

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING
AGENDA PACKAGE

May 4, 2022

Astoria

Community Development District

Inframark, Infrastructure Management Services
210 North University Drive, Suite 702 • Coral Springs, Florida 33071
Telephone: (954) 603-0033

April 27, 2022

Board of Supervisors
Astoria Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Astoria Community Development District is scheduled for **Wednesday, May 4, 2022 at 6:00 p.m.** at the **Astoria Clubhouse, 14575 Promenade Parkway, Odessa, Florida**. Following is the meeting agenda:

- 1. Call to Order**
- 2. Additions and/or Deletions to the Agenda**
- 3. Audience Comments on Agenda Items**
- 4. Organizational Matters**
 - A. Acceptance of Resignations of Mr. Walter R. O'Shea (Seat 4), and Mr. Lane Gardner (Seat 5)
 - B. Declaration of Vacancies
- 5. Consent Agenda**
 - A. Approval of the Minutes of the March 22, 2022 Meeting
 - B. Approval of March 31, 2022 Financial Report
 - C. Consideration of the Operations and Maintenance Expenditures for March 2022
- 6. Ratification of Resolution 2022-07 Responding to Notice of Pasco County Government's Intention to Issue a Development Permit to 2021 Astoria Odessa, LLC for the Construction of Astoria Phase 7, Commercial Subdivision, COMSUB-2021-00036**
- 7. Ratification of Authority for the Chairman to Retain a Land Use Professional with a Not to Exceed Order of \$5,000.**
- 8. Consideration of Request for Qualifications for District Counsel Services**
 - A. KE Law Group
 - B. Jimerson Firm
- 9. Staff Reports**
 - A. District Engineer
 - B. District Counsel
 - C. Field Inspection Reports
 - i. Blue Water Aquatic Report: April 2022
 - ii. RedTree Landscape Report: April 2022

D. District Manager

- i. Presentation of the 1st Quarter Website Audit Report
- ii. Resolution 2022-08, General Election
- iii. Report on Number of Registered Voters (1,164)
- iv. Discussion of Construction Damage
- v. Discussion of Pool Repair Proposals
- vi. Discussion of Fence Repair Proposals
- vii. 2022 Funding Request for Asturia Social & Events Committee
- viii. Presentation of the Fiscal Year 2023 Proposed Budget

10. Supervisors' Requests

11. Audience Comments

12. Adjournment

Any supporting material for the items listed above not included in the agenda package will be provided as soon as they are available, or they will be distributed at the meeting. I look forward to seeing you at the meeting, but in the meantime if you have any questions, please contact me.

Sincerely,

Bob Nanni

Bob Nanni
(District Manager)

Fourth Order of Business

4A.

March 28, 2022

Mr. Bob Nanni
2654 Cypress Ridge Blvd
Suite 101
Wesley Chapel, Florida 33544

RE: Asturia Community Development District

Dear Mr. Nanni

Effective March 28, 2022, I am resigning my position as a Supervisor on the Asturia Community Development District Board of Supervisors. Please provide me with any documentation that I must provide either to the State or the Asturia Community Development District related to my resignation.

Sincerely,


Walter R. O'Shea

April 11, 2022

Mr. Bob Nanni
Asturia CDD - District Manager
2654 Cypress Ridge Blvd
Suite 101
Wesley Chapel, FL 33544

Re: Asturia Community Development District

Dear Bob,

I am resigning from my position as a Supervisor on the Asturia Community Development District Board of Supervisors, effective today, April 11, 2022. Please provide to me any required forms that I must complete related to my resignation.

Sincerely,



Lane Gardner

Cc: Jonathan Johnson – District Counsel

4B.

Asturia Community Development District

Inframark, Infrastructure Management Services
210 N. University Drive, Suite 702 • Coral Springs, Florida 33071
Telephone: 954-603-0033

May 5, 2022

Notice to Asturia Community Development District

The Board of Supervisors (“the Board”) of the Asturia Community Development District (“the District”) currently has two vacancies in Seat #4 and Seat #5 with the term expiring November 2022. The Board is seeking to fill the vacant seats.

Per Florida Statute, 190.006(4), the Board shall appoint a person to fill the vacant seats. The person appointed to the seats must be a citizen of the United States, and a legal resident of the state of Florida.

The schedule of meetings is available at <https://www.asturiacdd.org/meetings>.

The Board has asked that all interested and qualified individuals attend the next meeting scheduled for **Tuesday, May 24, 2022, at 6:00 p.m.** and, if appointed, be able to assume office at that meeting. The meeting will be held at the Asturia Clubhouse, located at 14575 Promenade Parkway Odessa, FL 33556. Any correspondence of expressions of interest and/or resumés that candidates would like to have presented to the Board for consideration of their candidacy must be provided to the District Manager, Bob Nanni, by email at Bob.Nanni@inframark.com no later than **12:00 noon on May 16, 2022**. Please note that all materials provided become part of the public record. Please direct any questions to the District Manager at Bob.Nanni@inframark.com.

Fifth Order of Business

5A.

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Mr. Tietz MOVED to Appoint Glenn Penning to Seat 2 for the Unexpired Term of Office (11/2024) contingent upon receipt of Mr. Jensen’s resignation, and Mr. Darius seconded the motion.

On VOICE vote with Mr. Tietz and Mr. Darius voting AYE, Mr. Gardner voting Nay, and Mr. Jensen Abstaining from voting the prior motion was approved. 2-1

C. Acceptance of Resignation of Mr. Jensen

On MOTION by Mr. Tietz, seconded by Mr. Darius, Mr. Jensen’s resignation was accepted. 3-0

B. Oath of Office of Newly Appointed Supervisor

Mr. Nanni administered the Oath of Office to Mr. Penning.

D. Resolution 2022-06, Election of Officers

On MOTION by Mr. Penning, seconded by Mr. Tietz, with all in favor, Resolution 2022-06, Election of Officers, was adopted. 4-0

FIFTH ORDER OF BUSINESS **Acceptance of Portico Extension Asset**

The Board discussed the Portico Extension Asset. The Board expressed their concern with the CDD maintaining a commercial road, and does not view this as an asset. Mr. Gardner will check on road ownership under acceptance of assets.

SIXTH ORDER OF BUSINESS **Consent Agenda**

A. Approval of the Minutes of the February 22, 2022 Meeting

B. Approval of February 28, 2022 Financial Report

Mr. Darius stated that he was missing Page 5 of the Financial Report regarding the reserve.

C. Consideration of the Operations and Maintenance Expenditures for February 2022

Mr. Nanni questioned the Board of their ability to use the Avid system. Mr. Nanni complimented Electro Sanitation on the great work they are doing around the community. Mr. Nanni stated that complaints have dropped dramatically since they started.

80 Mr. Gardner complimented the remaining Board members on the great job they are
 81 doing with the year-to-date budget, specifically, the work they did with the reclaimed
 82 water. Mr. Panning requested that a column be added showing percentage of year-to-
 83 date expenditures as a percentage in the financials. Mr. Darius questioned the
 84 discrepancy with the District Counsel billing statement.

85

86 On MOTION by Mr. Darius, seconded by Mr. Tietz, with all in
 87 favor, the Consent Agenda consisting of the Minutes of the February
 88 28, 2022 Meeting, February 28, 2022 Financial Report, and the
 89 Operations and Maintenance Expenditures for February 2022 was
 90 approved. 4-0

91

92 **SEVENTH ORDER OF BUSINESS**

Staff Report

93 **A. District Engineer**

94 Mr. Osipov gave the Board a summary on what he is working on. He stated he is
 95 still missing the testing reports which were done during construction. Mr. Osipov asked
 96 the Board for permission to contact Florida Design Consultants to obtain CDD records.
 97 Mr. Osipov and Mr. Nanni responded to the Board’s questions regarding the new
 98 legislation. Mr. Tietz questioned if Mr. Nanni or Mr. Osipov have located the irrigation
 99 as-builds. Mr. Tietz stated that the Board is looking for the curing report for Caravan
 100 Avenue that was completed in April 2019.

101

1.29.28

102 On MOTION by Mr. Tietz, seconded by Mr. Darius, with all in
 103 favor, the Board authorized the District Engineer to work with
 104 Florida Design Consultants and Management to obtain the
 105 documents needed, as discussed, and if they do not receive them by
 106 April 11, 2022 the Board authorized District Counsel to notify the
 107 necessary companies that they are not in compliance. 4-0

108

109

1.30.26

110 On MOTION by Mr. Tietz, seconded by Mr. Darius, with all in
 111 favor, Mr. Osipov was authorized to perform work not to exceed
 112 \$8,500 to comply with House Bill 64. 4-0

113

114 **B. District Counsel**

115 **i. Consideration of Resolution 2022-05, Registered Agent**

116 This Resolution was tabled.

117

118 Mr. Jonson informed the Board that a Guide to Implementation of Amendment 12
119 was sent via email. Mr. Jonson gave a synopsis of the Bill and answered the Board’s
120 questions.

121
122 **C. Field Inspection Report**

123 **i. Blue Water Aquatics**

124 **a. Aquatics Report for March 2022**

125 Mr. Virgil presented the March 2022 Aquatics Report.

126 **b. Hog Management Services Agreement**

127 Mr. Virgil answered residents’ questions regarding the handling of hogs once
128 captured. The Board discussed the location of this line item on the budget.

129
130 On MOTION by Mr. Tietz, seconded by Mr. Darius, with all in
131 favor, the Hog Management Services Agreement with Florida Board
132 Busters was approved. 4-0

133
134 **ii. RedTree Landscape Report: March 2022**

135 A representative from RedTree reported that the new spring annuals have been
136 planted. He answered the Board’s questions regarding the mowing schedule. RedTree
137 to provide a mowing schedule. The Board questioned if the CDD can convert their
138 irrigation controllers to be battery-operated. This would be helpful since Duc Energy
139 prices increased approximately \$11 minimum per controller to \$30 minimum per
140 controller. RedTree reported that they repaired a mainline break on Caravan Avenue.
141 He also confirmed that the broken irrigation on the median that was reported at the last
142 meeting was repaired.

143
144 **D. District Manager**

145 **i. Consideration of Electro Sanitation Services Janitor Agreement**

146 Mr. Nanni verified that the updated agreement is set at \$600 every two weeks.
147

148 On MOTION by Mr. Tietz, seconded by Mr. Darius, with all in
149 favor, the Electro Sanitation Services Janitor Agreement was
150 approved. 4-0

151
152 **ii. Pool Repairs Proposals**

153 Mr. Nanni stated that the pool permit inspection has been posted. Some minor work
154 to be done by Mr. Chambers. Two of the items are sign change and two additional

155 safety rings. Mr. Chamber to check with Suncoast Pools to confirm if the CDD received
156 the safety rings that were ordered in July or August 2021.

157 Mr. Nanni explained that even though he contacted some pool repair companies
158 that stated they would submit proposals, they did not receive any proposals. Mr. Nanni
159 requested more time to attempt to obtain more proposals. The Board reviewed and
160 discussed the water usage. The Board concurred to have RedTree calculate water usage
161 from the sprinklers. and have Mr. Nanni bring a second proposal to next month's
162 meeting.

163 Mr. Nanni and Mr. Chambers to attempt to contact the fence repair company for a
164 proposal.

165
166 **E. Field Manager**

167 None.

168
169 **EIGHTH ORDER OF BUSINESS**

Supervisors' Requests

- 170 • Mr. Tietz – A discussion was had regarding Board interest in soliciting for a new District
171 Attorney. Mr. Tietz stated that the RFQ should include a cost sheet, to be sent out and
172 presented on the April agenda. The remainder of the Board agreed.

173
174 On MOTION by Mr. Tietz, seconded by Mr. Darius, with all in
175 favor, RFQ request for District Counsel services shall include cost
176 sheet. 4-0

- 177
178 • Mr. Tietz – Stormwater drain sunk on Caravan and Hearth.
179 • Mr. Penning – Irrigation damage that was done at the Protocol Pocket Park during
180 construction has not been repaired. All planting surrounding park is dead.
181 • Mr. Penning –East monument sign out of electricity and Duc is not willing to repair.
182 • Mr. Penning – requested the result of the Universal Engineering report.

183
184 **NINTH ORDER OF BUSINESS**

Audience Comments

- 185 • Resident commented on the POA's stance regarding the Portico extension.
186 • Resident expressed concern regarding missing documents. resident requested that signs in
187 front of the community be removed. She also inquired about the status of the replacement
188 of the umbrellas.

- 189 • Resident requested information on County officials being on the property.
- 190 • Resident stated he does not see value of Portico extension.
- 191 • Resident questioned the location of audience comments on the agenda.
- 192 • Board received further audience comments.

193

194 **TENTH ORDER OF BUSINESS**

Adjournment

195 There being no further business,

196

197 On MOTION by Mr. Tietz, seconded by Mr. Penning, with all in
 198 favor, the meeting was adjourned at 9:50 p.m. 4-0

199

200

201

202

Chairman

5B.

ASTURIA
Community Development District

Financial Report

March 31, 2022

Prepared By



ASTURIA

Community Development District

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ASTURIA
Community Development District

Financial Statements

(Unaudited)

March 31, 2022

Balance Sheet
March 31, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	DEBT SERVICE FUND - SERIES 2014	DEBT SERVICE FUND - SERIES 2016	CAPITAL PROJECTS FUND - SERIES 2016	CAPITAL PROJECTS FUND - SERIES 2018	TOTAL
ASSETS							
Cash - Checking Account	\$ 750,680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,680
Due From Other Funds	-	27,169	4,551	834	-	-	32,554
Investments:							
Money Market Account	10,001	-	-	-	-	-	10,001
Construction Fund (A-1)	-	-	-	-	435	-	435
Prepayment Fund (A-1)	-	-	2,233	4,814	-	-	7,047
Reserve Fund (A-1)	-	-	287,930	72,981	-	-	360,911
Revenue Fund (A-1)	-	-	609,414	140,065	-	-	749,479
Prepaid Items	316	-	-	-	-	-	316
Deposits	17,318	-	-	-	-	-	17,318
TOTAL ASSETS	\$ 778,315	\$ 27,169	\$ 904,128	\$ 218,694	\$ 435	\$ -	\$ 1,928,741
LIABILITIES							
Accounts Payable	\$ 27,944	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,944
Deposits - Rentals	1,000	-	-	-	-	-	1,000
Due To Other Funds	32,554	-	-	-	-	-	32,554
TOTAL LIABILITIES	61,498	-	-	-	-	-	61,498
FUND BALANCES							
Nonspendable:							
Prepaid Items	316	-	-	-	-	-	316
Deposits	17,318	-	-	-	-	-	17,318
Restricted for:							
Debt Service	-	-	904,128	218,694	-	-	1,122,822
Capital Projects	-	-	-	-	435	-	435
Unassigned:	699,183	27,169	-	-	-	-	726,352
TOTAL FUND BALANCES	\$ 716,817	\$ 27,169	\$ 904,128	\$ 218,694	\$ 435	\$ -	\$ 1,867,243
TOTAL LIABILITIES & FUND BALANCES	\$ 778,315	\$ 27,169	\$ 904,128	\$ 218,694	\$ 435	\$ -	\$ 1,928,741

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-22 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 36	0.00%	\$ 1
Room Rentals	-	953	0.00%	(297)
Interest - Tax Collector	-	1	0.00%	-
Special Assmnts- Tax Collector	846,661	882,368	104.22%	2,803
Special Assmnts- CDD Collected	-	21,267	0.00%	-
Special Assmnts- Discounts	-	(35,105)	0.00%	(28)
Developer Contribution	-	37,926	0.00%	-
Other Miscellaneous Revenues	15,000	-	0.00%	-
Event Fees	-	374	0.00%	-
TOTAL REVENUES	861,661	907,820	105.36%	2,479
EXPENDITURES				
Administration				
P/R-Board of Supervisors	7,600	3,000	39.47%	600
FICA Taxes	-	184	0.00%	46
ProfServ-Administrative	5,130	855	16.67%	-
ProfServ-Arbitrage Rebate	1,000	1,000	100.00%	-
ProfServ-Engineering	5,000	-	0.00%	-
ProfServ-Legal Services	27,000	5,791	21.45%	-
ProfServ-Mgmt Consulting	18,918	26,852	141.94%	9,211
ProfServ-Trustee Fees	8,500	4,458	52.45%	-
Assessment Roll	4,750	4,750	100.00%	-
Disclosure Report	5,000	-	0.00%	-
Accounting Services	17,100	2,850	16.67%	-
Auditing Services	3,575	-	0.00%	-
Website Hosting/Email services	5,500	1,918	34.87%	-
Mailed Notices - Postage	600	83	13.83%	46
Public Officials Insurance	3,256	3,870	118.86%	-
Legal Advertising	1,500	389	25.93%	-
Misc-Assessment Collection Cost	-	14,484	0.00%	56
Tax Collector/Property Appraiser Fees	150	-	0.00%	-
Financial & Revenue Collections	3,420	570	16.67%	-
Dues, Licenses, Subscriptions	500	175	35.00%	-
Total Administration	118,499	71,229	60.11%	9,959

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-22 ACTUAL
<u>Electric Utility Services</u>				
Electricity - Streetlights	187,047	62,809	33.58%	2,802
Utility - Irrigation	1,800	1,654	91.89%	365
Utility Services	1,200	155	12.92%	31
Utility - Recreation Facilities	21,000	8,454	40.26%	1,726
Total Electric Utility Services	211,047	73,072	34.62%	4,924
<u>Garbage/Solid Waste Services</u>				
Garbage - Recreation Facility	425	250	58.82%	38
Solid Waste Assessment	625	663	106.08%	-
Total Garbage/Solid Waste Services	1,050	913	86.95%	38
<u>Water-Sewer Comb Services</u>				
Utility - Reclaimed Water	55,000	21,981	39.97%	3,289
Total Water-Sewer Comb Services	55,000	21,981	39.97%	3,289
<u>Stormwater Control</u>				
Stormwater Assessment	900	611	67.89%	-
Aquatic Maintenance	7,760	3,800	48.97%	640
Total Stormwater Control	8,660	4,411	50.94%	640
<u>Other Physical Environment</u>				
Field Operations	7,200	1,200	16.67%	-
Insurance - Property	14,881	8,949	60.14%	1,790
Insurance - General Liability	3,552	-	0.00%	-
R&M-Irrigation	1,000	451	45.10%	120
Landscape Maintenance	202,036	81,784	40.48%	12,975
Landscape Replacement	2,000	-	0.00%	-
Holiday Lighting & Decorations	2,000	1,965	98.25%	-
Total Other Physical Environment	232,669	94,349	40.55%	14,885
<u>Contingency</u>				
Misc-Contingency	91,367	26	0.03%	-
Total Contingency	91,367	26	0.03%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2022

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>MAR-22 ACTUAL</u>
<u>Road and Street Facilities</u>				
R&M-Sidewalks	2,000	-	0.00%	-
Roadway Repair & Maintenance	5,000	-	0.00%	-
R&M-Pressure Washing	5,000	-	0.00%	-
Total Road and Street Facilities	12,000	-	0.00%	-
<u>Parks and Recreation - General</u>				
Payroll-Salaries	77,553	8,329	10.74%	-
ProfServ-Pool Maintenance	10,440	5,220	50.00%	870
ProfServ-Wildlife Management Service	2,400	-	0.00%	-
Contracts-Mgmt Services	7,800	2,450	31.41%	-
Contracts-Cleaning Services	-	5,048	0.00%	2,400
Contracts-Pest Control	660	275	41.67%	55
Telephone/Fax/Internet Services	3,200	1,484	46.38%	-
R&M-Fitness Equipment	2,500	-	0.00%	-
Amenity Maintenance & Repairs	2,500	2,264	90.56%	312
Facility A/C & Heating Maintenance & Repair	1,500	-	0.00%	-
Boardwalk and Bridge Maintenance	1,000	-	0.00%	-
Pool Furniture repair & replacement	3,500	1,644	46.97%	-
Security System Monitoring & Maint.	3,800	744	19.58%	180
Miscellaneous Expenses	2,000	882	44.10%	-
Clubhouse - Facility Janitorial Supplies	1,600	230	14.38%	-
Pool Permits	300	-	0.00%	-
Total Parks and Recreation - General	120,753	28,570	23.66%	3,817
<u>Park Garbage & Dog Waste Station Service</u>				
Dog Park Maintenance	250	-	0.00%	-
Office Supplies	150	139	92.67%	139
Park Garbage & Dog Waste Station Supplies	8,216	4,108	50.00%	685
Total Park Garbage & Dog Waste Station Service	8,616	4,247	49.29%	824

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-22 ACTUAL
Special Events				
Special Events	2,000	-	0.00%	-
Total Special Events	2,000	-	0.00%	-
TOTAL EXPENDITURES	861,661	298,798	34.68%	38,376
Excess (deficiency) of revenues				
Over (under) expenditures	-	609,022	0.00%	(35,897)
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	112,528	0.00%	112,348
TOTAL FINANCING SOURCES (USES)	-	112,528	0.00%	112,348
Net change in fund balance	\$ -	\$ 721,550	0.00%	\$ 76,451
FUND BALANCE, BEGINNING (OCT 1, 2021)	(4,733)	(4,733)		
FUND BALANCE, ENDING	\$ (4,733)	\$ 716,817		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-22 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ -	0.00%	\$ -
Special Assmnts- Tax Collector	17,800	18,205	102.28%	58
Special Assmnts- Discounts	-	(724)	0.00%	(1)
TOTAL REVENUES	17,800	17,481	98.21%	57
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	-	350	0.00%	1
Total Administration	-	350	0.00%	1
Contingency				
Capital Reserve	17,800	-	0.00%	-
Total Contingency	17,800	-	0.00%	-
TOTAL EXPENDITURES	17,800	350	1.97%	1
Excess (deficiency) of revenues Over (under) expenditures	-	17,131	0.00%	56
Net change in fund balance	\$ -	\$ 17,131	0.00%	\$ 56
FUND BALANCE, BEGINNING (OCT 1, 2021)	10,038	10,038		
FUND BALANCE, ENDING	\$ 10,038	\$ 27,169		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-22 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 58	0.00%	\$ 8
Special Assmnts- Tax Collector	562,222	589,486	104.85%	1,873
Special Assmnts- Discounts	-	(23,452)	0.00%	(19)
TOTAL REVENUES	562,222	566,092	100.69%	1,862
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	-	9,708	0.00%	37
Total Administration	-	9,708	0.00%	37
<u>Debt Service</u>				
Principal Debt Retirement	140,000	-	0.00%	-
Principal Prepayments	-	5,000	0.00%	-
Interest Expense	422,222	210,759	49.92%	-
Total Debt Service	562,222	215,759	38.38%	-
TOTAL EXPENDITURES	562,222	225,467	40.10%	37
Excess (deficiency) of revenues Over (under) expenditures	-	340,625	0.00%	1,825
Net change in fund balance	\$ -	\$ 340,625	0.00%	\$ 1,825
FUND BALANCE, BEGINNING (OCT 1, 2021)	563,503	563,503		
FUND BALANCE, ENDING	\$ 563,503	\$ 904,128		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-22 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 15	0.00%	\$ 2
Special Assmnts- Tax Collector	141,614	134,745	95.15%	428
Special Assmnts- CDD Collected	-	13,101	0.00%	-
Special Assmnts- Discounts	-	(5,361)	0.00%	(4)
TOTAL REVENUES	141,614	142,500	100.63%	426
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	-	2,219	0.00%	8
Total Administration	-	2,219	0.00%	8
<u>Debt Service</u>				
Principal Debt Retirement	40,000	-	0.00%	-
Principal Prepayments	-	15,000	0.00%	-
Interest Expense	101,614	51,054	50.24%	-
Total Debt Service	141,614	66,054	46.64%	-
TOTAL EXPENDITURES	141,614	68,273	48.21%	8
Excess (deficiency) of revenues Over (under) expenditures	-	74,227	0.00%	418
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(9)	0.00%	(9)
TOTAL FINANCING SOURCES (USES)	-	(9)	0.00%	(9)
Net change in fund balance	\$ -	\$ 74,218	0.00%	\$ 409
FUND BALANCE, BEGINNING (OCT 1, 2021)	144,476	144,476		
FUND BALANCE, ENDING	\$ 144,476	\$ 218,694		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-22 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 14	0.00%	\$ -
TOTAL REVENUES	-	14	0.00%	-
<u>EXPENDITURES</u>				
Principal Prepayments	-	120,000	0.00%	-
Interest Expense	-	5,175	0.00%	-
Total Debt Service	-	125,175	0.00%	-
TOTAL EXPENDITURES	-	125,175	0.00%	-
Excess (deficiency) of revenues Over (under) expenditures	-	(125,161)	0.00%	-
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	104,972	0.00%	104,972
Operating Transfers-Out	-	(112,348)	0.00%	(112,348)
TOTAL FINANCING SOURCES (USES)	-	(7,376)	0.00%	(7,376)
Net change in fund balance	\$ -	\$ (132,537)	0.00%	\$ (7,376)
FUND BALANCE, BEGINNING (OCT 1, 2021)	-	132,537		
FUND BALANCE, ENDING	\$ -	\$ -		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-22 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	0.00%	\$ -
TOTAL REVENUES	-	-	0.00%	-
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	0.00%	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	0.00%	-
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	9	0.00%	9
TOTAL FINANCING SOURCES (USES)	-	9	0.00%	9
Net change in fund balance	\$ -	\$ 9	0.00%	\$ 9
FUND BALANCE, BEGINNING (OCT 1, 2021)	-	426		
FUND BALANCE, ENDING	\$ -	\$ 435		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-22 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 14	0.00%	\$ 2
TOTAL REVENUES	-	14	0.00%	2
EXPENDITURES				
TOTAL EXPENDITURES	-	-	0.00%	-
Excess (deficiency) of revenues Over (under) expenditures	-	14	0.00%	2
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(105,152)	0.00%	(104,972)
TOTAL FINANCING SOURCES (USES)	-	(105,152)	0.00%	(104,972)
Net change in fund balance	\$ -	\$ (105,138)	0.00%	\$ (104,970)
FUND BALANCE, BEGINNING (OCT 1, 2021)	-	105,138		
FUND BALANCE, ENDING	\$ -	\$ -		

ASTURIA
Community Development District

Supporting Schedules

March 31, 2022

Community Development District

**Non-Ad Valorem Special Assessments - Pasco County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2022**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND			
					General Fund	Reserve Fund	Debt Service 2014A-1 Fund	Debt Service 2016A-1 Fund
Assessments Levied FY22				\$ 1,647,170	\$ 894,513.81	\$ 18,456	\$ 597,600	\$ 136,600
Allocation %				100%	54%	1%	36%	8%
11/04/21	\$ 1,245	\$ 70	\$ 25	\$ 1,340	\$ 728	\$ 15	\$ 486	\$ 111
11/12/21	\$ 37,055	\$ 1,575	\$ 756	\$ 39,386	\$ 21,389	\$ 441	\$ 14,290	\$ 3,266
11/19/21	\$ 83,428	\$ 3,547	\$ 1,703	\$ 88,678	\$ 48,157	\$ 994	\$ 32,173	\$ 7,354
12/03/21	\$ 1,218,187	\$ 51,793	\$ 24,861	\$ 1,294,841	\$ 703,178	\$ 14,508	\$ 469,774	\$ 107,381
12/17/21	\$ 92,875	\$ 3,871	\$ 1,895	\$ 98,642	\$ 53,568	\$ 1,105	\$ 35,788	\$ 8,180
12/21/21	\$ 80,455	\$ 3,421	\$ 1,642	\$ 85,518	\$ 46,441	\$ 958	\$ 31,026	\$ 7,092
01/07/22	\$ 7,618	\$ 240	\$ 155	\$ 8,013	\$ 4,352	\$ 90	\$ 2,907	\$ 665
02/04/22	\$ 3,090	\$ 72	\$ 63	\$ 3,225	\$ 1,751	\$ 36	\$ 1,170	\$ 267
03/04/22	\$ 5,008	\$ 52	\$ 102	\$ 5,161	\$ 2,803	\$ 58	\$ 1,873	\$ 428
TOTAL	\$ 1,528,959	\$ 64,642	\$ 31,203	\$ 1,624,804	\$ 882,368	\$ 18,205	\$ 589,486	\$ 134,745
% COLLECTED				99%	99%	99%	99%	99%
TOTAL OUTSTANDING				\$ 22,367	\$ 12,147	\$ 252	\$ 8,115	\$ 1,855

ASTURIA

Community Development District

All Funds

**Cash and Investment
March 31, 2022**

GENERAL FUND					
<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Suntrust (Truist)	Checking account	n/a	0.00%	\$ 750,680
MMA Account	Valley Bank	MMA	n/a		\$ 10,001
				Subtotal	\$ 760,681
DEBT SERVICE AND CONSTRUCTION FUNDS					
Series 2014 Prepayment Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	0.00%	\$ 2,233
Series 2014 Reserves Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	0.00%	\$ 287,930
Series 2014 Revenue Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	0.00%	\$ 609,414
Series 2016 Construction Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	0.00%	\$ 435
Series 2016 Prepayment Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	0.00%	\$ 4,814
Series 2016 Reserve Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	0.00%	\$ 72,981
Series 2016 Revenue Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	0.00%	\$ 140,065
				Subtotal	\$ 1,117,872
				Total	\$ 1,878,553

Asturia CDD
Bank Reconciliation

Bank Account No. 1400 SunTrust (TRUIST) GF
Statement No. 3/22
Statement Date 3/31/2022

G/L Balance (LCY)	750,679.90
G/L Balance	750,679.90
Positive Adjustments	0.00
Subtotal	750,679.90
Negative Adjustments	0.00
Ending G/L Balance	750,679.90
Difference	0.00

Statement Balance	761,625.72
Outstanding Deposits	0.00
Subtotal	761,625.72
Outstanding Checks	10,945.82
Differences	0.00
Ending Balance	750,679.90

