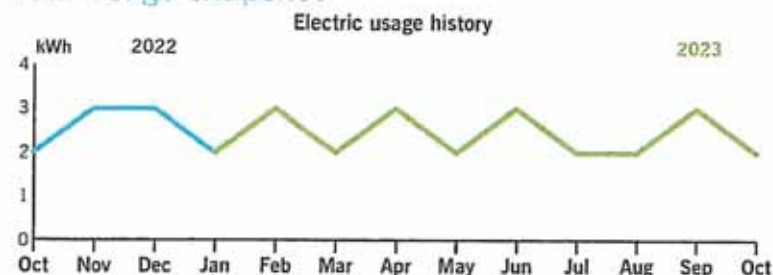
Previous Amount Due	\$30.79
<i>Payment Received Oct 18</i>	-30.79
Current Electric Charges	30.00
Taxes	0.79
Total Amount Due Nov 17	\$30.79



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



RECEIVED NOV 06 2023

Average temperature in degrees

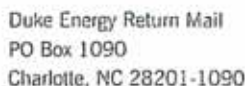
74° 71° 64° 64° 69° 71° 76° 78° 82° 85° 85° 82° 77°

	Current Month	Oct 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2	2	30	3
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

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



Account number
9100 8839 3704

\$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

001755 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

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877.372.8477

Page 3 of 3

Account number 9100 8839 3704

Your usage snapshot - Continued

Current electric usage for meter number 905106	
Actual reading on Oct 25	165
Previous reading on Sep 26	- 163
<hr/>	
Energy Used	2 kWh
Billed kWh	2.000 kWh

Billing details - Electric

Billing Period - Sep 26 23 to Oct 25 23	
Meter - 905106	
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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Your Energy Bill

Page 1 of 3

Service address ASTURIA COMM DEV DISTRICT
2995 LONG BOW WAY
IRRIGATION

Bill date Oct 27, 2023
For service Sep 26 - Oct 25
30 days

Account number 9100 8839 4721

Billing summary

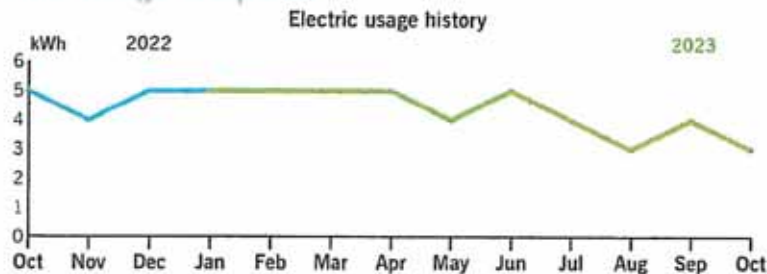
Previous Amount Due	\$30.79
Payment Received Oct 18	-30.79
Current Electric Charges	30.00
Taxes	0.79
Total Amount Due Nov 17	\$30.79



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

74° 71° 64° 64° 69° 71° 70° 78° 82° 85° 85° 82° 77°

	Current Month	Oct 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3	5	52	4
Avg. Daily (kWh)	0	0	0	
12-month usage based on most recent history				

RECEIVED OCT 28

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 4721

\$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

001753 000000016



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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Your usage snapshot - Continued

Current electric usage for meter number 4459024	
Actual reading on Oct 25	174
Previous reading on Sep 26	- 171
<hr/>	
Energy Used	3 kWh
Billed kWh	3.000 kWh

Billing details - Electric

Billing Period - Sep 26 23 to Oct 25 23	
Meter - 4459024	
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





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Your Energy Bill

Page 1 of 3

Service address ASTORIA COMM DEV DISTRICT
14807 RENAISSANCE AVE
IRRIGATION

Bill date Oct 27, 2023
For service Sep 26 - Oct 25
30 days

Account number 9100 8841 5084

Billing summary

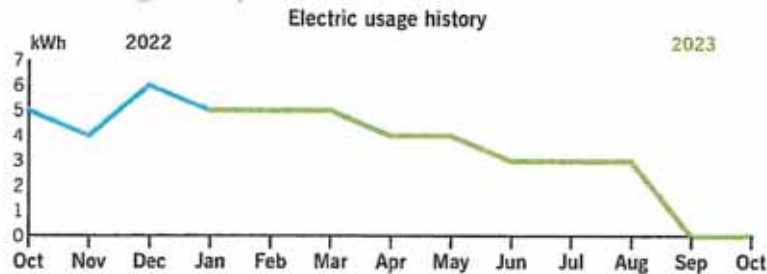
Previous Amount Due	\$30.79
Payment Received Oct 18	-30.79
Current Electric Charges	30.00
Taxes	0.79
Total Amount Due Nov 17	\$30.79



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



RECEIVED NOV 06 2023

Average temperature in degrees

74° 71° 64° 64° 69° 71° 70° 78° 82° 85° 85° 82° 72°

	Current Month	Oct 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	0	5	42	4
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

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



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

Account number
9100 8841 5084

\$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

001751 000000016



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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Page 3 of 3

Account number 9100 8841 5084

Your usage snapshot - Continued

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

Billing details - Electric

Billing Period - Sep 26 23 to Oct 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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877.372.8477

Your Energy Bill

Page 1 of 3

Service address ASTORIA COMM DEV DISTRICT
15121 AVILES PKWY
PUMP IRRIGATION

Bill date Oct 27, 2023
For service Sep 26 - Oct 25
30 days

Account number 9100 8839 2745

Billing summary

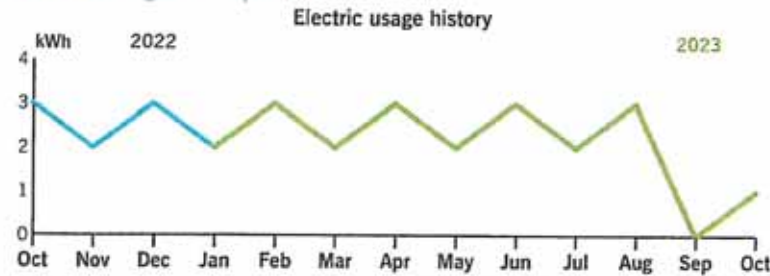
Previous Amount Due	\$30.79
Payment Received Oct 18	-30.79
Current Electric Charges	30.00
Taxes	0.79
Total Amount Due Nov 17	\$30.79



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

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	3	26	2
Avg. Daily (kWh)	0	0	0	
12-month usage based on most recent history				

RECEIVED NOV 06 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 2745

\$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

001749 000000016



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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Page 3 of 3

Account number 9100 8839 2745

Your usage snapshot - Continued

Current electric usage for meter number 4456967	
Actual reading on Oct 25	87
Previous reading on Sep 26	- 86
<hr/>	
Energy Used	1 kWh
Billed kWh	1.000 kWh

Billing details - Electric

Billing Period - Sep 26 23 to Oct 25 23	
Meter - 4456967	
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

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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 Oct 27, 2023

For service Sep 23 - Oct 24
32 days

Account number 9100 8839 2555

Billing summary

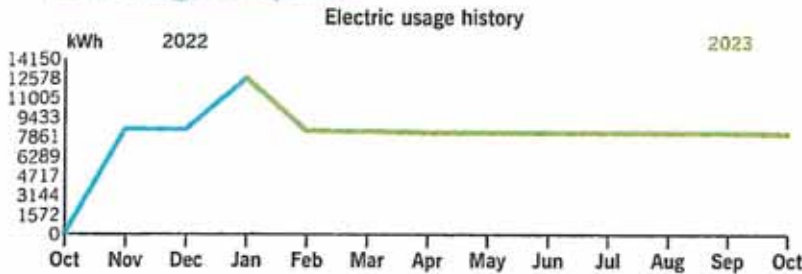
Previous Amount Due	\$5,621.44
Payment Received Oct 18	-5,621.44
Current Lighting Charges	5,599.45
Taxes	25.36
Total Amount Due Nov 17	\$5,624.81



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

74° 71° 64° 61° 69° 71° 76° 78° 82° 85° 80° 82° 78°

	Current Month	Oct 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	8,161	0	104,045	8,670
Avg. Daily (kWh)	255	0	272	
12-month usage based on most recent history				

RECEIVED NOV 06 2023

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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 2555

\$5,624.81
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



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

001747 000000016



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



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duke-energy.com
877.372.8477

Account number 9100 8839 2555

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Sep 23 - Oct 24		
Description	Quantity	Usage
Monticello Black TIII 3000K	16	272 kWh
SV MONTICELLO 9500L	161	7,889 kWh
Total	177	8,161 kWh

Billing details - Lighting

Billing Period - Sep 23 23 to Oct 24 23	
Customer Charge	\$1.65
Energy Charge	
8,161.000 kWh @ 4.784c	390.42
Fuel Charge	
8,161.000 kWh @ 5.270c	430.08
Asset Securitization Charge	
8,161.000 kWh @ 0.061c	4.98
Fixture Charge	
Monticello Black TIII 3000K	279.84
SV MONTICELLO 9500L	2,026.99
Maintenance Charge	
Monticello Black TIII 3000K	22.24
SV MONTICELLO 9500L	296.24
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
177 Pole(s) @ \$12.130	2,147.01
Total Current Charges	\$5,599.45

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

Billing details - Taxes

Regulatory Assessment Fee	\$4.14
Gross Receipts Tax	21.22
Total Taxes	\$25.36

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877.372.8477

Your Energy Bill

Page 1 of 3

Service address ASTORIA COMM DEV DISTRICT
14575 PROMENADE PKY POOL
POOL

Bill date Oct 27, 2023
For service Sep 26 - Oct 25
30 days

Account number 9100 8839 4523

Billing summary

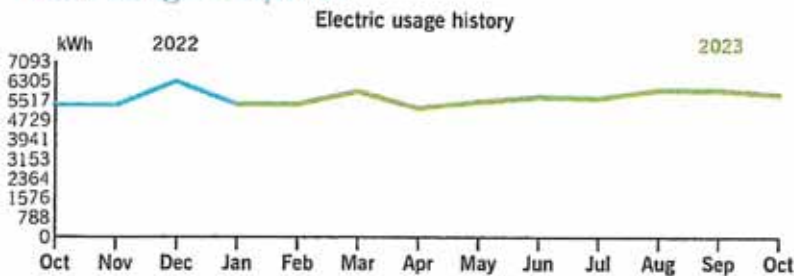
Previous Amount Due	\$1,003.27
Payment Received Oct 18	-1,003.27
Current Electric Charges	952.64
Taxes	25.14
Total Amount Due Nov 17	\$977.78



