



Rizzetta & Company

Astoria Community Development District

**Board of Supervisors' Meeting
November 23, 2021**

**District Office:
5844 Old Pasco Road, Suite 100
Pasco, Florida 33544
813.994.1615**

www.asturiacdd.org

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT**

Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

Board of Supervisors

Jon Tietz	Chairman
Lane Gardner	Vice Chairman
Richard Jensen	Assistant Secretary
Walter O'Shea	Assistant Secretary
Jacques Darius	Assistant Secretary

District Manager

Matthew Huber Rizzetta & Company, Inc.

District Counsel

Jonathan Johnson Kutak Rock

District Engineer

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

**ASTURIA COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE □ WESLEY CHAPEL, FL (813) 994-1001
MAILING ADDRESS □ 3434 COLWELL AVE □ SUITE 200 □ TAMPA, FL 33614**

www.asturiacdd.org

November 16, 2021

**Board of Supervisors
Asturia Community
Development District**

REVISED FINAL AGENDA

The regular meeting of the Board of Supervisors of the Asturia Community Development District will be held on **Tuesday, November 23, 2021 at 6:00 p.m.** at the Asturia Clubhouse, located at 14575 Promenade Parkway, Odessa, Florida 33556. The following is the tentative agenda for this meeting:

BOARD OF SUPERVISORS MEETING

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. Field Inspection Report Tab 1
 - B. Landscape Report
 - C. District Engineer
 - D. District Counsel..... Tab 2
 - E. District Manager
 1. October District Manager Report..... Tab 3
 2. September Financial Statement Tab 4
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2022-01, FY 2020/2021 Amended Budget Tab 5
 - B. Consideration of RedTree Agreement Tab 6
 - C. Consideration of Inframark Agreement Tab 7
 - D. Consideration of Resolution 2022-02, Appointing District Manager Tab 8
 - E. Consideration of Resolution 2022-03, Designation of Officers Tab 9
 - F. Consideration of Resolution 2022-04, Designating Authorization and Action Relating to Accounts..... Tab 10
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on October 26, 2021..... Tab 11
 - B. Consideration of the Operations & Maintenance Expenditures for October 2021..... Tab 12

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS
7. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call me at (813) 994-1001.

Sincerely,

Jayna Cooper

District Manager

Tab 1

ASTURIA

FIELD INSPECTION REPORT



November 16, 2021
Rizzetta & Company
Jason Liggett –Field Services Manager



Rizzetta & Company
Professionals in Community Management

Summary, Clubhouse

General Updates, Recent & Upcoming Maintenance Events, Important Notices:

- ❖ Bed space in the common areas throughout the community need to be treated pulling any of the taller weeds.
- ❖ The area around the Amenity centers has improved.

The following are action items for RedTree Landscaping to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** indicates an issue to be handled by Staff and **Black** indicates an update or question for the BOS.

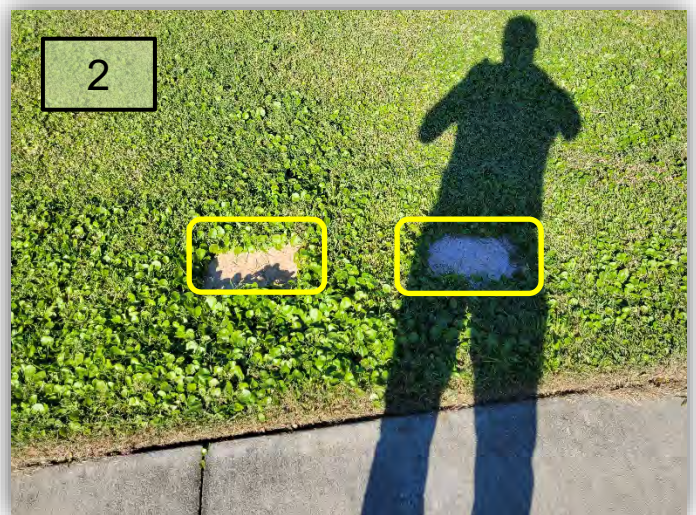
1. Throughout the clubhouse Zoysia needs weed treatments using selective herbicides.(Pic 1)



2. During services get with the crew about edging around Valves Boxes on the site. This area is at the Amenity center frontage.(Pic 2)
3. Check the broken Irrigation line in front annual been at the Amenity Center. There is sand buildup in the area.
4. Treat the Dollar Weeds patch in the Zoysia on the Southeast side of the amenity center.
5. Remove the vines growing in the Cypress trees in the backside of the pool area. This

was in last months report.

6. Remove the vines growing in the Muhly grass on the backside of the pool area.
7. Make sure the drainage structure at the Cornerstone Street park is cleared to allow water to drain. This was edged but is starting to get covered up again.
8. Treat the Jasmine minima beds at the Cornerstone Street beds as you walk up to the bench seating areas.
9. Treat the Dollar weed in the Zoysia on the Northwest corner of the dog park.



Clubhouse, Asturian Parkway, Promenade Parkway

10. Treat the Jasmine Minima bed at the corner of Asturian Parkway and Promenade parkway for dollar weed.

11. Treat the crack weeds in the road drainage on Promenade Parkway the southside is the worst of the areas.

12. Treat the Jasmine Minima bed at the Gathering Way and Promenade parkway intersection.

13. Treat the bed weeds at the Caravan Avenue and Hearth Drive main center island park.(Pic 13)



14. Did Redtree investigate the issues with the water in the beds at the same park as above. It looks like we have a valve that is weeping.

15. Remove the dead tree in the same park as above on the West side.

16. Treat the bed weeds at the Trails Edge Drive dead-end. Trim the and Remove the vines from the Viburnum Suspensum in this area.

17. Remove the weeds from the beds on the fence line at the Long Bow Way first park.

18. During my inspection, the bed weeds at the Renaissance park area were bad. Clean up these beds using round up and pull any of the taller weeds.

Tab 2

RETENTION AND FEE AGREEMENT

I. PARTIES

THIS RETENTION AND FEE AGREEMENT (“**Agreement**”) is made and entered into by and between the following parties:

A. Asturia Community Development District (“**Client**”)
c/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

and

B. Kutak Rock LLP (“**Kutak Rock**”)
P.O. Box 10230
Tallahassee, Florida 32302

II. SCOPE OF SERVICES

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kutak Rock as its attorney and legal representative for general advice, counseling and representation of Client and its Board of Supervisors.
- B. Kutak Rock accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above. No other legal representation is contemplated by this Agreement. Any additional legal services to be provided under the terms of this Agreement shall be agreed to by Client and Kutak Rock in writing. Unless set forth in a separate agreement to which Client consents in writing, Kutak Rock does not represent individual members of the Client’s Board of Supervisors.

III. CLIENT FILES

The files and work product materials (“**Client File**”) of the Client generated or received by Kutak Rock will be maintained confidentially to the extent permitted by law and in accordance with the Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kutak Rock for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kutak Rock may confidentially destroy or shred the Client File. Notwithstanding the prior sentence, if the Client provides Kutak Rock with a written request for the return of the Client File before the end of the five (5) year storage period, then Kutak Rock will return the Client File to Client at Client’s expense.

IV. FEES

- A. The Client agrees to compensate Kutak Rock for services rendered in connection with any matters covered by this Agreement on an hourly rate basis plus actual expenses incurred by Kutak Rock in accordance with the attached Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Time will be billed in increments of one-tenth (1/10) of an hour. Certain work related to issuance of bonds and bond anticipation notes may be performed under a flat fee to be separately established prior to or at the time of bond or note issuance.
- B. Attorneys and staff, if applicable, who perform work for Client will be billed at their regular hourly rates, as may be adjusted from time to time. The regular hourly rates of those initially expected to handle the bulk of Client’s work are as follows:

Jonathan T. Johnson	\$365
Katie S. Buchanan	\$290
Associates	\$220 - \$250
Paralegals	\$130

Kutak Rock’s regular hourly billing rates are reevaluated annually and are subject to change not more than once in a calendar year. Client agrees to Kutak Rock’s annual rate increases to the extent hourly rates are not increased beyond \$15/hour.

- C. To the extent practicable and consistent with the requirements of sound legal representation, Kutak Rock will attempt to reduce Client’s bills by assigning each task to the person best able to perform it at the lowest rate, so long as he or she has the requisite knowledge and experience.
- D. Upon consent of Client, Kutak Rock may subcontract for legal services in the event that Client requires legal services for which Kutak Rock does not have adequate capabilities.
- E. Kutak Rock will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached Expense Reimbursement Policy.

V. BILLING AND PAYMENT

The Client agrees to pay Kutak Rock’s monthly billings for fees and expenses incurred within thirty (30) days following receipt of an invoice, or the time permitted by Florida law, whichever is greater. Kutak Rock shall not be obligated to perform further legal services under this Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kutak Rock to immediately withdraw from the representation without regard to remaining actions necessitating attention by Kutak Rock as part of the representation.

VI. DEFAULT; VENUE

In any legal proceeding to collect outstanding balances due under this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees in addition to costs and outstanding balances due under this Agreement. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VII. CONFLICTS

It is important to disclose that Kutak Rock represents a number of special districts, trustees ("Trustees"), bondholders, developers, builders, and other entities throughout Florida and the United States of America relating to community development districts, special districts, local governments and land development. Kutak Rock or its attorneys may also have represented the entity which petitioned for the formation of the Client. Kutak Rock understands that Client may enter into an agreement with a Trustee in connection with the issuance of bonds, and that Client may request that Kutak Rock simultaneously represent Client in connection with the issuance of bonds, while Kutak Rock is also representing such Trustee on unrelated matters. By accepting this Agreement Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kutak Rock will be able to provide competent and diligent representation of Client, regardless of Kutak Rock's other representations, and (3) there is not a substantial risk that Kutak Rock's representation of Client would be materially limited by Kutak Rock's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this Agreement will constitute Client's waiver of any "conflict" with Kutak Rock's representation of various special districts, Trustees, bondholders, developers, builders, and other entities relating to community development districts, special districts, local governments and land development.

VIII. ACKNOWLEDGMENT

Client acknowledges that the Kutak Rock cannot make any promises to Client as to the outcome of any legal dispute or guarantee that Client will prevail in any legal dispute.

IX. TERMINATION

Either party may terminate this Agreement at will. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

X. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by Kutak Rock and the Client. The contract formed between Kutak Rock and the Client shall be the operational contract between the parties.

XI. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

**ASTURIA COMMUNITY
DEVELOPMENT DISTRICT**

KUTAK ROCK LLP

By: _____

By: _____

Its: _____

Its: _____

Date: _____

Date: _____

ATTACHMENT A

KUTAK ROCK LLP CDD EXPENSE REIMBURSEMENT POLICY

The following is Kutak Rock's expense reimbursement policy for community development district representation. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter.

All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Photocopying and Printing. In-house photocopying and printing are charged at \$0.25 per page (black & white) and \$0.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Local Messenger Service. Local messenger service is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate.

Computerized Legal Research. Charges for computerized legal research are billed at an amount approximating actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate. Reasonable travel-related expenses for meals, lodging, gratuities, taxi fares, tolls, and parking fees shall also be reimbursed.

Consultants. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consulting or testifying experts are employed by the firm, their charges are passed through with no mark-up. The client is responsible for notifying the firm of any particular billing arrangements or procedures which the client requires of the consulting or testifying experts.

Other Expenses. Other outside expenses, such as court reporters, agency copies, conference calls, etc. are billed at actual cost.

Tab 3



UPCOMING DATES TO REMEMBER

- **Next Meeting:** December 28, 2021 at 6:00 p.m.
- **FY 2020-2021 Audit Completion Deadline:** March 2022
- **Next Election:** November 2022
 - **Seat 4:** Walter O'Shea
 - **Seat 5:** Lane Gardner
- **Series 2014 A-1 Bonds Eligible for Refunding:** 2024
- **Series 2016 A-1 Bonds Eligible for Refunding:** 2026

District
Manager's
Report

November 23

2021

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FINANCIAL SUMMARY

General Fund Cash & Investment Balance:	\$44,681
Reserve Fund Cash & Investment Balance:	\$10,037
Debt Service Fund Investment Balance:	<u>\$835,930</u>
Total Cash and Investment Balances:	\$890,648
General Fund Expense Variance: -\$20,439	Over Budget

Tab 4



Rizzetta & Company

Astoria Community Development District

**Financial Statements
(Unaudited)**

September 30, 2021

Prepared by: Rizzetta & Company, Inc.

asturiacdd.org
rizzetta.com

Astoria Community Development District

Balance Sheet

As of 9/30/2021

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	Total Government Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets							
Cash In Bank	38,702	0	0	180	38,882	0	0
Cash On Hand	0	0	0	0	0	0	0
Investments	5,979	0	835,930	105,384	947,293	0	0
Investments - Reserve	0	10,037	0	0	10,037	0	0
Accounts Receivable	4,236	0	4,585	0	8,822	0	0
Prepaid Expenses	208	0	0	0	208	0	0
Deposits	17,318	0	0	0	17,318	0	0
Due From Others	0	0	0	0	0	0	0
Due From Other Funds	0	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	840,515
Amount To Be Provided Debt Service	0	0	0	0	0	0	8,429,485
Fixed Assets	0	0	0	0	0	31,005,735	0
Total Assets	66,443	10,037	840,515	105,564	1,022,560	31,005,735	9,270,000
Liabilities							
Accounts Payable	7,661	0	0	0	7,661	0	0
Accrued Expenses Payable	19,806	0	0	0	19,806	0	0
Other Current Liabilities	37,976	0	0	0	37,976	0	0
Deposits Held	1,000	0	0	0	1,000	0	0
Due To Others	0	0	0	0	0	0	0
Due To Other Funds	0	0	0	0	0	0	0
Lease Obligation	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	9,270,000
Total Liabilities	66,443	0	0	0	66,443	0	9,270,000
Fund Equity & Other Credits							
Beginning Fund Balance	0	10,037	1,241,556	776	1,252,368	31,005,735	0
Net Change in Fund Balance	0	0	(401,040)	104,788	(296,252)	0	0
Total Fund Equity & Other Credits	0	10,037	840,515	105,564	956,116	31,005,735	0
Total Liabilities & Fund Equity	66,443	10,037	840,515	105,564	1,022,560	31,005,735	9,270,000

See Notes to Unaudited Financial Statements

Asturia Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	25	25	0.00%
Special Assessments					
Tax Roll	667,214	667,214	671,236	4,021	(0.60)%
Off Roll	41,793	41,793	41,793	0	0.00%
Contributions From Private Sources					
Developer Contributions	20,000	20,000	36,165	16,165	(80.82)%
Miscellaneous Revenue					
Event Rental	2,500	2,500	3,562	1,062	(42.48)%
Total Revenues	731,507	731,507	752,780	21,273	(2.91)%
Expenditures					
Legislative					
Supervisor Fees	4,400	4,400	7,800	(3,400)	(77.27)%
Financial & Administrative					
Administrative Services	5,400	5,400	5,400	0	0.00%
District Management	19,914	19,914	19,914	0	0.00%
District Engineer	2,500	2,500	9,595	(7,095)	(283.80)%
Disclosure Report	7,500	7,500	5,000	2,500	33.33%
Trustees Fees	7,500	7,500	8,500	(1,000)	(13.33)%
Tax Collector/Property Appraiser Fees	150	150	150	0	0.00%
Financial & Revenue Collections	3,600	3,600	3,600	0	0.00%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Accounting Services	18,000	18,000	18,000	0	0.00%
Auditing Services	4,000	4,000	3,600	400	10.00%
Arbitrage Rebate Calculation	1,500	1,500	500	1,000	66.66%
Public Officials Liability Insurance	3,000	3,000	2,960	40	1.33%
Legal Advertising	1,500	1,500	3,861	(2,361)	(157.38)%
Dues, Licenses & Fees	500	500	175	325	65.00%
Mailed Notices - Postage	1,000	1,000	923	77	7.73%
Website Hosting, Maintenance, Backup & Email	7,500	7,500	3,818	3,683	49.10%
Legal Counsel					
District Counsel	20,000	20,000	38,196	(18,196)	(90.97)%
Law Enforcement					

Astoria Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Off Duty Deputy Services	0	0	1,000	(1,000)	0.00%
Electric Utility Services					
Utility Services	1,200	1,200	574	626	52.20%
Utility - Recreation Facilities	20,000	20,000	22,332	(2,332)	(11.66)%
Utility - Irrigation	1,800	1,800	2,286	(486)	(27.00)%
Utility - Street Lights	119,000	119,000	160,834	(41,834)	(35.15)%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	400	400	408	(8)	(2.00)%
Solid Waste Assessment	525	525	609	(84)	(15.92)%
Water-Sewer Combination Services					
Utility - Reclaimed	70,000	70,000	56,809	13,191	18.84%
Stormwater Control					
Aquatic Maintenance	10,280	10,280	7,620	2,660	25.87%
Stormwater Assessment	900	900	903	(3)	(0.33)%
Other Physical Environment					
General Liability Insurance	3,150	3,150	3,229	(79)	(2.50)%
Property & Casualty Insurance	13,527	13,527	13,528	(1)	0.00%
Entry & Walls Maintenance	500	500	0	500	100.00%
Landscape Maintenance	185,000	185,000	175,251	9,749	5.26%
Landscape ROW Mowings	1,000	1,000	500	500	50.00%
Holiday Decorations	5,000	5,000	3,995	1,005	20.10%
Landscape Replacement Plants, Shrubs, Trees	2,000	2,000	8,577	(6,577)	(328.85)%
Field Operations	8,400	8,400	7,200	1,200	14.28%
Road & Street Facilities					
Street/Parking Lot Sweeping	500	500	0	500	100.00%
Roadway Repair & Maintenance	5,000	5,000	921	4,079	81.58%
Sidewalk Repair & Maintenance	2,000	2,000	0	2,000	100.00%
Parks & Recreation					
Employee - Salaries	92,100	92,100	82,101	9,999	10.85%
Management Contract	10,800	10,800	11,023	(223)	(2.06)%
Pool Service Contract	10,440	10,440	10,440	0	0.00%
Fitness Equipment Maintenance & Repair	900	900	2,590	(1,690)	(187.72)%
Pool Permits	300	300	280	20	6.66%
Pool Furniture Repairs & Replacement	3,500	3,500	1,802	1,698	48.52%
Amenity Maintenance & Repair	5,000	5,000	7,502	(2,502)	(50.03)%

Asturia Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Facility A/C & Heating Maintenance & Repair	1,500	1,500	930	570	38.02%
Telephone, Fax, Internet	2,000	2,000	2,827	(827)	(41.33)%
Clubhouse - Facility Janitorial Service	4,875	4,875	1,035	3,840	78.76%
Clubhouse - Facility Janitorial Supplies	1,500	1,500	2,706	(1,206)	(80.38)%
Wildlife Management Services	16,800	16,800	6,375	10,425	62.05%
Boardwalk & Bridge Maintenance	500	500	3,200	(2,700)	(540.00)%
Pest Control & Termite Bond	660	660	697	(37)	(5.63)%
Security System Monitoring & Maintenance	550	550	3,856	(3,306)	(601.06)%
Park Garbage & Dog Waste Station Service	8,036	8,036	8,216	(180)	(2.23)%
Dog Park Maintenance	250	250	168	82	32.80%
Office Supplies	150	150	1,350	(1,200)	(799.80)%
Special Events					
Special Events	6,500	6,500	1,284	5,216	80.24%
Contingency					
Miscellaneous Contingency	2,000	2,000	0	2,000	100.00%
Total Expenditures	<u>731,507</u>	<u>731,507</u>	<u>751,946</u>	<u>(20,439)</u>	<u>(2.79)%</u>
Excess Revenues Over/(Under) Expenditures	0	0	834	834	0.00%
Other Financing Sources/(Uses)					
Interfund Transfer	0	0	(834)	(834)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	0	0	0	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0.00%</u></u>

Astoria Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0.00%
Total Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	10,037	10,037	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>10,037</u></u>	<u><u>10,037</u></u>	<u><u>0.00%</u></u>

Asturia Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund-Series 2014

From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	168	168	0.00%
Special Assessments				
Tax Roll	562,222	565,613	3,391	0.60%
Off Roll	0	7,233	7,233	0.00%
Total Revenues	<u>562,222</u>	<u>573,014</u>	<u>10,792</u>	<u>1.92%</u>
Expenditures				
Debt Service Payments				
Interest	427,222	429,133	(1,910)	(0.44)%
Principal	135,000	135,000	0	0.00%
Total Expenditures	<u>562,222</u>	<u>564,133</u>	<u>(1,910)</u>	<u>(0.34)%</u>
Excess of Revenues Over (Under) Expenditures	0	8,881	8,881	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	8,881	8,881	0.00%
Fund Balance, Beginning of Period	0	554,622	554,622	0.00%
Fund Balance, End of Period	<u>0</u>	<u>563,503</u>	<u>563,503</u>	<u>0.00%</u>

Asturia Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund-Series 2016

From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	35	35	0.00%
Special Assessments				
Tax Roll	100,736	101,178	442	0.43%
Off Roll	41,042	60,856	19,813	48.27%
Total Revenues	<u>141,779</u>	<u>162,069</u>	<u>20,290</u>	<u>14.31%</u>
Expenditures				
Debt Service Payments				
Interest	101,779	103,258	(1,479)	(1.45)%
Principal	40,000	40,000	0	0.00%
Total Expenditures	<u>141,779</u>	<u>143,258</u>	<u>(1,479)</u>	<u>(1.04)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>18,811</u>	<u>18,811</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(113,205)	(113,205)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(94,394)</u>	<u>(94,394)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	238,869	238,869	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>144,476</u></u>	<u><u>144,476</u></u>	<u><u>0.00%</u></u>