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
3/16/2022	Payment	1051	DCSI, INC	59.99	0.00	59.99
3/16/2022	Payment	1056	LLS TAX SOLUTIONS, INC	500.00	0.00	500.00
3/28/2022	Payment	1060	JEAN-JACQUES DARIUS	184.70	0.00	184.70
3/28/2022	Payment	1061	JONATHAN R. TIETZ	184.70	0.00	184.70
3/28/2022	Payment	1062	GLEN M. PENNING	184.70	0.00	184.70
3/28/2022	Payment	1063	LUCELIN MAIDS CLEANING SVC LLC	575.00	0.00	575.00
3/29/2022	Payment	1064	FEDEX	46.17	0.00	46.17
3/29/2022	Payment	1065	INFRAMARK	9,210.55	0.00	9,210.55
Total Outstanding Checks.....				10,945.82		10,945.82

ASTURIA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 3/1/22 to 3/31/22

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
SUNTRUST (TRUIST) GF - (ACCT#XXXXX1400)							
CHECK # 1046							
03/10/22	Vendor	ASTURIA CDD	022222-1400	OPEN MMA ACCT WITH VALLEY BANK	Due From Other Funds	131000	\$10,000.00
							Check Total
							<u>\$10,000.00</u>
CHECK # 1047							
03/14/22	Vendor	COUNTY SANITATION	22100759	REFUSE REMOVAL FEB 2022	Garbage - Recreation Facility	001-531133-53401	\$37.95
							Check Total
							<u>\$37.95</u>
CHECK # 1048							
03/16/22	Vendor	COUNTY SANITATION	23100065	MAR 2022 REFUSE REMOVAL	Garbage - Recreation Facility	001-531133-53401	\$37.95
							Check Total
							<u>\$37.95</u>
CHECK # 1049							
03/16/22	Vendor	BEST TERMITE & PEST CONTROL, INC	1131680	FEB 2022 PEST CONTROL SVCS	Contracts-Pest Control	001-534125-57201	\$55.00
							Check Total
							<u>\$55.00</u>
CHECK # 1050							
03/16/22	Vendor	BLUE WATER AQUATICS, INC	28409	FEB 2022 AQUATIC CONTROL / PEST CONTROL	Aquatic Maintenance	001-546995-53805	\$640.00
03/16/22	Vendor	BLUE WATER AQUATICS, INC	28501		Aquatic Maintenance	001-546995-53805	\$640.00
							Check Total
							<u>\$1,280.00</u>
CHECK # 1051							
03/16/22	Vendor	DCSI, INC	29351	MONTHLY ALARM MONITORING SVCS	Security System Monitoring & Maint.	001-546479-57201	\$59.99
							Check Total
							<u>\$59.99</u>
CHECK # 1052							
03/16/22	Vendor	ELECTRO SANITATION SERVICES	020422	JANITORIAL SVCS	Clubhouse - Facility Janitorial Supplies	001-552149-57201	\$700.00
03/16/22	Vendor	ELECTRO SANITATION SERVICES	0001	CLUBHOUSE SUPPLIES	Clubhouse - Facility Janitorial Supplies	001-552149-57201	\$77.00
							Check Total
							<u>\$777.00</u>
CHECK # 1053							
03/16/22	Vendor	FEDEX	7-669-25781	FEB 2022 POSTAGE	PASCO UTILITY BILLS TO BE PLACED ON AUTOPAY	001-549900-53985	\$26.16
							Check Total
							<u>\$26.16</u>
CHECK # 1054							
03/16/22	Vendor	INFRAMARK	73778		ProfServ-Administrative	001-531001-51301	\$4,829.58
							Check Total
							<u>\$4,829.58</u>
CHECK # 1055							
03/16/22	Vendor	KUTAK ROCK LLP	3009519	GEN COUNSEL THRU JAN 2022	ProfServ-Legal Services	001-531023-51401	\$1,693.00
							Check Total
							<u>\$1,693.00</u>
CHECK # 1056							
03/16/22	Vendor	LLS TAX SOLUTIONS, INC	002583	ARBITRAGE -SERIES 2014A-1&2	For Series 2014A-1 and A-2	001-531002-51301	\$500.00
							Check Total
							<u>\$500.00</u>
CHECK # 1057							
03/16/22	Vendor	REDTREE LANDSCAPE SYSTEMS LLC	9760	MARCH 2022 LANDSCAPE MAINT	Landscape Maintenance	001-546300-53908	\$12,975.00
							Check Total
							<u>\$12,975.00</u>

ASTURIA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 3/1/22 to 3/31/22

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1058							
03/16/22	Vendor	SUNCOAST POOL SERVICE	8050	POOL MAINT	ProfServ-Pool Maintenance	001-531034-57201	\$870.00
							Check Total
							<u>\$870.00</u>
CHECK # 1059							
03/16/22	Vendor	TAMPA POOP 911 LLC	A022022	FEB 2022 CLEANING OF PET WASTE STATIONS	Park Garbage & Dog Waste Station Supplies	001-552163-57226	\$684.66
							Check Total
							<u>\$684.66</u>
CHECK # 1060							
03/28/22	Employee	JEAN-JACQUES DARIUS	PAYROLL	March 28, 2022 Payroll Posting			\$184.70
							Check Total
							<u>\$184.70</u>
CHECK # 1061							
03/28/22	Employee	JONATHAN R. TIETZ	PAYROLL	March 28, 2022 Payroll Posting			\$184.70
							Check Total
							<u>\$184.70</u>
CHECK # 1062							
03/28/22	Employee	GLEN M. PENNING	PAYROLL	March 28, 2022 Payroll Posting			\$184.70
							Check Total
							<u>\$184.70</u>
CHECK # 1063							
03/28/22	Vendor	LUCELIN MAIDS CLEANING SVC LLC	292022	FEB 2022 CLEANING SVCS	Payroll-Salaries	001-512001-57201	\$575.00
							Check Total
							<u>\$575.00</u>
CHECK # 1064							
03/29/22	Vendor	FEDEX	768362918	FEB 2022 POSTAGE	Mailed Notices - Postage	001-541014-51301	\$46.17
							Check Total
							<u>\$46.17</u>
CHECK # 1065							
03/29/22	Vendor	INFRAMARK	74943	MAR 2022 MGMT SVCS	ProfServ-Mgmt Consulting	001-531027-51201	\$8,237.00
03/29/22	Vendor	INFRAMARK	74943	MAR 2022 MGMT SVCS	Back bill for increase as of 2/21 - 2/28-2022	001-531027-51201	\$973.55
							Check Total
							<u>\$9,210.55</u>
ACH #DD110							
03/10/22	Vendor	BRIGHTHOUSE NETWORKS - ACH	0658267010222222 ACH	BILL PRD 2/21-3/20/22	Telephone/Fax/Internet Services	001-541009-57201	\$249.50
							ACH Total
							<u>\$249.50</u>
ACH #DD112							
03/17/22	Vendor	PASCO COUNTY UTILITIES	021722 CHK	BILL PRD 1/19-2/17/22	Utility - Reclaimed Water	001-543028-53601	\$412.30
							ACH Total
							<u>\$412.30</u>
ACH #DD113							
03/21/22	Vendor	PASCO COUNTY UTILITIES	021722 ACH	***Voided Voided****			\$0.00
							ACH Total
							<u>\$0.00</u>
ACH #DD116							
03/25/22	Vendor	DUKE ENERGY	030422 ACH	2/2 - 3/2/22	Utility - Irrigation	001-543014-53100	\$365.02
03/25/22	Vendor	DUKE ENERGY	030422 ACH	2/2 - 3/2/22	Electricity - Streetlights	001-543013-53100	\$392.08
03/25/22	Vendor	DUKE ENERGY	030422 ACH	2/2 - 3/2/22	Utility - Recreation Facilities	001-543079-53100	\$1,550.31
03/25/22	Vendor	DUKE ENERGY	030422 ACH	2/2 - 3/2/22	Utility Services	001-543063-53100	\$30.77
							ACH Total
							<u>\$2,338.18</u>

ASTURIA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 3/1/22 to 3/31/22

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #DD118							
03/21/22	Vendor	PASCO COUNTY UTILITIES	032121-SF	WEB PAYMENT TO PASCO UTILITIES - SVC FEE	Utility - Reclaimed Water	001-543028-53601	\$2.50
ACH Total							<u>\$2.50</u>
ACH #DD119							
03/21/22	Vendor	PASCO COUNTY UTILITIES	021722 ACH	BILL PRD 1/19-2/17/22	Utility - Reclaimed Water	001-543028-53601	\$2,401.35
03/21/22	Vendor	PASCO COUNTY UTILITIES	021722 ACH	TO CORRECT ACH TAKEN ON	Utility - Reclaimed Water	001-543028-53601	(\$281.40)
ACH Total							<u>\$2,119.95</u>
ACH #DD122							
03/09/22	Vendor	DUKE ENERGY	021422 ACH	BILL PRD 1/2-2/1/22	Electricity - Streetlights	001-543013-53100	\$1,933.53
ACH Total							<u>\$1,933.53</u>
Account Total							<u><u>\$51,268.07</u></u>

5C.

ASTURIA COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 03/01/22 to 03/31/22
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 1046								
001	03/10/22	ASTURIA CDD	022222-1400	OPEN MMA ACCT WITH VALLEY BANK	Due From Other Funds	131000	\$10,000.00	
							Check Total	<u>\$10,000.00</u>
CHECK # 1047								
001	03/14/22	COUNTY SANITATION	22100759	REFUSE REMOVAL FEB 2022	Garbage - Recreation Facility	531133-53401	\$37.95	
							Check Total	<u>\$37.95</u>
CHECK # 1048								
001	03/16/22	COUNTY SANITATION	23100065	MAR 2022 REFUSE REMOVAL	Garbage - Recreation Facility	531133-53401	\$37.95	
							Check Total	<u>\$37.95</u>
CHECK # 1049								
001	03/16/22	BEST TERMITE & PEST CONTROL, INC	1131680	FEB 20222 PEST CONTROL SVCS	Contracts-Pest Control	534125-57201	\$55.00	
							Check Total	<u>\$55.00</u>
CHECK # 1050								
001	03/16/22	BLUE WATER AQUATICS, INC	28409	FEB 2022 AQUATIC CONTROL / PEST CONTROL	Aquatic Maintenance	546995-53805	\$640.00	
001	03/16/22	BLUE WATER AQUATICS, INC	28501		Aquatic Maintenance	546995-53805	\$640.00	
							Check Total	<u>\$1,280.00</u>
CHECK # 1051								
001	03/16/22	DCSI, INC	29351	MONTHLY ALARM MONITORING SVCS	Security System Monitoring & Maint.	546479-57201	\$59.99	
							Check Total	<u>\$59.99</u>
CHECK # 1052								
001	03/16/22	ELECTRO SANITATION SERVICES	020422	JANITORIAL SVCS	Clubhouse - Facility Janitorial Supplies	552149-57201	\$700.00	
001	03/16/22	ELECTRO SANITATION SERVICES	0001	CLUBHOUSE SUPPLIES	Clubhouse - Facility Janitorial Supplies	552149-57201	\$77.00	
							Check Total	<u>\$777.00</u>
CHECK # 1053								
001	03/16/22	FEDEX	7-669-25781	FEB 2022 POSTAGE	PASCO UTILITY BILLS TO BE PLACED ON AUTOPAY	549900-53985	\$26.16	
							Check Total	<u>\$26.16</u>
CHECK # 1054								
001	03/16/22	INFRAMARK	73778		ProfServ-Administrative	531001-51301	\$4,829.58	
							Check Total	<u>\$4,829.58</u>
CHECK # 1055								
001	03/16/22	KUTAK ROCK LLP	3009519	GEN COUNSEL THRU JAN 2022	ProfServ-Legal Services	531023-51401	\$1,693.00	
							Check Total	<u>\$1,693.00</u>
CHECK # 1056								
001	03/16/22	LLS TAX SOLUTIONS, INC	002583	ARBITRAGE -SERIES 2014A-1&2	For Series 2014A-1 and A-2	531002-51301	\$500.00	
							Check Total	<u>\$500.00</u>
CHECK # 1057								
001	03/16/22	REDTREE LANDSCAPE SYSTEMS LLC	9760	MARCH 2022 LANDSCAPE MAINT	Landscape Maintenance	546300-53908	\$12,975.00	
							Check Total	<u>\$12,975.00</u>

ASTURIA COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 03/01/22 to 03/31/22
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 1058								
001	03/16/22	SUNCOAST POOL SERVICE	8050	POOL MAINT	ProfServ-Pool Maintenance	531034-57201	\$870.00	
							Check Total	<u>\$870.00</u>
CHECK # 1059								
001	03/16/22	TAMPA POOP 911 LLC	A022022	FEB 2022 CLEANING OF PET WASTE STATIONS	Park Garbage & Dog Waste Station Supplies	552163-57226	\$684.66	
							Check Total	<u>\$684.66</u>
CHECK # 1063								
001	03/28/22	LUCELIN MAIDS CLEANING SVC LLC	292022	FEB 2022 CLEANING SVCS	Payroll-Salaries	512001-57201	\$575.00	
							Check Total	<u>\$575.00</u>
CHECK # 1064								
001	03/29/22	FEDEX	768362918	FEB 2022 POSTAGE	Mailed Notices - Postage	541014-51301	\$46.17	
							Check Total	<u>\$46.17</u>
CHECK # 1065								
001	03/29/22	INFRAMARK	74943	MAR 2022 MGMT SVCS	ProfServ-Mgmt Consulting	531027-51201	\$8,237.00	
001	03/29/22	INFRAMARK	74943	MAR 2022 MGMT SVCS	Back bill for increase as of 2/21 - 2/28-2022	531027-51201	\$973.55	
							Check Total	<u>\$9,210.55</u>
CHECK # DD110								
001	03/10/22	BRIGHTHOUSE NETWORKS - ACH	0658267010222222 ACH	BILL PRD 2/21-3/20/22	Telephone/Fax/Internet Services	541009-57201	\$249.50	
							Check Total	<u>\$249.50</u>
CHECK # DD112								
001	03/17/22	PASCO COUNTY UTILITIES	021722 CHK	BILL PRD 1/19-2/17/22	Utility - Reclaimed Water	543028-53601	\$412.30	
							Check Total	<u>\$412.30</u>
CHECK # DD113								
001	03/21/22	PASCO COUNTY UTILITIES	021722 ACH	BILL PRD 1/19-2/17/22	Utility - Reclaimed Water	543028-53601	\$2,401.35	
							Check Total	<u>\$2,401.35</u>
CHECK # DD116								
001	03/25/22	DUKE ENERGY	030422 ACH	2/2 - 3/2/22	Utility - Irrigation	543014-53100	\$365.02	
001	03/25/22	DUKE ENERGY	030422 ACH	2/2 - 3/2/22	Electricity - Streetlights	543013-53100	\$392.08	
001	03/25/22	DUKE ENERGY	030422 ACH	2/2 - 3/2/22	Utility - Recreation Facilities	543079-53100	\$1,550.31	
001	03/25/22	DUKE ENERGY	030422 ACH	2/2 - 3/2/22	Utility Services	543063-53100	\$30.77	
							Check Total	<u>\$2,338.18</u>

ASTURIA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
 For the Period from 03/01/22 to 03/31/22
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 1060								
001	03/28/22	JEAN-JACQUES DARIUS	PAYROLL	March 28, 2022 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>
CHECK # 1061								
001	03/28/22	JONATHAN R. TIETZ	PAYROLL	March 28, 2022 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>
CHECK # 1062								
001	03/28/22	GLEN M. PENNING	PAYROLL	March 28, 2022 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>
							Fund Total	<u>\$49,613.44</u>

Total Checks Paid	\$49,613.44
--------------------------	--------------------

CHECK REQUEST FORM

Date: 2/22/2022

From: Asturia CDD

District Name: Asturia CDD

Please issue a check from Acct. #: Suntrust Bank # 1400

Please issue a check to: Asturia CDD

Vendor No.: deposit for new bank account (mma)

Check amount: \$10,000.00

Please code to: 131000-001

Check Description/Reason: To open a new MMA account with Valley Bank

Mailing instructions: Please let Priscilla know when check has been cut.

Please let Priscilla know when check has been cut.

Manager's Approval: _____

Date: 2/22/2022

County Sanitation Service
5601 Haines Road North
St. Petersburg, FL 33714

Phone (727)522-5794
 Website www.countysanitationservice.com

INVOICE# 22100759 Agenda Page 45
 INV DATE 02/01/22
 ACCOUNT# 455165
 DUE DATE 02/20/22

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

AMOUNT YOU ARE PAYING _____

AMOUNT 37.95

SERVICE ADDRESS: 14835 CARAVAN AVE (ODESSA, FL)

DATE	DESCRIPTION			AMOUNT	
	LOCATION: 14835 CARAVAN AVE			71.95	
01/17/22	1C100066	PAYMENT RECEIVED (Thank you)	1018	<34.00>	
01/17/22	21116931	PAYMENT RECEIVED (Thank you)	1018	<37.95>	
02/01/22	22100759	1 2Y BIN 1XW TRASH REMOVAL	02/01/22-02/28/22	34.00	
02/01/22	22100759	1 ADMIN FEE	ADMIN FEE 02/01/22	3.95	
You can now sign up for Paperless Billing. Contact the office to register your email or if you sign up for automatic payments you will automatically be switched to paperless billing.					
INV# 22100759	CURRENT	30 DAY	60 DAY	90 DAY	DATE 02/01/22
ACCT# 455165	37.95				PAGE 1 OF 1

\$25.00 per month late charge assessed on past due amounts

PLEASE PAY THIS AMOUNT 37.95

INVOICE# 23100065 Agenda Page 46

INV DATE 03/01/22

ACCOUNT# 455165

DUE DATE 03/25/22

County Sanitation Service
5601 Haines Road North
St. Petersburg, FL 33714

Phone (727)522-5794
Website www.countysanitationservice.com

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

AMOUNT YOU
ARE PAYING _____

AMOUNT 100.90

SERVICE ADDRESS: 14835 CARAVAN AVE (ODESSA, FL)

DATE	DESCRIPTION				AMOUNT
	LOCATION: 14835 CARAVAN AVE			PRIOR BALANCE	37.95
03/01/22	23100065	1	2Y BIN 1XW	TRASH REMOVAL 03/01/22-03/31/22	34.00
03/01/22	23100065	1	ADMIN FEE	ADMIN FEE 03/01/22	3.95
03/01/22	23100065	1	LATE CHARGE	LATE CHARGE 02/01/22	25.00
<p>You can now sign up for Paperless Billing. Contact the office to register your email or if you sign up for automatic payments you will automatically be switched to paperless billing.</p> <p>PLEASE SEND PAST DUE AMOUNT IMMEDIATELY!</p>					
INV# 23100065	CURRENT	30 DAY	60 DAY	90 DAY	DATE 03/01/22
ACCT# 455165	62.95	37.95			PAGE 1 OF 1

\$25.00 per month late charge assessed on past due amounts

PLEASE PAY
THIS AMOUNT

100.90

INVOICE 1131680 Dated 2/22/2022

Best Termite and Pest Control Inc.
 8120 N Armenia Ave
 TAMPA, FL 33604
 813-935-0998

ASTURIA CDD c/o INFRAMARK
 210 N University Dr
 SUITE 702
 CORAL SPRINGS, FL 33071

Acct # 60154
 Lic#: JB297
 Purchase order

DESCRIPTION	INVOICE	DISCOUNT	TAX	QUANTITY	AMOUNT DUE
-------------	---------	----------	-----	----------	------------

For service at: ASTURIA CDD c/o INFRAMARK 14575 State Road 54 SUITE 702 ODESSA, FL

Commercial Pest Control	\$55.00	\$0.00	\$0.00		\$55.00
Monthly					

Total Payment Amount: \$0.00

PLEASE REMIT	\$55.00
---------------------	----------------

Customer
Signature



Best Termite and Pest Control Inc.

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

8120 N Armenia Ave
 TAMPA, FL 33604

Acct # 60154
 ASTURIA CDD c/o INFRAMARK

INVOICE 1131680 Dated 2/22/2022
PLEASE REMIT \$55.00



Blue Water Aquatics, Inc.

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



INVOICE

BILL TO
Asturia CDD
c/o Inframark
210 N University Drive. Suite 702
Coral Springs, FL 33071

INVOICE 28409
DATE 02/13/2022
TERMS Net 30
DUE DATE 03/15/2022

DATE		DESCRIPTION	QTY	RATE	AMOUNT
02/02/2022	Pond Treatment	Aquatic Services - Treatment Report Attached	1	620.00	620.00
02/02/2022	Mosquito Dunks	Aquatic Services - Mosquito Dunks	4	5.00	20.00

NOTE: WE'VE MOVED! OUR NEW ADDRESS IS:
5119 State Road 54, New Port Richey, FL 34652.

BALANCE DUE **\$640.00**

Blue Water Aquatics, Inc.

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



INVOICE

BILL TO
Asturia CDD
c/o Inframark
210 N University Drive. Suite 702
Coral Springs, FL 33071

INVOICE 28501
DATE 03/08/2022
TERMS Net 30
DUE DATE 04/07/2022

DATE		DESCRIPTION	QTY	RATE	AMOUNT
03/01/2022	Pond Treatment	Aquatic Services - Treatment Report Attached	1	620.00	620.00
03/01/2022	Mosquito Dunks	Aquatic Services - Mosquito Dunks	4	5.00	20.00

NOTE: WE'VE MOVED! OUR NEW ADDRESS IS:
5119 State Road 54, New Port Richey, FL 34652.

BALANCE DUE **\$640.00**

Invoice



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

BILL TO
Asturia CDD C/O Inframark 210 N. University Drive, Suite 702 Coral Springs, FL 33071

SHIP TO
Asturia CDD 14575 Promenade Parkway Odessa, FL 33556

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
29351	02/11/2022	\$59.99	02/26/2022	Net 15	

P.O. NUMBER
1/11/19-XX-01i

SALES REP
DC

ACCT#/LOT/BLK
U795855536

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Alarm Monitoring Service:RR-TC-599901i 24 HR ALARM MONITORING SERVICE WITH TOTAL CONNECT MONTHLY INVOICING	1	59.99	59.99

Thank you for choosing DCSI, Inc as your "Security & Sound" company!
 *ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.
 **Returned Checks will receive \$25 NSF Fee.
 ***Late Fees are 1.5% per month

BALANCE DUE

\$59.99



E-mail: Electrosanitationservices@gmail.com
Phone: (813) 598-1431

Invoice Submitted to:

Asturia Community Development District
 c/o Bob Nanni
 2654 Cypress Ridge Blvd., Suite 101
 Wesley Chapel, Florida 33544

Invoice date: 02/04/2022
Terms: COD
Services through: 02/04/2022

Via Email:

Bob.nanni@inframark.com

<u>Date</u>	<u>Type</u>	<u>Service Summary</u>	<u>Rate</u>	<u>Amount</u>	<u>Total</u>
02/04/22	Janitorial	Deep cleaning	Per Proposal	1.00	\$700.00

Total Expenses:	\$ 700.00
Total Tax:	\$ EXEMPT
Total Invoice Amount:	\$ 700.00
Total Amount Due:	\$ 700.00



E-mail: Electrosanitationservices@gmail.com
Phone: (813) 598-1431

Invoice Submitted to:
 Astoria Community Development District
 c/o Bob Nanni
 2654 Cypress Ridge Blvd., Suite 101
 Wesley Chapel, Florida 33544

Invoice Number: 0001
Invoice date: 02/22/2022
Terms: Net 30
Due Date: 03/22/2022

Via Email:
Bob.nanni@inframark.com

Item	Summary	Rate	Amount	Total
Pull 1410132	Supplies Heavenly Soft Kit Roll 85	\$25.00	1	\$25.00
Pull 1410822	Supplies Superior Heaven Soft Jr Jumbo	\$26.00	2	\$52.00

Total Expenses:	\$ 77.00
Total Tax:	\$ EXEMPT
Total Invoice Amount:	\$ 77.00
Total Amount Due:	\$ 77.00



Invoice Number 7-669-25781	Invoice Date Feb 22, 2022	Account Number [REDACTED]	Page 1 of 2
--------------------------------------	-------------------------------------	-------------------------------------	----------------

Billing Address:

ASTURIA CDD
AP DEPT
210 N UNIVERSITY DR STE 702
STE 702
CORAL SPRINGS FL 33071-7320

Shipping Address:

ASTURIA CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

Invoice Questions?

Contact FedEx Revenue Services

Phone: 800.622.1147
M-F 7 AM to 8 PM CST
Sa 7 AM to 6 PM CST
Internet: fedex.com

Invoice Summary

FedEx Express Services

Total Charges	USD	\$26.16
TOTAL THIS INVOICE	USD	\$26.16

Account Summary as of Feb 22, 2022

Previous Balance	36.78
Payments	0.00
Adjustments	0.00
New Charges	26.16
New Account Balance	\$62.94

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.



Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number [REDACTED]	Invoice Amount USD \$26.16	Account Number 5333-2012-0	Account Balance USD \$62.94
-------------------------------------	--------------------------------------	--------------------------------------	---------------------------------------

Remittance Advice

Your payment is due by Mar 09, 2022



0042648 01 AB 0.461 **AUTO T7 0 1053 33071-732077 -C01-P42690 11

ASTURIA CDD
AP DEPT
210 N UNIVERSITY DR STE 702
STE 702
CORAL SPRINGS FL 33071-7320



FedEx
P.O. Box 660481
DALLAS TX 75266-0481



63315530003996

Invoice Number [REDACTED]	Invoice Date Feb 22, 2022	Account Number 5333-2012-0
-------------------------------------	-------------------------------------	--------------------------------------

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Feb 15, 2022
Payor: Third Party
Cust. Ref.: NO REFERENCE INFORMATION
Ref.#3:
Ref.#2:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 14.25% to this shipment.
- Distance Based Pricing, Zone 3

Automation	INET	Sender	Recipient	
Tracking ID	776045255332	Anna Golovan-Cifelli	Pasco County Utilities	
Service Type	FedEx 2Day	Inframark, LLC.	19420 Central Blvd	
Package Type	FedEx Envelope	210 N UNIVERSITY DR	LAND O LAKES FL 34637 US	
Zone	03	CORAL SPRINGS FL 33071 US		
Packages	1			
Rated Weight	N/A			21.91
Delivered	Feb 17, 2022 12:22	Transportation Charge		3.12
Svc Area	A4	Fuel Surcharge		1.13
Signed by	D.LOPEZ	Third Party Billing		
FedEx Use	000000000/1109/	Total Charge	USD	\$26.16
			Third Party Subtotal	USD
			Total FedEx Express	USD
				\$26.16



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Inframark LLC
 2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

Invoice: 73778
 Invoice Date: 2/23/2022
 Due Date: 3/25/2022
 Terms: Net 30
 Project ID: ASTCDD
 PO #:

Bill To:
 Asturia Community Development District
 210 N University Dr Ste 702
 Coral Springs FL 33071-7320
 United States

SALES DESCRIPTION	QUANTITY	UNITS	RATE	AMOUNT
Management Services for the Month of: February 2022				
Administrative Services	1	Ea	\$4,829.58	\$4,829.58
			Subtotal	\$4,829.58
			Tax (0%)	\$0.00
			Total Due	\$4,829.58

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

Please include CUSTOMER ID and the Invoice number on the check stub of your payment.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 23, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:



A/C # 24690470

Reference: Invoice No. 3009519

Client Matter No. 1423-1

Mr. Bob Nanni
 Asturia CDD
 Suite 702
 210N. University Drive
 Coral Springs, FL 33071

Invoice No. 3009519
 1423-1

Re: General Counsel

For Professional Legal Services Rendered

01/03/22	J. Johnson	0.30	91.50	Review meeting notes from district manager
01/10/22	J. Johnson	0.30	91.50	Confer with Mr. Nanni regarding engineering contract
01/14/22	J. Gillis	0.10	14.00	Prepare and distribute Capitol Conversations for week of January 14
01/18/22	J. Johnson	0.20	61.00	Phone call from Mr. Dannecker regarding infrastructure improvements at Asturia
01/18/22	K. Jusevitch	0.50	70.00	Confer with Johnson regarding contract assignment agreement
01/19/22	J. Johnson	0.30	91.50	Review agenda packet
01/20/22	J. Johnson	0.30	91.50	Review correspondence with district manager in district engineer regarding finalization of contract
01/21/22	J. Gillis	0.10	14.00	Prepare and distribute Capitol Conversations for week of January 21
01/21/22	J. Johnson	0.20	61.00	Review updated engineering contract
01/21/22	K. Jusevitch	0.30	42.00	Amend engineering agreement; confer with Johnson

KUTAK ROCK LLP

Astoria CDD
 February 23, 2022
 Client Matter No. 1423-1
 Invoice No. 3009519
 Page 2

01/24/22	J. Johnson	0.60	183.00	Review correspondence from Nanni regarding failures/concerns for engineering review; review correspondence from district chair and engineer
01/24/22	K. Jusevitch	0.20	28.00	Amend engineering agreement; confer with Johnson
01/25/22	J. Johnson	2.10	640.50	Prepare for and attend board meeting; post meeting wrap-up
01/26/22	J. Johnson	0.40	122.00	Review correspondence from district manager regarding pool leak and facility correspondence
01/28/22	J. Johnson	0.30	91.50	Review correspondence from supervisor Gardener and from district manager

TOTAL HOURS 6.20

TOTAL FOR SERVICES RENDERED \$1,693.00

TOTAL CURRENT AMOUNT DUE \$1,693.00

UNPAID INVOICES:

January 28, 2022 Invoice No. 2979391 2,399.50

TOTAL DUE \$4,092.50

LLS Tax Solutions Inc.
 2172 W Nine Mile Rd., #352
 Pensacola, FL 32534
 850-754-0311
 liscott@llstax.com



INVOICE

BILL TO

Asturia Community
 Development District
 c/o Inframark
 Infrastructure Mgmt.
 Services
 210 N. University Drive,
 Suite 702
 Coral Springs, FL 33071

INVOICE # 002583

DATE 02/10/2022

DUE DATE 03/12/2022

TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the \$11,950,000 Asturia Community Development District (Pasco County, Florida) Special Assessment Bonds, Series 2014A-1 and 2014A-2 – Rebatale Arbitrage Calculation for the period ended December 18, 2021.	500.00
BALANCE DUE	\$500.00

RedTree Landscape Systems

Invoice 9760

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com



BILL TO
Asturia CDD

c/o: [REDACTED]
[REDACTED]
[REDACTED]

DATE 03/01/2022	PLEASE PAY \$12,975.00	DUE DATE 03/01/2022
---------------------------	---	-------------------------------

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

TOTAL DUE \$12,975.00


THANK YOU.

