## **ASTURIA**

# COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING AGENDA PACKAGE

September 27, 2022

### **Asturia**

### **Community Development District**

#### Inframark, Infrastructure Management Services

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

September 20, 2022

Board of Supervisors Asturia Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Asturia Community Development District is scheduled for Tuesday, September 27, 2022 at 6:00 p.m. at the Asturia 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. Public Hearing on Revised Amenity Rules and Rates
  - A. Resolution 2022-18 Adopting Revised Amenity Rules and Rates
- 5. Consent Agenda
  - A. Approval of the July 26, 2022 Meeting Minutes
  - B. Approval of the Minutes of the September 13, 2022 Workshop
  - C. Approval of August 31, 2022 Financial Report
  - D. Consideration of the Operations and Maintenance Expenditures for August 2022

#### 6. Staff Reports

- A. District Engineer
- B. District Counsel
  - i. Consideration of RFQ for Engineering Services
  - ii. Consideration of Proposals for District Management Services
    - a. DPFG
    - b. GMS
    - c. Halifax Solutions
    - d. Inframark
- C. Land Use Counsel
  - i. Letter to Pasco County
  - ii. Consideration of Resolution 2022-19, Conflict with Pasco County
- D. Field Inspection Reports
  - i. Blue Water Aquatic Report: August 2022
    - a. EutroSORB® Treatments to Pond #5 Proposal
    - b. Baseline Water Sample from Pond 5 on September 15, 2022
    - c. EutroSORB® User Guide
    - d. Aquatic Treatment Reports August 2022
      - i. Pond 5 8.05.22
      - ii. Pond Treatment Report
      - iii. Pond 5 Service Request Report
      - iv. Algae

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- ii. RedTree Landscape Report: August 2022
  - a. Irrigation Inspection Report 08.23.2022
  - b. Grounds Maintenance Weekly Mowing 08.19.2022
  - c. Pocket Park Landscape Proposal
- E. District Manager
  - i. Inframark Field Inspection Report: September 2022
  - ii. Discussion of Stearns Weaver Settlement Amount
  - iii. Ratification of Addendum to Agreement for Aquatic Maintenance
- F. District Items
  - i. Discussion of Pond Planting & EutroSORB® Treatment
  - ii. Discussion of Water Levels and Site as Builds
- 7. Supervisors' Requests
- 8. Audience Comments
- 9. 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,

Gene Roberts
Gene Roberts
(District Manager)

# **Fourth Order of Business**

4A.

#### **RESOLUTION 2022-18**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ASTURIA COMMUNITY DEVELOPMENT DISTRICT ADOPTING REVISED AMENITY CENTER RULES AND RATES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Asturia Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Pasco County, Florida; and

WHEREAS, the Districts' Amenity Facilities have been constructed in accordance with the District's purpose and improvement plan; and

WHEREAS, Chapters 190 and 120, Florida Statutes, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors ("Board"), after providing notice pursuant to Florida law and holding a public hearing thereon, previously adopted Amenity Policies governing the use of the Amenity Facilities and establishing certain rates and fees relating to the use thereof; and

WHEREAS, after providing notice pursuant to Florida law, and after holding a public hearing thereon, the Board finds that it is in the best interests of the District to adopt revised rules and rates, attached hereto as Exhibit A and incorporated herein by this reference ("Revised Amenity Policies"), for immediate use and application; and

WHEREAS, the Board finds that the imposition of user fees and related charges in accordance with Exhibit A for utilization of the recreation facilities and services is necessary in order to provide for the expenses associated with the operation and maintenance of the recreation facilities and is in the best interest of the District; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Revised amenity Policies contained in Exhibit A.

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

- **SECTION 1.** The above stated recitals are true and correct and are hereby incorporated herein by reference.
- **SECTION 2.** The attached Revised Amenity Policies are hereby adopted pursuant to this resolution as necessary for the efficient use and operation of the District's Amenity Facilities. These Policies shall stay in full force and effect until such time as the Board of Supervisors may amend these Policies. The Board of Supervisors reserves the right to approve such amendments by motion.
- **SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

ATTEST:		ASTURIA COMMUNITY DEVELOPMENT DISTRICT
Secretary		Chairperson, Board of Supervisors
Exhibit A:	Amenity Policies	

**PASSED AND ADOPTED** this \_\_\_\_ day of September, 2022.

# ASTURIA COMMUNITY DEVELOPMENT DISTRICT

**Amenity Facility Policies** 

As Revised September 27, 2022

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#### PART I: AMENITY POLICIES

#### **DEFINITIONS**

- "Amenity Facilities" or "Amenity Center" shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the amenity clubhouse, fitness center, pool, pool deck, playground, and Parks, together with their appurtenant facilities and areas.
- "Amenity Facilities Policies" or "Policies" shall mean these Amenity Facilities Policies of Asturia Community Development District, as amended from time to time.
- "Amenity Manager" shall mean the person or firm so designated by the District's Board of Supervisors, including their employees.
- "Amenity Staff" shall mean the District Manager, Amenity Manager, or such other individuals so designated by the District's Board of Supervisors to manage or operate the Amenity Facilities.
- "Annual Non-Resident User Fee" shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.
- "Board of Supervisors" or "Board" shall mean the Asturia Community Development District's Board of Supervisors.
  - "District" shall mean the Asturia Community Development District.
- "District Manager" shall mean the professional management company with which the District has contracted to provide management services to the District.
- "Guest" shall mean any person or persons who are invited and accompanied by a Patron to participate in the use of the Amenity Facilities.
- "Key Card" shall mean an electronic key card distributed by the District Manager to residents of the District (two per residential unit) to access the Amenity Facilities.
  - "Non-Patron" shall mean any individual that is not a Patron.
- "Non-Resident Patron" shall mean any person and his or her immediate family who: (i) resides within the same residence, (ii) does not own property in the District, and (iii) pays the Annual Non-Resident User Fee to the District for use of all Amenity Facilities.
- "Park" shall mean the properties and areas owned by the District with lawns, landscaped beds, playgrounds, lighting, sidewalks, and benches that are intended for informal recreational use.

- "Patron" or "Patrons" shall mean Property Owners, Non-Resident Patrons, and Renters.
- "Property Owner" shall mean that person or persons having fee simple ownership of land within the Asturia Community Development District.
- "Renter" shall mean any tenant residing in a Property Owner's home located within the District and pursuant to a valid rental or lease agreement.
- "Resident" shall mean a Property Owner or Renter and his or her immediate family residing within the same residence.

#### ACCESS CARDS

- (1) A maximum of (2) facility Key Cards will be issued at no charge per residential unit upon initial registration with the District. Replacement Key Cards are may be obtained for a fee established by the District.
- (2) Proof of property ownership may be required annually.
- (3) All Patrons must use their Key Card for entrance to the Amenity Center. The Key Card should not be given out to Non-Residents.
- (4) The District may, in its discretion, request a second form of identification to verify that the individual using a Key Card is the individual to whom is was issued. Any Patron who cannot verify their identity may be required to leave.
- (5) All Key Cards are the property of the District and must be surrendered after the Patron sells their property, ceases renting property within the District, ceases payment of the annual Non-Resident User Fee, or otherwise loses their status as a Patron of the District.

#### **GUESTS**

- (1) Patrons are responsible for any and all actions taken by their Guests. Violation by a Guest on any of these Policies could result in loss of that Patron's privileges.
- (2) Each Patron may bring no more than four (4) persons per residence as Guests to the Amenities at one time unless the Patron has reserved a room at the Amenity Facilities and has paid the required usage fee. In the event the Patron has rented a room or pavilion at the Amenity Facilities, the number of Guests shall be limited by the room or pavilion policies.
- (3) Each Guest must be accompanied by a Patron eighteen (18) years or older at all times.
- (4) An individual that is not an immediate family member of a Patron may be a Guest of a Patron up to twelve (12) times per calendar year. There is no limit on the number of times a Patron's immediate family member (mother, father, sibling, child, grandparent) may be a Guest.

#### RENTER'S PRIVILEGES

- (1) Property Owners who rent out or lease out their residential unit(s) shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Property Owners' Amenity Facilities privileges. All such designations must be in writing and contain an affirmative statement of the Renter's rights for the use and enjoyment of the Amenity Facilities. A copy of the written designation must be provided to the District Manager before the Renter will be permitted to use the Amenity Facilities.
- (2) A Renter who is designated as the beneficial user of the Property Owner's privileges shall be entitled to the same rights and privileges to use the Amenity Facilities as the Property Owner and shall assume all liabilities associated with the assignment of such rights and privileges.
- (3) During the period when a Renter is designated as the beneficial user of the Property Owner's privilege to use the Amenity Facilities, the Property Owner shall not be entitled to use the Amenity Facilities with respect to that property.
- (4) Property Owners shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Property Owners are responsible for the deportment of their respective Renters.
- (5) Renters shall be subject to such other rules and regulations as the Board may adopt from time to time.
- (6) All persons renting or leasing a home from a Property Owner will be required to obtain a Key Card from the Amenity Manager.

#### GENERAL AMENITY CENTER PROVISIONS

(Applicable to all Amenity Facilities)

- (1) Children under sixteen (16) years of age must be accompanied by a parent or adult Patron, eighteen (18) years of age or older.
- (2) The Amenity Center's hours of operation will be established and published by the District, and may vary based on seasonality and other circumstances. The Amenity Center will be closed on the following Holidays: Christmas Day, Thanksgiving Day, New Year's Day, and Easter. The Amenity Center will also close early at the discretion of the Amenity Staff on Christmas Eve and New Year's Eve.
- (3) Fireworks and open flames of any kind are not permitted anywhere on the facilities or adjacent areas.
- (4) No Patron or Guest is allowed in the service areas of the Amenity Facility.
- (5) The Board of Supervisors reserves the right to amend or modify these Policies when necessary at a noticed public meeting of the Board, and will notify the Patrons of any

- changes by posting such changes on asturiacdd.org. Patrons are responsible for keeping themselves informed of the current Policies.
- (6) The Board of Supervisors, District Manager, and Amenity Staff have full authority to enforce these policies. If District Staff requests that a Patron leave the Amenity Facilities due to failure to comply with these rules and policies, or due to a threat to the health, safety, or welfare, failure to comply may result in immediate suspension or termination of Amenity access and usage privileges. If an individual believes he or she was improperly asked to leave, that individual may submit a written complaint to the District's Board of Supervisors, but still must comply with the request to leave.
- (7) Smoking or the use of smokeless tobacco products, e-cigarettes, or vaporizers is not permitted anywhere within or on the grounds of the Amenity Facilities.
- (8) Disregard for any Amenity Center rules or policies may result in expulsion from the facility and/or loss of Amenity Center privileges pursuant to the Disciplinary and Enforcement Rule and will not relieve Patrons of obligations to pay assessments, rates, or fees incurred.
- (9) Patrons and their Guests shall treat all staff members with courtesy and respect.
- (10) Disorderly conduct and horseplay are prohibited.
- (11) Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
- (12) The Amenity Center will not offer childcare services to Patrons or Guests under the authority or supervision of the District at any of its facilities.
- (13) Skateboarding is not allowed on any Amenity Facility property, this includes but is not limited to: the Amenity building porches and steps, pool area, athletic fields, playground areas, pathways, and sidewalks surrounding this area.
- (14) No commercial activities or outside vendors are permitted on District property except as specifically authorized by the District.
- (15) Loud, profane, abusive, or obscene language or behavior is absolutely prohibited.
- (16) There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
- (17) Use of the Amenity Facilities is on a first-come, first-served basis unless otherwise stated.
- (18) The Amenities, or certain areas thereof, may be under 24-hour video surveillance for security purposes.
- (19) No person shall remove from the room in which it is placed or from the Amenity Center's premises any property or furniture belonging to the District or its contractors without proper authorization.

#### MOTOR VEHICLE AND PARKING POLICY

Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, sidewalks, pathways, or other common space not designated for parking, or in any way which blocks the normal flow of traffic. The operator or owner of an improperly parked vehicle may be held responsible for any damages caused. Off-road bikes/vehicles, and any unlicensed motor vehicles are

prohibited on all property owned, maintained, and operated by the Asturia Community Development District or the Amenity Facilities. Golf carts may be used on roadways within the District provided such use is in accordance with applicable governmental rules and regulations, including those of Pasco County. Golf carts may not be driven or parked on any lawn areas, sidewalks, or other non-roadway surfaces within the Amenity Facilities.

#### ALCOHOL POLICY

Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the Amenity Center's premises, except at pre-approved special events. Approval may only be granted by the District's Board of Supervisors or the District Chairperson if so authorized by the Board of Supervisors (present request to the District Manager's Office in advance of the meeting) and will be contingent upon providing proof of event insurance with the District named an additional insured. Patrons will be required to hire a licensed and insured vendor of alcoholic beverages, and they must provide proof of this to the District Manager's Office prior to the event.

#### PET AND SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of those trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability ("Service Animal(s)")) are not permitted on or within any District-owned public accommodations including, but not limited to, the Amenity Facilities with the exception of Parks (excluding playground facilities). A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it:
- If the Service Animal is not housebroken; or,
- If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

Where dogs or other pets are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to residents.

#### GENERAL SWIMMING POOL RULES

(1) Patrons may only gain access to the pool area through the use of their Key Cards, and may not prop open gates or other entryways to allow access by other individuals without Key Cards. Pool gates are to remain closed at all times.

- (2) No Lifeguards will be on duty. Patrons swim at their own risk while adhering to swimming pool rules.
- (3) Children under sixteen (16) years of age must be accompanied by a Parent or Patron eighteen (18) years of age or older at all times for usage of the pool facility.
- (4) Music may be listed to through personal headphones only. Radios, televisions, and other noisemaking devices may be used only at an authorized rental and only at a volume that does not disturb other guests.
- (5) Swimming is permitted only during designated hours, as posted at the pool. Swimming after dusk is permitted only during the posted pool hours. During these posted hours Patrons swim at their own risk while adhering to swimming pool rules. Accessing the pool outside of designated hours will be considered trespassing and may be prosecuted as a criminal offense and may lead to the loss of the Key Card and/or the revocation of access to the Amenity Center for the entire household.
- (6) Showers are required before entering the pools.
- (7) Glass of any kind and aluminum cans are not permitted in the pool area.
- (8) The use of floats and rafts, except personal flotation devises worn by or attached to a person (i.e. water wings, etc.), is prohibited in the Amenity Facility. The District reserves the right to discontinue usage of other play equipment, such as snorkels, dive sticks and balls, during times of peak or scheduled activity at the pool, or if the equipment creates a safety concern.
- (9) Swimming Pool hours will be posted. Pool availability may be rotated in order to facilitate maintenance of the Amenity Center; this usually requires the pool being closed for one (1) full day. Depending upon usage the pool may require closure for additional periods of time to facilitate maintenance and keep it up to health code.
- (10) Pets, bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area inside the pool gates at any time.
- (11) The Amenity Facility staff reserve the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Facility must first be approved by the Amenity Manager.
- (12) Proper swim attire (no cutoffs) must be worn in the pool.
- (13) No chewing gum is permitted in the pool or on the pool deck area.
- (14) Alcoholic beverages are not permitted in the pool area.

- (15) No diving, jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area.
- (16) For the comfort of others, the changing of diapers or clothes is not allowed at poolside. Changing tables are provided in the restroom facility.
- (17) No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (18) Radio controlled watercraft are not allowed in the pool area.
- (19) Pool entrances must be kept clear at all times.
- (20) No swinging on ladders, fences, or railings is allowed.
- (21) Pool furniture is not to be removed from the pool area.
- (22) Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them, except for up to thirty (30) minutes at a time while the individual using the table or chair is in the pool or using the restroom facilities.
- (23) Patrons and Guests should utilize the pool area restrooms instead of the clubhouse restrooms while wet.

#### Swimming Pool: Feces Policy

- (1) If contamination occurs, the pool will be closed for at least twelve (12) hours and the water will be shocked with chlorine to kill all bacteria.
- (2) Parents should take their children to the restroom before entering the pool.
- (3) Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swim suit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
- (4) The parents or guardians of any child not complying with this policy may be responsible for the costs associated with remediating any fecal or public health incident caused by their child.

#### Swimming Pool: Thunderstorm Policy

Pool facilities will be closed during periods of heavy rain, thunderstorms and other inclement weather. Patrons and Guests are responsible for exiting the pool during such times, whether or not District Staff are present.

#### FITNESS CENTER POLICIES

All Patrons and Guests using areas designed and designated for exercise or fitness use of the within the Amenity Facility (the "Fitness Center") are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all District Policies. Disregard or violation of the District's Policies and misuse or destruction of Fitness Center equipment may result in the suspension or termination of Fitness Center privileges.

Please note the Fitness Center may be an unattended facility, persons using the facility do so at their own risk. Amenity Center Staff is not present to provide personal training or exercise consultation to Patrons or Guest. Persons interested in using the Fitness Center are encouraged to consult with a physician prior to commencing a fitness program.

- (1) Hours: The Fitness Center opens for use by Patrons during normal operating hours to be established and posted by the District. No access will be allowed by a Patron or any other person before or after Fitness Center hours. Trespassing may be prosecuted as a criminal offense and may lead to the loss of the Key Card and/or the revocation of access to the Amenity Center for the entire household.
- (2) *Emergencies:* Call 911 immediately if an emergency occurs. All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager.
- (3) Eligible Users: Patrons must be at least sixteen (16) years of age to use the Fitness Center. No children under the age of sixteen (16) are allowed in the Fitness Center at any time. Guests must be accompanied by an adult Patron, eighteen (18) years of age or older. Patrons and Guests use this facility at their own risk.
- (4) Proper Attire: Appropriate clothing and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts, shorts, leotards, and/or sweat suits.
- (5) Food and Beverage: Food (including chewing gum) is not permitted within the Fitness Center. Beverages, however, are permitted in the Fitness Center if contained in nonbreakable containers with screw top or sealed lid. Alcoholic beverages are not permitted.
- (6) General Policies:
  - Each individual is responsible for wiping off fitness equipment and any other areas affected by use after each station or activity after use.
  - No personal training is permitted unless the personal trainer enters into an agreement with the District and provides evidence of acceptable training certificates and insurance.
  - Hand chalk is not permitted to be used in the Fitness Center.
  - Music and/or digital media players are not permitted unless they are personal units
    equipped with headphones. However, Amenity staff is permitted to play music
    throughout the Amenity Facilities.

- No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness
  equipment. All personal items and equipment must be kept within a closed container or
  bag. Clothes, towels, keys, and other items should be kept in this manner and away from
  exercise equipment.
- Smoking and smokeless tobacco products are not permitted anywhere in the Fitness Center.
- Weights or other fitness equipment may not be removed from the Fitness Center, and
  must be returned to the proper location after use. Do not move gym equipment other than
  weights and benches for any reason. Any equipment intended to be moved must be
  returned to its original state and position after use.
- Use of cardiovascular equipment shall be limited to thirty (30)-minute periods and individuals shall alternate between multiple sets on weight equipment if other individuals are waiting.
- Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
- Photography or videography of any type are prohibited within the fitness center.
   Specifically, please be mindful of capturing an image or video of any type that captures another patron.
  - Any fitness program operated; established, and run by Amenity staff may have priority over other users of the Fitness Center.
- Users are expected to act with courtesy at all times and be mindful of the needs of other users. If someone is waiting to use a piece of equipment, the user should limit their use to a maximum of thirty (30) minutes.
- All malfunctioning or broken equipment should immediately be reported to the District Manager.

#### PLAYGROUND POLICIES

- (1) Children under the age of eight (8) must be accompanied by an adult Patron eighteen (18) years of age or older. The playground is not supervised by the District and all use is at the user's own risk.
- (2) No roughhousing on the playground.
- (3) Individuals using the playground must clean up all food, beverages and miscellaneous trash brought to the playground. Glass containers or glass objects of any kind are prohibited.
- (4) Use of the playground may be limited from time to time due to sponsored events which must be approved in advance by the District Manager.
- (5) The use of profanity or disruptive or obscene behavior is absolutely prohibited.
- (6) Smoking, smokeless tobacco, and vape products are not permitted on the playground.
- (7) Alcoholic beverages are not permitted on the playground.

(8) The hours of the playground will be posted by the District. Access of the play equipment outside of designated hours, specifically after dusk, is considered trespassing and violators will be prosecuted.

#### FACILITY RENTAL POLICIES

Certain portions of the Amenity Center may be reserved for private events, subject to these Policies and the rates established by the District.

- 1. Limitations on Rentals:
  - a. Only one (1) room or portion of the Amenity Center at a time is available for rental during regular hours of operation.
  - b. Each Patron or Non-Patron household may rent a portion of the Amenity Center a maximum of six (6) times per calendar year, unless otherwise approved by the Board of Supervisors.
  - c. The District retains the right to reserve the Amenity Center and additional facilities for District use at any time.
- 2. Time for advance reservations:
  - a. Patrons: Reservations may be made up to four (4) months prior to the event.
  - b. Non-Patrons: Reservations may be made up to three (3) months in advance of the event.
- 3. *Blackout Dates:* Please note that the Amenity Center may be unavailable for private events on the following holidays and on surrounding dates:

Easter Sunday Memorial Day Weekend 4<sup>th</sup> of July
Labor Day Weekend Thanksgiving Christmas Eve
Christmas Day New Year's Eve

- 4. Available Facilities: The following facilities are available for rental for up to five (5) hours total (including set-up and clean-up), subject to the rules and rates established by the District:
  - Rental by Patrons and Non-Patrons: Clubhouse, Meeting Room
  - NO RENTALS: The pool and pool deck area of the Amenity Center are <u>not</u> available for private rental and shall remain open to other Patrons and their Guests during normal operating hours.
- 5. *Damages*: Individuals renting any portion of the Amenity Center are responsible for any and all damage and expenses arising from the event.
- 6. Rental Fees: All rentals are subject to a non-refundable room rental fee as established by the District. Checks must be made out to the "Asturia Community Development District"

and submitted to the District Manager's Office within ten (10) days from the reservation date.

- 7. Number of Guests: The number of guests permitted at an event may be limited by the District based on room capacity and other interests of the District. A final headcount is to be conveyed to the Amenity Manager no later than ten (10) days before the date of the scheduled event. In absence of a final headcount, the number indicated on the original agreement will be considered correct.
- 8. Reservation Procedures: Individuals interested in reserving a room must submit to the Amenity Manager, no later than fourteen (14) days prior to the event, a completed Facility Use Application indicating the nature of the event, the number of guests that will be attending, the hours when the event will be held, and whether alcohol and/or food will be served. The Amenity Manager will determine if a Special Event Agreement will need to be executed prior to use of the Amenity Center. Where determined by the Amenity Manager to be required, a properly executed Special Event Agreement, along with all documentation required therein, must be received by the Amenity Manager no less than ten (10) days prior to the date of the event. The Amenity Manager will review the Facility Use Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the District's Board of Supervisors for consideration.
- 9. Refundable Deposit: At the time of approval, one (1) check or money order (no cash) made payable to the Asturia Community Development District in the amount of the deposit established by the District should be submitted to the Amenity Manager. The deposit must be received at least ten (10) days from the reservation date, in order to reserve the room. Deposit checks will be cashed by the District prior to an event. The District will issue a refund for the amount of the deposit following the event provided the District Manager determines that there has been no damage to the facility and the facility has been properly cleaned after use. If the facility is not properly cleaned, the deposit will be kept for this purpose. To receive a full refund of the deposit, the following must be completed:
  - Ensure that all garbage is removed and placed in the dumpster.
  - Remove all displays, favors or remnants of the event.
  - Restore the furniture and other items to their original position.
  - Wipe off counters, table tops and sink area.
  - Replace garbage liner.
  - Clean out and wipe down the refrigerator, and all cabinets and appliances used. Clean any windows and doors in the rented room. Floor should be swept clean.
  - Ensure that no damage has occurred to the Amenity Center and its property.

If additional cleaning is required, the individual reserving the room will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the foregoing, individuals may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District. The Amenity Manager shall determine the amount of deposit to return, if any.

#### 10. General Rental Policies:

- Individuals renting the facilities are responsible for ensuring that their guests adhere to the policies set forth herein.
- Rooms may be rented outside of the regular hours of operation of the Amenity Center but may be subject to additional fees for staffing and security. Please see the Amenity Manager for details relating to additional rental cost, staffing cost/availability, and facility availability. Please note all Policies remain in force for these special circumstances and the District has final say in these matters.
- The volume of live or recorded music must not violate applicable Pasco County noise ordinances.
- No glass, breakable items or alcohol are permitted in or around the pool deck area
- Alcohol may only be served by a licensed and insured bartender or caterer, who must provide proof of acceptable insurance coverage to the District. Additional liability insurance coverage will be required for all events that are approved to serve alcoholic beverages.
- The District reserves the right to require additional liability insurance for any
  event that the District, in its sole discretion, determines to pose excessive
  liability. This determination shall be made on a case-by-case basis to be
  reviewed by the District Manager or Board of Supervisors. The District is to
  be named on any event liability insurance policies as an additional insured
  party.

#### PROPERTY LOSS AND DAMAGE

Each Patron and Guest as a condition of invitation to the premises of the center assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenity Center, whether in lockers or elsewhere.

Amenity Center Patrons shall be liable for any property damage and/or personal injury caused by the member, any guests or any family members at the Amenity Center, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury. The District will utilize video surveillance to monitor compliance with these Policies.

#### USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron or other person and any of his or her Guests and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys'

fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron or other person shall be liable to the District for all attorneys' fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term "Activities" shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

Should any party bound by these Policies bring suit against the District, the Board of Supervisors or staff, agents or employees of the District, any Amenity Center operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the Amenity Center operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

#### SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the Districts' sovereign immunity, or limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

#### **SEVERABILITY**

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

#### AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

The above policies were adopted by the Board of Supervisors for the Asturia Community Development District as revised on this 27th day of September, 2022.

Chairperson, Board of Supervisors Secretary/Assistant Secretary

#### PART II: AMENITY RATES

#### Rule for Amenities Rates

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2021) Effective Date: September 27, 2022

In accordance with Chapters 190 and 120 of the Florida Statutes, and at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Asturia Community Development District adopted the following rules to govern rates for the District's Amenities. All prior rules of the District governing this subject matter are hereby superseded on a going forward basis.

- 1. **Introduction.** This rule addresses various rates, fees and charges associated with the Amenities.
- Definitions. All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Amenity Policies of the Asturia Community Development District, as amended from time to time.
- 3. **Prior Rules; Rules.** The District's prior rules setting amenities rates are hereby rescinded. The District's Amenity Policies, as may be amended from time to time, govern all use of the Amenities.
- 4. **Severability**. The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

	Current Fees	Proposed 2022 Fees
General Fees		•
Annual Non-Resident User Fee	\$2500 per household	\$2500 per household
Replacement Key Card	\$30	\$30
Rental Fees		
Rental Deposit	\$250	\$250
Patron Rates	\$75.00 for up to 25 guests \$125.00 for 26 to 50 guests \$175.00 for 50 guests or more, up to designated maximum occupancy	\$300 – \$1500
Non-Patron Rates	\$250.00 for up to 25 guests \$350.00 for 26 to 50 guests \$450.00 for 50 guests or more, up to the maximum designated occupancy	\$300 – \$1500
Facility Damage Fee	N/A	\$250 or the cost to repair the damage, whichever is greater

#### PART III: DISCIPLINARY RULE

#### Disciplinary and Enforcement Rule

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2021) Effective Date: September 27, 2022

In accordance with Chapters 190 and 120 of the Florida Statutes, and on September 27, 2022, at a duly noticed public meeting, the Board of Supervisors of the Asturia Community Development District adopted the following rules / policies to govern disciplinary and enforcement matters. Any prior rules / policies of the District governing this subject matter are hereby rescinded.

- (1) General Policy. All persons using the Amenities and entering District property shall comply with the Amenity Policies established for the safe operations and maintenance of the District's Amenities. In order to protect the rights and privileges of rule-abiding Patrons, inappropriate behavior by Patrons will not be tolerated.
- (2) Suspension of Access and Use Privileges. The District, through its Board, District Manager, Amenity Manager and District Counsel shall have the right to restrict, suspend or terminate the Amenity privileges of any person to use the Amenities for any of the following behavior:
  - Submits false information on any application for use of the Amenities;
  - Permits the unauthorized use of an Access Card;
  - Exhibits unsatisfactory behavior, deportment or appearance;
  - Fails to pay amounts owed to the District in a proper and timely manner;
  - Fails to abide by any District rules or policies (e.g., Amenity Policies);
  - Treats the District's supervisors, staff, general/amenity management, contractors or other representatives, or other Patrons, in an unreasonable or abusive manner;
  - Damages or destroys District property; or
  - Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors or other representatives, or other residents or guests.
- (3) Authority of District Staff. District Staff or their designee, may immediately remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her reasonable discretion it is the District's best interests to do so. District Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors.
- (4) Process for Suspension or Termination of Access and Use Privileges. Subject to the rights of District Staff set forth in Paragraph (3) above, the following process shall govern suspension and termination of privileges:

- (a) Suspension Length; Generally:
  - **i** <u>First Offense:</u> Verbal or written warning by District Staff and suspension from the Amenities for up to one (1) week from the commencement of the suspension. Violation is recorded by District Staff, and held on file by the District.
  - <u>Second Offense</u>: Automatic suspension of all Amenity privileges for up to thirty (30) days from the commencement of the suspension, with the preparation by District Staff of a written report to be signed by the offender(s) and filed with the District. Failure or refusal of the offender to sign the report shall not invalidate the suspension.
  - Third Offense: Suspension of all Amenity privileges for up to one (1) year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s) privileges for one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one (1) year.
  - iv. Extenuating Circumstances. Notwithstanding the foregoing, any time a user of the Amenity is arrested for an act committed, or allegedly committed, while on the premises of the Amenity, or violates these Policies in a manner that, in the discretion of the District Staff upon consultation with one Board member, justifies suspension beyond the guidelines set forth above, such offender shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the offender's privileges, which suspension or termination may include members of the offender's household and may, upon the first offense, equal or exceed one year. In situations that pose a long-term or continuing threat to the health, safety and welfare of the District and its residents and users, permanent termination of Amenity privileges may be warranted and considered.
- (b) Suspension of Minors. Any Patron under the age of eighteen (18) who is expelled from the facility three (3) times in a one-year period, shall, until the child reaches the age of eighteen (18), only be entitled to use the facility if accompanied by a parent, legal guardian, or adult Patron eighteen (18) years of age or older, at all times.
- (c) Calculating Number of Offenses: Each offense shall expire one (1) year after such offense was committed, at which time the number of offenses on record for such offender(s) shall be reduced by one. For example, if a first offense is committed on February 1 and a second offense on August 1, there will be two offenses on record until February 1 of the following year, at which time the first offense will expire and the second offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any offenses
- (d) Right to Appeal: Any suspension or termination of Amenity privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final and binding.
- (5) Legal Action; Criminal Prosecution. If any person is found to have committed any of the infractions noted in Paragraph 2 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

- (6) Fee for Property Damage. Any Patron who damages District property shall be responsible for paying the greater of \$250 to cover the District's administrative costs associated with repairing the damage, or the actual costs of the repair of said damage.
- (7) Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section.