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



RECEIVED NOV 06 2023

Average temperature in degrees

74° 71° 64° 64° 65° 71° 76° 78° 82° 85° 85° 82° 77°

	Current Month	Oct 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5,814	5,348	68,207	5,684
Avg. Daily (kWh)	194	184	187	

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

\$977.78
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

001745 000000016



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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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 Oct 25	422570
Previous reading on Sep 26	- 416756
<hr/>	
Energy Used	5,814 kWh
Billed kWh	5,814.000 kWh

Billing details - Electric

Billing Period - Sep 26 23 to Oct 25 23	
Meter - 1016855	
Customer Charge	\$15.55
Energy Charge	
5,814.000 kWh @ 10.278c	597.55
Fuel Charge	
5,814.000 kWh @ 5.630c	327.33
Asset Securitization Charge	
5,814.000 kWh @ 0.210c	12.21
<hr/>	
Total Current Charges	\$952.64

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.70
Gross Receipts Tax	24.44
<hr/>	
Total Taxes	\$25.14

fb.def/duke.bills.20231026200037.40.afp-3491-000000016





PASCO COUNTY UTILITIES
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ASTURIA CDD

Service Address: 14575 PROMENADE PARKWAY

Bill Number: 19307737

Billing Date: 11/2/2023

Billing Period: 9/19/2023 to 10/19/2023

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

Customer #

0956650

01341603

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095665001341603

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Water	13595266	9/19/2023	24254	10/19/2023	24345	30	91

Usage History

Water	
October 2023	91
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

Transactions

Previous Bill	1,131.10
Payment 10/20/23	-1,131.10 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	60.77
Water Tier 1 40.0 Thousand Gals X \$2.07	82.80
Water Tier 2 40.0 Thousand Gals X \$3.29	131.60
Water Tier 3 11.0 Thousand Gals X \$6.59	72.49
Sewer	
Sewer Base Charge	152.23
Sewer Charges 91.0 Thousand Gals X \$6.71	610.61
Total Current Transactions	1,110.50
TOTAL BALANCE DUE	\$1,110.50

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Account # 0956650
Customer # 01341603

Balance Forward 0.00
Current Transactions 1,110.50

Total Balance Due \$1,110.50
Due Date 11/20/2023

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

The Total Due will be electronically
transferred on 11/20/2023.

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ASTURIA CDD

Service Address: **2995 LONG BOW WAY**

Bill Number: 19307660

Billing Date: 11/2/2023

Billing Period: 9/19/2023 to 10/19/2023

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	9/19/2023	3649	10/19/2023	3660	30	11

Usage History
Water

October 2023	11
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

Transactions

Previous Bill	9.00
Payment 10/20/23	-9.00 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	11 Thousand Gals X \$0.78 8.58
Total Current Transactions	8.58
TOTAL BALANCE DUE	\$8.58

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Account # 0953340
Customer # 01341603
Balance Forward 0.00
Current Transactions 8.58

Total Balance Due \$8.58
Due Date 11/20/2023

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

The Total Due will be electronically transferred on 11/20/2023.

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ASTURIA CDD

Service Address: 14502 PROMENADE PARKWAY

Bill Number: 19307738

Billing Date: 11/2/2023

Billing Period: 9/19/2023 to 10/19/2023

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

Customer #

0956655

01341603

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095665501341603

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595259	9/19/2023	216	10/19/2023	217	30	1

Usage History

Water

October 2023	1
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

Transactions

Previous Bill	65.99
Payment 10/20/23	-65.99 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	60.77
Water Tier 1	1.0 Thousand Gals X \$2.07 2.07
Total Current Transactions	62.84
TOTAL BALANCE DUE	\$62.84

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Account # 0956655

Customer # 01341603

Balance Forward 0.00

Current Transactions 62.84

Total Balance Due \$62.84

Due Date 11/20/2023

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

The Total Due will be electronically
transferred on 11/20/2023.

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ASTURIA CDD

Service Address: 14859 CARAVAN AVENUE

Bill Number: 19307655

Billing Date: 11/2/2023

Billing Period: 9/19/2023 to 10/19/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15450201	9/19/2023	10553	10/19/2023	10571	30	18

Usage History

Water	
October 2023	18
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

Transactions

Previous Bill	16.50
Payment 10/20/23	-16.50 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	18 Thousand Gals X \$0.78 14.04
Total Current Transactions	14.04
TOTAL BALANCE DUE	\$14.04

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Account # 0953305
Customer # 01341603
Balance Forward 0.00
Current Transactions 14.04

Total Balance Due \$14.04
Due Date 11/20/2023

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

The Total Due will be electronically transferred on 11/20/2023.

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ASTURIA CDD

Service Address: 14700 TRAILS EDGE BOULEVARD

Bill Number: 19307657

Billing Date: 11/2/2023

Billing Period: 9/19/2023 to 10/19/2023

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

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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	9/19/2023	4299	10/19/2023	4421	30	122

Usage History Water

October 2023	122
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

Transactions

Previous Bill	84.00
Payment 10/20/23	-84.00 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	122 Thousand Gals X \$0.78 95.16
Total Current Transactions	95.16
TOTAL BALANCE DUE	\$95.16

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Account # 0953320
Customer # 01341603
Balance Forward 0.00
Current Transactions 95.16

Total Balance Due \$95.16
Due Date 11/20/2023

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

The Total Due will be electronically transferred on 11/20/2023.

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ASTURIA CDD

Service Address: 14450 PROMENADE PARKWAY

Bill Number: 19307656

Billing Date: 11/2/2023

Billing Period: 9/19/2023 to 10/19/2023

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	13548633	9/19/2023	42016	10/19/2023	42158	30	142

Usage History

October 2023	142
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

Transactions

Previous Bill	153.00
Payment 10/20/23	-153.00 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	142 Thousand Gals X \$0.78 110.76
Total Current Transactions	110.76
TOTAL BALANCE DUE	\$110.76

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Account # 0953310
Customer # 01341603
Balance Forward 0.00
Current Transactions 110.76

Total Balance Due \$110.76
Due Date 11/20/2023

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

The Total Due will be electronically transferred on 11/20/2023.

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ASTURIA CDD

Service Address: 14400 TRAILS EDGE BOULEVARD

Bill Number: 19307659

Billing Date: 11/2/2023

Billing Period: 9/19/2023 to 10/19/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.
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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	9/19/2023	3286	10/19/2023	3296	30	10

Usage History

October 2023
September 2023
August 2023
July 2023
June 2023
May 2023
April 2023
March 2023
February 2023
January 2023
December 2022
November 2022

10
16
13
25
34
40
33
29
28
7
0
0

Transactions

Previous Bill	12.00
Payment 10/20/23	-12.00 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	10 Thousand Gals X \$0.78
	7.80
Total Current Transactions	7.80
TOTAL BALANCE DUE	\$7.80

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Account # 0953330
Customer # 01341603
Balance Forward 0.00
Current Transactions 7.80

Total Balance Due \$7.80
Due Date 11/20/2023

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

The Total Due will be electronically transferred on 11/20/2023.

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ASTURIA CDD

Service Address: 2830 LONG BOW WAY

Bill Number: 19307658

Billing Date: 11/2/2023

Billing Period: 9/19/2023 to 10/19/2023

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15084620	9/19/2023	8702	10/19/2023	8737	30	35

Usage History

October 2023	35
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

Transactions

Previous Bill	34.50
Payment 10/20/23	-34.50 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	35 Thousand Gals X \$0.78
Total Current Transactions	27.30
TOTAL BALANCE DUE	\$27.30

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Account # 0953325
Customer # 01341603
Balance Forward 0.00
Current Transactions 27.30

Total Balance Due	\$27.30
Due Date	11/20/2023

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

The Total Due will be electronically transferred on 11/20/2023.

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ASTURIA CDD

Service Address: 0 PROMENADE PARKWAY

Bill Number: 19307912

Billing Date: 11/2/2023

Billing Period: 9/19/2023 to 10/19/2023

Account #	Customer #
0966695	01341603
Please use the 15-digit number below when making a payment through your bank	
096669501341603	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15057039	9/19/2023	24399	10/19/2023	24614	30	215

Usage History
Water

October 2023	215
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

Transactions

Previous Bill	117.00
Payment 10/20/23	-117.00 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	215 Thousand Gals X \$0.78 167.70
Total Current Transactions	167.70
TOTAL BALANCE DUE	\$167.70

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Account #	0966695
Customer #	01341603
Balance Forward	0.00
Current Transactions	167.70

Total Balance Due	\$167.70
Due Date	11/20/2023

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

The Total Due will be electronically transferred on 11/20/2023.

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ASTURIA CDD

Service Address: 15381 AVILES PARKWAY

Bill Number: 19308224

Billing Date: 11/2/2023

Billing Period: 9/19/2023 to 10/19/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17705152	9/19/2023	1382	10/19/2023	1394	30	12

Usage History

October 2023	12
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

Transactions

Previous Bill	9.00
Payment 10/20/23	-9.00 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	12 Thousand Gals X \$0.78 9.36
Total Current Transactions	9.36
TOTAL BALANCE DUE	\$9.36

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Account # 0989015
Customer # 01341603
Balance Forward 0.00
Current Transactions 9.36

Total Balance Due	\$9.36
Due Date	11/20/2023

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

The Total Due will be electronically transferred on 11/20/2023.