Invoice

Suncoast Pool Service

P.O. Box 224
 Elfers, FL 34680

Date	Invoice #
3/2/2022	8050

Bill To
Asturia CDD 

P.O. No.	Terms	Project
March 2022	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	870.00	870.00

Thank you for your business.	Total	\$870.00
------------------------------	--------------	----------

Phone #
(727) 271-1395



POOP 911 Tampa
 11721 Manistique Way
 New Port Richey FL, 34654

Asturia CDD		Invoice A022022
February 2022		
Description of services and area to be cleaned:		
<i>Description</i>		<i>Price</i>
Weekly cleaning for 12 pet waste stations: remove pet waste, fill pick up bags, replace can liner		\$85.50 weekly \$370.5 monthly
Alternate “poop scooping” in select areas as need and directed by onsite property management.		\$15.16 monthly
Trash can service: empty 23 trash cans weekly		23 cans @ \$3 each \$69 weekly \$299 monthly
	Total Due	\$684.66

INVOICE



DATE: February 1, 2022
INVOICE # 292022
Due Date 2/9/2022

BILL TO:
 ASTURIA CCD
 14575 PROMENADE PKWY
 ODESSA FL 33556

DESCRIPTION	AMOUNT
1- MONTHY BILLING CLEANING SERVICES	\$575.00
Balance Due	\$575.00

Make all checks payable to LUCELIN MAIDS CLEANING SERVICE, LLC
 If you have any questions concerning this invoice, contact Phone Number (813) 863-4610
 ALL INVOICES ARE DUE UPO DELIVERY.

THANK YOU FOR YOUR BUSINESS!



Invoice Number	Invoice Date	Account Number	Page
7-683-62918	Mar 08, 2022	[REDACTED]	1 of 2

Billing Address:

ASTURIA CDD
AP DEPT
210 N UNIVERSITY DR STE 702
STE 702
CORAL SPRINGS FL 33071-7320

Shipping Address:

ASTURIA CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

Invoice Questions?

Contact FedEx Revenue Services

Phone: 800.622.1147
M-F 7 AM to 8 PM CST
Sa 7 AM to 6 PM CST
Internet: fedex.com

Invoice Summary

FedEx Express Services

Total Charges	USD	\$46.17
TOTAL THIS INVOICE	USD	\$46.17

Account Summary as of Mar 08, 2022

Previous Balance	62.94
Payments	-36.78
Adjustments	0.00
New Charges	46.17

New Account Balance \$72.33

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.



Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number	Invoice Amount	Account Number	Account Balance
7-683-62918	USD \$46.17	[REDACTED]	USD \$72.33

Remittance Advice

Your payment is due by Mar 23, 2022

7683629187000004617 [REDACTED] 0007233000000461770

0040324 01 AB 0.461 **AUTO T1 0 1067 33071-732077 -C01-P40364-I1



ASTURIA CDD
AP DEPT
210 N UNIVERSITY DR STE 702
STE 702
CORAL SPRINGS FL 33071-7320



FedEx
P.O. Box 660481
DALLAS TX 75266-0481



63327670004083

Invoice Number	Invoice Date	Account Number	Page
7-683-62918	Mar 08, 2022		2 of 2

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Feb 28, 2022 **Cust. Ref.:** 12921/292022 **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 14.25% to this shipment.
- Distance Based Pricing, Zone 3
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	776163978301	Anna Golovan-Cifelli	LUCELINE MAIDS CLEANING	
Service Type	FedEx Standard Overnight	Inframark, LLC.	LUCELIN MAIDS CLEANING	
Package Type	FedEx Envelope	210 N UNIVERSITY DR	13902 HENSON CIR	
Zone	03	CORAL SPRINGS FL 33071 US	TAMPA FL 33625 US	
Packages	1			
Rated Weight	N/A	Transportation Charge		33.37
Delivered	Mar 01, 2022 09:31	Fuel Surcharge		5.51
Svc Area	A1	Residential Delivery		5.30
Signed by	see above	Third Party Billing		1.99
FedEx Use	000000000/211/02	Total Charge	USD	\$46.17

Third Party Subtotal	USD	\$46.17
Total FedEx Express	USD	\$46.17

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Inframark LLC
 2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

Invoice: 74943
 Invoice Date: 3/15/2022
 Due Date: 4/14/2022
 Terms: Net 30
 Project ID: ASTCDD
 PO #:

Bill To:
 Asturia Community Development District
 210 N University Dr Ste 702
 Coral Springs FL 33071-7320
 United States

Services provided for the Month of: March 2022

SALES DESCRIPTION	QUANTITY	UNITS	RATE	AMOUNT
Management Services for the Month of: March 2022				
Administrative Services	1	Ea	\$8,237.00	\$8,237.00
Administrative Services - BACK BILL FOR INCREASE AS OF 2-21-2-28-2022	1	Ea	\$973.55	\$973.55
Billable Expenses				
Subtotal				\$0.00

Subtotal	\$9,210.55
Tax (0%)	\$0.00
Total Due	\$9,210.55

**Remit To : Inframark LLC, PO BOX 733778, Dallas,
 Texas, 75373-3778**

*To pay by Credit Card, please contact us at
 281-578-4299, 9:00am - 5:30pm EST, Monday –
 Friday. A surcharge fee may
 apply.*

*To pay via ACH or Wire, please refer to our banking
 information below:*

*Account Name: INFRAMARK, LLC
 ACH - Bank Routing Number: 111000614 / Account
 Number: 912593196
 Wire - Bank Routing Number: 021000021 / SWIFT
 Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice
 Number on your form of payment.*

February 22, 2022
 Invoice Number: 065826701022222
 Account Number: 0050658267-01
 Security Code: 2686
 Service At: 14575 PROMENADE PKWY
 ODESSA, FL 33556-2707

Auto Pay Notice

Contact Us

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

NEWS AND INFORMATION

Unreturned Equipment Information. Effective on or after 04/01/2022 updated fees for Unreturned Equipment will apply. You will only see these charges on future bills if you have any equipment that you haven't returned.

- Digital Receiver decreases from \$103.00 to \$97.00.
- D3 and newer Modem models (wired or wireless) increases from \$59.00 to \$60.00.
- Wireless Router increases from \$61.00 to \$76.00.
- Multipoint Access Point decreases from \$69.00 to \$64.00.
- D3 AWG2 Modem decreases from \$78.00 to \$60.00.
- EMTA Router (4 port or above) increases from \$74.00 to \$81.00.
- Business Set Back Box decreases from \$163.00 to \$136.00.
- Access Point increases from \$130.00 to \$166.00.
- ATA increases from \$26.00 to \$37.00.
- EPON ONU decreases from \$260.00 to \$95.00.



Summary

*Services from 02/21/22 through 03/20/22
 details on following pages*

Previous Balance	248.63
Payments Received - Thank You	-248.63
Remaining Balance	\$0.00
Spectrum Business™ TV	108.85
Spectrum Business™ Internet	69.99
Spectrum Business™ Voice	46.00
Other Charges	21.35
Taxes, Fees and Charges	3.31
Current Charges	\$249.50
<i>YOUR AUTO PAY WILL BE PROCESSED 03/10/22</i>	
Total Due by Auto Pay	\$249.50

STOP OVERPAYING FOR MOBILE PHONE SERVICE. Get Spectrum Mobile for your business and enjoy unlimited data, talk and text for \$29.99/mo per line with 2+ lines. Taxes are included! Call 1-855-795-1449.

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



4145 S. Falkenburg Rd Riverview, FL 33578-8652
 7635 1610 NO RP 22.02222022 NNNNNN 01 001599 0005

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

February 22, 2022

ASTURIA COMMUNITY DEVELOPMENT

Invoice Number: 065826701022222
 Account Number: 0050658267-01
 Service At: 14575 PROMENADE PKWY
 ODESSA, FL 33556-2707

Total Due by Auto Pay **\$249.50**

CHARTER COMMUNICATIONS
 PO BOX 7195
 PASADENA, CA 91109-7195



0001100100506582670188024950

Invoice Number: 065826701022222
 Account Number: 0050658267-01
 Security Code: 2686

ASTURIA COMMUNITY DEVELOPMENT
 065826701022222
 0050658267-01
 2686

Contact UsVisit us at SpectrumBusiness.net

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

7635 1610 NO RP 22 02222022 NNNNNN 01 001599 0005

Charge Details

Previous Balance		248.63
Payments Received - Thank You	01/23	-3.68
Payments Received - Thank You	02/08	-244.95
Remaining Balance		\$0.00

Payments received after 02/22/22 will appear on your next bill.

Services from 02/21/22 through 03/20/22

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	21.00
Other Charges Total	\$21.35

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.80
Federal Universal Service Fund	2.51
Taxes, Fees and Charges Total	\$3.31

Current Charges \$249.50**Total Due by Auto Pay** \$249.50**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.

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



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

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7635 1610 NO RP 22 02222022 NNNNNN 01 001599 0005

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



Invoice Number:
Account Number:
Security Code:

ASTURIA COMMUNITY DEVELOPMENT
065826701022222
0050658267-01
2686

Contact Us
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Stop overpaying for Mobile service.



The price you see is the price you pay—taxes included.



UNLIMITED DATA

ONLY

\$ **29** ⁹⁹
/mo per line on 2+ lines*

Speed will be reduced after 20 GB of usage per line.
Offer valid on 2 or more lines.

- › Stay connected to your business in the office or on the go.
- › Get unlimited talk and text with nationwide 5G.†
- › Don't miss a minute with the fastest overall speeds when combined with WiFi.‡

†"Fastest Overall Speed" claim based on Global Wireless Solutions' combined cellular and WiFi speed test results for Spectrum service where WiFi is available. Cellular speeds vary by location.

NO CONTRACTS. NO HIDDEN FEES. NO ADDED TAXES.

SEE HOW MUCH YOUR BUSINESS CAN SAVE



Call 1-855-818-5619



Or visit Business.Spectrum.com/mobile

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. *Spectrum Business Internet required. Auto-pay required. Taxes and fees included. Equipment sales taxes billed separately. Per line activation charge applies. Subject to Return Policy. Visit Spectrum.com/policies/mobile-terms for details. Unlimited: Offer valid for new customers adding 2+ lines or additional lines added by current mobile customers to existing service. Smartwatch does not qualify as a line. Reduced speeds after 20 GB of usage per line. 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. †"Fastest Overall Speed" claim based on Global Wireless Solutions' combined cellular and WiFi speed test results for Spectrum service where WiFi is available. Cellular speeds vary by location. ‡Savings based on 2-line comparison of unlimited plans among major nat'l carriers as of 09/2021; prepaid excl; data usage limits vary by carrier. †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. Services not available in all areas. Applicable taxes and regulatory fees are included in the monthly recurring charge. Applicable taxes on equipment sales are billed separately. Per-line activation charge applies. Subject to Return Policy. Pricing subject to change. Services subject to all applicable service terms and conditions. For details, go to Spectrum.com/policies/mobile-terms for full terms and conditions. Spectrum Mobile customers who disconnect all of their other Spectrum Business services will be charged an additional \$20.00 per-month per-line fee. Such customers will be able to access Spectrum WiFi hotspots outside the business, but Spectrum WiFi speeds will be limited to a maximum of 5 Mbps. You can change your rate plan, but you won't be able to add additional lines. ©2022 Charter Communications. All rights reserved.

ASTURIA CDD				
PASCO UTILITIES: V00030				
INVOICE DATE:	2/17/2022			
INVOICE:	021722 CHK			CHK 3/21/22
				1/19-2/17/22
ACCOUNT NUMBER	CUSTOMER #	METER #	SERVICE ADDRESS	
966695	1341603	15057039	0 PROMENADE PARKWAY	
953310	1341603	13548633	14450 PROMENADE PARKWAY	281.4
956655	1353074	13595259	14502 PROMENADE PARKWAY	
956650	1353074	13595266	14575 PROMENADE PARKWAY	
956645	1353074	15057044	14577 PROMENADE PARKWAY	
953300	1341603	15450198	14915 AVILES PARKWAY	
989025	1353074	17705149	15121 AVILES PARKWAY	
989020	1353074	17705151	15301 AVILES PARKWAY	
989015	1353074	17705152	15381 AVILES PARKWAY	9.8
1031105	1341603	190101977	15233 RENAISSANCE AVE	25.2
953305	1341603	15450201	14859 CARAVAN AVENUE	
1031120	1341603	190101972	15050 CARAVAN AVENUE	
1031115	1341603	190101974	15246 CARAVAN AVENUE	95.9
953325	1341603	15084620	2830 LONG BOW WAY	
953340	1341603	15450207	2995 LONG BOW WAY	
953330	1341603	15450200	14400 TRAILS EDGE BOULEVARD	
953320	1341603	12216402	14700 TRAILS EDGE BOULEVARD	
			543028.001.53601.5000	\$ 412.30



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ASTURIA COMMUNITY DEVELOPMENT
 Service Address: **15381 AVILES PARKWAY**
 Bill Number: 16260390
 Billing Date: 3/2/2022
 Billing Period: 1/19/2022 to 2/17/2022

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

New Water & Sewer rates, charges, and fees took effect Oct. 1, 2020
 Please visit bit.ly/PCU-RatesFY21 for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17705152	1/19/2022	1091	2/17/2022	1105	29	14

Usage History
Water

February 2022	14
January 2022	13
December 2021	45
November 2021	26
October 2021	47
September 2021	59
August 2021	52
July 2021	47
June 2021	51
May 2021	20
April 2021	8
March 2021	7

Transactions

Previous Bill	9.10
Payment	-9.10 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	14 Thousand Gals X \$0.70 9.80
Total Current Transactions	9.80
TOTAL BALANCE DUE	\$9.80

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Account # 0989015
 Customer # 01353074
 Balance Forward 0.00
 Current Transactions 9.80

Total Balance Due \$9.80
Due Date 3/21/2022

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
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ASTURIA CDD

Service Address: **15246 CARAVAN AVENUE**

Bill Number: 16261280

Billing Date: 3/2/2022

Billing Period: 1/19/2022 to 2/17/2022

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

New Water & Sewer rates, charges, and fees took effect Oct. 1, 2020
 Please visit bit.ly/PCU-RatesFY21 for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101974	1/19/2022	2411	2/17/2022	2548	29	137

Usage History

Water

February 2022	137
January 2022	131
December 2021	130
November 2021	124
October 2021	136
September 2021	155
August 2021	139
July 2021	134
June 2021	161
May 2021	42
April 2021	42
March 2021	34

Transactions

Previous Bill	91.70
Payment	-91.70 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	137 Thousand Gals X \$0.70 95.90
Total Current Transactions	95.90
TOTAL BALANCE DUE	\$95.90

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Account #	1031115
Customer #	01341603
Balance Forward	0.00
Current Transactions	95.90

Total Balance Due	\$95.90
Due Date	3/21/2022

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

Round Up Donation to Charity	.
Amount Enclosed	.

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ASTURIA CDD

Service Address: **15233 RENAISSANCE AVENUE**

Bill Number: 16261278

Billing Date: 3/2/2022

Billing Period: 1/19/2022 to 2/17/2022

Account #	Customer #
1031105	01341603
Please use the 15-digit number below when making a payment through your bank	
103110501341603	

New Water & Sewer rates, charges, and fees took effect Oct. 1, 2020
 Please visit bit.ly/PCU-RatesFY21 for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101977	1/19/2022	705	2/17/2022	741	29	36

Usage History

Water

February 2022	36
January 2022	29
December 2021	7
November 2021	0
October 2021	0
September 2021	0
August 2021	33
July 2021	40
June 2021	14
May 2021	64
April 2021	22
March 2021	19

Transactions

Previous Bill	20.30
Payment	-20.30 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	36 Thousand Gals X \$0.70 25.20
Total Current Transactions	25.20
TOTAL BALANCE DUE	\$25.20

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Account # 1031105
 Customer # 01341603

Balance Forward 0.00
 Current Transactions 25.20

Total Balance Due \$25.20
Due Date 3/21/2022

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.

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ASTURIA CDD

Service Address: **14450 PROMENADE PARKWAY**

Bill Number: 16259818

Billing Date: 3/2/2022

Billing Period: 1/19/2022 to 2/17/2022

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

New Water & Sewer rates, charges, and fees took effect Oct. 1, 2020
 Please visit bit.ly/PCU-RatesFY21 for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	13548633	1/19/2022	33850	2/17/2022	34252	29	402

Usage History

Water

February 2022	402
January 2022	451
December 2021	449
November 2021	414
October 2021	178
September 2021	63
August 2021	350
July 2021	292
June 2021	475
May 2021	224
April 2021	0
March 2021	0

Transactions

Previous Bill	315.70
Payment	-315.70 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	402 Thousand Gals X \$0.70 281.40
Total Current Transactions	281.40
TOTAL BALANCE DUE	\$281.40

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Account # 0953310
 Customer # 01341603

Balance Forward 0.00
 Current Transactions 281.40

Total Balance Due \$281.40
Due Date 3/21/2022

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

Round Up Donation to Charity
 Amount Enclosed

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013416038095331071625981820000281407

ASTURIA CDD				
PASCO UTILITIES: V00030				
INVOICE DATE:	2/17/2022			
INVOICE:	021722 ACH			ACH 3/21
				1/19-2/17
ACCOUNT NUMBER	CUSTOMER #	METER #	SERVICE ADDRESS	
966695	1341603	15057039	0 PROMENADE PARKWAY	\$ 281.40
953310	1341603	13548633	14450 PROMENADE PARKWAY	\$ -
956655	1353074	13595259	14502 PROMENADE PARKWAY	\$ 61.00
956650	1353074	13595266	14575 PROMENADE PARKWAY	\$ 1,579.69
956645	1353074	15057044	14577 PROMENADE PARKWAY	\$ 58.10
953300	1341603	15450198	14915 AVILES PARKWAY	\$ 198.80
989025	1353074	17705149	15121 AVILES PARKWAY	\$ 8.40
989020	1353074	17705151	15301 AVILES PARKWAY	\$ -
989015	1353074	17705152	15381 AVILES PARKWAY	\$ -
1031105	1341603	190101977	15233 RENAISSANCE AVE	\$ -
953305	1341603	15450201	14859 CARAVAN AVENUE	\$ 25.90
1031120	1341603	190101972	15050 CARAVAN AVENUE	\$ -
1031115	1341603	190101974	15246 CARAVAN AVENUE	\$ -
953325	1341603	15084620	2830 LONG BOW WAY	\$ 118.30
953340	1341603	15450207	2995 LONG BOW WAY	\$ 34.30
953330	1341603	15450200	14400 TRAILS EDGE BOULEVARD	\$ 27.56
953320	1341603	12216402	14700 TRAILS EDGE BOULEVARD	\$ 7.90
			543028.001.53601.5000	\$ 2,401.35



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ASTURIA CDD

Service Address: **0 PROMENADE PARKWAY**

Bill Number: 16260077

Billing Date: 3/2/2022

Billing Period: 1/19/2022 to 2/17/2022

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

New Water & Sewer rates, charges, and fees took effect Oct. 1, 2020
 Please visit bit.ly/PCU-RatesFY21 for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15057039	1/19/2022	18665	2/17/2022	19067	29	402

Usage History
 Water

February 2022	402
January 2022	348
December 2021	377
November 2021	385
October 2021	174
September 2021	47
August 2021	283
July 2021	259
June 2021	289
May 2021	295
April 2021	455
March 2021	589

Transactions

Previous Bill	243.60
Payment	-243.60 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	402 Thousand Gals X \$0.70 281.40
Total Current Transactions	281.40
TOTAL BALANCE DUE	\$281.40

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Account #	0966695
Customer #	01341603
Balance Forward	0.00
Current Transactions	281.40

Total Balance Due	\$281.40
Due Date	3/21/2022

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

The Total Due will be electronically transferred on 03/21/2022.

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013416038096669531626007710000281407



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ASTURIA COMMUNITY DEVELOPMENT
 Service Address: **14502 PROMENADE PARKWAY**
 Bill Number: 16259901
 Billing Date: 3/2/2022
 Billing Period: 1/19/2022 to 2/17/2022

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

New Water & Sewer rates, charges, and fees took effect Oct. 1, 2020
 Please visit bit.ly/PCU-RatesFY21 for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595259	1/19/2022	160	2/17/2022	161	29	1

Usage History
 Water

February 2022	1
January 2022	4
December 2021	2
November 2021	9
October 2021	2
September 2021	2
August 2021	2
July 2021	10
June 2021	6
May 2021	2
April 2021	2
March 2021	2

Transactions

Previous Bill	67.03
Payment	-67.03 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	58.99
Water Tier 1	1.0 Thousand Gals X \$2.01 2.01
Total Current Transactions	61.00
TOTAL BALANCE DUE	\$61.00

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Account #	0956655
Customer #	01353074
Balance Forward	0.00
Current Transactions	61.00

Total Balance Due	\$61.00
Due Date	3/21/2022

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

The Total Due will be electronically transferred on 03/21/2022.



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ASTURIA COMMUNITY DEVELOPMENT
 Service Address: **14575 PROMENADE PARKWAY**
 Bill Number: 16259900
 Billing Date: 3/2/2022
 Billing Period: 1/19/2022 to 2/17/2022

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

New Water & Sewer rates, charges, and fees took effect Oct. 1, 2020
 Please visit bit.ly/PCU-RatesFY21 for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595266	1/19/2022	22001	2/17/2022	22132	29	131

Usage History

	Water
February 2022	131
January 2022	167
December 2021	163
November 2021	289
October 2021	234
September 2021	167
August 2021	193
July 2021	264
June 2021	387
May 2021	295
April 2021	314
March 2021	461

Transactions

Previous Bill	2,115.73
Payment	-2,115.73 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	58.99
Water Tier 1	40.0 Thousand Gals X \$2.01 80.40
Water Tier 2	40.0 Thousand Gals X \$3.19 127.60
Water Tier 3	40.0 Thousand Gals X \$6.39 255.60
Water Tier 4	11.0 Thousand Gals X \$8.63 94.93
Sewer	
Sewer Base Charge	142.11
Sewer Charges	131.0 Thousand Gals X \$6.26 820.06
Total Current Transactions	1,579.69
TOTAL BALANCE DUE	\$1,579.69

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Account #	0956650
Customer #	01353074
Balance Forward	0.00
Current Transactions	1,579.69

Total Balance Due	\$1,579.69
Due Date	3/21/2022

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

The Total Due will be electronically transferred on 03/21/2022.



ASTURIA COMMUNITY DEVELOPMENT
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ASTURIA COMMUNITY DEVELOPMENT
 Service Address: **14577 PROMENADE PARKWAY**
 Bill Number: 16259899
 Billing Date: 3/2/2022
 Billing Period: 1/19/2022 to 2/17/2022

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

New Water & Sewer rates, charges, and fees took effect Oct. 1, 2020
 Please visit bit.ly/PCU-RatesFY21 for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15057044	1/19/2022	4669	2/17/2022	4752	29	83

Usage History

Water

February 2022	83
January 2022	92
December 2021	93
November 2021	92
October 2021	32
September 2021	15
August 2021	68
July 2021	34
June 2021	70
May 2021	43
April 2021	53
March 2021	124

Transactions

Previous Bill	64.40
Payment	-64.40 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	83 Thousand Gals X \$0.70 58.10
Total Current Transactions	58.10
TOTAL BALANCE DUE	\$58.10

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Account #	0956645
Customer #	01353074
Balance Forward	0.00
Current Transactions	58.10
Total Balance Due	\$58.10
Due Date	3/21/2022

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

The Total Due will be electronically transferred on 03/21/2022.

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ASTURIA CDD

Service Address: **14915 AVILES PARKWAY**

Bill Number: 16259816

Billing Date: 3/2/2022

Billing Period: 1/19/2022 to 2/17/2022

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

New Water & Sewer rates, charges, and fees took effect Oct. 1, 2020
 Please visit bit.ly/PCU-RatesFY21 for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15450198	1/19/2022	16890	2/17/2022	17174	29	284

Usage History
Water

February 2022	284
January 2022	303
December 2021	321
November 2021	329
October 2021	315
September 2021	334
August 2021	302
July 2021	353
June 2021	274
May 2021	216
April 2021	186
March 2021	139

Transactions

Previous Bill	212.10
Payment	-212.10 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	284 Thousand Gals X \$0.70 198.80
Total Current Transactions	198.80
TOTAL BALANCE DUE	\$198.80

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Account #	0953300
Customer #	01341603
Balance Forward	0.00
Current Transactions	198.80
Total Balance Due	\$198.80
Due Date	3/21/2022

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

The Total Due will be electronically transferred on 03/21/2022.

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ASTURIA COMMUNITY DEVELOPMENT
 Service Address: **15121 AVILES PARKWAY**
 Bill Number: 16260391
 Billing Date: 3/2/2022
 Billing Period: 1/19/2022 to 2/17/2022

Account #	Customer #
0989025	01353074
Please use the 15-digit number below when making a payment through your bank	
098902501353074	

New Water & Sewer rates, charges, and fees took effect Oct. 1, 2020
 Please visit bit.ly/PCU-RatesFY21 for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17705149	1/19/2022	742	2/17/2022	754	29	12

Usage History

Water

February 2022	12
January 2022	11
December 2021	33
November 2021	33
October 2021	17
September 2021	16
August 2021	13
July 2021	14
June 2021	16
May 2021	18
April 2021	15
March 2021	16

Transactions

Previous Bill	7.70
Payment	-7.70 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	12 Thousand Gals X \$0.70
Total Current Transactions	8.40
TOTAL BALANCE DUE	\$8.40

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Account # 0989025
 Customer # 01353074
 Balance Forward 0.00
 Current Transactions 8.40

Total Balance Due	\$8.40
Due Date	3/21/2022

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

The Total Due will be electronically transferred on 03/21/2022.

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ASTURIA COMMUNITY DEVELOPMENT
 Service Address: **15301 AVILES PARKWAY**

Bill Number: 16260392
 Billing Date: 3/2/2022
 Billing Period: 1/19/2022 to 2/17/2022

Account #	Customer #
0989020	01353074
Please use the 15-digit number below when making a payment through your bank	
098902001353074	

New Water & Sewer rates, charges, and fees took effect Oct. 1, 2020
 Please visit bit.ly/PCU-RatesFY21 for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17705151	1/19/2022	505	2/17/2022	505	29	0

Usage History
 Water

February 2022	0
January 2022	0
December 2021	0
November 2021	0
October 2021	0
September 2021	0
August 2021	0
July 2021	0
June 2021	2
May 2021	0
April 2021	17
March 2021	17

Transactions

Previous Bill	-66.34 CR
Balance Forward	-66.34 CR
TOTAL BALANCE DUE	-\$66.34 CR

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Account #	0989020
Customer #	01353074
Balance Forward	-66.34 CR
Current Transactions	-66.34 CR
Total Balance Due	-\$66.34 CR

CREDIT - DO NOT PAY

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ASTURIA CDD

Service Address: **14859 CARAVAN AVENUE**

Bill Number: 16259817

Billing Date: 3/2/2022

Billing Period: 1/19/2022 to 2/17/2022

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

New Water & Sewer rates, charges, and fees took effect Oct. 1, 2020
 Please visit bit.ly/PCU-RatesFY21 for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15450201	1/19/2022	10129	2/17/2022	10166	29	37

Usage History

Water

February 2022	37
January 2022	54
December 2021	54
November 2021	59
October 2021	26
September 2021	12
August 2021	36
July 2021	54
June 2021	56
May 2021	60
April 2021	39
March 2021	23

Transactions

Previous Bill	2.62
Payment	-2.62 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	37 Thousand Gals X \$0.70 25.90
Total Current Transactions	25.90
TOTAL BALANCE DUE	\$25.90

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Account # 0953305
 Customer # 01341603

Balance Forward 0.00
 Current Transactions 25.90

Total Balance Due	\$25.90
Due Date	3/21/2022

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

The Total Due will be electronically transferred on 03/21/2022.

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ASTURIA CDD

Service Address: **15050 CARAVAN AVENUE**

Bill Number: 16261281
 Billing Date: 3/2/2022
 Billing Period: 1/19/2022 to 2/17/2022

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

New Water & Sewer rates, charges, and fees took effect Oct. 1, 2020
 Please visit bit.ly/PCU-RatesFY21 for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101972	1/19/2022	3460	2/17/2022	3460	29	0

Usage History
 Water

February 2022	0
January 2022	0
December 2021	128
November 2021	163
October 2021	177
September 2021	162
August 2021	122
July 2021	104
June 2021	232
May 2021	96
April 2021	94
March 2021	131

Transactions

TOTAL BALANCE DUE \$0.00

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Account #	1031120
Customer #	01341603
Balance Forward	0.00
Current Transactions	0.00
Total Balance Due	\$0.00
Due Date	3/21/2022



ASTURIA CDD
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Round Up Donation to Charity

Amount Enclosed

.
.

Check this box to participate in Round-Up.

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ASTURIA CDD

Service Address: **2830 LONG BOW WAY**

Bill Number: 16259821

Billing Date: 3/2/2022

Billing Period: 1/19/2022 to 2/17/2022

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

New Water & Sewer rates, charges, and fees took effect Oct. 1, 2020
 Please visit bit.ly/PCU-RatesFY21 for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15084620	1/19/2022	6987	2/17/2022	7156	29	169

Usage History

Water

February 2022	169
January 2022	176
December 2021	179
November 2021	153
October 2021	179
September 2021	161
August 2021	103
July 2021	140
June 2021	278
May 2021	87
April 2021	58
March 2021	52

Transactions

Previous Bill	123.20
Payment	-123.20 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	169 Thousand Gals X \$0.70 118.30
Total Current Transactions	118.30
TOTAL BALANCE DUE	\$118.30

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Account #	0953325
Customer #	01341603
Balance Forward	0.00
Current Transactions	118.30
Total Balance Due	\$118.30
Due Date	3/21/2022

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

The Total Due will be electronically transferred on 03/21/2022.