Asturia Community Development District

Statement of Revenues and Expenditures

202 - Debt Service Fund-Series 2018

From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	55	55	0.00%
Special Assessments				
Off Roll	40,045	3,337	(36,708)	(91.66)%
Prepayments	0	174,108	174,108	0.00%
Total Revenues	<u>40,045</u>	<u>177,500</u>	<u>137,455</u>	<u>343.26%</u>
Expenditures				
Debt Service Payments				
Interest	40,045	23,863	16,182	40.41%
Principal	0	470,000	(470,000)	0.00%
Total Expenditures	<u>40,045</u>	<u>493,863</u>	<u>(453,818)</u>	<u>(1,133.28)%</u>
Excess of Revenues Over (Under) Expenditures	0	(316,362)	(316,362)	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	834	834	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	(315,528)	(315,528)	0.00%
Fund Balance, Beginning of Period	0	448,065	448,065	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>132,537</u></u>	<u><u>132,537</u></u>	<u><u>0.00%</u></u>

Astoria Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects Fund-Series 2016

From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0.00%
Total Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	10	10	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>10</u>	<u>10</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	415	415	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>425</u></u>	<u><u>425</u></u>	<u><u>0.00%</u></u>

Astoria Community Development District

Statement of Revenues and Expenditures

302 - Capital Projects Fund-Series 2018

From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	23	23	0.00%
Total Revenues	<u>0</u>	<u>23</u>	<u>23</u>	<u>0.00%</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	8,440	(8,440)	0.00%
Total Expenditures	<u>0</u>	<u>8,440</u>	<u>(8,440)</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(8,417)</u>	<u>(8,417)</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	113,194	113,194	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>104,777</u>	<u>104,777</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	361	361	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>105,138</u></u>	<u><u>105,138</u></u>	<u><u>0.00%</u></u>

**Asturia CDD
Investment Summary
September 30, 2021**

<u>Account</u>	<u>Investment</u>	<u>Balance as of September 30, 2021</u>
The Bank of Tampa	Business Money Market	\$ 5,979
	Total General Fund Investments	<u>\$ 5,979</u>
 The Bank of Tampa - ICS Israel Discount Bank of New York	 Business Money Market	 \$ 10,037
	Total Reserve Fund Investments	<u>\$ 10,037</u>
 Hancock Bank Series 2014 Reserve A-1 Hancock Bank Series 2014 Revenue A-1 Hancock Bank Series 2016 Reserve A-1 Hancock Bank Series 2016 Revenue A-1 Hancock Bank Series 2018 Revenue A-2 Hancock Bank Series 2018 Principle A-2	 Federated Government Obligation #5 Federated Government Obligation #5 Federated Government Obligation #5 Federated Government Obligation #5 Federated Government Obligation #5 Federated Government Obligation #5	 \$ 287,931 275,572 72,981 66,909 132,536 1
	Total Debt Service Fund Investments	<u>\$ 835,930</u>
 Hancock Bank Series 2016 Construction Hancock Bank Series 2018 Construction	 Federated Government Obligation #5 Federated Government Obligation #5	 \$ 425 104,959
	Total Capital Projects Fund Investments	<u>\$ 105,384</u>

Astoria Community Development District

Summary A/R Ledger

001 - General Fund

From 9/1/2021 Through 9/30/2021

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2020	SR 54 Land Associates, LLC	FY20-21	<u>4,236.32</u>
		Total 001 - General Fund	4,236.32

Astoria Community Development District

Summary A/R Ledger

201 - Debt Service Fund-Series 2016

From 9/1/2021 Through 9/30/2021

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2020	SR 54 Land Associates, LLC	FY20-21	<u>4,585.22</u>
		Total 201 - Debt Service Fund-Series 2016	<u>4,585.22</u>
Report Balance			<u><u>8,821.54</u></u>

Asturia Community Development District
Aged Payables by Invoice Date
Aging Date - 7/1/2021
001 - General Fund
From 9/1/2021 Through 9/30/2021

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
FitRev, Inc.	7/16/2021	23648	Trendmill Belt & Seat Reupholstery 07/21	820.46
Best Termite & Pest Control, Inc.	9/17/2021	1107378	Pest Control 09/21	55.00
The Pampering Plumber	9/21/2021	24613-84130	Out Door Shower Repair 09/21	59.00
Times Publishing Company	9/22/2021	0000183347 09/22/21	Account #122995 Legal Advertising 09/21	157.60
Duke Energy	9/24/2021	02017 22358 09/21	000 Aviles Parkway Lite 09/21	3,194.66
Claudia De La Espriella	9/28/2021	092821 De La Espriella	Rental Deposit Refund 09/21	250.00
Clean Sweep Supply Co., Inc.	9/29/2021	1774	Clubhouse Supplies 09/21	143.48
Blue Water Aquatics, Inc.	9/30/2021	27984	Aquatic Services 09/21	640.00
Duke Energy	9/30/2021	Duke Electric Summary 09/21	Electric Summary 09/21	2,341.19
Report Total				7,661.39

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Bonds - Series 2016

Construction Account Activity Through September 30, 2021

Inflows:	Debt Proceeds	\$	4,682,857.20
	Underwriter Discount		99,700.00
			4,782,557.20
	Total Bond Proceeds:		4,782,557.20
	Interest Income		5,832.72
	Transfer from Reserve A-1 & A-2		3,367.69
			3,367.69
	Total Inflows	\$	4,791,757.61

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status As of 09/30/21
08/19/16	COI	Underwriter Discount	\$ (99,700.00)	Cleared
08/19/16	COI	Bryant Miller Olive	(34,000.00)	Cleared
08/19/16	COI	Greenberg Traurig	(20,000.00)	Cleared
08/19/16	COI	Nabors Giblin Nickerson	(6,000.00)	Cleared
08/19/16	COI	Hopping Green & Sams	(31,500.00)	Cleared
08/19/16	COI	Rizzetta & Co., Inc.	(5,000.00)	Cleared
08/19/16	COI	Rizzetta & Co., Inc.	(20,000.00)	Cleared
09/01/16	COI	US Bank	(2,650.00)	Cleared
09/01/16	COI	Image Master	(1,250.00)	Cleared
		Total COI:	(220,100.00)	
08/30/16	CR1	Florida Design Consultants, Inc.	(430.00)	Cleared
08/30/16	CR2	Florida Design Consultants, Inc.	(1,648.17)	Cleared
08/30/16	CR3	Florida Design Consultants, Inc.	(16,533.94)	Cleared
08/30/16	CR4	Florida Design Consultants, Inc.	(630.00)	Cleared
08/30/16	CR5	Hopping Green & Sams	(451.00)	Cleared
08/30/16	CR6	Prosser, Inc.	(29.12)	Cleared
08/30/16	CR7	RIPA & Associates, LLC	(256,046.88)	Cleared
08/30/16	CR8	RIPA & Associates, LLC	(56,339.64)	Cleared
08/30/16	CR9	RIPA & Associates, LLC	(402,918.21)	Cleared
09/30/16	CR10	RIPA & Associates, LLC	(1,041,258.55)	Cleared
09/30/16	CR11	Hopping Green & Sams	(554.99)	Cleared
09/30/16	CR12	Florida Design Consultants, Inc.	(562.50)	Cleared

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Bonds - Series 2016

Construction Account Activity Through September 30, 2021

09/30/16	CR13	Florida Design Consultants, Inc.	(16,408.00)	Cleared
10/31/16	CR14	Florida Design Consultants, Inc	(140.00)	Cleared
10/31/16	CR15	Florida Design Consultants, Inc	(3,052.50)	Cleared
10/31/16	CR16	Florida Design Consultants, Inc	(18,965.75)	Cleared
10/31/16	CR17	Hopping Green & Sams	(369.00)	Cleared
10/31/16	CR18	RIPA & associates, LLC	(3,750.00)	Cleared
10/31/16	CR19	RIPA & associates, LLC	(808,001.55)	Cleared
10/31/16	CR20	Universal Engineering Sciences	(6,105.75)	Cleared
10/31/16	CR21	WRA	(5,775.00)	Cleared
11/29/16	CR22	Hopping Green & Sams	(451.00)	Cleared
11/29/16	CR23	RIPA & associates, LLC	(524,179.42)	Cleared
11/29/16	CR24	Universal Engineering Sciences	(4,179.00)	Cleared
12/13/16	CR25	Arete Industries	(5,850.00)	Cleared
12/13/16	CR26	Florida Design Consultants, Inc	(4,967.25)	Cleared
12/13/16	CR27	Prosser, Inc.	(14.56)	Cleared
01/06/17	CR28	RIPA & Associates, LLC	(629,838.33)	Cleared
01/06/17	CR29	Florida Design Consultants, Inc	(1,017.50)	Cleared
01/06/17	CR31	Florida Design Consultants, Inc	(654.00)	Cleared
01/06/17	CR32	Florida Design Consultants, Inc	(3,822.50)	Cleared
01/06/17	CR33	Florida Design Consultants, Inc	(420.00)	Cleared
01/06/17	CR34	WRA	(725.00)	Cleared
01/25/17	CR35	RIPA & Associates, LLC	(578,224.28)	Cleared
02/07/17	CR36	Arete Industries	(850.00)	Cleared
02/07/17	CR37	Florida Design Consultants, Inc	(8,426.00)	Cleared
02/07/17	CR38	Raysor Transportation Consulting	(8,580.00)	Cleared
02/07/17	CR39	Universal Engineering Sciences	(17,445.75)	Cleared
06/19/17	CR40	Florida Design Consultants, Inc	(1,131.18)	Cleared
06/19/17	CR41	Florida Design Consultants, Inc	(2,310.00)	Cleared
07/19/17	CR42	Florida Design Consultants, Inc	(2,140.00)	Cleared
07/19/17	CR43	Florida Design Consultants, Inc	(1,040.00)	Cleared
09/30/17	CR44	Florida Design Consultants, Inc	(481.25)	Cleared
09/30/17	CR45	Prosser, Inc.	(750.00)	Cleared
09/30/17	CR46	WRA	(6,706.00)	Cleared
10/30/17	CR47	Prosser, Inc.	(788.28)	Cleared
10/30/17	CR48	Florida Design Consultant	(330.00)	Cleared

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Bonds - Series 2016

Construction Account Activity Through September 30, 2021

02/28/18	CR49	Hopping Green & Sams	(389.50)	Cleared
09/30/18	CR 50	Brightview Landscape Development, Inc.	(11,977.91)	Cleared
09/30/18	CR 51	Brightview Landscape Development, Inc.	(106,980.95)	Cleared
09/30/18	CR 52	WRA	(6,247.65)	Cleared
06/30/20	CR 82	Hopping Green & Sams	(344.50)	Cleared

Total Requisitions: (4,571,232.36)

Total COI and Requisitions: (4,791,332.36)

Total Outflows: (4,791,332.36)

Series 2016 Construction Account Balance at September 30, 2021 \$ 425.25

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Bonds - Series 2018**

Construction Account Activity Through September 30, 2021

Inflows:	Debt Proceeds	\$	4,321,800.00
	Underwriter Discount		88,200.00
			4,410,000.00
	Total Bond Proceeds:		4,410,000.00
	 Interest Income		 132,196.44
		Total Inflows \$	4,542,196.44

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status As of 09/30/21
05/15/18	COI	Underwriter Discount	\$ (88,200.00)	Cleared
05/15/18	COI	Bryant Miller Olive	(34,000.00)	Cleared
05/15/18	COI	Greenberg Traurig	(20,000.00)	Cleared
05/15/18	COI	Nabors Giblin Nickerson	(6,000.00)	Cleared
05/15/18	COI	Hopping Green & Sams	(31,500.00)	Cleared
05/15/18	COI	Rizzetta & Co., Inc.	(5,000.00)	Cleared
05/15/18	COI	Rizzetta & Co., Inc.	(20,000.00)	Cleared
05/15/18	COI	Hancock Bank	(5,000.00)	Cleared
09/30/18	COI	Imagemasters	(1,500.00)	Cleared
		Total COI:	(211,200.00)	
06/11/18	CR#1	Ripe & Associates, LLC	(109,534.50)	Cleared
06/11/18	CR#2	Universal Engineering Services	(1,396.35)	Cleared
07/31/18	CR#3	Hopping Green & Sams	(758.50)	Cleared
07/31/18	CR#4	Ripe & Associates, LLC	(795,782.70)	Cleared
07/31/18	CR#5	WRA, Inc	(2,375.00)	Cleared
08/31/18	CR#6	Florida Design Consultants	(520.00)	Cleared
08/31/18	CR#7	Ripe & Associates, LLC	(1,994,589.88)	Cleared
08/31/18	CR#8	Universal Engineering Services	(3,306.30)	Cleared
08/31/18	CR#9	Florida Design Consultants	(160.00)	Cleared
08/31/18	CR#10	Hopping Green & Sams	(369.00)	Cleared
08/31/18	CR#11	Prosser, Inc.	(4,645.00)	Cleared
08/31/18	CR#12	Ripe & Associates, LLC	(1,285,862.46)	Cleared
08/31/18	CR#13	Universal Engineering Services	(3,258.15)	Cleared
01/31/20	CR#74	Raysor Transportation Consulting	(1,220.00)	Cleared
01/31/20	CR#75	Southern Land Services	(1,136.00)	Cleared

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Bonds - Series 2018**

Construction Account Activity Through September 30, 2021

03/31/20	CR#76	Florida Design Consultants	(320.00)	Cleared
03/31/20	CR#77	Hopping Green & Sams	(291.50)	Cleared
06/30/20	CR#78	Florida Design Consultants	(4,480.00)	Cleared
06/30/20	CR#79	Hopping Green & Sams	(1,986.75)	Cleared
06/30/20	CR#80	Raysor Transportation Consulting	(4,406.00)	Cleared
07/31/20	CR#83	Raysor Transportation Consulting	(1,200.00)	Cleared
01/31/21	CR#90	Florida Design Consultants	(3,940.00)	Cleared
01/31/21	CR#91	Raysor Transportation Consulting	(4,500.00)	Cleared
Total Requisitions:			(4,226,038.09)	
Total COI and Requisitions:			(4,437,238.09)	
Total Outflows:			(4,437,238.09)	
Series 2018 Construction Account Balance at September 30, 2021			\$	<u>104,958.35</u>

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
Custody Construction - Series 2018

Custody Construction Account Activity Through September 30, 2021

Inflows:	Developer Contributions	\$	2,701,047.12
	Excess Funding Transferred from S2016 Custody		<u>2,680.09</u>
	Total Inflows:	\$	<u>2,703,727.21</u>

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status As of 09/30/21
08/31/18	CUS 12	RIPA & Associates, LLC	\$ (76,081.35)	Cleared
09/30/18	CUS 14	Florida Design Consultants, Inc.	(800.00)	Cleared
09/30/18	CUS 15	Hopping Green & Sams	(1,127.50)	Cleared
09/30/18	CUS 16	Prosser, Inc.	(4,645.00)	Cleared
09/30/18	CUS 17	Raysor Transportation Consulting	(31,580.00)	Cleared
09/30/18	CUS 18	RIPA & Associates, LLC	(339,030.99)	Cleared
09/30/18	CUS 19	Universal Engineering Sciences	(7,768.20)	Cleared
09/30/18	CUS 20	WRA	(1,229.48)	Cleared
10/31/18	CUS 21	Florida Design Consultants, Inc.	(1,220.00)	Cleared
10/31/18	CUS 22	Hopping Green & Sams	(594.50)	Cleared
10/31/18	CUS 23	Prosser, Inc.	(3,315.80)	Cleared
10/31/18	CUS 24	RIPA & Associates, LLC	(19,891.50)	Cleared
10/31/18	CUS 25	RIPA & Associates, LLC	(559,325.52)	Cleared
10/31/18	CUS 26	Universal Engineering Sciences	(3,761.05)	Cleared
11/30/18	CUS 27	Pasco County BOCC	(8,565.83)	Cleared
11/30/18	CUS 28	RIPA & Associates, LLC	(4,920.00)	Cleared
11/30/18	CUS 29	RIPA & Associates, LLC	(263,347.56)	Cleared
11/30/18	CUS 30	Florida Design Consultants, Inc.	(720.00)	Cleared
01/31/19	CUS 31	Asturia CDD	(6,798.77)	Cleared
01/31/19	CUS 32	Florida Design Consultants, Inc	(400.00)	Cleared
01/31/19	CUS 33	Hopping Green & Sams	(456.95)	Cleared
01/31/19	CUS 34	Prosser, Inc.	(22,235.00)	Cleared
01/31/19	CUS 35	Raysor Transportation Consulting	(6,600.00)	Cleared
01/31/19	CUS 36	RIPA & Associates, LLC	(414,146.97)	Cleared
02/28/19	CUS 37	RIPA & Associates, LLC	(136,955.71)	Cleared

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
Custody Construction - Series 2018

Custody Construction Account Activity Through September 30, 2021

02/28/19	CUS 38	Florida Design Consultants, Inc	(880.00)	Cleared
02/28/19	CUS 39	Universal Engineering Sciences	(4,782.90)	Cleared
02/28/19	CUS 40	Prosser, Inc.	(412.50)	Cleared
02/28/19	CUS 41	Hopping Green & Sams	(594.50)	Cleared
02/28/19	CUS 42	RIPA & Associates, LLC	(663,850.86)	Cleared
03/31/19	CUS 43	Florida Design Consultants, Inc	(320.00)	Cleared
03/31/19	CUS 44	RIPA & Associates, LLC	(3,290.00)	Cleared
03/31/19	CUS 45	Universal Engineering Sciences	(3,145.80)	Cleared
03/31/19	CUS 46	Florida Design Consultants, Inc	(2,397.50)	Cleared
03/31/19	CUS 47	Raysor Transportation Consulting	(13,760.00)	Cleared
03/31/19	CUS 48	Universal Engineering Sciences	(9,202.00)	Cleared
05/31/19	CUS 49	Florida Design Consultants, Inc	(8,032.50)	Cleared
05/31/19	CUS 50	Universal Engineering Sciences	(2,541.25)	Cleared
05/31/19	CUS 51	GameTime	(12,626.30)	Cleared
06/30/19	CUS 52	Florida Design Consultants, Inc	(312.50)	Cleared
06/30/19	CUS 53	Hopping Green & Sams	(945.00)	Cleared
06/30/19	CUS 54	WRA	(2,500.00)	Cleared
07/31/19	CUS 55	Florida Design Consultants, Inc	(400.00)	Cleared
07/31/19	CUS 56	Prosser, Inc.	(11,441.65)	Cleared
08/31/19	CUS 57	Florida Design Consultants, Inc	(160.00)	Cleared
08/31/19	CUS 58	Hopping Green & Sams	(79.50)	Cleared
08/31/19	CUS 59	Southern Land Services	(2,966.00)	Cleared
08/31/19	CUS 60	WRA	(2,547.56)	Cleared
09/30/19	CUS 61	Hopping Green & Sams	(106.00)	Cleared
09/30/19	CUS 62	Southern Land Services	(2,904.00)	Cleared
09/30/19	CUS 63	WRA	(5,039.40)	Cleared
09/30/19	CUS 64	Raysor Transportation Consulting	(4,300.00)	Cleared
09/30/19	CUS 65	Southern Land Services	(2,688.00)	Cleared
11/30/19	CUS 66	CRS Building Corporation	(2,084.00)	Cleared
11/30/19	CUS 67	Prosser, Inc.	(412.50)	Cleared
11/30/19	CUS 68	Raysor Transportation Consulting	(900.00)	Cleared

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
Custody Construction - Series 2018**

Custody Construction Account Activity Through September 30, 2021

11/30/19	CUS 69	Southern Land Services	(752.00)	Cleared
11/30/19	CUS 70	SR 54 Land Associates, LLC	(1,914.00)	Cleared
12/31/19	CUS 71	Florida Design Consultants, Inc	(320.00)	Cleared
12/31/19	CUS 72	Hopping Green & Sams	(106.00)	Cleared
12/31/19	CUS 73	Southern Land Services	(648.00)	Cleared
06/30/20	CUS 81	WRA, Inc.	(2,500.00)	Cleared
09/01/20	CUS 84	Raysor Transportation Consulting	(2,900.00)	Cleared
09/30/20	CUS 85	Florida Design Consultants	(2,970.00)	Cleared
09/30/20	CUS 86	Hopping Green & Sams	(432.22)	Cleared
09/30/20	CUS 87	Raysor Transportation Consulting	(1,400.00)	Cleared
09/30/20	CUS 88	WRA, Inc.	(6,750.00)	Cleared
09/30/20	CUS 89	Raysor Transportation Consulting	(1,715.00)	Cleared
Total Requisitions:			<u>(2,703,547.12)</u>	

Total Outflows: (2,703,547.12)

Series 2018 Custody Account Balance at September 30, 2021 \$ 180.09

**Asturia Community Development District
Notes to Unaudited Financial Statements
September 30, 2021**

Balance Sheet

1. Trust statement activity has been recorded through 09/30/21.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY20-21 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 5

RESOLUTION 2022-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
ASTURIA COMMUNITY DEVELOPMENT DISTRICT AMENDING THE
FISCAL YEAR 2020/2021 GENERAL FUND BUDGET; AND PROVIDING
FOR AN EFFECTIVE DATE**

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

WHEREAS, the Board of Supervisors of the District (hereinafter the “Board”), adopted a General Fund Budget for Fiscal Year 2020/2021; and

WHEREAS, the Board desires to reallocate funds budgeted to reflect reappropriated Revenues and Expenses approved during the Fiscal Year.

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

Section 1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached hereto.

Section 2. This Resolution shall become effective immediately upon its adoption.

Section 3. In accordance with Florida Statute 189.016, the amended budget shall be posted on the District’s official website within five (5) days after adoption.