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ASTURIA CDD

Service Address: 15050 CARAVAN AVENUE

Bill Number: 19309114

Billing Date: 11/2/2023

Billing Period: 9/19/2023 to 10/19/2023

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101972	9/19/2023	4839	10/19/2023	4873	30	34

Usage History Water

October 2023	34
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

Transactions

Previous Bill	27.00
Payment 10/20/23	-27.00 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	34 Thousand Gals X \$0.78 26.52
Total Current Transactions	26.52
TOTAL BALANCE DUE	\$26.52



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Account #	1031120
Customer #	01341603
Balance Forward	0.00
Current Transactions	26.52

Total Balance Due	\$26.52
Due Date	11/20/2023

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

The Total Due will be electronically transferred on 11/20/2023.

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

013416038103112081930911460000026529



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



36 0 1
42-52579

ASTURIA CDD

Service Address: 14577 PROMENADE PARKWAY

Bill Number: 19307736

Billing Date: 11/2/2023

Billing Period: 9/19/2023 to 10/19/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15057044	9/19/2023	5600	10/19/2023	5616	30	16

Usage History
Water

October 2023	16
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

Transactions

Previous Bill	18.00
Payment 10/20/23	-18.00 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	16 Thousand Gals X \$0.78 12.48
Total Current Transactions	12.48
TOTAL BALANCE DUE	\$12.48

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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 # 0956645
Customer # 01341603
Balance Forward 0.00
Current Transactions 12.48

Total Balance Due	\$12.48
Due Date	11/20/2023

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

The Total Due will be electronically transferred on 11/20/2023.

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

013416038095664591930773660000012485



State of Florida Department of Revenue

[DOR Home](#)
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[Sales Tax - Click for Help](#)

NODE: 2

Original Return

FOR YOUR RECORDS ONLY - DO NOT MAIL

Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.

Access Source: 61-8017149588-6
Confirmation Number: 231117738892
[Click Here for Survey](#)

DR-15

Certificate Number

Collection Period

Confirm Date and Time

61-8017149588-6

10/2023

11/17/2023 2:31:59 PM ET

Surtax Rate: 0.0100

Location Address

5844 OLD PASCO RD STE 100
WESLEY CHAPEL, FL 33544-4010

ASTURIA COMMUNITY DEVELOPMENT
DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071-7320

Contact Information

Name

Stacy Kapnic

Phone

(321) 263 - 0132

Email

districtap@vestapropertyservices.com

Debit Date:	11/20/2023
Amount for Check:	\$30.03
Bank Routing Number:	267090594
Bank Account Number:	9855841583
Bank Account Type:	Checking
Corporate/Personal:	Corporate
Name on Bank Account:	ASTURIA COMMUNITY DEVELOPMENT DISTRICT

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature:	Stacy Kapnic
Phone Number:	321-263-0132
E-Mail Address:	districtap@vestapropertyservices.com

Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity	\$ 440.00	\$ 0.00	\$ 440.00	\$ 30.80
B. Taxable Purchases			\$ 0.00	\$ 0.00
C. Commercial Rentals	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
C(a). Less Sales Tax Scholarship Credits				\$ 0.00
D. Transient Rentals	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
E. Food & Beverage Vending	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
		5. Total Amount of Tax Due	\$	30.80
		6. Less Lawful Deductions	\$	0.00
		7. Net Tax Due	\$	30.80
		8. Less Est Tax Pd/DOR Cr Memo	\$	0.00
		9. Plus Est. Tax Due Current Month	\$	0.00
		10. Amount Due	\$	30.80
You have chosen not to donate your collection allowance to education.		11. Less Collection Allowance	\$	0.77
		12. Plus Penalty	\$	0.00
		13. Plus Interest	\$	0.00
		14. Amount Due with Return	\$	30.03

Payment you have authorized 30.03

15(a). Exempt Amount of Items Over \$5000 (included in Column 3)	15(a). \$	0.00
15(b). Other Taxable Amounts NOT Subject to Surtax (included in Column 3)	15(b). \$	0.00
15(c). Amounts Subject to Surtax at a Rate Different than Your County Surtax Rate (included in Column 3)	15(c). \$	0.00
15(d). Total Amount of Discretionary Sales Surtax Due (included in Column 4)	15(d). \$	4.40
16. Hope Scholarship Credits (included in Line 6)	16. \$	0.00
17. Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)	17. \$	0.00
18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)	18. \$	0.00
19. Taxable Sales from Amusement Machines (included in Line A)	19. \$	0.00
20. Rural or Urban High Crime Area Job Tax Credits	20. \$	0.00
21(a). Scholarship Funding Tax Credit	21(a). \$	0.00
21(b). Film and Entertainment Industry Credit	21(b). \$	0.00
21(c). Economic Energy Zone Credit	21(c). \$	0.00
21(d). Strong Families Tax Credit	21(d). \$	0.00
21(e). New Worlds Reading Initiative Tax Credit	21(e). \$	0.00
21. Other Authorized Credits	21. \$	0.00

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Service address

Bill date Oct 31, 2023

ASTURIA COMM DEV DISTRICT
15165 STATE ROAD 54
MONUMENT

For service Sep 26 - Oct 25
30 days

Account number 9100 8841 5282

Billing summary

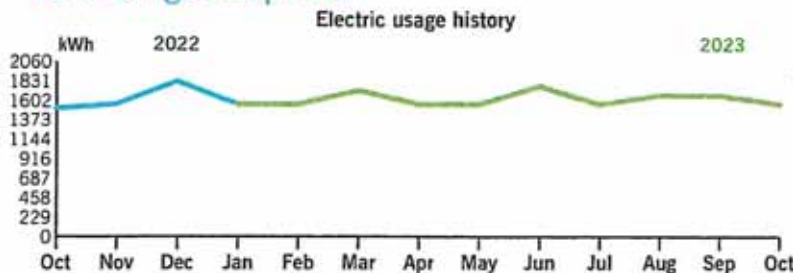
Previous Amount Due	\$291.73
<i>Payment Received Oct 25</i>	-291.73
Current Electric Charges	267.81
Taxes	7.07
Total Amount Due Nov 21	\$274.88



Thank you for your payment.

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

Your usage snapshot



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)	1,565		1,513		19,588		1,632						
Avg. Daily (kWh)	52		52		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

\$274.88
by Nov 21

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

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

031131 000002181



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

8891008841528200066000000000000000002748800000274888



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 Oct 25	56168
Estimated previous reading on Sep 26	- 54603
<hr/>	
Energy Used	1,565 kWh
Billed kWh	1,565.000 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 - Sep 26 23 to Oct 25 23	
Meter - 2778179	
Customer Charge	\$15.55
Energy Charge	
1,565.000 kWh @ 10.278c	160.86
Fuel Charge	
1,565.000 kWh @ 5.630c	88.11
Asset Securitization Charge	
1,565.000 kWh @ 0.210c	3.29
<hr/>	
Total Current Charges	\$267.81

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.20
Gross Receipts Tax	6.87
<hr/>	
Total Taxes	\$7.07

fb-def duke-bills-20231030210255.33.a.p-02263-0000002101



EXHIBIT 7



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

THIS AGREEMENT (“**Agreement**”) is made and entered into effective the 28th day of December 2021, by and between:

ASTURIA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to chapter 190, Florida Statutes, located in Pasco County, Florida, whose mailing address is **210 N University Drive, Suite 702, Coral Springs, Florida 33071** (“**District**”); and

REDTREE LANDSCAPE SYSTEMS, LLC, a Florida limited liability company, whose principal address is 5532 Auld Lane, Holiday, Florida 34690 (“**Contractor**,” and collectively with the District, “**Parties**”).

RECITALS

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

WHEREAS, Contractor desires to provide such services, and represents that it is qualified to do so in accordance with the terms, specifications, and representations set forth in ***Contractor’s Landscape & Irrigation Maintenance Services Proposal***, dated November 9, 2020 (“**Contractor’s Proposal**”), the entirety of which is attached hereto as **Exhibit E** and incorporated herein by reference, which proposal was formally submitted to the District and upon which the District determined to enter into this Agreement with Contractor;

WHEREAS, Contractor desires to provide such services, and represents that it is qualified to do so in accordance with its proposal submitted to the District;

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

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

2. **CONTRACTOR OBLIGATIONS.**

- a. ***Scope of Services.*** The Contractor shall provide the services described in the Scope of Services attached hereto as **EXHIBIT A** and for the areas identified in the Landscape Maintenance Areas Exhibit attached hereto as **EXHIBIT C** (“**Work**”). The Contractor agrees that the Landscape Maintenance Areas Exhibit attached hereto as **EXHIBIT C** is the District’s

best estimate of the District's landscape needs, but that other areas may also include landscaping that requires maintenance. The Contractor agrees that the District may, in its discretion, add up to 0.5 acre(s) of landscaping area to the Work, with no adjustment to price. The pricing shall be pursuant to and in accordance with the lump sums, quantities, unit prices, and other pricing information as more specifically set forth in that certain section of Contractor's Proposal titled **Part IV – Pricing**, which section is attached hereto as **COMPOSITE EXHIBIT B**, and incorporated herein by reference (“**Contractor's Pricing Proposal Form**”). The Contractor shall perform the Work consistent with the presently established, high quality standards of the District, and shall assign such staff as may be required for coordinating, expediting, and controlling all aspects of the Work. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this Agreement any portion of the Work and to separately contract for such services. In the event that the District contracts with a third party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Work, Contractor agrees that it will be responsible for any such landscaping installed by the third party, and shall continue to perform all other services comprising the Work, including any future services that apply to the landscaping installed by the third party or to the areas where services were performed by the third party.