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ASTURIA CDD

Service Address: **2995 LONG BOW WAY**

Bill Number: 16259822

Billing Date: 3/2/2022

Billing Period: 1/19/2022 to 2/17/2022

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

New Water & Sewer rates, charges, and fees took effect Oct. 1, 2020
 Please visit bit.ly/PCU-RatesFY21 for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15450207	1/19/2022	3090	2/17/2022	3139	29	49

Usage History
 Water

February 2022	49
January 2022	51
December 2021	50
November 2021	52
October 2021	45
September 2021	42
August 2021	24
July 2021	22
June 2021	44
May 2021	51
April 2021	55
March 2021	53

Transactions

Previous Bill	35.70
Payment	-35.70 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	49 Thousand Gals X \$0.70 34.30
Total Current Transactions	34.30
TOTAL BALANCE DUE	\$34.30

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Account #	0953340
Customer #	01341603
Balance Forward	0.00
Current Transactions	34.30
Total Balance Due	\$34.30
Due Date	3/21/2022

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

The Total Due will be electronically transferred on 03/21/2022.

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ASTURIA CDD

Service Address: **14400 TRAILS EDGE BOULEVARD**

Bill Number: 16259820
 Billing Date: 3/2/2022
 Billing Period: 1/19/2022 to 2/17/2022

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

New Water & Sewer rates, charges, and fees took effect Oct. 1, 2020
Please visit bit.ly/PCU-RatesFY21 for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15450200	1/19/2022	2665	2/17/2022	2709	29	44

Usage History

Water

February 2022	44
January 2022	45
December 2021	44
November 2021	44
October 2021	38
September 2021	37
August 2021	20
July 2021	22
June 2021	41
May 2021	44
April 2021	50
March 2021	49

Transactions

Previous Bill	-3.24 CR
Balance Forward	-3.24 CR
Current Transactions	
Reclaimed	
Reclaimed	44 Thousand Gals X \$0.70 30.80
Total Current Transactions	30.80
TOTAL BALANCE DUE	\$27.56

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Account # 0953330
 Customer # 01341603

Balance Forward -3.24 CR
 Current Transactions 30.80

Total Balance Due	\$27.56
Due Date	3/21/2022

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

The Total Due will be electronically transferred on 03/21/2022.

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ASTURIA CDD

Service Address: **14700 TRAILS EDGE BOULEVARD**

Bill Number: 16259819
 Billing Date: 3/2/2022
 Billing Period: 1/19/2022 to 2/17/2022

New Water & Sewer rates, charges, and fees took effect Oct. 1, 2020
 Please visit bit.ly/PCU-RatesFY21 for additional details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12216402	1/19/2022	3159	2/17/2022	3198	29	39

Usage History
 Water

February 2022	39
January 2022	42
December 2021	37
November 2021	39
October 2021	55
September 2021	34
August 2021	30
July 2021	31
June 2021	44
May 2021	39
April 2021	49
March 2021	47

Transactions

Previous Bill	-19.40 CR
Balance Forward	-19.40 CR
Current Transactions	
Reclaimed	
Reclaimed	39 Thousand Gals X \$0.70 27.30
Total Current Transactions	27.30
TOTAL BALANCE DUE	\$7.90

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Account #	0953320
Customer #	01341603
Balance Forward	-19.40 CR
Current Transactions	27.30
Total Balance Due	\$7.90
Due Date	3/21/2022

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

The Total Due will be electronically transferred on 03/21/2022.

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013416038095332061625981990000007904

ASTURIA CDD			
DUKE ENERGY: V00119			
DATE	3/4/2022		
INVOICE	030422 ACH		
			ACH 3/25
ACCOUNT NUMBER	SERVICE ADDRESS	Coding	2/2-3/2
910088416077	14826 RENAISSANCE AVE	543014-001-53100-5000	\$ 30.42
910088394721	2995 LONG BOW WAY	543014-001-53100-5000	\$ 30.42
910088416283	2781 LONG BOW WAY	543014-001-53100-5000	\$ 30.42
910088392935	14575 PROMENADE PKWY IRR	543014-001-53100-5000	\$ 30.41
910088415084	14807 RENAISSANCE AVE	543014-001-53100-5000	\$ 30.42
910088394086	15301 AVILES PKY PUMP	543014-001-53100-5000	\$ 30.42
910088393704	15381 AVILES PKWY	543014-001-53100-5000	\$ 30.41
910088393316	15138 CARAVAN AVE	543014-001-53100-5000	\$ 30.42
910088392745	15121 AVILES PKWY	543014-001-53100-5000	\$ 30.42
910088392365	15233 RENAISSANCE AVE	543014-001-53100-5000	\$ 30.42
910088415480	15246 CARAVAN AVE	543014-001-53100-5000	\$ 30.42
910088394292	14700 TRAILS EDGE BLVD	543014-001-53100-5000	\$ 30.42
	543014-001-53100-500	Total	\$ 365.02
910088392555	14721 STATE ROAD 54	543013-001-53100-5000	\$ -
910088416465	0000 PROMENADE PKY LITE	543013-001-53100-5000	\$ 293.44
910088415753	0000 AVILES PKY LITE	543013-001-53100-5000	\$ -
910088393514	000 AVILES PKY LITE PH2 A&B SL	543013-001-53100-5000	\$ -
910093555410	000 PROMENADE PY LITE	543013-001-53100-5000	\$ 98.64
910088415282	15165 STATE ROAD 54	543013-001-53100-5000	\$ -
	543013-001-53100-5000	Total	\$ 392.08
910088394937	14575 PROMENADE PKWY AMENITY CENTER	543079-001-53100-5000	\$ 766.18
910088394523	14575 PROMENADE PKY POOL	543079-001-53100-5000	\$ 784.13
	543079-001-53100-5000	Total	\$ 1,550.31
910088392175	14731 STATE ROAD 54	543063-001-53100-5000	\$ 30.77
	543063-001-53100-5000	Total	\$ 30.77
		543014-001-53100-5000	\$ 365.02
		543013-001-53100-5000	\$ 392.08
		543079-001-53100-5000	\$ 1,550.31
		543063-001-53100-5000	\$ 30.77
		Total	\$ 2,338.18



duke-energy.com
877.372.8477

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
14826 RENAISSANCE AVE
IRRIGATION

Bill date Mar 4, 2022
For service Feb 2 - Mar 2
29 days

Account number **9100 8841 6077**

Billing summary

Previous Amount Due	\$60.86
Payment Received Feb 10	-60.86
Current Electric Charges	30.00
Taxes	0.42
Total Amount Due Mar 25	\$30.42

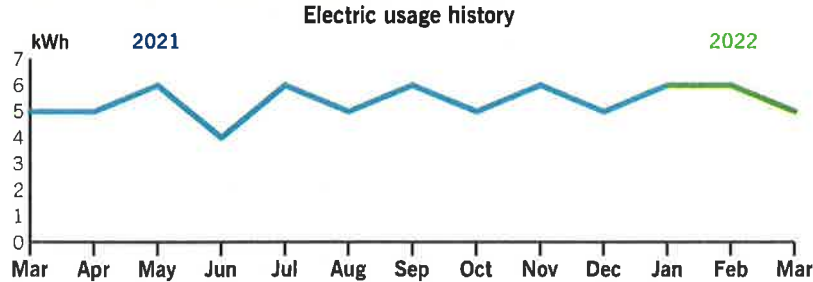


Thank you for your payment.

Your payment is scheduled to be made by monthly automatic draft on March 25, 2022.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 1-800-543-5599.

Your usage snapshot



Average temperature in degrees

70° 73° 80° 82° 83° 83° 82° 79° 67° 69° 61° 66° 66°

	Current Month	Mar 2021	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5	5	65	5
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

Amount of automatic draft

\$30.42
by Mar 25

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

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



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

Account number
9100 8841 6077

000571 000000010

ASTURIA COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

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



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

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Your usage snapshot - Continued

Current electric usage for meter number 4458998	
Actual reading on Mar 2	89
Previous reading on Feb 2	- 84
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh



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

Billing details - Electric

Billing Period - Feb 02 to Mar 02	
Meter - 4458998	
Customer Charge	\$15.47
Energy Charge	
5.000 kWh @ 8.547c	0.42
Fuel Charge	
5.000 kWh @ 4.787c	0.24
Asset Securitization Charge	
5.000 kWh @ 0.204c	0.01
Minimum Bill Adjustment	13.86
<hr/>	
Total Current Charges	\$30.00

The minimum bill charge covers the expenses necessary to maintain infrastructure and provide reliable, safe and cleaner energy to customers. When the combined monthly customer, energy, fuel and other charges fall below \$30, the difference is noted as a Minimum Bill Adjustment within the Billing Details.

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.01
Gross Receipts Tax	0.41
<hr/>	
Total Taxes	\$0.42





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877.372.8477

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
2995 LONG BOW WAY
IRRIGATION

Bill date Mar 4, 2022
For service Feb 2 - Mar 2
29 days

Account number **9100 8839 4721**

Billing summary

Previous Amount Due	\$60.85
Payment Received Feb 10	-60.85
Current Electric Charges	30.00
Taxes	0.42
Total Amount Due Mar 25	\$30.42



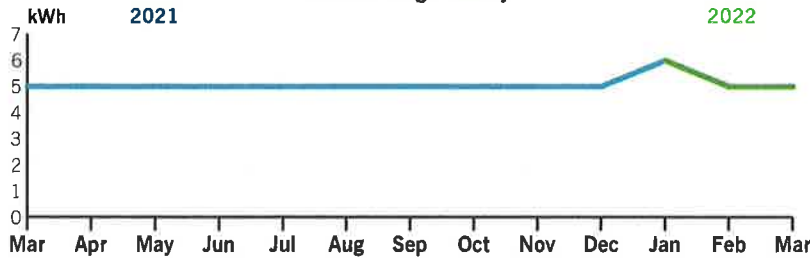
Thank you for your payment.

Your payment is scheduled to be made by monthly automatic draft on March 25, 2022.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 1-800-543-5599.

Your usage snapshot

Electric usage history



Average temperature in degrees

70° 73° 80° 82° 83° 83° 82° 79° 67° 69° 61° 66° 66°

	Current Month	Mar 2021	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5	5	61	5
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

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

Amount of automatic draft

\$30.42 by Mar 25	After 90 days from bill date, a late charge will apply.
-----------------------------	---

Account number
9100 8839 4721

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



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



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

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ASTURIA COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

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Your usage snapshot - Continued

Current electric usage for meter number 4459024	
Actual reading on Mar 2	84
Previous reading on Feb 2	- 79
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh



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

Billing details - Electric

Billing Period - Feb 02 to Mar 02	
Meter - 4459024	
Customer Charge	\$15.47
Energy Charge	
5.000 kWh @ 8.547c	0.42
Fuel Charge	
5.000 kWh @ 4.787c	0.24
Asset Securitization Charge	
5.000 kWh @ 0.204c	0.01
Minimum Bill Adjustment	13.86
<hr/>	
Total Current Charges	\$30.00

The minimum bill charge covers the expenses necessary to maintain infrastructure and provide reliable, safe and cleaner energy to customers. When the combined monthly customer, energy, fuel and other charges fall below \$30, the difference is noted as a Minimum Bill Adjustment within the Billing Details.

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.01
Gross Receipts Tax	0.41
<hr/>	
Total Taxes	\$0.42





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Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
2781 LONG BOW WAY
IRRIGATION

Bill date Mar 4, 2022
For service Feb 2 - Mar 2
29 days

Account number 9100 8841 6283

Billing summary

Previous Amount Due	\$60.85
Payment Received Feb 10	-60.85
Current Electric Charges	30.00
Taxes	0.42
Total Amount Due Mar 25	\$30.42

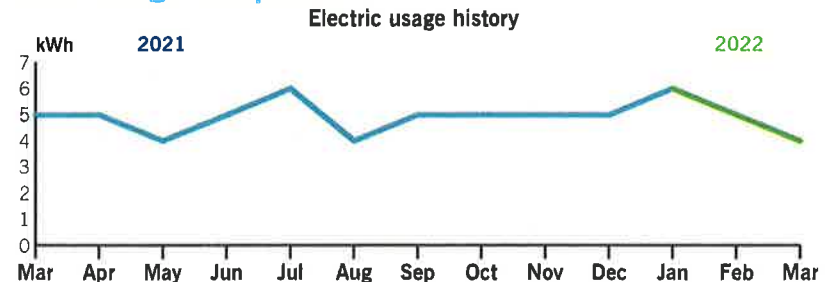


Thank you for your payment.

Your payment is scheduled to be made by monthly automatic draft on March 25, 2022.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 1-800-543-5599.

Your usage snapshot



Average temperature in degrees

70°	73°	80°	82°	83°	83°	82°	79°	67°	69°	61°	66°	66°
Current Month	Mar 2021	12-Month Usage	Avg Monthly Usage									
Electric (kWh)	4	5	59	5								
Avg. Daily (kWh)	0	0	0									

12-month usage based on most recent history

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

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



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

Account number
9100 8841 6283

Amount of automatic draft

\$30.42
by Mar 25

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

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

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ASTURIA COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320



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

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Your usage snapshot - Continued

Current electric usage for meter number 4459002	
Actual reading on Mar 2	81
Previous reading on Feb 2	- 77
<hr/>	
Energy Used	4 kWh
Billed kWh	4.000 kWh



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

Billing details - Electric

Billing Period - Feb 02 to Mar 02	
Meter - 4459002	
Customer Charge	\$15.47
Energy Charge	
4.000 kWh @ 8.547c	0.34
Fuel Charge	
4.000 kWh @ 4.787c	0.19
Asset Securitization Charge	
4.000 kWh @ 0.204c	0.01
Minimum Bill Adjustment	13.99
<hr/>	
Total Current Charges	\$30.00

The minimum bill charge covers the expenses necessary to maintain infrastructure and provide reliable, safe and cleaner energy to customers. When the combined monthly customer, energy, fuel and other charges fall below \$30, the difference is noted as a Minimum Bill Adjustment within the Billing Details.

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.01
Gross Receipts Tax	0.41
<hr/>	
Total Taxes	\$0.42





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Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
14575 PROMENADE PKWY
IRRIGATION

Bill date Mar 4, 2022
For service Feb 2 - Mar 2
29 days

Account number 9100 8839 2935

Billing summary

Previous Amount Due	\$60.82
Payment Received Feb 10	-60.82
Current Electric Charges	30.00
Taxes	0.41
Total Amount Due Mar 25	\$30.41



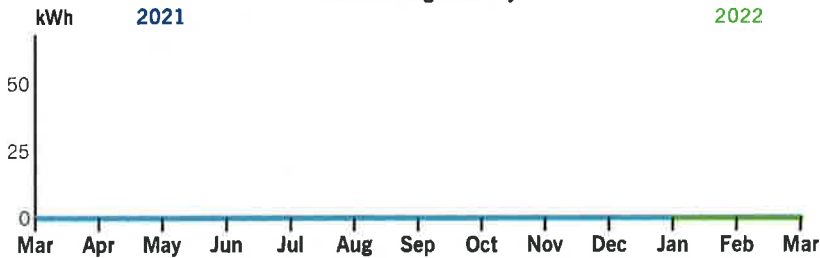
Thank you for your payment.

Your payment is scheduled to be made by monthly automatic draft on March 25, 2022.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 1-800-543-5599.

Your usage snapshot

Electric usage history



Average temperature in degrees

70° 73° 80° 82° 83° 83° 82° 79° 67° 69° 61° 66° 66°

	Current Month	Mar 2021	12-Month Usage	Avg Monthly Usage
Electric (kWh)	0	0	N/A	0
Avg. Daily (kWh)	0	0	N/A	0

12-month usage based on most recent history

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

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



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PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8839 2935

Amount of automatic draft

\$30.41
by Mar 25

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

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

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ASTURIA COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320



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Charlotte, NC 28201-1094

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Your usage snapshot - Continued

Current electric usage for meter number 4459942	
Actual reading on Mar 2	0
Previous reading on Feb 2	- 0
<hr/>	
Energy Used	0 kWh
Billed kWh	0.000 kWh



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

Billing details - Electric

Billing Period - Feb 02 to Mar 02	
Meter - 4459942	
Customer Charge	\$15.47
Minimum Bill Adjustment	14.53
<hr/>	
Total Current Charges	\$30.00

The minimum bill charge covers the expenses necessary to maintain infrastructure and provide reliable, safe and cleaner energy to customers. When the combined monthly customer, energy, fuel and other charges fall below \$30, the difference is noted as a Minimum Bill Adjustment within the Billing Details.

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.01
Gross Receipts Tax	0.40
<hr/>	
Total Taxes	\$0.41





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Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
14807 RENAISSANCE AVE
IRRIGATION

Bill date Mar 4, 2022
For service Feb 2 - Mar 2
29 days

Account number **9100 8841 5084**

Billing summary

Previous Amount Due	\$60.85
Payment Received Feb 10	-60.85
Current Electric Charges	30.00
Taxes	0.42
Total Amount Due Mar 25	\$30.42



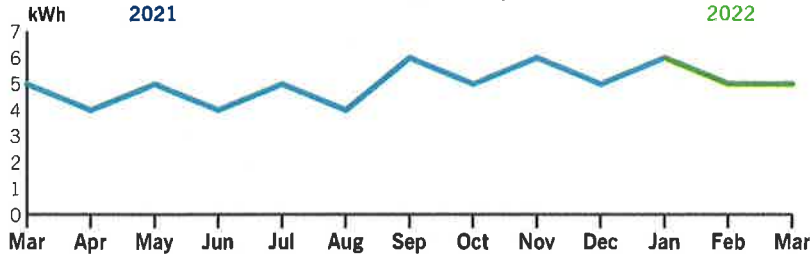
Thank you for your payment.

Your payment is scheduled to be made by monthly automatic draft on March 25, 2022.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 1-800-543-5599.

Your usage snapshot

Electric usage history



Average temperature in degrees

70° 73° 80° 82° 83° 83° 82° 79° 67° 69° 61° 66° 66°

	Current Month	Mar 2021	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5	5	60	5
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

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

Amount of automatic draft



Account number
9100 8841 5084

\$30.42
by Mar 25

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

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

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

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

ASTURIA COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

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Your usage snapshot - Continued

Current electric usage for meter number 3593867	
Actual reading on Mar 2	132
Previous reading on Feb 2	- 127
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh



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

Billing details - Electric

Billing Period - Feb 02 to Mar 02	
Meter - 3593867	
Customer Charge	\$15.47
Energy Charge	
5.000 kWh @ 8.547c	0.42
Fuel Charge	
5.000 kWh @ 4.787c	0.24
Asset Securitization Charge	
5.000 kWh @ 0.204c	0.01
Minimum Bill Adjustment	13.86
<hr/>	
Total Current Charges	\$30.00

The minimum bill charge covers the expenses necessary to maintain infrastructure and provide reliable, safe and cleaner energy to customers. When the combined monthly customer, energy, fuel and other charges fall below \$30, the difference is noted as a Minimum Bill Adjustment within the Billing Details.

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.01
Gross Receipts Tax	0.41
<hr/>	
Total Taxes	\$0.42





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877.372.8477

Your Energy Bill

Service address

ASTURIA COMM DEV DISTRICT
15301 AVILES PKY PUMP
PUMP IRRIGATION

Bill date Mar 4, 2022
For service Feb 2 - Mar 2
29 days

Account number **9100 8839 4086**

Billing summary

Previous Amount Due	\$60.83
Payment Received Feb 10	-60.83
Current Electric Charges	30.00
Taxes	0.42
Total Amount Due Mar 25	\$30.42



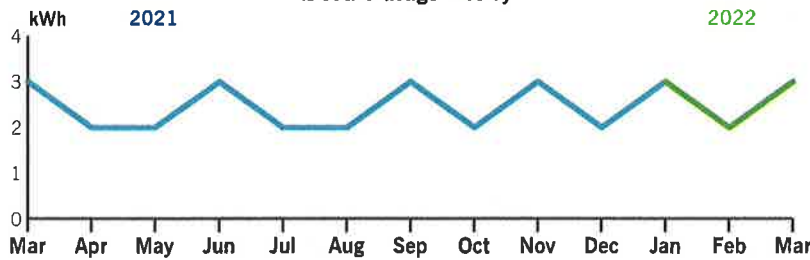
Thank you for your payment.

Your payment is scheduled to be made by monthly automatic draft on March 25, 2022.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 1-800-543-5599.

Your usage snapshot

Electric usage history



Average temperature in degrees

70° 73° 80° 82° 83° 83° 82° 79° 67° 69° 61° 66° 66°

	Current Month	Mar 2021	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3	3	29	2
Avg. Daily (kWh)	0	0	0	
12-month usage based on most recent history				

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

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

Amount of automatic draft

\$30.42 by Mar 25	After 90 days from bill date, a late charge will apply.
-----------------------------	---

Account number
9100 8839 4086

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



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



Duke Energy Return Mail
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Charlotte, NC 28201-1090

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ASTURIA COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

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Your usage snapshot - Continued

Current electric usage for meter number 3439985	
Actual reading on Mar 2	122
Previous reading on Feb 2	- 119
<hr/>	
Energy Used	3 kWh
Billed kWh	3.000 kWh



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

Billing details - Electric

Billing Period - Feb 02 to Mar 02	
Meter - 3439985	
Customer Charge	\$15.47
Energy Charge	
3.000 kWh @ 8.547c	0.26
Fuel Charge	
3.000 kWh @ 4.787c	0.14
Asset Securitization Charge	
3.000 kWh @ 0.204c	0.01
Minimum Bill Adjustment	14.12
<hr/>	
Total Current Charges	\$30.00

The minimum bill charge covers the expenses necessary to maintain infrastructure and provide reliable, safe and cleaner energy to customers. When the combined monthly customer, energy, fuel and other charges fall below \$30, the difference is noted as a Minimum Bill Adjustment within the Billing Details.

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.01
Gross Receipts Tax	0.41
<hr/>	
Total Taxes	\$0.42





duke-energy.com
877.372.8477

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
15381 AVILES PKWY
PUMP IRRIGATION

Bill date Mar 4, 2022
For service Feb 2 - Mar 2
29 days

Account number **9100 8839 3704**

Billing summary

Previous Amount Due	\$60.84
<i>Payment Received Feb 10</i>	-60.84
Current Electric Charges	30.00
Taxes	0.41
Total Amount Due Mar 25	\$30.41



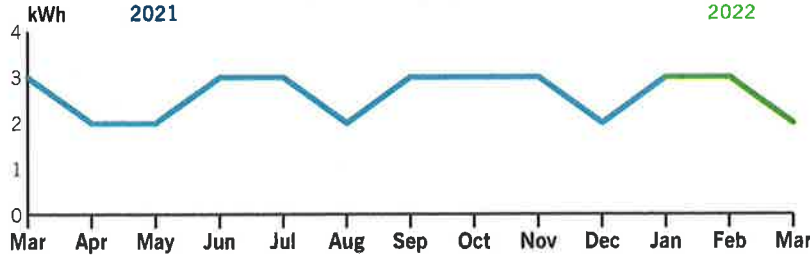
Thank you for your payment.

Your payment is scheduled to be made by monthly automatic draft on March 25, 2022.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 1-800-543-5599.

Your usage snapshot

Electric usage history



Average temperature in degrees

70° 73° 80° 82° 83° 83° 82° 79° 67° 69° 61° 66° 66°

	Current Month	Mar 2021	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2	3	31	3
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

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



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

Account number
9100 8839 3704

Amount of automatic draft

\$30.41
by Mar 25

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

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



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

000565 000000010

ASTURIA COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

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Your usage snapshot - Continued

Current electric usage for meter number 905106	
Actual reading on Mar 2	116
Previous reading on Feb 2	- 114
<hr/>	
Energy Used	2 kWh
Billed kWh	2.000 kWh



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

Billing details - Electric

Billing Period - Feb 02 to Mar 02	
Meter - 905106	
Customer Charge	\$15.47
Energy Charge	
2.000 kWh @ 8.547c	0.18
Fuel Charge	
2.000 kWh @ 4.787c	0.10
Minimum Bill Adjustment	14.25
<hr/>	
Total Current Charges	\$30.00

The minimum bill charge covers the expenses necessary to maintain infrastructure and provide reliable, safe and cleaner energy to customers. When the combined monthly customer, energy, fuel and other charges fall below \$30, the difference is noted as a Minimum Bill Adjustment within the Billing Details.

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.01
Gross Receipts Tax	0.40
<hr/>	
Total Taxes	\$0.41

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duke-energy.com
877.372.8477

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
15138 CARAVAN AVE
IRRIGATION

Bill date Mar 4, 2022
For service Feb 2 - Mar 2
29 days

Account number 9100 8839 3316

Billing summary

Previous Amount Due	\$60.85
Payment Received Feb 10	-60.85
Current Electric Charges	30.00
Taxes	0.42
Total Amount Due Mar 25	\$30.42

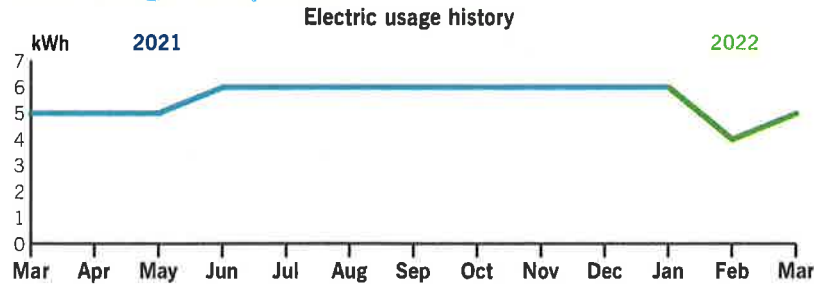


Thank you for your payment.

Your payment is scheduled to be made by monthly automatic draft on March 25, 2022.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 1-800-543-5599.

Your usage snapshot



Average temperature in degrees

70° 73° 80° 82° 83° 83° 82° 79° 67° 69° 61° 66° 66°

	Current Month	Mar 2021	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5	5	67	6
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

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



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

Account number
9100 8839 3316

Amount of automatic draft

\$30.42
by Mar 25

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

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

000577 000000010

ASTURIA COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320



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

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Your usage snapshot - Continued

Current electric usage for meter number 3347708	
Actual reading on Mar 2	141
Previous reading on Feb 2	- 136
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh



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

Billing details - Electric

Billing Period - Feb 02 to Mar 02	
Meter - 3347708	
Customer Charge	\$15.47
Energy Charge	
5.000 kWh @ 8.547c	0.42
Fuel Charge	
5.000 kWh @ 4.787c	0.24
Asset Securitization Charge	
5.000 kWh @ 0.204c	0.01
Minimum Bill Adjustment	13.86
<hr/>	
Total Current Charges	\$30.00

The minimum bill charge covers the expenses necessary to maintain infrastructure and provide reliable, safe and cleaner energy to customers. When the combined monthly customer, energy, fuel and other charges fall below \$30, the difference is noted as a Minimum Bill Adjustment within the Billing Details.

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.01
Gross Receipts Tax	0.41
<hr/>	
Total Taxes	\$0.42





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877.372.8477

Your Energy Bill

Service address

ASTURIA COMM DEV DISTRICT
15121 AVILES PKWY
PUMP IRRIGATION

Bill date Mar 4, 2022

For service Feb 2 - Mar 2
29 days

Account number **9100 8839 2745**

Billing summary

Previous Amount Due	\$60.83
Payment Received Feb 10	-60.83
Current Electric Charges	30.00
Taxes	0.42
Total Amount Due Mar 25	\$30.42



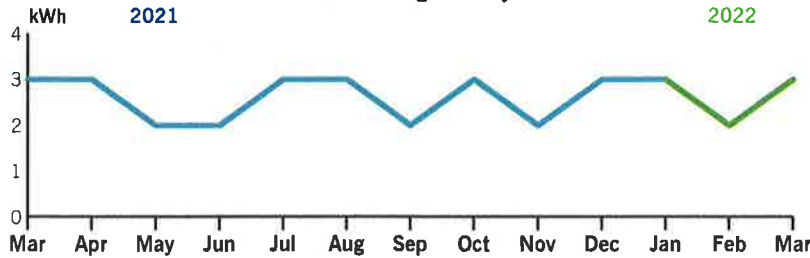
Thank you for your payment.

Your payment is scheduled to be made by monthly automatic draft on March 25, 2022.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 1-800-543-5599.

Your usage snapshot

Electric usage history



Average temperature in degrees

70° 73° 80° 82° 83° 83° 82° 79° 67° 69° 61° 66° 66°

	Current Month	Mar 2021	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3	3	31	3
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

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

Amount of automatic draft

\$30.42 by Mar 25	After 90 days from bill date, a late charge will apply.
-----------------------------	---

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



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



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

Account number
9100 8839 2745

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ASTURIA COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

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Your usage snapshot - Continued

Current electric usage for meter number 4456967	
Actual reading on Mar 2	42
Previous reading on Feb 2	- 39
<hr/>	
Energy Used	3 kWh
Billed kWh	3.000 kWh



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

Billing details - Electric

Billing Period - Feb 02 to Mar 02	
Meter - 4456967	
Customer Charge	\$15.47
Energy Charge	
3.000 kWh @ 8.547c	0.26
Fuel Charge	
3.000 kWh @ 4.787c	0.14
Asset Securitization Charge	
3.000 kWh @ 0.204c	0.01
Minimum Bill Adjustment	14.12
<hr/>	
Total Current Charges	\$30.00

The minimum bill charge covers the expenses necessary to maintain infrastructure and provide reliable, safe and cleaner energy to customers. When the combined monthly customer, energy, fuel and other charges fall below \$30, the difference is noted as a Minimum Bill Adjustment within the Billing Details.