PASSED AND ADOPTED THIS 23rd DAY OF NOVEMBER, 2021.

**ASTURIA COMMUNITY DEVELOPMENT
DISTRICT**

CHAIRMAN/ VICE CHAIRMAN

ATTEST:

SECRETARY / ASST. SECRETARY

Chart of Accounts Classification	Budget for 2020/2021	Proposed Amended Budget
REVENUES		
Interest Earnings		
Interest Earnings		
Special Assessments		
Tax Roll*	\$ 667,214	\$671,236
Off Roll*	\$ 41,793	\$41,793
Contributions & Donations from Private		
Developer Contributions	\$ 20,000	\$36,165
Other Miscellaneous Revenues		
Event Rental	\$ 2,500	\$3,562
Miscellaneous Revenues	\$	
TOTAL REVENUES	\$ 731,507	\$752,756
Balance Forward from Prior Year	\$	
TOTAL REVENUES AND BALANCE	\$ 731,507	\$752,756
<i>*Allocation of assessments between the Tax</i>		
EXPENDITURES - ADMINISTRATIVE		
Legislative		
Supervisor Fees	\$ 4,400	\$ 4,400
Financial & Administrative		
Administrative Services	\$ 5,400	\$ 5,400
District Management	\$ 19,914	\$ 19,914
District Engineer	\$ 2,500	\$ 2,500
Disclosure Report	\$ 7,500	\$ 7,500
Trustees Fees	\$ 7,500	\$ 7,500
Tax Collector /Property Appraiser Fees	\$ 150	\$ 150
Financial & Revenue Collections	\$ 3,600	\$ 3,600
Assessment Roll	\$ 5,000	\$ 5,000
Accounting Services	\$ 18,000	\$ 18,000
Auditing Services	\$ 4,000	\$ 4,000
Arbitrage Rebate Calculation	\$ 1,500	\$ 1,500
Public Officials Liability Insurance	\$ 3,000	\$ 3,000
Legal Advertising	\$ 1,500	\$ 1,500
Mailed Notices - Postage	\$ 1,000	\$ 1,000
Dues, Licenses & Fees	\$ 500	\$ 500
Website Hosting, Maintenance, Backup &	\$ 7,500	\$ 7,500
Legal Counsel		
District Counsel	\$ 20,000	\$ 20,000
Law Enforcement		
Off Duty Deputy Services	\$0	\$0
Administrative Subtotal	\$ 112,964	\$112,964
EXPENDITURES - FIELD OPERATIONS		
Electric Utility Services		
Utility Services	\$ 1,200	\$ 1,200
Utility - Recreation Facilities	\$ 20,000	\$ 20,000
Utility-Irrigation	\$ 1,800	\$ 1,800
Street Lights	\$ 119,000	\$ 140,249
Garbage/Solid Waste Control Services		
Garbage - Recreation Facility	\$ 400	\$400
Solid Waste Assessment	\$ 525	\$525
Water-Sewer Combination Services		
Utility - Reclaimed	\$ 70,000	\$ 70,000

Stormwater Control		
Aquatic Maintenance	\$ 10,280	\$ 10,280
Stormwater Assessment	\$ 900	\$ 900
Other Physical Environment		
General Liability Insurance	\$ 3,150	\$ 3,150
Property Insurance	\$ 13,527	\$ 13,527
Entry & Walls Maintenance	\$ 500	\$ 500
Landscape Maintenance	\$ 185,000	\$ 185,000
Landscape Replacement Plants, Shrubs,	\$ 2,000	\$ 2,000
Landscape ROW mowings	\$ 1,000	\$ 1,000
Field Operations	\$ 8,400	\$ 8,400
Holiday Decorations	\$ 5,000	\$ 5,000
Road & Street Facilities		
Street/ Parking Lot Maintenance	\$ 500	\$ 500
Sidewalk Repair & Maintenance	\$ 2,000	\$ 2,000
Roadway Repair & Maintenance	\$ 5,000	\$ 5,000
Parks & Recreation		
Employment Salaries	\$ 92,100	\$ 92,100
Management Contract	\$ 10,800	\$ 10,800
Pool Service Contract	\$ 10,440	\$ 10,440
Fitness Equipment Lease	\$ 900	\$ 900
Pool Permits	\$ 300	\$ 300
Amenity Maintenance & Repair	\$ 5,000	\$ 5,000
Pool Furniture repair & replacement	\$ 3,500	\$ 3,500
Facility A/C & Heating Maintenance &	\$ 1,500	\$ 1,500
Telephone Fax, Internet	\$ 2,000	\$ 2,000
Clubhouse - Facility Janitorial Service	\$ 4,875	\$ 4,875
Clubhouse - Facility Janitorial Supplies	\$ 1,500	\$ 1,500
Boardwalk and Bridge Maintenance	\$ 500	\$ 500
Pest Control	\$ 660	\$ 660
Security System Monitoring & Maintenance	\$ 550	\$ 550
Park Garbage & Dog Waste Station Service/Supplies	\$ 8,036	\$ 8,036
Office Supplies	\$ 150	\$ 150
Wildlife Management Services	\$ 16,800	\$ 16,800
Dog Park Maintenance	\$ 250	\$ 250
Special Events		
Special Events	\$ 6,500	\$ 6,500
Contingency		
Miscellaneous Contingency	\$ 2,000	\$ 2,000
Field Operations Subtotal	\$ 618,543	\$639,792
TOTAL EXPENDITURES	\$ 731,507	\$752,756
EXCESS OF REVENUES OVER	\$	\$0

Tab 6

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

THIS AGREEMENT (“Agreement”) is made and entered into this ____ day of _____, 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 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (“**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 Community Development District
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
Attn: District Manager

With copy to: Kutak Rock LLP
Post Office Box 10230
Tallahassee, Florida 32302
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 [Question Time a/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 ____ day of _____, 2021.

ATTEST:

**ASTURIA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Jonathan Tietz, Chairperson

ATTEST:

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

By: _____
Its: _____

By: _____
Its: _____

- 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.

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
October	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) \$ 850.00 /YR.
 (based on your recorded quantities below)

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

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

<p>Freeze Protection (description of ability) <u>drainage of system and proper insulation of overground pump components</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>\$ <u>250.00</u> /application <u>(do not include in Irrigation Total or Grand Total)</u></p> <p>After hours emergency service hourly rate \$ <u>65</u> /HR. (i.e. broken mainlines, pump & wells, etc.)</p> <p><u>Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.</u></p>
--

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 3. _____ 4. _____ 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 specialist	\$ 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.

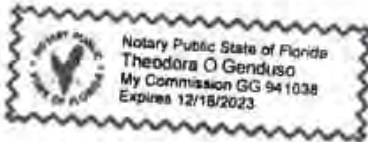
Proposer: RedTree Landscape Systems, LLC

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: _____ District Manager: Aimee Brandon
Project Manager's Email: _____ District Manager's Email: abrandonr@rizzetta.com
Contractor's Address: _____ District Address: 5844 Old Pasco Road
Suite 100
Wesley Chapel, Florida
33544
Contractor's Phone: _____ District Phone: (813) 994-1001
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: Astoria 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: _____

Title: _____

Date: _____

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)

Tab 7

MANAGEMENT SERVICES MASTER AGREEMENT

This **Management Services Master Agreement** (the "Agreement") is made this ____ day of October 2021, between:

- 1) **Asturia Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (hereinafter the "District"); and
- 2) **INFRAMARK, LLC**, a Texas limited liability company registered in Florida, with its principal place of business at 2002 West Grand Parkway North, Suite 100, Katy, Texas 77449 (hereinafter the "Service Company")

BACKGROUND

The District desires to procure management services required for the District as set forth in Schedule A attached to this Agreement ("Services") and the Service Company desires to provide said operations and maintenance services to the District.

In consideration of the mutual promises in this Agreement, the parties agree as follows:

1) TERM AND TERMINATION

1.1 The term of this Agreement shall be for an initial period of one (1) year effective December 1, 2021 and shall automatically renew for additional one (1) year terms unless either party terminates for any reason, in writing by certified mail return receipt requested, thirty (60) days prior to the renewal date.

1.2 The failure of either party to comply with the terms of this Agreement shall constitute a default. Upon default by one party, the other party shall send written Notice of Termination. Such notice shall clearly specify the nature of the default and provide the defaulting party forty-five (45) days to cure the default. If the default is capable of being cured within forty-five (45) days, but is not cured, the Agreement shall terminate at midnight of the forty-fifth (45th) day following receipt of the Notice. In the case of default that cannot be cured within forty-five (45) days, this Agreement shall not terminate so long as the defaulting party has given written notice of the extension to the other party and the defaulting party has commenced and is diligently pursuing a cure.

1.3 This Agreement may be terminated upon the dissolution or court-declared invalidity of the District.

1.4 Upon termination, the Service Company shall be paid in full for all services rendered and reimbursed for all reasonable costs and/or expenses incurred on behalf of the District through the date of termination.

1.5 If District incurs costs for damages due to a default of the Service Company that results in termination of this Agreement, District may deduct such costs or damages from the final payment due to Service Company. Such deduction will

not exceed the final payment owed to Service Company and will constitute full and final settlement between District and Service Company for all claims against Service Company by District and a release by District of any and all further claims against Service Company.

2) SERVICE COMPANY'S SERVICES

2.1. Service Company shall provide the services as set forth in Schedule A attached to this Agreement (the "Services").

2.2. In the event the District is an established and previously operating entity on the date of this Agreement, the District shall provide or make available to the Service Company the following records at least three (3) weeks prior to the beginning of the Services Company's services:

- 2.2.1. All financial books and records of the District;
- 2.2.2. All bank statements of all accounts of the District;
- 2.2.3. Copies of all contracts and agreements to which District is a party;
- 2.2.4. Copies of all minutes, resolutions and other official actions of the District; and
- 2.2.5. Copies of recorded Covenants and Restrictions, Articles of Incorporation, by-laws, any amendments thereto, and plats (to include addresses).

It is agreed between the District and the Service Company that the Service Company shall have no liability for any errors contained in the above-referenced documents, and shall have no liability for errors which may result from the use of the above-referenced documents should errors be contained therein. District and Service Company agree that any failure of the District's prior management firm to provide the above information shall not constitute a ~~breach~~ default of this Agreement by the District; however, if Service Company is not able to perform any portion of the Services because the prior management firm has not provided such information, any such failure to perform shall not constitute of default of this Agreement by Service Company.

2.3. Service Company may offer and/or District may request, that additional services be provided under this Agreement. In the event that the Service Company and the District agree upon a change in the scope of services to be provided under this Agreement, such agreement as well as the

change in compensation, if any, shall be agreed to in writing by both Parties and will be invoiced in accordance with this Agreement.

2.4. In performing the services, Service Company may rely on information supplied by the District and Service Company shall not be required to independently verify the accuracy and completeness of such information. In addition, although the Service Company may participate in the accumulation of information developed by others necessary for use in documents required by the District, Service Company is not responsible for verifying the accuracy of such information.

2.5. Nothing in this Agreement shall prohibit the Service Company from (a) performing water and wastewater utility management, customer services, utility billing, and operation and maintenance services for the District under a separate agreement; and (b) providing for the benefit of any other district services similar to the services provided to District. District hereby waives any and all conflicts of interest or potential conflicts of interest, it being specifically agreed to and understood that Service Company's provision of such services to the District or to any other district shall not constitute a conflict of interest under this Agreement.

2.6. Even though Service Company's employees may include licensed attorneys and engineers, the District acknowledges that Service Company is not performing in the capacity of a law firm or an engineering firm when providing services under this Agreement. Service Company may offer general interpretation of documents, but legal opinions are obtainable only from the District's legal counsel.

2.7. Service Company shall provide the Services in a professional and workmanlike manner, and in accordance with generally accepted industry practices. **THE SERVICE COMPANY EXPRESSLY DISCLAIMS ALL OTHER EXPRESS AND IMPLIED WARRANTIES UNDER LAW.**

2.8. If the scope of services requires the Service Company to administer or supervise the District's personnel, the Service Company shall not be responsible for any damages, losses, settlement payments deficiencies, liabilities, costs and expenses resulting from the failure of the District's employees to follow the instructions of the Service Company.

3) DISTRICT OBLIGATIONS

3.1. District shall:

3.1.1. Perform all duties and discharge all responsibilities and obligations not expressly assumed by the Service Company pursuant to the terms of this Agreement;

3.1.2. Obtain and maintain all state, federal, and local permits and licenses required;

3.1.3. Comply with applicable law relating to the management of the District to the extent that the responsibility of complying with those laws is not specifically assumed by the Service Company under this Agreement (the Service Company shall not be responsible for the District's failure to comply with

any provision of applicable law that is not otherwise specifically assumed by the Service Company hereunder); and

3.2 The Service Company shall have no liability for vendor late charges if the late charges are not the result of the Service Company's fault or negligence.

3.3 The District represents and warrants that:

3.3.1 It is duly organized, validly existing, and in good standing under the laws of its state;

3.3.2. It has all requisite power, financial capacity, and authority to execute, deliver, and perform its obligations under this Agreement;

3.3.3. The execution, delivery, and performance of this Agreement has been duly and validly authorized by it by all necessary action, and this Agreement constitutes the legal, valid, and binding agreement of it and is enforceable against it in accordance with its terms;

3.3.4. It shall comply with all applicable federal, state, local, or other laws and regulations applicable to the performance by it of its obligations under this Agreement and shall obtain all applicable permits and licenses required of it in connection with its obligations under this Agreement;

3.3.5. There is no outstanding litigation, arbitrated matter or other dispute to which it is a party which, if decided unfavorably to it, would reasonably be expected to have a potential or actual material adverse effect on its ability to fulfill its obligations under this Agreement; and

3.4 The District shall operate as a body, dictated by the District legal documents and applicable laws. Authority lies in a majority vote of the Directors, and no Director shall act independently unless authorized by a Board Resolution that empowers him to make specific decisions independently or spend funds within a specified dollar range. District shall also appoint a liaison to communicate Board decisions to Service Company. If no liaison is named, it shall be the Chairman. The District acknowledges and agrees that in the course of providing the Services, it may be necessary for Service Company to use District computer systems, data systems, or networks, or to come into contact with District residents' personal information. District shall notify Service Company of any protocols for said systems and information, and Service Company shall follow all such protocols as provided, and shall not be liable for the loss or compromise of District systems or information. If no protocols are provided, then Service Company shall treat such systems and information with the same degree of care and confidentiality as it treats its own systems and information, but no less than a reasonable degree of care. Notwithstanding anything in this Agreement to the contrary, Service Company is not liable for any liabilities, losses, damages, expenses, fines, or penalties incurred by the District or any third party as a result of a data security breach or other cyber security breach to the District's computer systems, operating systems, and all other technological or information systems related to the Services provided hereunder, except to the extent such liability, loss, damage, expense, fine, or penalty is the direct result Service

Company's negligence or willful misconduct.

4) FEES AND PAYMENT

4.1. The District shall pay to the Service Company a one-time organizational fee of N/A within thirty (30) days of the Effective Date, to provide for the data input, review, and organization of the District's documents, allowing approximately thirty (30) days for a transition period.

4.2. Thereafter, the District shall pay the Service Company a fee of \$57,955.00 ("Annual Base Fee") plus applicable sales tax, if any, and related expenses shall be paid to the Service Company monthly as compensation for the services set forth herein, per schedule(s) defined in Section 1 and attached hereto as part of this Agreement, and/or as may be described on the Miscellaneous Schedule of Charges. The Base Fee shall be due on the first of the month during which the Services will be rendered. All other payments shall be due within thirty (30) days of the date of invoice. Disputes with invoices are waived if not raised within ten (10) days of invoice date.

4.3. Attendance of meetings is based on an allocation of up to twelve (12) meetings per year, including of the Annual meeting of Members and a Budget meeting, with an allocation of up to two (2) hours per meeting scheduled. ~~(Jon please note this hourly limitation)~~ The Service Company will bill the District \$125.00 for each additional hour spent attending meetings. Further, meetings which extend past 9:00 p.m. may be charged time and one-half (1.5 x hourly) the hourly rate for meetings. In addition, the Service Company shall bill the District double the prescribed hourly rate of \$125 for each hour spent attending meetings which are scheduled and conducted between the hours of 5:00 P.M. Friday and 9:00 AM. Monday. The Service Company shall not charge for travel time to and from meetings.

4.4. Additional services not described on Schedule A which are rendered by the Service Company for or on behalf of the District, with the District's prior written consent, including, but not limited to, preparation of special schedules in assisting auditors, preparation for lawsuits or court appearances, and/or the coordination of insurance claims, major construction projects, or emergency repairs due to acts of God, when requested by the District, will be billed at the rate of \$125.00 per hour or as otherwise agreed by Service Company, to be paid by the District upon receipt of statement. The billing and/or supervision of construction for restoration due to insurance claims or special construction projects shall be billed as a part of the claim at the rate of fifteen percent (15%) of the actual cost of new construction or reconstruction if so requested and approved by the Board of Directors. Should Service Company not have expertise in an area, an experienced contractor, approved by the Board, will be consulted, and District will be billed at the rate of \$125.00 per hour for any coordination or liaison activities with the contractor.

4.5. In the event of emergency repairs, Service Company is authorized to dispatch the vendor, without liability to the Service Company, to take whatever corrective action is necessary to repair the problem. The District will be notified immediately that such emergency action was taken.

4.6. The District shall reimburse the Service Company for all reasonable costs or expenses incurred by the Service Company as provided for in the "Miscellaneous Schedule of Charges" attached to the Agreement and incorporated herein by reference, or with the written consent of the District, in and directly attributable to its fulfilling its duties under this Agreement, including, but not limited to, postage costs, supplies costs and costs to reproduce documents. Such costs and expenses are payable by the District to the Service Company. The District shall pay all reasonable legal fees and expenses should it become necessary for the Service Company to seek legal assistance to recover any balance owed by the District under this Agreement.

4.7. The Service Company reserves the right to modify, with thirty (30) days' notice, any of the applicable fees listed in the "Miscellaneous Schedule of Charges", attached to the Agreement, to bring them in line with current business practice. The Board shall approve such increases upon notice and documentation of the reason for the increase. The Board shall not unreasonably delay or withhold approval. Should the Board reject an increase, the Service Company shall have the option to terminate the Agreement upon the giving of ~~30~~ days notice

4.8. For each fiscal year of the District, the compensation payable to the Service Company under the terms and conditions of this Agreement shall be in an amount approved by the District in its final fiscal year budget. Each fiscal year the District will consider price adjustments to compensate for market conditions and the anticipated type and amount of work to be performed by the Service Company during the upcoming fiscal year of the District. In no event shall the compensation payable to the Service Company be reduced, unless agreed to by the District and Service Company, in writing.

4.9. If the fiscal year budget is not approved prior to the first day of the fiscal year, the Service Company's compensation under this Agreement will continue at the rate currently in effect at the time of the renewal. The subsequent approval of the budget will result in a retroactive fee adjustment, which will be invoiced in the first month following approval of the budget.

4.10. Any and all late payments due to either party from the other shall accrue interest at a rate of one and one-half percent (1 ½%) per month from the original due date and until payment is received, unless waived by agreement.

5) INDEMNIFICATION AND LIMITATION

5.1. THE SERVICE COMPANY SHALL NOT BE LIABLE TO THE DISTRICT OR TO HOMEOWNERS, THEIR GUESTS AND INVITEES FOR ANY LOSS OR DAMAGE TO ANY PERSON OR PROPERTY, UNLESS AND TO THE EXTENT CAUSED BY THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF SERVICE COMPANY OR ANY EMPLOYEE OR AGENT OF THE SERVICE COMPANY. SERVICE COMPANY'S TOTAL LIABILITY FOR ANY ACTION OR BREACH OF THIS AGREEMENT SHALL BE LIMITED TO THE AMOUNTS OF INSURANCE CONTRACTUALLY REQUIRED HEREUNDER AND THE AMOUNTS ACTUALLY PAID

UNDER THE REQUIRED INSURANCE POLICIES, OR FOR ALL OTHER CLAIMS, AN AMOUNT EQUAL TO THE COMPENSATION PAID IN THE YEAR THE DISPUTE AROSE.