- b. **Acceptance of Site.** As evidenced by Contractor's execution of this Agreement, Contractor hereby expressly acknowledges and agrees that, prior to submission of Contractor's Proposal as well as prior to executing this Agreement, Contractor was, to Contractor's full satisfaction, able to inspect the subject property site, including but not limited to, all designated maintenance areas, existing landscape materials, and irrigation system components, and that Contractor has identified and sufficiently documented to Contractor's full satisfaction any conditions and items and/or areas of issue or concern which Contractor was aware or reasonably should have been aware as of the date of execution hereof. Notwithstanding the above, Contractor shall have a period of thirty (30) days from the effective date of this Agreement to perform a complete audit of the entire irrigation system in accordance with **Part IV, Irrigation**, of **EXHIBIT A** (“Irrigation Audit”). Subject only to those items reasonably identified pursuant to such Irrigation Audit, by execution hereof, Contractor expressly acknowledges Contractor's reasonable acceptance of any and all other conditions thereof existing as of the effective date of this Agreement which reasonableness shall be determined based on generally accepted industry standards. Contractor represents and warrants that the pricing set forth in **COMPOSITE EXHIBIT B** hereto fully and adequately accounts for any such conditions existing as of the effective date of this Agreement,

Contractor's acceptance of the subject property on an "as-is" basis, and the District will not be invoiced for or otherwise incur any additional costs in order to correct, repair, replace or otherwise address conditions which Contractor was aware or reasonably should have been aware at the time of executing this Agreement. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor, except that the Contractor shall not be responsible for fire, cold/freeze, storm or wind damage, incurable or uncontrollable diseases, damage due to vandalism, or insufficient water to the site due to circumstances outside of Contractor's control. Contractor shall immediately notify the District in the event there is insufficient water to the site and use reasonable efforts to mitigate potential loss of plant materials resulting therefrom. Upon the occurrence of any such exceptions, Contractor shall immediately notify the District. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District, fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.

- c. ***Manner of Contractor's Performance.*** The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Additional Services Order (defined herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
- d. ***Discipline, Employment, Uniforms.*** Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.
- e. ***Scheduling.*** In the event that time is lost due to heavy rains ("**Rain Days**"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to

make up Rain Days with prior notification to, and approval by, the District Representatives (defined herein).

- f. ***Protection of Property.*** Contractor in conducting the Work shall use all due care to protect against any harm to persons or property. If the Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting and irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and promptly repair all damage – and/or promptly replace damaged property – to the satisfaction of the District.
- g. ***Reporting Services & Deficiencies.*** The District shall designate in writing one or more persons to act as the District's representatives with respect to the services to be performed under this Agreement ("**District Representatives**"). The District Representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services. The District hereby designates the District's Field Services Manager and the District Manager to act as the District Representatives. The District shall have the right to change its designated representatives at any time by written notice to the Contractor.

Contractor shall provide to District management a written report of work performed for each month with notification of any problem areas and a schedule of work for the upcoming month. Contractor agrees to meet with a District Representative as reasonably requested by the District (typically within five (5) calendar days of any such request by the District) to walk the property to discuss conditions, schedules, and items of concern regarding this Contract. At that time, the District Representative will compile a list of landscape related items and/or deficiencies ("Field Inspection Report") that should be performed and/or remedied by Contractor before the next walk through or such other time as may be designated in writing. Contractor shall be required to respond in writing to each such Field Inspection Report within the specified amount of time as reasonably requested by the District (typically within seven (7) calendar days) explaining what actions shall be taken to remedy the deficiencies identified in each such Field Inspection Report respectively. In the event Contractor fails to timely respond: (1) upon the first offense, Contractor may be issued a written warning; (2) upon the second offense, Contractor may be issued a second written warning and the Board of Supervisors for the District shall be notified of Contractor's failure to timely respond as required by this Agreement; and, (3) upon the third offense, the District may, in District's sole discretion, elect to terminate this Agreement for cause in accordance with Section 4 hereof. Should Contractor fail to remedy any such deficiencies to the District's reasonable satisfaction within the designated time period indicated in

Contractor's written response to any such Field Inspection Report, respectively (and in no event after more than thirty (30) calendar days), the District reserves the right to subcontract out any such work reasonably necessary to remedy such deficiencies and to withhold the cost of such work from Contractor's next monthly invoice. The District will be responsible for scheduling the inspections. Notwithstanding anything contained herein which may interpreted to the contrary, any oversight by the District Representatives of Contractor's Work is not intended to mean that the District shall underwrite, guarantee, or ensure that the Work is properly done by the Contractor, and it is the Contractor's responsibility to perform the Work in accordance with this Agreement.

Contractor agrees to provide written notice to the District not less than seven (7) calendar days in advance in the event it is necessary for any such inspection to be rescheduled. Inspections will proceed with or without the attendance of the Contractor. Notwithstanding anything contained herein to the contrary, Contractor is responsible for conducting a weekly inspection of all maintenance areas which are the subject of this Agreement. Contractor shall provide the District Representative(s) with a written summary of the Work performed during the immediately preceding week which summary shall include notification of any problem areas. Finally, Contractor agrees to attend all meetings of the District's Board of Supervisors as may be reasonably requested.

- h. ***Compliance with Laws.*** The Contractor shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.
- i. ***Safety.*** Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work, utilizing safety equipment such as bright vests and traffic cones.

- j. ***Environmental Activities.*** The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.
 - k. ***Payment of Taxes; Procurement of Licenses and Permits.*** Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and county laws or requirements.
 - l. ***Subcontractors.*** The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.
 - m. ***Independent Contractor Status.*** In all matters relating to this Agreement, the Contractor shall be acting as an independent Contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.
3. **COMPENSATION; TERM.** Work under this Agreement shall begin on the date first written above and continue for a period of one (1) year ("**Initial Term**"), unless terminated earlier pursuant to the terms of this Agreement. Following the Initial Term, the District shall have the option to renew this Agreement pursuant to the same terms and dollar amounts hereof for two (2) additional one (1) year terms.
- a. ***Compensation.*** The District agrees that Contractor shall be eligible to be compensated in a maximum total annual amount not-to-exceed One

Hundred Sixty-Eight Thousand Nine Hundred Dollars and No Cents (\$168,900.00) provided Contractor is awarded and performs all possible services contemplated pursuant to Parts 1 -6 of the Scope of Services as more specifically detailed in **EXHIBIT A** hereto. Notwithstanding the foregoing, the Parties expressly acknowledge and agree that the Work performed hereunder shall be invoiced and paid in accordance with and pursuant to this Section 3.a., as follows:

- i. ***Scope of Services, Parts 1 – 4.*** As compensation for Parts 1 – 4 (as defined in **EXHIBIT A**) of the Work, the District agrees to compensate Contractor a total annual amount not to exceed Ninety-Five Thousand Six Hundred Ten Dollars and No Cents (\$95,610.00) in accordance with the amounts, quantities, and unit prices set forth in **Parts 1 - 4**, respectively, as more specifically set forth in **COMPOSITE EXHIBIT B**. Such total annual not to exceed amount shall be invoiced and payable as follows: (1) for Parts 1 and 4 of the Work, Contractor shall invoice the District in equal monthly installments in the amount of Eleven Thousand Two Hundred Eighty-Four Dollars and Fifty-Eight Cents (\$11,284.58); and (2) for Parts 2 and 3 of the Work, Contractor shall invoice the District for such actual Work rendered in accordance with the respective amounts, quantities, and unit prices specified in **COMPOSITE EXHIBIT B**.
- ii. ***Scope of Services, Part 5.*** As compensation for Part 5 (as defined in **EXHIBIT A**) of the Work, Contractor shall be compensated up to a total annual amount not to exceed Twenty-Four Thousand Seven Hundred Fifty Dollars and No Cents (\$24,750.00) provided all pine bark mulch installations and all mulch top-dressings are awarded to and performed by Contractor. Contractor shall not perform any Work under such Part 5 without the prior written approval of the District. Contractor shall invoice the District for any such Work at the time such Work is performed pursuant to and in accordance with the amounts, measurements, quantities, and unit prices set forth in **Part 5** of **COMPOSITE EXHIBIT B**.
- iii. ***Scope of Services, Part 6.*** As compensation for Part 6 (as defined in **EXHIBIT A**) of the Work, Contractor shall be compensated up to a total annual amount not to exceed Eleven Thousand Three Hundred Forty Dollars and No Cents (\$11,340.00) provided all four (4) 3-month annual flower installation rotations of 1,890 four-inch (4”) annuals are awarded to and performed by Contractor. Contractor shall not perform any Work under such Part 6 without the prior written approval of the District. Contractor shall invoice the District for any such Work at the time such Work is

performed pursuant to and in accordance with the amounts, quantities, and unit prices as more specifically set forth in **Part 6 of COMPOSITE EXHIBIT B**.

- iv. **Scope of Services, Phase 4.** As compensation for the additional services area known as Phase 4, Contractor shall be compensated up to total annual amount not to exceed Thirty-Seven Thousand Two Hundred Dollars and No Cents (\$37,200.00) as set forth in Contractor's Phase 4 service area proposal at **COMPOSITE EXHIBIT B**.
 - v. Contractor shall provide all labor, materials, and equipment necessary to complete the Work. Any and all additional work or services, respective compensation therefore, and/or any other increased or additional costs regardless of type, amount, or basis therefore, shall be strictly governed by Section 3.c. of this Agreement.
- b. **Additional Work.** Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and irrigation systems (e.g., additional services or services for other areas not specified in this Agreement), such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Additional Services Order ("ASO"). The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed ASO, an example of which is attached as **EXHIBIT D**. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's bid pricing (attached as part of **COMPOSITE EXHIBIT B**). Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.
- c. **Payments by District.** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70

et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

- d. ***Payments by Contractor.*** Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), Florida Statutes, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, District may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Work, unless Contractor has first delivered written notice to District of a dispute with any such person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this section are intended solely for the benefit of District and will not extend to the benefit of any third persons, or obligate District or its sureties in any way to any third party. Subject to the terms of this section, Contractor will at all times keep the District's property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Work. The District may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of Work, sums paid to date, sums owed, and sums remaining to be paid. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

4. **TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in section 2.h. of this Agreement are taken, the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Any termination by the District shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, the Contractor shall be entitled

to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

On a default by Contractor, the District may elect not to terminate the Agreement, and in such event it may make good the deficiency in which the default consists, and deduct the costs from the payment then or to become due to Contractor. On a default by Contractor, the District further reserves the right to pursue any and all available remedies under the law, including but not limited to equitable and legal remedies.