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.01
Gross Receipts Tax	0.41
<hr/>	
Total Taxes	\$0.42





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Your Energy Bill

Agenda Page 108 Page 1 of 3

Service address
ASTURIA COMM DEV DISTRICT
15233 RENAISSANCE AVE
IRRIGATION

Bill date Mar 4, 2022
For service Feb 2 - Mar 2
29 days

Account number **9100 8839 2365**

Billing summary

Previous Amount Due	\$60.84
Payment Received Feb 10	-60.84
Current Electric Charges	30.00
Taxes	0.42
Total Amount Due Mar 25	\$30.42



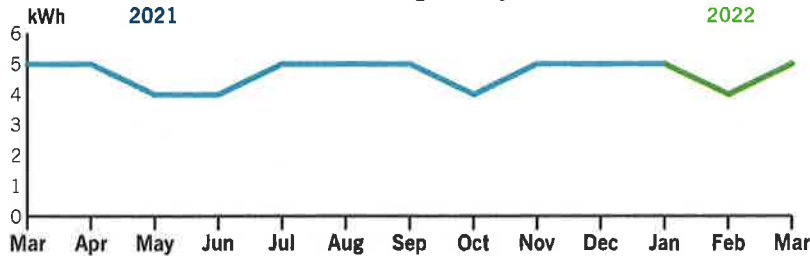
Thank you for your payment.

Your payment is scheduled to be made by monthly automatic draft on March 25, 2022.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 1-800-543-5599.

Your usage snapshot

Electric usage history



Average temperature in degrees

70° 73° 80° 82° 83° 83° 82° 79° 67° 69° 61° 66° 66°

	Current Month	Mar 2021	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5	5	56	5
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

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

Amount of automatic draft



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

Account number
9100 8839 2365

\$30.42
by Mar 25

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

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

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|||

ASTURIA COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320



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

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Your usage snapshot - Continued

Current electric usage for meter number 3514363	
Actual reading on Mar 2	150
Previous reading on Feb 2	- 145
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh



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

Billing details - Electric

Billing Period - Feb 02 to Mar 02	
Meter - 3514363	
Customer Charge	\$15.47
Energy Charge	
5.000 kWh @ 8.547c	0.42
Fuel Charge	
5.000 kWh @ 4.787c	0.24
Asset Securitization Charge	
5.000 kWh @ 0.204c	0.01
Minimum Bill Adjustment	13.86
<hr/>	
Total Current Charges	\$30.00

The minimum bill charge covers the expenses necessary to maintain infrastructure and provide reliable, safe and cleaner energy to customers. When the combined monthly customer, energy, fuel and other charges fall below \$30, the difference is noted as a Minimum Bill Adjustment within the Billing Details.

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.01
Gross Receipts Tax	0.41
<hr/>	
Total Taxes	\$0.42





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877.372.8477

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
15246 CARAVAN AVE
IRRIGATION

Bill date Mar 4, 2022
For service Feb 2 - Mar 2
29 days

Account number 9100 8841 5480

Billing summary

Previous Amount Due	\$60.85
Payment Received Feb 10	-60.85
Current Electric Charges	30.00
Taxes	0.42
Total Amount Due Mar 25	\$30.42



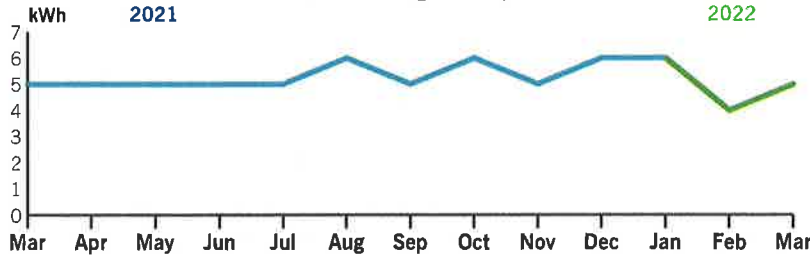
Thank you for your payment.

Your payment is scheduled to be made by monthly automatic draft on March 25, 2022.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 1-800-543-5599.

Your usage snapshot

Electric usage history



Average temperature in degrees

70° 73° 80° 82° 83° 83° 82° 79° 67° 69° 61° 66° 66°

	Current Month	Mar 2021	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5	5	63	5
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

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



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

Account number
9100 8841 5480

Amount of automatic draft

\$30.42
by Mar 25

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

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

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ASTURIA COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320



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

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Your usage snapshot - Continued

Current electric usage for meter number 4320628	
Actual reading on Mar 2	135
Previous reading on Feb 2	- 130
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh



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

Billing details - Electric

Billing Period - Feb 02 to Mar 02	
Meter - 4320628	
Customer Charge	\$15.47
Energy Charge	
5.000 kWh @ 8.547c	0.42
Fuel Charge	
5.000 kWh @ 4.787c	0.24
Asset Securitization Charge	
5.000 kWh @ 0.204c	0.01
Minimum Bill Adjustment	13.86
<hr/>	
Total Current Charges	\$30.00

The minimum bill charge covers the expenses necessary to maintain infrastructure and provide reliable, safe and cleaner energy to customers. When the combined monthly customer, energy, fuel and other charges fall below \$30, the difference is noted as a Minimum Bill Adjustment within the Billing Details.

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.01
Gross Receipts Tax	0.41
<hr/>	
Total Taxes	\$0.42





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877.372.8477

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
14700 TRAILS EDGE BLVD
IRRIGATION

Bill date Mar 4, 2022
For service Feb 2 - Mar 2
29 days

Account number **9100 8839 4292**

Billing summary

Previous Amount Due	\$60.84
<i>Payment Received Feb 10</i>	<i>-60.84</i>
Current Electric Charges	30.00
Taxes	0.42
Total Amount Due Mar 25	\$30.42



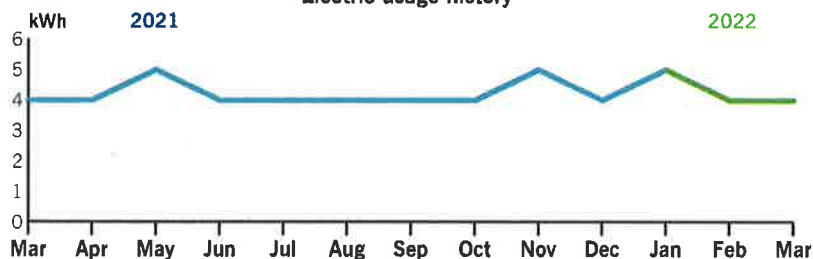
Thank you for your payment.

Your payment is scheduled to be made by monthly automatic draft on March 25, 2022.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 1-800-543-5599.

Your usage snapshot

Electric usage history



Average temperature in degrees

70° 73° 80° 82° 83° 83° 82° 79° 67° 69° 61° 66° 66°

	Current Month	Mar 2021	12-Month Usage	Avg Monthly Usage
Electric (kWh)	4	4	51	4
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

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



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

Account number
9100 8839 4292

Amount of automatic draft

\$30.42
by Mar 25

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

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

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ASTURIA COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320



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

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Your usage snapshot - Continued

Current electric usage for meter number 4456132	
Actual reading on Mar 2	70
Previous reading on Feb 2	- 66
<hr/>	
Energy Used	4 kWh
Billed kWh	4.000 kWh



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

Billing details - Electric

Billing Period - Feb 02 to Mar 02	
Meter - 4456132	
Customer Charge	\$15.47
Energy Charge	
4.000 kWh @ 8.547c	0.34
Fuel Charge	
4.000 kWh @ 4.787c	0.19
Asset Securitization Charge	
4.000 kWh @ 0.204c	0.01
Minimum Bill Adjustment	13.99
<hr/>	
Total Current Charges	\$30.00

The minimum bill charge covers the expenses necessary to maintain infrastructure and provide reliable, safe and cleaner energy to customers. When the combined monthly customer, energy, fuel and other charges fall below \$30, the difference is noted as a Minimum Bill Adjustment within the Billing Details.

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.01
Gross Receipts Tax	0.41
<hr/>	
Total Taxes	\$0.42





duke-energy.com
877.372.8477

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
0000 PROMENADE PKY LITE
LITE

Bill date Mar 3, 2022
For service Feb 2 - Mar 2
29 days

Account number 9100 8841 6465

Billing summary

Previous Amount Due	\$584.46
Payment Received Feb 10	-584.46
Current Lighting Charges	292.88
Taxes	0.56
Total Amount Due Mar 24	\$293.44

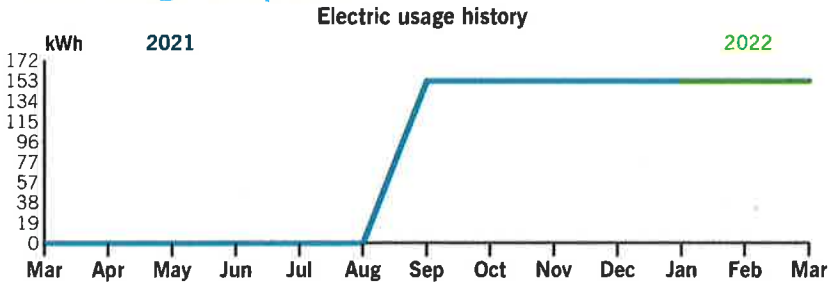


Thank you for your payment.

Your payment is scheduled to be made by monthly automatic draft on March 24, 2022.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 1-800-543-5599.

Your usage snapshot



Average temperature in degrees

70° 73° 80° 82° 83° 83° 82° 79° 67° 69° 61° 66° 66°

	Current Month	Mar 2021	12-Month Usage	Avg Monthly Usage
Electric (kWh)	153	0	N/A	153
Avg. Daily (kWh)	5	0	N/A	

12-month usage based on most recent history

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

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



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

Account number
9100 8841 6465

Amount of automatic draft

\$293.44
by Mar 24

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

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

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ASTURIA COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320



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

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Your usage snapshot - Continued

Outdoor Lighting		
Billing period Feb 02 - Mar 02		
Description	Quantity	Usage
Monticello Black TIII 3000K	9	153 kWh
Total	9	153 kWh

Billing details - Lighting

Billing Period - Feb 02 to Mar 02	
Customer Charge	\$1.63
Energy Charge	
153.000 kWh @ 3.440c	5.27
Fuel Charge	
153.000 kWh @ 4.437c	6.79
Asset Securitization Charge	
153.000 kWh @ 0.065c	0.10
Fixture Charge	
Monticello Black TIII 3000K	157.41
Maintenance Charge	
Monticello Black TIII 3000K	12.51
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
9 Pole(s) @ \$12.130	109.17
Total Current Charges	\$292.88

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.21
Gross Receipts Tax	0.35
Total Taxes	\$0.56





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877.372.8477

Your Energy Bill

Service address

ASTURIA COMM DEV DISTRICT
000 PROMENADE PKY LITE
LITE

Bill date Feb 24, 2022

For service Jan 27 - Feb 23
28 days

Account number **9100 9355 5410**

Billing summary

Previous Amount Due	\$69.04
<i>Payment Received Feb 10</i>	-69.04
Current Lighting Charges	98.43
Taxes	0.21
Total Amount Due Mar 17	\$98.64



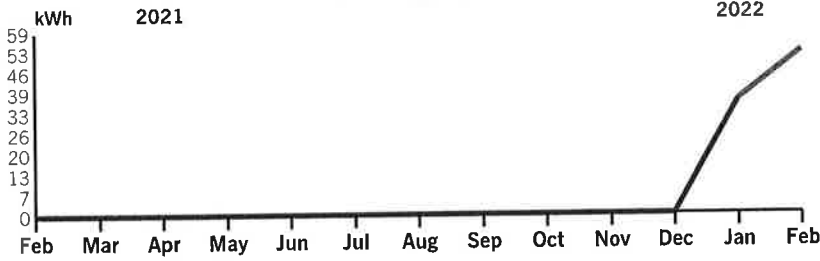
Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 11%, Purchased Power 10%, Gas 77%, Oil 0%, Nuclear 0%, Solar 2% (For prior 12 months ending December 31, 2021).

Go solar with no rooftop panels to install or long-term contracts, and save over time. Whether you rent or own your home, support clean energy by enrolling at duke-energy.com/CECSolar.

Your usage snapshot

Electric usage history



Average temperature in degrees

67° 70° 73° 80° 82° 83° 83° 82° 79° 67° 69° 61° 62°

	Current Month	Feb 2021	12-Month Usage	Avg Monthly Usage
Electric (kWh)	53	0	N/A	45
Avg. Daily (kWh)	2	0	N/A	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

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



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

Account number
9100 9355 5410

Amount due

\$98.64
by Mar 17

After Mar 17, the amount due will increase to \$103.64.

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

ASTURIA COMM DEV DISTRICT
000 PROMENADE PKY LITE
ODESSA FL 33556

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

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Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jan 27 - Feb 23		
Description	Quantity	Usage
Monticello Black TIII 3000K	3	53 kWh
Total	3	53 kWh

Billing details - Lighting

Billing Period - Jan 27 to Feb 23	
Customer Charge	\$1.63
Energy Charge	
52.500 kWh @ 3.440c	1.81
Fuel Charge	
52.500 kWh @ 3.700c	1.94
Asset Securitization Charge	
52.500 kWh @ 0.030c	0.02
Fixture Charge	
Monticello Black TIII 3000K	52.47
Maintenance Charge	
Monticello Black TIII 3000K	4.17
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
3 Pole(s) @ \$12.130	36.39
Total Current Charges	\$98.43

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.07
Gross Receipts Tax	0.14
Total Taxes	\$0.21



duke-energy.com
877.372.8477

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
15165 STATE ROAD 54
MONUMENT

Bill date Feb 22, 2022
For service Oct 1 - Nov 1
32 days

Account number **9100 8841 5282**

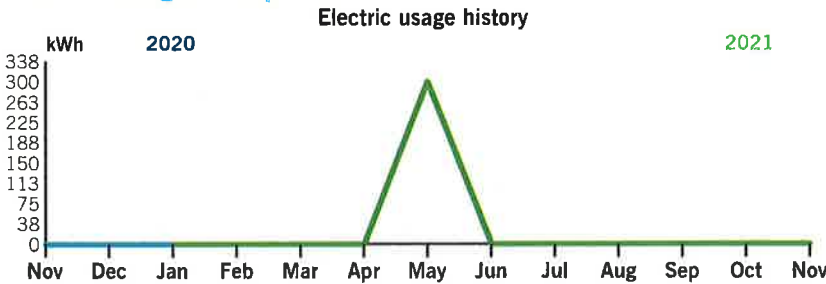
Billing summary

Previous Amount Due	\$-54.13
Payment Received	0.00
Current Electric Charges	15.25
Taxes	0.39
Credit Amount, Do Not Pay	\$-38.49

Your payment is scheduled to be made by monthly automatic draft on March 15, 2022.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 11%, Purchased Power 10%, Gas 77%, Oil 0%, Nuclear 0%, Solar 2% (For prior 12 months ending December 31, 2021).

Your usage snapshot



Average temperature in degrees

74° 61° 61° 67° 70° 73° 80° 82° 83° 83° 82° 79° 67°

	Current Month	Nov 2020	12-Month Usage	Avg Monthly Usage
Electric (kWh)	0	0	300	25
Avg. Daily (kWh)	0	0	N/A	

12-month usage based on most recent history

Go solar with no rooftop panels to install or long-term contracts, and save over time. Whether you rent or own your home, support clean energy by enrolling at duke-energy.com/CECSolar.

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

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



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

Account number
9100 8841 5282

Amount due

\$0.00

No payment is required at this time.

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

000965 000019788



ASTURIA COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320



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

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Your usage snapshot - Continued

Current electric usage for meter number 2778179	
Estimated reading on Nov 1	0
Previous reading on Oct 1	- 0
<hr/>	
Energy Used	0 kWh
Billed kWh	0.000 kWh



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

Billing details - Electric

Billing Period - Oct 01 to Nov 01	
Meter - 2778179	
Customer Charge	\$15.25
Total Current Charges	\$15.25

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

Billing details - Taxes

Gross Receipts Tax	\$0.39
Total Taxes	\$0.39





duke-energy.com
877.372.8477

Your Energy Bill

Service address
ASTURIA COMM DEV DISTRICT
14575 PROMENADE PKWY
AMENITY CENTER

Bill date Mar 4, 2022
For service Feb 2 - Mar 2
29 days

Account number **9100 8839 4937**

Billing summary

Previous Amount Due	\$1,506.87
Payment Received Feb 10	-1,506.87
Current Lighting Charges	214.79
Current Electric Charges	536.36
Taxes	15.03
Total Amount Due Mar 25	\$766.18

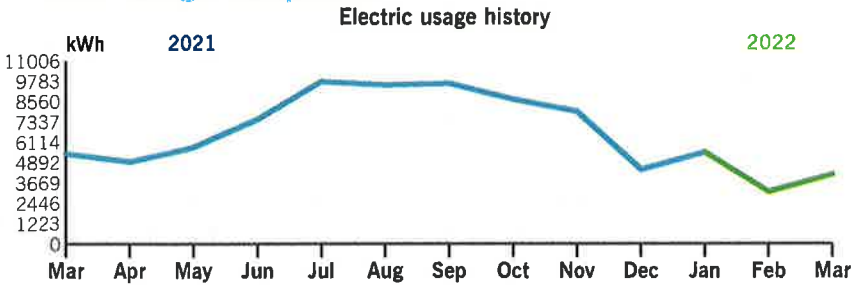


Thank you for your payment.

Your payment is scheduled to be made by monthly automatic draft on March 25, 2022.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 1-800-543-5599.

Your usage snapshot



Average temperature in degrees

70° 73° 80° 82° 83° 83° 82° 79° 67° 69° 61° 66° 66°

	Current Month	Mar 2021	12-Month Usage	Avg Monthly Usage
Electric (kWh)	4,183	5,443	81,356	6,780
Avg. Daily (kWh)	144	170	222	
12-month usage based on most recent history				

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

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



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

Account number
9100 8839 4937

Amount of automatic draft

\$766.18
by Mar 25

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

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

000573 000000010

ASTURIA COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320



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

889100883949370006600000000000000000007661800000766189



duke-energy.com
877.372.8477

Your Energy Bill

Service address

ASTURIA COMM DEV DISTRICT
14575 PROMENADE PKY POOL
POOL

Bill date Mar 4, 2022

For service Feb 2 - Mar 2
29 days

Account number **9100 8839 4523**

Billing summary

Previous Amount Due	\$1,581.75
Payment Received Feb 10	-1,581.75
Current Electric Charges	763.99
Taxes	20.14
Total Amount Due Mar 25	\$784.13



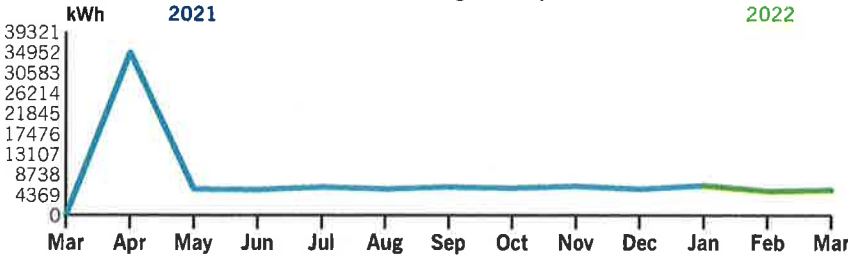
Thank you for your payment.

Your payment is scheduled to be made by monthly automatic draft on March 25, 2022.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 1-800-543-5599.

Your usage snapshot

Electric usage history



Average temperature in degrees

70° 73° 80° 82° 83° 83° 82° 79° 67° 69° 61° 66° 66°

	Current Month	Mar 2021	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5,518	0	99,323	8,277
Avg. Daily (kWh)	190	0	191	

12-month usage based on most recent history

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

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



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

Account number
9100 8839 4523

Amount of automatic draft

\$784.13
by Mar 25

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

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

000561 000000010

ASTURIA COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320



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

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Your usage snapshot - Continued

Current electric usage for meter number 1016855	
Actual reading on Mar 2	310146
Previous reading on Feb 2	- 304628
<hr/>	
Energy Used	5,518 kWh
Billed kWh	5,518.000 kWh



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

Billing details - Electric

Billing Period - Feb 02 to Mar 02	
Meter - 1016855	
Customer Charge	\$15.47
Energy Charge	
5,518.000 kWh @ 8.574c	473.11
Fuel Charge	
5,518.000 kWh @ 4.787c	264.15
Asset Securitization Charge	
5,518.000 kWh @ 0.204c	11.26
<hr/>	
Total Current Charges	\$763.99

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.55
Gross Receipts Tax	19.59
<hr/>	
Total Taxes	\$20.14





duke-energy.com
877.372.8477

Your Energy Bill

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

Bill date Mar 4, 2022
For service Feb 2 - Mar 2
29 days

Account number **9100 8839 2175**

Billing summary

Previous Amount Due	\$66.63
Payment Received Feb 10	-66.63
Current Electric Charges	30.00
Taxes	0.77
Total Amount Due Mar 25	\$30.77



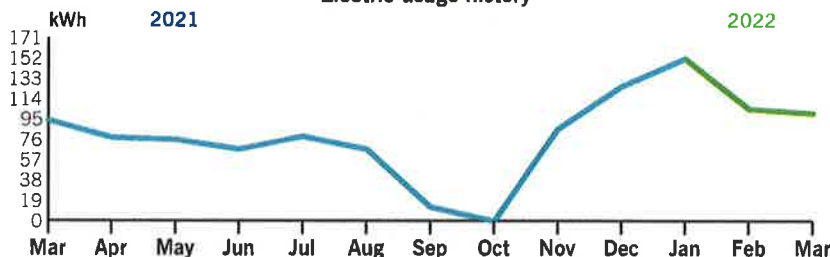
Thank you for your payment.

Your payment is scheduled to be made by monthly automatic draft on March 25, 2022.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 1-800-543-5599.

Your usage snapshot

Electric usage history



Average temperature in degrees

70° 73° 80° 82° 83° 83° 82° 79° 67° 69° 61° 66° 66°

	Current Month	Mar 2021	12-Month Usage	Avg Monthly Usage
Electric (kWh)	101	94	950	79
Avg. Daily (kWh)	3	3	3	

12-month usage based on most recent history

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

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



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

Account number
9100 8839 2175

Amount of automatic draft

\$30.77
by Mar 25

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

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

000583 000000010

ASTURIA COMM DEV DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320



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

8891008839217500066000000000000000000000307700000030775



Your usage snapshot - Continued

Current electric usage for meter number 7885302	
Actual reading on Mar 2	1349
Previous reading on Feb 2	- 1248
Energy Used	101 kWh
Billed kWh	101.000 kWh



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

Billing details - Electric

Billing Period - Feb 02 to Mar 02	
Meter - 7885302	
Customer Charge	\$15.47
Energy Charge	
101.000 kWh @ 8.574c	8.67
Fuel Charge	
101.000 kWh @ 4.787c	4.83
Asset Securitization Charge	
101.000 kWh @ 0.204c	0.21
Minimum Bill Adjustment	0.82
Total Current Charges	\$30.00

The minimum bill charge covers the expenses necessary to maintain infrastructure and provide reliable, safe and cleaner energy to customers. When the combined monthly customer, energy, fuel and other charges fall below \$30, the difference is noted as a Minimum Bill Adjustment within the Billing Details.

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.75
Total Taxes	\$0.77



Sixth Order of Business

RESOLUTION 2022-07**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTURIA COMMUNITY DEVELOPMENT DISTRICT RESPONDING TO A NOTICE OF PASCO COUNTY GOVERNMENT'S INTENTION TO ISSUE A DEVELOPMENT PERMIT TO 2021 ASTURIA ODESSA, LLC FOR THE CONSTRUCTION OF ASTURIA PHASE 7, COMMERCIAL SUBDIVISION, COMSUB-2021-00036; 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, on April 1, 2022 the District received a Neighborhood Notice (hereinafter "Notice") from Boehler Engineering regarding Pasco County's (hereinafter the "County") intention to issue a Developmental Permit to 2021 Asturia Odessa, LLC for the Asturia Phase 7, Commercial Subdivision, COMSUB-2021-00036, and attached hereto as Exhibit A; and

Whereas, said Notice states the District has 15 days of receipt of the letter to provide any comments/concerns to the County Planning and Development Department; and

Whereas, aggrieved parties whose interests are substantially affected by the permit issuance may appeal the permit in accordance with Section 407, *Appeals*, of the County's Land Development Code; and

Whereas, Rule 1.3(6) of the District's duly adopted Rules of Procedure provide for the authority of the District to address matters that may affect the public health, safety and welfare; and

Whereas, the Board of the District believes that failure to exercise its rights to comment on and participate in the process by which the County may consider the issuance of the above referenced permit may adversely impact the health, safety and welfare of the District, its property owners and residents; and

Whereas, the Board scheduled an Emergency Meeting of the Asturia Community Development District Board of Supervisors on April 7, 2022 to address their opposition to the issuance of the County Permit.

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

1. The District finds and determines that an emergency exists which may adversely impact the health, safety and welfare of the District, its property owners and residents by virtue of the District not notifying the County of the District's position regarding the proposed issuance of the above referenced permit. Such adverse impacts to health, safety and welfare may include traffic impacts upon District owned facilities, concerns regarding pedestrian safety, unanticipated and unfunded maintenance needs due to increased usage of District facilities.

2. The District Board of Supervisors therefore held an Emergency Meeting on April 7, 2022 to address opposition to the County's issuance of a Development Permit to Asturia Phase 7, Commercial Subdivision, COMSUB-2021-00036.
3. The emergency meeting was noticed as provided in Chapter 189.015 and Chapter 50 of the Florida Statutes and the provisions of Rule 1.3(6) of the District's Rules of Procedure and any actions will be ratified at the Board of Supervisors next regularly scheduled and noticed meeting.
4. This resolution shall be effective immediately upon adoption.

ADOPTED by the Board of Supervisors at an emergency meeting on this 7th day of April 2022.

DocuSigned by:


4A0ABBEABCD94E5...
Jonathan Tietz
Chairman



Robert Nanni
Secretary

NEIGHBORHOOD NOTICE

Dear Property Owner:

Notice is hereby given that Pasco County Government intends to issue a Development Permit to:

Project: ASTURIA PHASE 7 - COMMERCIAL SUBDIVISION - COMSUB-2021-00036

Developer: 2021 ASTURIA ODESSA, LLC. for the CONSTRUCTION OF COMMERCIAL SUBDIVISION AND ASSOCIATED MASTER INFRASTRUCTURE

Location: NWC OF STATE ROAD 54 & ASTURIAN PKWY

PARCEL I.D.: 26 26 17 0000 00200 0032

On March 12, 2020, the Pasco County Board of County Commissioners declared a Local State of Emergency with regard to the COVID-19 virus. As part of the alternative service model for Continuation of Operations for this type of Local State of Emergency, PDD staff are working remotely and are not available in the office. If you would like to review any material related to this project, please e-mail us at projectinquiry@pscocoountyfl.net so we can make the appropriate arrangements.

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

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

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

Sincerely,
Bohler Engineering FL, LLC



Ryan Hileman, PE; PMP
Project Manager

Eighth Order of Business

8A.



Response to Asturia Community Development
District's Request for Qualifications for
District Attorney Services

PROPOSAL FOR DISTRICT COUNSEL SERVICES



**ASTURIA COMMUNITY DEVELOPMENT
DISTRICT
ODESSA, FLORIDA**





Why KE Law Group?

On behalf of KE Law Group, PLLC (“KE LAW”), we appreciate the opportunity to submit this proposal to provide legal representation to the Asturia Community Development District (“District”). KE LAW is a professional limited liability company with its practice focused in the areas of special districts, construction law, governmental law, public contract law, ethics and related areas.

In July of 2021, three entrepreneurial minded partners, Jere Earlywine, Jennifer Kilinski and Roy Van Wyk, with nearly six decades of combined years of experience, started the law firm of KE Law Group, PLLC, with the intent to focus exclusively on the needs of clients in a nimble and innovative environment. Within the first nine months of operations, KE LAW has grown to 15 employees, including eight lawyers, three paralegals, and administrative support staff. Our growth is in direct response to the confidence our clients have put in our attorneys’ depth of experience and the quality of our legal services. KE LAW prides itself on efficiency, responsiveness and creative strategic thinking.

We serve clients throughout all of Florida. Our main office is located in Florida’s Capital City of Tallahassee, where we have access to all state administrative offices, the Florida Legislature and other regulatory agencies important to our clients. Additionally, we have opened an office in Tampa that includes two attorneys, which reflects our successful growth and client-focus, and we are now actively exploring the prospect of an additional location in the Lakeland, Florida area.

KE LAW is a unique law firm. Its founders created KE LAW with the mission to provide excellent, solution-oriented legal counseling services focused on representing special districts – singularly focused on our area of expertise. Our goal is to deliver the legal counsel that achieves the desired results to make your District, and your business, successful. We do that by listening, collaborating, strategizing and bringing the strength of our decades of experience and legal expertise to bear on your objectives. We commit ourselves to being, hiring and training the best attorneys in our practice area, so that you can be the best in your business area.

The attorneys at KE LAW have experience representing various types of special districts, including stewardship districts, improvement districts, community development districts and others, in virtually every part of our home state of Florida. The competence and extensive experience of our lawyers is critical to providing the highest level of client service. We endeavor to recruit the best and most experienced lawyers and law students to our firm. Our attorneys’ many awards and accolades demonstrate our “bench strength,” including our many highly credentialed younger attorneys. When you hire KE LAW, you hire a legal team with decades of experience at various levels of government and in virtually every part of our state.



Personnel and Other Resources

KE LAW has eight attorneys who personally spend 100% of their legal practice in the area of special districts. These include three partners (Jennifer Kilinski, Roy Van Wyk, and Jere Earlywine), and five associate attorneys (Lauren Gentry, Meredith Hammock, Joseph Whealdon, Grace Kobitter and Ashley Ligas). Our combination of knowledge and experience means that our lawyers can provide services efficiently, and we offer flexible and competitive pricing arrangements based on client needs and circumstances. To ensure responsiveness, we are able to work in small teams, while keeping costs low by using an associate attorney or paralegal where appropriate. At present, we have three paralegals in our firm that, combined, also have thirty years of special district paralegal experience.

As partners, we are personally invested with our names on the firm, and it is our commitment to provide proactive, business-minded and timely legal counsel to address your business objectives. As partners, we also control the firm's personnel and resource assignments to ensure each client receives the personal and professional counsel needed for their unique circumstance. Additional information about us can be found at www.kelawgroup.com.