~~5.2. TO THE MAXIMUM EXTENT ALLOWABLE UNDER APPLICABLE LAW, DURING THE TERM OF THIS AGREEMENT, EACH PARTY (THE "INDEMNIFYING PARTY") SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OTHER PARTY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS (EACH IS REFERRED TO HEREIN AS AN "INDEMNIFIED PARTY") AGAINST ANY AND ALL LIABILITY FOR DAMAGES, COSTS, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, RESULTING FROM ANY CLAIM ASSERTED BY A THIRD PARTY AGAINST THE INDEMNIFIED PARTY FOR WRONGFUL DEATH, BODILY INJURY, AND/OR PROPERTY DAMAGE, BUT ONLY TO THE EXTENT CAUSED BY THE WILLFUL OR NEGLIGENT ACTS OR OMISSIONS OF THE INDEMNIFYING PARTY AND EXCEPT AND TO THE EXTENT OF SERVICE COMPANY'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, THE DISTRICT EXPRESSLY AGREES TO INDEMNIFY, DEFEND, SAVE AND HOLD HARMLESS SERVICE COMPANY FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION OR JUDGMENTS, OF ANY KIND OR CHARACTER, INCLUDING ATTORNEYS FEES, EXPENSES AND COSTS, RESULTING FROM THE SERVICE COMPANY'S PERFORMANCE OF ITS DUTIES UNDER THIS AGREEMENT AND/OR UNDERTAKEN BY THE SERVICE COMPANY AT THE DIRECTION OF THE DISTRICT; INCLUDING, BUT NOT LIMITED TO CLAIMS, DEMANDS, CAUSES OF ACTION, SUITS, OR JUDGMENTS ARISING FROM THE NEGLIGENCE, GROSS NEGLIGENCE, OR INTENTIONAL ACTS OF THE DISTRICT AND INCLUDING SERVICE COMPANY'S NEGLIGENCE, WHETHER SUCH NEGLIGENCE IS SOLE OR MIXED WITH THE NEGLIGENCE OF OTHERS. FURTHER, THE SERVICE COMPANY SHALL BE LISTED AS AN ADDITIONAL INSURED ON ANY GENERAL LIABILITY POLICY ISSUED ON BEHALF OF THE DISTRICT. THE DISTRICT'S INSURANCE SHALL BE RECOGNIZED AS THE PRIMARY SOURCE FOR THE EVENT OF CLAIMS. THE DISTRICT SHALL MAINTAIN PROPERTY AND CASUALTY INSURANCE, AND WITHIN THIRTY (30) CALENDAR DAYS OF THE COMMENCEMENT DATE, THE TOWN SHALL FURNISH COPIES OF SUCH POLICIES TO THE OPERATOR SERVICE COMPANY WITH A CERTIFICATION OR OTHER EVIDENCE THAT THE OPERATOR SERVICE COMPANY HAS BEEN DESIGNATED AS AN ADDITIONAL INSURED.~~

5.3. UNDER NO CIRCUMSTANCES SHALL SERVICE COMPANY BE RESPONSIBLE FOR ANY DAMAGES, LOSSES, SETTLEMENT, PAYMENT DEFICIENCIES, LIABILITIES, COSTS AND EXPENSES ARISING BECAUSE OF THE EXECUTION OR IMPLEMENTATION OF SPECIFIC INSTRUCTION OR DIRECTIONS PROVIDED BY THE DISTRICT OR ANY OF ITS DULY

DESIGNATED AGENTS OR REPRESENTATIVES.

5.4. NOTWITHSTANDING ANY PROVISION TO THE CONTRARY, CONTAINED IN THIS AGREEMENT, IN NO EVENT SHALL THE SERVICE COMPANY BE LIABLE, EITHER DIRECTLY OR AS AN INDEMNITOR FOR THE DISTRICT, FOR ANY SPECIAL, PUNITIVE, INDIRECT AND/OR CONSEQUENTIAL DAMAGES, INCLUDING DAMAGES ATTRIBUTABLE TO LOSS OF USE, LOSS OF INCOME OR LOSS OF PROFIT EVEN IF THE SERVICE COMPANY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

5.5. The Service Company shall be allowed to retain the counsel of its choice, but subject to the approval of the District, if Service Company reasonably believes that separate legal assistance is necessary in connection with the defense of any matter, whether or not demand has been made against the Service Company. The District agrees to pay all reasonable attorneys' fees and related or ancillary expenses including costs incurred by the Service Company in the defense of any claim or cause of action covered by the terms of this Agreement.

5.6. Statements for attorney's fees and all legal expenses received by the Service Company shall be processed in the same manner as are all other debts and obligations of the District, except that the District shall promptly approve and sign checks to satisfy such statements.

5.7. All final, non-appealable judgments payable and enforceable against the Service Company for which the District is obligated to indemnify the Service Company shall be processed and satisfied by the District in the same manner as are all other debts and obligations of the District, except that the District shall promptly approve and sign checks to satisfy such judgments.

5.8. THE DISTRICT SHALL NOT HOLD THE SERVICE COMPANY LIABLE FOR ANY LOSSES OR DAMAGES, JUDGMENTS, CAUSES OF ACTION, SUITS, DEMANDS OR CLAIMS OF ANY CHARACTER OR KIND, TO THE EXTENT ARISING OUT OF OR ATTRIBUTABLE TO THE ACTS OR OMISSIONS OF THIRD PARTIES CONTRACTED WITH TO PERFORM SERVICES FOR THE DISTRICT OR IN FULFILLMENT OF THE SERVICES PROVIDED TO THE DISTRICT UNLESS THE SERVICE COMPANY FAILED TO EXERCISE REASONABLE CARE TO SELECT ONLY THIRD PARTIES COMPETANT TO PROVIDE THE SERVICES CONTRACTED FOR.

5.9. The District shall not hold the Service Company liable for any loss of records to the extent arising out of or attributable to unforeseeable occurrences caused through no fault of the Service Company, including but not limited to fire, theft, vandalism, force of nature, or acts of God.

5.10. In the event that a party receives notice of or undertakes the defense or prosecution of any action, claim, suit, administrative or arbitration proceeding or investigation consistent with its indemnity obligations hereunder, such party

shall give the other party prompt notice of such proceedings and shall inform the other party in advance of all hearings regarding such action, claim, suit, proceeding or investigation.

5.11. This indemnification shall not be construed as a waiver of the District's sovereign immunity under state law, and is subject to the limitations set forth under state law.

6) INSURANCE

6.1. The Service Company shall provide and maintain the following levels of insurance coverage:

6.1.1. Commercial Crime/ Fidelity Insurance with a per loss limit of one million dollars (\$1,000,000.00);

6.1.2. Professional Liability insurance with an aggregate limit of two million dollars (\$2,000,000);

6.1.3. General Liability insurance with a per occurrence limit of one million dollars (\$1,000,000); and

6.1.4. Workers compensation coverage as provided by and in the amounts specified by state law.

~~6.2.~~ The District shall maintain in force a director's and officer's liability policy in an amount of not less than one million dollars (\$1,000,000) in aggregate coverage ~~and such policy shall name the Service Company as an additional insured (Need to determine if the insurer will do this)~~. Additionally, the District shall maintain property and general liability insurance with appropriate coverage.

~~6.2-6.3.~~ Service Company shall name the District as an additional insured on the general liability with respect to the Services during the term of this Agreement, except for any claim against or loss suffered by the District arising as a result of the District's negligence or fault and, in circumstances of joint fault or negligence, except to the extent of the loss attributable to the District's proportionate degree of negligence or fault.

7) DISPUTES

7.1 In the event of any disputes, the parties shall first attempt to resolve the situation by good faith discussions which shall take place in a timely manner. If the dispute cannot be resolved within sixty (60) days, the parties shall mediate their dispute before a mediator acceptable to both parties, if they cannot agree, they shall ask the Director of the Federal Mediation and Conciliation Service to nominate a mediator. The parties shall bear their own costs of the mediation but the parties shall share equally the costs of the mediator and the mediation Services.

7.2 If the parties are unable to resolve any disputes in accordance with the Section above, either party may request that such dispute be submitted for binding arbitration, which shall be governed by the rules of the American Arbitration District or such other rules as the parties may agree. The parties agree that any judgment issued as a result of arbitration may be entered in the court having jurisdiction thereof. The parties agree that arbitration shall be the exclusive means to settle any dispute, controversy or claim arising out of this Agreement. The

parties agree that any judgment issued as a result of arbitration may be entered in the court having jurisdiction thereof. Any mediation or arbitration shall be held in a mutually agreeable location within the County in which the District is located.

7.3 ALL CLAIMS MUST BE BROUGHT WITHIN ONE (1) YEAR OF THE DATE THE CLAIMING PARTY KNEW OR SHOULD HAVE REASONABLY KNOWN OF SAID CLAIM. INVOICES ALREADY PAID CANNOT BE DISPUTED FOR ANY REASON BEYOND THE DATE OF THE NEXT BOARD MEETING.

8) FORCE MAJEURE

A party's performance of any obligation under this Agreement (except for payment obligations) shall be excused if, and to the extent that, the party is unable to perform because of any event of Force Majeure. The party unable to perform shall be required to resume performance of its obligations under this Agreement as soon as reasonably practicable following the termination off the event or cause that excused performance hereunder. Force Majeure is defined as any act, event or condition to the extent that it adversely impacts the cost of performance of, or adversely affects the ability of, or either party to perform any obligation under this Agreement (except for payment obligations) if such act, event or condition, in light of any circumstances that should have been known or reasonably believed to have existed at the time, is beyond the reasonable control and is not a result of the willful or negligent act, error, omission or failure to exercise reasonable diligence on the part of the party relying thereon.

9) PUBLIC RECORDS

9.1 The Manager will be the public records custodian for the District. In connection with its services to District, the Manager agrees to fully comply with the provisions of Section 119.0701, Florida Statutes pertaining to Florida's Public Records Law. Said compliance will include the Manager taking appropriate and necessary steps to comply with the provisions of Section 119.0701(2)(b), Florida Statutes including, without limitation, the following:

9.1.1. The Manager shall keep and maintain public records required by the District to perform the services hereunder.

9.1.2. Upon a request for public records received by the District, the Manager shall provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or otherwise provided by law.

9.1.3 The Manager shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the agreement term and following completion of this Agreement if the Manager does not transfer the records to the District.

9.1.4 Upon completion of this Agreement, the Manager shall transfer, at no cost, to the District all public records in

possession of the Manager consistent with Florida law. All records stored electronically by the Manager must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

9.1.5 The District shall make all determinations as to what constitutes confidential or exempt public records.

9.1.6 Service Company shall follow the requirements of the Florida Records Retention Act and destroy all records in accordance with the requirements of the law.

9.1.7 Failure of the Manager to comply with Section 119.0701, Florida Statutes may subject the Manager to penalties under Section 119.10, Florida Statutes. Further, in the event the Manager fails to comply with this Section or Section 119.0701, Florida Statutes, the District shall be entitled to all remedies at law or in equity. The following statement is required to be included in this Agreement pursuant to Section 119.0701(2), Florida Statutes:

IF THE MANAGER HAS QUESTIONS REGARDING THE APPLICATION CHAPTER 119, FLORIDA STATUTES, TO THE MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS TO SANDRA DEMARCO C/O INFRAMARK, LLC, TELEPHONE: (954) 603-0033, EMAIL: Sandra.demarco@inframark.com AND MAILING ADDRESS: 210 N. UNIVERSITY DRIVE, SUITE 702, CORAL SPRINGS, FL 33071.

10) MISCELLANEOUS

10.1. Where agreement, approval, acceptance, consent or similar action by either party hereto is required by any provision of this Agreement, such action shall not be unreasonably delayed or withheld. Each party will cooperate with the other by, among other things, making available, as reasonably requested by the other, management or board decisions, information, approvals, and acceptances in order that each party may properly accomplish its obligations and responsibilities hereunder. Should a party withhold such cooperation as detailed in this Section, the other party shall not be liable for late fees, fines, or other damages or delay as a result.

10.2. The headings and titles to the sections of this Agreement are inserted for convenience only and shall not be deemed a part hereof or affect the construction or interpretation of any provision.

10.3. No remedy herein conferred upon any party is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to every other remedy now or hereafter existing at law or in equity or by statute or otherwise, including injunctive relief.

10.4. If any provision of this Agreement or application thereof to anyone or under any circumstances is adjudicated to be invalid or unenforceable in any jurisdiction, such invalidity or unenforceability shall not affect any other provision or application of this Agreement which can be given effect without the invalid or unenforceable provision or application and shall not invalidate or render unenforceable such provision or application in any other jurisdiction.

10.5. This Agreement shall be construed without regard to the party that drafted it. Any ambiguity shall not be interpreted against either party and shall, instead, be resolved in accordance with other applicable rules concerning the interpretation of contracts.

10.6. This Agreement contains the entire agreement between District and Service Company and supersedes all prior or contemporaneous communications, representations, understandings or agreements that are not consistent with any material provision of this Agreement.

10.7. The parties may only modify this Agreement by a written amendment signed by both parties.

10.8. The failure on the part of either party to enforce its rights as to any provision of this Agreement shall not be construed as a waiver of its rights to enforce such provisions in the future.

10.9. In the event of termination, cancellation or failure to renew, District agrees, for a period of twelve (12) months from the date of termination, not to engage or attempt to engage the services of anyone who is employed by Service Company (or was employed by Service Company at any time within one (1) year prior to the date of termination) for the performance of identical or similar services. Both parties agree that damages as a result of actions in violation of this Section would be impossible to prove, and therefore, in the event of a breach of the foregoing covenant, both parties agree that District shall pay to Service Company, as liquidated damages and not as a penalty, an amount equal to twelve (12) times the monthly compensation agreed to herein.

10.10. This Agreement shall be binding upon the successors and assigns of each of the parties. This Agreement shall not be assigned by either party without the prior written consent of the other party unless such assignment shall be to a parent, subsidiary, affiliate, or successor of either Party. When written consent of a party is required, such consent shall not be unreasonably withheld.

10.11. This Agreement shall be construed under and in accordance with the laws of the State of Florida, and all obligations of the parties created hereunder are enforceable in the federal or state court having appropriate jurisdiction thereof.

10.12. All notices will be in writing and shall be deemed given when mailed by first class mail or delivered in person. Notices required to be given to the parties by each other will be addressed to:

To Service Company:

Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
ATTN: Chris Tarase, Vice President

With a copy to:

Inframark, LLC
220 Gibraltar Road, Suite 200
Horsham, PA 19044

ATTN: Legal Department
To District:
Asturia CDD
c/o Hopping Green & Sams PA
Attn: Jonathon Johnson
119 S. Monroe St. #300
Tallahassee, FL 32301

10.13. All records compiled by Service Company with information and material gathered when performing this Agreement are the property of District.

10.14. This Agreement may be executed in more than one counterpart, each of which shall be deemed an original.

IN WITNESS WHEREOF, the parties have duly executed this Agreement effective as of the date at the top of this Agreement.

INFRAMARK, LLC

**ASTURIA COMMUNITY
DEVELOPMENT DISTRICT**

By: Chris Tarase
Title: Vice President – Management Services
Date: _____

Printed Name: _____
Title: _____
Date: _____

Schedule A
Scope of Services

The Service Company shall provide the following services to, for, and on behalf of the District:

A- FINANCIAL ACCOUNTING SERVICES

- 1- Prepare the District's budget at the District's direction.
- 2- Implement the District's budget directives.
- 3- Prepare of monthly financial reports for the regular District meetings.
- 4- Submit preliminary budget to the District as required under applicable law or District policy.
- 5- Modify preliminary budget for consideration by the District at the District's advertised Public Hearing.
- 6- Coordinate budget preparation with District's Board, Engineer, and Attorney.
- 7- Prepare budget resolution approving the District's budget and authorization to set public hearing.
- 8- Prepare budget and assessment resolutions as required by applicable law.
- 9- Prepare annual financial report for units of local government.
- 10- Prepare of Public Depositor's Report and distribution to State Treasurer.
- 11- Provide all required annual disclosure information to the local government in the County in which the District resides
- 12- Coordinate and distribute Annual Public Facilities Report and distribute to appropriate agencies.
- 13- Prepare of all required schedules for year-end audit.
- 14- Oversee capital and general fund accounts.
- 15- Prepare required investment policies and procedures at the District's direction.
- 16- Administer purchase order system, periodic payment of invoices.
- 17- Coordinate tax collection and miscellaneous receivables.
- 18- Establish Government Fund Accounting System in accordance with the Uniform Accounting System prescribed by Department of Banking and Finance for Government Accounting, Generally Accepted Accounting Principles (GAAP) and Government Accounting Standards Board (GASB).

- 19- Prepare and coordinate applications for federal ID numbers and tax exemption certificates.

B- MANAGEMENT AND RECORDING SERVICES

- 1- Attend up to ~~{INSERT NUMBER}~~twelve (12) Meetings of the District Board of Supervisors and provide meaningful dialogue on the issues before the District Board of Supervisors for action.
- 2- Record all meetings of the District.
- 3- Organize, conduct, and provide minutes for all meetings of the District. This includes, but is not limited to, scheduling meetings, providing agenda packages and meeting materials in the form requested by the Board of Supervisors, and publishing Board meeting, public hearing notices, and landowner election notices as directed by the District; for avoidance of doubt, the Service Company does not provide any legal advice and does not make any recommendations as to how to apply with applicable laws.
- 4- Consult with the Board of Supervisors and its designated representatives, and when necessary, organize such meetings, discussions, project site visits, workshops, and hearings as may pertain to the administration and accomplishment of the various projects and services provided by the District.
- 5- Identify significant policies, including analysis of policy implementation with administrative and financial impact statement and effect on the District.
- 6- Provide Oath of Office and Notary Public for all newly elected members of the District Board of Supervisors.
- 7- Prepare agenda for budget hearings.
- 8- Prepare of all the District's Board of Supervisor agendas and coordination of receipt of sufficient material for the District's Board of Supervisors to make informed policy decisions.
- 9- Prepare and advertise all notices of meetings as required.
- 10- Maintain the District's seal.
- 11- Act as the primary point of contact for District-related matters
- 12- Ensure all required procedures for the District are properly followed and executed, including provision of required compliance and disclosure information to local governments; Service Company shall work with the District as need be to ensure all required procedures are properly followed and executed.
- 13- Solicit bids for the District's contract services for the District's approval and serve as a liaison between the District and contractors to observe the monthly performance of the work of companies supplying the services related to the operation and maintenance of the District's public infrastructure

- 14- Make recommendations and assist in matters relating to solicitation, approval, rejection, amendment, renewal, and cancellation of contracts for services to the District. In advance of expiration of contracts, the Service Company shall advise the District as to need for renewal or additional procurement activities and implement same. The Service Company shall work with the District's attorney and engineer in fulfilling these requirements. The Service Company's project management (the onsite management of specific large maintenance and/or capital projects) will require an additional project management fee. Any such project management fee must be approved in advance the District; provided, however, that in the event of an emergency, the Service Company may provide project management services for a reasonable project management fee.
- 15- Coordinate and provide contract administration for any services provided to the District by outside vendors. Contract administration will not require any "project management" (i.e. oversight of construction and/or engineering work that may require professional certifications or other expertise that the Service Company's personnel may not possess).
- 16- If required, provide day-to-day management of in-house operations by performing the following:
 - a- Hire and maintain a highly qualified staff.
 - b- Coordinate all personnel applications, benefits, and payroll and submit in an accurate and timely manner.
 - c- Prepare and implement operating schedules.
 - d- Prepare and implement operating policies.
 - e- Interface with Residents to insure anticipated levels of service are being met.
 - f- Implement internal purchasing policies.
 - g- Prepare and bid services and commodities as necessary.
 - h- Coordinate with the District's residents to determine the services and levels of service to be provided as part of the District's budget preparations.
- 17- Preparation of Specifications and coordination for insurance and independent auditor services.
- 18- Provide a monthly field inspection of the community and provide the report to the District.
- 19- Responding to any community complaints or requests for service from residents.

C- SPECIAL ASSESSMENT SERVICES

- 1- Prepare assessment resolution levying the assessments on the property in the District and prepare assessment rolls.

- 2- Prepare and maintain a property database by using information obtained by local Property Appraiser's secured roll.
- 3- Review and compare information received from the Property Appraiser to prior years' rolls, to ensure that the District rolls are in compliance with the law and that the Service Company has obtained all the pertinent information to prepare accurate assessments.
- 4- Periodically update the database for all activity such as transfer of title, payment of annual assessment, prepayment of principal.
- 5- Act as the primary contact to answer property owner questions regarding special assessments, tax bills, etc. and provide pay off information upon request to property owner.
- 6- Upon adoption of the budget and assessments, coordinate with the office of the Property Appraiser and Tax Collector to ensure correct application of assessments and receipt of District funds.
- 7- Act as primary contact to answer property owners' questions regarding the Capital Assessment.

**Schedule B
Rate Schedule**

I. ANNUAL BASE FEE

The Annual Base Fee for the first Agreement Year shall be \$57,955.00 (\$4,829.58 per month).

II. MISCELLANEOUS SCHEDULE OF CHARGES

Special Meetings - Beyond those defined in the negotiated agreement	\$125.00 per hour
Mail Distribution	
General Distribution- Includes label, folding, insertion of up to two items and delivery to the post office	\$0.35 per piece
General Distribution - Additional inserts over two	\$0.03per additional page
Labels	\$0.07each
Certified Mail	Current rate charged by postmaster plus handling charge of \$5.00
Postage	Current rate charged by postmaster (no add on}
Copies	
Black and white, single sided	\$0.18 per copy, up to 100 copies \$0.10 per copy thereafter
Color (single sided}	\$0.50 per copy
Black and white, duplex (two-sided)	\$0.21 per duplex copy
Special Services- includes court appearances, performance of tasks other than contract schedule(s), requested attendance for special committee functions and research for special projects	\$125.00 per hour
File Storage - Records preceding those included in base fee (current year records plus two years previous) (Any boxes may be transferred to the District upon the request of the District)	\$15.00 per box per month
Notary service	Included
Estoppel letters for Sellers of Property-the Service Company will charge the seller directly	Per market rates

Tab 8

RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTURIA COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND FIXING THE COMPENSATION OF THE DISTRICT MANAGER; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) must employ and fix compensation of a “**District Manager**;” and

WHEREAS, the Board has determined that the appointment of a District Manager is necessary, appropriate and in the District’s best interests; and

WHEREAS, the Board desires to appoint a District Manager and to provide compensation for their services.

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

- 1. Approval of District Management Agreement.** Inframark, LLC is appointed as District Manager and shall be compensated for their services in such capacity in the manner prescribed in the agreement incorporated herein by reference as **Exhibit A**.
- 2. Conflicts.** Resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
- 3. Effective Date.** This Resolution shall become effective immediately upon its adoption.

Adopted this _____ day of _____, 2021

Attest:

Asturia Community Development District

Secretary/Assistant Secretary

Chair of the Board of Supervisors

Tab 9

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTURIA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors (“**Board**”), desires to appoint a new Bob Nanni as Secretary and Stephen Bloom as Treasurer.