5. INSURANCE.

- a. ***Insurance Required.*** Before commencing any Work, the Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with the requirements of this section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be primary and written on forms acceptable to the District. Additionally, insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of A-VII. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
- b. ***Types of Insurance Coverage Required.*** The Contractor shall maintain throughout the term of this Agreement the following insurance:
 - i. Worker's Compensation Insurance in accordance with the laws of the State of Florida. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or sub-contractor operating under a worker's compensation exemption shall access or work on the site.
 - ii. Employer's Liability Coverage with limits of at least \$500,000 per accident or disease.
 - iii. Commercial General Liability Insurance covering liability for, among other things, bodily injury, property damage, contractual, products and completed operations, and personal injury, with limits of not less than \$2,000,000 per occurrence, and further including, but not being limited to, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - iv. Automobile Liability Insurance for bodily injuries in limits of not less than \$2,000,000 combined single limit bodily injury and for

property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

- v. Umbrella Excess Liability Insurance to cover any liability in excess of the limits of coverage already required and with limits of at least \$2,000,000 per occurrence and \$2,000,000 on aggregate.
- c. ***Additional Insureds.*** All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, and shall name the District, and its Supervisors, officers, staff, agents, employees, and representatives as additional insured (with the exception of Workers' Compensation insurance) as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District and its Supervisors, officers, staff, agents, employees, and representatives.
- d. ***Sub-Contractors.*** Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all sub-contractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.
- e. ***Payment of Premiums.*** The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
- f. ***Notice of Claims.*** Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
- g. ***Failure to Provide Insurance.*** The District shall retain the right to review, at any time, coverage, form, and amount of insurance. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due the Contractor.

6. INDEMNIFICATION.

- a. The Contractor shall indemnify, defend, and hold harmless, the District, the District's Board of Supervisors, District Staff and the District's agents, officers, employees, contractors, and representatives from and against any and all liability, actions, claims, demands, loss, damage, injury, or harm of any nature whatsoever, arising from the acts or omissions of Contractor, or the Contractor's officers, directors, agents, assigns, employees, or representatives.
- b. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or other amounts of any kind.
- c. The Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultants limitations on liability contained in section 768.28, Florida Statutes or other law. Any subcontractor retained by the Contractor shall acknowledge the same in writing, and it shall be Contractor's responsibility to secure such acknowledgments. Further, nothing herein shall be construed to limit or restrict the District's rights against the Contractor under applicable law.
- d. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.
- e. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Fla. Stat., (as amended) and that said statutory provision does not govern, restrict or control this Agreement.

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

- a. The District may elect to purchase any or all materials directly from a supplier identified by Contractor.
- b. Contractor shall furnish detailed Purchase Order Requisition Forms ("**Requisitions**") for all materials to be directly purchased by the District.

- c. Upon receipt of a Requisition, the District shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to the District on an F.O.B. job site basis.
- d. The purchase order issued by the District shall include the District's consumer certificate of exemption number issued for Florida sales and use tax purposes.
- e. Contractor will have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the landscaping services. The contractor's possession of the materials will constitute a bailment. The contractor, as bailee, will have the duty to safeguard, store and protect the materials while in its possession until returned to the District through use of the materials.
- f. After verifying that delivery is in accordance with the purchase order, Contractor will submit a list indicating acceptance of goods from suppliers and concurrence with the District's issuance of payment to the supplier. District will process the invoices and issue payment directly to the supplier.
- g. The District may purchase and maintain insurance sufficient to cover materials purchased directly by the District.
- h. All payments for direct purchase materials made by the District, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.

8. **MISCELLANEOUS PROVISIONS.**

- a. ***Default & Protection Against Third Party Interference.*** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.
- b. ***Custom & Usage.*** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in

any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

- c. ***E-Verify Requirements.*** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes. If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.
- d. ***Successors.*** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.
- e. ***Assignment.*** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.
- f. ***Headings for Convenience.*** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

- g. **Agreement.** This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. To the extent of any inconsistency / conflict between this document, and the **EXHIBITS**, this document shall control.
- h. **Attorney's Fees.** In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings.
- i. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.
- j. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.
- k. **Notices.** Any notice, demand, request or communication required or permitted hereunder ("**Notice**") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

A. If to District: Asturia CDD c/o Inframark
210 N University Drive
Suite 702
Coral Springs, FL 33071
Attn: District Manager

With copy to: KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303
Attn: District Counsel

B. If to Contractor: RedTree Landscape Systems, LLC
5532 Auld Lane
Holiday, Florida 34690
Attn: Peter Lucadano, CEO

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

- l. ***Third Party Beneficiaries.*** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.
- m. ***Controlling Law & Venue.*** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be Pasco County, Florida.
- n. ***Public Records.*** The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement are public records and will be treated as such in accordance with Florida law. In particular, Contractor agrees to comply with all applicable public records laws, including but not limited to Section 119.0701, Florida Statutes, the provisions of which are expressly incorporated by reference herein.
- o. ***Severability.*** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.
- p. ***Arm's Length Transaction.*** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The

District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

- q. ***Signatures.*** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Moreover, electronic records of signatures shall constitute original signatures for all purposes.

[Signature Page Follows]



IN WITNESS WHEREOF, the Parties execute this Agreement as set forth below effective the 28th day of December, 2021.

ATTEST:

Secretary/Assistant Secretary

**ASTURIA COMMUNITY
DEVELOPMENT DISTRICT**

Jonathan Tietz, Chairperson

ATTEST:

By: _____
Its: _____

**RED TREE LANDSCAPE SYSTEMS, a
Florida limited liability company**

By: Peter Lucadano
Its: CEO

EXHIBIT A: *Scope of Services*

COMPOSITE EXHIBIT B: *Contractor's Pricing Proposal Form* (Consisting of 9 Pages) and
Contractor's Proposal for Additional Services Area – Phase 4 (Consisting of 1 Page)

EXHIBIT C: *Depiction of Landscape Maintenance Areas* (Consisting of 1 Page)

EXHIBIT D: *Form of Additional Services Order Form*

EXHIBIT E: *Contractor's Proposal*, dated November 6, 2020 (Consisting of 105 Pages)



EXHIBIT A
SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

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

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass (or weeds within turf) be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches. Celebration Bermudagrass is best at 1 ¼” height and Zoysia is best at 1” – 2”. Rotary Mowers are preferred for heights above one (1) inch. Do not remove more than 1/3 of the height of the leaf blade at anyone mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn if no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings **MUST** either be collected and removed by the CONTRACTOR **OR** be left to dry out on the lawn for no more than one day and then re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. The mulching kit must be left in the “closed” position at all times, specifically when mowing pond banks and all parks. Additionally, when mowing pond banks, mowers must be used in a counter clock direction. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. Contractor will be responsible for line-trimming these areas during each and every mow event. Contractor is to include in his proposal, any and all necessary equipment, protective clothing or any other gear necessary for crews to perform this work. No “extras” will be billed to the District. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR’S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of the District’s Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. Weekend work is permitted when necessary upon prior approval.

1A) POND MOWING - All ponds identified as such on the overall Asturia Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Line trimming at Bridge entrances, water’s edge, control structures, mitered end sections and any other storm water structures shall occur each and every time the pond is mowed. Each mowing shall leave the grass at a height of four (4) to



four and one half (4½) inches. This is slightly higher than the mow height in common area Bahia plantings in flatter areas to minimize pond bank erosion. Pond banks will be mowed and trimmed to water's edge. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from pond banks and/or use mulching mowing decks. It is understood that trash debris of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

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

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. PARK SITES, CLUBHOUSES, PARKING LOTS AND ALL OTHER HIGH TRAFFIC AMENITIES ON THE PROPERTY SHALL BE CLEANED UP IMMEDIATELY AFTER MOWING AND EDGING TAKES PLACE. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent street lights and traffic signage

from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs depending on location and species of tree but shall vary according to DOT specs.) All moss hanging from trees (as well as all ball moss) shall be removed up to a height of 15' from all trees on an as-needed basis. However, during the dormant season, ALL Crape Myrtles shall have ALL mosses removed from the entire tree regardless of height. Crape Myrtles are not to be "hat racked" at any time. Pencil pruning is the preferred method of Crape Myrtle pruning and should be performed after threat of frost has passed. The initial removal of all Spanish and Ball Mosses shall be completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Asturia. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, then another solution will need to be proposed and executed. Contractor will also be responsible to keep mulch pulled away from the base of ALL landscape lights at ALL times, not just after a mulching event. This is specific to LED with circuit boards in base.

AREAS WHERE WETLANDS ARE ADJACENT TO TURF AREAS (WHETHER ALONG ROADWAYS OR LAKE BANKS) CONTRACTOR IS RESPONSIBLE TO KEEP ALL WETLAND MATERIAL CUT BACK AT ALL TIMES AND NOT LET THIS MATERIAL REDUCE THE SIZE OF THE TURF AREA. THIS IS TRUE FOR TREE & SHRUB MATERIAL IN ADDITION TO GRASSY MATERIAL.

Palms: All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. This includes the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning palms above the nine o'clock – three o'clock line is prohibited. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. **Fruit pods shall be removed prior to development.** Tarpaulins shall be used in areas



where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall sterilize all pruning equipment prior to pruning the next palm, paying careful attention when pruning Medjool, Sylvester, Reclinata and Canary Palms.

4) WEEDS AND GRASSES – All groundcover, turf areas, shrub beds & tree rings shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre-& post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED. NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT’S DISCRETION. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE REPLACEMENT OF ALL TURF DAMAGED BY THE APPLICATION OR OVERSPRAY OF HERBICIDES (SELECTIVE OR NON-SELECTIVE).**

The CONTRACTOR shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines, and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas (including, but not limited to, pool deck pavers, other paver surfaces, sidewalk expansion joints, curb and gutters, curb and gutter expansion joints, bike lane edges along roadways) shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks. All drains (including pool deck drains/trench drains) shall remain free of debris so that runoff and stormwater flow is maintained.



6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt, or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours, unless otherwise noted above. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

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



PART 2

FERTILIZATION

Any fertilizer ordinance in place for Pasco County specifically banning fertilizers during a specific season(s), will be followed. It is required that those practices outlined in the GIBMP guidelines be followed. Highlights are listed below.