Experience with Special Districts

The firm's founding members, Jennifer Kilinski, Roy Van Wyk and Jere Earlywine, were former partners with Hopping Green & Sams, PA, which firm had provided clients with advice regarding the operation of community development districts since 1985. Lawyers from our firm presently serve as general counsel to approximately one hundred thirty-five special districts throughout Florida and have established, and are currently establishing, a number of others. We regularly address all facets of legal issues affecting special districts, including establishment at city, county and state levels, public finance, procurement, acquisitions, rulemaking, open meetings and records, ethics, real property conveyances, contracts, construction, boundary amendments, mergers, assessments, foreclosure, and other such issues. There are few issues our lawyers have not faced.

We currently represent several districts in the greater Tampa area of Florida, including Hillsborough, Pasco, Manatee and Hernando Counties. Several of our clients own and operate multiple amenities, and these districts are home to thousands of residents. Our lawyers are familiar with best practices in amenity management legal considerations, policies and procedures, operations and other related matters.



Understanding Scope of Work

In our work as general counsel to special districts, we provide necessary legal services for a wide range of needs. This work varies widely by project but usually includes (1) advice on governmental meetings, ethics, and procurement matters, (2) assistance with maintenance contracts and activities, and (3) other legal needs of the district.

In addition to our attendance at Board meetings, our firm works with the Board and District staff to prepare the Board meeting agendas, participate in agenda conference calls, and prepare various documents for distribution in the agenda packages. After a Board meeting, we will follow-up with the Board and District staff to address any outstanding issues and answer any questions raised at the Board meeting. We are also available by phone or email to promptly resolve issues that arise between meetings.

Our firm's experience in proactively counseling community development districts gives us insight on how to prevent expensive litigation. Often, thoughtful actions taken at the earliest stages of a dispute can save tens of thousands of unbudgeted dollars. However, not all litigation can or should be avoided, and if required, we can provide experienced litigation referrals for the District to consider.

Conclusion

As mentioned previously, we represent numerous community development districts and independent special districts throughout the state. We believe that our experience and resources allow us to represent our clients with a high degree of professionalism and cost effectiveness that is unique to our firm. Please take a moment to further review our qualifications at www.kelawgroup.com. We would be happy to talk with you about our qualifications and experience and can be reached at 850-508-2335. We look forward to hearing from you.





Jennifer L. Kilinski

KE Law Group, PLLC
2016 Delta Blvd, Suite 101
Tallahassee, Florida 32303
(850) 508-2335
Jennifer@kelawgroup.com

Experience

- General Counsel to a number of special districts on a variety of matters including public finance, public procurement, open government and ethics, construction and real property transactions.
- Represents clients before state agency and local government boards and commissions including county and city commissions, Florida Land and Water Adjudicatory Commission, and regulatory agencies.
- Represents special districts and landowners before local governments regarding the establishment of community development districts and development issues and in complex construction transactions.
- Represents clients before regulatory agencies, such as the Commission on Ethics, Department of Business and Professional Regulation and Department of Health for various licensing and procedural matters.
- Provided legislative monitoring and support to special districts in conjunction with Legislative Session.

Education

- Florida State University, J.D., 2009, Magna Cum Laude (Order of the Coif)
- Florida State University, M.A., 2006, Summa Cum Laude (first in class)
- University of Texas, B.S., 2003, Summa Cum Laude (first in class)

Bar & Court Admissions; Certifications

- Florida, 2009



Lauren M. Gentry

KE Law Group, PLLC
2016 Delta Blvd, Suite 101
Tallahassee, Florida 32303
Lauren@kelawgroup.com

Experience

- Represents special districts in matters relating to contracting, real property, public procurement, ethics, finance, and construction.
- Former judicial clerk to United States Magistrate Judge Patricia D. Barksdale (2015-2017).
- Former intern to Historic England's Planning Department and Legal Team (2018). In this role, Lauren worked with Historic England staff to create a database of planning board appeal decisions involving historic properties and advise local governments, property owners, and developers on planning and permitting requirements.

Education

- The Florida State University College of Law, J.D., Magna Cum Laude (2015)
- Durham University, M.A., International Cultural Heritage Management, with Distinction (2018)
- Auburn University, B.A., Psychology, Summa Cum Laude (2012)

Bar & Court Admissions

- Florida, 2015



Proposed Agreement

**KE LAW GROUP, PLLC
FEE AGREEMENT
ASTURIA CDD**

I. PARTIES

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

A. Asturia Community Development District (“Client”)
c/o District Manager
2654 Cypress Ridge Boulevard, Suite 101
Wesley Chapel, FL 33544

and

B. KE Law Group, PLLC (“KE Law”)
P.O. Box 6386
Tallahassee, Florida 32314

II. SCOPE OF SERVICES

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

- A. The Client agrees to employ and retain KE Law as its general legal counsel.
- B. KE Law accepts such employment and agrees to serve as attorney for and provide legal representation to the Client regarding those matters referenced above.

III. FEES

The Client agrees to compensate KE Law for services rendered regarding any matters covered by this Agreement according to the hourly billing rates for individual KE Law lawyers set forth herein, plus actual expenses incurred by KE Law in accordance with the attached standard Expense Reimbursement Policy (**Attachment A**, incorporated herein by reference). The hourly rates will be \$350-\$375 per hour for partners, \$275-\$300 per hour for associates and \$170 per hour for paralegals. Rates are reviewed annually. Any increases in hourly rates shall require Client consent.

IV. CLIENT FILES

The files and work product materials (“Client File”) of the Client generated or received by KE Law will be maintained by KE Law in its regular offices. At the conclusion of the representation, the Client File will be stored by KE Law for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that KE Law may confidentially destroy or shred the Client File, unless

KE Law is provided a written request from the Client requesting return of the Client File, to which KE Law will return the Client File at Client's expense.

V. DEFAULT

In the event of a dispute arising under this Agreement, whether or not a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VI. CONFLICTS

It is important to disclose that KE Law represents a number of special districts, builders, developers, and other entities throughout Florida relating to community development districts and other special districts. 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) KE Law will be able to provide competent and diligent representation of Client, regardless of KE Law's other representations, and (3) there is not a substantial risk that KE Law's representation of Client would be materially limited by KE Law's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this fee proposal will constitute your waiver of any "conflict" with KE Law's representation of various special districts, builders, developers, and other entities relating to community development districts and other special districts in Florida.

VII. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. 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.

VIII. EXECUTION OF AGREEMENT

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

IX. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and agreed to by:

ASTURIA CDD

KE LAW GROUP, PLLC

Jennifer Kilinski

By: _____

By: Jennifer Kilinski

Its: Chairperson

Its: Authorized Member

Date: _____

Date: April 15, 2022

ATTACHMENT A

**KE LAW GROUP, PLLC
EXPENSE REIMBURSEMENT POLICY**

The following is the expense reimbursement policy for the Agreement. 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.

Telephone. All telephone charges are billed at an amount approximating actual cost.

Facsimile. There are no charges for faxes.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at 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 the IRS mileage reimbursement rates.

Other Expenses. Other outside expenses, such as court reporters, agency copies, large print projects, etc. are billed at actual cost.

Word Processing and Secretarial Overtime. No charge is made for word processing. No charge is made for secretarial overtime except in major litigation matters where unusual overtime demands are imposed.

ASTURIA COMMUNITY DEVELOPMENT DISTRICT

Response to Requested Information

April 15, 2022

1. Vendor Business History

Please complete and submit Attachment 'A'.

Attachment A has been completed and submitted with our proposal.

2. Firm Experience

- Provide a narrative description of the individual firm.

A description of the firm's history, founding partners, attorneys and staff, experience and philosophy is included in the proposal.

- Describe the general experience of the individual or firm.

A description of the firm's experience and approach to client service is included in the proposal.

- Identify other municipal clients.

KE LAW represents approximately 130 special and community development districts, as well as numerous other developer clients in the pursuit of establishing districts. A full list is available upon request.

- Identify experience with municipal issues including land use, zoning, growth management, environmental law, complicated agreements including interlocal agreements, public works, personnel and other municipal specialties.

KE LAW's attorneys have extensive experience that includes land-use and environmental-related issues that districts routinely encounter. Our attorneys have also negotiated complicated agreements, interlocal and otherwise, and routinely work with governmental agencies and staff to help districts successfully carry out their every-day business on behalf of resident. We are not limited to municipal issues (municipalities are cities – which is a similar, but notably different – area of law).

3. Proposed Attorney Team

- Name and describe the attorney(s) and/or team proposed. Clearly identify the lead District Attorney and name Assistant Attorney(s) if applicable.

The lead District Attorney for Asturia will be Jennifer Kilinski, a founding partner of KE LAW with extensive experience in special and community development district practice. Jennifer's creative strategic thinking, business acumen and client

accessibility make her a strong fit for the Asturia CDD. Jennifer will be supported by Lauren Gentry, who has worked with Jennifer for close to five years, and has a depth of CDD operational experiences that readily benefit her clients.

- Provide a résumé or similar description for each team member, with considerable detail in the experience and qualifications of the lead District Attorney and any significant Assistant Attorney(s).

Resumes for Jennifer Kilinski and Lauren Gentry are included in the proposal.

- Specify the organization structure applicable to this assignment, including who the lead Attorney is, and the relationship of any Assistant Attorney(s) to that lead Attorney.

The Partner is the lead attorney for the client; however, the Partner-Associate structure to servicing clients is both special and strategic. The Partner is always available to the client; Associate legal counsel to the client is based on consult with the Partner, and together they leverage the collective legal and best practice experience of the entire firm. The client receives the highest level of counsel in the most efficient and cost-effective manner from KE LAW. The Partner has the authority to designate the necessary applicable resources to best serve the client at all times.

- If specialty Attorney(s) or additional resources are available through your firm (in addition to the named team) to meet special or unusual needs, please identify such individuals and specialties as well.

While KE LAW focuses on its area of expertise—special districts, we also maintain strong, strategic relationships with specialty attorneys and consultants should Asturia CDD need those resources. Those include litigation specialties, environmental, land use, employment law and others.

4. Accessibility and Responsiveness

- Identify the accessibility of the proposed designated Attorney, and the response time that the individual offers to the District.

KE LAW prides itself on responsiveness to their clients. The designated attorneys will be available by telephone, email, text or in-person to address the concerns and business of the district. The careful staffing of KE LAW's districts ensures an attorney familiar with the client issues is available to the district at all times.

- Specifically identify the lead time required for attending scheduled or ad-hoc meetings.

Because meetings are required to be noticed at least seven days in advance, and KE LAW has eight active attorney's and other support services in place, the ability to meet client demands should not be a challenge for the firm.

- Identify how quickly the Attorney can arrive in person to attend an unscheduled, urgent meeting.

See above – the availability by technology (Zoom, Teams, calls, texts and otherwise

are constant). It is rare an attorney is needed on property immediately - and for meetings of the Board, the law requires reasonable notice which would allow scheduling for in person or other attendance.

- Identify the same for any Assistant Attorney(s).
See above – please also note, there are currently two attorneys in the firm’s Tampa offices, and with time it may make sense to staff a local attorney to the District.

5. References

- Provide three (3) references for the lead Attorney.
Tom Chambers – Chairman, Julington Creek Plantation CDD
Brian Wing – Vice Chairman (former Chairman), Turnbull Creek CDD
Dom Setaro – Former Chair, Arlington Ridge CDD
- The District prefers references that include Special District experience.
See above – those are all special district references. We would be pleased to also give you references from District Managers should you need them. You are welcome to call any current clients and Board members of those districts to get references for the attorneys/firm.
- Inclusion of the reference in your qualification is also agreement that the District may contact the named reference.

6. Fees

- Provide Current Rate Sheet.
Please reference the fee agreement with a fee range in the Proposal. Partners range from \$350-\$375; Associates range from \$275-\$300.

Attachment “A”: Submittal Form

Business Statement

Please complete and submit with your qualification response.

1. Name of Business: KE Law Group, PLLC
2. Business Address: 2016 Delta Blvd., Suite 101 Tallahassee, Florida 32303
3. Phone: (850) 508-2335 Business Fax: N/A E-Mail: jennifer@kelawgroup.com
4. Business Classification (check all that apply):
 Individual Partnership Corporation Women or Minority Owned
5. Federal Tax Number (a SSN or Federal Tax Number): Tax ID# 871409920
6. Name of Owner: Jennifer Kilinski, Jere Earlywine, and Roy Van Wyk
7. Does firm maintain insurance in amounts specified by the District? Yes: No:

General Liability insurance of at least \$1,000,000 per occurrence; \$1,000,000 aggregate, Combined Single Limit (CSL) Automobile liability of at least \$1,000,000 per accident CSL Professional Liability of at Least \$1,000,000

If no, describe differences: _____

8. Are there claims that are pending against this insurance policy? Yes: _____ No:

If yes, describe: _____

9. During the past five years, has the firm, business or any attorney in the firm or business, been involved in any (1) bond forfeiture, (2) litigation personally involving the firm, business or any attorney in the firm or business (other than dissolution of marriage), or (3) claims filed with any insurance carrier concerning the firm, business, or any attorney in the firm or business, and/or (4) Bar Association complaints? If yes, attach an explanation. Yes: _____ No:
10. Has the company been in bankruptcy, reorganization or receivership in last five years? Yes: _____ No:
11. Has the company been disqualified or terminated by any public agency? Yes: _____ No:

12. Has the proposed designated Attorney practiced municipal law for a minimum of five years?
Yes: X No: _____

Please note: municipal law means “cities” – we practice specifically in representation of special districts. Those practicing in municipal law won’t necessarily understand the nuances of special district representation.

13. Is each proposed attorney accredited and in good standing with the State Bar?
Yes: X No: _____

14. Qualification Offers shall be good and valid until the District completes award or rejections of qualifications. Failure to concur with this condition may result in rejection of the offer. Does the firm accept this condition?
Yes: X No: _____ (If no, state the desired exception: _____)

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

FIRM NAME: KE Law Group, PLLC FID: 871409920

SIGNATURE: _____

PRINT NAME: Jennifer Kilinski

8B.



April 13, 2022

VIA FEDERAL EXPRESS

Inframark
Attention: Mr. Bob Nanni
Asturia Community Development District
2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL

Re: Asturia Community Development District RFQ – District Attorney Services

Dear Mr. Nanni:

Enclosed, please find five (5) printed copies, one (1) electronic copy, and one complete set of business cards for the proposed attorney team as satisfaction of Jimerson Birr's response to the Request for Qualifications for District Attorney Services for the Asturia Community Development District.

At Jimerson Birr, we believe that expectations are not meant to be met – they are meant to be exceeded. As your District Attorney, we will consistently bring a commitment to handling each matter with the rigor and attention that we would bring to representing our own families. Our team brings a mindset of excellence as the standard, not the ceiling.

Our attorneys are dedicated to managing risk, maximizing opportunities, and moving our clients' interests and goals forward. We place the highest priority on efficiency and effectiveness in our work, and continuously work to identify new strategies and better approaches to optimize results.

We appreciate your time and consideration and look forward to the possibility of having the honor to serve.

Very truly yours,

A handwritten signature in blue ink, appearing to be 'Joby Birr', written over a horizontal line.

James O. "Joby" Birr, III

JOB/ndw

J B JIMERSON | BIRR

*Legal Advice Today.
Enduring Value Tomorrow.®*

PROPOSAL PACKET

Asturia

COMMUNITY DEVELOPMENT DISTRICT

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About Jimerson Birr

How We Serve Municipalities

How We Serve Community Associations, CDDs, and Special Districts

Our Approach to Land Use and Zoning Work

Why Jimerson Birr?

Proposed Attorney Team | *Page 12*

James O. “Joby” Birr, III, - Lead Attorney

Deborah L. Ruiz

Bryan M. Davis

Gregory J. Lesak

A. Hunter Faulkner

C. Ryan Maloney

Accessibility and Responsiveness | *Page 14*

References | *Page 15*

Fees | *Page 15*



Attachment “A”: Submittal Form

Business Statement

Please complete and submit with your qualification response.

1. Name of Business: Jimerson Birr
2. Business Address: 1 Independent Drive, Suite 1400, Jacksonville, FL 32202
3. Phone: 904-389-0050 Business Fax: 904-212-1269 E-Mail: info@jimersonfirm.com
4. Business Classification (check all that apply):
 Individual Partnership Corporation Women or Minority Owned
5. Federal Tax Number (a SSN or Federal Tax Number): 27-0370406
6. Name of Owner: Charles B. Jimerson, James O. Birr, III
7. Does firm maintain insurance in amounts specified by the District?
 Yes: No:

General Liability insurance of at least \$1,000,000 per occurrence; \$1,000,000 aggregate, Combined Single Limit (CSL) Automobile liability of at least \$1,000,000 per accident CSL Professional Liability of at Least \$1,000,000

If no, describe differences: _____

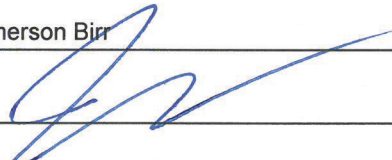
8. Are there claims that are pending against this insurance policy?
 Yes: No:
 If yes, describe: _____
9. During the past five years, has the firm, business or any attorney in the firm or business, been involved in any (1) bond forfeiture, (2) litigation personally involving the firm, business or any attorney in the firm or business (other than dissolution of marriage), or (3) claims filed with any insurance carrier concerning the firm, business, or any attorney in the firm or business, and/or (4) Bar Association complaints? If yes, attach an explanation. Yes: No:
10. Has the company been in bankruptcy, reorganization or receivership in last five years?
 Yes: No:
11. Has the company been disqualified or terminated by any public agency?
 Yes: No:

- 12. Has the proposed designated Attorney practiced municipal law for a minimum of five years?
Yes: No:

- 13. Is each proposed attorney accredited and in good standing with the State Bar?
Yes: No:

- 14. Qualification Offers shall be good and valid until the District completes award or rejections of qualifications. Failure to concur with this condition may result in rejection of the offer. Does the firm accept this condition?
Yes: No: (If no, state the desired exception: _____)

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

FIRM NAME: Jimerson Birr FID: 27-0370406
SIGNATURE: 
PRINT NAME: James O. Birr, III

Supplement to Attachment "A": Submittal Form

Explanation for Item 9

On several occasions, the firm has been involved in accounts receivable collections pertaining to pursuit of unpaid balances owed by former clients of the firm.



We live by our **SEVEN SUPERIOR SERVICE COMMITMENTS**

WE'RE MORE THAN A LAW FIRM, AND YOU'RE MORE THAN A CLIENT.

At Jimerson Birr, we've identified three things that are most important to us: our clients, our colleagues, and our communities. Doing the right thing is at the heart of what we do, and our relationships are founded on the trust that we build every day, through every interaction.

FOR OUR CLIENTS

We strive to be indispensable to our clients by delivering remarkable results and exceptional experiences every day. We earn client trust by ensuring everything we do is reliable, consistent, and tethered to the irresistible goal of producing enduring value. By immersing ourselves in each client's needs, we strive to become an essential team member in their progress and growth.

FOR OUR COLLEAGUES

Our colleagues trust and respect one another for who we are and what we contribute. We are accountable to one another and empower every voice through open, courteous dialogue focused on delivering client results. As co-workers, we focus on the needs of others, especially team members, before we consider our own.

FOR OUR COMMUNITIES

We consider ourselves fortunate to be able to support local organizations and causes that help to make our communities stronger. Our community investment is grounded in our commitment to serve programs that provide public benefit, advance human relations at a fundamental level and improve the public's perception of lawyers. Our belief is that all people deserve to live healthy, safe and fulfilled lives.



Conferring Client-Defined Value



Efficient and Cost Effective Services



Accessibility



Delivering an Experience While Delivering Results



Meaningful and Enduring Partnerships



Exceptional Communication Based on Listening



Accountability to Goals

We're Well Connected in More Ways Than One.

From secure digital file keeping to graphics and presentation software, our law firm is a leader in digital integration. Our tech forward approach helps pass on cost savings to you, all while making our practice more efficient, innovative, and accessible.

FIRM EXPERIENCE

How We Serve Municipalities

Jimerson Birr is able to serve as outsourced legal counsel to Florida's various departments and agencies, municipalities, counties, school districts, special districts and authorities, and individual government officials when a partner is needed to help serve the citizens in a legal and ethical way. We endeavor to provide solutions to their challenges related to all aspects of organization, governance, management, and provision of services. Our team's experience extends to general and special counsel representation, including but not limited to, elections, riparian laws and property rights, bonding, land development and zoning, real estate purchases, sales and leasing, construction, employment law, legal or regulatory compliance and enforcement, special investigations and ethics violations, conflicts of interest, complex litigation, premises liability, real property condemnation, environmental remediation, economic development, procurement and vendor contracting, legal opinions, legislative drafting, government relations, and intergovernmental contracting.

Our Attorneys cover all aspects of a municipality's legal needs, with specialty service offerings centered around:

- Florida Sunshine and Public Records Law Compliance and Litigation
- Civil Infractions and Ordinance Enforcement
- Opinions on Municipal Property Taxes, Assessments and Fees
- Ordinance and Code Drafting
- Bond Financing
- Municipal and County Contracting Disputes
- Florida Election Law
- Public Employee Disputes
- Public-Private Partnerships
- Land Use and Zoning

Further, Jimerson Birr has a team of attorneys with experience and expertise in every legal issue a municipality may encounter, including:

- Appeals
- Administrative Law and Licensing
- Arbitration & Mediation
- Bankruptcy and Restructuring
- Business Litigation
- Business Process Consulting
- Data Privacy and Cybersecurity
- Disaster and Crisis Preparation and Response
- Employment Law
- Executive Coaching
- Landlord/Tenant Leasing (Commercial)
- Land Use and Zoning
- Legal Opinions
- Real Estate Transactions & Disputes
- Records Management and Document Retention
- Subpoena Response
- Vendor Contracting

How We Serve Community Associations, CDDs, and Special Districts

Jimerson Birr attorneys have a vast wealth of experience with the law of developing, forming, operating and regulating homeowners' and condominium associations in Florida. The Community Associations Industry Team is comprised of knowledgeable attorneys and staff committed to providing legal representation in all areas of community associations law. Our firm routinely assists community association stakeholders in establishing requisite legal entities, effectuating land development transactions, coordinating legal developer turnover, drafting of community association governing legal documents, ensuring regulatory compliance, advising as to board governance and community operations, resolving community disputes, enforcing community covenants, rules and regulations, and serving as a general counsel to boards of directors relative to most any issue related to applicable community associations, state, or federal laws.

Our firm recognizes that community associations are neighborly communities, thus we are committed to the goal of helping boards prevent problems and lawsuits before they arise. We stay fully apprised of changes to condominium association and homeowners' association laws in Florida, and we keep our clients informed through our education efforts. We interpret the law and the governing community association documents for our clients, and recommend changes that will make the language more understandable, address the population and needs of the community in question, and bring the documents into compliance with changes in Florida law.

Developer Turnover, Community Document Drafting and Amendment

Our team has a history of guiding developers or community associations through the developer turnover process to unit owner-controlled Associations, including the resolution of developer warranty, accounting and representation claims, and the establishment of on-going operational controls and proper legal compliance measures. As a community originator, we help to set up the framework for the residents of communities to live in harmony through drafting, amending and implementing every form of community association governing document that may apply, including Declarations, Covenants, Conditions, and Restrictions (CC&Rs), Bylaws, Articles of Incorporation, Rules and Regulations, Election Rules and Architectural Standards. We are available to support Florida community associations in contract or legal document negotiation or enforcement, in addition to resolving legal or regulatory questions or other issues which sometimes occur in the everyday management and operation of the association. Creating and understanding the governing documents of an association is one of the first steps in making the homeownership experience the best it can be.

Board Governance and Operations

Decision making involves making choices about the community's vision, mission, and strategies. Community association boards make decisions about issues that are strategic and significant, and they should not make these decisions in silos. As a legal partner, Jimerson Birr attorney involvement includes assisting the board and management prepare for and conduct meetings, answering questions about community documents and the legal impact of such documents, enforcing the covenants and restrictions, and drafting and negotiating contracts for provision of services. Our team works side by side with the leaders of the community to understand how state and local laws, court rulings, and administrative decisions impact the community. No question is too complex, no question is too mundane. Our lawyers work with boards of directors to answer day-to-day questions and provide legal opinions regarding operational, technical, regulatory, and practical issues that unpaid stewards of the community volunteering in personal service should not be expected to answer without reliance on the

FIRM EXPERIENCE

backstop of experienced counsel. On any given day, one of our team members is on the phone with or meeting with a HOA or COA board to help with budgeting, levying special assessments, establishing reserves, managing vendors, addressing maintenance and repair, overseeing construction projects, negotiating financial facilities, or providing counsel on the owner grievance issue of the day.

Legal Enforcement and Litigation

If your community has no alternative but to resolve its legal dispute in court, our litigation attorneys are ready to help. Jimerson Birr actively represents community associations in all aspects of community association litigation. This includes the collection of assessments, enforcement of covenants and restrictions, injunctive relief matters, breach of fiduciary duty claims, construction defect claims, vendor breach of contract claims, conversion issues and statutory warranty claims. Unfortunately for many community associations, there are always homeowners who do not pay their assessments. There could be any number of reasons or excuses for non-payment — from insufficient income to a downright refusal to meet communal obligations. Most HOA/COA boards do everything they can to collect delinquent dues, including imposing late fees and even revoking privileges. If the board chooses to take further action, such as file a lawsuit or place a lien on the property, it will need the help of experienced community association attorneys who know how to act within the parameters of the governing documents. Through tried and true legal methods, Jimerson Birr attorneys facilitate the recovery of delinquent fees, and wield legal tools that allow the community to operate with financial health.

Our Community Associations Industry Attorneys cover all aspects of a company's legal needs, with specialty service offerings centered around:

- Collections and Lien Enforcement, including Foreclosures
- Covenant or Rules Violations and Enforcement
- Corporate/Board or Directors Powers, Functions, Training and Formal Opinions
- Preparing, interpreting and amending Declarations, Covenants, Conditions, and Restrictions (CC&Rs), Bylaws, Articles of Incorporation, Rules and Regulations, election rules and Architectural Standards
- Board of Director or Committee Meeting Guidance and Attendance
- Membership Meeting Guidance and Attendance
- Lender Foreclosure or Landlord-Tenant Defense
- Common Element Maintenance, Repair and Replacement Issues
- Construction Management and Defect Litigation
- Real Estate Boundary or Title Disputes
- Estoppel Requests
- Reviewing Loan Documents and Structuring Commercial Lines of Credit and/or Arranging Sources of Financing for Community Operations and/or Capital Improvements
- Architectural Guideline Drafting and Rules Enforcement
- Reserve Study Analysis and Counsel
- Drafting, Interpreting and Enforcing Vendor Contracts
- DBPR Arbitration
- Representation before Administrative and Regulatory Governing Bodies (DBPR)
- Structuring and Operation of Condominiums, Planned Communities, and their Management Associations
- Developer Turnover Guidance and Compliance
- General Legal Counsel regarding the Statutes, Rules, and Regulations for Community Associations
- Official Records Maintenance, Retention, Request Response and Compliance

FIRM EXPERIENCE

More than just Community Associations Law specialists, Jimerson Birr has a team of attorneys with experience and expertise in every legal issue you may encounter, including:

- Accounts Receivable and Judgment Collections
- Appeals
- Administrative Law and Licensing
- Arbitration & Mediation
- Bankruptcy and Restructuring
- Borrower Representation
- Business Litigation
- Business Process Consulting
- Corporate and Board of Directors Governance and Operations Counsel
- Corporate Formation, Transactions and Dissolution
- Class Action Litigation Defense
- Data Privacy and Cybersecurity
- Disaster and Crisis Preparation and Response
- Economic Development and Government Incentives
- Eminent Domain Law
- Employment Law
- Environmental Diligence, Compliance, Permitting and Mitigation
- Executive Coaching
- Fair Credit Reporting Act Defense
- Fair Debt Collection Practices Act Defense
- Florida Consumer Collection Practices Act Defense
- Florida Registered Agent Services
- General Counsel for Small Businesses or Start Up Companies
- Governmental Relations and Advocacy
- Immigration Law for Businesses
- Insurance Procurement and Coverage
- Intellectual Property Protection
- Land Use and Zoning
- Legal Opinions
- Opportunity Zone Investing
- Public-Private Partnerships
- Premises Liability
- Property Insurance Claims
- Property Tax Disputes
- Real Estate Transactions & Disputes
- Receiverships
- Records Management and Document Retention
- Subpoena Response
- Telephone Consumer Protection Act Defense
- Trade Secret Protection
- Vendor Contracting
- Workplace Safety, OSHA and CDC Compliance

FIRM EXPERIENCE

Our Approach to Land Use and Zoning Work

Municipalities utilize zoning for organizing residential, commercial, and industrial districts (or zones) in such a way so that use is reasonably uniform, and each is separated from one another. That's where it gets interesting, as the restrictions within each of the three types of zones can be extremely detailed and potentially confusing. Everything from size and height of structures, type or usage of building, the number of rooms, where utility service connects, amount of frontage space, capacity of occupants, parking spaces (both regular and handicapped), and much more is considered. Not only that, but there is dramatic variability between different cities, counties and states. Therefore, a successful land use and zoning law attorney has a firm grasp of each area's environmental considerations, future growth trends, and political sensitivities, so they can provide competent advocacy on behalf of a client.

Land development, real estate, construction and government organizations invest a lot in creating comprehensive plans which aspire to create thriving, efficient and harmonious community expansion. Clients should have a seat at the table when those discussions and negotiations begin, so that decisions aren't made which could inadvertently hurt their business interests. Jimerson Birr lawyers advocate from the beginning of this master planning, helping to ensure informed decisions are made by the parties at work, without missing important information during the process.