# Fifth Order of Business

# 5A.

#### MINUTES OF MEETING ASTURIA COMMUNITY DEVELOPMENT DISTRICT

1	The regular meeting of the Board	of Supervisors of the Asturia Community Development
2	District was held on Tuesday, July 26,	2022 at 6:00 p.m. in the Gathering Room, Asturia
3	Clubhouse, 14575 Promenade Parkway, C	Odessa, FL 33556.
4 5	Present and constituting a quorum	were:
6	Tresent and constituting a quotam	were.
7	Jon Tietz	Chairman
8	Jacques Darius	Assistant Secretary
9	Glen Penning	Assistant Secretary
10	Susan Coppa	Assistant Secretary
11	Marie Pearson	Assistant Secretary
12		
13	Also present were:	
14		
15	David Wenck	Inframark
16	Helena Randel	Inframark (via phone)
17	Lauren Gentry	District Counsel
18	Michael Osipov	District Engineer (via phone)
19	Virgil Stoltz	Blue Water Aquatics
20	Audience Members	
21		
22	The following is a summary of the	e discussions and actions taken.
23		
24	FIRST ORDER OF BUSINESS	Call to Order
25	Mr. Wenck called the meeting to o	order and a quorum was established.
26		
27	SECOND ORDER OF BUSINESS	Addition and Deletion
28	There being none, the next order o	f business followed.
29	THE OPER OF BUCKERS	
30	THIRD ORDER OF BUSINESS	Audience Comments on Agenda Items
31	There being none, the next order o	f business followed.
32	EQUIPTIL OPDED OF DUCINESS	Comment A com de
33	FOURTH ORDER OF BUSINESS	Consent Agenda
34 25	* * ·	2 and of the June 28, 2022 Meeting Minutes
35	B. Approval of the Minutes of the C. Approval of June 30, 2022 Fi	• •
36 27	* *	ons and Maintenance Expenditures for June 2022
37 20	D. Consideration of the Operati	ons and Maintenance Expenditures for June 2022
38 20	Mr. Staltz stated that Dlug Was	ter Aquatics still have unpaid invoices. They recently
39		
40		t. The Board discussed having Inframark pay all late
41	fees.	
42		

42

On MOTION by Mr. Darius, seconded by Mr. Tietz, with all in favor, the Consent Agenda consisting of the Minutes of the May 24, 2022 Meeting, July 12, 2022 Workshop, June 30, 2022 Financial Report, and the Operations and Maintenance Expenditures for June 2022 was approved with the removal of the June 28, 2022 meeting minutes. 5-0

#### FIFTH ORDER OF BUSINESS

#### **Staff Reports**

#### A. District Engineer

#### i. Discussion of Proposals for Repair of Depressed Area Near Pond

Mr. Osipov discussed repair of depressed area near pond with the Board. Mr. Penning is to work with Inframark and Mr. Osipov to coordinate with AMI on repair.

#### ii. Consideration of Approval of Stormwater Needs Analysis Report

The progress of the stormwater needs analysis report was discussed. Mr. Tietz requested that Mr. Nanni send it to the Board for review.

#### iii. Report of Roadway Review with Repair Options

A discussion regarding the report of roadway review with repair options ensued.

Let the record reflect Ms. Pearson left the meeting at 7:05 p.m.

#### D. District Manager

Discussion ensued with Ms. Randel from Inframark who was on the phone regarding the Fiscal Year 2023 Budget. The Board requested updated financial reports be provided.

#### 1:00:00-1:15:30

 On MOTION by Mr. Darius, seconded by Mr. Tietz, with all in favor Mr. Penning was authorized to establish a scope of work for the pond cave-in project on Claymore Street and Claymore, in an amount not to exceed \$55,000 contingent on sufficient funds in the budget. 4-0

#### **B.** District Counsel

### i. Update on Portico Road Extension

 Portico Road Extension was discussed.

### Let the record reflect Ms. Pearson rejoined the meeting at 7:42 p.m.

### **C.** Field Inspection Reports

i. Blue Water Aquatic Report: July 2022

84		a. 3-Month Aquatic Maintenance Agreement
85		
86		On MOTION by Mr. Tietz, seconded by Mr. Penning, with all in
87		favor, the 3-month Aquatic Maintenance Agreement with Blue
88		Water Aquatics was approved. 5-0
89		
90		b. Pond Planting proposal
91		This proposal was tabled.
92		
93	j	ii. RedTree Landscape Report: July 2022
94		The Board requested that Mr. Nanni or Mr. Vega contact RedTree and find out
95		where the County was repairing reclaimed water. They are also to contact the
96		County to find out what was being done and update Mr. Tietz.
97		
98		District Counsel (Continued)
99	j	ii. Update on County LDC Issues
100		The conflict of interest of the previous Land Use Counsel was discussed.
101		
102		On MOTION by Mr. Tietz, seconded by Ms. Pearson, with all in
103		favor, engagement of the services of Gimerson Burr for Land Use
104		Counsel and authorization of a \$5,000 retainer was approved. 5-0
105		
106	j	iii. Consideration of Resolution 2022-12, Registered Agent
107		Resolution 2022-12, Registered Agent was tabled.
108		
109	j	iv. Presentation of Amended Amenity Policies
110		Discussion ensued regarding the Amended Amenity Policies.
111		
112	,	v. Consideration of Resolution 2022-13, Setting Public Hearing to Adopt
113		Amended Amenity Policies
114		
115		On MOTION by Mr. Tietz, seconded by Mr. Penning, with all in
116		favor, Resolution 2022-13, Setting Public Hearing to Adopt
117		Amended Amenity Policies was adopted. 5-0
118		
119		On MOTION by Ms. Pearson, seconded by Ms. Coppa, with all in
120		favor, suspension of pool rentals was approved. 5-0
121 122		
123	D.	District Manager (Continued)
124		i. Inframark Field Inspection Report: July 2022
125	1	Discussion ensued regarding the Field Inspection Report.
126		=

ii. Acceptance of the Fiscal Year 2021 Final Audit

127

128	
129	On MOTION by Mr. Penning, seconded by Ms. Coppa, with all in
130	favor, the Fiscal Year 2021 Final Audit was accepted. 5-0
131	
132	iii. Presentation of Workload Report as of July 2022
133	The Workload Report as of July 2022 was not presented since Mr. Nanni was not
134	present.
135	
136	iv. Update from Inframark Regarding Weekend Amenity Staffing
137	Discussion ensued regarding weekend amenity staffing.
138	
139	v. Banked Hours Report
140	Discussion ensued regarding the banked hours report. The Board requested that Mr.
141	Nanni give direction to Mr. Chambers regarding the pay rate for the weekend
142	employees so that he may interview the potential candidate.
143	
144	vi. Approval of RedTree May and June Invoices
145	
146	On MOTION by Mr. Darius, seconded by Mr. Tietz, with all in
147	favor, the RedTree May and June Invoices were approved. 5-0
148	
149	vii. Discussion of the Approved Fiscal Year 2023 Budget
150	The Fiscal Year 2023 Budget wad discussed earlier in the meeting.
151	
152	E. District Items
153	i. Discussion of Memorandum of Understanding for the Resident at 15452 Aviles
154	Pkwy. to Install and Maintain Landscaping on the Pond Bank While
155	Maintaining the Existing Infrastructure Shape and Type
156	
157	SIXTH ORDER OF BUSINESS Supervisors' Requests
158	Supervisor requests were received. There was a discussion regarding the Inframark District
159	Manager.
160	
161	SEVENTH ORDER OF BUSINESS Audience Comments
162	Mr. Tietz would like Inframark to identify where damage was done to sidewalks and
102	wit. Hetz would like initialitate to identify where damage was done to sidewalks and
163	possible proposal for Inframark to repair.
164	ELGHEN OPPER OF BUGDIEGG
165	EIGHTH ORDER OF BUSINESS Adjournment
166	There being no further business,
167	

168	On MOTION by Ms. Pearson, seconded by Mr. Darius, with all in
169	favor, the meeting was adjourned. 5-0
170	
171	
172	Chairman
173	

# 5B.

#### MINUTES OF WORKSHOP ASTURIA COMMUNITY DEVELOPMENT DISTRICT

1	A workshop of the Board o	f Supervisors of the Asturia Community Development District
2	was held on Tuesday, September 13	3, 2022 at 6:00 p.m. in the Gathering Room, Asturia Clubhouse,
3	14575 Promenade Parkway, Odess	a, FL 33556.
4		
5	Present were:	
6 7	Jon Tietz	Chairman
8	Glen Penning	Assistant Secretary
9	Susan Coppa	Assistant Secretary
10	Marie Pearson	Assistant Secretary
11	Virgil Stoltz	Blue Water Aquatics
12	Rebecca Russell	
13 14	The following items were (	discussed during the September 13, 2022 Asturia Community
15	, c	no motions, votes or actions were taken. Any action to be
16	taken on the items listed below wil	ll occur at a regular meeting of the Board of Supervisors.
17		
18	FIRST ORDER OF BUSINESS	Call to Order
19	the workshop was called to	order.
20	CECOND ODDED OF BUCDIE	
21 22	• Vox Pop – Ms. Russell m	Discussion and Decision Opportunities nade comments to the Board regarding resident feedback for
22	• VOX TOP - MIS. KUSSEII II	lade comments to the board regarding resident recuback for
22	-	5 5
23	installation of plants.	5 5
24	installation of plants.	
24 25	<ul><li>installation of plants.</li><li>In attendance: Present we</li></ul>	ere Chairman Mr. Tietz, Mr. Penning, Ms. Pearson, and Ms.
24	installation of plants.	
<ul><li>24</li><li>25</li><li>26</li><li>27</li></ul>	<ul><li>installation of plants.</li><li>In attendance: Present we Coppa.</li></ul>	ere Chairman Mr. Tietz, Mr. Penning, Ms. Pearson, and Ms.
24 25 26	<ul><li>installation of plants.</li><li>In attendance: Present we</li></ul>	ere Chairman Mr. Tietz, Mr. Penning, Ms. Pearson, and Ms.
<ul><li>24</li><li>25</li><li>26</li><li>27</li></ul>	<ul> <li>installation of plants.</li> <li>In attendance: Present we Coppa.</li> <li>Business of the Committee</li> </ul>	ere Chairman Mr. Tietz, Mr. Penning, Ms. Pearson, and Ms.
<ul><li>24</li><li>25</li><li>26</li><li>27</li><li>28</li></ul>	<ul> <li>installation of plants.</li> <li>In attendance: Present we Coppa.</li> <li>Business of the Committee</li> <li>Pond Maintenance</li> </ul>	ere Chairman Mr. Tietz, Mr. Penning, Ms. Pearson, and Ms. e – Ongoing
<ul><li>24</li><li>25</li><li>26</li><li>27</li><li>28</li><li>29</li></ul>	<ul> <li>installation of plants.</li> <li>In attendance: Present we Coppa.</li> <li>Business of the Committee</li> <li>Pond Maintenance</li> <li>the Board and residents reg</li> </ul>	ere Chairman Mr. Tietz, Mr. Penning, Ms. Pearson, and Ms.  e – Ongoing  Mr. Stoltz of Blue Water Aquatics presented some options to
24 25 26 27 28 29 30	<ul> <li>In attendance: Present we Coppa.</li> <li>Business of the Committee <ul> <li>Pond Maintenance</li> <li>the Board and residents regand possible plantings. Van</li> </ul> </li> </ul>	ere Chairman Mr. Tietz, Mr. Penning, Ms. Pearson, and Ms.  e – Ongoing  e. Mr. Stoltz of Blue Water Aquatics presented some options to garding bubblers, fountains, a new treatment called Eutrosorb,
24 25 26 27 28 29 30 31	<ul> <li>In attendance: Present we Coppa.</li> <li>Business of the Committee <ul> <li>Pond Maintenance</li> <li>the Board and residents regand possible plantings. Van</li> </ul> </li> </ul>	ere Chairman Mr. Tietz, Mr. Penning, Ms. Pearson, and Ms.  e – Ongoing  e. Mr. Stoltz of Blue Water Aquatics presented some options to garding bubblers, fountains, a new treatment called Eutrosorb, rious residents voiced their concerns regarding plantings. Mr. ovide the Board with pricing for the Eutrosorb for the Board's
24 25 26 27 28 29 30 31	<ul> <li>In attendance: Present we Coppa.</li> <li>Business of the Committee <ul> <li>Pond Maintenance</li> <li>the Board and residents regand possible plantings. Van Stoltz suggested that he pro</li> </ul> </li> </ul>	ere Chairman Mr. Tietz, Mr. Penning, Ms. Pearson, and Ms.  e – Ongoing  e. Mr. Stoltz of Blue Water Aquatics presented some options to garding bubblers, fountains, a new treatment called Eutrosorb, rious residents voiced their concerns regarding plantings. Mr. ovide the Board with pricing for the Eutrosorb for the Board's
24 25 26 27 28 29 30 31 32 33	<ul> <li>In attendance: Present we Coppa.</li> <li>Business of the Committee <ul> <li>Pond Maintenance</li> <li>the Board and residents regand possible plantings. Van Stoltz suggested that he pronext meeting regarding Ponext</li> </ul> </li> </ul>	ere Chairman Mr. Tietz, Mr. Penning, Ms. Pearson, and Ms.  e – Ongoing  e. Mr. Stoltz of Blue Water Aquatics presented some options to garding bubblers, fountains, a new treatment called Eutrosorb, rious residents voiced their concerns regarding plantings. Mr. ovide the Board with pricing for the Eutrosorb for the Board's
24 25 26 27 28 29 30 31 32 33	<ul> <li>In attendance: Present we Coppa.</li> <li>Business of the Committee <ul> <li>Pond Maintenance</li> <li>the Board and residents regand possible plantings. Van Stoltz suggested that he pronext meeting regarding Ponext meeting regarding Ponext</li> <li>Stormwater Main</li> </ul> </li> </ul>	ere Chairman Mr. Tietz, Mr. Penning, Ms. Pearson, and Ms.  e – Ongoing  e. Mr. Stoltz of Blue Water Aquatics presented some options to garding bubblers, fountains, a new treatment called Eutrosorb, rious residents voiced their concerns regarding plantings. Mr. evide the Board with pricing for the Eutrosorb for the Board's and 5.

37	to look at as builts for the site. The Board decided to wait until the next meeting to discu
38	with Engineering.
39	• Management. The Board discussed the PEO proposal with UES and starting t
40	paperwork for that transition. Mr. Penning said that he directed Mr. Nanni to comple
41	needed items and has not received a response. The Board was notified that some CD
42	management representatives had asked Board members to contact them regarding the
43	pending proposals. The Board discussed current staffing needs and plans to continue
44	increase staffing to conduct necessary maintenance.
45	
46 47	THIRD ORDER OF BUSINESS  None.  Public Comment (Limited to 3 Minutes)
48 49	FOURTH ORDER OF BUSINESS  Adjournment  Without objection the Committee stands adjourned at 8:41 p.m. The next regular CD
50	meeting is September 27, 2022 at 6 p.m. at the Asturia CDD Clubhouse.
51 52 53	

Chairman

54

# 5C.

# ASTURIA Community Development District

Financial Report

August 31, 2022

(unaudited)

**Prepared By** 



# Community Development District

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# ASTURIA Community Development District

Financial Statements
(Unaudited)

August 31, 2022

# Balance Sheet August 31, 2022

ACCOUNT DESCRIPTION	G	ENERAL FUND	ESERVE FUND	DEBT SERVICE FUND - RIES 2014	DEBT ERVICE FUND - RIES 2016	PF	CAPITAL ROJECTS FUND - RIES 2016	TOTAL
ASSETS								
Cash - Checking Account	\$	178,933	\$ -	\$ -	\$ -	\$	-	\$ 178,933
Due From Other Funds		-	27,416	-	-		-	27,416
Investments:								
Money Market Account		321,765	-	-	-		-	321,765
Construction Fund (A-1)		-	-	-	-		436	436
Interest Fund (A-1)		-	-	6	1		-	7
Prepayment Fund (A-1)		-	-	1	1		-	2
Reserve Fund (A-1)		-	-	288,806	73,203		-	362,009
Revenue Fund (A-1)		-	-	269,588	52,279		-	321,867
Sinking Fund (A-1)		-	-	4	1		-	5
Prepaid tems		66	-	-	-		-	66
Deposits		6,446	-	-	-		-	6,446
TOTAL ASSETS	\$	507,210	\$ 27,416	\$ 558,405	\$ 125,485	\$	436	\$ 1,218,952
LIABILITIES								
Accounts Payable	\$	28,687	\$ -	\$ -	\$ -	\$	-	\$ 28,687
Accrued Expenses		53,213	-	-	-		-	53,213
Accrued Taxes Payable		153	-	-	-		-	153
Deposits - Rentals		1,000	-	-	-		-	1,000
Due To Other Funds		27,413	-	-	3		-	27,416
TOTAL LIABILITIES		110,466	-	-	3		-	110,469
FUND BALANCES								
Nonspendable								
Prepaid tems		66	-	-	-		-	66
Deposits		6,446	-	-	-		-	6,446
Restricted for								
Debt Service		-	-	558,405	125,482		-	683,887
Capital Projects		-	-	-	-		436	436
Unassigned		390,232	27,416	-	-		-	417,648
TOTAL FUND BALANCES	\$	396,744	\$ 27,416	\$ 558,405	\$ 125,482	\$	436	\$ 1,108,483
TOTAL LIABILITIES & FUND BALANCES	\$	507,210	\$ 27,416	\$ 558,405	\$ 125,485	\$	436	\$ 1,218,952

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-22 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 1,796	0.00%	\$ 831
Room Rentals	-	6,309	0.00%	-
Interest - Tax Collector	-	1	0.00%	-
Special Assmnts- Tax Collector	846,661	894,514	105.65%	-
Special Assmnts- CDD Collected	-	21,267	0.00%	-
Special Assmnts- Discounts	-	(35,014)	0.00%	-
Developer Contribution	-	33,127	0.00%	-
Other Miscellaneous Revenues	15,000	15,385	102.57%	-
Access Cards	-	225	0.00%	-
Event Fees	-	374	0.00%	-
TOTAL REVENUES	861,661	937,984	108.86%	831
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	7,600	9,600	126.32%	2,800
FICA Taxes	-	689	0.00%	214
ProfServ-Administrative	5,130	855	16.67%	-
ProfServ-Arbitrage Rebate	1,000	1,000	100.00%	-
ProfServ-Engineering	5,000	37,573	751.46%	26,950
ProfServ-Legal Services	27,000	32,317	119.69%	9,917
ProfServ-Mgmt Consulting	18,918	46,619	246.43%	4,830
ProfServ-Trustee Fees	8,500	7,458	87.74%	-
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	3,575	100.00%	-
Website Hosting/Email services	5,500	3,325	60.45%	385
Mailed Notices - Postage	600	496	82.67%	278
Public Officials Insurance	3,256	3,870	118.86%	-
Legal Advertising	1,500	2,438	162.53%	1,607
Misc-Assessment Collection Cost	-	14,728	0.00%	-
Tax Collector/Property Appraiser Fees	150	150	100.00%	-
Financial & Revenue Collections	3,420	570	16.67%	-
Dues, Licenses, Subscriptions	500	175	35.00%	
Total Administration	118,499	173,038	146.02%	46,981

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-22 ACTUAL
Electric Utility Services				
Electricity - Streetlights	187,047	116,064	62.05%	14,075
Utility - Irrigation	1,800	6,915	384.17%	700
Utility Services	1,200	308	25.67%	61
Utility - Recreation Facilities	21,000	19,571	93.20%	4,927
Total Electric Utility Services	211,047	142,858	67.69%	19,763
Garbage/Solid Waste Services				
Garbage - Recreation Facility	425	1,198	281.88%	644
Solid Waste Assessment	625	663	106.08%	-
Total Garbage/Solid Waste Services	1,050	1,861	177.24%	644
Water-Sewer Comb Services				
Utility - Reclaimed Water	55,000	39,876	72.50%	10,472
Total Water-Sewer Comb Services	55,000	39,876	72.50%	10,472
Stormwater Control				
Stormwater Assessment	900	611	67.89%	-
Aquatic Maintenance	7,760	7,210	92.91%	850
Total Stormwater Control	8,660	7,821	90.31%	850
Other Physical Environment				
Field Operations	7,200	1,200	16.67%	-
Insurance - Property	14,881	12,528	84.19%	1,790
Insurance - General Liability	3,552	3,579	100.76%	-
R&M-Irrigation	1,000	4,076	407.60%	1,912
Landscape Maintenance	202,036	164,212	81.28%	12,975
Landscape Replacement	2,000	116	5.80%	116
Holiday Lighting & Decorations	2,000	1,965	98.25%	-
Total Other Physical Environment	232,669	187,676	80.66%	16,793
Contingency				
Misc-Contingency	91,367	13,362	14.62%	12,799
Total Contingency	91,367	13,362	14.62%	12,799
Road and Street Facilities				
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%	-

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	J	YEAR TO DATE	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-22 ACTUAL
Parks and Recreation - General	BODOLI		AOTOAL	ADOLIED BOD	AUTUAL
Payroll-Salaries	77,5	53	8,329	10.74%	_
ProfServ-Field Management	,	-	21,418	0.00%	3,407
ProfServ-Pool Maintenance	10,4	40	10,110	96.84%	870
ProfServ-Wildlife Management Service	2,4	00	875	36.46%	-
Contracts-Mgmt Services	7,8		2,450	31.41%	-
Contracts-Cleaning Services		-	11,348	0.00%	1,200
Contracts-Pest Control	6	60	550	83.33%	55
Telephone/Fax/Internet Services	3,2	00	2,731	85.34%	250
R&M-Fitness Equipment	2,5	00	1,488	59.52%	615
Amenity Maintenance & Repairs	2,5	00	3,368	134.72%	376
Facility A/C & Heating Maintenance & Repair	1,5	00	5,159	343.93%	284
Boardwalk and Bridge Maintenance	1,0	00	-	0.00%	-
Pool Furniture repair & replacement	3,5	00	2,340	66.86%	156
Security System Monitoring & Maint.	3,8		2,316	60.95%	982
Dog Park Maintenance	2	50	149	59.60%	149
Miscellaneous Expenses	2,0	00	2,706	135.30%	584
Office Supplies	1	50	325	216.67%	187
Clubhouse - Facility Janitorial Supplies	1,6	00	1,143	71.44%	273
Park Garbage & Dog Waste Station Supplies	8,2	16	8,193	99.72%	2,032
Pool Permits	3	00	280	93.33%	-
Total Parks and Recreation - General	129,3	69	85,278	65.92%	11,420
Special Events					
Special Events	2,0	00	2,000	100.00%	-
Total Special Events	2,0	00	2,000	100.00%	-
TOTAL EXPENDITURES	861,6	61	653,770	75.87%	119,722
Excess (deficiency) of revenues					
Over (under) expenditures			284,214	0.00%	(118,891)
OTHER FINANCING SOURCES (USES)					
Interfund Transfer - In		-	112,530	0.00%	-
TOTAL FINANCING SOURCES (USES)		-	112,530	0.00%	-
Net change in fund balance	\$		\$ 396,744	0.00%	\$ (118,891)
FUND BALANCE, BEGINNING (OCT 1, 2021)		-	-		
FUND BALANCE, ENDING	\$	<u>-                                    </u>	\$ 396,744		

**ASTURIA** 

# Statement of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	1	ANNUAL ADOPTED BUDGET	Υ	EAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	 AUG-22 ACTUAL
REVENUES						
Interest - Investments	\$	-	\$	-	0.00%	\$ -
Special Assmnts- Tax Collector		17,800		18,456	103.69%	-
Special Assmnts- Discounts		-		(722)	0.00%	-
TOTAL REVENUES		17,800		17,734	99.63%	-
EXPENDITURES						
<u>Administration</u>						
Misc-Assessment Collection Cost		-		355_	0.00%	-
Total Administration				355	0.00%	-
Contingency						
Capital Reserve		17,800		-	0.00%	-
Total Contingency		17,800			0.00%	 
TOTAL EXPENDITURES		17,800		355	1.99%	-
Excess (deficiency) of revenues						
Over (under) expenditures		-		17,379	0.00%	-
Net change in fund balance	\$	_	\$	17,379	0.00%	\$ 
FUND BALANCE, BEGINNING (OCT 1, 2021)		10,037		10,037		
FUND BALANCE, ENDING	\$	10,037	\$	27,416		

ACCOUNT DESCRIPTION	Al	ANNUAL ADOPTED BUDGET		AR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-22 ACTUAL
REVENUES						
Interest - Investments	\$	-	\$	1,861	0.00%	\$ 723
Special Assmnts- Tax Collector		562,222		597,600	106.29%	-
Special Assmnts- Discounts		-		(23,392)	0.00%	-
TOTAL REVENUES		562,222		576,069	102.46%	723
EXPENDITURES						
<u>Administration</u>						
Misc-Assessment Collection Cost		-		9,871	0.00%	-
Total Administration		-		9,871	0.00%	-
Debt Service						
Principal Debt Retirement		140,000		140,000	100.00%	-
Principal Prepayments		-		10,000	0.00%	-
Interest Expense		422,222		421,296	99.78%	_
Total Debt Service		562,222		571,296	101.61%	
TOTAL EXPENDITURES		562,222		581,167	103.37%	-
Excess (deficiency) of revenues						
Over (under) expenditures		_		(5,098)	0.00%	 723
Net change in fund balance	\$	-	\$	(5,098)	0.00%	\$ 723
FUND BALANCE, BEGINNING (OCT 1, 2021)		563,503		563,503		
FUND BALANCE, ENDING	\$	563,503	\$	558,405		

ACCOUNT DESCRIPTION	A	ANNUAL ADOPTED BUDGET	YE	EAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-22 ACTUAL
REVENUES						
Interest - Investments	\$	-	\$	425	0.00%	\$ 163
Special Assmnts- Tax Collector		141,614		136,600	96.46%	-
Special Assmnts- CDD Collected		-		13,101	0.00%	-
Special Assmnts- Discounts		-		(5,347)	0.00%	-
TOTAL REVENUES		141,614		144,779	102.23%	163
EXPENDITURES						
<u>Administration</u>						
Misc-Assessment Collection Cost		-		2,256	0.00%	
Total Administration		-		2,256	0.00%	-
Debt Service						
Principal Debt Retirement		40,000		40,000	100.00%	-
Principal Prepayments		-		20,000	0.00%	-
Interest Expense		101,614		101,508	99.90%	 
Total Debt Service		141,614		161,508	114.05%	 
TOTAL EXPENDITURES		141,614		163,764	115.64%	-
Excess (deficiency) of revenues						
Over (under) expenditures		-		(18,985)	0.00%	 163
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out		-		(9)	0.00%	 
TOTAL FINANCING SOURCES (USES)		-		(9)	0.00%	-
Net change in fund balance	\$	-	\$	(18,994)	0.00%	\$ 163
FUND BALANCE, BEGINNING (OCT 1, 2021)		144,476		144,476		
FUND BALANCE, ENDING	\$	144,476	\$	125,482		

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	ΥI	EAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-22 ACTUAL
REVENUES					
Interest - Investments	\$ -	\$	2	0.00%	\$ -
TOTAL REVENUES	-		2	0.00%	-
<u>EXPENDITURES</u>					
TOTAL EXPENDITURES	-		-	0.00%	-
Excess (deficiency) of revenues  Over (under) expenditures	-		2	0.00%	-
OTHER FINANCING SOURCES (USES)					
Interfund Transfer - In	-		9	0.00%	-
TOTAL FINANCING SOURCES (USES)	-		9	0.00%	-
Net change in fund balance	\$ 	\$	11	0.00%	\$ 
FUND BALANCE, BEGINNING (OCT 1, 2021)	-		425		
FUND BALANCE, ENDING	\$ 	\$	436		

# ASTURIA Community Development District

Supporting Schedules
August 31, 2022

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

										BY FUND				
			[	Discount /			Gross					Debt		Debt
Date	N	et Amount	(	Penalties)	(	Collection	Amount	General		Reserve	Sei	rvice 2014A-1	Ser	vice 2016A-1
Received		Received		Amount		Costs	Received	Fund		Fund		Fund		Fund
Assessments Le Allocation %	evied F	Y22					\$ 1,647,170 100%	894,514 54%	\$	18,456 1%	\$	597,600 36%	\$	136,600 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
04/08/22	\$	16,477	\$	-	\$	336	\$ 16,813	\$ 9,130	\$	188	\$	6,100	\$	1,394
06/08/22	\$	5,605	\$	(167)	\$	114	\$ 5,553	\$ 3,015	\$	62	\$	2,014	\$	460
TOTAL	\$	1,551,040	\$	64,476	\$	27,211	\$ 1,647,170	\$ 894,514	\$	18,456	\$	597,600	\$	136,600

## Cash and Investment August 31, 2022

GENERAL FUND						
Account Name	Bank Name	Investment Type	<u>Maturity</u>	<u>Yield</u>		<u>Balance</u>
Checking Account - Operating	Suntrust (Truist)	Checking account	n/a	0.00%	\$	178,933
MMA Account	Valley Bank	MMA	n/a	2.00%	\$	321,765
WIWA Account	Valley Dalik	IVIIVIA	II/a	2.00%	Φ	321,703
				Subtotal	\$	500,698
DEBT SERVICE AND CONSTRUC	CTION FUNDS					
0	Harris Bard		- 1-	0.000/	Φ.	0
Series 2014 Interest Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	0.00%	\$ \$	6
Series 2014 Prepayment Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	0.00%		1
Series 2014 Reserves Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	0.00%	\$	288,806
Series 2014 Revenue Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	0.00%	\$	269,588
Series 2014 Sinking Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	0.00%	\$	4
Series 2016 Interest Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	0.00%	\$	1
Series 2016 Prepayment Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	0.00%	\$	1
Series 2016 Reserve Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	0.00%	\$	73,203
Series 2016 Revenue Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	0.00%	\$	52,279
Series 2016 Sinking Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	0.00%	\$	1
Series 2016 Construction Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	0.00%	\$	436
				Subtotal	\$	684,326
				Total	\$	1,185,024

#### **Asturia CDD**

Bank Reconciliation

Bank Account No. 1400 TRUIST (SunTrust) - GF

 Statement No.
 08-22

 Statement Date
 8/31/2022

<b>e</b> 51,992.30	Statement Balance	178,933.40	G/L Balance (LCY)
s 127,504.79	Outstanding Deposits	178,933.40	G/L Balance
	_	0.00	Positive Adjustments
al 179,497.09	Subtotal		=
s 563.69	Outstanding Checks	178,933.40	Subtotal
s 0.00	Differences	0.00	Negative Adjustments
			-
e 178.933.40	Ending Balance	178.933.40	Ending G/L Balance

Difference 0.00

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstandir	ng Checks					
8/18/2022	Payment	1165	DCSI, INC	59.99	0.00	59.99
8/25/2022	Payment	1176	JONATHAN R. TIETZ	184.70	0.00	184.70
8/25/2022	Payment	1179	MARIE A. PEARSON	184.70	0.00	184.70
8/29/2022	Payment	1181	COMPLETE IT SERVICE & SOLUTIONS	89.70	0.00	89.70
8/30/2022	Payment	1182	FEDEX	44.60	0.00	44.60
Tota	al Outstanding	Checks		563.69		563.69