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

- 1. District Officers.** Bob Nanni is appointed as Secretary and Stephen Bloom is appointed as Treasuerr.
- 2. Conflicts.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.
- 3. Effective Date.** This Resolution shall become effective immediately upon its adoption.

Adopted this ___ day of _____, 2021.

Attest:

Asturia Community Development District

Secretary/Assistant Secretary

Chair of the Board of Supervisors

Tab 10

RESOLUTION 2022-04

**A RESOLUTION OF THE ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING AUTHORIZATION AND ACTIONS
RELATING TO THE ACCOUNTS OF THE DISTRICT**

WHEREAS, the Board of Supervisors (“**Board**”) of the Asturia Community Development District (“**District**”) desires to designate authorization and authorize certain actions relating to its accounts;

WHEREAS, the Board has engaged the services of Inframark, LLC as the District’s management company pursuant to a District Management Agreement;

WHEREAS, the Board by Resolution 2022-____, has appointed Bob Nanni as Secretary and Stephen Bloom as Treasurer for the District.

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

1. The above recitals are true and correct and by this reference are incorporated into and form a material part of this resolution.
2. As District officers, Bob Nanni and Stephen Bloom are authorized to administer the District’s accounts, as soon as practical and effective immediately.
3. All previous signers on the District’s accounts will be removed effective immediately. Resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
4. This resolution shall become effective on the date of its adoption.

Adopted this ____ day of _____, 2021.

Attest:

Asturia Community Development District

Assistant Secretary

Chair of the Board of Supervisors

Tab 11

MINUTES OF MEETING

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

ASTURIA COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the **Asturia Community Development District** was held on **Tuesday, October 26, 2021 at 6:00 p.m.** at the Asturia Clubhouse, located at 14575 Promenade Parkway, Odessa, FL 33556.

Present and constituting a quorum:

Jon Tietz	Board Supervisor, Chair
Lane Gardner	Board Supervisor, Vice Chair
Richard Jensen	Board Supervisor, Asst. Secretary
Jacques Darius	Board Supervisor, Asst. Secretary

Also present were:

Matthew Huber	Regional District Manager; Rizzetta & Co., Inc.
Jayna Cooper	Assoc. District Manager; Rizzetta & Co., Inc.
Jonathan Johnson	District Counsel; Hopping Green & Sams <i>(Via conf call)</i>
Jason Liggett	Field Service Manager; Rizzetta & Co., Inc. <i>(Via conf call)</i>
Gregg Gruhl	Rizzetta Amenity Services, Inc.
Peter Lucadano	RedTree
Robert Dvorik	JMT Engineering <i>(via conf call)</i>
Mike Osipov	Halff Engineering
Bob Nanni	Inframark

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS

Call to Order

Mrs. Cooper opened the regular Board of Supervisors' meeting at 6:18 p.m. and noted that there were audience members in attendance.

SECOND ORDER OF BUSINESS

Audience Comments

The Board heard audience comments regarding the developer's plan for roadway repairs, concrete used for the phase 5 mailbox kiosk, gathering multiple landscape proposals, an update on first installment payment for holiday lights by the POA, and the cancellation of the potluck.

29
30
31
32
33

THIRD ORDER OF BUSINESS

Consideration of District Engineering RFQ's

The Board heard proposals from Robert Dvorik from JMT and Mike Osipov from Halff Engineering. Mr. Dvorik and Mr. Osipov answered Board members' questions.

On a Motion by Mr. Gardner, seconded by Mr. Jensen, with all in favor, the Board of Supervisors authorized District Counsel to enter contract negotiations with Halff Engineering for the Asturia Community Development District.

34
35

FOURTH ORDER OF BUSINESS

Staff Reports

36
37

A. Clubhouse Report

Mr. Gruhl updated the Board that Ramon's work schedule will be 10-2, Monday – Friday. The Board requested that he work a weekend day and specific event dates for the next several weeks. Mr. Gruhl will follow-up.

41
42

B. Field Inspection Report

The Board received the Landscape report from Mr. Liggett.

44
45

Mr. Liggett stated that he would share mulch pricing with the Board chairman within the week.

47
48

C. Landscape Response to Inspection Report

The Board received the Landscape Response to Inspection Report from Mr. Lucadano.

50
51

RedTree was able to start their contract early, with the first mow on October 15, and have already addressed many of the items on the Inspection Report.

53
54

The Board considered RedTree's proposal to include Phase 4 landscape and maintenance in the amount of \$3100 per month. The Board discussed partial maintenance of this area at a reduced price and frequency until the developer installs sod and construction is complete.

55
56

On a Motion by Mr. Tietz, seconded by Mr. Darius, with all in favor, the Board of Supervisors authorized the Board chairman to work with RedTree on an interim maintenance schedule for Phase 4 until January 1, 2022, at which time the proposed regular maintenance schedule will begin for \$3100 per month, subject to construction, for the Asturia Community Development District.

59
60

D. District Counsel

The Board received the District Counsel report from Mr. Johnson.

62
63

Mr. Johnson explained 2 Cost Share Agreements that were executed in July 2021 for the Board's review.

64
65

E. District Manager

66

67 The Board received the District Manager report from Mrs. Cooper.

68

69 Mrs. Cooper reminded the Board that their next regularly scheduled meeting will be held
70 on November 23, 2021, 6:00 p.m.

71

72 Mrs. Cooper presented abbreviated financials, some items that were accomplished over
73 the month, and answered Board members' questions about the amount of available
74 cash.

75

76 Mr. Tietz rescinded his previous direction to freeze all payments and directed Mrs.
77 Cooper to unfreeze all payments from October 18, 2021, and to continue to send weekly
78 AP batches to the chairman.

79 **FIFTH ORDER OF BUSINESS**

Ratification of Phase 5 Mailboxes

80

81 Mr. Gardner stated that he will have Sean Manson confirm the specs of the concrete
82 used for the Phase 5 mailboxes.

On a Motion by Mr. Tietz, seconded by Mr. Darius, with all in favor, the Board of Supervisors ratified the construction of Phase 5 mailboxes for the Asturia Community Development District.

83

84 **SIXTH ORDER OF BUSINESS**

**Consideration of Inframark Agreement for
Professional District Services**

85

86

87 Mr. Nanni reviewed Inframark's Agreement and answered Board members' questions.
88 Mr. Johnson stated that there are revisions necessary, and the Agreement has not been
89 finalized. The Board directed Mr. Johnson to circulate a red line of the Agreement for
90 their review.

91

92 The Board tabled consideration of the Inframark Agreement until the November meeting.

93 **SEVENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of
Supervisors Regular Meeting held on
September 28, 2021**

94

95

96

97 Mr. Tietz directed Mrs. Cooper to include his motion to cancel all Rizzetta contracts.

On a motion from Mr. Jensen, seconded by Mr. Tietz, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on September 28, 2021, as amended for the Asturia Community Development District.

98

99

100 **EIGHTH ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance
Expenditures for September 2021**

101

102

On a motion from Mr. Darius, seconded by Mr. Jensen, with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures for September 2021 in the amount of \$53,892.68 for the Asturia Community Development District.

NINTH ORDER OF BUSINESS

Consideration of the HGS Transition Letter

On a motion from Mr. Tietz, seconded by Mr. Gardner, with all in favor, the Board of Supervisors authorized the District Counsel transition from Hopping Green to Kutak Rock effective November 15, 2021, for the Asturia Community Development District.

TENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

The Board head audience comments regarding being diligent about roadway issues, landscapers using private property to access CDD property, and extending resident key fob access to 7:00 a.m. – 10:00 p.m.

On a motion from Mr. Tietz, seconded by Mr. Darius, with all in favor, the Board of Supervisors approved extending key fob access to the clubhouse to 7:00 a.m. – 10:00 a.m. for the Asturia Community Development District.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Tietz, seconded by Mr. Jensen, with all in favor, the Board agreed to adjourn the meeting at 8:24 p.m. for the Asturia Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 12

ASTURIA COMMUNITY DEVELOPMENT DISTRICT

District Office Wesley Chapel, Florida (813) 994-1001

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.asturiacdd.org

Operation and Maintenance Expenditures October 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2021 through October 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$30,126.34**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Astoria Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Astoria CDD	JV0789	JV0789	Debit Card Expenses	\$ 206.75
Astoria CDD	CD053	CD053	Debit Card Expenses	\$ 43.23
Best Termite & Pest Control, Inc.	002985	1107378	Pest Control 09/21	\$ 55.00
Blue Water Aquatics, Inc.	002986	27984	Aquatic Services 09/21	\$ 640.00
Brighthouse Networks	002987	065826701092221	14575 Promenade Pkwy 10/21	\$ 245.75
Claudia De La Espriella	002980	092821 De La Espriella	Rental Deposit Refund 09/21	\$ 250.00
Clean Sweep Supply Co., Inc.	002988	1774	Clubhouse Supplies 09/21	\$ 143.48
Duke Energy	002989	02017 22358 09/21	000 Aviles Parkway Lite 09/21	\$ 3,194.66
Duke Energy	002989	Duke Electric Summary 09/21	Electric Summary 09/21	\$ 2,341.19

Asturia Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	002996	93427 56422 09/21	0000 Promenade Pkwy Street Lights 09/21	\$ 401.72
FitRev, Inc.	002990	23648	Treadmill Belt & Seat Reupholstery 07/21	\$ 820.46
Florida Department of Revenue	002997	85-8016529160C-9 09/21	Sales & Use Tax 09/21	\$ 49.72
Innersync Studio, Ltd DBA Campus Suite	002991	19878	Annual CDD Website Services/ADA Compliance FY21/22	\$ 1,537.50
Pasco County	003001	Water Summary 09/21	Water Summary 09/21	\$ 2,821.35
Rizzetta & Company, Inc.	002981	INV0000061845	District Management Fees 10/21	\$ 4,314.00
Rizzetta & Company, Inc.	003003	INV0000062012	Assessment Roll Preparation FY21/22	\$ 4,750.00
Rizzetta Amenity Services, Inc.	002992	INV00000000009134	Amenity Management Services 10/01/21	\$ 4,078.24
Rizzetta Amenity Services, Inc.	003004	INV00000000009177	Out Of Pocket Expenses 09/21	\$ 64.58

Asturia Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Amenity Services, Inc.	003006	INV0000000009201	Amenity Management Services 10/15/21	\$ 3,558.91
Rizzetta Technology Services, LLC	002982	INV0000007982	Email & Website Hosting Services 10/21	\$ 190.00
The Pampering Plumber	002983	24613-84130	Out Door Shower Repair 09/21	\$ 59.00
Times Publishing Company	002984	0000183347 09/22/21	Account #122995 Legal Advertising 09/21	\$ 157.60
Times Publishing Company	003007	0000188683 10/13/21	Account #122995 Legal Advertising 10/21	<u>\$ 203.20</u>
Report Total				<u>\$ 30,126.34</u>



Details for Order #111-6034101-5043465

[Print this page for your records.](#)

Order Placed: September 8, 2021
Amazon.com order number: 111-6034101-5043465
Order Total: \$34.00

Not Yet Shipped

Items Ordered

1 of: *Flexzilla HFZG550YW Garden Lead-In Hose 5/8 In. x 50 ft, Heavy Duty, Lightweight, Drinking Water Safe*
Sold by: Amazon.com Services LLC

Price
\$34.00

Condition: New

Shipping Address:

Clubhouse Manager
COMMUNITY CLUBHOUSE
14575 PROMENADE PKWY
ODESSA, FL 33556-2707
United States

Shipping Speed:

FREE Shipping

Payment information

Payment Method:

Debit Card | Last digits: 4924

Item(s) Subtotal: \$34.00
Shipping & Handling: \$10.28
Free Shipping: -\$10.28

Billing address

Asturia Community Development District
5844 Old Pasco road
suite 100
wesley chapel, FL 33544
United States

Total before tax: \$34.00
Estimated tax to be collected: \$0.00

Grand Total: \$34.00

To view the status of your order, return to [Order Summary](#).

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9/8/21



Details for Order #113-2817217-3663412

Order Placed: September 9, 2021
Amazon.com order number: 113-2817217-3663412
Order Total: \$139.96

Not Yet Shipped	
Items Ordered	Price
1 Of: Vapor Fresh Disinfecting Gym Wipes, EPA Registered, Safe On All Surfaces (4 Rolls, 4800 Wipes) Sold by: RawAthletics (seller profile) Business Price Condition: New	\$139.96
Shipping Address: Clubhouse Manager COMMUNITY CLUBHOUSE 14575 PROMENADE PKWY ODESSA, FL 33556-2707 United States	
Shipping Speed: FREE Shipping	

Payment information	
Payment Method: MasterCard | Last digits: 4924	Item(s) Subtotal: \$139.96
Billing address Astoria Community Development District 5844 Old Pasco road suite 100 wesley chapel, FL 33544 United States	Shipping & Handling: \$22.38 Promotion applied: -\$22.38 ----- Total before tax: \$139.96 Estimated Tax: \$0.00
	Grand Total: \$139.96

To view the status of your order, return to [Order Summary](#) .

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9/9/21



Details for Order #112-9334080-9486626

Order Placed: September 26, 2021
Amazon.com order number: 112-9334080-9486626
Order Total: \$32.79

Not Yet Shipped	
Items Ordered	Price
3 of: ENERLITES Extra-Duty in-Use Weatherproof Outdoor Decorator GFCI Receptacle Outlets, 1-Gang 6.1" H x 3.4" W x 2.8" D, IUC1V-D, Clear Cover Sold by: Top Greener Inc (seller profile) | Product question? (Ask Seller) Condition: New	\$10.93
Shipping Address: Clubhouse Manager COMMUNITY CLUBHOUSE 14575 PROMENADE PKWY ODESSA, FL 33556-2707 United States	
Shipping Speed: FREE Shipping	

Payment information	
Payment Method: MasterCard | Last digits: 4924	Item(s) Subtotal: \$32.79
Billing address Asturia Community Development District 5844 Old Pasco road suite 100 wesley chapel, FL 33544 United States	Shipping & Handling: \$7.56 Promotion applied: -\$7.56 ----- Total before tax: \$32.79 Estimated Tax: \$0.00 -----
	Grand Total: \$32.79

To view the status of your order, return to [Order Summary](#) .

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9/26/21

Asturia CDD
Justin Lawrence

Limit \$1,000

10/10/2021

All Expenditures must be supported by receipts in order to be eligible for reimbursement.

Attach all receipts to this form.

				Amenity Maint & Repair	Misc Expenses
				57200-4653	57200-4785
Date	Vendor Name	Reason for Expenditure	Amount		
09/06/21	Amazon.com	Clubhouse Supplies	(43.23)		(43.23)
	TOTAL		(43.23)	0.00	(43.23)

DM Approval

Jayna Cooper

Date 11/3/21

Order Placed: October 6, 2021
Amazon.com order number: 112-2299201-1346609
Order Total: \$43.23

Not Yet Shipped

Items Ordered

	Price
1 of: MEIBEI Deck Brush, Stainless Steel Wire with Long Handle 43", Perfect for Algae, Tough Stains on Concrete, Walkways, Patio and Swimming Pool Sold by: MEIBEI TECH (US Seller) Condition: New	\$26.99
1 of: Ortho Orthene Fire Ant Killer1 (Twin Pack) Sold by: Amazon (US Seller) Business Price Condition: New	\$16.24

Shipping Address:

Clubhouse Manager
COMMUNITY CLUBHOUSE
14575 PROMENADE PKWY
ODESSA, FL 33556-2707
United States

Shipping Speed:

FREE Shipping

Payment information

Payment Method:

MasterCard | Last digits: 4924

Billing address

Asturia Community Development District
5844 Old Pasco road
suite 100
wesley chapel, FL 33544
United States

Item(s) Subtotal:	\$43.23
Shipping & Handling:	\$8.72
Promotion applied:	-\$8.72

Total before tax:	\$43.23
Estimated Tax:	\$0.00

Grand Total:	\$43.23

To view the status of your order, return to [Order Summary](#).

10/6/21

STATEMENT

Billing Account Information

Account #: 60154
 ASTURIA COMMUNITY
 DEVELOPMENT DISTRICT
 3434 Colwell Ave
 Tampa, FL 33614

Company Information

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

Description:

Statement Details

<u>DATE</u>	<u>DESCRIPTION</u>	<u>INVOICE #</u>	<u>PO#</u>	<u>TAX</u>	<u>TOTAL</u>	<u>ADJUSTMENT</u>	<u>DAYS OLD</u>	<u>FIN CHARGE</u>	<u>GRAND TOTAL</u>
<i>For service at 14575 State Road 54 Odessa, FL 33556</i>									
9/17/2021	Commercial Pest Control Monthly	1107378		\$0.00	\$55.00	\$0.00	14	\$0.00	\$55.00

PLEASE REMIT: \$55.00

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

Date Rec'd Rizzetta & Co., Inc. 10.01.21
 D/M approval *Jayna Cooper* Date 10/12/21
 Date entered 10.08.21
 Fund 001 GL 57200 OC 4802
 Check # _____

Blue Water Aquatics, Inc.

6727 Trouble Creek Rd
New Port Richey, FL 34653
727-842-2100
office@bluewateraquaticsinc.com
www.bluewateraquaticsinc.com



INVOICE

BILL TO
Asturia CDD
c/o Rizzetta & Co.
3434 Colwell Ave, Ste 200
Tampa, FL 33614 United States

INVOICE 27984
DATE 09/30/2021
TERMS Net 30
DUE DATE 10/30/2021

DATE		DESCRIPTION	QTY	RATE	AMOUNT
09/16/2021	Pond Treatment	Aquatic Services - Treatment Report Attached	1	620.00	620.00
09/16/2021	Pond Treatment	Mosquito Blocks	1	20.00	20.00
09/22/2021	Pond Treatment	Pond #5 Follow-Up (No Charge)	1	0.00	0.00
09/22/2021	Pond Treatment	Pond #3400B Follow-Up (No Charge)	1	0.00	0.00

BALANCE DUE **\$640.00**

Date Rec'd Rizzetta & Co., Inc. 10.01.21
D/M approval *Jayna Cooper* Date 10/12/21
Date entered 10.08.21
Fund 001 GL 53800 OC 4605
Check # _____

September 22, 2021
Invoice Number: 065826701092221
Account Number: 0050658267-01
Security Code: 2686
Service At: 14575 PROMENADE PKWY
ODESSA, FL 33556-2707

RECEIVED
SEP 30 2021

NEWS AND INFORMATION

You are pre-approved! Save money with Spectrum Mobile when you switch to the fastest mobile provider in the nation. Call 1-866-234-5229 to see how much you can save!

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

Summary *Services from 09/21/21 through 10/20/21 details on following pages*

Previous Balance	245.75
Payments Received - Thank You	-245.75
Remaining Balance	\$0.00
Spectrum Business™ TV	108.85
Spectrum Business™ Internet	69.99
Spectrum Business™ Voice	46.00
Other Charges	16.80
Taxes, Fees and Charges	4.11
Current Charges	\$245.75
Total Due by 10/08/21	\$245.75



Date Rec'd Rizzetta & Co., Inc. 09.30.21
D/M approval *Jayna Cooper* Date 10/12/21
Date entered 10.08.21
Fund 001 GL 57200 OC 4702
Check # _____

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.



September 22, 2021
ASTURIA COMMUNITY DEVELOPMENT
Invoice Number: 065826701092221
Account Number: 0050658267-01
Service At: 14575 PROMENADE PKWY
ODESSA, FL 33556-2707

Total Due by 10/08/21 **\$245.75**
Amount you are enclosing \$

Please Remit Payment To:
BRIGHT HOUSE NETWORKS
PO BOX 7195
PASADENA, CA 91109-7195





Contact Us

Visit us at SpectrumBusiness.net

Or, call us at 1-877-824-6249

7635 1610 NO RP 22 09222021 NNNNNY 01 000419 0002

Invoice Number: ASTURIA COMMUNITY DEVELOPMENT
 Account Number: 065826701092221
 Security Code: 0050658267-01
 2686

Charge Details

Previous Balance		245.75
Payments Received - Thank You	09/10	-245.75
Remaining Balance		\$0.00

Payments received after 09/22/21 will appear on your next bill.

Services from 09/21/21 through 10/20/21

Spectrum Business™ TV

Digital Adapter, Spectrum Business TV Basic,	108.85
Spectrum Business TV Standard	
	\$108.85

Spectrum Business™ TV Total **\$108.85**

Spectrum Business™ Internet

50Mbps X 5Mbps	69.99
	\$69.99

Spectrum Business™ Internet Total **\$69.99**

Spectrum Business™ Voice

Phone Number 813-510-3601	
Spectrum Business Voice	42.00
Modem	4.00
	\$46.00

For additional call details, please visit SpectrumBusiness.net Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Spectrum Business™ Voice Total **\$46.00**

Other Charges

Regional Sports Network Fee	0.35
Broadcast TV Fee	16.45
Other Charges Total	\$16.80

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.84
Federal Universal Service Fund	3.27
Taxes, Fees and Charges Total	\$4.11

Current Charges **\$245.75**
Total Due by 10/08/21 **\$245.75**

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

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

Sign up for Paperless Billing.
 It's easy, convenient and secure.

Get your statement as soon as it's available. Instead of receiving a paper bill through the mail, sign up for paperless billing.
It's easy - enroll in paperless billing visit SpectrumBusiness.net.
It's convenient - you can access your statement through SpectrumBusiness.net.
It's secure - we deliver securely to your SpectrumBusiness.net account and only you can access through a secure sign-in process.

Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

Payment Options

Pay Online - Create or Login to pay or view your bill online at Spectrumbusiness.net.

Pay by Mail - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call **1-877-824-6249**.