We provide a complete range of land use and zoning legal services, regularly offering counsel in areas such as:

- Zoning, site plan and other land use applications
- Zoning code, comprehensive plan and master plan amendments
- Litigating limits on controversial zoning regulations, including spot zoning
- Clarifying the scope and limits of a municipality's ability to regulate land use
- Development agreements
- Site plans
- Environmental diligence, compliance, permitting and mitigation
- Platting
- Variances, special use and other discretionary permits
- Advocating for re-zoning or specific land use designations
- Acquisition of local, regional, state and federal government permits for development
- Representing clients in eminent domain disputes of fragile environments
- Code enforcement disputes
- Concurrency regulations and compliance
- Impact fee regulations
- Building code compliance
- Coastal water development and riparian rights
- Historical preservation compliance
- Drafting or reviewing restrictive covenants or provisions for limiting or prohibiting the use of property

Within the community associations and real estate sector, Jimerson Birr has served hundreds of clients, including a number of municipalities, over more than a decade with scopes of varying degrees. To the extent the selection committee requires supplemental information, we would be delighted to provide it upon request, although it is not the firm's practice to share specific client information.



WHY JIMERSON BIRR?

Jimerson Birr offers clients a customer-focused and cost-effective alternative to larger business law firms. Our firm prides itself on our attentive and personal approach to every client. Whether our client is a Fortune 500 company or a privately held small business, Jimerson Birr handles commercial transactions and disputes with the same dedication and intensity.

Our Florida-based law firm has a national reach and reputation. In-house corporate counsel, corporate executives, department leaders, business owners and individuals choose our firm because we are dedicated to gaining an operational business knowledge of each company so that we may best serve their needs.

We have a “problem spotted, problem solved” mentality that gives our clients the peace of mind they need to manage risk and run a profitable and successful business. Our quick and sensible methods of resolving commercial disputes, closing deals, or managing operational risks guarantee minimal business disruption and create enduring value.

JACKSONVILLE

TAMPA

MIAMI

ORLANDO

TALLAHASSEE



**One Independent Drive, Suite
1400, Jacksonville, FL 32202**
P: 904-389-0050
E: info@jimersonfirm.com
W: www.jimersonfirm.com

PROPOSED ATTORNEY TEAM



JAMES O. "JOBY" BIRR, III - LEAD ATTORNEY

James O. "Joby" Birr, III is a partner at Jimerson Birr practicing in the areas of business litigation, real estate and construction law and community association law. He is Board Certified by the Florida Bar in Construction Law, AV-Rated Preeminent by Martindale-Hubbell, one of Florida's multi-year Legal Elite Honorees, and earned the distinction of being one of the "Best Lawyers in America" in the areas of Real Estate Law and Community Association Law.

Mr. Birr has experience in handling construction lien and bond claims; construction contract claims; construction defect claims; construction licensing claims; construction joint venture claims; real property disputes; inverse condemnation cases; and construction related claims involving developers, homeowners, homeowners' and condominium associations, subcontractors, contractors, suppliers, surety companies, and insurance companies. He also has experience in negotiating severance and non-compete agreements as well as disputes involving non-compete agreements. He is also experienced in insurance disputes involving commercial general liability claims and cybersecurity claims.

Mr. Birr has litigated numerous collection claims involving condominium and homeowners' associations, as well as other business entities. He has experience in drafting various types of construction contracts, credit applications, independent contractor agreements, and leases, and has represented condominium and homeowners' associations on claims involving condominium declarations and construction and design defects.



DEBORAH L. RUIZ

Deborah Ruiz is Special Counsel for Jimerson Birr, stationed in the Tampa office, who concentrates her practice in the areas of commercial real estate, corporate and business transactions, including representation of clients acquiring, selling, leasing, and financing commercial real estate, and representation of borrowers or lenders with regard to construction loans, permanent mortgage loans and refinancing. She has significant experience in real estate litigation and commercial litigation, including representation of borrowers or lenders in commercial foreclosures, problem loan documentation review and correction, foreclosure support, workouts, and forbearance agreements,

representation of property owners in boundary disputes, trespass actions, and title insurance claims, and representation of landlords or tenants in landlord-tenant actions.

PROPOSED ATTORNEY TEAM



BRYAN M. DAVIS

Bryan M. Davis is an Associate Attorney at Jimerson Birr specializing in community association law and a broad spectrum of litigation practice areas. He brings a unique approach to his practice with meticulous attention to detail for clients navigating the most complex legal issues or daily issues facing Planned Unit Developments.

Prior to joining the firm, Mr. Davis was a licensed community association manager who owned and operated a successful management firm representing condos and homeowners' associations throughout Florida. In addition to management duties, Mr. Davis brings experience navigating The Marketable Records Title Act (MRTA) preservations and revitalizations, collections, compliance, homeowner dispute resolutions, governing document review and interpretation, and many other issues affecting associations and special districts. To facilitate education and advocacy, Mr. Davis is involved as a leadership committee member for a number of professional trade organizations, including The Community Associations Institute.



GREGORY J. LESAK

Gregory J. Lesak, Jr. is Special Counsel for Jimerson Birr with a unique perspective on assisting clients gained from his years of experience as a transactional attorney, a litigation attorney, and as in-house counsel for Regency Centers, a large publicly traded real estate investment company that owns over 415 commercial properties nationwide. His practice today comprises all dimensions of his experience, including real estate development and transactions of varying complexity, land use and zoning work, commercial litigation, landlord-tenant law, contracting, and automation.



A. HUNTER FAULKNER

Hunter Faulkner is a partner at Jimerson Birr practicing in the areas of commercial real estate transactions, residential real estate transactions, commercial and residential leasing, title insurance, and land use and zoning. He represents a diverse set of clients including real estate investors, developers, builders, and business owners.

Mr. Faulkner focuses on the representation of clients engaged in the acquisition, development, entitlement, sale and finance of commercial real estate projects including, but not limited to retail shopping centers, marinas, restaurants, office buildings, multi-family residential projects, as well as buyers and sellers in residential real estate transactions. Mr. Faulkner's practice also includes the representation of landlords and tenants in connection with the negotiation of office building leases, warehouse leases, ground leases, and residential leases.

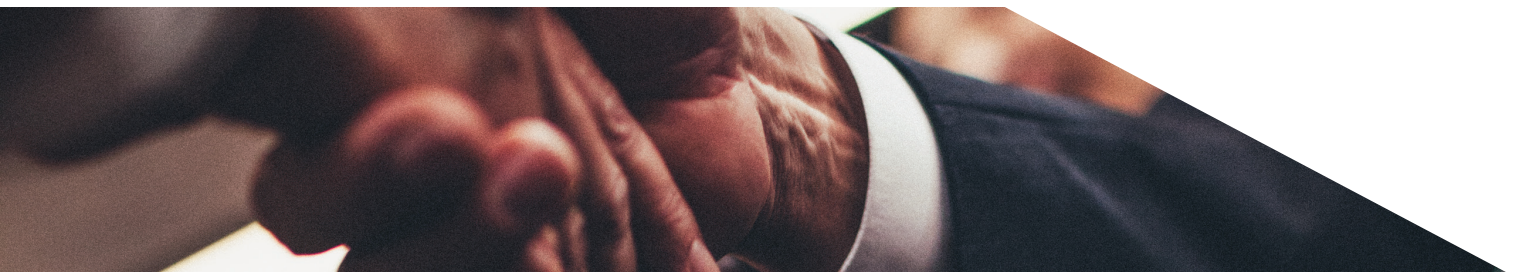
PROPOSED ATTORNEY TEAM



C. RYAN MALONEY

C. Ryan Maloney is a partner at Jimerson Birr, practicing in the areas of construction law, business and contract disputes, government bid protests, real estate disputes, and creditors' rights, including complex commercial foreclosures, bankruptcy and workouts. He is Board Certified by the Florida Bar in Construction Law and is both Peer and Judiciary Review Rated as AV® Preeminent™, the highest performance rating in Martindale-Hubbell's review rating system.

Mr. Maloney's construction litigation and transactional experience involves a number of different types of projects across the country, including commercial, government, high-rise, multi-family, condominiums, high-end residential, industrial and warehouse, chemical plants, highways, airports, hospitals, schools and data centers. He has also successfully represented clients in many other types of business litigation and disputes, including breach of contract, landlord/tenant disputes, business torts, government bid protests and other administrative proceedings, creditors' rights, including complex commercial foreclosures, bankruptcy and workouts, shareholder and partnership disputes, class actions, antitrust claims, and corporate governance and securities disputes.



ACCESSIBILITY AND RESPONSIVENESS

The priority Jimerson Birr places on client service sets us apart from other firms. The standards we set for ourselves are high in this regard. Internally, we refer to them as our "Seven Superior Service Commitments". Commitment number three is "Accessibility" which confirms that our clients should never hesitate to communicate with us and can always expect prompt and professional responses. Our clients have the right to have their calls, emails, letters, questions, and concerns addressed promptly and within 24 hours.

Our attorney team is connected 24/7 and responsive to issues that may arise needing immediate attention. For an unscheduled, urgent meeting, we have the ability to connect remotely at a moment's notice, and within travel time for an urgent, in-person meeting. One of the attorneys on the proposed team is stationed in Tampa and is most proximal to the community. For all scheduled meetings, we will maintain the ability for remote connectivity when appropriate, but for those meetings where in person attendance is preferred or required, we would request notice at least one week in advance.

REFERENCES

GUNILLA CRAVEN | VILLA MEDICI CONDOMINIUM ASSOCIATION, INC.

Large condominium association the firm has represented in various capacities
 904-389-4344

ANDREW BEAUDOIN | PLAZA PROPERTY SERVICES

Owner of property management company managing numerous communities we have represented in various capacities
 617-308-3467

PAUL BOHRES | BARTRAM SPRINGS HOMEOWNERS ASSOCIATION, INC.

Large community association the firm has represented in various capacities
 904-880-8860

CURTIS L. HART | HART RESOURCES

Special district developer the firm has represented in various capacities
 904-993-5008

FEES

TITLE OF PROFESSIONAL	2022 HOURLY RATE RANGES
Partners - Collection Rates	\$405-435
Special Counsel - Collection Rates	\$350-395
Associate Attorneys - Collection Rates	\$330
Partners - Standard Rates	\$460-565
Special Counsel - Standard Rates	\$380-445
Associate Attorneys - Standard Rates	\$345
Law Clerks	\$265
IT Specialist Services	\$175
Paralegals	\$190

Ninth Order of Business

9Ci.

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 4-4-22

CUSTOMER: Astoria

AQUATECH: George D

ACCOUNT # _____ WORK ORDER # _____

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	DIOXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
3500D, 3510C	✓			✓			✓	✓			✓				NO		Sunny
3446A, 3500E																	
3500B, 3750A																	
3740C, 4, 3																	
2, 5, 1, 3500C																	
3510B, 3400B																	

OBSERVATIONS / RECOMMENDATIONS Treated Algae, Vegetation and Applied Mosquito Dunks in Designated Areas Today

BLUE WATER AQUATICS

Aquatic & Environmental Services

5119 STATE ROAD 54
 NEW PORT RICHEY, FL 34652
 (727) 842-2100

WWW.BLUEWATERAQUATICSINC.COM

- Algae & Aquatic Weed Control Programs
- Water Quality Testing
- Wetland Creation, Restoration & Management
- Lake Aeration Systems
- Mechanical Weed Removal / Marsh Master
- Noxious Tree & Brush Control
- Mitigation Services

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

9Cii.



The New Standard in Landscape Maintenance

1.888.RED.TREE

APRIL 2022: MONTHLY LANDSCAPE MAINTENANCE REPORT

**FOR
ASTURIA CDD**

Attention: Mr. Bob Nanni – District Manager

General Overview

April's landscape maintenance operations for Asturia CDD by RedTree Landscape Systems have continued to bring a successful improvement to the grounds of Asturia CDD. All scheduled operations are "on track," and all work orders that have been sent by Mr. Nanni's office have been successfully completed.

Mowing

Mowing continues to be performed as needed. Edging of turfgrass areas bordering planter beds and hard surfaces was completed.

Broadleaf Weed Control

Previous broadleaf weed control on the turf areas was done in February with a follow-up treatment that was performed at the end of February.

Shrub Pruning & Planter Bed Weeding

Shrub pruning has been successfully performed throughout the property.

Landscape Upgrades

A total of (5) landscape enhancement proposals were submitted (also attached to this email) covering:

- Jasmine Installation - throughout the property
- Enhancement at the corner of Caravan and Delancey
- Enhancement at the corner of Pergola and Caravan
- Enhancement at the corner of Caravan and Stone Table
- Enhancement at the corner of Promenade and Gathering Way

Seasonal Color

The spring annuals that were recently installed are continuing to add good color to the community.

Irrigation

All irrigation inspections and repairs have been performed to date. Our irrigation team repaired a mainline and repaired the controller covering the main roadway and around the clubhouse to assure coverage of both areas.



The New Standard in Landscape Maintenance

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www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

Landscape Enhancement Proposal

FOR

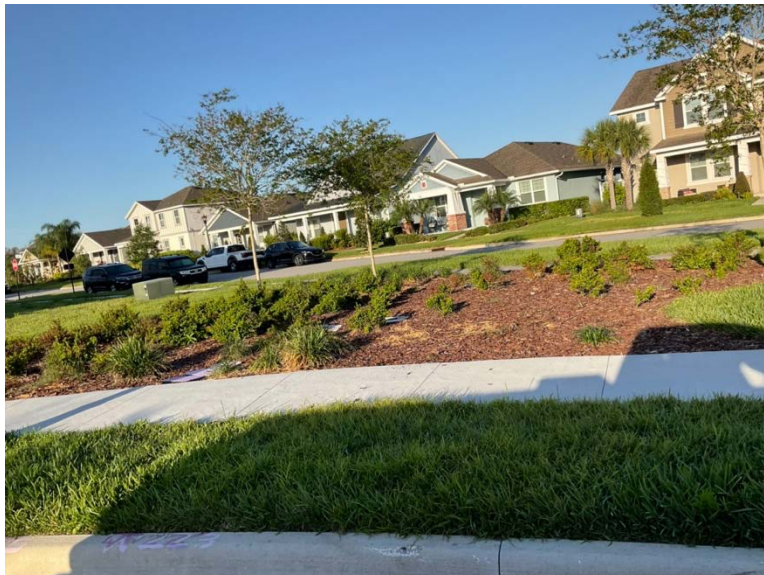
Asturia CDD

Attention: Mr. Bob Nanni, District Manager

April 15, 2022

Scope of Work

Corner of Caravan and Delancey.



- Install (20) 3-gallon Japanese Barberry.
- Install (35) 1-gallon Big Blue Lily.
- Includes all labor and materials.

PRICE: **\$710.00**

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by Robert Johnson - Client Care Specialist
rjohnson@redtreelandscape.com / Cell phone: (727) 267-2059



The New Standard in Landscape Maintenance

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www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

Landscape Enhancement Proposal

FOR

Asturia CDD

Attention: Mr. Bob Nanni, District Manager

April 15, 2022

Scope of Work

Corner of Caravan and Stone Table



- Install (150)1-gallon star Jasmine.
- Includes all labor and materials.

PRICE: **\$1,500.00**

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by Robert Johnson - Client Care Specialist
rjohnson@redtreelandscape.com / Cell phone: (727) 267-2059



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

Landscape Enhancement Proposal

FOR

Asturia CDD

Attention: Mr. Bob Nanni, District Manager

April 15, 2022

Scope of Work

Corner of Pergola and Caravan



- Remove existing sod.
- Install (255) sq ft of Saint Augustine sod.
- Includes all labor, materials, hauling and dumping fees.

PRICE: **\$510.00**

Authorized Signature to Proceed

_____/_____
Date of Authorization

Proposal submitted by Robert Johnson - Client Care Specialist
rjohnson@redtreelandscape.com / Cell phone: (727) 267-2059



The New Standard in Landscape Maintenance

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www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

Landscape Enhancement Proposal

FOR

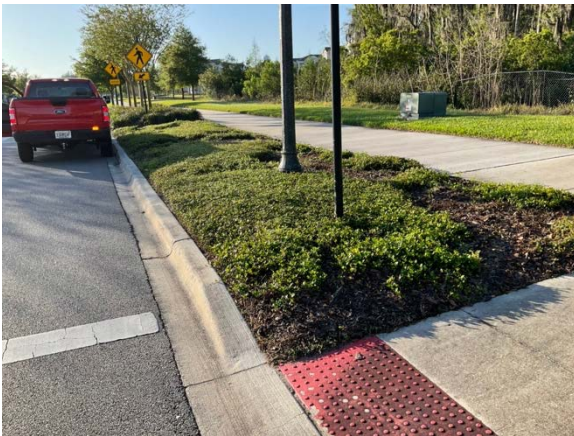
Asturia CDD

Attention: Mr. Bob Nanni, District Manager

April 15, 2022

Scope of Work

Corner of Promenade and Gathering Way



- Install (150)1-gallon star Jasmine.
- Includes all labor and materials.

PRICE: \$1,500.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by Robert Johnson - Client Care Specialist
rjohnson@redtreelandscape.com / Cell phone: (727) 267-2059



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

Landscape Enhancement Proposal

FOR

Asturia CDD

Attention: Mr. Bob Nanni, District Manager

April 15, 2022

Scope of Work

- Install (2,500) star Jasmine through the Jasmine beds on the property.
- Includes all labor and materials.

PRICE: **\$25,000.00**

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by Robert Johnson - Client Care Specialist
rjohnson@redtreelandscape.com / Cell phone: (727) 267-2059

9Di.



Quarterly Compliance Audit Report

Astoria

Date: March 2022 - 1st Quarter

Prepared for: Mark Vega

Developer: Inframark

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*
ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

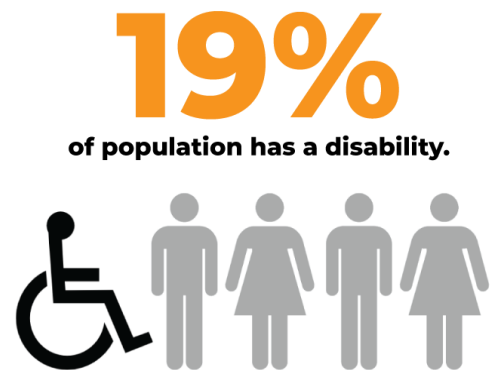
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



Sight, hearing, physical, cognitive.

The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This 'friendlier' language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

9Dii.

RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTURIA COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT’S USE OF THE PASCO COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT’S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION

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 Asturia Community Development District (hereinafter the “Board”) seeks to implement Section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Pasco County Supervisor of Elections (the “Supervisor”) to conduct the District’s General Elections.

WHEREAS, the Supervisor has requested the District adopt a resolution confirming the District’s use of the Supervisor for the purpose of conducting the District’s future supervisor elections in conjunction with the General Election; and

WHEREAS, the District desires to continue to use the Supervisor for the purpose of conducting the District’s supervisor elections in conjunction with the General Election.

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

Section 1. The Board is currently made up of the following individuals: Jacques Darius, Jonathan Tietz, and Glen Morgan Penning.

Section 2. The term of office for each member of the Board is as follows:

Supervisor Jacques Darius	Seat 1	Expires 11/2024
Supervisor Glen Morgan Penning	Seat 2	Expires 11/2024
Supervisor Jonathan Tietz	Seat 3	Expires 11/2024
Vacant	Seat 4	Expires 11/2022
Vacant	Seat 5	Expires 11/2022

Section 3. Seat 4 and Seat 5 currently Vacant are scheduled for the General Election in November 2022.

Section 4. Pursuant to Section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

Section 5. The term of office for the individuals to be elected to the Board in the November 2022 General Election is four years.

Section 6. The new Board members shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor to continue conducting the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 4th DAY OF May 2022.

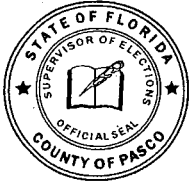
ATTEST:

**ASTURIA COMMUNITY
DEVELOPMENT DISTRICT**

Robert Nanni
Secretary

Jonathan Tietz
Chairman

9Diii.



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.pascovotes.com

April 19, 2022

Sandra Demarco
Recording Manager
210 N University Dr
Suite 702
Coral Springs FL 33071

Dear Sandra Demarco:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2022.

- Asturia Community Development District 1,164
- Chapel Crossing Community Development District 2
- Estancia at Wiregrass Community Development District 1,764
- Heritage Springs Community Development District 2,159
- Lake Bernadette Community Development District 1,583
- Meadow Pointe Community Development District 2,966
- Meadow Pointe II Community Development District 3,679
- New River Community Development District 829
- Oak Creek Community Development District 1,132
- Oakstead Community Development District 2,253
- WaterGrass II Community Development District 1,582

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

9Dvii.



**ASTURIA SOCIAL & EVENTS COMMITTEE INC
14822 TRAILS EDGE BLVD.
ODESSA, FL 33556**

Rebecca Russell,
President

Lisa Camilliere,
Vice President

Anissa Lee,
Secretary

Kim Chavez

Brian Jonas

Irene Jonas

Sonia Marroquin

Nikki McFarling

Laurie Solhjem

Sharon Valle

April 10, 2022

Asturia Community Development District
14575 Promenade Pkwy
Odessa, FL 33556

RE: Asturia Social & Events Committee – FY2022 Funding

Dear Asturia CDD Board Members:

The Asturia Social & Events Committee (“SEC”) respectfully requests funding for our planned 2022 Asturia Community Events as follows:

DATE	EVENT	Budget
25-May	End of School Pool Party	\$ 1,000
18-Jun	Adults – Luau at the Pool	\$ 1,000
26-Jan	Gasparilla CookOff	\$ 600
16-Apr	Kids Easter Egg Hunt	\$ 500
Dec	Adult’s Holiday Party	\$ 500
27-Mar	Men’s Golf Tournament	\$ 100
4-Jul	4 th of July Bike/Golf Cart Parade	\$ 100
22-Oct	Halloween Kids & Pets Parade	\$ 100
6-Nov	Men’s Golf Tournament	\$ 100
13-Nov	Adults Chili Cookoff – Bucs Game	\$ 100
19-Nov	Ladies Tree Decorating Lesson	\$ 100
3-Dec	Holiday Gift Market & Santa Visit	\$ 100
July	Movie at the Pool	\$ 50
8-Aug	Movie at the Pool – Back to School Party	\$ 50

In total, the SEC has 27 events planned for this year, about half of which will not have any cost:

Category	# Events	\$ Budget
Family	10	\$ 1,350
Ladies	5	\$ 1,100
Adults	8	\$ 1,400
Mens	4	\$ 550
	27	\$ 4,400

Thank you for your consideration.

Sincerely,

Rebecca Reynolds-Russell

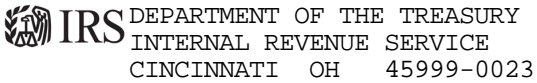
President



ASTURIA SOCIAL & EVENTS COMMITTEE INC
14822 TRAILS EDGE BLVD.
ODESSA, FL 33556

FULL CALENDAR OF 2022 ASTURIA SEC EVENTS:

DATE	EVENT	DAY/TIME	LOCATION	Budget
26-Jan	Gasparilla CookOff	Sat	Clubhouse	\$ 600
17-Feb	Ladies Outing – Game Night	Thur/7 pm	Clubhouse	\$ -
12-Mar	Adults Bike/Brew Sunday Funday	Sun/Noon - 3pm	Tarpon to	\$ -
26-Mar	Golf Tournament – Pairing Party	Sat/7pm	Wicked Pour	\$ -
27-Mar	Men’s Golf Tournament	Sun/9am	Seven Springs	\$ 100
9-Apr	Spring Garage Sale	Sat/8am - Noon	Asturia	\$ -
16-Apr	Kids Easter Egg Hunt	Sat	Clubhouse	\$ 500
May	Ladies Outing – Line Dancing	Thur	Stockyard	\$ -
25-May	End of School Pool Party	Wed	Clubhouse	\$ 1,000
27-May	Panini's Karaoke Night	Fri 7pm	Panini's	\$ -
4-Jun	Bourbon Tasting	Sat	Dark Door	\$ -
18-Jun	Adults – Luau at the Pool	Sat	Clubhouse	\$ 1,000
4-Jul	4 th of July Bike/Golf Cart Parade	Mon	Clubhouse	\$ 100
July	Men’s Outing – Poker Night		Clubhouse	\$ -
July	Movie at the Pool		Clubhouse	\$ 50
8-Aug	Movie at the Pool – Back to School Party	Sat	Clubhouse	\$ 50
Aug	Ladies Outing		TBD	\$ -
Sept	Men’s Outing – Shooting (Gun range or Skeet)	Sun	TBD	\$ -
Oct	Ladies Outing – Game Night		Clubhouse	\$ -
22-Oct	Halloween Kids & Pets Parade		Clubhouse	\$ 100
5-Nov	Fall Garage Sale	Sat/8am - Noon	Asturia	\$ -
5-Nov	Men’s Golf Tourn – Pairing Party	Sat	TBD	\$ -
6-Nov	Men’s Golf Tournament	Sun	Seven Springs	\$ 100
13-Nov	Adults Chili Cookoff – Bucs Game		Clubhouse	\$ 100
19-Nov	Ladies Tree Decorating Lesson		Clubhouse	\$ 100
3-Dec	Holiday Gift Market & Santa Visit	Sat/Noon – 4pm	Clubhouse	\$ 100
Dec	Adult’s Holiday Party	Sat	Clubhouse	\$ 500



Date of this notice: 03-03-2022

Employer Identification Number:
88-1006479

Form: SS-4

Number of this notice: CP 575 E

ASTURIA SOCIAL & EVENTS COMMITTEE
INC
% REBECCA E REYNOLDS
14822 TRAILS EDGE BLVD
ODESSA, FL 33556

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 88-1006479. This EIN will identify your entity, accounts, tax returns, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for business and tax purposes. Some taxpayers receive CP575 notices when another person has stolen their identity and are operating using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

When you submitted your application for an EIN, you checked the box indicating you are a non-profit organization. Assigning an EIN does not grant tax-exempt status to non-profit organizations. Publication 557, Tax-Exempt Status for Your organization, has details on the application process, as well as information on returns you may need to file. To apply for recognition of tax-exempt status, organizations must complete an application on one of the following forms: Form 1023, Application for Recognition of Exemption Under Section 501(c)(3) of the Internal Revenue Code; Form 1023-EZ, Streamlined Application for Recognition of Exemption Under Section 501(c)(3) of the Internal Revenue Code; Form 1024, Application for Recognition Under Section 501(a); or Form 1024-A, Application for Recognition of Exemption Under Section 501(c)(4) of the Internal Revenue Code.

Nearly all organizations claiming tax-exempt status must file a Form 990-series annual information return (Form 990, 990-EZ, or 990-PF) or notice (Form 990-N) beginning with the year they legally form, even if they have not yet applied for or received recognition of tax-exempt status.

If you become tax-exempt, you will lose tax-exempt status if you fail to file a required return or notice for three consecutive years, unless a filing exception applies to you (search www.irs.gov for Annual Exempt Organization Return: Who Must File). We start calculating this three-year period from the tax year we assigned the EIN to you. If that first tax year isn't a full twelve months, you're still responsible for submitting a return for that year. If you didn't legally form in the same tax year in which you obtained your EIN, contact us at the phone number or address listed at the top of this letter. For the most current information on your filing requirements and other important information, visit www.irs.gov/charities.

**Electronic Articles of Incorporation
For**

**N22000002558
FILED
March 03, 2022
Sec. Of State
tscott**

ASTURIA SOCIAL & EVENTS COMMITTEE, INC.

The undersigned incorporator, for the purpose of forming a Florida not-for-profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

ASTURIA SOCIAL & EVENTS COMMITTEE, INC.

Article II

The principal place of business address:

14822 TRAILS EDGE BLVD
ODESSA, FL. UN 33556

The mailing address of the corporation is:

14822 TRAILS EDGE BLVD
ODESSA, FL. UN 33556

Article III

The specific purpose for which this corporation is organized is:

THE PURPOSE OF THE ASTURIA SOCIAL & EVENTS COMMITTEE (THE "SEC") IS TO PLAN AND EXECUTE EVENTS, COORDINATE COMMUNICATION, AND BUILD COMMUNITY THROUGH BRINGING TOGETHER THE MEMBERS OF THE ASTURIA RESIDENTIAL COMMUNITY IN ODESSA, FL.

Article IV

The manner in which directors are elected or appointed is:

DIRECTORS APPOINTED AT ANNUAL DIRECTOR MEETING FOR 1-YR TERM

Article V

The name and Florida street address of the registered agent is:

REBECCA E REYNOLDS
14822 TRAILS EDGE BLVD
ODESSA, FL. 33556

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: REBECCA E REYNOLDS

N2200002558
FILED
March 03, 2022
Sec. Of State
tscott

Article VI

The name and address of the incorporator is:

REBECCA E REYNOLDS
14822 TRAILS EDGE BLVD

ODESSA FL 33566

Electronic Signature of Incorporator: REBECCA E REYNOLDS

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: P
REBECCA E REYNOLDS
14822 TRAILS EDGE BLVD
ODESSA, FL. 33556 UN

Title: VP
LISA FRANCO-CAMILLIERE
2397 GATHERING WAY
ODESSA, FL. 33556 UN

Title: S
ANISSA LEE
15410 CARAVAN AVE
ODESSA, FL. 33556 UN

Article VIII

The effective date for this corporation shall be:

03/01/2022

9Dviii.