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENE	RAL FU	IND - 001					
CHECK							
001	08/03/22	ASTURIA CDD	08012022	TRFR FUNDS TO GF	Cash with Fiscal Agent	103000	\$60,000.00
CHECK	# 104					Check Total	\$60,000.00
001		ASTURIA CDD	080122-XFR 1400	TRFR FUNDS FRM VALLEY TO GF 1400	Cash with Fiscal Agent	103000	\$120,000.00
						Check Total	\$120,000.00
CHECK							
001 001		COMPLETE IT SERVICE & SOLUTIONS COMPLETE IT SERVICE & SOLUTIONS	9069 8545	GOOGLE EMAIL W/VAULT GOOGLE EMAIL W/VAULT	Website Hos ing/Email services Website Hos ing/Email services	534369-51301 534369-51301	\$89.70 \$93.75
001		COMPLETE IT SERVICE & SOLUTIONS	8732	GOOGLE EMAIL W/VAULT	Website Hos ing/Email services	534369-51301	\$92.40
001		COMPLETE IT SERVICE & SOLUTIONS	8894	GOOGLE EMAIL W/VAULT	Website Hos ing/Email services	534369-51301	\$91.05
						Check Total	\$366.90
CHECK 001		BLUE WATER AQUATICS, INC	29014	JULY 2022 AQUATIC MAINT	Aquatic Maintenance	546995-53805	\$640.00
001	00/00/22	BLUE WATER AQUATICS, INC	29014	JOET 2022 AQUATIC MAINT	Aquatic Maintenance	Check Total	\$640.00
CHECK	# 1155					Oneck Total	\$040.00
001	08/08/22	COUNTY SANITATION	28101020	REFUSE REMOVAL 8/1-8/31/22	Garbage - Recreation Facility	531133-53401	\$321.91
001	08/08/22	COUNTY SANITATION	27104685	REFUSE REMOVAL 7/1-7/31/22	Garbage - Recreation Facility	531133-53401	\$254.95
						Check Total	\$576.86
CHECK 001	# <b>1156</b> 08/08/22	FEDEX	7-830-94858	JULY POSTAGE	Mailed Notices - Postage	541014-51301	\$57.14
001	GOIGOILL	LUCA	7 000 0 1000	002.1.001/102	manos rouses i estage	Check Total	\$57.14
CHECK							
001		INFRAMARK	80480	JULY MGMT FEES	ProfServ-Mgmt Consulting	531027-51201	\$4,829.58
001 001		INFRAMARK INFRAMARK	80480 80480	JULY MGMT FEES JULY MGMT FEES	ProfServ-Field Mgmt	531016-57201 534369-51301	\$3,407.42 \$3.13
001		INFRAMARK	80480	JULY MGMT FEES  JULY MGMT FEES	Website Hosting/Email services Mailed Notices - Postage	541014-51301	(\$92.60)
001	00/00/22	THE FORMACE	00400	VOET MONTT FEED	maned Hones T ostage	Check Total	\$8,147.53
CHECK	# 1158						
001	08/08/22	KE LAW GROUP PLLC	3103	GEN COUNSEL THRU JUNE 2022	ProfServ-Legal Services	531023-51401	\$5,972.50
						Check Total	\$5,972.50
CHECK 001		REDTREE LANDSCAPE SYSTEMS LLC	1109/	AUG 2022 LANDSCAPE MAINT	Landscape Maintenance	546300-53908	\$12,975.00
001	00/00/22	NEDTREE EARDOOM E OTOTEMO EEO	11034	AGG 2022 EANDOGALE MAINT	Landscape maintenance	Check Total	\$12,975.00
CHECK	# 1160					onesa retar	512,010.00
001		SUNCOAST POOL SERVICE	8483	AUG 2022 POOL SERVICES	ProfServ-Pool Maintenance	531034-57201	\$870.00
						Check Total	\$870.00

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHEC <b>K</b> 001		BEST TERMITE & PEST CONTROL, INC	1158575	JULY 2022 PEST CONTROL SVCS	Contracts-Pest Control	534125-57201 Check Total	\$55.00 \$55.00
CHECK 001		COUNTY SANITATION	2801020	AUG REFUSE REMOVAL	Garbage - Recreation Facility	531133-53401 Check Total	\$66.96 \$66.96
CHECK 001		DCSI, INC	29815	ACCESS GATE - RESET RS232 TO IP COMMUNICATOR	Security System Monitoring & Maint.	546479-57201 Check Total	\$115.00 \$115.00
<b>CHECK</b> 001		TAMPA POOP 911 LLC	A072022	JULY 2022 PET STATION MAINT	Park Garbarge & Dog Waste Station Supplies	552163-57201 Check Total	\$684.66 \$684.66
<b>CHECK</b> 001		DCSI, INC	29861	ALARM MONITORING	Security System Monitoring & Maint.	546479-57201 Check Total	\$59.99 \$59.99
CHECK 001 001	08/18/22	ELECTRO SANITATION SERVICES ELECTRO SANITATION SERVICES	081522 0080	JANITORIAL SVCS 7/16-8/14/22 JANITORIAL SUPPLIES	Cleaning Svc SUPPLIES	534082-57201 552149-57201	\$1,200.00 \$77.85
CHECK 001 001	08/18/22	TIMES PUBLISHING COMPANY TIMES PUBLISHING COMPANY	0000234884 0000240412	NOTICE OF O&M ASSESSMENTS 8/3/22 /NOTICE OF WORKSHOP 8/7/22	Legal Advertising Legal Advertising	Check Total 548002-51301 548002-51301	\$1,277.85 \$1,049.50 \$166.50
CHECK 001	# 1172	JAMES CHAMBERS	081722-MILEAGE		Misc-Contingency	Check Total 549900-53985	\$1,216.00 \$95.63
001 CHECK	08/24/22	JAMES CHAMBERS	081622-MILEAGE		Misc-Contingency	549900-53985 Check Total	\$90.09 \$185.72
001 001	08/24/22	REDTREE LANDSCAPE SYSTEMS LLC REDTREE LANDSCAPE SYSTEMS LLC	11208 11236	IRR REPAIRS 7/26/22 IRR REPAIRS 7/26, 7/27	R&M-Irrigation R&M-Irriga ion	546041-53908 546041-53908 Check Total	\$129.75 \$1,782.50 \$1,912.25
<b>CHECK</b> 001		TRINITY AIR QUALITY	1600	REPLACE CAPACITOR 80/7.5 MFD	Facility A/C & Heating Maintenance & Repair	546177-57201 Check Total	\$284.00 \$284.00
<b>CHECK</b> 001		S&E GROUP INC	72357	PURCHASE OF GOLF CART	Misc-Contingency	549900-53985 Check Total	\$7,508.00 \$7,508.00

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK	# 1181						
001		COMPLETE IT SERVICE & SOLUTIONS	9234	CDD/HOA GOOGLE EMAIL	Website Hosting/Email services	534369-51301	\$89.70
						Check Total	\$89.70
CHECK	# 1182						
001	08/30/22	FEDEX	7-837-84205	POSTAGE 7/28/22	Mailed Notices - Postage	541014-51301	\$44.60
						Check Total	\$44.60
001	# DD144	BRIGHTHOUSE NETWORKS - ACH	065826701072222	BILL PRD 7/21-8/20/22	Telephone/Fax/Internet Services	541009-57201	\$250.20
001	00/01/22	BRIGHTHOUSE NETWORKS - ACH	005020701072222	BILL PRD 1/21-0/20/22	relephone/Fax/Internet Services	Check Total	\$250.20
CHECK	# DD145					Check Total	\$250.20
001		DUKE ENERGY	071322 ACH	BILLPRD 6/8-7/8/22	Electricity - Streetlights	543013-53100	\$7.617.39
						Check Total	\$7,617.39
CHECK	# DD146						
001	08/07/22	IPFS CORPORATION	080122 ACH	AUG 2022 INSURANCE	INSTALLMENT PAYMENT 8	545008-51301	\$1,789.71
						Check Total	\$1,789.71
CHECK							
001		DUKE ENERGY	72922 ACH	BILL PRD 7/2-8/2/22	Electricity - Streetlights	543013-53100	\$2,901.98
001 001		DUKE ENERGY DUKE ENERGY	72922 ACH 72922 ACH	BILL PRD 7/2-8/2/22 BILL PRD 7/2-8/2/22	Utility - Recreation Facilities Utility Services	543079-53100 543063-53100	\$2,426.98 \$30.74
001	00123122	DOKE ENERGY	72322 AOT1	DILL FRD 112-012122	Ounty Services	Check Total	\$5.359.70
CHECK	# DD148					Oneck rotar	ψ0,003.70
001		DUKE ENERGY	07292022 ACH	TO CORRECT ACH	Utility - Irrigation	543014-53100	\$365.04
						Check Total	\$365.04
CHECK	# DD150						
001		VALLEY NATIONAL BANK - CC	070722-4255 ACH	JUNE PURCHASES	MAINT SUPPLIES	549900-53985	\$179.50
001		VALLEY NATIONAL BANK - CC	070722-4255 ACH	JUNE PURCHASES	SENSOR FOR SINK REPAIRS	546176-57201	\$64.19
001		VALLEY NATIONAL BANK - CC	070722-4255 ACH	JUNE PURCHASES	SENSOR FOR SINK REPAIRS	546176-57201	\$133.48
001		VALLEY NATIONAL BANK - CC	070722-4255 ACH	JUNE PURCHASES	OFFICE SUPPLIES	551002-57226	\$57.47
001		VALLEY NATIONAL BANK - CC	070722-4255 ACH	JUNE PURCHASES	TOOLS & WOOD POSTS FOR REPAIRS	549999-57201	\$113.20
001		VALLEY NATIONAL BANK - CC	070722-4255 ACH	JUNE PURCHASES	JANITORIAL SUPPLIES	552149-57201	\$195.04
001		VALLEY NATIONAL BANK - CC	070722-4255 ACH	JUNE PURCHASES	SECURITY CAMERAS	546479-57201	\$356.29
001 001		VALLEY NATIONAL BANK - CC	070722-4255 ACH 070722-4255 ACH	JUNE PURCHASES	POOL TEST KIT	546176-57201 549999-57201	\$32.09 \$287.86
001		VALLEY NATIONAL BANK - CC VALLEY NATIONAL BANK - CC	070722-4255 ACH 070722-4255 ACH	JUNE PURCHASES JUNE PURCHASES	POSTS FOR SIGNS/TOOLS ALLIGATOR SIGNS FOR PONDS	549999-57201 549999-57201	\$287.86 \$145.40
001		VALLEY NATIONAL BANK - CC VALLEY NATIONAL BANK - CC	070722-4255 ACH	JUNE PURCHASES  JUNE PURCHASES	DOG PARK MAINT	549999-57201	\$145.40 \$149.19
001		VALLEY NATIONAL BANK - CC	070722-4255 ACH	JUNE PURCHASES	OFFICE SUPPLIES	551002-57226	\$149.19 \$114.27
001		VALLEY NATIONAL BANK - CC VALLEY NATIONAL BANK - CC	070722-4255 ACH	JUNE PURCHASES  JUNE PURCHASES	SECURITY CAMERAS/MEMORY CARDS	546479-57201	\$114.27 \$450.56
001		VALLEY NATIONAL BANK - CC	070722-4255 ACH	JUNE PURCHASES	AMENITIES MAINT SUPPLIES	546176-57201	\$109.53
001		VALLEY NATIONAL BANK - CC	070722-4255 ACH	JUNE PURCHASES	OFFICE SUPPLIES	551002-57226	\$14.97
	-0.0					Check Total	\$2,403.04

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK</b> 001	# DD152 08/22/22	PASCO COUNTY UTILITIES	080322 ACH	BILL PRD 6/20-7/20/22	Utility - Reclaimed Water	543028-53601 Check Total	\$5,472.38 \$5,472.38
001		JEAN-JACQUES DARIUS	PAYROLL	August 05, 2022 Payroll Posting		Check Total	\$184.70 \$184.70
001	08/05/22	JONATHAN R. TIETZ	PAYROLL	August 05, 2022 Payroll Posting		Check Total	\$184.70 \$184.70
001	08/05/22	GLEN M. PENNING	PAYROLL	August 05, 2022 Payroll Posting		Check Total	\$184.70 \$184.70
001 CHECK	08/05/22	SUSAN M. COPPA	PAYROLL	August 05, 2022 Payroll Posting		Check Total	\$184.70 \$184.70
001	08/05/22	MARIE A. PEARSON	PAYROLL	August 05, 2022 Payroll Posting		Check Total	\$184.70 \$184.70
001	08/22/22	JONATHAN R. TIETZ	PAYROLL	August 22, 2022 Payroll Posting		Check Total	\$184.70 \$184.70
001	08/22/22	GLEN M. PENNING	PAYROLL	August 22, 2022 Payroll Posting		Check Total	\$184.70 \$184.70
001	08/22/22	SUSAN M. COPPA	PAYROLL	August 22, 2022 Payroll Posting		Check Total	\$184.70 \$184.70
001	08/22/22	MARIE A. PEARSON	PAYROLL	August 22, 2022 Payroll Posting		Check Total	\$184.70 \$184.70
001	08/25/22	JEAN-JACQUES DARIUS	PAYROLL	August 25, 2022 Payroll Posting		Check Total	\$184.70 \$184.70
001		JONATHAN R. TIETZ	PAYROLL	August 25, 2022 Payroll Posting		Check Total	\$184.70 \$184.70

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description G/L Acco	unt#	Amount Paid
CHECK	# 1177						
001	08/25/22	GLEN M. PENNING	PAYROLL	August 25, 2022 Payroll Posting			\$184.70
					Che	ck Total	\$184.70
CHECK							
001	08/25/22	SUSAN M. COPPA	PAYROLL	August 25, 2022 Payroll Posting		-	\$184.70
					Che	ck Total	\$184.70
CHECK	# 1179						
001	08/25/22	MARIE A. PEARSON	PAYROLL	August 25, 2022 Payroll Posting			\$184.70
					Che	ck Total	\$184.70
					Fund Total	() <del>-</del>	\$248,948.92

# 5D.

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENE	RAL FU	ND - 001					
CHECK							
001	08/03/22	ASTURIA CDD	08012022	TRFR FUNDS TO GF	Cash with Fiscal Agent	103000	\$60,000.00
CHECK	# 104					Check Total	\$60,000.00
001		ASTURIA CDD	080122-XFR 1400	TRFR FUNDS FRM VALLEY TO GF 1400	Cash with Fiscal Agent	103000	\$120,000.00
						Check Total	\$120,000.00
CHECK 001		COMPLETE IT SERVICE & SOLUTIONS	9069	GOOGLE EMAIL W/VAULT	Website Hos ing/Email services	534369-51301	\$89.70
001		COMPLETE IT SERVICE & SOLUTIONS	8545	GOOGLE EMAIL W/VAULT	Website Hos ing/Email services  Website Hos ing/Email services	534369-51301	\$93.75
001		COMPLETE IT SERVICE & SOLUTIONS	8732	GOOGLE EMAIL W/VAULT	Website Hos ing/Email services	534369-51301	\$92.40
001	08/04/22	COMPLETE IT SERVICE & SOLUTIONS	8894	GOOGLE EMAIL W/VAULT	Website Hos ing/Email services	534369-51301	\$91.05
						Check Total	\$366.90
CHECK 001		BLUE WATER AQUATICS, INC	29014	JULY 2022 AQUATIC MAINT	Aquatic Maintenance	546995-53805	\$640.00
001	00/00/22	BESE WITEIN AGAINGS, INC	20014	00E1 2022 / 100 / 110 M/ 1111	Aquate Maintenance	Check Total	\$640.00
CHECK	# 1155						
001		COUNTY SANITATION	28101020	REFUSE REMOVAL 8/1-8/31/22	Garbage - Recreation Facility	531133-53401	\$321.91
001	08/08/22	COUNTY SANITATION	27104685	REFUSE REMOVAL 7/1-7/31/22	Garbage - Recreation Facility	531133-53401	\$254.95
CHECK	# 44FC					Check Total	\$576.86
CHECK 001	08/08/22	FEDEX	7-830-94858	JULY POSTAGE	Mailed Notices - Postage	541014-51301	\$57.14
					, and the second	Check Total	\$57.14
CHECK							
001 001		INFRAMARK INFRAMARK	80480 80480	JULY MGMT FEES JULY MGMT FEES	ProfServ-Mgmt Consulting ProfServ-Field Mgmt	531027-51201 531016-57201	\$4,829.58 \$3,407.42
001		INFRAMARK	80480	JULY MGMT FEES	Website Hosting/Email services	534369-51301	\$3,407.42
001		INFRAMARK	80480	JULY MGMT FEES	Mailed Notices - Postage	541014-51301	(\$92.60)
					g-	Check Total	\$8,147.53
CHECK							
001	08/08/22	KE LAW GROUP PLLC	3103	GEN COUNSEL THRU JUNE 2022	ProfServ-Legal Services	531023-51401	\$5,972.50
OUEOK	" 4450					Check Total	\$5,972.50
CHECK 001		REDTREE LANDSCAPE SYSTEMS LLC	11094	AUG 2022 LANDSCAPE MAINT	Landscape Maintenance	546300-53908	\$12,975.00
			<del></del>			Check Total	\$12,975.00
CHECK							
001	08/08/22	SUNCOAST POOL SERVICE	8483	AUG 2022 POOL SERVICES	ProfServ-Pool Maintenance	531034-57201	\$870.00
						Check Total	\$870.00

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK 001		BEST TERMITE & PEST CONTROL, INC	1158575	JULY 2022 PEST CONTROL SVCS	Contracts-Pest Control	534125-57201 Check Total	\$55.00 \$55.00
<b>CHECK</b> 001		COUNTY SANITATION	2801020	AUG REFUSE REMOVAL	Garbage - Recreation Facility	531133-53401 Check Total	\$66.96 \$66.96
001		DCSI, INC	29815	ACCESS GATE - RESET RS232 TO IP COMMUNICATOR	Security System Monitoring & Maint.	546479-57201 Check Total	\$115.00 \$115.00
001		TAMPA POOP 911 LLC	A072022	JULY 2022 PET STATION MAINT	Park Garbarge & Dog Waste Station Supplies	552163-57201 Check Total	\$684.66 \$684.66
001		DCSI, INC	29861	ALARM MONITORING	Security System Monitoring & Maint.	546479-57201 Check Total	\$59.99 \$59.99
001 001	08/18/22	ELECTRO SANITATION SERVICES ELECTRO SANITATION SERVICES	081522 0080	JANITORIAL SVCS 7/16-8/14/22 JANITORIAL SUPPLIES	Cleaning Svc SUPPLIES	534082-57201 552149-57201 Check Total	\$1,200.00 \$77.85 \$1,277.85
001 001	08/18/22	TIMES PUBLISHING COMPANY TIMES PUBLISHING COMPANY	0000234884 0000240412	NOTICE OF O&M ASSESSMENTS 8/3/22 /NOTICE OF WORKSHOP 8/7/22	Legal Advertising Legal Advertising	548002-51301 548002-51301 Check Total	\$1,049.50 \$166.50 \$1,216.00
CHECK 001 001	08/24/22	JAMES CHAMBERS JAMES CHAMBERS	081722-MILEAGE 081622-MILEAGE		Misc-Contingency Misc-Contingency	549900-53985 549900-53985 Check Total	\$95.63 \$90.09 \$185.72
CHECK 001 001	08/24/22	REDTREE LANDSCAPE SYSTEMS LLC REDTREE LANDSCAPE SYSTEMS LLC	11208 11236	IRR REPAIRS 7/26/22 IRR REPAIRS 7/26, 7/27	R&M-Irrigation R&M-Irriga ion	546041-53908 546041-53908 Check Total	\$129.75 \$1,782.50 \$1,912.25
<b>CHECK</b> 001		TRINITY AIR QUALITY	1600	REPLACE CAPACITOR 80/7.5 MFD	Facility A/C & Heating Maintenance & Repair	546177-57201 Check Total	\$284.00 \$284.00
001		S&E GROUP INC	72357	PURCHASE OF GOLF CART	Misc-Contingency	549900-53985 Check Total	\$7,508.00 \$7,508.00

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK	# 1181						
001		COMPLETE IT SERVICE & SOLUTIONS	9234	CDD/HOA GOOGLE EMAIL	Website Hosting/Email services	534369-51301	\$89.70
						Check Total	\$89.70
CHECK	# 1182						
001	08/30/22	FEDEX	7-837-84205	POSTAGE 7/28/22	Mailed Notices - Postage	541014-51301	\$44.60
						Check Total	\$44.60
	# DD144	DELOCATION OF METHODICS AND		DU L DDD 7/04 0/00/00		544000 57004	
001	08/07/22	BRIGHTHOUSE NETWORKS - ACH	065826701072222	BILL PRD 7/21-8/20/22	Telephone/Fax/Internet Services	541009-57201	\$250.20
						Check Total	\$250.20
001	# DD145	DUKE ENERGY	071322 ACH	BILLPRD 6/8-7/8/22	Electricity - Streetlights	543013-53100	\$7.617.39
001	00/01/22	DUKE ENERGY	U/ 1322 ACH	BILLPRU 6/0-1/0/22	Electricity - Streetlights	Check Total	\$7,617.39
CHECK	# DD146					Check Total	\$1,011.39
001		IPFS CORPORATION	080122 ACH	AUG 2022 INSURANCE	INSTALLMENT PAYMENT 8	545008-51301	\$1,789.71
	00.01.22		00012271071	7.00 2022 11.00.10 11.02		Check Total	\$1,789.71
CHECK	# DD147					Girodi Potar	01,700.77
001		DUKE ENERGY	72922 ACH	BILL PRD 7/2-8/2/22	Electricity - Streetlights	543013-53100	\$2,901.98
001	08/25/22	DUKE ENERGY	72922 ACH	BILL PRD 7/2-8/2/22	Utility - Recreation Facilities	543079-53100	\$2,426.98
001	08/25/22	DUKE ENERGY	72922 ACH	BILL PRD 7/2-8/2/22	Utility Services	543063-53100	\$30.74
						Check Total	\$5,359.70
	# DD148						
001	08/25/22	DUKE ENERGY	07292022 ACH	TO CORRECT ACH	Utility - Irrigation	543014-53100	\$365.04
						Check Total	\$365.04
	# DD150	VALLEY MATIONAL BANK OO	070700 4055 4011	HINE BURGHAGES	MAINT OURRUSS	540000 F200F	6470.50
001 001		VALLEY NATIONAL BANK - CC VALLEY NATIONAL BANK - CC	070722-4255 ACH 070722-4255 ACH	JUNE PURCHASES JUNE PURCHASES	MAINT SUPPLIES SENSOR FOR SINK REPAIRS	549900-53985 546176-57201	\$179.50 \$64.19
001		VALLEY NATIONAL BANK - CC VALLEY NATIONAL BANK - CC	070722-4255 ACH	JUNE PURCHASES  JUNE PURCHASES	SENSOR FOR SINK REPAIRS	546176-57201	\$133.48
001		VALLEY NATIONAL BANK - CC	070722-4255 ACH	JUNE PURCHASES	OFFICE SUPPLIES	551002-57226	\$57.47
001		VALLEY NATIONAL BANK - CC	070722-4255 ACH	JUNE PURCHASES	TOOLS & WOOD POSTS FOR REPAIRS	549999-57201	\$113.20
001	08/04/22	VALLEY NATIONAL BANK - CC	070722-4255 ACH	JUNE PURCHASES	JANITORIAL SUPPLIES	552149-57201	\$195.04
001	08/04/22	VALLEY NATIONAL BANK - CC	070722-4255 ACH	JUNE PURCHASES	SECURITY CAMERAS	546479-57201	\$356.29
001		VALLEY NATIONAL BANK - CC	070722-4255 ACH	JUNE PURCHASES	POOL TEST KIT	546176-57201	\$32.09
001		VALLEY NATIONAL BANK - CC	070722-4255 ACH	JUNE PURCHASES	POSTS FOR SIGNS/TOOLS	549999-57201	\$287.86
001		VALLEY NATIONAL BANK - CC	070722-4255 ACH	JUNE PURCHASES	ALLIGATOR SIGNS FOR PONDS	549999-57201	\$145.40 \$140.10
001 001		VALLEY NATIONAL BANK - CC VALLEY NATIONAL BANK - CC	070722-4255 ACH 070722-4255 ACH	JUNE PURCHASES JUNE PURCHASES	DOG PARK MAINT OFFICE SUPPLIES	546511-57226 551002-57226	\$149.19 \$114.27
001		VALLEY NATIONAL BANK - CC VALLEY NATIONAL BANK - CC	070722-4255 ACH 070722-4255 ACH	JUNE PURCHASES  JUNE PURCHASES	SECURITY CAMERAS/MEMORY CARDS	546479-57201	\$114.27 \$450.56
001		VALLEY NATIONAL BANK - CC	070722-4255 ACH	JUNE PURCHASES	AMENITIES MAINT SUPPLIES	546176-57201	\$109.53
001		VALLEY NATIONAL BANK - CC	070722-4255 ACH	JUNE PURCHASES	OFFICE SUPPLIES	551002-57226	\$14.97
						Check Total	\$2,403.04

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK</b> 001	# DD152 08/22/22	PASCO COUNTY UTILITIES	080322 ACH	BILL PRD 6/20-7/20/22	Utility - Reclaimed Water	543028-53601 Check Total	\$5,472.38 \$5,472.38
001		JEAN-JACQUES DARIUS	PAYROLL	August 05, 2022 Payroll Posting		Check Total	\$184.70 \$184.70
001	08/05/22	JONATHAN R. TIETZ	PAYROLL	August 05, 2022 Payroll Posting		Check Total	\$184.70 \$184.70
001	08/05/22	GLEN M. PENNING	PAYROLL	August 05, 2022 Payroll Posting		Check Total	\$184.70 \$184.70
001 CHECK	08/05/22	SUSAN M. COPPA	PAYROLL	August 05, 2022 Payroll Posting		Check Total	\$184.70 \$184.70
001	08/05/22	MARIE A. PEARSON	PAYROLL	August 05, 2022 Payroll Posting		Check Total	\$184.70 \$184.70
001	08/22/22	JONATHAN R. TIETZ	PAYROLL	August 22, 2022 Payroll Posting		Check Total	\$184.70 \$184.70
001	08/22/22	GLEN M. PENNING	PAYROLL	August 22, 2022 Payroll Posting		Check Total	\$184.70 \$184.70
001		SUSAN M. COPPA	PAYROLL	August 22, 2022 Payroll Posting		Check Total	\$184.70 \$184.70
001		MARIE A. PEARSON	PAYROLL	August 22, 2022 Payroll Posting		Check Total	\$184.70 \$184.70
001		JEAN-JACQUES DARIUS	PAYROLL	August 25, 2022 Payroll Posting		Check Total	\$184.70 \$184.70
001	08/25/22	JONATHAN R. TIETZ	PAYROLL	August 25, 2022 Payroll Posting		Check Total	\$184.70 \$184.70

#### Payment Register by Fund For the Period from 08/01/22 to 08/31/22 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK 001		GLEN M. PENNING	PAYROLL	August 25, 2022 Poursil Posting			6404.70
		GLEN W. PENNING	PATROLL	August 25, 2022 Payroll Posting		Check Total	\$184.70 \$184.70
001		SUSAN M. COPPA	PAYROLL	August 25, 2022 Payroll Posting			\$184.70
CHECK	# 1179					Check Total	\$184.70
001	08/25/22	MARIE A. PEARSON	PAYROLL	August 25, 2022 Payroll Posting		Check Total	\$184.70 \$184.70
						Fund Total	\$248,948.92
						·	

Total Checks Paid \$248,948.92

# **BANK TRANSFER FORM**

Date□	8/1/2022
District Name □	Asturia
Please transfer funds from Acct. □□	Valley Bank # 8262
Please □fer funds to □	Truist # 1400
Chec <b>□</b> amount□	\$60,000.00
Please code to □	103000-001
Check Description/Reason:	Transferring Funds To GF to Cover Project Expenses
Manager's Approval:	
Date:	8/1/2022

# **BANK TRANSFER FORM**

Date□	8/1/2022
District Name □	Asturia CDD
Please transfer funds from Acct.	Valley Bank # 8262
Please ⊑fer funds to□	Truist # 1400
Chec <b>□</b> amount□	\$120,000.00
Please code to □	103000-001
Check Description/Reason:	Transferring Funds To GF to Cover Monthly Expenses
Manager।s Approval:	
Date:	8/1/2022

Report Date: 7/27/2022



Astur a CDD 14575 Promenade Parkway F or da, Un ted States 33556

Invo ce #	9069
Invo ce Date	07-22-22
Ba ance Due	\$89.70

Item	Description	Unit Cost	Quantity	Line Total
CDD/HOA Goog e Ema w/ Vau t	Ema account 30GB. Pr ced per user, per month. 3-year contract. Goog e Vau t aud t funct ona ty nc uded. Support nc ud ng password reset & add t ona tranng s per hour bas s.  - Seat 1  - Seat 2  - Seat 3  - Seat 4  - Seat 5  - Inframark Adm n for eD scovery (aud t)	\$14.95	6.0	\$89.70

Subtotal	\$89.70
Tax	\$0.00
Invo ce Tota	\$89.70
Payments	\$0.00
Cred ts	\$0.00
Balance Due	\$89.70





Astur a CDD 14575 Promenade Parkway F or da, Un ted States 33556

Invo ce #	8545
Invo ce Date	04-22-22
Ba ance Due	\$93.75

Item	Description	Ur	nit Cost	Quantity	Line Total
CDD/HOA Goog e Ema w/ Vau t	Ema account 30GB. Pr ced per user, per month. 3-y contract. Goog e Vau t aud t funct ona ty nc uded. Support nc ud ng password reset & add t ona tran r per hour bas s.  - Seat 1  - Seat 2  - Seat 3  - Seat 4  - Seat 5  - Inframark Adm n for eD scovery (aud t)		\$14.95	6.0	\$89.70
Late Fee	Late Fee		\$4.05	1.0	\$4.05
		Subtotal			\$93.75
		Tax Invo ce Tota			\$0.00 \$93.75
		Payments			\$0.00
		Cred ts			\$0.00
		Balance Due			\$93.75





Astur a CDD 14575 Promenade Parkway F or da, Un ted States 33556

Invo ce #	8732
Invo ce Date	05-22-22
Ba ance Due	\$92.40

Item	Description	Unit Cost	Quantity	Line Total
CDD/HOA Goog e Ema w/ Vau t	Ema account 30GB. Pr ced per user, per month. 3-ye contract. Goog e Vau t aud t funct ona ty nc uded. Support nc ud ng password reset & add t ona trann per hour bas s.  - Seat 1  - Seat 2  - Seat 3  - Seat 4  - Seat 5  - Inframark Adm n for eD scovery (aud t)		6.0	\$89.70
Late Fee	Late Fee	\$2.70	1.0	\$2.70
	•	Subtotal		\$92.40
	-	Гах		\$0.00
	1	nvo ce Tota		\$92.40
	1	Payments		\$0.00
		Cred ts		\$0.00



**Balance Due** 

\$92.40



Astur a CDD 14575 Promenade Parkway F or da, Un ted States 33556

Invo ce #	8894
Invo ce Date	06-22-22
Ba ance Due	\$91.05

Item	Description	Uni	t Cost	Quantity	Line Total
CDD/HOA Goog e Ema w/ Vau t	Ema account 30GB. Pr ced per user, per month. 3-y contract. Goog e Vau t aud t funct ona ty nc uded. Support nc ud ng password reset & add t ona tran r per hour bas s.  - Seat 1  - Seat 2  - Seat 3  - Seat 4  - Seat 5  - Inframark Adm n for eD scovery (aud t)		\$14.95	6.0	\$89.70
Late Fee	Late Fee		\$1.35	1.0	\$1.35
		Subtotal Tax			<b>\$91.05</b> \$0.00
	1	nvo ce Tota			\$91.05
	1	Payments			\$0.00
		Cred ts			\$0.00



**Balance Due** 

\$91.05

#### 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 North University Drive. Suite 702
Coral Springs, FL 33071

 INVOICE
 29014

 DATE
 07/31/2022

 TERMS
 Net 45

 DUE DATE
 09/14/2022

DATE		DESCRIPTION	QTY	RATE	AMOUNT
07/01/2022	Pond / Waterway Treatment	Aquatic Services - Treatment Report Attached	1	0.00	0.00
07/01/2022	Mosquito Dunks	Mosquito Dunks	4	5.00	20.00
07/21/2022	Pond / Waterway Treatment	Aquatic Services - Treatment Report Attached	1	620.00	620.00

BALANCE DUE \$640.00

**INVOICE#** 28101020

Agenda Page 72

**INV DATE** 08/01/22

County Sanitation Service 5601 Haines Road North

St. Petersburg, FL 33714

Phone (727)522-5794

Website www.countysanitationservice.com

ACCOUNT#

455165

DUE DATE

08/25/22

AST RIA PROPERT CDD

210 N. NIVERSIT DR

AMOUNT YOU
ARE PAYING

INEDAMARK

INFRAMARK
SITE 702

CORAL SPRINGS, FL 33071

AMOUNT

346.91

SERVICE ADDRESS: 14835 CARAVAN AVE ©DESSA, FL

DATE				DES	SCRIPTION				AMOUNT
08/01/22 08/01/22 08/01/22 08/01/22 08/01/22	28101020 28101020 28101020 28101020 28101020	an now semail or itched to	95G CARTEL SOFT ADMIN FELATE CHATE C	AN AVE  TW TR  T 2 W TR  RCHARGE F  EE AD  ARGE LA  T Paperless Billing.	ASH REMOVAL ASH REMOVAL ASH REMOVAL EL S□RCHARGE MIN FEE TE CHARGE  Illing. Contact the atic payments y	08/01/22-08/31/22 08/01/22-08/31/22 08/01/22 08/01/22 07/01/22	ster	NCE	254. 95 59. 00 . 00 4. 01 3. 95 25. 00
				I	1	ī	<u> </u>		
	NV# 28101020 ACCT# 455165		<b>RENT</b> 1.96	<b>30 DAY</b> 254.95	60 DAY	90 DAY	DATE PAGE	08/01/22 1 OF 1	

**INVOICE#** 27104685

Agenda Page 73

**INV DATE** 07/01/22

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

1 Haines Road North

**ACCOUNT#** 455165

07/25/22

Phone (727)522-5794

Website www.countysanitationservice.com

AST RIA PROPERT CDD 210 N. NIVERSIT DR INFRAMARK S ITE 702 CORAL SPRINGS, FL 33071

AMOUNT YOU ARE PAYING \_\_\_\_

AMOUNT

**DUE DATE** 

254.95

SERVICE ADDRESS: 14835 CARAVAN AVE ©DESSA, FL

DATE				DESCRIPTION			AMOUNT
	LOCATIO	N: 1483	5 CARAVAN AVE		PRIO	R BALANCE	223. 41
06/08/22	27104685	□1□	2□ BIN 1□W	TRASH REMOVAL	06/12/22-06/30/22	00005277	<24.70>
06/08/22			SWAPPING 2 D WITH	4□D PER			
06/08/22			□AMES CHAMBERS				
06/08/22	27104685	1	4□ BIN 1□W	TRASH REMOVAL	06/12/22-06/30/22	00005278	37.37
06/08/22			4 □ D BILLING 6/12/22-6	/30/22			
06/10/22	27104685	2	E□□IPMENT SALES	E□□IPMENT SALES	06/10/22	00005319	200.00
06/10/22			P□RCHASED 2-95G □	AMES CHAMBERS			
06/10/22			405.315.0888				
06/13/22	25100738		PA MENT RECEIVED	∐hank you□	1105		<42. 95>
06/24/22	26100065		PA MENT RECEIVED	∐hank you□	1111		<223. 41>
07/01/22	27104685	1	4□ BIN 1□W	TRASH REMOVAL	07/01/22-07/31/22		59.00
07/01/22	27104685	1	95G CART 2□W	TRASH REMOVAL	07/01/22-07/31/22		. 00
07/01/22	27104685	1	F  EL S  R  CHARGE	F□EL S□RCHARGE	07/01/22		22. 28
07/01/22	27104685	1	ADMIN FEE	ADMIN FEE	07/01/22		3.95
	your er	nail or if	ign up for Paperless you sign up for auto paperless billing.				