Invoice Number:
Account Number:
Security Code:

ASTURIA COMMUNITY DEVELOPMENT
065826701092221
0050658267-01
2686

Contact UsVisit us at SpectrumBusiness.net

Or, call us at 1-877-824-6249

7635 1610 NO RP 22 09222021 NNNNNY 01 000419 0002

Voice Fees and Charges - These include charges, to recover or defray government fees imposed on Spectrum, and certain other costs related to Spectrum's Voice service, including a Federal Universal Service Charge and, if applicable, a State Universal Service Charge to recover amounts Spectrum must pay to support affordable telephone service, and may include a state Telecommunications Relay Service Fee to support relay services for hearing and speech impaired customers. Please note that these charges are not taxes and are subject to change. For more information, visit spectrum.net/taxesandfees.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

Complaint Procedures - You have 60 days from the billing date to register a complaint if you disagree with your charges.

Video Closed Captioning Inquiries - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call 1-855-707-7328 or email closedcaptioningsupport@charter.com.

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to 1-704-697-4935, call 1-877-276-7432 or email closedcaptioningissues@charter.com.

Spectrum Voice Provider - Spectrum Advanced Services, LLC



September 22, 2021



Invoice Number:
Account Number:
Security Code:

ASTURIA COMMUNITY DEVELOPMENT
065826701092221
0050658267-01
2686

Contact Us
Visit us at [SpectrumBusiness.net](https://www.spectrumbusiness.net)
Or, call us at 1-877-824-6249

7635 1610 NO RP 22 09222021 NNNNNY 01 000419 0002



YOU'RE PRE-APPROVED! SWITCH TO SPECTRUM MOBILE AND SAVE



Choose from the best devices and get **\$100 back!****

UNLIMITED PLAN^o

\$45 /mo per line with Internet

Save up to 40% on your wireless bill^^

BY THE GIG PLAN^{oo}

\$14 /GB with Internet

Pay only for the data you use, 1 GB at a time

Spectrum Mobile offers:



Simple
easy-to-understand plans, now with 5G.†



The best devices
for your business, or bring your own.



No-hassle bill
with no contracts.
Taxes & fees included.

Call 1-855-215-4417 | Visit business.spectrum.com

Offer subject to change. Valid to qualified business customers who have no outstanding obligation to Charter. Spectrum Business Internet Subscription required. Auto-pay required. Restrictions apply. Unlimited: After 20 GB per line, you will experience reduced speeds for the rest of the bill cycle. Unlimited plans include up to 5 GB mobile hotspot use per line during a billing cycle, with speeds reduced down to a maximum of 600 Kbps for mobile hotspot use after 5 GB for the rest of the billing cycle for that line. 5G device needed to access 5G service. Visit spectrummobile.com/plans for details. †By the Gig: \$14 advanced monthly charge for each line of service. Each line gets one gigabyte (GB) of data that can be shared among all By the Gig lines on the same account. If all By the Gig lines on the account collectively exceed the initial 1 GB allocated to each line, an additional GB of shared data is automatically added to the account and you'll pay an additional \$14.00 per GB, whether you use the entire gigabyte or not. After 5 GB per line, you will experience reduced speeds for the rest of the bill cycle. 5G device needed to access 5G service. For details, go to [SpectrumMobile.com/plans](https://spectrummobile.com/plans). †† Savings based on comparison of single line unlimited data plans amongst national carriers as of 06/09/2020. Data usage limits vary by carrier. ††† Promotion requires trade-in of qualifying device, switch to Spectrum Mobile service plan, porting of current number, new phone purchase, and activation. If new phone paid in full, credit applied to purchase. If new phone financed, credit applied to bill in pro-rated increments for the duration of the Device Payment Plan. For details, go to mobile.spectrum.com/trade-in-terms for full terms and conditions. Restrictions apply. Subject to change. † To access 5G, 5G compatible phone and 5G service required. Not all 5G capable phones compatible with all 5G service. Speeds may vary. Visit spectrummobile.com/5G for details. Spectrum Internet required. ©2021 Charter Communications. All rights reserved.

ASTURIA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Check Request

Amount: \$250

Date: 9/28/21 (payment 7/7/21; Check # 2663)

Payable to: Claudia De la Espriella

Address: 3065 Satilla Loop, Odessa 33556

Reason: Damage Deposit Returned

Requester: Justin Lawrence

Directions for check:

Check is to be mailed:

"Address Above"

JL

Date Rec'd Rizzetta & Co., Inc. 9/29/21
D/M approval Meh Date 1 1
Date entered 09.30.21
Fund 001 GL 22000 OC
Check #

Clean Sweep Supply Co., INC.

206 E Waters Ave
Tampa, FL 33604 US
+1 8139329564
patrick@cleansweepsupply.biz



INVOICE

BILL TO
Asturia CDD
3434 Colwell Ave
Tampa, Fl 33614

SHIP TO
Asturia CDD
14575 Promenade Pkwy.
Odessa, Fl 33556

INVOICE 1774
DATE 09/29/2021
TERMS Net 30
DUE DATE 10/29/2021

SKU	DESCRIPTION	QTY	RATE	AMOUNT
410136	410136 Heavenly Soft Kitchen Roll Towel 2-Ply 7.8" X 11"	1	26.50	26.50
91210	Cleaner Disinfectant Fullsan Fresh - aerosol	12	6.55	78.60
77182	Lysol Disinfecting Wipes 80 Count, Lemon & Lime Blossom	1	38.38	38.38

BALANCE DUE **\$143.48**

Date Rec'd Rizzetta & Co., Inc. 10.01.21
D/M approval *Jayna Cooper* Date 10/12/21
Date entered 10.08.21
Fund 001 GL 57200 OC 4709
Check # _____



duke-energy.com
1.877.372.8477

RECEIVED

OCT - 4 2021

Your Energy Bill

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

Bill date Sep 24, 2021
For service Aug 24 - Sep 24
31 days

Account number 02017 22358

Billing summary

Previous amount due	\$3,178.10
Payment received Sep 23	-3,178.10
Lighting Charges	263.78
Maintenance/Fixture Charges	2,924.12
Taxes	6.76
Total amount due Oct 18	\$3,194.66



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Call us at 1-800-228-8485 or 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

	Current Month	Sep 2020
Electric (daily average kWh)	130	134

Billing details - Lighting Charges

Lighting Service Company Owned/Maintained (LS-1)	
BILLING PERIOD..08-24-21 TO 09-24-21 31 DAYS	
CUSTOMER CHARGE	\$1.56
ENERGY CHARGE	
4,018 KWH @ 3.14c	126.17
FUEL CHARGE	
4,018 KWH @ 3.356c	134.84
ASSET SECURITIZATION CHARGE	
4,018 KWH @ 0.03c	1.21
Total Lighting Charges	\$263.78

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Date Rec'd Rizzetta & Co., Inc. 10.04.21

D/M approval *Jayna Cooper* Date 10/12/21

Date entered 10.08.21

Fund 001 GL 53100 OC 4307

Check # _____

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late 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
02017 22358

Amount due

\$3,194.66
by Oct 18

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

\$ _____ Amount enclosed

035292 000001233



ASTURIA COMM DEV DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

9900020172235800066000000000000000000031946600003194669



We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing

Automatically from your bank account duke-energy.com/automatic-draft

Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744

By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004

In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless

Home duke-energy.com/manage-home

Business duke-energy.com/manage-bus

General questions or concerns

Residential

Online duke-energy.com

Call (Monday - Friday, 7 a.m. to 7 p.m.) 800.700.8744

For hearing impaired TDD/TTY 800.222.3448 or 711

International 1.407.629.1010

Business Customer

Online duke-energy.com

Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$40 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$50 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:	
0082	DEC CONC WASHNG 16
0082	SV MONTICELLO 9500L

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$2,783.08
MAINTENANCE TOTAL	141.04
Total Maintenance/Fixture Charges	\$2,924.12

Billing details - Taxes

GROSS RECEIPTS TAX	\$6.76
Total Taxes	\$6.76



Duke Energy Electric Services for Asturia CDD

Summary Electric 09/21

Invoice Date 8/30/21

Account #	Amount	Due Date	Service Address	GL Code	Object Code
43129 74337	\$ 16.15	10/22/21	14700 Trails Edge Boulevard- Irrig	53100	4304
51543 99555	\$ 16.29	10/22/21	2995 Long Bow Way- Irrig	53100	4304
75508 60008	\$ 16.29	10/22/21	14826 Renaissance Ave- Irrig	53100	4304
82327 83423	\$ 16.29	10/22/21	2781 Long Bow Way - Irrig	53100	4304
		10/22/21			
16518 50548	\$ 15.64	10/22/21	14575 Promenade Parkway-Irrig	53100	4304
56192 03365	\$ 1,359.64	10/22/21	14575 Promenade Parkway-Amenity Ctr	53100	4302
19531 56049	\$ 16.40	10/22/21	15138 Caravan Ave - Irrigation	53100	4304
13155 71559	\$ 16.15	10/22/21	15233 Renaissance Ave Irrigation	53100	4304
14853 87443	\$ 16.03	10/22/21	15121 Aviles Parkway-Irrig	53100	4304
00203 79435	\$ 16.03	10/22/21	15381 Aviles Pky Pump - Irrig	53100	4304
10562 01212	\$ 15.64	10/22/21	14731 State Road 54	53100	4301
		10/22/21	000 Aviles Pky Lite	53100	4307
65212 34511	\$ 16.40	10/22/21	15246 Caravan Ave - Irrigation	53100	4304
34022 65144	\$ 15.89	10/22/21	15301 Aviles Pky Pump - Irrig	53100	4304
59346 33374	\$ 16.29	10/22/21	14807 Renaissance Ave Irrigation	53100	4304
48482 24139	\$ 772.06	10/22/21	14575 Promenade Parkway- Pool	53100	4302

\$ 2,341.19

Total by Code	4301	\$15.64	Utilities
	4302	\$2,131.70	Recreation
	4304	\$193.85	Irrigation

Date Rec'd Rizzetta & Co., Inc. 10.05.21
 D/M approval *Jayna Cooper* Date 10/12/21
 Date entered 10.08.21
 Fund 001 GL 53100 OC
 Check #



duke-energy.com
1.877.372.8477

Your Energy Bill

page 1 of 3

Service address

ASTURIA COMM DEV DISTRICT
14700 TRAILS EDGE BLVD,
IRRIGATION

Bill date Sep 30, 2021

For service Aug 30 - Sep 30
31 days

Account number **43129 74337**

Billing summary

Previous amount due	\$16.15
<i>Payment received Sep 23</i>	-16.15
Electric Charges	15.75
Taxes	0.40
Total amount due Oct 22	\$16.15



Thank you for your payment.

RECEIVED
OCT - 5 2021

Your usage snapshot

	Current Month	Oct 2020
Electric (daily average kWh)	0	0

Current electric usage for meter number 004456132

Actual reading	48
Previous reading	- 44
Energy used	4 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric Charges

General Service Non-Demand Secondary (GS-1)	
BILLING PERIOD..08-30-21 TO 09-30-21 31 DAYS	
CUSTOMER CHARGE	\$15.25
ENERGY CHARGE	
4 KWH @ 8.719c	0.35
FUEL CHARGE	

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late charge.

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

Amount due

\$16.15
by Oct 22

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

\$ _____ Amount enclosed



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

Account number
43129 74337

020811 000001568



ASTURIA COMM DEV DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

990043129743370006600000000000000000000161500000016152

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Residential
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 800.700.8744
For hearing impaired TDD/TTY 800.222.3448 or 711
International 1.407.629.1010

Business Customer
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading: Nov 2

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$40 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$50 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

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Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



duke-energy.com
1.877.372.8477

Account number **43129 74337**

Billing details - Electric Charges continued

4 KWH @ 3.514c	0.14
ASSET SECURITIZATION CHARGE	
4 KWH @ 0.244c	0.01
Total Electric Charges	\$15.75

Billing details - Taxes

GROSS RECEIPTS TAX	\$0.40
Total Taxes	\$0.40

fb.def.duke.bills.20210930215928.43.afp-41623-000001568





We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1004 Charlotte, NC 28201-1004
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Residential	
Online	duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.)	800.700.8744
For hearing impaired TDD/TTY	800.222.3448 or 711
International	1.407.629.1010

Business Customer

Online	duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.)	877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading: Nov 2

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$40 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$50 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



duke-energy.com
1.877.372.8477

Account number **51543 99555**

Billing details - Electric Charges continued

5 KWH @ 3.514c	0.18
ASSET SECURITIZATION CHARGE	
5 KWH @ 0.244c	0.01
Total Electric Charges	\$15.88

Billing details - Taxes

GROSS RECEIPTS TAX	\$0.41
Total Taxes	\$0.41





We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1004 Charlotte, NC 28201-1004
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Residential	
Online	duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.)	800.700.8744
For hearing impaired TDD/TTY	800.222.3448 or 711
International	1.407.629.1010

Business Customer

Online	duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.)	877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading: Nov 2

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$40 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$50 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services

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duke-energy.com
1.877.372.8477

Account number **75508 60008**

Billing details - Electric Charges continued

5 KWH @ 3.514c	0.18
ASSET SECURITIZATION CHARGE	
5 KWH @ 0.244c	0.01
Total Electric Charges	\$15.88

Billing details - Taxes

GROSS RECEIPTS TAX	\$0.41
Total Taxes	\$0.41

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We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing

Automatically from your bank account duke-energy.com/automatic-draft

Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744

By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004

In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless

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Business duke-energy.com/manage-bus

General questions or concerns

Residential

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Call (Monday - Friday, 7 a.m. to 7 p.m.) 800.700.8744

For hearing impaired TDD/TTY 800.222.3448 or 711

International 1.407.629.1010

Business Customer

Online duke-energy.com

Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

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St Petersburg, FL 33733

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duke-energy.com
1.877.372.8477

Account number **82327 83423**

Billing details - Electric Charges continued

5 KWH @ 3.514c	0.18
ASSET SECURITIZATION CHARGE	
5 KWH @ 0.244c	0.01
Total Electric Charges	\$15.88

Billing details - Taxes

GROSS RECEIPTS TAX	\$0.41
Total Taxes	\$0.41





duke-energy.com
1.877.372.8477

RECEIVED
OCT - 5 2021

Your Energy Bill

Service address ASTURIA COMM DEV DISTRICT
14575 PROMENADE PKY,
IRRIGATION

Bill date Sep 30, 2021
For service Aug 30 - Sep 30
31 days

Account number 16518 50548

Billing summary

Previous amount due	\$15.64
<i>Payment received Sep 23</i>	-15.64
Electric Charges	15.25
Taxes	0.39
Total amount due Oct 22	\$15.64



Thank you for your payment.

Your usage snapshot

	Current Month	Oct 2020
Electric (daily average kWh)	0	0

Current electric usage for meter number 004459942	
Actual reading	0
Previous reading	- 0
Energy used	0 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric Charges

General Service Non-Demand Secondary (GS-1)	
BILLING PERIOD .08-30-21 TO 09-30-21 31 DAYS	
CUSTOMER CHARGE	\$15.25
Total Electric Charges	\$15.25

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late 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
16518 50548

Amount due

\$15.64
by Oct 22

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

\$ _____ Amount enclosed

020795 000001572
|||||

ASTURIA COMM DEV DISTRICT
C/O RIZZETTA COMPANY
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

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Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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By mail payable to Duke Energy	P.O. Box 1004 Charlotte, NC 28201-1004
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

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Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Residential	
Online	duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.)	800.700.8744
For hearing impaired TDD/TTY	800.222.3448 or 711
International	1.407.629.1010

Business Customer

Online	duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.)	877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

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P.O. Box 14042
St Petersburg, FL 33733

Important to know

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duke-energy.com
1.877.372.8477

Account number **16518 50548**

Billing details - Taxes

GROSS RECEIPTS TAX	\$0.39
Total Taxes	\$0.39





duke-energy.com
1.877.372.8477

RECEIVED
OCT - 5 2021

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
14575 PROMENADE PKY,
AMENITY CENTER

Bill date Sep 30, 2021
For service Aug 30 - Sep 30
31 days

Account number 56192 03365

Billing summary

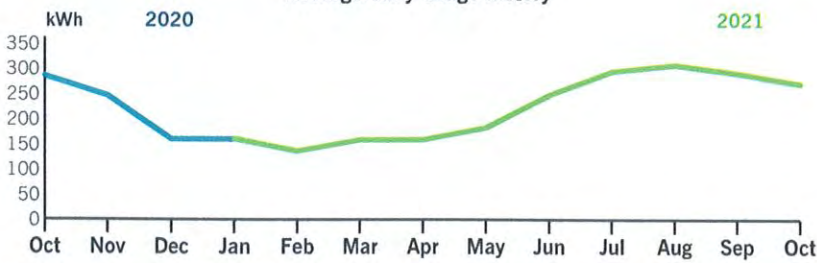
Previous amount due	\$1,482.48
Payment received Sep 23	-1,482.48
Electric Charges	1,058.33
Lighting Charges	23.94
Maintenance/Fixture Charges	249.62
Taxes	27.75
Total amount due Oct 22	\$1,359.64



Thank you for your payment.

Your usage snapshot

Average daily usage history



	Current Month	Oct 2020
Electric	281	299

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late 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
56192 03365

Amount due

\$1,359.64
by Oct 22

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

\$ _____ Amount enclosed

020769 000001581



ASTURIA COMM DEV DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

9900561920336500066000000000000000013596400001359640



We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
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800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

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Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Residential
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 800.700.8744
For hearing impaired TDD/TTY 800.222.3448 or 711
International 1.407.629.1010

Business Customer

Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading: Nov 2

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Your usage snapshot - continued

Current electric usage for meter number 009504488			
Actual reading			3380
Previous reading			- 2962
			418
		Multiplier	x 20
		Energy used	8,360 kWh
PRESENT ONPEAK	1,060	PREVIOUS ONPEAK	914
DIFFERENCE ONPEAK	146	ON PEAK KWH	2,920
PRESENT KW (ACTUAL)	1.05	PRESENT PEAK KW	1.05
BASE KW	21	ON-PEAK KW	21
LOAD FACTOR	53.5%		



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

A multiplier is the factor that the meter reading is multiplied by to determine the correct energy usage.

Billing details - Electric Charges

General Service Non-Demand Secondary (GS-1)	
BILLING PERIOD..08-30-21 TO 09-30-21 31 DAYS	
CUSTOMER CHARGE	\$15.25
ENERGY CHARGE	
8,360 KWH @ 8.719c	728.91
FUEL CHARGE	
8,360 KWH @ 3.514c	293.77
ASSET SECURITIZATION CHARGE	
8,360 KWH @ 0.244c	20.40
Total Electric Charges	\$1,058.33

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Lighting Charges

Lighting Service Company Owned/Maintained (LS-1)	
BILLING PERIOD..08-30-21 TO 09-30-21 31 DAYS	
CUSTOMER CHARGE	\$1.56
ENERGY CHARGE	
343 KWH @ 3.14c	10.77
FUEL CHARGE	
343 KWH @ 3.356c	11.51
ASSET SECURITIZATION CHARGE	
343 KWH @ 0.03c	0.10
Total Lighting Charges	\$23.94

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

Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:





Billing details - Equipment/Rental Charges continued

0007	DEC CONC WASHNG 16
0007	SV MONTICELLO 9500L

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$237.58
MAINTENANCE TOTAL	12.04
Total Maintenance/Fixture Charges	\$249.62

Billing details - Taxes

GROSS RECEIPTS TAX	\$27.75
Total Taxes	\$27.75



duke-energy.com
1.877.372.8477

RECEIVED
OCT - 5 2021

Your Energy Bill

Service address ASTURIA COMM DEV DISTRICT
15138 CARAVAN AVE,
IRRIGATION

Bill date Sep 30, 2021
For service Aug 30 - Sep 30
31 days

Account number 19531 56049

Billing summary

Previous amount due	\$16.40
Payment received Sep 23	-16.40
Electric Charges	15.99
Taxes	0.41
Total amount due Oct 22	\$16.40



Thank you for your payment.

Your usage snapshot

	Current Month	Oct 2020
Electric (daily average kWh)	0	0

Current electric usage for meter number 003347708	
Actual reading	114
Previous reading	- 108
Energy used	6 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric Charges

General Service Non-Demand Secondary (GS-1)	
BILLING PERIOD..08-30-21 TO 09-30-21 31 DAYS	
CUSTOMER CHARGE	\$15.25
ENERGY CHARGE	
6 KWH @ 8.719c	0.52
FUEL CHARGE	

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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
19531 56049

Amount due

\$16.40
by Oct 22

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

\$ _____ Amount enclosed

020797 000001572
ASTURIA COMM DEV DISTRICT
C/O RIZZETTA COMPANY
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

9900195315604900066000000000000000000000000164000000016400

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Report an emergency

Electric outage duke-energy.com/outages
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Convenient ways to pay your bill

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In person duke-energy.com/location

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International 1.407.629.1010

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Call before you dig

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St Petersburg, FL 33733

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duke-energy.com
1.877.372.8477

Account number **19531 56049**

Billing details - Electric Charges continued

6 KWH @ 3.514c	0.21
ASSET SECURITIZATION CHARGE	
6 KWH @ 0.244c	0.01
Total Electric Charges	\$15.99

Billing details - Taxes

GROSS RECEIPTS TAX	\$0.41
Total Taxes	\$0.41

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We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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Business duke-energy.com/manage-bus

General questions or concerns

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Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading: Nov 2

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When you pay by check

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Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

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Special Needs Customers

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Para nuestros clientes que hablan Español

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duke-energy.com
1.877.372.8477

Account number **13155 71559**

Billing details - Electric Charges continued

4 KWH @ 3.514c	0.14
ASSET SECURITIZATION CHARGE	
4 KWH @ 0.244c	0.01
Total Electric Charges	\$15.75

Billing details - Taxes

GROSS RECEIPTS TAX	\$0.40
Total Taxes	\$0.40

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We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1004 Charlotte, NC 28201-1004
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Residential	
Online	duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.)	800.700.8744
For hearing impaired TDD/TTY	800.222.3448 or 711
International	1.407.629.1010

Business Customer

Online	duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.)	877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

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Billing details - Electric Charges continued

3 KWH @ 3.514c	0.11
ASSET SECURITIZATION CHARGE	
3 KWH @ 0.244c	0.01
Total Electric Charges	\$15.63

Billing details - Taxes

GROSS RECEIPTS TAX	\$0.40
Total Taxes	\$0.40





duke-energy.com
1.877.372.8477

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
15381 AVILES PKY PUMP,
IRRIGATION

Bill date Sep 30, 2021
For service Aug 30 - Sep 30
31 days

Account number 00203 79435

Billing summary

Previous amount due	\$16.03
<i>Payment received Sep 23</i>	-16.03
Electric Charges	15.63
Taxes	0.40
Total amount due Oct 22	\$16.03



Thank you for your payment.