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

For purposes of bidding and until a soil test is provided to indicate otherwise, all turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per GIBMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything between a line east-west through Ocala and another line east-west from Tampa to Vero Beach.) Only use turf types present on maintenance map.

All Bahia Areas:

March	A complete fertilizer based on soil tests + Pre-M
April	A second application of a Pre-M
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	FE ferrous sulfate (2oz/3-5-gal water/1000 sq. ft.)
October	A complete fertilizer based on soil tests + Pre-M

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + Pre-M
March	A second application of a Pre-M
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	FE ferrous sulfate (2oz/3-5-gal water/1000 sq. ft.)
August	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
October	A complete fertilizer based on soil tests + Pre-M

All Bermuda Sod:

March	A complete fertilizer based on soil tests + Pre-M
April	A second application of a Pre-M



April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	A complete fertilizer based on soil tests
August	FE ferrous sulfate (2oz/3-5-gal water/1000 sq. ft.)
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
November	A complete fertilizer based on soil tests + Pre-M

ALL Zoysia Sod:

Mar	A complete fertilizer based on soil tests + Pre-M
Apr	A second application of a Pre-M
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
Oct	A complete fertilizer based on soil tests + Pre-M

Prior to final fertilization selection, a complete soil test should be performed to test for soil pH as well as N, P & K levels. Should change be of merit, the Contractor shall notify the District in writing prior to the implementation of such change. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

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

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required immediately at no additional cost to owner. Fertilizer shall be swept/blown off all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR MISHANDLING OF FERTILIZER.** Fertilizer shall not be applied within ten (10) feet of the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

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

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft. /year. (A minimum 50% Nitrogen shall be in a slow-release form)



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

PALM FERTILIZATION:

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

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

CONTRACTOR shall provide the DISTRICT with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.



PART 3

PEST CONTROL

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

Insects and Disease Control for Trees, Palms and Plants: The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the District’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing (fka Texas Phoenix Palm Decline). The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The District reserves the right to subcontract out any and all OTC injection events. This will not be included in the Contract Amount.**

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

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

It shall also be the Contractor’s responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

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



Fire Ant Control: Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait. Contractor shall be responsible to knock down and spread out soil once mounds are dead.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all finished landscape areas of the community. UNLESS OTHERWISE DIRECTED, ONLY THOSE AREAS COVERED BY AUTOMATIC IRRIGATION ARE TO BE INCLUDED IN THIS NUMBER. This is not to include lake banks behind the residential properties or between ponds and conservation areas.

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

Pest Control shall be included in the Contract Amount.



PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. Contractor shall inspect and test the irrigation system components within the limits of the District a minimum of one (1) time per month. In addition, the system will be inspected visually for hot spots and line breaks with each additional visit to the property. A monthly irrigation inspection report will be turned in to the designated District representative. This report shall include quantities of heads replaced due to normal wear and tear, as well as heads replaced due to mowing/pruning operations. There are some areas on site that do not have irrigation. The contractor shall be responsible for the hand watering of these areas in order to provide adequate water for the turf or plantings. Areas shall include all existing irrigation systems to date.

These inspections shall include:

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions & time DST
4. Lubricate and adjust mechanical components
5. Test back up programming support devices
6. Ensure the proper operation of each automatic rain shutoff device. If none, provide proposal for the installation to be included in the 30-day irrigation audit
7. All batteries for battery operated valves shall be replaced throughout the year as needed

B. Water Sources

1. Visual inspection of water source
2. Clean all ground strainers and filters
3. Test each pump at design capacities **weekly**; inform District Representative of any problems immediately. This is to minimize the time a water source is down. Contractor shall also confirm weekly that all backflow preventers are on and operating properly, if applicable
4. Water from irrigation system shall be tested one (1) time per year to assure proper fertilization programs and pH adjustment programs are in place at no additional charge
5. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone in its entirety
2. Clean and raise heads as necessary at no additional charge
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes
5. Irrigation schedules shall be provided to the designated District representative, and must comply with current regulations and restrictions



D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations
5. Contractor shall monitor the irrigation systems and submit all reports and data required by SWFWMD with regard to the Consumptive Use Permit (as applicable)

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid. Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired, as necessary. Shrubs, groundcovers, and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. It shall be the Contractor's responsibility to ensure all drip tubing is covered with mulch prior to Contractor leaving the property. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

Assuming the Board of Supervisors approves the repairs listed in the 30-day audit and after such repairs have been made, after the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Representative shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigation reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or their designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Pasco County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and

plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone number will be provided to Management or their assign. Broken mainlines and irrigation valves stuck in the "open" position are to be considered emergencies.

Freeze Protection. The Contractor shall describe ability and cost per application to provide freeze protection for pumps/wells.



PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds, tree rings) with Grade “A” Medium Pine Bark Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction.

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

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. In addition to the aesthetics of this, it is also done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3” deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3” & beveled to reduce mulch washout. This procedure has not been practiced in the past and Contractor is to include any additional labor in the cost of the mulch for all trenching. Mulch shall not be piled around tree trunks or bases of plants. Any mulch “volcanoes” around tree trunks shall be corrected immediately at no additional cost to Owner.

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

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

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

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



PART 6

ANNUAL INSTALLATION

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace approximately **1,890** annuals in 4" pots up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. An Annual Options Presentation for the entire year stipulating plant options and timing for each rotation shall be submitted to the District shortly after execution of contract in order for the District or its representative to approve. Vendor shall provide annual flower choices. Annuals shall be hand watered at the time of installation. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, but in no case longer than two weeks, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs. Timing shall be centered on a holiday rotation being planted no later than the end of the first week of December and rotate accordingly every three months. (Mar., June, Sept. and Dec.)

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular deadheading, necessary soil adjustments, soil additives, fungicides, and **monthly slow-release** nutritional requirements **at no additional cost to District.** Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the spring rotation (March) **at no additional cost to District,** a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior to each change out throughout the year. All annual beds shall be raised at least eight inches and covered with a layer of Pine Fines 1" thick. **All this shall be provided at no additional cost to the District.**

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

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

[End of Exhibit A – Scope of Services]



COMPOSITE EXHIBIT B

CONTRACTOR'S PRICING PROPOSAL FORM¹

PROPOSAL FORM PART IV PRICING

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

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

PART 1

General Landscape Maintenance

\$ 105,000.00 /Year

Storm Cleanup \$ 45.00 /HR

Freeze Protection (description of ability) the evening before a freeze, contractor will cover all designated seasonal color with burlap and remove the next morning.

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

Hand Watering

\$ 30.00 /HR for employee with hand-held hose

\$ 250.00 /HR for water truck/tanker

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

PART 2

Fertilization (All labor and materials)

\$ 9,600.00 /Year

(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year) **ONLY USE PLANT TYPE SECTIONS THAT APPLY TO THIS PROPERTY.**

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fertilizer + Pre-M	1 lb/ 1000	as needed	\$480.00
April	second application of Pre-M	1 lb/ 1000	as needed	\$480.00
April	Soluble Nitrogen	.5 lbs / 1000	as needed	\$480.00

¹ Please note that for the limited purpose of ease of reference, this Exhibit B consists only of that certain portion titled Part IV, Pricing, of *Contractor's Proposal*, dated November 9, 2020, the complete copy of such proposal which is attached to this Agreement as Exhibit E and incorporated in entirety herein by reference.
Exhibit B – Contractor's Pricing Proposal Form (Consisting of 9 Pages)

BAHIA cont.				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
June	Slow Release Nitrogen	1 lb / 1000	as needed	\$480.00
August	Ferrous Sulfate	2 Oz.3-5 gal water / 1000	as needed	\$480.00
Ocotober	Complete fertilizer + Pre-M	1 lb / 1000	as needed	\$480.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Complete fertilizer + Pre-M	1 lb/ 1000	as needed	\$480.00
March	second application of Pre-M	1 lb/ 1000	as needed	\$480.00
April	Soluble Nitrogen	.5 lbs / 1000	as needed	\$480.00
May	Slow Release Nitrogen	1 lb / 1000	as needed	\$480.00
July	Ferrous Sulfate	2 Oz.3-5 gal water / 1000	as needed	\$480.00
August	Slow Release Nitrogen	1 lb / 1000	as needed	\$480.00
October	Complete fertilizer + Pre-M	1 lb/ 1000	as needed	\$480.00

BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ZOYSIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	complete fertilizer	4-6 lbs / 1000	as needed	\$480.00
June	complete fertilizer	4-6 lbs / 1000	as needed	\$480.00
October	complete fertilizer	4-6 lbs / 1000	as needed	\$480.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8N-2P2O5-12K2O+4Mg	1 1/2 lbs / 100	as needed	\$480.00
June	8N-2P2O5-12K2O+4Mg	1 1/2 lbs / 100	as needed	\$480.00
September	8N-2P2O5-12K2O+4Mg	1 1/2 lbs / 100	as needed	\$480.00
November	8N-2P2O5-12K2O+4Mg	1 1/2 lbs / 100	as needed	\$480.00

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

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

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

PART 3

Pest Control (All labor and materials)

5,100.00
\$ _____ /Year
(If entire pesticide allowance is
required) *

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

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

OTC Injections (All labor and materials)
(based on your recorded quantities below)

\$ 850.00 /YR.

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

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)
All requiring OTC				

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

Application of Top Choice for annual treatment of Fire Ants

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

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

PART 4

Irrigation (All labor and materials)

\$ 12,000.00 /Year

Freeze Protection (description of ability) drainage of system and proper insulation
of overground pump components

\$ 250.00 /application (do not include in Irrigation Total or Grand Total)

After hours emergency service hourly rate \$ 65 /HR. (i.e. broken mainlines,
pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other
than routine maintenance as a separate price from this bid.