**Invoice Number** 7-830-94858

**Invoice Date** Jul 26, 2022

Account Number Page 74

Page 1 of 2

57.14

\$102.97

**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

\$57.14

\$57.14

Invoice Questions?

Contact FedEx Revenue Services 800.622.1147

> M-F 7 AM to 8 PM CST Sa 7 AM to 6 PM CST

fedex.com Internet:

Invoice Summary

FedEx Express Services

**Total Charges** 

**TOTAL THIS INVOICE** 

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

USD

USD

Account Summary as of Jul 26, 2022

45.83 **Previous Balance Payments** 0.00 0.00 Adjustments

**New Charges** 

**New Account Balance** 

Payments not received by Aug 10, 2022 are subject to a late fee.



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 7-830-94858

Invoice Amount USD \$57.14

**Account Balance Account Number** USD \$102.97

Remittance Advice

Your payment is due by Aug 10, 2022

Payments not received by this date are subject to a late fee.

783094858900000

000000571410

0029645 01 AB 0.491 \*\*AUTO T2 0 1206 33071-732077 -C01-P29674-t1

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AP DEPT 210 N UNIVERSITY DR STE 702 STE 702

CORAL SPRINGS FL 33071-7320



նվելիմլ[առախեՄելիվկեր:ՄիՍուրդ]իՈւմ[[[ՄիՄՄ

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

Invoice Number	Invoice Date	Account Number Page 75	Page
7-830-94858	Jul 26, 2022		2 of 2

**Total FedEx Express** 

USD

# FedEx Express Shipment Detail By Payor Type (Original)

			Third Party Subtotal	USD	\$57.14
FedEx Use	000000000/233/_	Total Charge	8	USD	\$57.14
Signed by	C.GALLISPIE	Third Party Billing			2.46
Svc Area	A2	Fuel Surcharge			10.04
Delivered	Jul 18, 2022 09:41	Transportation Charge			44.64
Rated Weight	N/A				
Packages	1				
Zone	05	CORAL SPRINGS FL 33071 US	BATON ROUG	GELA 70802 US	
Package Type	FedEx Envelope	210 N UNIVERSITY DR	445 North Bo	oulevard	
Service Type	FedEx Standard Overnight	INFRAMARK	Hancock Whi	itney Bank	
Tracking ID	777397516070	LUVINIA LACAP	John C. Shiro	oda	
Automation	INET	Sender	Recipient		
<ul><li>Fuel Surcharge -</li><li>Distance Based I</li></ul>	FedEx has applied a fuel surcharge of 22.5 Pricing, Zone 5	i0% to this shipment.			
Payor: Third Pa		Ref.#3:			
Ship Date: Jul '	15, 2022	Cust. Ref.: Hancock	Ref.#2:		The Paris of the P

# FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!



Agenda Page 76

Invoice: 80480
Invoice Date: 7/27/2022
Due Date: 8/26/2022
Terms: Net 30
Project ID: ASTCDD
PO #:



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

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: July 2022

SALES DESCRIPTION	QUANTITY	UNITS	RATE	AMOUNT
Management Services for the Month of: July 2022				
Administrative Services 531027-51201	1	Ea	\$4,829.58	\$4,829.58
Field Operations 531016-57201	1	Ea	\$3,407.42	\$3,407.42
Sandra DeMarco: 4-28-2022 DNH*GODADDY.COM - Domain discount package renewal	1	Ea	\$3.13	\$3.13
FedEx bill-Sending vendor checks on 2 separate occasions without Board's approval	1	Ea	\$-92.60	\$-92.60
Billable Expenses				
Subtotal				\$0.00
			Subtotal	\$8,147.53
			Tax (0%)	\$0.00
			Total Due	\$8,147.53

Agenda Page 77



Inframark LLC 2002 West Grand Parkway North Suite 100 Katy, TX 77449 Invoice: 80480
Invoice Date: 7/27/2022
Due Date: 8/26/2022
Terms: Net 30
Project ID: ASTCDD
PO #:

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.

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



# **INVOICE**

Invoice # 3103 Date: 07/07/2022 Due On: 08/06/2022

# **KE Law Group, PLLC**

P.O. Box 6386 Tallahassee, Florida 32314

Asturia CDD 2654 CypressRidge BLVD. Suite 101 Wesley Chapel, FL. 33544

### **ASTCDD-01**

# **Asturia CDD - General**

Туре	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	06/01/2022	Review landscape scope and deficiencies; confer with Rizzetta regarding transfer of District files.	0.60	\$300.00	\$180.00
Service	LG	06/02/2022	Confer with Rizzetta regarding document transfer; analyze terms of cost sharing agreements with commercial property owners and retail property owner.	0.60	\$300.00	\$180.00
Service	LG	06/03/2022	Analyze cost-share agreements; research land use issues associated with proposed multifamily site plan.	1.30	\$300.00	\$390.00
Service	LG	06/05/2022	Review proposed multi-family site plan; review and revise supervisor legal guides.	0.30	\$300.00	\$90.00
Service	LG	06/06/2022	Provide update to Chair regarding engagement of land use attorney for ongoing issues.	0.30	\$300.00	\$90.00
Service	LG	06/09/2022	Prepare mailed and published assessment notices; review information from Stearns Weaver regarding parks requirements in new site plan.	0.60	\$300.00	\$180.00
Service	LG	06/13/2022	Confer with Godelia and Tietz regarding analysis of green space requirements.	0.40	\$300.00	\$120.00
Service	LG	06/20/2022	Analyze landscape contract terms; prepare letter regarding deficiencies; prepare RFP project manual and form of agreement.	2.20	\$300.00	\$660.00

Page 1 of 3

Service	LG	06/21/2022	Call with Tietz regarding land use issues; coordinate conference call with Tietz and Godelia; call with District Manager and Supervisor Penning regarding landscape deficiencies; edit deficiency letter and prepare contract form for signature.	2.60	\$300.00	\$780.00
Service	LG	06/27/2022	Respond to inquiry regarding district rules and policies; prepare for Board meeting.	1.20	\$300.00	\$360.00
Service	LG	06/28/2022	Review amenity policies and advise regarding rulemaking procedures; advise district manager regarding landscaping payments; call with County Attorney regarding green space issues.	1.10	\$300.00	\$330.00
Service	LG	06/28/2022	Travel to and attend Board meeting.	5.80	\$300.00	\$1,740.00
Service	LG	06/29/2022	Follow up from Board meeting; research landscaping scope.	0.60	\$300.00	\$180.00
Service	LG	06/30/2022	Review published assessment notice; research Portico Road Extension; email Board regarding workshop parameters; prepare workshop notice.	1.30	\$300.00	\$390.00
Service	GK	06/30/2022	Prepare Resolution Setting Public Hearing for Adopting Amended Amenity Policies.	0.40	\$275.00	\$110.00
Service	GK	06/30/2022	Prepare Notice of Rulemaking and Notice of Rule Development for Amended Amenity Policies.	0.70	\$275.00	\$192.50

Total \$5,972.50

# **Detailed Statement of Account**

### **Other Invoices**

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
2813	08/05/2022	\$4,754.14	\$0.00	\$4,754.14

### **Current Invoice**

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
3103	08/06/2022	\$5,972.50	\$0.00	\$5,972.50
			Outstanding Balance	\$10 726 64

Page 2 of 3 20

## Total Amount Outstanding \$10,726.64

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.

### RedTree Landscape Systems

Invoice 11094

5532 Auld Lane Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com



BILL TO

Asturia CDD

C/o:

DATE

PLEASE PAY

DUE DATE

08/01/2022

\$12,975.00

08/01/2022

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.

## Suncoast Pool Service

P.O. Box 224 Elfers, FL 34680



Date	Invoice #
8/1/2022	8483

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

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

Quantity	Description	•	Rate	Amount
· · · · · · · · · · · · · · · · · · ·	Swimming Pool Service including chemical balance, debribottom of swimming pool, vacuuming, tile cleaning and sl Operational checks of pumps, filter system, chemical feede gauges. Chemicals Included.	cimming.	and 8	870.00
Thank you for yo	ur business.		Total	\$870.0

(727) 271-1395



# Best Termite & Pest Control, Inc.

**Protecting Your Health, Property & Environment Since 1979!** 

Connect with us



Call Anytime: 813-935-0998

# INVOICE

## **Billing Account Information**

ACCOUNT #: 60154 REGISTRATION #: F840EF92 ASTURIA CDD c/o INFRAMARK 210 N University Dr Coral Springs, FL 33071

## **Company Information**

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

### Description:

Invoice Detai	ls						
ASTURIA CDI	D c/o INFR	AMARK, For	service at	14575 State R	oad 54 (	Odessa, FL 33556	
DATE	<b>PO</b> #	INV#	TOTAL	DISCOUNT	TAX	<b>ADJUSTMENT</b>	GRAND TOTAL
7/21/2022		1158575	\$55.00	\$0.00	\$0.00	\$0.00	\$55.00
DES	SCRIPTIO	<u>ON</u>	TOTAL	DISCOUNT	TAX		
Commerci	al Pest Con	trol Monthly	\$55.00	\$0.00	\$0.00		
				l l	PI FASE	REMIT: \$55.00	
				Ľ	PLEASE	KENIII: \$55.00	

Click here to log on to your account to review history, manage your profile and review services

www.bestpestmanagement.com









**INVOICE#** 28101020

Agenda Page 84

**INV DATE** 

08/01/22

**County Sanitation Service** 5601 Haines Road North

St. Petersburg, FL 33714

Phone (727)522-5794

Website www.countysanitationservice.com

**ACCOUNT#** 

455165

**DUE DATE** 

08/25/22

AST□RIA PROPERT□ CDD 210 N. □NIVERSIT□ DR **INFRAMARK** S□ITE 702 CORAL SPRINGS, FL 33071

**AMOUNT YOU** ARE PAYING

**AMOUNT** 

346.91

SERVICE ADDRESS: 14835 CARAVAN AVE ©DESSA, FL

DATE				DES	SCRIPTION				AMOUNT
08/01/22 08/01/22 08/01/22 08/01/22 08/01/22	28101020 28101020 28101020 28101020 28101020 □ Ou ca your e be swi	an now s mail or itched to	95G CAR' F□EL S□I ADMIN FE LATE CHA  sign up fo f you sign paperles	AN AVE  TW TR  T 2 W TR  RCHARGE F  EE AD  ARGE LA  T Paperless Billing.	ASH REMOVAL ASH REMOVAL EL S□RCHARGE MIN FEE TE CHARGE	08/01/22-08/31/22 08/01/22-08/31/22 08/01/22 08/01/22 07/01/22	ster	NCE	254. 95 59. 00 . 00 4. 01 3. 95 25. 00
		OL OLINI	DIAOIL			<u> </u>			
INV# 28101 ACCT# 45516			<b>RENT</b> 1.96	<b>30 DAY</b> 254.95	60 DAY	90 DAY	DATE PAGE	08/01/22 1 OF 1	



DCSI, Inc. "Security & Sound"

P.O. Box 265 Lutz, FL 33548 (813)949-6500 info@dcsisecurity.com http://DCSIsecurity.com Invoice

**BILL TO** 

Asturia CDD C/O 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
29815	08/05/2022	\$115.00	08/20/2022	Net 15	

P.O. NUMBER
10314

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/27/2022	Access/ Gate:Service Reason for call: DoorKing not communicating. Tech notes:	1	115.00	115.00
	<ol> <li>Reset RS232 to IP communicator &amp; tested - OK.</li> <li>Sent updated information to controller.</li> </ol>			

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.

**BALANCE DUE** 

\$115.00

<sup>\*\*\*</sup>Late Fees are 1.5% per month



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

# Asturia CDD

# Invoice A072022

Inly 2022		
July 2022 Description of services and area to be cleaned:		
Description		Price
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



DCSI, Inc. "Security & Sound" P.O. Box 265 Lutz, FL 33548

(813)949-6500 info@dcsisecurity.com http://DCSIsecurity.com

# Invoice

**BILL TO** 

Asturia CDD C/O 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
29861	08/11/2022	\$59.99	08/26/2022	Net 15	

 P.O. NUMBER
 SALES REP
 ACCT#/LOT/BLK

 1/11/19-XX-01i
 DC
 AN46230

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.

**BALANCE DUE** 

\$59.99

<sup>\*\*\*</sup>Late Fees are 1.5% per month



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

**INVOICE #081522** 

**Invoice Submitted to:** 

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

Via Email:

Bob.nanni@inframark.com

Invoice date: 08/15/2022 Terms: COD Services through: 08/15/2022

Date	Туре	Service Summary	Rate Amount	Total
08/15/22	Janitorial	Monthly cleaning 07/16/22- 08/14/22	Per Contract 1.00 \$300/ week @ 4 weeks	\$1,200.00
			Total Expenses: Total Tax: Total Invoice Amount: Total Amount Due:	\$ 1,200.00 \$ EXEMPT \$ 1,200.00 \$ 1,200.00



# 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

### Via Email:

Bob.nanni@inframark.com

Invoice Number: 0080 Invoice date: 08/15/2022 Terms: Net 30 Due Date: 08/15/2022

<u>Item</u>	Summary	Rate	Amount	Total
ESS 00256	Supplies Husky Neutral l	\$8.95 Disinfectant (	2 Gallon	\$17.90
DMF17WH	Supplies Disposable Flat	\$59.95 Mop 192	1	\$59.95

Total Expenses: \$ 77.85
Total Tax: \$ EXEMPT
Total Invoice Amount: \$ 77.85
Total Amount Due: \$ 77.85

# Tampa Bay Times

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

### ADVERTISING INVOICE Agenda Page 90

Advertising Run Dates	Ad	vertiser Name	
08/ 3/22	ASTURIA CDD		
Billing Date	Sales Rep	Customer Account	
08/03/2022	Deirdre Bonett	323151	
Total Amount D	)ue	Ad Number	
\$1,049.50		0000234884	

### **PAYMENT DUE UPON RECEIPT**

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/03/22	08/03/22	0000234884	Times	Legals CLS	O&M Assessments	1	4x10,25 IN	\$1,045,50
08/03/22	08/03/22	0000234884	Tampabay com	Legals CLS	O&M Assessments AffidavitMaterial	1	4x10.25 IN	\$0.00 \$4.00
					OR.			

#### PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

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

**ADVERTISING INVOICE** 

Thank you for your business.

Advertising Run Dates	Adv	ertiser Name	
08/ 3/22	ASTURIA CDD		
Billing Date	Sales Rep	Customer Account	
08/03/2022	Deirdre Bonett	323151	
Total Amount i	Due	Ad Number	
\$1,049.50		0000234884	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

ASTURIA CDD C/O INFRAMARK 210 N. UNIVERSITY DRIVE SUITE 702 POMPANO BEACH, FL 33071

# Tampa Bay Times Published Daily

## STATE OF FLORIDA COUNTY OF Pasco

} 88

Before the undersigned authority personally appeared Delrdre Bonett who on ooth says that he/she is Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: O&M Assessments was published in said newspaper by print in the issues of: 8/3/22 or by publication on the newspaper's website, if authorized, on

Affiant further says the said Tumpn Bay Times is a newspaper published in Pasce County, Florida and that the said newspaper has heretofore been continuously published in said Pasce County, Florida each day and has been entered as a second class mail matter at the post office in said Pasce County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

	12	
Signature Affiant Swort to and subscribed in	perfore me this .08/13/	/2022
Signature of Notary Pub	M <sub>a</sub> t=	
Personally known	X	or produced identification
Type of identification pro-	duced	



LEGAL NOTICE LEGAL NOTICE Agenda Page 92

# **ASTURIA COMMUNITY DEVELOPMENT DISTRICT**

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

#### Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Asturia Community Development District ("District") will hold two public hearings and a regular meeting at the following date, time, and location:

DATE: August 23, 2022 TIME: 6:00 p.m.

LOCATION: Asturia Clubhouse,

14575 Promenade Parkway

Odessa, FL 33556

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190, 197, and 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed

Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

#### **Description of Assessments**

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Lot Type*	Total For EAU Facts Units		including collection costs/early payment discounts	Proposed Annual O&M Assessment, Including collection costs / early payment discounts (October 1, 2022 – September 30, 2023)	Change in Amusi Dollar Amount	
Single Family 36"	32	0.65	\$1,517	\$1,342	\$175	
Single Family 45'	84	0.82	\$1.580	\$1,383	\$197	
Single Family 50"	7	0.91	\$1,615	\$1,406	5209	
Single Family 55'	299	1.00	\$1,649	\$1,429	\$220	
Single Family 65'	128	1.18	(\$1,718	\$1,474	5244	
Townhomes	118	0.40	\$1,420	\$1.278	I\$142	

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Pasco County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197,3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on developed property within the District and to directly collect assessments on the remaining assessable property by sending out a bill prior to or during November 2022. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time,

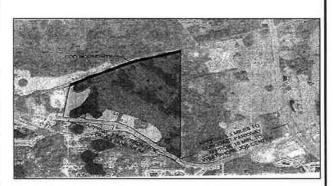
#### **Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2654 Cypress Ridge Blvd., Suite 101, Wesley Chapel, FL 33544; Tel: 813-991-1116 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Bob Nanni District Manager



August 3, 2022



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

### ADVERTISING INVOICE Agenda Page 93

Advertising Run Dates	Advertiser Name			
08/ 7/22	ASTURIA CDD			
Billing Date	Sales Rep	Customer Account		
08/07/2022	Deirdre Bonett	323151		
Total Amount D	lue	Ad Number		
\$166.50		0000240412		

#### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/07/22	08/07/22	0000240412	Times	Legals CLS	Notice of Workshops	1	2×48 L	\$164.50
08/07/22	08/07/22	0000240412	Tampabay.com	Legals CLS	Notice of Workshops AffidavitMaterial	1	2×48 L	\$0.00 \$2.00
		u !!						

#### PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396 Toll Free Phone: 1 (877) 321-7356

#### ADVERTISING INVOICE

Thank you for your business.

 Advertising Run Dates
 Advertiser Name

 08/ 7/22
 ASTURIA CDD

 Billing Date
 Sales Rep
 Customer Account

 08/07/2022
 Deirdre Bonett
 323151

 Total Amount Due
 Ad Number

 \$166.50
 0000240412

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

ASTURIA CDD C/O INFRAMARK 210 N. UNIVERSITY DRIVE SUITE 702 POMPANO BEACH, FL 33071

# Tampa Bay Times Published Daily

## STATE OF FLORIDA COUNTY OF Pasco

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: Notice of Workshops was published in said newspaper by print in the issues of: 8/7/22 or by publication on the newspaper's website, if authorized, on

Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

T	12	
Signature Affiant		
Sworn to and subscribed b	efore me this .98/07	//2022
Signature of Notary Publ	ic	
Personally known	X	or produced identification
Type of identification prod	luced	

# ASTURIA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF WORKSHOPS

The Board of Supervisors of the Asturia Community Development District (the "District"), will hold public workshops on Tuesday August 9, 2022 and September 13, 2022 at 6:00 p.m., at the Asturia Clubhouse, 14575 Promenade Parkway Odessa, Fl. 33556. The purpose of the public workshops is to discuss operation and maintenance of the District's facilities, which may include, but is not necessarily limited to: aquatic and landscape maintenance, amenity operations, improvements to facilities and infrastructure, policies and rules of the District, budget allocation and finance, and other business of the District.

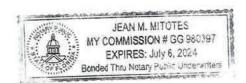
The public workshops are open to the public and will be conducted in accordance with provisions of Florida law. Copies of the agendas for each workshop may be obtained by contacting the Office of the District Manager, at Inframerk, Infrastructure Management Services, 210 North University Drive, Suite 702, Coral Springs, Florida 33071 or by phone at (954) 603-0033, (the "District Manager's Office"), during normat business hours. The public workshops may be continued to a date, time, and place to be specified on the record at the workshop. There may be occasions when staff or Board members may participate by speaker telephone.

Any person requiring special accommodations at a public workshop because of a disability or physical impalment should contact the District Manager's Office at least forty-eight (48) hours prior to the public workshop. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

No Board decisions shall be made at the public workshops. However, please be advised that any person who decides to appeal any decision made by the Board with respect to any matter is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Robert Nanni District Manager August 7, 2022

0000240412



Date:	8/17/22
District:	Asturia CDD
Please issue check to:	James Chambers
Check amount:	\$95.63
G/L:	549900-001-53985-5000
Check description:	Mileage July 2022
Mailing Instructions:	
	James Chambers
	2421 Hearth Dr
	Odessa, FL 33556
Manager's Approval:	
Date:	

# Inframark/Asturia Mileage Log 2022

Employee James Chambers Rate per Mile \$0.625

Total Mileage 153 Total Reimbursement \$95.63

Date	Starting Location	Destination	Description/Notes	Odometer Start	Odometer End	Mileage	Reimbursement
7/1/2022	Clubhouse	CDD Property	Inspect Property	35204	35210	6	\$3.75
7/5/2022	Clubhouse	CDD Property	Inspect Property	35606	35612	6	\$3.75
7/8/2022	Clubhouse	CDD Property	Inspect Property	35628	35634	6	\$3.75
7/9/2022	Home	Dicks Sporting Goods	Purchases for Fitness Center	35648	35672	24	\$15.00
7/12/2022	Clubhouse	CDD Property	Inspect Property	35703	35709	6	\$3.75
7/15/2022	Clubhouse	CDD Property	Inspect Property	35761	35767	6	\$3.75
7/17/2022	Home	Lowes, Lutz	Concrete & Hardware	35779	35793	14	\$8.75
7/19/2022	Clubhouse	CDD Property	Inspect Property	35813	35819	6	\$3.75
7/22/2022	Home	Lowes, Lutz	Landscape Blocks Adhesive	35848	35862	14	\$8.75
7/22/2022	Clubhouse	CDD Property	Inspect Property	35862	35868	6	\$3.75
7/24/2022	Home	Ace Hardware	Door Handle Pool Restroom	35901	35916	15	\$9.38
7/26/2022	Clubhouse	CDD Property	Inspect Property	35967	35973	6	\$3.75
7/28/2022	Clubhouse	CDD Property	Inspect Property	36123	36129	6	\$3.75
7/30/2022	Home	Lowes, Lutz & Port Richey	Landscape Blocks, Tools	36155	36187	32	\$20.00
				100	W. CPV	0	\$0.00
					Totals	153	\$95.63

# **Check Request Form**

Check amount: \$90.09

G/L ACCOUNT 549900-001-53985-5000

Check description: Mileage May/June 2022

Mailing Instructions:

**James Chambers** 

2421 Hearth Dr

Odessa, FL 33556

Manager's Approval:

Date:

# Inframark/Asturia Mileage Log 2022

		Post and Allin	\$0.585
Employee	James Chambers	Rate per Mile	40.000
Total Mileage	154	Total Reimbursement	\$90.09

Date	Starting Location	Destination	Description/Notes	Odometer Start	Odometer End	Mileage	Reimbursemen
5/28/2022	Home	Lowes, New Port Richey	Pick up Fence Supplies	34524	34548	24	\$14.04
5/29/2022	Home	At Home Store	Pick up rug	34558	34582	24	\$14.04
6/2/2022	Clubhouse	CDD Property	Fence Installation on Property	34587	34592	5	\$2.93
8/3/2022	Clubhouse	CDD Property	Inspect Property	34610	34616	6	\$3,51
6/10/2022	Clubhouse	CDD Property	Inspect Property	34633	34639	6	\$3.51
6/10/2022	Home	Lowes, Lutz	Cleaning Supplies	34651	34665	14	\$8.19
6/12/2022	Home	Lowes, Lutz	Tools, Posts	34667	34681	14	\$8.19
6/14/2022	Clubhouse	CDD Property	Inspect Property	34689	34695	6	\$3.51
6/17/2022	Clubhouse	COD Property	Pond & Bridge Inspection	34759	34764	5	\$2.93
6/18/2022	Home	Lowes, Lutz	Ladder & Supplirs	34901	34915	14	\$8.19
6/21/2022	Clubhouse	CDD Property	Inspect Property	34919	34925	6	\$3,51
6/24/2022	Clubhouse	CDD Property	Inspect Property	34963	34969	6	\$3.51
6/26/2022	Clubhouse	Home	Inspect&Secure Pond Bank Hole	35002	35006	4	\$2.34
6/28/2022	Clubhouse	CDD Property	Inspect Property	35047	35053	6	\$3.51
6/29/2022	Home	Lowes, Lutz	Security Fence	35071	36085	14	\$8.19
					Totals	154	\$90.09

### RedTree Landscape Systems

Invoice 11208

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com



BILL TO

Asturia CDD

c/o: Inframark

210 N. University Drive

Coral Springs, FL 33701

DATE PLEASE PAY DUE DATE 08/16/2022 \$129.75 08/16/2022

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed during monthly inspection on 7/26/22:			
2781 Longbow Way			
Sales 4" rotors	2	25.00	50.00
Sales 6" pop up	1	18.75	18.75
Sales 3/4" x 4" core	4	1.50	6.00
Sales Labor - technician	1	55.00	55.00

TOTAL DUE \$129.75

THANK YOU.

## RedTree Landscape Systems

Invoice 11236

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com



## DATE PLEASE PAY DUE DATE

c/o: Inframark

210 N. University Drive

Coral Springs, FL 33701

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed on 7/26 & 7/27/22:			
Repaired damaged mainline caused by the county on the exit side near state road 54 & filled massive hole by front entrance.			
Sales 2" gate valve	1	95.00	95.00
Sales 2" sch 80 nipples 12"	2	9.75	19.50
Sales 2" male adaptor	1	3.00	3.00
<b>Sales</b> 2-1/2" x 2" RB	1	7.25	7.25
<b>Sales</b> 2-1/2" 90	1	6.75	6.75
Sales 2-1/2" couplings	1	6.60	6.60
Sales 2-1/2" pvc, per foot	4	1.95	7.80
Sales 2" pvc, per foot	4	1.40	5.60
Sales DBYR 3M Connectors	2	2.50	5.00
Sales Reclaim large rectangle valve box	1	98.50	98.50
Sales Fill dirt, 6 yards	1	840.00	840.00

	Age	enda Page 101
QTY	RATE	AMOUNT
12.50	55.00	687.50
		QTY RATE

TOTAL DUE	\$1,782.50
TOTAL DOE	Φ1,762.30

THANK YOU.