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OCT - 5 2021

Your usage snapshot

	Current Month	Oct 2020
Electric (daily average kWh)	0	0

Current electric usage for meter number 000905106	
Actual reading	103
Previous reading	- 100
Energy used	3 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric Charges

General Service Non-Demand Secondary (GS-1)	
BILLING PERIOD..08-30-21 TO 09-30-21 31 DAYS	
CUSTOMER CHARGE	\$15.25
ENERGY CHARGE	
3 KWH @ 8.719c	0.26
FUEL CHARGE	

Your current rate is General Service Non-Demand Secondary (GS-1).
For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late 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
00203 79435

Amount due

\$16.03
by Oct 22

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

\$ _____ Amount enclosed

020803 000001570



ASTURIA COMM DEV DISTRICT
C/O RIZZETTA COMPANY
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

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Electric outage duke-energy.com/outages
800.228.8485

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Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
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Business Customer

Online duke-energy.com
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Call before you dig

Call 800.432.4770 or 811

Check utility rates

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Correspond with Duke Energy (not for payment)

P.O. Box 14042
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Important to know

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duke-energy.com
1.877.372.8477

Account number **00203 79435**

Billing details - Electric Charges continued

3 KWH @ 3.514c	0.11
ASSET SECURITIZATION CHARGE	
3 KWH @ 0.244c	0.01
Total Electric Charges	\$15.63

Billing details - Taxes

GROSS RECEIPTS TAX	\$0.40
Total Taxes	\$0.40

fb.def.duke.bills.20210930215928.43.afp-41607-0000001570





We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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Charlotte, NC 28201-1004
In person duke-energy.com/location

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International 1.407.629.1010

Business Customer

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Call before you dig

Call 800.432.4770 or 811

Check utility rates

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St Petersburg, FL 33733

Important to know

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duke-energy.com
1.877.372.8477

Account number **10562 01212**

Billing details - Electric Charges

General Service Non-Demand Secondary (GS-1)	
BILLING PERIOD..08-30-21 TO 09-30-21 31 DAYS	
CUSTOMER CHARGE	\$15.25
Total Electric Charges	\$15.25

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

GROSS RECEIPTS TAX	\$0.39
Total Taxes	\$0.39





We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
 Automatically from your bank account duke-energy.com/automatic-draft
 Speedpay (fee applies) duke-energy.com/pay-now
 800.700.8744

By mail payable to Duke Energy P.O. Box 1004
 Charlotte, NC 28201-1004

In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
 Home duke-energy.com/manage-home
 Business duke-energy.com/manage-bus

General questions or concerns

Residential
 Online duke-energy.com
 Call (Monday - Friday, 7 a.m. to 7 p.m.) 800.700.8744
 For hearing impaired TDD/TTY 800.222.3448 or 711
 International 1.407.629.1010

Business Customer

Online duke-energy.com
 Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

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duke-energy.com
1.877.372.8477

page 3 of 3
Account number 65212 34511

Billing details - Electric Charges continued

6 KWH @ 3.514c	0.21
ASSET SECURITIZATION CHARGE	
6 KWH @ 0.244c	0.01
Total Electric Charges	\$15.99

Billing details - Taxes

GROSS RECEIPTS TAX	\$0.41
Total Taxes	\$0.41

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duke-energy.com
1.877.372.8477

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OCT - 5 2021

Your Energy Bill

Service address ASTURIA COMM DEV DISTRICT
15301 AVILES PKY PUMP,
IRRIGATION

Bill date Sep 30, 2021
For service Aug 30 - Sep 30
31 days

Account number 34022 65144

Billing summary

Previous amount due	\$16.03
<i>Payment received Sep 23</i>	-16.03
Electric Charges	15.49
Taxes	0.40
Total amount due Oct 22	\$15.89



Thank you for your payment.

Your usage snapshot

	Current Month	Oct 2020
Electric (daily average kWh)	0	0

Current electric usage for meter number 003439985	
Actual reading	109
Previous reading	- 107
Energy used	2 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric Charges

General Service Non-Demand Secondary (GS-1)	
BILLING PERIOD..08-30-21 TO 09-30-21 31 DAYS	
CUSTOMER CHARGE	\$15.25
ENERGY CHARGE	
2 KWH @ 8.719c	0.17
FUEL CHARGE	

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

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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
34022 65144

Amount due

\$15.89
by Oct 22

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

\$ _____ Amount enclosed

020791 000001573
ASTURIA COMM DEV DISTRICT
C/O RIZZETTA COMPANY
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004



We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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In person duke-energy.com/location

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International 1.407.629.1010

Business Customer

Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

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P.O. Box 14042
St Petersburg, FL 33733

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duke-energy.com
1.877.372.8477

Account number **34022 65144**

Billing details - Electric Charges continued

2 KWH @ 3.514c	0.07
Total Electric Charges	\$15.49

Billing details - Taxes

GROSS RECEIPTS TAX	\$0.40
Total Taxes	\$0.40

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duke-energy.com
1.877.372.8477

Your Energy Bill

Service address Bill date Sep 30, 2021
ASTURIA COMM DEV DISTRICT For service Aug 30 - Sep 30
14807 RENAISSANCE AVE, 31 days
IRRIGATION
Account number **59346 33374**

Billing summary

Previous amount due	\$16.40
Payment received Sep 23	-16.40
Electric Charges	15.88
Taxes	0.41
Total amount due Oct 22	\$16.29



Thank you for your payment.

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OCT - 5 2021

Your usage snapshot

	Current Month	Oct 2020
Electric (daily average kWh)	0	0

Current electric usage for meter number 003593867	
Actual reading	105
Previous reading	- 100
Energy used	5 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric Charges

General Service Non-Demand Secondary (GS-1)	
BILLING PERIOD..08-30-21 TO 09-30-21 31 DAYS	
CUSTOMER CHARGE	\$15.25
ENERGY CHARGE	
5 KWH @ 8.719c	0.44
FUEL CHARGE	

Your current rate is General Service Non-Demand Secondary (GS-1).
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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
59346 33374

Amount due

\$16.29
by Oct 22

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

\$ _____ Amount enclosed

020787 000001574
ASTURIA COMM DEV DISTRICT
C/O RIZZETTA COMPANY
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

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 By mail payable to Duke Energy P.O. Box 1004
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Help managing your account (not applicable for all customers)

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General questions or concerns

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 For hearing impaired TDD/TTY 800.222.3448 or 711
 International 1.407.629.1010

Business Customer

Online duke-energy.com
 Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

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Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

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Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



duke-energy.com
1.877.372.8477

Account number **59346 33374**

Billing details - Electric Charges continued

5 KWH @ 3.514c	0.18
ASSET SECURITIZATION CHARGE	
5 KWH @ 0.244c	0.01
Total Electric Charges	\$15.88

Billing details - Taxes

GROSS RECEIPTS TAX	\$0.41
Total Taxes	\$0.41



We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1004
Charlotte, NC 28201-1004
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Residential
Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 800.700.8744
For hearing impaired TDD/TTY 800.222.3448 or 711
International 1.407.629.1010

Business Customer

Online duke-energy.com
Call (Monday - Friday, 7 a.m. to 7 p.m.) 877.372.8477

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading: Nov 2

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$40 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$50 after 7 p.m. or on the weekends.

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Your usage snapshot - continued

Current electric usage for meter number 001016855			
Actual reading		80834	
Previous reading		- 74923	
Energy used		5,911 kWh	
PRESENT ONPEAK	67,791	PREVIOUS ONPEAK	66,220
DIFFERENCE ONPEAK	1,571	ON PEAK KWH	1,571
PRESENT KW (ACTUAL)	8.02	PRESENT PEAK KW	8.01
BASE KW	8	ON-PEAK KW	8
LOAD FACTOR	99.3%		



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric Charges

General Service Non-Demand Secondary (GS-1)	
BILLING PERIOD..08-30-21 TO 09-30-21 31 DAYS	
CUSTOMER CHARGE	\$15.25
ENERGY CHARGE	
5,911 KWH @ 8.719c	515.38
FUEL CHARGE	
5,911 KWH @ 3.514c	207.71
ASSET SECURITIZATION CHARGE	
5,911 KWH @ 0.244c	14.42
Total Electric Charges	\$752.76

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

GROSS RECEIPTS TAX	\$19.30
Total Taxes	\$19.30





duke-energy.com
1.877.372.8477

RECEIVED
OCT - 8 2021

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
0000 PROMENADE PKY LITE
ODESSA FL 33556

Bill date Oct 4, 2021
For service Sep 1 - Oct 4
33 days

Account number **93427 56422**

Billing summary

Previous amount due	\$338.76
Payment received Sep 29	-338.76
Lighting Charges	11.54
Maintenance/Fixture Charges	389.88
Taxes	0.30
Total amount due Oct 26	\$401.72



Thank you for your payment.

Your usage snapshot

	Current Month	Oct 2020
Electric (daily average kWh)	5	0

Billing details - Lighting Charges

Lighting Service Company Owned/Maintained (LS-1)	
BILLING PERIOD..09-01-21 TO 10-04-21 33 DAYS	
CUSTOMER CHARGE	\$1.56
ENERGY CHARGE	
153 KWH @ 3.14c	4.80
FUEL CHARGE	
153 KWH @ 3.356c	5.13
ASSET SECURITIZATION CHARGE	
153 KWH @ 0.03c	0.05
Total Lighting Charges	\$11.54

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Date Rec'd Rizzetta & Co., Inc. 10.11.21
 D/M approval *Jayna Cooper* Date 10/18/21
 Date entered 10.14.21
 Fund 001 GL 53100 OC 4307
 Check # _____

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments of this statement within 90 days from the billing date will avoid a 1% late 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
93427 56422

Amount due

\$401.72
by Oct 26

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

\$ 401.72 Amount enclosed

023350 000009158



ASTURIA COMM DEV DISTRICT
C/O RIZZETTA COMPANY
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Duke Energy Payment Processing
PO Box 1004
Charlotte, NC 28201-1004

9900934275642200066000000000000000000004017200000401726

fb.def.duke.bills.20211004215658.91.afp-46699-000009158



We're here for you

Report an emergency

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800.228.8485

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In person duke-energy.com/location

Help managing your account (not applicable for all customers)

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Business duke-energy.com/manage-bus

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International 1.407.629.1010

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St Petersburg, FL 33733

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Billing details - Equipment/Rental Charges

EQUIPMENT RENTAL FOR:	
0009	DEC CONC WASHNG 16
0009	50W LED MT BK III 3K

Billing details - Maintenance/Fixture Charges

FIXTURE TOTAL	\$377.37
MAINTENANCE TOTAL	12.51
Total Maintenance/Fixture Charges	\$389.88

Billing details - Taxes

GROSS RECEIPTS TAX	\$0.30
Total Taxes	\$0.30





4424 N. Lois Avenue
 Tampa, FL 33614
 Ofc: 813-870-2966
 Fax: 813-870-2896

Invoice

Date	Invoice #
7/16/2021	23648

Bill To
Asturia Amenity Center HINES Justin Lawrence 14575 Promenade Pkwy Odessa, FL 33556

Ship To
Asturia Amenity Center HINES Justin Lawrence 14575 Promenade Pkwy Odessa, FL 33556

P.O. No.	Terms	Rep
so 21262	Net 30	NS

Item	Description	Qty	Rate	Amount
Parts	LIFEFITNESS TREADMILL	1	545.00	545.00
Parts	RUNNING BELT	1	110.00	110.00
Parts	BENCH	1	72.00	72.00
Labor	SEAT REUPHOLSTERED	2	72.00	144.00
Labor	Labor		72.00	144.00
Freight Sales (INV)	Freight Charges are subject to change		35.00	35.00
Date Rec'd Rizzetta & Co., Inc. 10.06.21 D/M approval <i>Jayna Cooper</i> Date 10/12/21 Date entered 10.08.21 Fund 001 GL 57200 OC 4653 Check # _____				

Subtotal		\$834.00
Sales Tax (0.0%)		\$0.00
Total		\$834.00
Payments/Credits		-\$13.54
Balance Due		\$820.46

Thank you for your order. We look forward to working with you in the future. If you have any questions or needs feel free to call us at 888-826-7867.

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.

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

Signature of Taxpayer _____ Date _____ Signature of Preparer Alesia W Spack Date 10/11/21
 Telephone Number (813) 994-1001 Telephone Number (813) 994-1001

Discretionary Sales Surtax (Lines 15(a) through 15(d))

15(a).	Exempt Amount of Items Over \$5,000 (included in Column 3)	15(a).	
15(b).	Other Taxable Amounts NOT Subject to Surtax (included in Column 3)	15(b).	
15(c).	Amounts Subject to Surtax at a Rate Different Than Your County Surtax Rate (included in Column 3)	15(c).	
15(d).	Total Amount of Discretionary Sales Surtax Due (included in Column 4)	15(d).	<u>7.10</u>
16.	Total Enterprise Zone Jobs Credits (included in Line 6)	16.	
17.	Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)	17.	
18.	Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)	18.	
19.	Taxable Sales from Amusement Machines (included in Line A)	19.	
20.	Rural and/or Urban High Crime Area Job Tax Credits	20.	
21.	Other Authorized Credits	21.	

Certificate Number: 85-8016529160C-9 **SALES AND USE TAX RETURN** HD/PM Date: / / DR-15 R. 01/15

Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services	<u>710.28</u>	.	<u>710.28</u>	<u>49.72</u>
B. Taxable Purchases	<i>Include use tax on Internet / out-of-state untaxed purchases →</i>			.
C. Commercial Rentals	.	.	.	.
D. Transient Rentals	.	.	.	.
E. Food & Beverage Vending	.	.	.	.
Transient Rental Rate: _____ Surtax Rate: <u>0.01</u> Reporting Period _____				5. Total Amount of Tax Due
				<u>49.72</u>
				6. Less Lawful Deductions
				.
				7. Net Tax Due
				<u>49.72</u>
				8. Less Est Tax Pd / DOR Cr Memo
				.
				9. Plus Est Tax Due Current Month
				.
				10. Amount Due
				<u>49.72</u>
				11. Less Collection Allowance
				E-file/E-pay Only
				12. Plus Penalty
				.
				13. Plus Interest
				.
				14. Amount Due with Return
				<u>49.72</u>

Name: Asturia Community Development District
 Address: 5844 Old Pasco Road, Suite 100
 City/St: Wesley Chapel, FL 33544
 ZIP: _____

FLORIDA DEPARTMENT OF REVENUE
 5050 W TENNESSEE ST
 TALLAHASSEE FL 32399-0120

Due: _____
 Late After: _____
 Check here if payment was made electronically.

9100 0 20179999 0001003031 0 4999999999 0000 5

Date Rec'd Rizzetta & Co., Inc. 10.11.21
 D/M approval Jayna Cooper Date 10/18/21
 Date entered 10.14.21
 Fund 001 GL 20250 OC _____
 Check # _____

Pasco County Utilities Services
for Asturia CDD
Summary Water 09/21

Bill Date 10/4/2021

Account #	Amount	Due Date	Service Address	GL Code	Object Code
953300	\$ 233.80	10/21/21	14915 Aviles Parkway	53600	4310
953310	\$ 44.10	10/21/21	14450 Promenade Parkway	53600	4310
953325	\$ 112.70	10/21/21	2830 Long Bow Way	53600	4310
956645	\$ 10.50	10/21/21	14577 Promenade Parkway	53600	4310
956650	\$ 2,062.07	10/21/21	14575 Promenade Parkway	53600	4310
956655	\$ 62.08	10/21/21	14502 Promenade Parkway	53600	4310
966695	\$ 32.90	10/21/21	0 Promenade Parkway	53600	4310
989015	\$ 41.30	10/21/21	15381 Aviles Parkway	53600	4310
1031115	\$ 108.50	10/21/21	15246 Caravan Ave	53600	4310
1031120	\$ 113.40	10/21/21	15050 Caravan Ave	53600	4310

Total by Code 4310 \$2,821.35
 Grand Total \$2,821.35

Date Rec'd Rizzetta & Co., Inc. 10.11.21
 D/M approval Jayna Cooper Date 10/18/21
 Date entered 10.14.21
 Fund 001 GL 53600 OC 4310
 Check # _____



UTILITIES SERVICES BRANCH
 CUSTOMER INFORMATION &
 SERVICE DEPT.
 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@pascocountyfl.net
 Pay By Phone: 1-844-450-3704

RECEIVED
OCT - 7 2021



2249 1 1
 42-52579

ASTURIA CDD
 Service Address: **14915 AVILES PARKWAY**
 Bill Number: 15582297
 Billing Date: 10/4/2021
 Billing Period: 8/19/2021 to 9/20/2021

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

New Water, Sewer, Reclaimed rates, fees, and charges take effect Oct. 1, 2021.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15450198	8/19/2021	15288	9/20/2021	15622	32	334

Usage History		Transactions	
Month	Consumption	Description	Amount
September 2021	334	Previous Bill	211.40
August 2021	302	Payment 9/21/2021	-211.40 CR
July 2021	353	Balance Forward	0.00
June 2021	274	Current Transactions	
May 2021	216	Reclaimed	
April 2021	186	Reclaimed	334 Thousand Gals X \$0.70 233.80
March 2021	139	Total Current Transactions	233.80
February 2021	285	TOTAL BALANCE DUE	\$233.80
January 2021	350		
December 2020	337		
November 2020	195		
October 2020	0		



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

Check this box if entering change of mailing address on back.

Account # 0953300
 Customer # 01341603
 Balance Forward 0.00
 Current Transactions 233.80

Total Balance Due \$233.80
Due Date 10/21/2021

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

Round Up Donation to Charity
 Amount Enclosed

Check this box to participate in Round-Up.

ASTURIA CDD
 3434 COLWELL AVENUE STE 200
 TAMPA FL 33614

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

013416038095330081558229750000233806



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 P.O. BOX 2139
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LAND O' LAKES (813) 235-6012
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 DADE CITY (352) 521-4285
utilcustserv@pascocountyfl.net
 Pay By Phone: 1-844-450-3704

RECEIVED

OCT - 7 2021



2251 1 1
 42-52579

ASTURIA CDD

Service Address: **14450 PROMENADE PARKWAY**

Bill Number: 15582299

Billing Date: 10/4/2021

Billing Period: 8/19/2021 to 9/20/2021

New Water, Sewer, Reclaimed rates, fees, and charges take effect Oct. 1, 2021.
 Please visit bit.ly/pcurates for additional details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	13548633	8/19/2021	32295	9/20/2021	32358	32	63

Usage History

Month	Usage
September 2021	63
August 2021	350
July 2021	292
June 2021	475
May 2021	224
April 2021	0
March 2021	0
February 2021	0
January 2021	116
December 2020	455
November 2020	617
October 2020	545

Transactions

Previous Bill	245.00
Payment 9/21/2021	-245.00 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	63 Thousand Gals X \$0.70 44.10
Total Current Transactions	44.10
TOTAL BALANCE DUE	\$44.10



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

Check this box if entering change of mailing address on back.

ASTURIA CDD
 3434 COLWELL AVENUE STE 200
 TAMPA FL 33614

Account # 0953310
 Customer # 01341603
 Balance Forward 0.00
 Current Transactions 44.10

Total Balance Due	\$44.10
Due Date	10/21/2021

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

Round Up Donation to Charity	.
Amount Enclosed	.

Check this box to participate in Round-Up.

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

013416038095331071558229990000044105



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 DADE CITY (352) 521-4285

utilcustserv@pascocountyfl.net
 Pay By Phone: 1-844-450-3704

RECEIVED

OCT - 7 2021



2253 1 1
 42-52579

ASTURIA CDD

Service Address: **2830 LONG BOW WAY**

Bill Number: 15582301

Billing Date: 10/4/2021

Billing Period: 8/19/2021 to 9/20/2021

New Water, Sewer, Reclaimed rates, fees, and charges take effect Oct. 1, 2021.
 Please visit bit.ly/pcurates for additional details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15084620	8/19/2021	6139	9/20/2021	6300	32	161

Usage History

Month	Usage
September 2021	161
August 2021	103
July 2021	140
June 2021	278
May 2021	87
April 2021	58
March 2021	52
February 2021	62
January 2021	82
December 2020	120
November 2020	80
October 2020	0

Transactions

Previous Bill	72.10
Payment 9/21/2021	-72.10 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	161 Thousand Gals X \$0.70 112.70
Total Current Transactions	112.70
TOTAL BALANCE DUE	\$112.70



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasympay.pascocountyfl.net

Check this box if entering change of mailing address on back.