PART 5

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

300 CY Grade "A" Medium Pine Bark Mulch per specs for the first top-dressing at
\$ 45.00 /CY (October Application)

And

250.00 CY Grade "A" Medium Pine Bark Mulch per specs for the second top-dressing at
\$ 45.00 /CY (April Application)

Installation of Grade "A" Medium Pine Bark Mulch \$ 24,750.00 /YR
(This is the total cost if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3" after compaction
The District reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

Contractor shall install 1,890 (4") annuals four (4) times per year per specs at the direction of the
District at \$ 1.50 /annual. \$ 2,835.00 /rotation

\$ 11,340.00 /YR (based on four (4) rotations) (Do not include in Grand Total)

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

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

\$ 131,700.00 /YR

FIRST ANNUAL RENEWAL \$ 131,700.00 /YR*

SECOND ANNUAL RENEWAL \$ 131,700.00 /YR*

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

RedTree Landscape Systems, LLC

Contractor/Firm Name

5532 Auld Lane

Firm Address

Holiday, FL 34690

City/State/Zip

(727) 919-3915

Phone Number

Fax Number

Peter Lucadano, CEO

Name and Title of Representative

(Please Print)

Representative's Signature

November 6, 2020

Date

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. November 5, 2020 2. 2 3. 3 4. 4 5. 5

Dated this 6th day of November, 2020

LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

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

A.	Mowers w/operator	\$ 35.00	Hour
B.	Bush-Hog w/operator	\$ 75.00	Hour
C.	Tractor w/operator	\$ 75.00	Hour
D.	Supervisor with Transportation	\$ 50.00	Hour
E.	Laborer with hand equipment	\$ 40.00	Hour
F.	Truck w/driver	\$ 60.00	Hour
G.	Irrigation Tech	\$ 60.00	Hour
H.	Granular Pesticide Applicator		
	Person with Drop Spreader	\$ 60.00	Hour
I.	Liquid Pesticide Applicator		
	Person with Spray Truck	\$ 75.00	Hour
J.	Granular Fertilizer Applicator		
	Person with Drop Applicator	\$ 60.00	Hour
K.	Liquid Fertilizer Applicator		
	Person with Spray Truck	\$ 75.00	Hour
L.	Granular Weed Control Applicator		
	Person with Drop Applicator	\$ 60.00	Hour
M.	Liquid Weed Control Applicator		
	Person with Spray Truck	\$ 75.00	Hour
N.	Laborer for Additional Trash Pick-Up	\$ 35.00	Hour
O.	Lump Sum Mowing ⁽¹⁾ , entire community	\$ 2,500.00	Per Mow

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

EMERGENCY CLEAN-UP SERVICES

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

A. Debris removal personnel unit costs:		
general laborer	\$ 35.00	per Hour
supervisor	\$ 45.00	per Hour
tree specialistt	\$ 75.00	per Hour
B. Debris removal equipment unit costs:		
general laborer	\$ 50.00	per Hour
Supervisor	\$ 75.00	per Hour
tree specialist	\$ 100.00	per Hour
C. Other emergency/disaster related unit costs:		
tree work	\$ 300.00	per Hour
irrigation repair	\$ 75.00	per Hour
watering truck	\$ 150.00	per Hour

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

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of:

RedTree Landscape Systems, LLC ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through IV) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 6th day of November, 2020.

Proposer: RedTree Landscape Systems, LLC

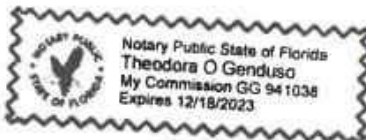
By: [Signature]

Title: Peter Lucadano, CEO

STATE OF FLORIDA

COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of November, 2020, by Peter Lucadano, as CEO of RedTree Landscape Systems, LLC, on its behalf. He/She ☒ is personally known to me or ☐ produced _____ as identification.



[Signature]
Notary Public, State of Florida

Personally Known

OR Produced Identification

Type of Identification _____

CONTRACTOR'S PROPOSAL FOR ADDITIONAL SERVICES AREA – PHASE 4

Matthew:

Good morning to you! I hope that you had a great weekend. My apologies for not acknowledging and thanking you for your response sooner - I was having a slight problem with my e-mails and for some reason your e-mail did not come in as "unread." Thank you for your response!

FYI, the Chairman of the CDD Board reached out to me last week and asked us to proceed with starting due to non-communication from LMP. We performed property-wide mowing and detailing on Friday (10/15) and Monday (10/18) and we were able to resolve many of the stated grounds maintenance concerns on the property during that rotation.

The monthly maintenance price for the addition of Phase 4 would be \$3,100.00 per month.

Would you and I be working together to formalize the new agreement?

Thank you, and have a great day!

Respectfully,



Peter Lucadano

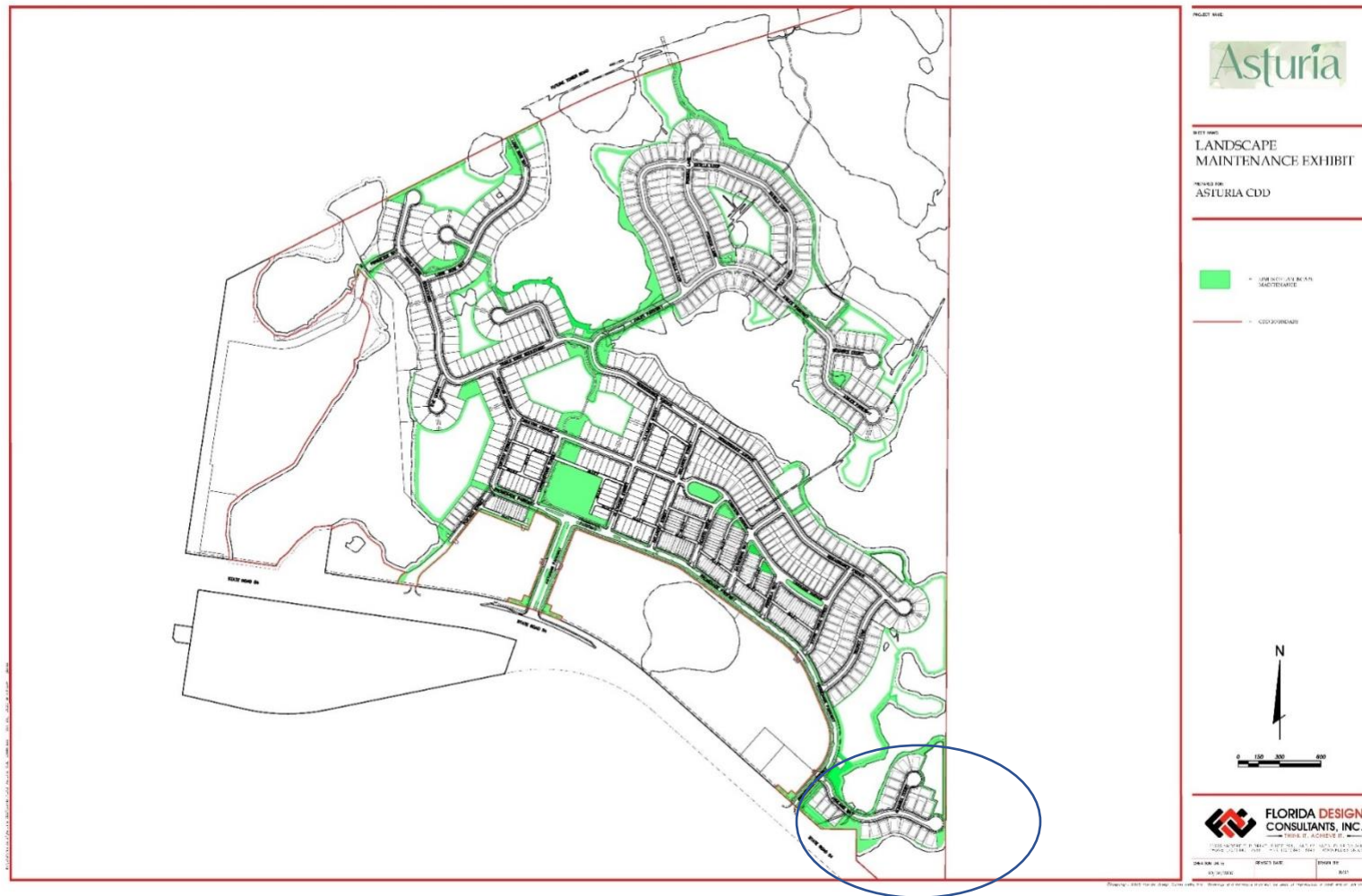
CEO / Owner

727-919-3915

peteluke@redtreelandscape.systems



EXHIBIT C DEPICTION OF LANDSCAPE & IRRIGATION MAINTENANCE AREAS²



² For the avoidance of doubt, please note that while the general area within the oval shown above is reflected within Exhibit C hereto, as of the effective date of this Agreement, landscape and irrigation improvements have not yet been installed within such general area. Accordingly, maintenance services for such area are not currently reflected in or contemplated by Contractor's Proposal attached to this Agreement as Exhibit E and incorporated herein by reference.

EXHIBIT D
Form of Additional Services Order Form (“ASO”)

FOR ILLUSTRATION PURPOSES ONLY. DO NOT USE THIS FORM
-Contact District Manager For Finalized Form-

Date: MM/DD/YYYY

ASO #: 01

Contractor's Name: _____

Project Manager: _____

Project Manager's Email: _____

District Manager: Bob Nanni

District Manager's Email: bob.nanni@rizzetta.com

Contractor's Address: _____

District Address: 2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 3354433544

Contractor's Phone: _____

District Phone: 813-991-1116

Contractor's Facsimile: _____

Item #	Item Description	Unit	Unit Cost	Quantity	Total
1			\$0.00	0.00	\$0.00
2			\$0.00	0.00	\$0.00
3			\$0.00	0.00	\$0.00
4			\$0.00	0.00	\$0.00
5			\$0.00	0.00	\$0.00

Net Change: \$0.00

Amount This ASO:	\$0.00
ASO Amount To Date:	\$0.00
Original Agreement Amount:	\$0.00
Revised Agreement Amount:	\$0.00

Reason for Additional Services Order, Please Explain:

Additional Specifications:

In the event of a conflict between the terms and conditions set forth in this Additional Services Order with the terms and conditions in the Agreement, the terms and conditions of the Agreement will govern and the conflicting



terms contained in the Additional Services Order will be disregarded. The District reserves the right to modify the Additional Services Order Form at any time.