# **Trinity Air Quality Heating@ Cooling**

InfraMark Asturia CDD InfraMark Asturia CDD 14575 Promenade Pkwy Odessa, FL 33556

(405) 315 0888

james.chambers@inframark.com

INVOICE #1600

SERVICE DATE Aug 11, 2022

INVOICE DATE Aug 11, 2022

DUE Upon completion of work

AMOUNT DUE \$284.00

#### **CONTACT US**

3152 Little Rd. Suite #377 Trinity, FL 34655

(727) 239 8119

s.elkomous@trinityairquality.com

Service completed by: Samir Elkomous

### INVOICE

Services	amount
Service Commercial Service Charge	\$95.00
Customer advised May be condenser fan was bad Upon arrived and inspect the system found condenser fan capacitor was bad Replaced capacitor system operating at this time	
Capacitor 80/7.5 MFD	\$189.00

Total \$284.00

S gned on 08/11/22 for \$284



# Discovery Golf Cars

3904 Land O' Lakes Blvd US41 Land O' Lakes, FL 34639

Phone: 813-996-5522 Fax: 813-996-1204

marty @ discovery golf cars.com

discoverygolfcars.com

EZGO
CUSHMAN
INDUSTRIAL
STAREV
ICON EV
EVOLUTION EV
CLUB CAR

## Agenda i age 100

# **Invoice**

Date	Invoice #
8/23/2022	72357

Bill To					Ship To	0				
Asturia CDD Glen Penning 14575 Promenade P Odessa, FL 33556	arkway				Asturia C Glen Penn 14575 Pro Odessa, F	ning omena	ade Parkway 556			
Customer E-r	mail	seat2@a	asturiacdd.org							
Customer Phone	Custome	er Alt. P	Customer Fax	Tern	ns		P.O. No.	Re	p	Tech
309-712-7621								S	A	
	De	scription			Qty		Rate		,	Amount
2015 Cushman Haul and controller warra New batteries (12 m Manual dump box Brush guard Headlights Battery meter 20" tires on 10" stee SS Wheel covers Short top Split windshield Onboard charger Delivery FL Solid Waste Fee Florida Solid Waste Replace seats	nty) onth batter l rims New Tires	y warranty)				4 6		1.00 1.50		7,495.00T 4.00T 9.00T
Received by:			Date:				Subtotal			\$7,508.00
Printed name:						L	Sales Tax	(0.0%	)	\$0.00
						4	Total			\$7,508.00
DOAD SERVICE		ETURNS O	ALES FINAL NELECTRICAL PA		DD 43.777		Payments/	Credit	ts	\$0.00
ROAD SERVICE			ELIVERY NOT INC UE UPON RECEIPT		AKKANTY		Balance	Due	•	\$7,508.00

2664 Cypress R dge B vd Su te 103 Wes ey Chape , FLORIDA 33544 https://comp ete t. o (813) 444-4355



Astur a CDD 14575 Promenade Parkway F or da, Un ted States 33556

Invo ce #	9234
Invo ce Date	08-22-22
Ba ance Due	\$89.70

Item	Description	Unit Cost	Quantity	Line Total
CDD/HOA Goog e Ema w/ Vau t	Ema account 30GB. Pr ced per user, per month. 3-year contract. Goog e Vau t aud t funct ona ty nc uded. Support nc ud ng password reset & add t ona tranng s per hour bas s.  - Seat 1  - Seat 2  - Seat 3  - Seat 4  - Seat 5  - Inframark Adm n for eD scovery (aud t)	\$14.95	6.0	\$89.70

Subtotal	\$89.70
Tax	\$0.00
Invo ce Tota	\$89.70
Payments	\$0.00
Cred ts	\$0.00
Balance Due	\$89.70





**Invoice Number Invoice Date Account Number** Page 1 of 2 7-837-84205 Aug 02, 2022

**Billing Address:** 

**ASTURIA CDD** 

210 N UNIVERSITY DR STE 702

**STE 702** 

AP DEPT

CORAL SPRINGS FL 33071-7320

**Shipping Address:** 

ASTURIA CDD

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

Contact FedEx Revenue Services

Phone: 800.622.1147

Account Summary as of Aug 02, 2022

Invoice Questions?

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** 

Other Charges

USD

\$42.02

Previous Balance

102.97

**Payments** 

**New Charges** 

0.00

Adjustments

0.00

44.60

**TOTAL THIS INVOICE** 

USD USD

\$2.58 \$44.60

**New Account Balance** 

\$147.57

Other discounts may apply.

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

Payments not received by Aug 17, 2022 are subject to a late fee.



Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return **Invoice Number** this portion with your payment to FedE Please do not staple or fold. 7-837-84205 Please make check payable to FedEx.

Invoice Amount USD \$44.60

**Account Number** 

**Account Balance** USD \$147.57

Remittance Advice

Your payment is due by Aug 17, 2022

Payments not received by this date are subject to a late fee.

783784205800000

00000420280

0049943 01 AB 0.491 \*\*AUTO T8 0 1214 33071-732077 -C01-P49992-11 թերհեկինութինիլութիլինորկներնովիկինինիչն

ASTURIA CDD AP DEPT 210 N UNIVERSITY DR STE 702

CORAL SPRINGS FL 33071-7320





րհՈվիլիիկիր իրենկիրնով իրենցինորի որինդինությել է չույիկիչին

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

Invoice Number	Invoice Date	Account Number	Page
7-837-84205	Aug 02, 2022		2 of 2

**Other Charges Summary** 

	Invoice	Invoice	Original	Payments	Past Due		
	Number	Date	Amount	Applied/Credit	Amount	Rate	Charge
Late Fee	7-801-87708	06/28/22	43.06		43.06	6%	2.58

### **TOTAL THIS INVOICE**

USD

**USD** 

\$2.58

\$42.02

# FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jul 2	28, 2022	Cust. Ref.: ASTURIA	Ref.#2:		
Payor: Third Pa	rty	Ref.#3:			
<ul> <li>Fuel Surcharge -</li> <li>Distance Based F</li> </ul>	FedEx has applied a fuel surcharge of 20.5 Pricing, Zone 3	i0% to this shipment.	A CONTRACTOR OF THE CONTRACTOR		
Automation	INET	Sender	Redpient		
Tracking tD	777510627063	Anna Golovan-Cifelli	REDTREE LAN	ISCAPE	
Service Type	FedEx Standard Overnight	Inframark, LLC.	REDTREE LAN	IDSCAPE	
Package Type	FedEx Envelope	210 NUNIVERSITY DR	5532 AULD L/	ANE	
Zone	03	CORAL SPRINGS FL 33071 US	HOLIDAY FL 3	34690 U5	
Packages	1				
Rated Weight	N/A				
Delivered	Jul 29, 2022 10:01	Transportation Charge			33.37
Svc Area	A2	Fuel Surcharge			6.84
Signed by	K.KAREN	Third Party Billing			1.81
FedEx Use	000000000/211/_	Total Charge		USD	\$42.02
			Third Party Subtotal	USD	\$42.02

**Total FedEx Express** 

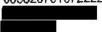
### FedEx®Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!



July 22, 2022 Invoice Number: Account Number: Security Code: Service At:

065826701072222



14575 PROMENADE PKWY ODESSA, FL 33556-2707

#### **Contact Us**

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

# Summary Services from 07/21/22 through 08/20/22 details on following pages

Previous Balance	249.25
Payments Received - Thank You	-249.25
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	4.01
Current Charges	\$250.20
YOUR AUTO PAY WILL BE PROCESS	SED 08/07/22
Total Due by Auto Pay	\$250.20

Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

# Spectrum-

4145 S. Falkenburg Rd Riverview, FL 33578-8652 7635 1610 NO RP 22 07222022 YNNYNN 01 001675 0007

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

**Auto Pay Notice** 

### **NEWS AND INFORMATION**

Telecommunications Relay Service (TRS)

The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services. (TRS) TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at

https://www.fcc.gov/consumers/guides/telecommunications-relayservice-trs, Please dial 711 to be connected to a TRS Center.

July 22, 2022

ASTURIA COMMUNITY DEVELOPMENT

Invoice Number:

065826701072222

Account Number:

Service At:

14575 PROMENADE PKWY ODESSA, FL 33556-2707

Total Due by Auto Pay

\$250.20

CHARTER COMMUNICATIONS PO BOX 7195 PASADENA, CA 91109-7195

PDPI թայանակիկների հրագույնի իկնդի Թիքգն



Page 2 of 4

July 22, 2022

Invoice Number: Account Number: Security Code:

ASTURIA COMMUNITY DEVELOPMENT

065826701072222



#### Contact Us

Visit us at SpectrumBusiness.net

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

7635 1610 NO RP 22 07222022 YNNYNN 01 001675 0007

Charge Details		
Previous Balance Payments Received - Thank You	07/09	249.25 -249.25
Remaining Balance	07700	\$0.00

Payments received after 07/22/22 will appear on your next bill.

Services from 07/21/22 through 08/20/	Services	from	07/21/22	through	08/20/2
---------------------------------------	----------	------	----------	---------	---------

Digital Adapter, Spectrum Business TV Basic, Spectrum Business TV Standard	108.85
The same of the sa	\$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 Modern	42.00
viodem	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		AL PERSON
Regional Sports Network F	ee	0.35
Broadcast TV Fee		21.00
Other Charges Total	i	\$21.35

21.00	Broadcast TV Fee
\$21.35	Other Charges Total
es	Taxes, Fees and Cha
0.73 3.28	Regulatory Cost Recovery F Federal Universal Service Fu
	Taxes, Fees and Charges To
\$250.20	Current Charges
\$250.20	Total Due by Auto Pay

### 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.

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

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.





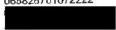


Page 3 of 4

July 22, 2022

ASTURIA COMMUNITY DEVELOPMENT 065826701072222

Invoice Number: Account Number: Security Code:



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/laxesandfees.

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 - If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

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



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Contact Us
Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249
7635 1610 NO RP 22 07222022 YNNYNN 01 001675 0007



Page 4 of 4

Invoice Number: Account Number: Security Code: July 22, 2022

ASTURIA COMMUNITY DEVELOPMENT 065826701072222 Spectrum Agenda Page 110 BUSINESS\*

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249
7635 1810 NO RP 22 07222022 YNNYNN 01 001675 0007



ASTURIA CDD			
DUKE ENERGY: VOO119			
	7/13/2022		
DATE			
INVOICE	071322 ACH		ACH 8/5
ACCOUNT NUMBER	SERVICE ADDRESS	Coding	6/8-7/8
910088416077	14826 RENAISSANCE AVE	543014-001-53100-5000	
910088394721	2995 LONG BOW WAY	543014-001-53100-5000	
910088416283	2781 LONG BOW WAY	543014-001-53100-5000	
910088392935	14575 PROMENADE PKWY IRR	543014-001-53100-5000	
910088415084	14807 RENAISSANCE AVE	543014-001-53100-5000	
910088394086	15301 AVILES PKY PUMP	543014-001-53100-5000	
910088393704	15381 AVILES PKWY	543014-001-53100-5000	
910088393316	15138 CARAVAN AVE	543014-001-53100-5000	
910088392745	15121 AVILES PKWY	543014-001-53100-5000	
910088392365	15233 RENAISSANCE AVE	543014-001-53100-5000	
910088415480	15246 CARAVAN AVE	543014-001-53100-5000	
910088394292	14700 TRAILS EDGE BLVD	543014-001-53100-5000	
	543014-001-53100-500	Total	\$
910088392555	14721 STATE ROAD 54	543013-001-53100-5000	5416.68
910088416465	0000 PROMENADE PKY LITE	543013-001-53100-5000	
910088415753	0000 AVILES PKY LITE	543013-001-53100-5000	1958.97
910088393514	000 AVILES PKY LITE PH2 A&B SL	543013-001-53100-5000	
910093555410	000 PROMENADE PY LITE	543013-001-53100-5000	
910088415282	15165 STATE ROAD 54	543013-001-53100-5000	241.74
Charles Translation	543013-001-53100-5000	Total	\$ 7,617.39
910088394937	14575 PROMENADE PKWY AMENITY CENTER	543079-001-53100-5000	
910088394523	14575 PROMENADE PKY POOL	543079-001-53100-5000	
balla salah salah	543079-001-53100-5000	Total	3
910088392175	14731 STATE ROAD 54	543063-001-53100-5000	
2327672757339	543063-001-53100-5000	Total	
		543014-001-53100-5000	
THE PERSON NAMED IN COLUMN 2 IS NOT THE OWNER.		543013-001-53100-5000	\$ 7,617.39
		543079-001-53100-5000	\$ 1 PART NO. 11 PART NO. 12 PA
THE RESERVE OF THE RE		543063-001-53100-5000	
		Total	\$ 7,617.39

Your Energy Bill

ASTURIA COMM DEV DISTRICT

Jul 13, 2022

Bill date For service Jun 8 - Jul 8

31 days

fb.def.duke.bils.20220712203330.99.afp-4369-000015936

LITE ASTURA PHIA SL

14721 STATE ROAD 54 LITE

Account number 9100 8839 2555

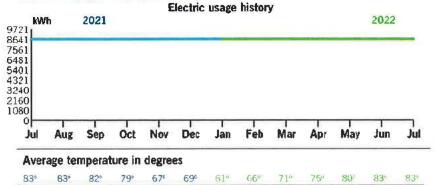
# Billing summary

Previous Amount Due	\$5,416.68
Payment Received Jul 01	-5,416.68
Current Lighting Charges	5,395.12
Taxes	21.56
Total Amount Due Aug 03	\$5,416,68



Thank you for your payment.

### Your usage snapshot



83°	83°	820	79"	670	690	61"	660	71"	751	80	83%	839
			Current	Month	Jul .	2021	12-M	lonth U	sage	Avg Mo	onthly (	Jsage
Electri	ic (kWh)		8,6	41	8,	641	1	03,692	2	1	3,641	
Avg. [	Daily (kW	h)	27	9	2	88		283				
12-m	onth usag	ge b	ased on	most re	cent h	istory						

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 60 days from the bill date will avoid a 1.0% late payment charge.

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



Account number 9100 8839 2555

\$5,416.68 by Aug 3

After 60 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

002195 000015938 վուլուվյանքնվիվիցուքնշուլովուինիոյելՍկովլիրյնի

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

# այլը) իս իլի ինի իր արգային իրին իրին իրին իրին իր





Outdoor Lighting		
Billing period Jun 08 - Jul 08		
Description	Quantity	Usage
Monticello Black TIII 3000K	1	17 kWh
SV MONTICELLO 9500L	176	8,624 kWh
Total	177	8,641 kWh

# Billing details - Lighting

Billing Period - Jun 08 to Jul 08	
Customer Charge	\$1.63
Energy Charge	
8,641.000 kWh @ 3.459c	298.90
Fuel Charge	
8,641.000 kWh @ 4.437c	383.40
Asset Securitization Charge	
8,641.000 kWh @ 0.065c	5.62
Fixture Charge	
Monticello Black TIII 3000K	17.49
SV MONTICELLO 9500L	2,215.84
Maintenance Charge	
Monticello Black TIII 3000K	1.39
SV MONTICELLO 9500L	323.84
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
177 Pole(s) @ \$12.130	2,147.01
Total Current Charges	\$5,395.12

**Billing details - Taxes** 

Total Taxes	\$21.56
Gross Receipts Tax	17.68
Regulatory Assessment Fee	\$3,88

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



0000 AVILES PKY LITE

31 days

fb.def.duke.bills.20220714214342,44.atp-6111-000018326

Account number 9100 8841 5753

### **Billing summary**

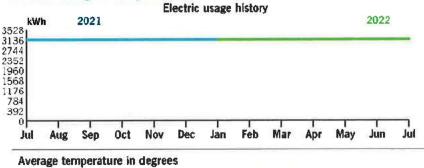
Previous Amount Due	\$1,958.97
Payment Received Jul 05	-1,958.97
Current Lighting Charges	1,951.13
Taxes	7.84
Total Amount Due Aug 05	\$1,958.97



LITE

Thank you for your payment.

### Your usage snapshot



830 830	82°	790	67°	690	610	66"	710	759	80%	83°	849
		Current	Month	Jul 2	2021	12-M	lonth U	sage	Avg Mo	onthly (	Isage
Electric (kWh	)	3,1	36	3,	136	3	37,632		:	3,136	
Avg. Daily (kl	Wh)	10	1	1	05		103				
12-month us	age l	pased on	most re	cent h	istory						

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 60 days from the bill date will avoid a 1.0% late payment charge.

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



Account number 9100 8841 5753

\$1,958.97 by Aug 5

After 60 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

003056 000018326 



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

# վլիմեկիլի իրկրկության անգինիների անգրինի ա





### duke-energy.com **RGY** 877.372.8477

# Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jun 14 - Jul 14		
Description	Quantity	Usage
SV MONTICELLO 9500L	64	3,136 kWh
Total	64	3,136 kWh

# Billing details - Lighting

Billing Period - Jun 14 to Jul 14	
Customer Charge	\$1.63
Energy Charge	
3,136.000 kWh @ 3,459c	108.48
Fuel Charge	
3,136.000 kWh @ 4.437c	139.14
Asset Securitization Charge	
3,136.000 kWh @ 0.065c	2.04
Fixture Charge	
SV MONTICELLO 9500L	805.76
Maintenance Charge	
SV MONTICELLO 9500L	117.76
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
64 Pole(s) @ \$12.130	776.32
Total Current Charges	\$1,951.13

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

Total Taxes	\$7.84
Gross Receipts Tax	6.44
Regulatory Assessment Fee	\$1.40



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# 30 days

# Service address

ASTURIA COMM DEV DISTRICT 15165 STATE ROAD 54

MONUMENT

Account number 9100 8841 5282

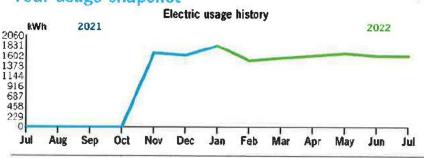
# Billing summary

Previous Amount Due	\$241.74
Payment Received Jul 01	-241.74
Current Electric Charges	235.53
Taxes	6.21
Total Amount Due Aug 03	\$241.74



Thank you for your payment,

### Your usage snapshot



#### Average temperature in degrees

830	83°	82°	79*	67°	69	610	66	719	750	80%	83°	83"
			Current	Month	Jul :	2021	12-N	lonth U	Isage	Avg Mo	onthly (	Jsage
Electr	ic (kWh)		1,6	13	7	0		14,692			1,224	
Avg. Daily (kWh)		h)	54	0		N/A			82			
12-m	onth usa	ge b	ased on	most re	cent h	story						

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 60 days from the bill date will avoid a 1.0% late payment charge.

այլուՄեսիկիինիմիիներինինիիորինինին

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



PO Box 1090

Duke Energy Return Mail

Charlotte, NC 28201-1090

9100 8841 5282

Account number

\$241.74 by Aug 3

After 60 days from bill date, a late charge will apply.

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

Amount enclosed

002193 000015938 Վորովոնիկին|իրովհրդլոխոինիոյկիկովլիգիկ



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





Current electric t	isage for meter number 2778	3179
Estimated reading Estimated previous	on Jul 1 reading on Jun 2	30390 - 28777
Energy Used		1,613 kWh
Billed kWh	1,613.000 kWh	

Your bill this month includes estimated usage and may be adjusted once the actual usage is obtained from the meter.

# Billing details - Electric

Billing Period - Jun O2 to Jul O1	
Meter - 2778179	
Customer Charge	\$15.47
Energy Charge	
1,613.000 kWh @ 8.652c	139.56
Fuel Charge	
1,613.000 kWh @ 4.787c	77.21
Asset Securitization Charge	
1,613.000 kWh @ 0.204c	3.29
Total Current Charges	\$235.53

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

Total Taxes	\$6.21
Gross Receipts Tax	6.04
Regulatory Assessment Fee	\$0.17



### IPFS CORPORATION

(IPFS) 400 NORTHRIDGE ROAD SUITE 450 ATLANTA, GA 30350 PHONE: (800)584-9969 - FAX: (770)225-2866 ACH PAYMENT FITERS

REFER TO THIS ACCOUNT NUMBER

ACCOUNT NO. IN ALL CORRESPONDENCE GAA-B96474

**DATE MAILED: 08/01/22** 

IF YOU HAVE ANY QUESTIONS, PLEASE CALL: (800)584-9969

INSURED ASTURIA COMMUNITY DEVELOPMENT DIST INFRAMARK 210 N UNIVERSITY DR STE 702 CORAL SPRINGS, FL 33071

ASTURIA COMMUNITY DEVELOPMENT DIST INFRAMARK 210 N UNIVERSITY DR STE 702 CORAL SPRINGS, FL 33071 AGENT EGIS INSURANCE & RISK ADVISORS 150 E PALMETTO PARK RD SUITE 705 BOCA RATON, FL 33432-4827

Subject: Loan Number GAA-B96474

### Dear ASTURIA COMMUNITY DEVELOPMENT DIST:

This letter is to remind you of an authorization to make payment to IPFS CORPORATION through your bank account.

Details regarding the transaction appear below:

Payment Amount: \$1,789.71

Transaction Fee: \$0.00 (Included in Payment Amount Above)

Date: 08/02/22 ABA: \*\*\*\*2152

Bank Account Number: \*\*\*\*\*\*\*\*1400

Drawn On: TRUIST BANK

We will withdraw this payment from your bank account. Please retain this letter for your records. This debit will be included in your bank account statement.

If you have any questions, please contact our Customer Service Department at (800)584-9969.

Make online payments or view account information at <a href="www.ipfs.com">www.ipfs.com</a>. Please use access code L99JNA2G to register (first time users).

ASTURIA CDD			
DUKE ENERGY: V00119			
DATE	8/11/2022		
INVOICE	081122 ACH		
			ACH 8/25
ACCOUNT NUMBER	SERVICE ADDRESS	Coding	7/2-8/2
910088416077	14826 RENAISSANCE AVE	543014-001-53100-5000	30.43
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	30.43
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	\$ 365.04
910088392555	14721 STATE ROAD 54	543013-001-53100-5000	
910088416465	0000 PROMENADE PKY LITE	543013-001-53100-5000	293.47
910088415753	0000 AVILES PKY LITE	543013-001-53100-5000	
910088393514	000 AVILES PKY LITE PH2 A&B SL	543013-001-53100-5000	2509.45
910093555410	000 PROMENADE PY LITE	543013-001-53100-5000	99.06
910088415282	15165 STATE ROAD 54	543013-001-53100-5000	
	543013-001-53100-5000	Total	\$ 2,901.98
910088394937	14575 PROMENADE PKWY AMENITY CENTER	543079-001-53100-5000	1575.86
910088394523	14575 PROMENADE PKY POOL	543079-001-53100-5000	851.12
	543079-001-53100-5000	Total	\$ 2,426.98
910088392175	14731 STATE ROAD 54	543063-001-53100-5000	30.74
	543063-001-53100-5000	Total	\$ 30.74
		543014-001-53100-5000	\$ 365.04
		543013-001-53100-5000	\$ 2,901.98
		543079-001-53100-5000	\$ 2,426.98
		543063-001-53100-5000	\$ 30.74
		Total	\$ 5,724.74

Service address ASTURIA COMM DEV DISTRICT 14826 RENAISSANCE AVE

Bill date Aug 4, 2022 For service Jul 2 - Aug 2

Account number 9100 8841 6077

32 days

**Billing summary** 

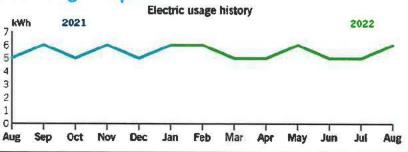
Total Amount Due Aug 25	\$30.43
Taxes	0.43
Current Electric Charges	30.00
Payment Received Jul 27	-30.42
Previous Amount Due	\$30.42

IRRIGATION

Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 9%, Purchased Power 10%, Gas 78%, Oil 0%, Nuclear 0%, Solar 3% (For prior 12 months ending June 30, 2022).

### Your usage snapshot



### Average temperature in degrees

82"	190	6/0	69"	P1.	900	1.10	× 90	80.	83"	84"	870
		Current	Month	Aug	2021	12-N	lonth L	Isage	Avg Mo	onthly	Usage
Electric (kWh)		6			5		66			6	
Avg. Daily (kW	h)	0			0		0				
12-month usag	ge b	based on	most re	cent h	istory						

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 60 days from the bill date will avoid a 1.0% late payment charge.

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



Account number 9100 8841 6077

Duke Energy Return Mail PO Box 1090 Charlotte, NC 28201-1090 \$30.43 by Aug 25

> Add here, to help others with a contribution to Share the Light

**Amount enclosed** 

After 60 days from bill date, a

late charge will apply.

հվիլիլինի իրելինութենիլիլիլիցինդերգրիկնի

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

001227 000000010







### We're here for you

Report an emergency

Electric outage duke-energy.com/outages

800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing

Automatically from your bank account

Speedpay (fee applies)

800.700.8744 P.O. Box 1094

By mail payable to Duke Energy

Charlotte, NC 28201-1094

duke-energy.com/pay-now

duke-energy.com/automatic-draft

In person

duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing

Home

duke-energy.com/paperless duke-energy.com/manage-home

Business duke-energy.com/manage-bus

General questions or concerns

Online

duke-energy.com

Home: Mon - Fri (7 a.m. to 7 p.m.)

800.700.8744

publicas: Mon Th () diffictor

Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477

For hearing impaired TDD/TTY

711

International

1.407.629.1010

Call before you dig

Call

800.432.4770 or 811

Check utility rates

Check rates and charges

duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042

St Petersburg, FL 33733

#### important to know

Your next meter reading on or after: Sep 1

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$14 after 7 p.m. or on the weekends.

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

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

### When you pay by check

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

#### Asset Securitization Charge

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

#### Medical Essential Program

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

#### **Special Needs Customers**

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

### Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744. 62



Current electric usa	ge for meter number 44589	98
Actual reading on Au	g 2	116
Previous reading on J	ul 2	- 110
Energy Used		6 kWh
Billed kWh	6.000 kWh	

### Billing details - Electric

Billing Period - Jul 02 to Aug 02	
Meter - 4458998	
Customer Charge	\$15.47
Energy Charge	
6.000 kWh @ 8.652c	0.52
Fuel Charge	
6.000 kWh @ 4.787c	0.29
Asset Securitization Charge	
6.000 kWh @ 0.204c	0.01
Minimum Bill Adjustment	13.71
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

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

Total Taxes	\$0.43
Gross Receipts Tax	0.42
Regulatory Assessment Fee	\$0.01



Account number 9100 8839 4721

IRRIGATION

### Billing summary

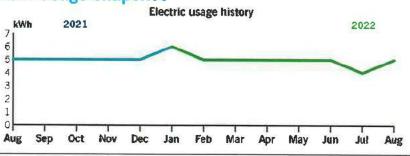
Previous Amount Due	\$30.42
Payment Received Jul 27	-30.42
Current Electric Charges	30.00
Taxes	0.42
Total Amount Due Aug 25	\$30.42

Thank you for your payment.

Your Energy Bill

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 9%, Purchased Power 10%, Gas 78%, Oll 0%, Nuclear 0%, Solar 3% (For prior 12 months ending June 30, 2022).

# Your usage snapshot



#### Average temperature in degrees

03' 62'	190	6/2	590	617	500	110	150	800	839	849	870
		Current	Month	Aug	2021	12-M	onth L	Isage	Avg Mo	onthly l	Jsage
Electric (kWh)		5			5		60			5	
Avg. Daily (kW	h)	0			0		0				
12-month usag	ge t	pased on	most re	cent h	istory						

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 60 days from the bill date will avoid a 1.0% late payment charge.

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



Account number 9100 8839 4721

Duke Energy Return Mail PO Box 1090 Charlotte, NC 28201-1090 by Aug 25

After 60 days from bill date, a late charge will apply.

001229 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

\$30.42

Amount enclosed

# Նիկիքըինիթի լիգուլեկցիլյիլոցելները լինկել



200160856385

Report an emergency

We're here for you

Electric outage duke-energy.com/outages

800.228.8485

Convenient ways to pay your bill

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

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

800.700.8744 By mail payable to Duke Energy P.O. Box 1094

Charlotte, NC 28201-1094

In person duke-energy.com/location

Help managing your account (not applicable for all customers)

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For hearing impaired TDD/TTY 711

International 1.407.629.1010

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Current electric usage for meter number 4459024							
Actual reading on Aug Previous reading on Ju		108 - 103					
Energy Used		5 kWh					
Billed kWh	5.000 kWh						

# Billing details - Electric

Billing Period - Jul 02 to Aug 02	
Meter - 4459024	
Customer Charge	\$15.47
Energy Charge	
5.000 kWh @ 8.652c	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
Total Current Charges	\$30.0

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

Total Taxes	\$0.42
Gross Receipts Tax	0.41
Regulatory Assessment Fee	\$0.01



Service address

IRRIGATION

ASTURIA COMM DEV DISTRICT 2781 LONG BOW WAY

Bill date Aug 4, 2022

For service Jul 2 - Aug 2

32 days

Account number 9100 8841 6283

# **Billing summary**

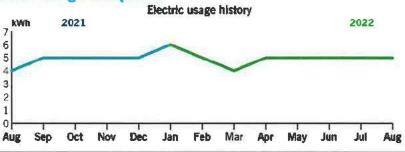
Total Amount Due Aug 25	\$30.42
Taxes	0.42
Current Electric Charges	30.00
Payment Received Jul 27	-30.42
Previous Amount Due	\$30.42



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 9%, Purchased Power 10%, Gas 78%, Oil 0%, Nuclear 0%, Solar 3% (For prior 12 months ending June 30, 2022).

### Your usage snapshot



### Average temperature in degrees

85°	82°	19	6/0	69"	OL	900	MI	700	80"	85°	849	8/*
			Current	Month	Aug	2021	12-N	onth L	Jsage	Avg Mo	onthly	Usage
Electri	c (kWh)		5			4		60			5	
Avg. [	Daily (kW	h)	0			0		0				
12-m	onth usag	ge b	ased on	most re	cent h	istory						

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 60 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.



PO Box 1090

Account number 9100 8841 6283

\$30.42 by Aug 25

After 60 days from bill date, a late charge will apply.

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

**Amount enclosed** 

նինիլիրիներ || իրալենիլիրինիրիների

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

001225 000000010

Duke Energy Return Mail

Charlotte, NC 28201-1090

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



### We're here for you

### Report an emergency

Electric outage

duke-energy.com/outages

800.228.8485

### Convenient ways to pay your bill

By mail payable to Duke Energy

Online

Automatically from your bank account

Speedpay (fee applies)

duke-energy.com/automatic-draft

duke-energy.com/pay-now

duke-energy.com/billing

800,700,8744

P.O. Box 1094

Charlotte, NC 28201-1094

In person

duke-energy.com/location

### Help managing your account (not applicable for all customers)

Register for free paperless billing

Home

duke-energy.com/paperless

duke-energy.com/manage-home

**Business** 

duke-energy.com/manage-bus

#### General questions or concerns

Online

duke-energy.com

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800.700.8744

Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477

For hearing impaired TDD/TTY

711

International

1.407.629.1010

### Call before you dig

Call

800.432.4770 or 811

#### Check utility rates

Check rates and charges

duke-energy.com/rates

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P.O. Box 14042

St Petersburg, FL 33733

#### Important to know

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#### Medical Essential Program

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duke-energy.com 877.372.8477

Your usage snapshot - Continued

Current electric usage for meter number 4459002							
Actual reading on Aug Previous reading on J	•	106 - 101					
Energy Used		5 kWh					
Billed kWh	5.000 kWh						

### Billing details - Electric

Billing Period - Jul 02 to Aug 02		
Meter - 4459002		
Customer Charge	\$15.47	
Energy Charge		
5.000 kWh @ 8.652c	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	
Total Current Charges	\$30.	O

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

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

Total Taxes	\$0.42
Gross Receipts Tax	0.41
Regulatory Assessment Fee	\$0.01



Service address

ASTURIA COMM DEV DISTRICT 14575 PROMENADE PKWY IRRIGATION

Bill date Aug 4, 2022 For service Jul 2 - Aug 2

32 days

Account number 9100 8839 2935

### Billing summary

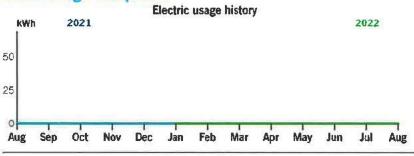
Previous Amount Due	\$30.41
Payment Received Jul 27	-30.41
Current Electric Charges	30.00
Taxes	0.41
Total Amount Due Aug 25	\$30.41



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 9%, Purchased Power 10%, Gas 78%. Oil 0%, Nuclear 0%, Solar 3% (For prior 12 months ending June 30, 2022).

## Your usage snapshot



### Average temperature in degrees

65.	92	13.	6/-	69.	CT	00.	71-	10.	Oft.	03.	04	01-
			Current	Month	Aug	2021	12-N	lonth L	sage	Avg Mo	nthly (	isage
Electr	ic (k₩h)		0			0		N/A			0	
Avg. I	Daily (kWl	h)	0			0		N/A				
12-m	onth usag	ge b	ased on	most re	cent h	istory						

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- հիմիլիրիվեֆորվիթուրեմիդիրիրը իրևերթորհվեր

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



PO Box 1090

Account number 9100 8839 2935

\$30.41 by Aug 25

After 60 days from bill date, a late charge will apply.