Account # 0953325
 Customer # 01341603
 Balance Forward 0.00
 Current Transactions 112.70

Total Balance Due \$112.70
Due Date 10/21/2021

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

Round Up Donation to Charity
 Amount Enclosed

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ASTURIA CDD
 3434 COLWELL AVENUE STE 200
 TAMPA FL 33614

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013416038095332511558230150000112701



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RECEIVED

OCT - 7 2021



2241 1 1
 42-52579

ASTURIA COMMUNITY DEVELOPMENT
 Service Address: **14577 PROMENADE PARKWAY**

Bill Number: 15582465
 Billing Date: 10/4/2021
 Billing Period: 8/19/2021 to 9/20/2021

New Water, Sewer, Reclaimed rates, fees, and charges take effect Oct. 1, 2021.
 Please visit bit.ly/pcrates for additional details.

Account #	Customer #
0956645	01353074
Please use the 15-digit number below when making a payment through your bank	
095664501353074	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15057044	8/19/2021	4345	9/20/2021	4360	32	15

Usage History

Month	Usage
September 2021	15
August 2021	68
July 2021	34
June 2021	70
May 2021	43
April 2021	53
March 2021	124
February 2021	66
January 2021	6
December 2020	127
November 2020	49
October 2020	55

Transactions

Previous Bill	15.02
Payment 9/21/2021	-15.02 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	15 Thousand Gals X \$0.70
Adjustments	
Adjustment	0.00
Total Current Transactions	10.50
TOTAL BALANCE DUE	\$10.50



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pasco countyfl.net

Check this box if entering change of mailing address on back.

ASTURIA COMMUNITY DEVELOPMENT
 3434 COLWELL AVENUE
 STE 200
 TAMPA FL 33614

Account # 0956645
 Customer # 01353074
 Balance Forward 0.00
 Current Transactions 10.50

Total Balance Due \$10.50
Due Date 10/21/2021

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

Round Up Donation to Charity _____
 Amount Enclosed _____

Check this box to participate in Round-Up.

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

01353074909566459155824650000010504



UTILITIES SERVICES BRANCH
 CUSTOMER INFORMATION &
 SERVICE DEPT.
 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@pascocountyfl.net
 Pay By Phone: 1-844-450-3704

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2242 1 1
 42-52579

ASTURIA COMMUNITY DEVELOPMENT
 Service Address: **14575 PROMENADE PARKWAY**

Bill Number: 15582466
 Billing Date: 10/4/2021
 Billing Period: 8/19/2021 to 9/20/2021

Account #	Customer #
0956650	01353074
Please use the 15-digit number below when making a payment through your bank	
095665001353074	

New Water, Sewer, Reclaimed rates, fees, and charges take effect Oct. 1, 2021.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595266	8/19/2021	20981	9/20/2021	21148	32	167

Usage History

Month	Meter #
September 2021	167
August 2021	193
July 2021	264
June 2021	387
May 2021	295
April 2021	314
March 2021	461
February 2021	289
January 2021	167
December 2020	304
November 2020	359
October 2020	340

Transactions

Previous Bill	2,440.37
Payment 9/21/2021	-2,440.37 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	58.12
Water Tier 1	40.0 Thousand Gals X \$1.98 79.20
Water Tier 2	40.0 Thousand Gals X \$3.14 125.60
Water Tier 3	40.0 Thousand Gals X \$6.30 252.00
Water Tier 4	47.0 Thousand Gals X \$8.50 399.50
Sewer	
Sewer Base Charge	137.30
Sewer Charges	167.0 Thousand Gals X \$6.05 1,010.35
Total Current Transactions	2,062.07
TOTAL BALANCE DUE	\$2,062.07



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

Check this box if entering change of mailing address on back.

Account # 0956650
 Customer # 01353074
 Balance Forward 0.00
 Current Transactions 2,062.07

Total Balance Due	\$2,062.07
Due Date	10/21/2021

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

Round Up Donation to Charity	.
Amount Enclosed	.

Check this box to participate in Round-Up.

ASTURIA COMMUNITY DEVELOPMENT
 3434 COLWELL AVENUE
 STE 200
 TAMPA FL 33614

PASCO COUNTY
 UTILITIES SERVICES BRANCH
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013530749095665031558246670002062079



UTILITIES SERVICES BRANCH
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ASTURIA COMMUNITY DEVELOPMENT
 Service Address: **14502 PROMENADE PARKWAY**
 Bill Number: 15582467
 Billing Date: 10/4/2021
 Billing Period: 8/19/2021 to 9/20/2021

Account #	Customer #
0956655	01353074
Please use the 15-digit number below when making a payment through your bank	
095665501353074	

New Water, Sewer, Reclaimed rates, fees, and charges take effect Oct. 1, 2021.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595259	8/19/2021	141	9/20/2021	143	32	2

Usage History	
Month	Usage
September 2021	2
August 2021	2
July 2021	10
June 2021	6
May 2021	2
April 2021	2
March 2021	2
February 2021	1
January 2021	1
December 2020	1
November 2020	1
October 2020	2

Transactions		
Previous Bill		62.08
Payment 9/21/2021		-62.08 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		58.12
Water Tier 1	2.0 Thousand Gals X \$1.98	3.96
Total Current Transactions		62.08
TOTAL BALANCE DUE		\$62.08



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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ASTURIA COMMUNITY DEVELOPMENT
 3434 COLWELL AVENUE
 STE 200
 TAMPA FL 33614

Account # 0956655
 Customer # 01353074
 Balance Forward 0.00
 Current Transactions 62.08

Total Balance Due \$62.08
Due Date 10/21/2021

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

Round Up Donation to Charity _____
 Amount Enclosed _____

Check this box to participate in Round-Up.

PASCO COUNTY
 UTILITIES SERVICES BRANCH
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013530749095665581558246740000062082



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2256 1 1
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ASTURIA CDD

Service Address: **0 PROMENADE PARKWAY**

Bill Number: 15582304

Billing Date: 10/4/2021

Billing Period: 8/19/2021 to 9/20/2021

**New Water, Sewer, Reclaimed rates, fees, and charges take effect Oct. 1, 2021.
 Please visit bit.ly/pcurates for additional details.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15057039	8/19/2021	17334	9/20/2021	17381	32	47

Usage History

Month	Usage
September 2021	47
August 2021	283
July 2021	259
June 2021	289
May 2021	295
April 2021	455
March 2021	589
February 2021	1116
January 2021	913
December 2020	226
November 2020	326
October 2020	273

Transactions

Previous Bill	198.10
Payment 9/21/2021	-198.10 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	47 Thousand Gals X \$0.70
	32.90
Total Current Transactions	32.90
TOTAL BALANCE DUE	\$32.90

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

Check this box if entering change of mailing address on back.

Account #	0966695
Customer #	01341603
Balance Forward	0.00
Current Transactions	32.90
Total Balance Due	\$32.90
Due Date	10/21/2021

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

Round Up Donation to Charity	.
Amount Enclosed	.

Check this box to participate in Round-Up.

ASTURIA CDD
 3434 COLWELL AVENUE STE 200
 TAMPA FL 33614

PASCO COUNTY
 UTILITIES SERVICES BRANCH
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013416038096669531558230460000032906



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2260 1 1
 42-52579

ASTURIA COMMUNITY DEVELOPMENT
 Service Address: **15381 AVILES PARKWAY**
 Bill Number: 15582468
 Billing Date: 10/4/2021
 Billing Period: 8/19/2021 to 9/20/2021

Account #	Customer #
0989015	01353074
Please use the 15-digit number below when making a payment through your bank	
098901501353074	

New Water, Sewer, Reclaimed rates, fees, and charges take effect Oct. 1, 2021.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17705152	8/19/2021	901	9/20/2021	960	32	59

Usage History		
Month	Meter #	Consumption
September 2021	17705152	59
August 2021	17705152	52
July 2021	17705152	47
June 2021	17705152	51
May 2021	17705152	20
April 2021	17705152	8
March 2021	17705152	7
February 2021	17705152	9
January 2021	17705152	2
December 2020	17705152	24
November 2020	17705152	13
October 2020	17705152	0

Transactions		
Description	Amount	Balance
Previous Bill	23.30	23.30
Payment 9/21/2021	-23.30 CR	0.00
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	59 Thousand Gals X \$0.70	41.30
Adjustments		
Adjustment		0.00
Total Current Transactions		41.30
TOTAL BALANCE DUE		\$41.30



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasympay.pascocountyfl.net

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Account # 0989015
 Customer # 01353074
 Balance Forward 0.00
 Current Transactions 41.30

Total Balance Due \$41.30
Due Date 10/21/2021

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

Round Up Donation to Charity	.
Amount Enclosed	.

Check this box to participate in Round-Up.

ASTURIA COMMUNITY DEVELOPMENT
 3434 COLWELL AVENUE
 STE 200
 TAMPA FL 33614

PASCO COUNTY
 UTILITIES SERVICES BRANCH
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013530749098901561558246810000041300



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2258 1 1
 42-52579

ASTURIA CDD
 Service Address: **15246 CARAVAN AVENUE**
 Bill Number: 15582306
 Billing Date: 10/4/2021
 Billing Period: 8/19/2021 to 9/20/2021

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

New Water, Sewer, Reclaimed rates, fees, and charges take effect Oct. 1, 2021.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101974	8/19/2021	1735	9/20/2021	1890	32	155

Usage History	
Month	Consumption
September 2021	155
August 2021	139
July 2021	134
June 2021	161
May 2021	42
April 2021	42
March 2021	34
February 2021	1
January 2021	0
December 2020	147
November 2020	83
October 2020	16

Transactions		Amount
Previous Bill		97.30
Payment 9/21/2021		-97.30 CR
Balance Forward		0.00
Current Transactions		
Reclaimed	155 Thousand Gals X \$0.70	108.50
Total Current Transactions		108.50
TOTAL BALANCE DUE		\$108.50



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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ASTURIA CDD
 3434 COLWELL AVENUE STE 200
 TAMPA FL 33614

Account # 1031115
 Customer # 01341603
 Balance Forward 0.00
 Current Transactions 108.50

Total Balance Due	\$108.50
Due Date	10/21/2021

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

Round Up Donation to Charity	.
Amount Enclosed	.

Check this box to participate in Round-Up.

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

013416038103111541558230600000108506



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LAND O' LAKES (813) 235-6012
 NEW PORT RICHEY (727) 847-8131
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utilcustserv@pascocountyfl.net
 Pay By Phone: 1-844-450-3704

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2259 1 1
 42-52579

ASTURIA CDD

Service Address: **15050 CARAVAN AVENUE**

Bill Number: 15582307

Billing Date: 10/4/2021

Billing Period: 8/19/2021 to 9/20/2021

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

New Water, Sewer, Reclaimed rates, fees, and charges take effect Oct. 1, 2021.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101972	8/19/2021	2830	9/20/2021	2992	32	162

Usage History	
Month	Consumption
September 2021	162
August 2021	122
July 2021	104
June 2021	232
May 2021	96
April 2021	94
March 2021	131
February 2021	38
January 2021	40
December 2020	173
November 2020	175
October 2020	72

Transactions		Amount
Previous Bill		85.40
Payment 9/21/2021		-85.40 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	162 Thousand Gals X \$0.70	113.40
Total Current Transactions		113.40
TOTAL BALANCE DUE		\$113.40



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

Check this box if entering change of mailing address on back.

ASTURIA CDD
 3434 COLWELL AVENUE STE 200
 TAMPA FL 33614

Account # 1031120
 Customer # 01341603
 Balance Forward 0.00
 Current Transactions 113.40

Total Balance Due \$113.40
Due Date 10/21/2021

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

Round Up Donation to Charity	.
Amount Enclosed	.

Check this box to participate in Round-Up.

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

013416038103112081558230770000113403

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
10/1/2021	INV0000061845

Bill To:

ASTURIA CDD 3434 Colwell Ave. Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
October	Upon Receipt	00366

Description	Qty	Rate	Amount
District Management Services 51300-3101	1.00	\$1,576.50	\$1,576.50
Administrative Services 51300-3100	1.00	\$427.50	\$427.50
Accounting Services 51300-3201	1.00	\$1,425.00	\$1,425.00
Financial & Revenue Collections 51300-3111	1.00	\$285.00	\$285.00
Field Services 53900-4658	1.00	\$600.00	\$600.00
Date Rec'd Rizzetta & Co., Inc. <u>09.24.21</u> D/M approval <u>Meh</u> Date <u>1 1</u> Date entered <u>09.30.21</u> Fund <u>001</u> GL <u>51300</u> OC <u>*****</u> <u>53900</u> <u>*****</u> Check # _____			

Subtotal	\$4,314.00
Total	\$4,314.00

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
10/1/2021	INV0000062012

Bill To:

ASTURIA CDD 3434 Colwell Ave. Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
October	Upon Receipt	00366

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$4,750.00	\$4,750.00
<p style="text-align: right;"> Date Rec'd Rizzetta & Co., Inc. <u>10.13.21</u> D/M approval <i>Jayna Cooper</i> Date <u>10/18/21</u> Date entered <u>10.14.21</u> Fund <u>001</u> GL <u>51300</u> OC <u>3115</u> Check # _____ </p>			
Subtotal			\$4,750.00
Total			\$4,750.00

Rizzetta Amenity Services, Inc
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
10/1/2021	INV00000000009134

Bill To:

Asturia CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
October	Due on receipt	04017

Description	Qty	Rate	Amount
Amenity Management Services	1.00	\$900.00	\$900.00
Actual Bi-Weekly Payroll	1.00	\$2,955.20	\$2,955.20
Employee(s) Insurance Reimbursement	1.00	\$223.04	\$223.04
Date Rec'd Rizzetta & Co., Inc. <u>10.01.21</u> D/M approval <i>Jayna Cooper</i> Date <u>10/12/21</u> Date entered <u>10.08.21</u> Fund <u>001</u> GL <u>57200</u> OC <u>3301</u> 3,178.24 Check # <u>3305</u> 900.00			
Subtotal			\$4,078.24
Total			\$4,078.24

Rizzetta Amenity Services, Inc
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
9/30/2021	INV00000000009177

Bill To:

Asturia CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
September	Due on receipt	04017

Description	Qty	Rate	Amount
Office Supplies - Water	8.98	\$1.00	\$8.98
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	5.60	\$1.00	\$5.60
<p>Date Rec'd Rizzetta & Co., Inc. <u>10.12.21</u> D/M approval <u>Jayna Cooper</u> Date <u>10/18/21</u> Date entered <u>10.14.21</u> Fund <u>001</u> GL <u>57200</u> OC <u>3301</u> Check # _____</p>			
Subtotal			\$64.58
Total			\$64.58

Rizzetta Technology Services
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
10/1/2021	INV0000007982

Bill To:

ASTURIA CDD 3434 Colwell Ave. Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
October		00366

Description	Qty	Rate	Amount
Email Accounts, Admin & Maintenance	6	\$15.00	\$90.00
Website Compliance and Management	1	\$100.00	\$100.00
Date Rec'd Rizzetta & Co., Inc. <u>09.24.21</u> D/M approval <u>Meh</u> Date <u>1 1</u> Date entered <u>09.30.21</u> Fund <u>001</u> GL <u>51300</u> OC <u>5103</u> Check # _____			

Subtotal	\$190.00
Total	\$190.00

Invoice

The Pampering Plumber

13128 State Road 54

Odessa FL. 33556

Office: 727-232-8400 Fax: 727-376-8438

www.pamperingplumber.com

September 21, 2021

Summary: COMMERCIAL-BILL

Invoice #: 24613-84130

Tech: CLIR

Due Date: 10/21/2021

P.O. #: OS

Job Date: 9/21/2021

Bill To:

ASTURIA CDD

14575 PROMENADE PARKWAY

ODESSA, FL 33556

Job Name:

ASTURIA CDD

14575 PROMENADE PARKWAY

ODESSA, FL 33556

813-510-3601JUSTIN

727-488-3433J.CELL

813-510-3601JUSTIN

727-488-3433J.CELL

ON FILE

Description of Services and Work Rendered:

BILL ASTURIA CDD \$59.00
INVOICED 9/23/2021 BV

Date Rec'd Rizzetta & Co., Inc. 09.24.21

D/M approval Meh Date 1 1

Date entered 09.30.21

Fund 001 GL 57200 OC 4653

Check # _____

Subtotal

Total

59.00

\$59.00

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon delays beyond our control. Purchaser agrees to pay all costs of collection, including attorney's fees.

Terms: due upon receipt

Thank you for the opportunity to service you.

on file

INVOICE 59733



www.pamperingplumber.com
727-232-8400 • 813-926-0707
Fax 813-926-0609
13128 State Road 54
Odessa, FL 33556

Bill To:
Name Asturia CDD Date 9/2/21
Address 14575 Promenade Parkway
City ODESSA State FL Zip 33556
Phone 813 570 3601 Alt. Phone
Check One: Municipal Water Well Water

Service Call ID# 24613
P.O.# 84130
Technician RAMSLEY
Subdivision AUSTURIA
Authorized:
License # CFC1427335

BILLABLE CC CHECK CASH DUPP

TASK	REPAIRS RECOMMENDED	AMOUNT
	Dispatch Fee	
	OUT DOOR SHOWER	

Customer understands that damages may occur in remodel installations and repairs on an existing plumbing system and further agrees that plumbing contractor will not be held responsible for such damages. Customer also understands that plumbing contractor will do their absolute best to avoid any and all damages. Customer understands and agrees that the plumbing contractor will not be held liable for any consequential damages that may occur during plumbing installations and services.

It is the opinion of the inspecting technician that repairs must be made to have proper operation of the unit or items noted above.

Authorized Price _____ Signature to Authorize _____

TASK	DESCRIPTION OF WORK COMPLETED	AMOUNT AS QUOTED ABOVE
	Needs parts phoned for TODD	
	To order sent parts to TODD	
	done	

Ask us about Water Filtration! Test Results: Hardness _____ gpg TDS _____ ppm

Current Filtration Equipment:

Recommendations:

In exchange for the plumbing services to be rendered by The Pampering Plumber, company certifies and agrees that the plumbing services may have risk of mold and customer expressly intends to assume the risk of damages and injury, if any, resulting from any and all mold-related damages resulting from the plumbing services.

WARRANTY

All materials supplied by The Pampering Plumber are covered by the manufacturers written warranty. The Pampering Plumber workmanship and labor are warranted for 90 days unless otherwise specified. Stoppages are not warranted unless lines have been video taped in which case they will be warranted for 90 days.

Time/Date _____ Customer Signature of Acceptance _____

TOTAL AMOUNT	518
DEPOSIT	
TOTAL DUE	59



White-Office

Yellow-Office

Pink-Customer

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
09/22/21		ASTURIA CDD	
Billing Date	Sales Rep	Customer Account	
09/22/2021	Deirdre Almeida	122995	
Total Amount Due		Ad Number	
\$157.60		0000183347	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/22/21	09/22/21	0000183347	Times	Legals CLS	Meeting Schedule	1	2x65 L	\$153.60
09/22/21	09/22/21	0000183347	Tampabay.com	Legals CLS	Meeting Schedule AffidavitMaterial	1	2x65 L	\$0.00 \$4.00

RECEIVED
 SEP 29 2021

Date Rec'd Rizzetta & Co., Inc. _____
 D/M approval Meh Date 1 1
 Date entered 09.30.21
 Fund 001 GL 51300 OC 4801
 Check # _____

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates		Advertiser Name	
09/22/21		ASTURIA CDD	
Billing Date	Sales Rep	Customer Account	
09/22/2021	Deirdre Almeida	122995	
Total Amount Due		Ad Number	
\$157.60		0000183347	

ADVERTISING INVOICE

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Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

RECEIVED

SEP 29 2021

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} ss

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in **Tampa Bay Times: 9/22/21** in said newspaper in the issues of **Baylink Pasco**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this 09/22/2021

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

NOTICE OF PUBLIC MEETING DATES
ASTURIA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Asturia Community Development District will hold their regular monthly meetings for Fiscal Year 2021/2022 at the Asturia Clubhouse, located at 14575 Promenade Parkway, Odessa, FL 33556 at 6:00 p.m.

- October 26, 2021
- November 23, 2021
- December 28, 2021
- January 25, 2022
- February 22, 2022
- March 22, 2022
- April 26, 2022
- May 24, 2022
- June 28, 2022
- July 26, 2022
- August 23, 2022
- September 27, 2022

*Please note that because of the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such meetings may be held telephonically, virtually, or at another location in the event the above location is not available. Please check the District's website for the latest information: <https://www.asturiacdd.org/>

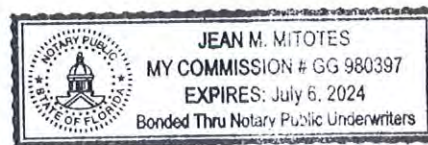
There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Any meeting may be continued in progress to a date, time, and place approved by the Board on the record at the meeting without additional notice. Copies of meeting agendas and other documents may be obtained during regular business hours from the office of the District Manager located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 or by calling the District Manager at 813-994-1001.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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.

Matthew Huber
District Manager
Run Date: 9-22-2021

0000183347



Tampa Bay Times

tampabay.com

Times Publishing Company
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 PO BOX 123396
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ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
10/13/21		ASTURIA CDD	
Billing Date	Sales Rep	Customer Account	
10/13/2021	Deirdre Almeida	122995	
Total Amount Due		Ad Number	
\$203.20		0000188683	

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PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/13/21	10/13/21	0000188683	Times	Legals CLS	RFQ Engineering	1	2x84 L	\$199.20
10/13/21	10/13/21	0000188683	Tampabay.com	Legals CLS	RFQ Engineering AffidavitMaterial	1	2x84 L	\$0.00 \$4.00

Date Rec'd Rizzetta & Co., Inc. 10.18.21
 D/M approval Jayna Cooper Date 10/22/21
 Date entered 10.19.21
 Fund 001 GL 51300 OC 4801
 Check # _____

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