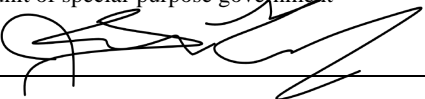
Original Agreement: Asturia Community Development District – Landscape & Irrigation Maintenance Services Agreement dated as of _____, 2021

Signed & Dated: _____

IN WITNESS WHEREOF, the parties hereto have executed this Additional Services Order to be effective as of the later of the two dates set forth below.

OWNER:

ASTURIA COMMUNITY DEVELOPMENT DISTRICT,
a local unit of special-purpose government

By:  _____

Name: Jonathan Tietz

Title: Asturia CDD Chairman

Date: 07/26/2022

CONTRACTOR:

REDTREE LANDSCAPE SYSTEMS, LLC, a Florida limited liability company

By: _____

Name: _____

Title: _____

Date: _____



EXHIBIT E
CONTRACTOR'S PROPOSAL, DATED NOVEMBER 9, 2020
(Complete Proposal Package – Consisting of 53 Pages Exclusive of This Cover Page)





ACKNOWLEDGMENT OF RENEWAL

This Acknowledgment of Renewal (the "Acknowledgment") is made effective this 20th day of December, 2022, by and between: **ASTURIA COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes* (the "District"); and **REDTREE LANDSCAPE SYSTEMS, LLC**, a Florida limited liability company (the "Contractor" and, together with the District, the "Parties").

RECITALS

WHEREAS, the District and the Contractor previously entered into that certain *Landscape & Irrigation Maintenance Services Agreement*, dated December 28, 2022 (the "Agreement"); and

WHEREAS, Section 3 of the Agreement provides that the initial term of the Agreement shall be for one (1) year, and the District shall have the option to renew the Agreement pursuant to the same terms and dollar amounts for two (2) additional one (1) year terms; and

WHEREAS, at a meeting of the District's Board of Supervisors ("Board") on December 19, 2022, the Board authorized renewal of the Agreement for an additional one (1) year term; and

WHEREAS, the Parties now desire to acknowledge the District's decision to renew the Agreement for an additional one (1) year term beginning December 28, 2022.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor hereby agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Amendment.

2. **RENEWAL.** The Parties acknowledge that the Agreement shall be renewed effective December 28, 2022, for an additional one (1) year term. Such renewal shall be subject to all provisions set forth in the Agreement, including but not limited to Section 6, "Compensation." The Agreement remains in full force and effect.

4. **AUTHORITY.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this instrument, and that the respective parties have complied with all requirements of law and have full power and authority to comply with the terms and provisions of the Agreement.

IN WITNESS WHEREOF, the Parties execute this Acknowledgment the day and year first written above.

REDTREE LANDSCAPE SYSTEMS, LLC

By: Peter Lucadano

Its: CEO / Owner

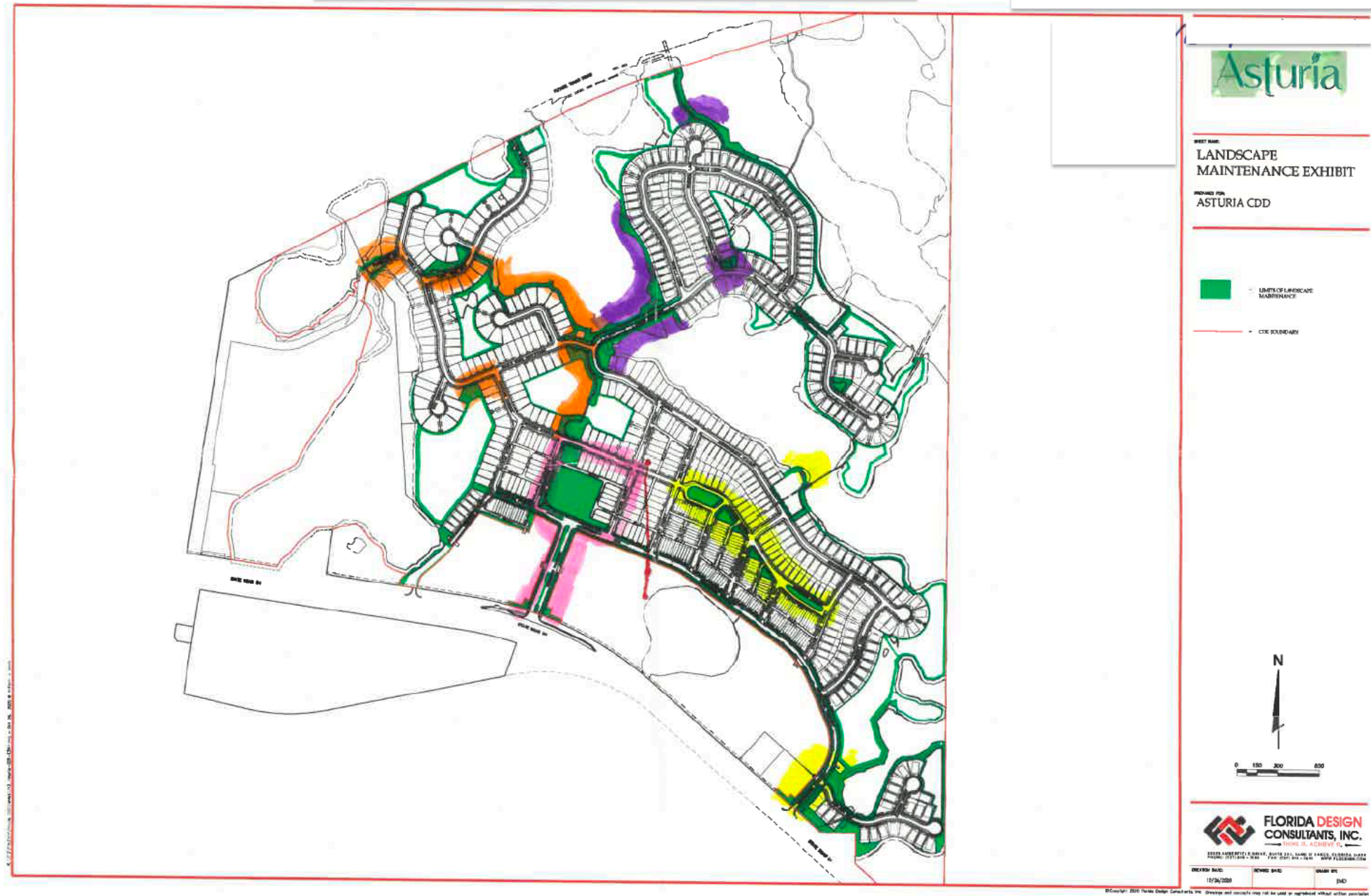
Date: December 21, 2022

ASTURIA COMMUNITY DEVELOPMENT DISTRICT

[Signature]
Chairman, Board of Supervisors

Date: 12/21/22

ASTURIA CDD - Detail Rotation Map



Week 1 **Week 2** **Week 3** **Every Week**

EXHIBIT 8



RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTURIA COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING SURPLUS TANGIBLE PERSONAL PROPERTY; AUTHORIZING DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Asturia Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, as such, the District is a governmental unit within the meaning of Chapter 274, *Florida Statutes*; and

WHEREAS, the District has purchased and owns certain tangible personal property as more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference (the “Surplus Property”); and

WHEREAS, the District desires to classify the Surplus Property as surplus tangible personal property, and to determine that the continued use of the Surplus Property is uneconomical, inefficient to maintain, and/or serves no useful function; and

WHEREAS, the Board of Supervisors of the District (the “Board”) has considered the best interests of the District, the value and condition of the Surplus Property, and the probability of the Surplus Property being desired by prospective donees or purchasers; and

WHEREAS, the District desires to dispose of the Surplus Property for value to any person, or for value without bids to the state, to any governmental unit, or to any political subdivision as defined in section 1.01, *Florida Statutes*, or for value to another governmental unit or to a private nonprofit agency as defined in section 273.01(3), *Florida Statutes*; or, if such sale cannot reasonably be accomplished, by donating it either to another governmental unit or to a private nonprofit agency as defined in section 273.01(3), *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, the District hereby determines that the Surplus Property is without commercial value and desires to destroy or abandon it, all in accordance with the provisions of Chapter 274, *Florida Statutes*; and

WHEREAS, the District believes that disposing of the Surplus Property in this fashion is the most efficient and cost-effective means of disposing of the Surplus Property; and

WHEREAS, the District has estimated the value of each class of the Surplus Property to be less than Five Thousand Dollars (\$5,000); and



WHEREAS, the District believes that it is in its best interests to dispose of the Surplus Property in this fashion.

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

SECTION 1. INCORPORATION OF RECITALS. All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. CLASSIFICATION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby classifies the Surplus Property as surplus tangible personal property, and hereby determines that the continued use of the Surplus Property is uneconomical, inefficient to maintain, and/or serves no useful function.

SECTION 3. DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby directs and authorizes staff to dispose of the Surplus Property for value to any person, or for value without bids to the state, to any governmental unit, or to any political subdivision as defined in section 1.01, *Florida Statutes*, or for value to another governmental unit or to a private nonprofit agency as defined in section 273.01(3), *Florida Statutes*; or, if such sale cannot reasonably be accomplished, by donating it either to another governmental unit or to a private nonprofit agency as defined in section 273.01(3), *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, by destroying or abandoning it, all in accordance with the provisions of Chapter 274, *Florida Statutes*.

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 immediately upon its passage and adoption.

PASSED AND ADOPTED this ____ day of _____, 20__.

ATTEST:

**ASTURIA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Description of Surplus Property



Exhibit A: Description of Surplus Property

Stationary Bike (manufacturer/model#)

Dumbbell Set (specs on set)

Rower (manufacturer/model#)