Charlotte, NC 28201-1090

Duke Energy Return Mail

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

Charlotte, NC 28201-1094

**Amount enclosed** 

001223 000000010

**Duke Energy Payment Processing** PO Box 1094

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





### We're here for you

Report an emergency

duke-energy.com/outages Electric outage

800.228.8485

800.700.8744

Convenient ways to pay your bill

Online duke-energy.com/billing

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

Speedpay (fee applies)

By mail payable to Duke Energy P.O. Box 1094 Charlotte, NC 28201-1094

duke-energy.com/location In person

**Help managing your account** (not applicable for all customers)

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duke-energy.com/paperless duke-energy.com/manage-home duke-energy.com/manage-bus

duke-energy.com/pay-now

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Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477

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1.407.629.1010 International

Call before you dig

800.432.4770 or 811 Call

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P.O. Box 14042

St Petersburg, FL 33733

#### Important to know

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Current electric usa	ge for meter number 445994	2
Actual reading on Aug Previous reading on J		0 -0
Energy Used		0 kWh
Billed kWh	0.000 kWh	

### Billing details - Electric

Billing Period - Jul 02 to Aug 02	E
Meter - 4459942	
Customer Charge	\$15.47
Minimum Bill Adjustment	14.53
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

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

Total Taxes	\$0.41
Gross Receipts Tax	0.40
Regulatory Assessment Fee	\$0.01

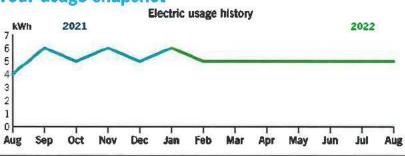


Account number 9100 8841 5084

# **Billing summary**

Total Amount Due Aug 25	\$30.42
Taxes	0.42
Current Electric Charges	30.00
Payment Received Jul 27	-30.42
Previous Amount Due	\$30.42

# Your usage snapshot



#### Average temperature in degrees

83°	820	/90	PA	690	er.	PP	110	75°	80,	830	840	87
		ı	Current	Month	Aug	2021	12-M	onth L	sage	Avg Mo	onthly (	Isage
Electric	(kWh)		5		41	4		63			5	
Avg. Da	ily (kWh	1)	0			0		0				
12-mor	ith usag	e ba	ased on	most re	cent h	istory						

\$

IRRIGATION

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Account number 9100 8841 5084

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

001209 000000010

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

\$30.42 by Aug 25 After 60 days from bill date, a late charge will apply.

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

**Amount enclosed** 

# Նիքիլիլիվնիգովիգալև Սոյքոլիր վեղ Ագրգլիկին





200160856387

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Report an emergency

Electric outage duke-energy.com/outages

800.228.8485

Convenient ways to pay your bill

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

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duke-energy.com/pay-now

In person duke-energy.com/location

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

duke-energy.com/manage-bus

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### duke-energy.com 877.372.8477

Your usage snapshot - Continued

Current electric usa	ge for meter number 35938	67
Actual reading on Aug Previous reading on J		157 - 152
Energy Used		5 kWh
Billed kWh	5.000 kWh	

### Billing details - Electric

Billing Period - Jul 02 to Aug 02	
Meter - 3593867	
Customer Charge	\$15.47
Energy Charge	
5.000 kWh @ 8.652c	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
Total Current Charges	\$30.0

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

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

Total Taxes	\$0.42
Gross Receipts Tax	0.41
Regulatory Assessment Fee	\$0.01



#### Service address

ASTURIA COMM DEV DISTRICT 15301 AVILES PKWY PUMP IRRIGATION

Your Energy Bill

Bill date Aug 4, 2022 For service Jul 2 - Aug 2

Account number 9100 8839 4086

32 days

**Billing summary** 

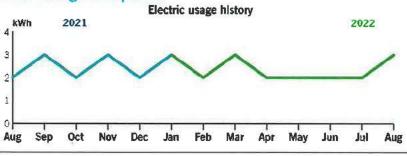
Previous Amount Due	\$30.41
Payment Received Jul 27	-30.41
Current Electric Charges	30.00
Taxes	0.42
Total Amount Due Aug 25	\$30.42

\$

Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 9%, Purchased Power 10%, Gas 78%, Oil O%, Nuclear O%, Solar 3% (For prior 12 months ending June 30, 2022).

Your usage snapshot



Average temperature in degrees

62, 62,	19.	67*	63.	01.	00.	71	70"	SJ	23°	84	0/"
		Current	Month	Aug	2021	12-N	lonth L	sage	Avg Mo	nthly (	Jsage
Electric (kWh)		3		ě	2		29			2	
Avg. Daily (kW	/h)	C	ı		0		0				
12-month usa	ige t	pased on	most re	cent h	istory						

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 60 days from the bill date will avoid a 1.0% late payment charge.

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



Account number 9100 8839 4086

\$30.42 by Aug 25 After 60 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** 

001215 000000010

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

# ՖիժՈլվլլիվաիգիվիկութին/իլիլ<sub>ել</sub>իլոյին։Ապոդիկ/ին։





### We're here for you

Report an emergency

Electric outage duke-energy.com/outages

800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing

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

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

800.700.8744

By mail payable to Duke Energy P.O. Box 1094

Charlotte, NC 28201-1094

In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing

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

duke-energy.com/manage-bus

General questions or concerns

Online duke-energy.com

Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744

Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477

For hearing impaired TDD/TTY 711

International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042

St Petersburg, FL 33733

### Important to know

Your next meter reading on or after: Sep 1

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$14 after 7 p.m. or on the weekends.

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

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

### When you pay by check

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

#### **Asset Securitization Charge**

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

#### Medical Essential Program

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

#### Special Needs Customers

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

#### Para nuestros clientes que hablan Español

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





Current electric usage for meter number 8323070				
Actual reading on Aug Previous reading on J		5 - 2		
Energy Used		3 kWh		
Billed kWh	3.000 kWh			

# Billing details - Electric

Billing Period - Jul 02 to Aug 02					
Meter - 8323070					
Customer Charge	\$15.47				
Energy Charge					
3.000 kWh @ 8.652c	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				
Total Current Charges	\$30,00				

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

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

Total Taxes	\$0.42
Gross Receipts Tax	0.41
Regulatory Assessment Fee	\$0.01



duke-energy.com 877.372.8477

Service address

ASTURIA COMM DEV DISTRICT 15381 AVILES PKWY PUMP IRRIGATION

Bill date Aug 4, 2022 For service Jul 2 - Aug 2

Account number 9100 8839 3704

32 days

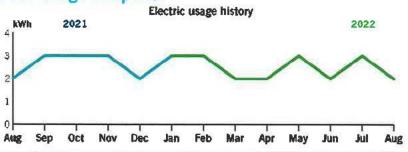
# Billing summary

Total Amount Due Aug 25	\$30.41
Taxes	0.41
Current Electric Charges	30.00
Payment Received Jul 27	-30.42
Previous Amount Due	\$30.42

Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 9%, Purchased Power 10%, Gas 78%, Oil O%, Nuclear O%, Solar 3% (For prior 12 months ending June 30, 2022).

### Your usage snapshot



#### Average temperature in degrees

03 0	75	7	0.7	63	0.2	60.	11.	15.	00	000	040	87
		Cı	rrent	Month	Aug	2021	12-N	lonth L	sage	Avg Mo	nthly !	Usage
Electric (	kWh)		2			2		31			3	
Avg. Dail	y (kWh)		0			0		0				
12-mont	h usage	bas	ed on	most re	cent h	istory						

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 60 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

> Add here, to help others with a contribution to Share the Light

\$30.41

by Aug 25

After 60 days from bill date, a late charge will apply.

**Amount enclosed** 

# հիմիլիիկոր||կայինիլիլիրիկերույիին

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

001219 000000010





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Electric outage

duke-energy.com/outages

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Speedpay (fee applies)

duke-energy.com/automatic-draft

duke-energy.com/pay-now 800.700.8744

By mail payable to Duke Energy

P.O. Box 1094

Charlotte, NC 28201-1094

In person

duke-energy.com/location

Help managing your account (not applicable for all customers)

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Home **Business**  duke-energy.com/paperless duke-energy.com/manage-home

duke-energy.com/manage-bus

General questions or concerns

Online

duke-energy.com

Home: Mon - Fri (7 a.m. to 7 p.m.)

800.700.8744

Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477

For hearing impaired TDD/TTY

711

International

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Call before you dig

Call

800.432.4770 or 811

Check utility rates

Check rates and charges

duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042

St Petersburg, FL 33733

#### Important to know

Your next meter reading on or after: Sep 1

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$14 after 7 p.m. or on the weekends.

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

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

#### When you pay by check

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

#### **Asset Securitization Charge**

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

#### Medical Essential Program

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

### Special Needs Customers

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

Para nuestros clientes que hablan Español

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



Current electric usa	ge for meter number 90510	6
Actual reading on Au	g 2	128
Previous reading on J	ul 2	- 126
Energy Used		2 kWh
Billed kWh	2,000 kWh	

# Billing details - Electric

Billing Period - Jul 02 to Aug 02	
Meter - 905106	
Customer Charge	\$15.47
Energy Charge	
2.000 kWh @ 8.652c	0.18
Fuel Charge	
2.000 kWh @ 4.787c	0.10
Minimum Bill Adjustment	14.25
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

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

Total Taxes	\$0.41
Gross Receipts Tax	0.40
Regulatory Assessment Fee	\$0.01



Service address

IRRIGATION

15138 CARAVAN AVE

Bill date

Aug 4, 2022 For service Jul 2 - Aug 2

Account number 9100 8839 3316

32 days

b.def.duke.bills.20220803211605.94.afp-2441-000000010

# **Billing summary**

Previous Amount Due	\$30.42
Payment Received Jul 27	-30.42
Current Electric Charges	30.00
Taxes	0.43
Total Amount Due Aug 25	\$30.43

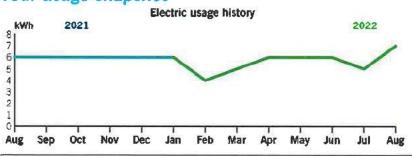
Thank you for your payment.

Your Energy Bill

ASTURIA COMM DEV DISTRICT

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 9%, Purchased Power 10%, Gas 78%, Oil 0%, Nuclear 0%, Solar 3% (For prior 12 months ending June 30, 2022).

# Your usage snapshot



#### Average temperature in degrees

830	82°	79°	67°	69°	610	66%	71c	750	800	834	840	870
		- (	Current	Month	Aug	2021	12-M	onth L	sage	Avg Mo	onthly (	Jsage
Electri	ic (kWh)		7			6		69			6	
Avg. C	Daily (kW	h)	0			0		0				
-	onth usas		ased on	most re	cent hi	istory		ñ				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 60 days from the bill date will avoid a 1.0% late payment charge.

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



Account number 9100 8839 3316

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

\$30.43 by Aug 25

> Add here, to help others with a contribution to Share the Light

After 60 days from bill date, a

late charge will apply.

**Amount enclosed** 

001221 000000010

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

# Ֆիժ<u>իլիլի խիզմիի</u>գոյեւկցիլիլոյեցներոյիկին



200160856380



### We're here for you

Report an emergency

Electric outage

duke-energy.com/outages

800.228.8485

Convenient ways to pay your bill

**Online** 

Automatically from your bank account

Speedpay (fee applies)

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800.700.8744

By mail payable to Duke Energy P.O. Box 1094

Charlotte, NC 28201-1094

In person

duke-energy.com/location

**Help managing your account** (not applicable for all customers)

Register for free paperless billing

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

General questions or concerns

Online

Home: Mon - Fri (7 a.m. to 7 p.m.)

Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477

For hearing impaired TDD/TTY

International

duke-energy.com

800,700,8744

711

1.407.629.1010

Call before you dig

Call

800.432.4770 or 811

Check utility rates

Check rates and charges

duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042

St Petersburg, FL 33733

### Important to know

Your next meter reading on or after: Sep 1

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$14 after 7 p.m. or on the weekends.

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

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

#### When you pay by check

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

#### **Asset Securitization Charge**

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

#### Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800,700,8744 or visit dukeenergy.com/home/billing/special-assistance/ medically-essential.

#### **Special Needs Customers**

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

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800,700,8744.



Current electric usas	ge for meter number 33477	08
Actual reading on Aug Previous reading on Ju	•	171 - 164
Energy Used		7 kWh
Billed kWh	7.000 kWh	

# Billing details - Electric

Billing Period - Jul 02 to Aug 02	<u> </u>	
Meter - 3347708		
Customer Charge	\$15.47	
Energy Charge		
7.000 kWh @ 8 <sub>e</sub> 652c	0.61	
Fuel Charge		
7.000 kWh @ 4.787c	0.34	
Asset Securitization Charge		
7.000 kWh @ 0.204c	0.01	
Minimum Bill Adjustment	13.57	
Total Current Charges		\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

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

Gross Receipts Tax	0.42
Total Taxes	\$0.43



PUMP IRRIGATION

### Account number 9100 8839 2745

# Billing summary

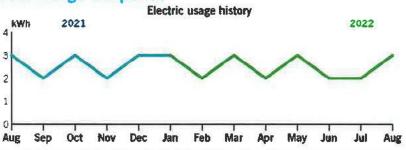
Total Amount Due Aug 25	\$30.42
Taxes	0.42
Current Electric Charges	30.00
Payment Received Jul 27	-30.41
Previous Amount Due	\$30.41

\$

Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 9%, Purchased Power 10%, Gas 78%, Oil 0%, Nuclear 0%, Solar 3% (For prior 12 months ending June 30, 2022).

### Your usage snapshot



#### Average temperature in degrees

83°	82°	79°	67°	69°	610	660	27.0	75"	SO	830	840	872
			Current	Month	Aug	2021	12-W	lonth L	sage	Avg Mo	nthly	Usage
Electr	ic (kWh)	ĺ	3		1	3		30			3	
Avg.	Daily (kW	h)	0			0		0				
12-m	onth usag	ge ba	sed on	most re	cent h	istory						

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 60 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.



PO Box 1090

Account number 9100 8839 2745

\$30.42 by Aug 25 After 60 days from bill date, a late charge will apply.

001203 000000010

Duke Energy Return Mail

Charlotte, NC 28201-1090

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** 

# Հվակիլիլինիրարի արդերարի արդինինինը





200160856378

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800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing

Automatically from your bank account

Speedpay (fee applies)

duke-energy.com/automatic-draft

duke-energy.com/pay-now 800.700.8744

By mail payable to Duke Energy P.O. Box 1094

Charlotte, NC 28201-1094

duke-energy.com/location in person

Help managing your account (not applicable for all customers)

Register for free paperless billing

Home **Business**  duke-energy.com/paperless duke-energy.com/manage-home

duke-energy.com/manage-bus

General questions or concerns

Online

duke-energy.com

Home: Mon - Fri (7 a.m. to 7 p.m.)

800.700.8744

Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477

For hearing impaired TDD/TTY

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International

1.407.629.1010

Call before you dig

Call

Check utility rates

Check rates and charges

800.432.4770 or 811

duke-energy.com/rates

**Correspond with Duke Energy** (not for payment)

P.O. Box 14042

St Petersburg, FL 33733

### Important to know

Your next meter reading on or after: Sep 1

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$14 after 7 p.m. or on the weekends.

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

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

#### When you pay by check

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

#### **Asset Securitization Charge**

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

#### **Medical Essential Program**

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

#### **Special Needs Customers**

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

Para nuestros clientes que hablan Español



Current electric usa	ge for meter number 44569	57
Actual reading on Aug Previous reading on J		54 - 51
Energy Used		3 kWh
Billed kWh	3.000 kWh	

# **Billing details - Electric**

Billing Period - Jul O2 to Aug O2		
Meter - 4456967		
Customer Charge	\$15.47	
Energy Charge		
3.000 kWh @ 8.652c	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	
Total Current Charges \$.		

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, tuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

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

Total Taxes	\$0.42
Gross Receipts Tax	0.41
Regulatory Assessment Fee	\$0.01



**IRRIGATION** 

Account number 9100 8839 2365

Agenda Page 147 Page 1 of 3

For service Jul 2 - Aug 2

32 days

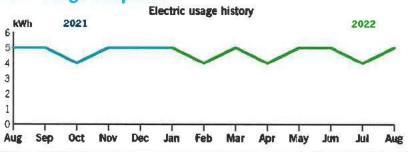
# **Billing summary**

Total Amount Due Aug 25	\$30.42
Taxes	0.42
Current Electric Charges	30.00
Payment Received Jul 27	-30.42
Previous Amount Due	\$30.42

Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 9%, Purchased Power 10%, Gas 78%, Oil O%, Nuclear O%, Solar 3% (For prior 12 months ending June 30, 2022).

# Your usage snapshot



#### Average temperature in degrees

970

Current Month	Aug 2021	12-Month Usage	Avg Monthly Usage
5	5	56	5
0	0	o	
•	5 0	Current Month         Aug 2021           5         5           0         0	

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 60 days from the bill date will avoid a 1.0% late payment charge.

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



Account number 9100 8839 2365

Duke Energy Return Mail PO Box 1090 Charlotte, NC 28201-1090 \$30.42 by Aug 25

Add here, to help others with a

After 60 days from bill date, a late charge will apply.

**Amount enclosed** contribution to Share the Light

հիժիլիլիվնիցվիցալենցիլիլիըընցնորդիկին

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

001205 000000010

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



# We're here for you

#### Report an emergency

Electric outage

duke-energy.com/outages

800.228.8485

### Convenient ways to pay your bill

Online

duke-energy.com/billing

Automatically from your bank account

duke-energy.com/automatic-draft

Speedpay (fee applies)

duke-energy.com/pay-now 800.700.8744

By mail payable to Duke Energy

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In person

duke-energy.com/location

### **Help managing your account** (not applicable for all customers)

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duke-energy.com/paperless

Home

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**Business** 

duke-energy.com/manage-bus

### General questions or concerns

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duke-energy.com

Home: Mon - Fri (7 a.m. to 7 p.m.)

800.700.8744

Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477

For hearing impaired TDD/TTY

711

International

1,407,629,1010

# Call before you dig

Call

# Check utility rates

Check rates and charges

800.432.4770 or 811 duke-energy.com/rates

### Correspond with Duke Energy (not for payment)

P.O. Box 14042

St Petersburg, FL 33733

### Important to know

# Your next meter reading on or after: Sep 1

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$14 after 7 p.m. or on the weekends.

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

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

### When you pay by check

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

# **Asset Securitization Charge**

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

#### Medical Essential Program

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

#### **Special Needs Customers**

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

#### Para nuestros clientes que hablan Español



Current electric usa	ge for meter number 351436	53
Actual reading on Aug Previous reading on J	-	173 - 168
Energy Used		5 kWh
Billed kWh	5.000 kWh	_

# Billing details - Electric

Billing Period - Jul 02 to Aug 02	
Meter - 3514363	
Customer Charge	\$15.47
Energy Charge	
5.000 kWh @ 8.652c	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
Total Current Charges	\$30.0

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

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

Total Taxes	\$0.42
Gross Receipts Tax	0.41
Regulatory Assessment Fee	\$0.01





duke-energy.com 877.372.8477

# Your Energy Bill

Agenda Page 150 Page 1 of 3

Service address

Bill date

Aug 4, 2022

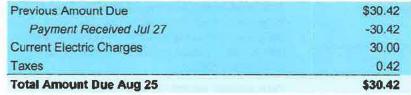
ASTURIA COMM DEV DISTRICT 15246 CARAVAN AVE IRRIGATION

For service Jul 2 - Aug 2

32 days

Account number 9100 8841 5480

# Billing summary

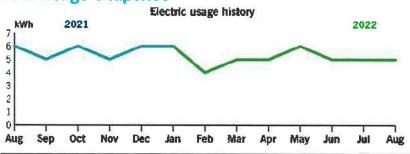




Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 9%, Purchased Power 10%, Gas 78%, Oil O%, Nuclear O%, Solar 3% (For prior 12 months ending June 30, 2022).

# Your usage snapshot



#### Average temperature in degrees

830	826	790	67°	69°	61º	66°	710	759	800	830	840	87°
			Current	Month	Aug	2021	12-M	onth (	Jsage	Avg Mo	nthiy	Usage
Electri	ic (kWh)		5			6		63			5	
Avg. [	Daily (kW	h)	0			0		0				
12-m	onth usag	ge ba	ased on	most re	cent h	istory						

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 60 days from the bill date will avoid a 1.0% late payment charge.

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



Account number 9100 8841 5480

Duke Energy Return Mail

\$30.42 After 60 days from bill date, a late charge will apply. by Aug 25

PO Box 1090 Charlotte, NC 28201-1090

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

**Amount enclosed** 

001207 000000010

ՖիՍիլիլի իկաթվիցութեմիցիլիցին ինկացինինց **Duke Energy Payment Processing** 

ASTURIA COMM DEV DISTRICT 210 N UNIVERSITY DR STE 702 CORAL SPRINGS FL 33071-7320 PO Box 1094 Charlotte, NC 28201-1094



200160856388



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duke-energy.com/pay-now 800.700.8744

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Charlotte, NC 28201-1094

duke-energy.com/location

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800,432,4770 or 811

Check utility rates

Check rates and charges

duke-energy.com/rates

**Correspond with Duke Energy** (not for payment)

P.O. Box 14042

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### Important to know

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### **Asset Securitization Charge**

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#### Medical Essential Program

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#### Special Needs Customers

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#### Para nuestros clientes que hablan Español



Current electric usage for meter number 4320628				
Actual reading on Aug Previous reading on Ju	•	161 - 156		
Energy Used		5 kWh		
Billed kWh	5.000 kWh			

# Billing details - Electric

Billing Period - Jul 02 to Aug 02		
Meter - 4320628		
Customer Charge	\$15.47	
Energy Charge		
5.000 kWh @ 8.652c	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	
Total Current Charges		\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

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

Total Taxes	\$0.42
Gross Receipts Tax	0.41
Regulatory Assessment Fee	\$0.01



Account number 9100 8839 4292

# **Billing summary**

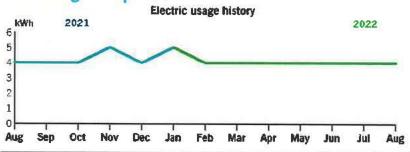
Total Amount Due Aug 25	\$30.42
Taxes	0.42
Current Electric Charges	30.00
Payment Received Jul 27	-30.42
Previous Amount Due	\$30.42

IRRIGATION

Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 9%, Purchased Power 10%, Gas 78%, Oil 0%, Nuclear 0%, Solar 3% (For prior 12 months ending June 30, 2022).

# Your usage snapshot



### Average temperature in degrees

830	82°	79º	670	69°	610	65°	710	75°	80%	830	84°	870
		3	Current	Month	Aug	2021	12-N	ionth U	sage	Avg Mo	mthly (	Jsage
Electric	(kWh)		4		9	4		50			4	
Avg. D	aily (kW	h)	0			0		0				
12-mo	nth usas	ze b	ased on	most re	cent h	story						

85	82°	190	670	690	610	65"	250	75°	800	83%	840	87%
		3	Current	Month	Aug	2021	12-N	ionth L	sage	Avg Mo	onthly (	Jsage
Electr	ic (kWh)		4		8	4		50			4	
Avg. [	Daily (kW	h)	0			0		0				
12-m	onth usag	ge b	ased on	most re	cent h	story						

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 60 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.



PO Box 1090

Account number 9100 8839 4292

\$30.42 by Aug 25 After 60 days from bill date, a late charge will apply.

001217 0000000010

Duke Energy Return Mail

Charlotte, NC 28201-1090

ASTURIA COMM DEV DISTRICT 210 N UNIVERSITY DR STE 702

CORAL SPRINGS FL 33071-7320

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Amount enclosed

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Speedpay (fee applies)

duke-energy.com/automatic-draft

duke-energy.com/pay-now

800.700.8744

P.O. Box 1094 By mail payable to Duke Energy

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duke-energy.com/location In person

Help managing your account (not applicable for all customers)

Register for free paperless billing

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duke-energy.com/manage-home

duke-energy.com/manage-bus **Business** 

General questions or concerns

Online

duke-energy.com

Home: Mon - Fri (7 a.m. to 7 p.m.)

800.700.8744

Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477

For hearing impaired TDD/TTY

711

International

1.407.629.1010

Call before you dig

Call

Check utility rates

Check rates and charges

duke-energy.com/rates

800.432.4770 or 811

Correspond with Duke Energy (not for payment)

P.O. Box 14042

St Petersburg, FL 33733

### Important to know

# Your next meter reading on or after: Sep 1

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

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#### When you pay by check

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# Asset Securitization Charge

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

#### Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800,700,8744 or visit dukeenergy.com/home/billing/special-assistance/ medically-essential.

#### **Special Needs Customers**

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

# Para nuestros clientes que hablan Español



Current electric usa	ge for meter number 445613	32
Actual reading on Aug Previous reading on J		90 - 86
Energy Used		4 kWh
Billed kWh	4,000 kWh	

# Billing details - Electric

Billing Perlod - Jul 02 to Aug 02	
Meter - 4456132	
Customer Charge	\$15.47
Energy Charge	
4.000 kWh @ 8.652c	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
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

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

Total Taxes	\$0.42
Gross Receipts Tax	0.41
Regulatory Assessment Fee	\$0.01



duke-energy.com 877.372.8477

# Your Energy Bill

Agenda Page 156 Page 1 of 3

Service address

Bill date

Account number 9100 8841 6465

Aug 3, 2022

ASTURIA COMM DEV DISTRICT 0000 PROMENADE PKY

For service Jul 2 - Aug 2

32 days

# Billing summary

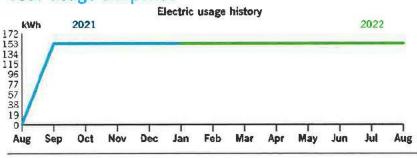
Previous Amount Due	\$293.47
Payment Received Jul 26	-293.47
Current Lighting Charges	292.91
Taxes	0.56
Total Amount Due Aug 24	\$293.47

LITE

Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 9%, Purchased Power 10%, Gas 78%, Oil O%, Nuclear O%, Solar 3% (For prior 12 months ending June 30, 2022).

# Your usage snapshot



#### Average temperature in degrees

830	820	79°	67°	69°	510	56°	714	75"	80°	83	845	879
			Current	Month	Aug	2021	12-M	onth U	sage	Avg Mo	onthly (	Jsage
Electr	ic (kWh)		15	3		0		1,836			153	
Avg. I	Daily (kW	n)	5			0		5				
12-m	onth usa;	ge t	ased on	most re	cent h	istory						

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 60 days from the bill date will avoid a 1.0% late payment charge.

<u>սուլութակարի գլիլին ինկարկարկին ինչական իրկարկին անակարի արական անակարին ինչական ինչական ինչական ինչական հարա</u>

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



9100 8841 6465

Account number

\$293.47

by Aug 24

After 60 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

000390 000003741 լինյրդուգույնդինիրիկութիրինիրինինինինի



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





200270851972

# We're here for you

Report an emergency

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duke-energy.com/outages

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duke-energy.com/automatic-draft

duke-energy.com/pay-now 800.700.8744

P.O. Box 1094

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duke-energy.com/location

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General questions or concerns

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Call before you dig

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Check utility rates

Check rates and charges

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Correspond with Duke Energy (not for payment)

P.O. Box 14042

St Petersburg, FL 33733

#### Important to know

Your next meter reading on or after: Sep 1

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

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

# When you pay by check

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

### **Asset Securitization Charge**

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

#### Medical Essential Program

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

### **Special Needs Customers**

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### Para nuestros clientes que hablan Español



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

# Billing details - Lighting

Billing Period - Jul 02 to Aug 02	
Customer Charge	\$1.63
Energy Charge	
153.000 kWh @ 3.459c	5.30
Fuel Charge	
153.000 kWh @ 4.437c	6.79
Asset Securitization Charge	
153,000 kWh @ 0.065c	0.10
Fixture Charge	
Monticello Black TH 3000K	157.41
Maintenance Charge	
Monticello Black Till 3000K	12.51
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
9 Pole(s) @ \$12.130	109.17
Total Current Charges	\$292.91

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

Total Taxes	\$0.5		
Gross Receipts Tax	0.35		
Regulatory Assessment Fee	\$0.21		



Service address

Bill date

Jul 29, 2022

ASTURIA COMM DEV DISTRICT 000 AVILES PKY LITE

Your Energy Bill

For service Jun 25 - Jul 26

32 days

LITE ASTURIA PH2 A&B SL

Account number 9100 8839 3514

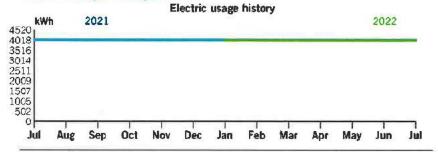
# Billing summary

Previous Amount Due	\$2,509.45
Payment Received Jul 20	-2,509.45
Current Lighting Charges	2,499.41
Taxes	10.04
Total Amount Due Aug 19	\$2,509.45



Thank you for your payment.

# Your usage snapshot



#### Average temperature in degrees

83° 83°	829	79"	67°	69°	61	66°	71"	75°	80°	83	84"
		Current	Month	Jul :	2021	12-M	onth L	Isage	Avg Mo	nthly l	Jsage
Electric (kW	/h)	4,0	18	4,	018	2	18,216	;	1	1,018	
Avg. Daily (	kWh)	12	6	1	26		132				
12-month	usage (	based on	most re	cent h	istory						

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 60 days from the bill date will avoid a 1.0% late payment charge.

հումիվաբներությին բինակին ինկանի կումին հանակին հ

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



Account number 9100 8839 3514

\$2,509.45 by Aug 19

After 60 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** 

002051 000019549 լանգիկիկումին միկիկին անկինիկիութին արևական

T.

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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Electric outage

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duke-energy.com/automatic-draft

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International

1.407.629.1010

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Call

800.432.4770 or 811

Check utility rates

Check rates and charges

duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042

St Petersburg, FL 33733

#### Important to know

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#### Medical Essential Program

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

### Special Needs Customers

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

# Para nuestros clientes que hablan Español



Outdoor Lighting		
Billing period Jun 25 - Jul 26		
Description	Quantity	Usage
SV MONTICELLO 9500L	82	4,018 kWh
Total	82	4,018 kWh

# **Billing details - Lighting**

Billing Period - Jun 25 to Jul 26	
Customer Charge	\$1.63
Energy Charge	
4,018.000 kWh @ 3.459c	138.97
Fuel Charge	
4,018.000 kWh @ 4.437c	178.28
Asset Securitization Charge	
4,018.000 kWh @ 0.065c	2.61
Fixture Charge	
SV MONTICELLO 9500L	1,032.38
Maintenance Charge	
SV MONTICELLO 9500L	150.88
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
82 Pole(s) @ \$12.130	994.56
Total Current Charges	\$2,499.41

Your current rate is Lighting Service Company Owned/Maintained (I.S.1)

Total Taxes	\$10.04
Gross Receipts Tax	8.24
Regulatory Assessment Fee	\$1.80



ASTURIA COMM DEV DISTRICT

000 PROMENADE PKY LITE

Service address

Bill date

Jul 27, 2022

For service Jun 25 - Jul 26

Account number 9100 9355 5410

32 days

Billing summary

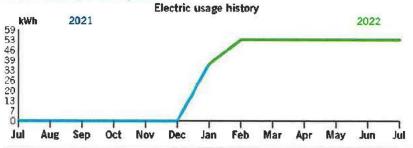
Previous Amount Due	\$99.06
Payment Received Jul 18	-99.06
Current Lighting Charges	98.84
Taxes	0.22
Total Amount Due Aug 17	\$99.06



LITE

Thank you for your payment.