ASTURIA
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2023

Version 1 - Proposed Budget:
(Printed on 4/21/22 2:00pm)

Prepared by:



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Astoria
Community Development District

Operating Budget
Fiscal Year 2023

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	BUDGET FY 2022	THRU MAR - 2022	APR - SEP - 2022	PROJECTED FY 2022	BUDGET FY 2023
REVENUES						
Interest - Investments	\$ 25	-	\$ 36	\$ 50	\$ 86	\$ -
Room Rentals	-	-	953	1,334	2,287	5,000
Interest - Tax Collector	-	-	1	-	1	-
Special Assmnts- Tax Collector	671,236	846,661	882,368	14,949	897,317	916,661
Special Assmnts- CDD Collected	41,793	-	21,267	-	21,267	-
Special Assmnts- Discounts	-	-	(35,105)	-	(35,105)	(36,666)
Developer Contribution	36,165	-	37,926	-	37,926	-
Other Miscellaneous Revenues	-	15,000	-	15,000	15,000	15,000
Event Fees	3,562	-	374	524	898	-
TOTAL REVENUES	752,781	861,661	907,820	31,857	939,677	899,994
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	7,800	7,600	3,000	4,600	7,600	7,600
FICA Taxes	-	-	184	352	536	581
ProfServ-Administrative	5,400	5,130	855	-	855	-
ProfServ-Arbitrage Rebate	500	1,000	1,000	-	1,000	1,000
ProfServ-Engineering	9,595	5,000	-	5,000	5,000	15,000
ProfServ-Legal Services	42,900	27,000	5,791	21,209	27,000	37,000
ProfServ-Mgmt Consulting	19,914	18,918	26,852	28,977	55,829	57,955
ProfServ-Trustee Fees	8,500	8,500	4,458	4,042	8,500	8,500
Assessment Roll	5,000	4,750	4,750	-	4,750	-
Disclosure Report	5,000	5,000	-	-	-	-
Accounting Services	18,000	17,100	2,850	-	2,850	-
Auditing Services	3,600	3,575	-	3,575	3,575	3,575
Website Hosting/Email services	3,818	5,500	1,918	3,582	5,500	5,500
Mailed Notices - Postage	923	600	83	517	600	600
Public Officials Insurance	2,960	3,256	3,870	-	3,870	3,730
Legal Advertising	3,861	1,500	389	1,111	1,500	1,500
Misc-Assessment Collection Cost	-	-	14,484	299	14,783	18,333
Tax Collector/Property Appraiser Fees	150	150	-	150	150	150
Financial & Revenue Collections	3,600	3,420	570	-	570	-
Dues, Licenses, Subscriptions	175	500	175	-	175	175
Total Administrative	141,696	118,499	71,229	73,414	144,643	161,200
<i>Law Enforcement</i>						
Off Duty Sheriff's Deputies	1,000	-	-	-	-	-
Total Law Enforcement	1,000	-	-	-	-	-

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	BUDGET FY 2022	THRU MAR - 2022	APR - SEP - 2022	PROJECTED FY 2022	BUDGET FY 2023
Electric Utility Services						
Electricity - Streetlights	160,929	187,047	62,809	124,238	187,047	205,752
Utility - Irrigation	2,286	1,800	1,654	1,654	3,308	1,800
Utility Services	574	1,200	155	1,045	1,200	600
Utility - Recreation Facilities	22,332	21,000	8,454	12,546	21,000	21,000
Total Electric Utility Services	186,121	211,047	73,072	139,483	212,555	229,152
Garbage/Solid Waste Services						
Garbage - Recreation Facility	408	425	250	204	454	468
Solid Waste Assessment	609	625	663	-	663	670
Total Garbage/Solid Waste Services	1,017	1,050	913	204	1,117	1,137
Water-Sewer Comb Services						
Utility - Reclaimed Water	56,809	55,000	21,981	33,019	55,000	55,000
Total Water-Sewer Comb Services	56,809	55,000	21,981	33,019	55,000	55,000
Stormwater Control						
Stormwater Assessment	903	900	611	-	611	900
Aquatic Maintenance	7,620	7,760	3,800	3,960	7,760	7,760
Total Stormwater Control	8,523	8,660	4,411	3,960	8,371	8,660
Other Physical Environment						
Field Operations	7,200	7,200	1,200	-	1,200	-
Contracts-Landscape ROW	500	-	-	-	-	-
Insurance - Property	13,528	14,881	8,949	5,932	14,881	17,171
Insurance - General Liability	3,229	3,552	-	3,552	3,552	4,068
R&M-Irrigation	-	1,000	451	549	1,000	2,000
Landscape Maintenance	175,251	202,036	81,784	120,252	202,036	202,036
Landscape Replacement	8,577	2,000	-	2,000	2,000	2,000
Holiday Lighting & Decorations	3,995	2,000	1,965	-	1,965	2,000
Total Other Physical Environment	212,280	232,669	94,349	132,285	226,634	229,275
Contingency						
Misc-Contingency	-	91,367	26	66,341	66,367	108,905
Total Contingency	-	91,367	26	66,341	66,367	108,905
Road and Street Facilities						
R&M-Sidewalks	-	2,000	-	2,000	2,000	2,000
Roadway Repair & Maintenance	921	5,000	-	5,000	5,000	5,000
R&M-Pressure Washing	-	5,000	-	5,000	5,000	5,000
Total Road and Street Facilities	921	12,000	-	12,000	12,000	12,000
Parks and Recreation - General						
Payroll-Salaries	82,101	77,553	8,329	-	8,329	-
ProfServ-Field Mgmt	-	-	-	-	-	40,889
ProfServ-Pool Maintenance	10,440	10,440	5,220	5,220	10,440	12,000
ProfServ-Wildlife Management Service	6,375	2,400	-	2,400	2,400	2,400
Clubhouse - Facility Janitorial Service	1,035	-	-	-	-	-
Contracts-Cleaning Services	-	-	5,048	4,200	9,248	8,400
Contracts-Mgmt Services	11,023	7,800	2,450	-	2,450	-

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	BUDGET FY 2022	THRU MAR - 2022	APR - SEP - 2022	PROJECTED FY 2022	BUDGET FY 2023
Contracts-Pest Control	697	660	275	330	605	660
Telephone/Fax/Internet Services	2,827	3,200	1,484	1,497	2,981	2,981
R&M-Fitness Equipment	2,590	2,500	-	2,500	2,500	1,500
Amenity Maintenance & Repairs	7,502	2,500	2,264	-	2,264	-
Facility A/C & Heating Maintenance & Repair	930	1,500	-	1,500	1,500	1,500
Boardwalk and Bridge Maintenance	3,200	1,000	-	1,000	1,000	2,500
Pool Furniture repair & replacement	1,802	3,500	1,644	1,856	3,500	3,500
Security System Monitoring & Maint.	3,856	3,800	744	360	1,104	1,720
Dog Park Maintenance	168	-	-	-	-	250
Miscellaneous Expenses	-	2,000	882	1,118	2,000	2,000
Office Supplies	1,350	-	-	-	-	250
Clubhouse - Facility Janitorial Supplies	2,706	1,600	230	2,923	3,153	3,600
Park Garbage & Dog Waste Station Supplies	8,216	-	-	4,793	4,793	8,216
Pool Permits	280	300	-	300	300	300
Total Parks and Recreation - General	147,098	120,753	28,570	29,997	58,567	92,666
Park Garbage & Dog Waste Station Service						
Dog Park Maintenance	-	250	-	-	-	-
Office Supplies	-	150	139	-	139	-
Park Garbage & Dog Waste Station Supplies	-	8,216	4,108	-	4,108	-
Total Park Garbage & Dog Waste Station Service	-	8,616	4,247	-	4,247	-
Special Events						
Special Events	1,284	2,000	-	2,000	2,000	2,000
Total Special Events	1,284	2,000	-	2,000	2,000	2,000
TOTAL EXPENDITURES	756,749	861,661	298,798	492,703	791,501	899,994
Excess (deficiency) of revenues						
Over (under) expenditures	(3,968)	-	609,022	(460,846)	148,176	-
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	112,360	-	112,528	-	112,528	-
Operating Transfers-Out	(113,194)	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	(834)	-	112,528	-	112,528	-
Net change in fund balance	(4,802)	-	721,550	(460,846)	260,704	-
FUND BALANCE, BEGINNING	69	(4,733)	(4,733)	-	(4,733)	255,971
FUND BALANCE, ENDING	\$ (4,733)	\$ (4,733)	\$ 716,817	\$ (460,846)	\$ 255,971	\$ 255,971

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 255,971
Net Change in Fund Balance - Fiscal Year 2023	-
Reserves - Fiscal Year Budget Fiscal Year 2023	-
Total Funds Available (Estimated) - 9/30/23	255,971

ALLOCATION OF AVAILABLE FUNDS

<i>Nonspendable Fund Balance</i>	
Deposits	17,318
	<u>17,318</u>
	Subtotal
	<u>17,318</u>
<i>Assigned Fund Balance</i>	
Operating Reserve - Operating Capital	224,999 ⁽¹⁾
Total Allocation of Available Funds	242,317

Total Unassigned (undesignated) Cash	\$ <u>13,654</u>
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Notes

(1) Represents approximately 3 months of operating expenditures

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL	PROJECTED	TOTAL	ANNUAL
			THRU MAR - 2022	APR - SEP - 2022	PROJECTED FY 2022	BUDGET FY 2023
REVENUES						
Special Assmnts- Tax Collector	-	17,800	18,205	252	18,457	18,936
Special Assmnts- CDD Collected	-	-	-	-	-	-
Special Assmnts- Discounts	-	-	(724)	-	(724)	(757)
TOTAL REVENUES	-	17,800	17,481	252	17,733	18,179
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	-	-	350	5	355	379
Total Administrative	-	-	350	5	355	379
<i>Contingency</i>						
Capital Reserve	-	17,800	-	-	-	17,800
Total Contingency	-	17,800	-	-	-	17,800
TOTAL EXPENDITURES	-	17,800	350	5	355	18,179
Excess (deficiency) of revenues Over (under) expenditures	-	-	17,131	247	17,378	-
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-
Net change in fund balance	-	-	17,131	247	17,378	-
FUND BALANCE, BEGINNING	1	10,038	10,038	-	10,038	27,416
FUND BALANCE, ENDING	\$ 10,038	\$ 10,038	\$ 27,169	\$ 247	\$ 27,416	\$ 27,416

ASTURIA

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2023**REVENUES****Room - Rental**

The District may receive monies for the event rentals such as weddings, birthday parties, etc.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels (using the uniform method) within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162 and Section 197.3632 of the Florida Statutes, discounts are allowed for early payments of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Other Miscellaneous Revenue

The District receives revenue from two cost sharing agreements from SR54 for Drainage and from POA for maintenance of the property for \$7500 each per year.

EXPENDITURES**Administrative****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance.

Professional Services-Arbitrage Rebate

The District contracted with an independent professional firm to annually calculate the District's Arbitrage Rebate Liability on its bonds.

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

Professional Services-Legal Services

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions and other research as directed or requested by the BOS District Manager.

Professional Services-Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. Inframark manages all of the District's financial activities such as accounts payable, financial statements, auditing and budgeting in accordance with the management contract in effect.

Professional Services-Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2018 Special Assessment Bond. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses.

ASTURIA

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2023**EXPENDITURES****Administrative (cont'd)****Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.

Website Hosting/Email Services

Inframark Infrastructure Management Services oversees the District's email accounts and provides assistance to Campus Suite regarding the website as necessary.

Public Officials Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing governmental insurance coverage. The budgeted amount projects a 10% increase in the premium.

Legal Advertising

The District is required to advertise various notices for Board meetings and other public hearings in a newspaper of general circulation. .

Miscellaneous-Assessment Collection Costs

The District reimburses the Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Tax Collector/Property Appraiser Fees

The District shall incur an invoice from Mike Fasano Tax Collector for property appraiser fees.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development

Field**Electric Utility Services****Electricity – Streetlights**

The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases, to all streetlights within the District's boundaries.

Utility- Irrigation

The District will incur electric utility expenditures for irrigation timers.

ASTURIA

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2023**EXPENDITURES****Field cont'd****Utility - Services**

The District will incur water/sewer utility expenditures related to District Operations.

Utility – Recreation Facilities

The District will incur electric utility expenditures for the lights associated for the recreation facility.

Garbage/Solid Waste Services**Garbage – Recreation Facility**

The District shall incur a monthly expense for the removal of garbage and solid waste.

Solid Waste Assessment

The District may have an assessment levied by another local government for solid waste.

Water-Sewer Comb Services**Utility – Reclaimed Water**

The District may incur expenses related to the use of reclaimed water for irrigation.

Stormwater Control**Stormwater Assessment**

The District may have an assessment levied by another local government for stormwater.

Aquatic Maintenance

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species

Other Physical Environment**Insurance Property**

The District will incur fees to insure items owned by the district for its property needs.

Insurance – General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Agency, Inc. They specialize in providing governmental insurance coverage.

R&M- Irrigation

This is for any repair and maintenance expenses pertaining to the District's irrigation that are not covered in the contract.

Landscape Maintenance

The District will incur expenditures to maintain the rights-of-way, median strips, recreation facilities including pond banks, entryways, and similar planting areas within the District. These services include, but are not limited to, monthly landscape maintenance, fertilizer, pesticides, annuals, mulch and irrigation repairs.

ASTURIA

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2023**EXPENDITURES****Other Physical Environment cont'd****Landscape Replacement**

The District will incur expenses for the landscape replacement of annuals, perennials and shrubberies.

Holiday Lighting & Decorations

The District will incur expenses for holiday lighting and decoration.

Contingency**Misc- Contingency**

The District may incur additional expenses that were not budgeted in any expense line.

Road and Street Facilities**R&M - Sidewalks**

Expenses related to sidewalks located in the right of way of streets the District may own.

Roadway Repair & Maintenance

Expenses related to the repair and maintenance of roadways owned by the District.

R&M – Pressure Washing

Expenses related to pressure washing of the roads and streets throughout the District.

Parks and Recreation - General**ProfServ – Field Management**

Salary related to the maintenance person for the District.

ProfServ-Pool Maintenance

Expenses related to the maintenance of swimming pools and other water features.

ProfServ-Wildlife Management Service

Expenses related to the capture of Boars in the District.

Contracts – Cleaning Services

Expenses related to the cleaning of the facility.

Contract – Pest Control

Monthly service for the control of rodents and general pests.

Telephone/Fax/Internet Services

The District may incur telephone, fax and internet expenses related to the recreational facilities.

R&M Fitness Equipment

Expenses related to the repair and maintenance of the fitness equipment.

ASTURIA

Community Development District

General Fund

Budget Narrative
Fiscal Year 2023**Parks and Recreation – General (cont'd)****Facility A/C & Heating Maintenance & Repairs**

The District may incur expenses for the repair and maintenance of the air conditioning system.

Boardwalk and Bridge Maintenance

The District may incur expenses to maintain its boardwalk and bridges.

Pool Furniture Repair & Replacement

The District may incur expenses for the repair or replacement of the pool furniture in the recreation facilities.

Security System and Monitoring & Maint.

The District will incur monthly expenses for the monitoring of the security system including repairs.

Dog Park Maintenance

Expenses related to the maintenance of the dog park.

Miscellaneous Expenses

Expenses which may not fit into a defined category in parks and recreational section.

Office Supplies

The District will incur expenses for the office in its clubhouse facilities, which require various office related supplies

Clubhouse – Facility Janitorial Supplies

Expenses related for the janitorial supplies needed to keep the clubhouse clean. .

Park Garbage & Dog Waste Station Supplies

Expenses related to the supplies needed for the park receptacles and the dog waste station.

Pool Permits

Required annual licenses from the Florida Department of Health for the pool in the District.

Astoria
Community Development District

Debt Service Budgets
Fiscal Year 2023

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	BUDGET	THRU	APR -	PROJECTED	BUDGET
		FY 2022	MAR - 2022	SEP - 2022	FY 2022	FY 2023
REVENUES						
Interest - Investments	\$ 168	-	\$ 58	-	\$ 58	-
Special Assmnts- Tax Collector	565,613	562,222	589,486	8,115	597,601	597,600
Special Assmnts- CDD Collected	7,233	-	-	-	-	-
Special Assmnts- Discounts	-	-	(23,452)	-	(23,452)	(23,904)
TOTAL REVENUES	573,014	562,222	566,092	8,115	574,207	573,696
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	-	-	9,708	162	9,870	11,952
Total Administrative	-	-	9,708	162.30	9,870	11,952
<i>Debt Service</i>						
Principal Debt Retirement	135,000	140,000	-	145,000	145,000	150,000
Principal Prepayments	-	-	5,000	-	5,000	-
Interest Expense	429,133	422,222	210,759	210,532	421,291	412,730
Total Debt Service	564,133	562,222	215,759	355,532	571,291	562,730
TOTAL EXPENDITURES	564,133	562,222	225,467	355,694	581,161	574,682
Excess (deficiency) of revenues						
Over (under) expenditures	8,881	-	340,625	(347,579)	(6,954)	(986)
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	-	-	-	-	(986)
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	(986)
Net change in fund balance	8,881	-	340,625	(347,579)	(6,954)	(986)
FUND BALANCE, BEGINNING	-	563,503	563,503	-	563,503	556,549
FUND BALANCE, ENDING	\$ 563,503	\$ 563,503	\$ 904,128	\$ (347,579)	\$ 556,549	\$ 555,563

DEBT SERVICE SCHEDULE

Series 2014A

Effective: 04/15/2022

Issuer:	ASTURIA				
Pay#	CL/U. 14A				
	Date	Interest	Principal	Total Payment	Balance
16	11/1/2022	206,365	0	206,365	7,060,000
17	5/1/2023	206,365	150000	356,365	6,910,000
18	11/1/2023	202,053	0	202,053	6,910,000
19	5/1/2024	202,053	160000	362,053	6,750,000
20	11/1/2024	197,453	0	197,453	6,750,000
21	5/1/2025	197,453	170000	367,453	6,580,000
22	11/1/2025	192,565	0	192,565	6,580,000
23	5/1/2026	192,565	180000	372,565	6,400,000
24	11/1/2026	187,390	0	187,390	6,400,000
25	5/1/2027	187,390	190000	377,390	6,210,000
26	11/1/2027	181,928	0	181,928	6,210,000
27	5/1/2028	181,928	200000	381,928	6,010,000
28	11/1/2028	176,178	0	176,178	6,010,000
29	5/1/2029	176,178	215000	391,178	5,795,000
30	11/1/2029	169,996	0	169,996	5,795,000
31	5/1/2030	169,996	225000	394,996	5,570,000
32	11/1/2030	163,528	0	163,528	5,570,000
33	5/1/2031	163,528	240000	403,528	5,330,000
34	11/1/2031	156,628	0	156,628	5,330,000
35	5/1/2032	156,628	255000	411,628	5,075,000
36	11/1/2032	149,296	0	149,296	5,075,000
37	5/1/2033	149,296	270000	419,296	4,805,000
38	11/1/2033	141,534	0	141,534	4,805,000
39	5/1/2034	141,534	285000	426,534	4,520,000
40	11/1/2034	133,340	0	133,340	4,520,000
41	5/1/2035	133,340	300000	433,340	4,220,000
42	11/1/2035	124,490	0	124,490	4,220,000
43	5/1/2036	124,490	320000	444,490	3,900,000
44	11/1/2036	115,050	0	115,050	3,900,000
45	5/1/2037	115,050	340000	455,050	3,560,000
46	11/1/2037	105,020	0	105,020	3,560,000
47	5/1/2038	105,020	360000	465,020	3,200,000
48	11/1/2038	94,400	0	94,400	3,200,000
49	5/1/2039	94,400	380000	474,400	2,820,000
50	11/1/2039	83,190	0	83,190	2,820,000
51	5/1/2040	83,190	405000	488,190	2,415,000
52	11/1/2040	71,243	0	71,243	2,415,000
53	5/1/2041	71,243	430000	501,243	1,985,000
54	11/1/2041	58,558	0	58,558	1,985,000
55	05/01/2042	58,558	455000	513,558	1,530,000
56	11/1/2042	45,135	0	45,135	1,530,000
57	5/1/2043	45,135	485000	530,135	1,045,000
58	11/1/2043	30,828	0	30,828	1,045,000
59	5/1/2044	30,828	510000	540,828	535,000
60	11/1/2044	15,783	0	15,783	535,000
61	5/1/2045	15,783	535000	550,783	0
Total		\$ 9,569,162	\$ 11,911,303	\$ 21,480,465	

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU MAR - 2022	PROJECTED APR - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES						
Interest - Investments	\$ 35	-	\$ 15	\$ 21	\$ 36	\$ -
Special Assmnts- Tax Collector	101,178	141,614	134,745	1,855	136,600	150,525
Special Assmnts- CDD Collected	60,856	-	13,101	-	13,101	-
Special Assmnts- Discounts	-	-	(5,361)	-	(5,361)	(6,021)
TOTAL REVENUES	162,069	141,614	142,500	1,876	144,376	144,504
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	-	-	2,219	37	2,256	3,011
Total Administrative	-	-	2,219	37.10	2,256	3,011
<i>Debt Service</i>						
Principal Debt Retirement	40,000	40,000	-	45,030	45,030	40,000
Principal Prepayments	-	-	15,000	-	15,000	-
Interest Expense	103,258	101,614	51,054	50,454	101,508	98,819
Total Debt Service	143,258	141,614	66,054	95,484	161,538	138,819
TOTAL EXPENDITURES	143,258	141,614	68,273	95,521	163,794	141,829
Excess (deficiency) of revenues Over (under) expenditures	18,811	-	74,227	(93,645)	(19,418)	2,675
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	(113,205)	-	(9)	-	(9)	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	2,675
TOTAL OTHER SOURCES (USES)	(113,205)	-	(9)	-	(9)	2,675
Net change in fund balance	(94,394)	-	74,218	(93,645)	(19,427)	2,675
FUND BALANCE, BEGINNING	1	144,476	144,476	-	144,476	125,049
FUND BALANCE, ENDING	\$ 144,476	\$ 144,476	\$ 218,694	\$ (93,645)	\$ 125,049	\$ 127,724

DEBT SERVICE SCHEDULE
SERIES 2016A-1

Effective: 04/15/2022

Issuer: ASTUR1A CUD 16A-1

Total Payment

13	11/1/2022	49,409	0	49,409	1,880,000
14	5/1/2023	49,409	40,000	89,409	1,840,000
15	11/1/2023	48,499	0	48,499	1,840,000
16	5/1/2024	48,499	45,000,00	93,499	1,795,000
17	11/1/2024	47,476	0	47,476	1,795,000
18	5/1/2025	47,476	45,030	92,476	1,750,000
19	11/1/2025	46,452	0	46,452	1,750,000
20	5/1/2026	46,452	45,000	91,452	1,705,000
21	11/1/2026	45,428	0	45,428	1,705,000
22	5/1/2027	45,428	50,000	95,428	1,655,003
23	11/1/2027	44,116	0	44,116	1,655,000
24	5/1/2028	44,116	50,000	94,116	1,605,000
25	11/1/2028	42,803	0	42,803	1,605,000
26	5/1/2029	42,803	55,000	97,803	1,550,000
27	11/1/2029	41,359	0	41,359	1,550,000
28	5/1/2030	41,359	60,000	101,359	1,490,000
29	11/1/2030	39,784	0	39,784	1,490,000
30	5/1/2031	39,784	60,000	99,784	1,430,000
31	11/1/2031	38,209	0	38,209	1,430,000
32	5/1/2032	38,209	65,000	103,209	1,365,000
33	11/1/2032	36,503	0	36,503	1,365,000
34	5/1/2033	36,503	70,000	106,503	1,295,000
35	11/1/2033	34,666	0	34,666	1,295,000
36	5/1/2034	34,666	70,000	104,666	1,225,000
37	11/1/2034	32,828	0	32,828	1,225,000
38	5/1/2035	32,828	7,500,000	107,828	1,150,000
39	11/1/2035	30,859	0	30,859	1,150,000
40	5/1/2036	30,859	75,000	105,859	1,075,000
41	11/1/2036	28,891	0	28,891	1,075,000
42	5/1/2037	28,891	85,000	113,891	990,000
43	11/1/2037	26,606	0	26,606	990,000
44	5/1/2038	26,606	90,000	116,606	900,000
45	11/1/2038	24,188	0	24,188	900,000
46	5/1/2039	24,188	95,000	119,188	805,000
47	11/1/2039	21,634	0	21,634	805,000
48	5/1/2040	21,634	100,000	121,634	705,000
49	11/1/2040	18,947	0	18,947	705,000
50	5/1/2041	18,947	105,000	123,947	600,000
51	11/1/2041	16,125	0	16,125	600,000
52	5/1/2042	16,125	110,000	126,125	490,000
53	11/1/2042	13,169	0	13,169	490,000
54	5/1/2043	13,169	115,000	128,169	375,000
55	11/1/2043	10,078	0	10,078	375,000
56	5/1/2044	10,078	125,000	135,078	250,000
57	11/1/2044	6,719	0	6,719	250,000
58	5/1/2045	6,719	130,000	136,719	120,000
59	11/1/2045	3,225	0	3,225	120,000
60	5/1/2046	3,225	120,000	123,225	0

Total

\$	1,495,948	\$	9,260,030	\$	3,375,948
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ASTURIA

Community Development District

*Debt Service Fund***Budget Narrative**
Fiscal Year 2023**REVENUES****Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels (using the uniform method) within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162 and Section 197.3632 of the Florida Statutes, discounts are allowed for early payments of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Administrative****Miscellaneous-Assessment Collection Costs**

The District reimburses the Pasco County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Debt Service**Principal Debt Retirement**

The District pays regular principal payments annually in order to pay down/retire the debt.

Interest Expense

The District makes semi-annual interest payments on the outstanding debt.

Astoria
Community Development District

Supporting Budget Schedules
Fiscal Year 2023

Lot Size	O&M Phase	Allocation of Equalized Costs FY 2023									Allocation of Stratified Costs FY 2023					Allocation of Reserve Fund FY 2023					Total Assessment			
		2014A-1 Units	2016A-1 Units	EAU Factor	Total EAUs	%	Total Budget	Per Unit Assessment	EAU Factor	Total EAUs	%	Total Budget	Per Unit Assessment	EAU Factor	Total EAUs	%	Total Budget	Per Unit Assessment	2014A-1 DS	2016A-1 DS	FY 2023	FY 2022	% Change	
		Units	Units																					
Single Family 36' TND	1	32	32	0	1	32	4.79%	\$33,065.85	\$1,033.31	0.65	20.95	3.53%	\$7,990.18	\$249.69	1	32	4.79%	\$907.12	\$28.35	\$950.00	\$0.00	\$2,261.35	\$2,292.03	-1.34%
Single Family 45' TND	1	41	41	0	1	41	6.14%	\$42,365.63	\$1,033.31	0.82	33.55	5.65%	\$12,796.77	\$312.12	1	41	6.14%	\$1,162.25	\$28.35	\$1,100.00	\$0.00	\$2,473.77	\$2,482.99	-0.37%
Single Family 55' TND	1	57	57	0	1	57	8.53%	\$58,898.55	\$1,033.31	1.00	57.00	9.60%	\$21,744.11	\$381.48	1	57	8.53%	\$1,615.81	\$28.35	\$1,250.00	\$0.00	\$2,693.13	\$2,678.50	0.55%
Single Family 55'	1	69	69	0	1	69	10.33%	\$71,298.25	\$1,033.31	1.00	69.00	11.63%	\$26,321.82	\$381.48	1	69	10.33%	\$1,955.98	\$28.35	\$1,300.00	\$0.00	\$2,743.13	\$2,728.50	0.54%
Single Family 65'	1	49	49	0	1	49	7.34%	\$50,632.09	\$1,033.31	1.18	57.91	9.76%	\$22,090.91	\$450.83	1	49	7.34%	\$1,389.03	\$28.35	\$1,350.00	\$0.00	\$2,862.49	\$2,824.02	1.36%
Single Family 55'	2	126	126	0	1	126	18.86%	\$130,196.80	\$1,033.31	1.00	126.00	21.23%	\$48,065.93	\$381.48	1	126	18.86%	\$3,571.79	\$28.35	\$1,300.00	\$0.00	\$2,743.13	\$2,728.50	0.54%
Single Family 65'	2	31	31	0	1	31	4.64%	\$32,032.55	\$1,033.31	1.18	36.64	6.17%	\$13,975.88	\$450.83	1	31	4.64%	\$878.77	\$28.35	\$1,350.00	\$0.00	\$2,862.49	\$2,824.02	1.36%
Single Family 45' TND	3	43	43	0	1	43	6.44%	\$44,432.24	\$1,033.31	0.82	35.18	5.93%	\$13,421.01	\$312.12	1	43	6.44%	\$1,218.95	\$28.35	\$1,100.00	\$0.00	\$2,473.77	\$2,482.99	-0.37%
Single Family 55' TND	3	25	25	0	1	25	3.74%	\$25,832.70	\$1,033.31	1.00	25.00	4.21%	\$9,536.89	\$381.48	1	25	3.74%	\$708.69	\$28.35	\$1,250.00	\$0.00	\$2,693.13	\$2,678.50	0.55%
Single Family 65'	3	8	8	0	1	8	1.20%	\$8,266.46	\$1,033.31	1.18	9.45	1.59%	\$3,606.68	\$450.83	1	8	1.20%	\$226.78	\$28.35	\$1,350.00	\$0.00	\$2,862.49	\$2,824.02	1.36%
Townhomes	3	108	0	108	1	108	16.17%	\$111,597.26	\$1,033.31	0.40	43.20	7.28%	\$16,479.75	\$152.59	1	108	16.17%	\$3,061.54	\$28.35	\$0.00	\$500.00	\$1,714.25	\$1,778.31	-3.60%
Single Family 55'	3	22	0	22	1	22	3.29%	\$22,732.78	\$1,033.31	1.00	22.00	3.71%	\$8,392.46	\$381.48	1	22	3.29%	\$623.65	\$28.35	\$0.00	\$1,300.00	\$2,743.13	\$2,728.50	0.54%
Single Family 65'	3	18	0	18	1	18	2.69%	\$18,599.54	\$1,033.31	1.18	21.27	3.58%	\$8,115.03	\$450.83	1	18	2.69%	\$510.26	\$28.35	\$0.00	\$1,350.00	\$2,862.49	\$2,824.02	1.36%
Single Family 65'	4	22	0	22	1	22	3.29%	\$22,732.78	\$1,033.31	1.18	26.00	4.38%	\$9,918.37	\$450.83	1	22	3.29%	\$623.65	\$28.35	\$0.00	\$1,350.00	\$2,862.49	\$2,824.02	1.36%
Townhomes	5	10	0	10	1	10	1.50%	\$10,333.08	\$1,033.31	0.40	4.00	0.67%	\$1,525.90	\$152.59	1	10	1.50%	\$283.48	\$28.35	\$0.00	\$500.00	\$1,714.25	\$1,778.31	-3.60%
Single Family 50'	5	7	0	7	1	7	1.05%	\$7,233.16	\$1,033.31	0.91	6.37	1.07%	\$2,430.00	\$347.14	1	7	1.05%	\$198.43	\$28.35	\$0.00	\$1,275.00	\$2,683.80	\$2,680.97	0.11%
Total		668	481	187		668	100%				593.52	100%				668	100%							