Your usage snapshot



# Average temperature in degrees

830	830	82°	79⁰	67°	690	610	650	719	750	800	83¢	849
			Current	Month	Jul	2021	12-N	lonth L	sage	Avg M	onthly	Usage
Electr	ic (kWh)		53	3		0		N/A			50	
Avg. [	Daily (kW	h)	2			0		N/A				
12-m	onth usag	ge b	ased on	most re	cent h	istory						

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.



PO Box 1090

Duke Energy Return Mail

Charlotte, NC 28201-1090

Account number 9100 9355 5410

\$99.06 by Aug 17

Your payment is scheduled to be made by monthly automatic draft on Aug 17

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

Amount enclosed

037386 000001931 նվավ լայլանի անական անագրություն անկան արգարան անագրան անագրան անագրան անագրան անագրան անագրան անագրան անագրա



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



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duke-energy.com/automatic-draft

duke-energy.com/pay-now 800.700.8744

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duke-energy.com/location

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duke-energy.com/manage-home

duke-energy.com/manage-bus

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duke-energy.com

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800.700.8744

Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477

For hearing impaired TDD/TTY

711

International

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Call

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Check rates and charges

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Correspond with Duke Energy (not for payment)

P.O. Box 14042

St Petersburg, FL 33733

#### Important to know

measuring process.

Your next meter reading on or after: Aug 25 Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$14 after 7 p.m. or on the weekends.

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

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

# When you pay by check

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#### **Asset Securitization Charge**

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

### Medical Essential Program

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# Para nuestros clientes que hablan Español



Outdoor Lighting Billing period Jun 25 - Jul 26		
Description	Quantity	Usage
Monticello Black TIII 3000K	3	53 kWh
Total	3	53 kWh

# Billing details - Lighting

Billing Period - Jun 25 to Jul 26	
Customer Charge	\$1.63
Energy Charge	
52.500 kWh @ 3.459c	1.82
Fuel Charge	
52.500 kWh @ 4.437c	2.33
Asset Securitization Charge	
52.500 kWh @ 0.065c	0.03
Fixture Charge	
Monticello Black TIII 3000K	52.47
Maintenance Charge	
Monticello Black TIII 3000K	4.17
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
3 Pole(s) @ \$12.130	36.39
Total Current Charges	\$98.84

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

Total Taxes	\$0.22
Gross Receipts Tax	0.15
Regulatory Assessment Fee	\$0.07



ASTURIA COMM DEV DISTRICT 14575 PROMENADE PKWY AMENITY CENTER

Bill date Aug 4, 2022 For service Jul 2 - Aug 2

32 days

fb.def.duke.bills.20220803211606.94.afp-2421-000000010

Account number 9100 8839 4937

# **Billing summary**

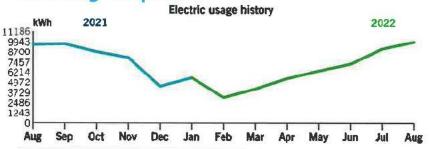
Total Amount Due Aug 25	\$1,575.86
Taxes	35.82
Current Lighting Charges	214.85
Current Electric Charges	1,325.19
Payment Received Jul 27	-1,458.24
Previous Amount Due	\$1,458.24



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 9%, Purchased Power 10%, Gas 78%. Oil 0%, Nuclear 0%, Solar 3% (For prior 12 months ending June 30, 2022).

# Your usage snapshot



#### Average temperature in degrees

83°	82°	79°	67°	69°	61°	66°	710	750	800	83°	840	879
			Current	Month	Aug	2021	12-M	lonth L	Isage	Avg Mo	onthly l	Jsage
Electr	ic (kWh)		9,9	43	9,	583	. 8	31,816	i	ſ	5,818	
Avg. (	Daily (kW	h)	31	1	3	19		221				
12-m	onth usag	ge b	ased on	most re	cent h	istory						

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 60 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.



PO Box 1090

Account number

9100 8839 4937

\$1,575.86 by Aug 25

After 60 days from bill date, a late charge will apply.

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

Amount enclosed

ՆիժՈրիլիկերիկերի հերգիկերի հիրդիկիկին հիրաներկեր

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

001211 000000010

Duke Energy Return Mail

Charlotte, NC 28201-1090





200160856386

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Report an emergency

Electric outage

duke-energy.com/outages

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Online

duke-energy.com/billing

Automatically from your bank account

Speedpay (fee applies)

duke-energy.com/automatic-draft

duke-energy.com/pay-now

800,700,8744

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Help managing your account (not applicable for all customers)

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General questions or concerns

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duke-energy.com

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800.700.8744

Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477

For hearing impaired TDD/TTY

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International

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Call before you dig

Call

800.432.4770 or 811

Check utility rates

Check rates and charges

duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042

St Petersburg, FL 33733

### Important to know

Your next meter reading on or after: Sep 1

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$14 after 7 p.m. or on the weekends.

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#### Medical Essential Program

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#### **Special Needs Customers**

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Para nuestros clientes que hablan Español



Current electric u	sage for meter number 95044	88	
Actual reading on a	Aug 2	6381	
Previous reading o	n Jul 2	- 5901	
Energy Used		480	kWh
	Multiplier	x 20	
	Energy used	9,600.00	kWh
Billed kWh	9,600.000 kWh		

Outdoor Lighting Billing period Jul 02 - Aug 02		
Description	Quantity	Usage
SV MONTICELLO 9500L	7	343 kWh
Total	7	343 kWh

# **Billing details - Lighting**

Total Current Charges	\$214.85		
7 Pole(s) @ \$12.130	84.91		
16 DEC CNCRT W/DEC BS/WSHNGTN			
Pole Charge			
SV MONTICELLO 9500L	12.88		
Maintenance Charge			
SV MONTICELLO 9500L	88.13		
Fixture Charge			
343.000 kWh @ 0.065c	0.22		
Asset Securitization Charge			
343.000 kWh @ 4.437c	15.22		
Fuel Charge			
343.000 kWh @ 3.459c	11.86		
Energy Charge			
Customer Charge	\$1.63		
Billing Period - Jul 02 to Aug 02			

(LS-1).

Your current rate is Lighting Service Company Owned/Maintained

# Billing details - Electric

Billing Period - Jul 02 to Aug 02		
Meter - 9504488		
Customer Charge	\$15.47	
Energy Charge		
9,600.000 kWh @ 8.652c	830.59	
Fuel Charge		
9,600.000 kWh @ 4.787c	459.55	
Asset Securitization Charge		
9,600.000 kWh @ 0.204c	19.58	

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





# Billing details - Electric continued

Total Current Charges	\$1,325.19
-----------------------	------------

Total Taxes	\$35.82
Gross Receipts Tax	34.72
Regulatory Assessment Fee	\$1.10

ASTURIA COMM DEV DISTRICT 14575 PROMENADE PKY POOL **POOL** 

Your Energy Bill

Bill date Aug 4, 2022 For service Jul 2 - Aug 2

Account number 9100 8839 4523

32 days

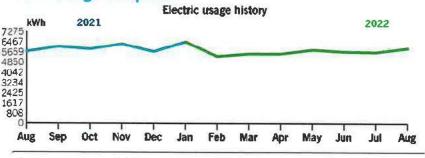
**Billing summary** 

Total Amount Due Aug 25	\$851.12
Taxes	21.86
Current Electric Charges	829.26
Payment Received Jul 27	-807.32
Previous Amount Due	\$807.32

Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 9%, Purchased Power 10%, Gas 78%, Oil 0%, Nuclear 0%, Solar 3% (For prior 12 months ending June 30, 2022).

Your usage snapshot



#### Average temperature in degrees

onthly Usage
5,832

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 60 days from the bill date will avoid a 1.0% late payment charge.

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



Account number

9100 8839 4523

\$851.12 by Aug 25

After 60 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

001213 000000010

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

# Նիժ<u>իկիլիինիզովիրուրե</u>նիցիլոլիցներույինին

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





# We're here for you

Report an emergency

duke-energy.com/outages Electric outage

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Convenient ways to pay your bill

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

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

800.700.8744

P.O. Box 1094 By mail payable to Duke Energy

Charlotte, NC 28201-1094

duke-energy.com/location In person

Help managing your account (not applicable for all customers)

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

duke-energy.com/manage-home Home

duke-energy.com/manage-bus **Business** 

General questions or concerns

duke-energy.com Online 800,700.8744 Home: Mon - Fri (7 a.m. to 7 p.m.)

Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477

For hearing impaired TDD/TTY 711

1,407.629.1010 International

Call before you dig

800.432.4770 or 811 Call

Check utility rates

duke-energy.com/rates Check rates and charges

Correspond with Duke Energy (not for payment)

P.O. Box 14042

St Petersburg, FL 33733

## important to know

Your next meter reading on or after: Sep 1

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

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#### Asset Securitization Charge

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

#### Medical Essential Program

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#### Special Needs Customers

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Para nuestros clientes que hablan Español



# DUKE duke-energy..... ENERGY<sub>®</sub> 877.372.8477 duke-energy.com

# Your usage snapshot - Continued

Current electric usage for meter number 1016855							
Actual reading on a Previous reading o		338812 - 332847					
Energy Used		5,965 kWh					
Billed kWh	5,965.000 kWh						

# Billing details - Electric

Billing Period - Jul 02 to Aug 02	
Meter - 1016855	
Customer Charge	\$15.47
Energy Charge	
5,965.000 kWh @ 8,652c	516.08
Fuel Charge	
5,965.000 kWh @ 4.787c	285.54
Asset Securitization Charge	
5,965.000 kWh @ 0.204c	12.17
Total Current Charges	\$829.26

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

Total Taxes	\$21.86
Gross Receipts Tax	21,26
Regulatory Assessment Fee	\$0.60



Your Energy Bill

Account number 9100 8839 2175

Bill date

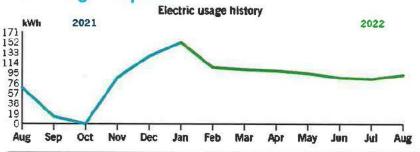
Total Amount Due Aug 25	\$30.74
Taxes	0.74
Current Electric Charges	30.00
Payment Received Jul 27	-30.71
Previous Amount Due	\$30.71

\$

Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 9%, Purchased Power 10%, Gas 78%, Oil O%, Nuclear O%, Solar 3% (For prior 12 months ending June 30, 2022).

# Your usage snapshot



### Average temperature in degrees

830	820	7 <b>9</b> °	€70	690	610	66°	71°	75°	800	830	840	870
		56	Current	Month	Aug	2021	12-N	onth C	sage	Avg Mo	anthly (	Jsage
Electric	c (kWh)		91			57	8	1,037			86	
Avg. Daily (kWh)		h)	3		2		3					
12-mc	onth usag	ge b	ased on	most re	cent h	Istory						

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 60 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

Add here, to help others with a

contribution to Share the Light

\$30.74

by Aug 25

**Amount enclosed** 

After 60 days from bill date, a

late charge will apply.

001201 000000010 ֈնդրեսարլիթենքիանքով իրևութեարիկարանք

H

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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Electric outage duke-energy.com/outages

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Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

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St Petersburg, FL 33733

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#### **Asset Securitization Charge**

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#### Special Needs Customers

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Para nuestros clientes que hablan Español



Current electric usage for meter number 7885302		
Actual reading on Au Previous reading on	<b>~</b>	1803 - 1712
Energy Used		91 kWh
Billed kWh	91.000 kWh	

# **Billing details - Electric**

Billing Period - Jul 02 to Aug 02	
Meter - 7885302	
Customer Charge	\$15.47
Energy Charge	
91.000 kWh @ 8.652c	7.87
Fuel Charge	
91.000 kWh @ 4.787c	4.36
Asset Securitization Charge	
91.000 kWh @ 0.204c	0.19
Minimum Bill Adjustment	2,11
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

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

Total Taxes	\$0.7	
Gross Receipts Tax	0.72	
Regulatory Assessment Fee	\$0.02	









STEPHEN J BLOOM

ASTURIA COMMUNITY DEVELOPMENT DISTRI

Account Number XXXX XXXX XXXX 4255

Monthly Statement 07/2022

Page 1 of 4

Account Summary		
Credit Limit		\$5,000.00
Total Available Credit		\$2,596.96
Cash Credit Limit		\$1,500.00
Available Cash Credit		\$1,500.00
Statement Closing Date		07/07/22
Days in Billing Cycle		30
Previous Balance		\$403.61
Payments	-	\$403.61
Other Credits	-	\$0.00
Purchases and Adjustments	+	\$2,403.04
Cash Advances	+	\$0.00
Fees Charged	+	\$0.00
Interest Charged	+	\$0.00
New Balance		\$2,403.04

Account	Induiriae
Account	IIIuuii les



1-800-226-5001



VALLEY NATIONAL BANK 1445 VALLEY RD WAYNE, NJ 07470-2088



Visit us online at: valleynationalbank.com

Rewards Summary		
Previous Balance		\$4.03
Earned	+	\$24.02
Redeemed	-	\$0.00
Other Adjustments	+	\$0.00
Current Balance		\$28.05

Payment Information	
New Balance	\$2,403.04
Minimum Payment Due	\$50.00
Payment Due Date	08/04/22

#### Late Payment Warning:

If we do not receive your minimum payment by the date listed above, you may have to pay a late fee up to \$39.00 and your APRs may be increased up to the Penalty APR of 21.80%.

#### Minimum Payment Warning:

If you make only the minimum payment each period, you will pay more in interest and it will take you longer to pay off your balance. For example:

If you make no additional charges using this card and each month you pay	You will pay off the balance shown on this statement in about	And you will end up paying an estimated total of
Only the Minimum Payment	11 years	\$3,315
\$77	3 years	\$2,772 (Savings = \$543)

If you would like information about credit counseling services, call 1-800-226-5001.

SEE REVERSE S DE FOR IMPORTANT NFORMATION

DETACH HERE: To ensure proper credit, please include lower portion with your payment. Please write your account number on your check.



VALLEY NATIONAL BANK 1445 VALLEY RD WAYNE NJ 07470-0558

VALLEY NATIONAL BANK PO BOX 950 WAYNE NJ 07474-0950

STEPHEN J BLOOM \*\* 0000232
ASTURIA COMMUNITY DEVELOPMENT DISTRI
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

Account Number XXXX XXXX 4255

New Balance \$2,403.04

Minimum Payment Due (Total) \$50.00

Payment Due Date 08/04/22

Amount Enclosed \$

US Dollars only

Please check here and complete address change form on reverse side.

Mail this coupon along with your check payable to: VALLEY NATIONAL BANK or to make a payment online, visit: valleynationalbank com Page 2 of 4 Agenda Page 176

#### INFORMATION[]APPLICABLE[]TO[PURCHASES,[]CASH[]ADVANCES[]AND[]

#### BALANCE TRANSFERS 1

If the New Balance is a credit balance, it will be applied to future amounts you owe us or refunded to you upon request. Refunds must be requested in writing at the address shown for Account Inquires on the front of this statement.

To avoid delinquency, we must receive the required Minimum Payment Due at the payment address shown on the front of this statement by the Payment Due Date. If you wish, you may make additional payments. You may pay your entire balance at any time.

The Interest Charge for this statement is computed on Purchases, Cash Advances, and Balance Transfers made through the Statement Closing Date. The Interest Charge continues to accrue daily until payment is posted. Any Interest Charge which accrues after the Statement Closing Date will appear on your next statement.

#### INFORMATION ABOUT INTEREST CHARGES

We calculate the Interest Charge on your Account by applying the periodic rate to the 'average daily balance' of each segment of your Account, i.e., Purchases, Cash Advances, Balance Transfers. To get the 'average daily balance' we take the beginning balance of each segment of your Account each day, add any new transactions (Purchases, Cash Advances, Balance Transfers), Fees, unpaid Interest Charges, and other debits, and subtract any payments or credits posted that day. This gives us the daily balance. Then, for each segment of your Account, we add up all the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the 'average daily balance'.

#### **GRACE**[PERIODS[]

#### Purchases

You have until the Payment Due Date to pay your New Balance in full to avoid Interest Charges on new Purchases. This is called a grace period on Purchases. No Interest Charges will be imposed on new Purchases shown on your current statement if you have paid the New Balance shown on your previous statement in full on or before the Payment Due Date shown on that statement.

#### Cash Advances

There is no grace period applicable to Cash Advances or Balance Transfers. Interest Charges will be imposed from the date these transactions are posted to your Account through the date these transactions are repaid.

#### Additional Payment Information I

Please detach your payment coupon and return it with your payment. Write your account number on the front of your check or money order. Payments mailed to the address shown on your payment coupon that are received by 5:00 PM local time on any Monday through Friday that is not a bank holiday will be credited as of the date received. Payments made in person at any Valley National Bank branch location that are received during branch hours will be credited as of the date received.

# $({\it Make} \climate{lchanges} \$

Name[]				
Address				
			0	
City[		State	Zip[]	
()[- Home[Phone[]	U ()[- Work[Phone]		_0	
E-mail[Address]				

117





STEPHEN J BLOOM
ASTURIA COMMUNITY DEVELOPMENT DISTR

Monthly Statement 07/2022

Page 3 of 4

ASTURIA COMMUNITY DEVELOPMENT DISTRI
Account Number XXXX XXXX XXXX 4255

Transaction Detail 0				
Post[] Date[]	Tran[] Date[]	Description [	Reference  Number	Amount[\$[
STEPHE	N J BLC	OOM XXXX XXXX XXXX 4255		Total Activity -\$403.61
06/28	06/28[]	PAYMENT[RECEIVED]- THANK[YOU]	00005401	-403.61
JAMES (	CHAMBI	ERS XXXX XXXX XXXX 4263		Total Activity \$2,403.04
06/13	06/10	Amazon.com*626HX5R43 Amzn.com/billWA	87379952	64.19
06/13[]	06/10	LOWES#02238* LUTZ FL	10533223	179.50
06/13[]	06/12[]	LOWES#02238* LUTZ FL	70280525[]	113.20
06/15[]	06/15[]	AMZN[Mktp[JJS*3T25C55H3[] Amzn.com/billWA[]	34153525	57.47
06/16	06/15[]	AMAZON.COM*2S5B96TW3[AMZNAMZN.COM/BILLWA]	42036295	133.48
06/20	06/18[]	LOWES#02238* LUTZ FL	29515353[]	195.04
06/23	06/23[]	AMZN[Mktp[JJS*HZ0ZO2OH3[] Amzn.com/billWA[]	72694278[]	356.29
06/24	06/24	AMZN[Mktp[JJS*MQ9SB1603[] Amzn.com/billWA[]	46984176	32.09[]
06/27	06/25	AMZN[Mktp[JJS*544F35UV3[] Amzn.com/billWA[]	09079129[	287.86
06/27	06/25	AMZN[Mktp[JJS*2876L6DF3[] Amzn.com/billWA[]	79653553[]	149.19[
06/27	06/26	AMZN[MKTP[JJS*YG8HK0W93[AMAMZN.COM/BILLWA]]	25844825	114.27
06/27	06/26	AMAZON.COM*SO9BG6ST3[AMZNAMZN.COM/BILLWA[]	25001632	14.97
06/28	06/27[]	AMZN[Mktp[JJS*OQ02Z4NX3]] Amzn.com/billWA]	97556106	145.40
06/30	06/29[]	LOWES[#02238*[] LUTZ[] FL[]	93975563[]	109.53
06/30[]	06/30[]	AMZN[Mktp[US*LT2PG12N3[] Amzn.com/billWA[]	76932107	450.56
2022[Year-To-Date[Totals[				
		Totallfeeslchargedlin[2022]	\$0.0	οŪ
		TotalInterestlchargedIn[2022[	\$0.0	00

Interest Charge Calculation		Your[Annual[Percentage[Rate[APR][Ist]thetannual[Interest[rate[bnt]your[account.to]]	
Type[lof[Balance[]	Annual[Percentage[Rate] (APR)[	Balances[Subject] to[Interest[Rate]	Interest∏ Charge∏
PURCHASES[]	0.00%□	\$0.00□	\$0.00
CASH[ADVANCE]	15.25%[(v)[	\$0.00□	\$0.00
BALANCE[TRANSFER]	0.00%[]	\$0.00	\$0.00
(v) = Variable Rate			

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Page 4 of 4

ASTURIA CDD				
PASCO UTILITIES: V00030				
INVOICE DATE:	8/3/2022			
INVOICE:	080322 ACH			
				ACH 8/22
ACCOUNT NUMBER	CUSTOMER#	METER #	SERVICE ADDRESS	6/20-7/20
966695	1341603	15057039	0 PROMENADE PARKWAY	\$ 196.70
953310	1341603	13548633	14450 PROMENADE PARKWAY	\$ 2,016.70
956655	1353074	13595259	14502 PROMENADE PARKWAY	\$ 65.02
956650	1353074	13595266	14575 PROMENADE PARKWAY	\$ 2,517.76
956645	1353074	15057044	14577 PROMENADE PARKWAY	\$ 35.70
953300	1341603	15450198	14915 AVILES PARKWAY	\$ 210.70
989025	1353074	17705149	15121 AVILES PARKWAY	\$ 5.60
989020	1353074	17705151	15301 AVILES PARKWAY	\$0.00
989015	1353074	17705152	15381 AVILES PARKWAY	\$ 11.90
1031105	1341603	190101977	15233 RENAISSANCE AVE	\$ 20.30
953305	1341603	15450201	14859 CARAVAN AVENUE	\$ 16.80
1031120	1341603	190101972	15050 CARAVAN AVENUE	\$ 88.20
1031115	1341803	190101974	15246 CARAVAN AVENUE	\$ 54.60
953325	1341603	15084620	2830 LONG BOW WAY	\$ 131.60
953340	1341603	15450207	2995 LONG BOW WAY	\$ 37.10
953330	1341603	15450200	14400 TRAILS EDGE BOULEVARD	\$ 34.30
953320	1341603	12216402	14700 TRAILS EDGE BOULEVARD	\$ 29,40
			543028.001.53601.5000	\$ 5,472.38



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

Current

Agenda Page 180



42-52579

Consumption

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

ASTURIA CDD

Service Address:

**0 PROMENADE PARKWAY** 

Bill Number:

17007394

Billing Date:

8/3/2022

Meter#

Billing Period:

Service

6/20/2022 to 7/20/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.

Please visit bit.ly/pcurates for additional details.

Previous

Account#	Customer #
0966695	01341603

Please use the 15-digit number below when making a payment through your bank

096669501341603

# of Days

-		Date	Read	Date	Read		in thousands
Reclaim	15057039	6/20/2022	20424	7/20/2022	20705	30	281
Usage History			Transactions				
	Water						
July 2022		281	Previous Bill				231.00
June 2022		330		Payment 07/22/22			-231.00 CF
May 2022		397		Appendix Notice Statement (Asserted Statement)			
April 2022		270	Balance Forward				0.00
March 2022		360		Current Transactions	•		
February 2022		402		Reclaimed			
January 2022		348		Reclaimed 281 Thousand Gals X \$0.70		196,70	
December 2021		377		Total Current Transactions			196.70
November 2021		385		W			
October 2021		174		TOTAL BALANC	CE DUE		\$196.70
September 2021		47					
August 2021		283					

Annual Water Quality Report: The 2021 Consumer Confidence Report is currently available online at bit.ly/PascoRegionalCCR, To request a paper copy, please call (813) 929-2733.



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TO PAY ONLINE, VISIT pascoeasypay pascocountyfi net

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

Customer # 01341603

Balance Forward 0.00

Current Transactions 196.70

Total Balance Due \$196.70

Account#

0966695

Total Balance Due \$196.70

Due Date \$122/2022

to% late lee will be applied if paid after due date.

The Total Due will be electronically transferred on 08/22/2022.

ASTURIA CDD 210 N UNIVERSITY DR Ste702 CORAL SPRINGS FL 33071

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



(813) 235-6012 (727) 847-8131 (352) 521-4285

Current

Agenda Page 181



42-52579

Consumption

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

ASTURIA CDD

Service Address:

14450 PROMENADE PARKWAY

Bill Number:

17007136

Billing Date:

8/3/2022

Meter#

Service

6/20/2022 to 7/20/2022

Billing Period: New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022. Please visit bit.ly/pcurates for additional details.

**Previous** 

Account#	Customer #
0953310	01341603
Please use the 15-dig	It number below when

making a payment through your bank

095331001341603

# of Days

		Date	Read	Date	Read		in thousands
Reclaim	13548633	6/20/2022	35746	7/20/2022	38627	30	2881
	Usa	ge History			79	Transactions	
	Water						
July 2022		2881		Previous Bill			248.50
June 2022		355		Payment 07/22	/22	-248.50 CI	
May 2022		385		Balance Forward			0.00
April 2022		256					0.00
March 2022		498		Current Transactions			
February 2022		402		Redaimed			
January 2022		451		Reclaimed		2,881 Thousand Gals X \$0.70	2,016.70
December 2021		449		Total Current Tran	sactions		2,016.70
November 2021		414		144			
October 2021		178		TOTAL BALANC	E DUE		\$2,016.70
September 2021		63					
August 2021		350					



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay pascocountyfl.net

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

Customer# 01341603 0.00 Balance Forward **Current Transactions** 2,016.70 **Total Balance Due** \$2,016.70

0953310

**Due Date** 8/22/2022

Account#

10% late fee will be applied if paid after due date The Total Due will be electronically transferred on 08/22/2022.

ASTURIA CDD 210 N UNIVERSITY DR Ste702 CORAL SPRINGS FL 33071



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Current

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42-52579

Consumption

ASTURIA COMMUNITY DEVELOPMENT

Service Address:

Service

14502 PROMENADE PARKWAY

Bill Number:

17007219

8/3/2022

Meter#

Billing Date:

6/20/2022 to 7/20/2022

Billing Period: New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022. Please visit bit.ly/pcurates for additional details.

**Previous** 

Account#	Customer#
0956655	01353074

Please use the 15-digit number below when making a payment through your bank

095665501353074

# of Days

00-00-000000000000000000000000000000000		Date	Read	Date	Read		In thousands
Water	13595259	6/20/2022	172	7/20/2022	175	30	3
-	Usa	ge History				Transactions	
	Water						
July 2022	3			Previous Bill			67.03
June 2022	4			Payment 07/22	/22		-67.03 C
May 2022	2			Balance Forward			0.00
April 2022	3						
March 2022	2			Current Transactions			
February 2022	1			Water			
January 2022	4			Water Base Cha	arge	*	58.99
December 2021	2			Water Tier 1		3.0 Thousand Gals X \$2.01	6.03
November 2021	9			Total Current Tran	sactions		65.02
October 2021	2			1 TO			
September 2021	2			TOTAL BALANC	CE DUE		\$65.02
August 2021	2						

Annual Water Quality Report: The 2021 Consumer Confidence Report is currently available online at bit ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Customer# 01353074 0.00 Balance Forward **Current Transactions** 65.02 **Total Balance Due** \$65.02

Account #

8/22/2022 **Due Date** 

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

0956655

The Total Due will be electronically transferred on 08/22/2022.

ASTURIA COMMUNITY DEVELOPMENT 210 N UNIVERSITY DR Ste702 CORAL SPRINGS FL 33071

(813) 235-6012 (727) 847-8131 (352) 521-4285

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42-52579

#### ASTURIA COMMUNITY DEVELOPMENT

Service Address: 14575 PROMENADE PARKWAY

Bill Number:

17007218

Billing Date:

8/3/2022

Billing Period:

6/20/2022 to 7/20/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022. Please visit bit.ly/pcurates for additional details.

Account#	Customer#
0956650	01353074

Please use the 15-digit number below when making a payment through your bank

095665001353074

Service	Meter#	Previous		Current		# of Days	Consumption
		Date	Read	Date	Read		in thousands
Waler	13595266	6/20/2022	22619	7/20/2022	22813	30	194
	Usa	ge History		1000	Т	ransactions	
	Water	•					
July 2022	194			Previous Bill			1,340.00
June 2022	114			Payment 07/22	722		-1,340.00 C
May 2022	144			Balance Forward			0.00
April 2022	92			Current Transactions			
March 2022	137						
February 2022	131			Water			
January 2022	167			Water Base Cha	irge		58.99
December 2021	163			Water Tier 1	4	10.0 Thousand Gals X \$2.01	80.40
November 2021	289			Water Tier 2		10.0 Thousand Gals X \$3.19	127.60
October 2021	234			Water Tier 3	4	10.0 Thousand Gals X \$6.39	255.60
September 2021	167			Water Tier 4	3	74.0 Thousand Gals X \$8.63	638.62
August 2021	193			Sewer			
				Sewer Base Cha	arge		142.11
				Sewer Charges	1	94.0 Thousand Gals X \$6.26	1,214.44
				Total Current Tran	sactions		2,517.76
		21 Consumer Confid		TOTAL BALANC	E DUE		\$2,517.76

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0956650 Customer# 01353074 Balance Forward 0.00 **Current Transactions** 2,517.76

**Total Balance Due** \$2,517.76 8/22/2022 **Due Date** 

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

The Total Due will be electronically transferred on 08/22/2022.

ASTURIA COMMUNITY DEVELOPMENT 210 N UNIVERSITY DR Ste702 CORAL SPRINGS FL 33071

Report is currently available online at bit.ly/PascoRegionalCCR. To

request a paper copy, please call (813) 929-2733.



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Current

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

42-52579

Consumption

in thousands

ASTURIA COMMUNITY DEVELOPMENT

Service Address:

14577 PROMENADE PARKWAY

Bill Number:

17007217

Billing Date:

Service

8/3/2022

Meter#

Billing Period:

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.

6/20/2022 to 7/20/2022

**Previous** 

Please visit bit.ly/pcurates for additional details.

Customer#	
01353074	

making a payment through your bank

095664501353074

# of Days

		Date	Read	Date	Read		III MOUGANIA
Reclaim	15057044	6/20/2022	4987	7/20/2022	5038	30	51
	Usa	ge History			6	Fransactions	
	Water	■ *** + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
July 2022		51		Previous Bill			31.50
June 2022		45		Payment 07/22	/22		-31.50 CF
May 2022		67		Balance Forward			0.00
April 2022		47		6000 No.000 460			0.00
March 2022		76		Current Transactions	k.		
February 2022		83		Reclaimed			
January 2022		92		Reclaimed		51 Thousand Gals X \$0.70	35.70
December 2021		93		Total Current Tran	sactions		35.70
November 2021		92		-	100000000000000000000000000000000000000		717-0-72-17/2-000
October 2021		32		TOTAL BALANC	CE DUE		\$35.70
September 2021		15					
August 2021		68					

Annual Water Quality Report: The 2021 Consumer Confidence Report is currently available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfi.net

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

Account# 0956645 Customer# 01353074 **Balance Forward** 0.00 **Current Transactions** 35.70

**Total Balance Due** \$35.70 Due Date

> 10% late fee will be applied if paid after due date The Total Due will be electronically transferred on 08/22/2022.

ASTURIA COMMUNITY DEVELOPMENT 210 N UNIVERSITY DR Ste702 **CORAL SPRINGS FL 33071** 



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Current

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

42-52579

Consumption

ASTURIA CDD

Service Address:

14915 AVILES PARKWAY

Bitl Number:

17007134

Billing Date:

8/3/2022

Meter#

Billing Period:

Service

6/20/2022 to 7/20/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.

Please visit bit.ly/pcurates for additional details.

Previous

Account#	Customer#	
0953300	01341603	

Please use the 15-digit number below when making a payment through your bank

095330001341603

# of Days

		Date	Read	Date	Read		III DIOBBANGS
Reclaim	1545019B	6/20/2022	18388	7/20/2022	18689	30	301
	Usa	e History		20.00		Transactions	
	Water	•					
July 2022		301		Previous Bill			218.40
June 2022		312		Payment 07/22	/22		-218.40 CF
May 2022		297		Balance Forward			0.00
April 2022		304					0.00
March 2022		301		Current Transactions			
February 2022		284		Reclaimed			
January 2022		303		Reclaimed		301 Thousand Gals X \$0.70	210.70
December 2021		321		Total Current Tran	eactions		210.70
November 2021		329					1,5500 (2,0500,000 (4,50)
October 2021		315		TOTAL BALANC	CE DUE		\$210.70
September 2021		334					
August 2021		302					

Annual Water Quality Report: The 2021 Consumer Confidence Report is currently available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.



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TO PAY ONLINE, VISIT pascoeasypay pascocountyfi.net

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 Customer #
 01341603

 Balance Forward
 0.00

 Current Transactions
 210.70

Account #

Total Balance Due \$210.70

Due Date \$422/2022

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

0953300

The Total Due will be electronically transferred on 08/22/2022.

ASTURIA CDD 210 N UNIVERSITY DR Ste702 CORAL SPRINGS FL 33071



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Current

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

42-52579

Consumption

in thousands

ASTURIA COMMUNITY DEVELOPMENT

Service Address:

**16121 AVILES PARKWAY** 

Bill Number:

17007712

Billing Date:

8/3/2022

Meter#

Service

6/20/2022 to 7/20/2022

Billing Period: New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022. Please visit bit.ly/pcurates for additional details.

**Previous** 

Account#	Customer #
0989025	01353074
Planta use the 45 diel	

making a payment through your bank

098902501353074

# of Days

		Date	Read	Date	Read		
Reclaim	17705149	6/20/2022	791	7/20/2022	799	30	8
	Usa	ge History			. Т	ransactions	
	Water	- Control - Cont					
July 2022		8		Previous Bill			6.30
June 2022		9		Payment 07/22	/22		-6.30 CF
May 2022		8		Balance Forward	oone.		0.00
April 2022		5					0.00
March 2022		15		Current Transactions	ľ		
February 2022		12		Reclaimed			
January 2022		11		Reclaimed		6 Thousand Gals X \$0.70	5.60
December 2021		33		Total Current Tran	sactions		5.60
November 2021		33					2,758,000877
October 2021		17		TOTAL BALANC	E DUE		\$5.60
September 2021		16					
August 2021		13					

Annual Water Quality Report: The 2021 Consumer Confidence Report is currently available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Customer# 01353074 Balance Forward 0.00 **Current Transactions** 5.60 **Total Balance Due** \$5.60

Account#

0989025

**Due Date** 10% late lee will be applied if paid after due date

The Total Due will be electronically transferred on 08/22/2022.

ASTURIA COMMUNITY DEVELOPMENT 210 N UNIVERSITY DR Ste702 CORAL SPRINGS FL 33071



(813) 235-6012 (727) 847-8131 (352) 521-4265

Current

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42-52579

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

ASTURIA COMMUNITY DEVELOPMENT

Service Address:

15301 AVILES PARKWAY

Bill Number:

17007711

Billing Date:

8/3/2022

Billing Period:

6/20/2022 to 7/20/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.

Please visit bit.ly/pcurates for additional details.

Account#	Customer#	
0989020	01353074	
Please use the 15-did		

making a payment through your bank

098902001353074

Service	Meter#	Previous		Curr	rent	# of Days	Consumption	
\$6-m-stuppe-6-ap.)		Date	Read	Date	Read	Ĭ	in thousands	
Reclaim	17705151	6/20/2022	505	7/20/2022	505	30	0	
	Usa	ge History			Tra	nsactions		
	Water							
July 2022		0		Previous Bill			-66.34 CR	
June 2022		0 0		Balance Forward			-66.34 CR	
May 2022				Dalatice (Orward				
April 2022		0		TOTAL BALANC	E DUE		-\$66.34 CR	
March 2022		0						
February 2022		0						
January 2022		0						
December 2021		0						
November 2021		0						
October 2021		0						
September 2021		0						

Annual Water Quality Report: The 2021 Consumer Confidence Report is currently available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.



August 2021

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Account # Customer#

0989020 01353074

Balance Forward

-66.34 CR

**Current Transactions** 

-66.34 CR

**Total Balance Due** 

-\$66.34 CR

**CREDIT - DO NOT PAY** 

ASTURIA COMMUNITY DEVELOPMENT 210 N UNIVERSITY DR Ste702 CORAL SPRINGS FL 33071



(813) 235-6012 (727) 847-8131 (352) 521-4285

Current

Agenda Page 188



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

42-52579

Consumption

ASTURIA COMMUNITY DEVELOPMENT Service Address: 15381 AVILES PARKWAY

Bill Number:

17007710

Billing Date:

8/3/2022

Meter#

Billing Period:

Service

6/20/2022 to 7/20/2022

New Water, Sewer, Recialm rates, fees and charges take effect Oct. 1, 2022. Please visit bit.ly/pcurates for additional details.

Previous

Account#	Customer#
0989015	01353074

Please use the 15-digit number below when making a payment through your bank

098901501353074

# of Days

		Date	Read	Date	Read		in thousands
Reclaim	17705152	6/20/2022	1166	7/20/2022	1183	30	17
	Usa	ge History				Fransactions	
	Water						
July 2022		17		Previous Bill			6.30
June 2022		9		Payment 07/22	/22		-6.30 CF
May 2022		20		Balance Forward			0.00
April 2022		18		AND MARKS 10 1000 U			0.00
March 2022		14		Current Transactions			
February 2022		14		Reclaimed			
January 2022		13		Reclaimed		17 Thousand Gals X \$0.70	11,90
December 2021		45		Total Current Tran	sactions		11.90
November 2021		26		-			The reservoir
October 2021		47		TOTAL BALANC	E DUE		\$11.90
September 2021		59					
August 2021		52					

Annual Water Quality Report: The 2021 Consumer Confidence Report is currently available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.



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0989015 Account # 01353074 Customer# Balance Forward 0.00 **Current Transactions** 11.90

**Total Balance Due** \$11.90 **Due Date** 8/22/2022

> 10% tate fee will be applied if paid after due date The Total Due will be electronically transferred on 08/22/2022.

ASTURIA COMMUNITY DEVELOPMENT 210 N UNIVERSITY DR Ste702 CORAL SPRINGS FL 33071



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42-52579

Consumption

ASTURIA CDD

Service Address:

**15233 RENAISSANCE AVENUE** 

Bill Number:

17008603

Service

8/3/2022

Meter#

Billing Date: Billing Period;

6/20/2022 to 7/20/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.

Please visit bit.ly/pcurates for additional details.

**Previous** 

Account#	Customer#
1031105	01341603

Please use the 16-digit number below when making a payment through your bank

103110501341603

# of Days

		Date	Read	Date	Read		In thousands
Reclaim	190101977	6/20/2022	870	7/20/2022	899	30	29
	Usag	ge History			24	Fransactions	
	Water						
July 2022		29		Previous Bill			23.10
June 2022		33		Payment 07/22	/22		-23.10 CF
May 2022		31		Dalawaa Farmani			0.00
April 2022		34		Balance Forward			0.00
March 2022		31 36		Current Transactions			
February 2022		36		Reclaimed			
January 2022		29		Reclaimed		29 Thousand Gals X \$0.70	20.30
December 2021		7		Total Current Tran	eactions		20.30
November 2021		0		Total Other Han	adettoria .		
October 2021		0		TOTAL BALANC	E DUE		\$20.30
September 2021		0					
August 2021		33					

Annual Water Quality Report: The 2021 Consumer Confidence Report is currently available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.



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**Balance Forward** 0.00 **Current Transactions** 20,30 **Total Balance Due** \$20.30

Account #

Customer#

10% late fee will be applied if paid after due date The Total Due will be electronically transferred on 08/22/2022.

1031105

01341603

**ASTURIA CDD** 210 N UNIVERSITY DR Ste702 **CORAL SPRINGS FL 33071** 



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42-52579

Consumption

ASTURIA CDD

Service Address:

14859 CARAVAN AVENUE

Bill Number:

17007135

Meter #

Billing Date:

8/3/2022

Billing Period:

Service

6/20/2022 to 7/20/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022. Please visit bit.ly/pcurates for additional details.

**Previous** 

Account#	Customer#
0953305	01341603

Please use the 15-digit number below when making a payment through your bank

095330501341603

# of Days

		Date	Read	Date	Read		In thousands
Reclaim	15450201	6/20/2022	10308	7/20/2022	10332	30	24
	Usa	ge History			Т	ransactions	
	Water						
July 2022		24		Previous Bill			23.80
June 2022		34		Payment 07/22	/22		-23.80 CR
May 2022		46		Balance Forward			0.00
April 2022		24					0.00
March 2022		38	2	Current Transactions			
February 2022		37		Reclaimed			
January 2022		54		Reclaimed		24 Thousand Gals X \$0.70	16.80
December 2021		54		Total Current Tran	esctione		16.80
November 2021		59			10,000,000,000		
October 2021		26		TOTAL BALANC	E DUE		\$16.80
September 2021		12					
August 2021		36					

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Account# 0953305 Customer# 01341603 Balance Forward 0.00 **Current Transactions** 16.80

**Total Balance Due** \$16.80 8/22/2022

10% late fee will be applied if paid after due date The Total Due will be electronically transferred on 08/22/2022.

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42-52579

Consumption

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ASTURIA CDD

Service Address:

**15050 CARAVAN AVENUE** 

Bill Number:

17008605

Billing Date:

8/3/2022

Meter #

Billing Period:

Service

6/20/2022 to 7/20/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022. Please visit bit.ly/pcurates for additional details.

**Previous** 

VAV.00000000000000000000000000000000000
01341603
umber below when ough your bank

# of Days

		Date	Read	Date	Read		In thousands
Reclaim	190101972	6/20/2022	3885	7/20/2022	4011	30	126
	Usag	ge History				Transactions	
	Water						
July 2022		126		Previous Bill			51.80
June 2022		74		Payment 07/22	/22		-51.80 CR
May 2022		118		DOMPONIO DO DEFINICADO			
April 2022		145		Balance Forward			0.00
March 2022		88		Current Transactions			
February 2022		0		Reclaimed			
January 2022		0		Reclaimed		126 Thousand Gals X \$0.70	88.20
December 2021		128		Total Current Tran	cactions		88.20
November 2021		163		- Total Culrent Han	sactions		66,20
October 2021		177		TOTAL BALANC	E DUE		\$88.20
September 2021		162					
August 2021		122					

Annual Water Quality Report: The 2021 Consumer Confidence Report is currently available online at bit,ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.



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ASTURIA CDD 210 N UNIVERSITY DR Ste702 CORAL SPRINGS FL 33071

Account # 1031120 Customer # 01341603 Balance Forward 0.00 **Current Transactions** 88.20

**Total Balance Due** \$88,20 **Due Date** 8/22/2022

10% late fee will be applied if paid after due date The Total Due will be electronically transferred on 08/22/2022.



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42-52579

Customer#

Consumption

ASTURIA CDD

Service Address:

**15246 CARAVAN AVENUE** 

Bill Number:

17008604

8/3/2022

Meter#

Billing Date: Billing Period:

Service

6/20/2022 to 7/20/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022. Please visit bit.ly/pcurates for additional details.

Previous

1031115 01341603

Please use the 15-digit number below when making a payment through your bank

Account#

103111501341603

# of Days

OCTOR	HIGHER W		" Ol Day 3	-onounip tron			
		Date	Read	Date	Read		in (housands
Reclaim	190101974	6/20/2022	2820	7/20/2022	2898	30	78
Usage History					т	ransactions	
	Water			Current Transactions			
July 2022		78		Reclaimed			
lune 2022		0		Reclaimed 78 Thousand Gals X \$0.70  Total Current Transactions			
lay 2022		92					
April 2022		91		Iotal Current Tran	sactions		54.60
March 2022		89		TOTAL BALANC	E DUE		\$54.60
ebruary 2022		137					
anuary 2022		131					
December 2021		130					
November 2021		124					
October 2021		136					
September 2021		155					
August 2021		139				€	



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Customer# 01341603 **Balance Forward** 0.00 **Current Transactions** 54,60

1031115

**Total Balance Due** \$54.60 8/22/2022 **Due Date** 

Account #

10% late fee will be applied if paid after due date The Total Due will be electronically transferred on 08/22/2022.

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**ASTURIA CDD** 

Service Address:

2830 LONG BOW WAY

Bill Number:

17007138

Billing Date:

8/3/2022

Billing Period:

6/20/2022 to 7/20/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022. Please visit bit.ly/pcurates for additional details.

Account #	Customer#
0953325	01341603
Please use the 15-digi making a payment	

095332501341603

Service	Meter #	Prev	ious	Current # of		# of Days	Consumption
		Date	Read	Date	Read		in thousands
Reclaim	15084620	6/20/2022	7813	7/20/2022	8001	30	188
	Usag	ge History			T	ransactions	
	Water	2 1952					
July 2022		188		Previous Bill			93.80
June 2022		134		Payment 07/22/	22		-93.80 C
May 2022		160		9000 \$ 0000 \$ 0000 \$ 0000 \$ 0000 \$	44		
April 2022		195		Balance Forward			0.00
March 2022		168		Current Transactions			
February 2022		169		Reclaimed			
January 2022		176		Reclaimed		188 Thousand Gals X \$0.	70 131.60
December 2021		179		Tetal O T	2222	100 modeling Said X 40.	
November 2021		153		Total Current Trans	sactions		131.60
October 2021		179		TOTAL BALANC	E DUE		\$131.60
September 2021		161					*::
August 2021		103					

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Total Balance Due	
Current Transactions	131.60
Balance Forward	0.00
Customer #	01341603
Account #	0953325

**Due Date** 8/22/2022

10% rate fee will be applied if paid after due date The Total Due will be electronically transferred on 08/22/2022.

ASTURIA CDD 210 N UNIVERSITY DR Ste702 CORAL SPRINGS FL 33071



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42-52579

Customer#

ASTURIA CDD

Service Address:

2995 LONG BOW WAY

Bill Number;

17007140

Billing Date:

8/3/2022

Billing Period:

6/20/2022 to 7/20/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.

Please visit bit.ly/pcurates for additional details.

0953340 01341603

Please use the 15-digit number below when making a payment through your bank

095334001341603

Account #

Service Meter#		Prev	ious	Current		# of Days	Consumption	
		Date	Read	Date	Read	1	in thousands	
Reclaim	15450207	6/20/2022	3343	7/20/2022	3396	30	53	
	Usa	ge History			Tra	nsactions	WE	
	Water			The state of the s				
20202020								

	Usage History		
Wa	ter		
July 2022	53	Previous Bill	35.70
June 2022	51	Payment 07/22/22	
May 2022	49	Fayingin U1122/22	-35.70 CR
April 2022	53	Balance Forward	0.00
March 2022	51	Current Transactions	
February 2022	49	Reclaimed	
January 2022	51	Reclaimed 53 Thousa	ind Gals X \$0.70 37.10
December 2021	50	10000000000000000000000000000000000000	
November 2021	52	Total Current Transactions	37.10
October 2021	45	TOTAL BALANCE DUE	\$37.10
September 2021	42		\$35555600
August 2021	24		

Annual Water Quality Report: The 2021 Consumer Confidence Report is currently available online at bit.ly/PascoRegionalCCR, To request a paper copy, please call (813) 929-2733.



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Account # 0953340
Customer # 01341603

Balance Forward 0,00

Current Transactions 37.10

Total Balance Due \$37.10

Due Date \$/22/2022

10% late fee will be applied if paid after due date
The Total Due will be electronically
transferred on 08/22/2022.

ASTURIA CDD 210 N UNIVERSITY DR Ste702 CORAL SPRINGS FL 33071



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65 0 1

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ASTURIA CDD

Service Address:

14400 TRAILS EDGE BOULEVARD

Bill Number:

17007139

Billing Date:

8/3/2022

Billing Period:

6/20/2022 to 7/20/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.

Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0953330	01341603
Please use the 15-digi making a payment	

095333001341603

Service Met	Meter#	Previous		Current		# of Days	Consumption
		Date	Read	Date	Read	1	in thousands
Reclaim	15450200	6/20/2022	2900	7/20/2022	2949	30	49

		TILVIAVEE.	2040	30	40	
	Usage History	Transactions				
	Water					
July 2022	49	Previous Bill			34.30	
June 2022	49		-			
May 2022	47	Payment 07/22/2	2		-34.30 CR	
April 2022	49	<b>Balance Forward</b>			0.00	
March 2022	46	Current Transactions				
February 2022	44	Reclaimed				
January 2022	45	Reclaimed		49 Thousand Gals X \$0.70	34.30	
December 2021	44			49 Thousand Gals X 10/10		
November 2021	44	Total Current Trans	actions		34.30	
October 2021	38	TOTAL BALANCE	DUE		\$34.30	
September 2021	37		22 30		40 7100	
August 2021	20					

Annual Water Quality Report: The 2021 Consumer Confidence Report is currently available online at bit.ly/PascoRegionatCCR. To request a paper copy, please call (813) 929-2733,



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Account # 0953330
Customer # 01341603

Balance Forward 0.00
Current Transactions 34.30

Total Balance Due \$34.30

Due Date \$/22/2022

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

The Total Due will be electronically transferred on 08/22/2022.

ASTURIA CDD 210 N UNIVERSITY DR Ste702 CORAL SPRINGS FL 33071



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**ASTURIA CDD** 

Service Address:

14700 TRAILS EDGE BOULEVARD

Bill Number:

17007137

Billing Date:

8/3/2022

Meter#

Billing Period:

Service

6/20/2022 to 7/20/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.

Please visit bit.ly/pcurates for additional details.

Provious

Account #	Customer#
0953320	01341603
Please use the 15-digi	

making a payment through your bank

095332001341603

0011100	WICCOI W	Liev	ious	Outland		# or Days	Consumption
		Date	Read	Date	Read		In thousands
Reclaim	12216402	6/20/2022	3362	7/20/2022	3404	30	42
	Usag	ge History			Т	ransactions	
	Water	50 S					
July 2022		42		Previous Bill			28.00
June 2022		40		Payment 07/22/	122		
May 2022		37			22		-28.00 CR
April 2022		44		Balance Forward			0.00
March 2022		43		<b>Current Transactions</b>			
February 2022		39		Reclaimed			
January 2022		42		Reclaimed		42 Thousand Gals X \$0.76	29.40
December 2021		37		T. 1 A	STOTE STOTE	42 Thousand Gais A po. A	
November 2021		39		Total Current Trans	sactions		29.40
October 2021		55		TOTAL BALANC	E DUE		\$29.40
September 2021		34					<b>720.70</b>
August 2021		30					

Annual Water Quality Report: The 2021 Consumer Confidence Report is currently available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.



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Account # 0953320 Customer # 01341603 **Balance Forward** 0.00 **Current Transactions** 29.40

**Total Balance Due** \$29.40 **Due Date** 8/22/2022

> 10% late fee will be applied if paid after due date The Total Due will be electronically transferred on 08/22/2022.

**ASTURIA CDD** 210 N UNIVERSITY DR Ste702 CORAL SPRINGS FL 33071

# **Sixth Order of Business**

# 6B.

# **District Counsel**

# 6Bi.

## REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR ASTURIA COMMUNITY DEVELOPMENT DISTRICT

#### RFQ for Engineering Services

The Asturia Community Development District (the "District"), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis for the District's stormwater management facilities, roadways, water, sewer and re-use systems, entrance features, hardscape and landscaping, amenity and recreational facilities, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel including a description of the qualifications of the personnel intended to be assigned to the District; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Pasco County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit eight (8) copies of Standard Form No. 330 and the Qualification Statement by 12:00 p.m. on October 17, 2022, to the attention of \_\_\_\_\_\_ ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00).

Publish on:	(must be published at least	: 14 days prior t	<mark>o submittal</mark>
<mark>deadline)</mark>			

(Weight: 25 Points)

(Weight: 20 Points)

(Weight: 5 Points)

(Weight: 5 Points)

#### ASTURIA COMMUNITY DEVELOPMENT DISTRICT

## DISTRICT ENGINEER REQUEST FOR QUALIFICATIONS COMPETITIVE SELECTION CRITERIA

#### 1) Ability and Adequacy of Professional Personnel (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

#### 2) Consultant's Past Performance

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

#### 3) Geographic Location

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

#### 4) Willingness to Meet Time and Budget Requirements (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

#### 5) Certified Minority Business Enterprise

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

#### 6) Recent, Current and Projected Workloads

Consider the recent, current and projected workloads of the firm.

#### 7) Volume of Work Previously Awarded to Consultant by District

(Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

# 6Bii.

# Proposals for District Management Services

# 6Biia.

## ASTURIA COMMUNITY DEVELOPMENT DISTRICT



### **Proposal For:**

# DISTRICT MANAGEMENT, DISSEMINATION AGENT, and ASSESSMENT METHODOLOGY CONSULTANT SERVICES

## Submitted By:

DPFG MANAGEMENT & CONSULTING LLC (DPFG-MC)
A wholly owned subsidiary of Vesta Property Services, Inc.



#### **September 20, 2022**

Re: Asturia Community Development District - Proposal for District Management Services

#### Dear Board of Supervisors of Asturia Community Development District

On behalf of Vesta Property Services, Inc., it is my pleasure to submit the following proposal for **District Management-related Consultant Services** for your Community Development District. Our submittal outlines our company's qualifications and capabilities, in hopeful anticipation of providing these important services to the Board and Residents of the District.

In July of 2020, Vesta acquired DPFG of Florida, LLC; DPFG is an experienced and successful specialist in managing special taxing districts in Florida. Vesta is a Jacksonville-headquartered, leading property management company with three decades of successful experience throughout the state of Florida.

With this addition of District Management services, we now offer our client-communities all aspects of Community Management including **Budgeting**, **Financial and Administrative Services**, **Financing/Refinancing of Bonds for public infrastructure**, **Special Methodology Assessment Structuring**, **Operational and Long-Term Capital Planning** (all of which typically fall under "District Management Services"), as well as Homeowners Association, Amenities, and Field Operations Management Services.

Our proposal includes our **Local** District Manager, Tish Dobson who will be assisted by our uniquely qualified, financial, accounting, and administrative leadership teams, to oversee immediate concerns and to forward-plan for the benefit of the residents of the community.

Thank you for your consideration of our proposal. We very much look forward to the opportunity to serve the community and work with the District, the Board of Supervisors, and other District Staff. Should you have any questions or require additional information, please feel free to contact me directly at (904) 386-0186 or hmac@vestapropertyservices.com.

Most respectfully,

Howard McGaffney Vice President

DPFG Management and Consulting, LLC.

A wholly owned subsidiary of Vesta Property Services, Inc.

### **Our Leadership Team for Asturia CDD**

#### David Surface, Chief Executive Officer; Vesta Property Services, Inc.

David has been the CEO of Vesta since July 2020, overseeing the company's executive team and overall, day-to-day operation. During the past decade, he has been significantly responsible for Vesta's strong growth by spearheading our mergers-and-acquisitions and strategic partnerships; as a result, Vesta has tripled in size during this period and achieved widespread recognition as a leading, full-service property management company throughout Florida. His career experience includes all aspects of real estate, both commercial as well as residential. Prior to joining Vesta, David was managing partner for a real estate finance, management, and brokerage company serving institutional clients.



#### Chrissy Richie, Chief Accounting Officer; Vesta Property Services, Inc.

Chrissy joined Vesta in 2013 as the Corporate Controller to oversee the accounting functions and human resource administration. In 2016, she was promoted to Vice President and was recently promoted to Chief Accounting Officer. Prior to coming on board with Vesta, Chrissy served as Chief Financial Officer for a multimillion-dollar healthcare provider operating in 14 states.



With over 30 years of leadership experience in corporate finance and accounting, Chrissy has developed accounting and financial infrastructure for multiple startup companies that include accounting systems, compliance, and risk management, as well as implementation of employee benefit plans, employee policies and procedures, and training and organizational development. Christine spent four years in public accounting where she specialized in tax for partnerships, LLCs, and S-Corps. She is experienced in internal audit. Chrissy attended the University of North Florida where she graduated with a Bachelor of Business Administration with a major in Accounting.

#### Howard G. McGaffney, Vice President - District Management Services

Mr. McGaffney is the Vice President of District Services for Vesta, and resides in St. Johns County, Florida. Mr. McGaffney leads our District Management Team which includes District Managers, Financial Analysts, as well as the Administrative and Accounting Departments. Mr. McGaffney served our country honorably for 14 years in the United States Navy beginning in 1989 and is a veteran of the Persian Gulf War. His selfless dedication to our country and humble service is a key indicator of his desire to serve others.



Howard is recognized as a trusted leader in Florida with over 25 years of Operational, Financial and Administrative Management Experience. His dedicated and resourceful management style has garnered the respect of large, highly amenitized communities throughout Florida. His competencies have assisted Community Development Districts secure financial outlooks and operate effectively and efficiently. His core competencies in Financial and Operations Management, Strategic Long Term Capital Planning, Communications, Creating Operating and Capital Budgets, Internal Auditing and Emergency Management give Mr. McGaffney the experience and knowledge to service our clients in a highly successful manner.



### Our □ anagement □ Support Team for Asturia CDD

#### Tish Dobson, District Manager

Tish Dobson has over 16 years of special district experience focusing on Amenity, Facility, Field Service, and District Management.

Before focusing on special district management, Tish had unparalleled success in the aviation industry as she managed several airports throughout Florida. She specialized in marketing, safety regulations, and training programs for local, national, and international competitive teams, including the U.S.A. Skydiving Team.

Tish's astute fiscal insights and innovative planning abilities assist her Districts in the financial oversight of the Districts budgeted revenues and expenses. Tish also specializes in the Community/Clubhouse Emergency Planning that encompasses scenarios, plans, and procedures that are utilized extensively during critical times, including the recent pandemic. Her passion for excellence has resulted in numerous achievement recognitions and awards over the years in our industry, most recently the Special Districts Technology Innovation Award in 2020 and a Leadership Award in 2021.

Tish holds a Degree in Ministry, along with several professional licenses. Through local and national organizations, she volunteers her time and utilizes two of her three licenses to provide services at no cost to those in need.

#### Logan Muether, Senior Financial Analyst

Logan Muether is a skilled Financial Analyst with experience working with Special Assessments and CDD bond financing/re-financing. Mr. Muether's primary responsibilities include management and applications of special assessment bonds, development and preparation of annual budgets, strategic financial planning, and financial analysis for clients. Serving special district clients, he has also prepared special assessment methodologies and concurrently administered all annual special assessment rolls for Vesta/DPFG-MC.

Logan holds a Bachelor of Science in Business Administration and Management with a focus in finance from Florida Southern College where he played on the Men's Lacrosse team. Mr. Muether is also an avid golfer and college football fan for his hometown team, the Ohio State University Buckeyes."

#### Johanna "Skye" Lee, Controller - District Management Services

Skye Lee has 17 years in accounting and financial services. Before joining the Vesta Corporate Accounting team in June of 2020, Skye was responsible for overseeing the accounting in over 200 properties in the residential and commercial industry, as well as serving as a Development Analyst. She specialized in auditing, acquisition and disposition underwriting, due diligence, and construction accounting.

As Controller for our District Management Services Division, Skye oversees our staff accounting team members who are responsible for budgeting and forecasting and financial statement accounting as well as construction accounting. She oversees Accounts Payable, Accounts Receivable and our Payroll Services.

She has been recognized for many of her achievements as a Financial Analyst in the commercial and residential real estate industry and is a member of ULI. Skye graduated from the University of North Florida in 2005 having earned her Bachelor in Accounting (cum laude), with additional professional education



focusing on systems and accounting standards.

#### Jacquelyn Leger, Senior Administrator

Ms. Leger is responsible for managing our Special Districts Administration Department. She oversees all the administrative responsibilities including the departments records management procedures and implementation guidelines through the State of Florida, Division of Library and Information Services and Bureau of Archives and Records Management.

Under the oversight of Ms. Leger, our Administrative Department ensures the proper preparation of agendas for Board meetings and workshops, compiling necessary information for the assembling of the meeting agenda packets. Her team of professionals support the District Manager's responsibilities, by updating the District's meeting schedules and coordinating the proper legal/public notice and advertisement requirements for all meetings, Requests for Proposals and Public Hearings. The Administrative Department collects, stores, and transcribes the audio recordings into meeting minutes, coordinates the dissemination and proper signatures of resolutions, contracts and other District documents as approved/adopted by the Board and appropriately retains them in the District's files.

Ms. Leger has earned her bachelor's degree in Technical and Scientific Communication – Creative Writing from The University of Central Florida and is finalizing her MBA in Library and Information Science from the University of Washington.



### **DPFG PRESENTATION TOPICS FROM DPFG/VESTA**

#### 1. <u>INTRODUCTION:</u>

- a. Howard McGaffney -Vice President-District Management Services
- b. Tish Dobson District Manager Local to your community

## 2. WHAT CAN YOU EXPECT FROM YOUR NEW DISTRICT MANAGEMENT COMPANY?

- a. Intentionally involved-Operational experience to oversee the works of the District.
  - i. Amenity Management / Field Operations Management Oversight/Partnership.
  - ii. Determined, Prepared, Resourceful on Day 1.
  - iii. Planned, monthly site visits by the District Manager to review with onsite staff:
    - 1. Amenity Management
    - 2. Security
    - 3. Landscaping Maintenance
    - 4. Storm water System
- b. We offer Long Term Capital Reserve Planning. Using the Capital Reserve Study, we can assist the District in developing the actual Capital Improvement Plan looking out 10+Years.
- c. Policy review and recommendations.
- d. Maintain an excellent work relationship with District Counsel and District Engineer.
- e. Work as a Trusted Advisor to the Board.

#### 3. OBSERVATIONS:

- a. FY 2023 Budget:
  - i. Allocation of Fund Balance and Reserves indicates the District may have a concern in strategically building reserves at necessary and forecasted levels for near future infrastructure reinvestment needs: Amenity Maintenance/Pools, Community Maintenance
  - It appears the District does not have a long-term strategy towards capital projects or infrastructure reinvestment. DPFG/Vesta can assist the Board and District plan for the future.
  - iii. Increased Assessments by \$207,499 over FY2022
  - iv. Legal Services increased by \$18,000 over FY2022
  - v. Engineering Services increased by \$15,000 over FY2022
  - vi. Parks and Recreation Salaries are significantly below the budget



### Qualifications and E pertise

The following outlines our specific e perience, □ualifications, and duties related to the general District □ anagement services.

#### □ eetings, □ earings, □ or □ shops, Capital Planning.

- Plan, Organize, Lead, and Facilitate/Conduct all Meetings, Workshops and Public Hearings
- Supervisor Orientations, Training and Serving as a Trusted Advisor
- Lead Boards in Executive Goal Setting for the District
- Bond Refinancing, Assessment Methodology, Establishments

#### **Capital Planning**

- We offer Strategic Long-Term Capital Planning, using reserve studies and financial outlook analysis modeling
- Executive level experience in all aspects of long-term infrastructure budget management

#### Records

- Administration of public records and compliance to relevant laws, policies, and regulations
- Collect and maintain documents that record significant actions by the District and make them available to the public

#### **District Operations**

- Plan, organize and lead in the operational oversight of CDDs with operations and capital budgets in excess of \$25 million
- Oversee performance of Amenity and Field Operations personnel, vendors, and District contracts
- Experienced District Managers with prominent level of Facilities Operations knowledge in public works, infrastructure improvements including, storm water systems, roads, and bridges and highly amenitized facilities

## Accounting Reporting, Audits, Budgeting, Administration, Assessments Revenue Collection

- Accounting administration of combined operational and debt service budgets in excess of \$41.3
   million
- Placing special assessments on County tax bill, and/or collect directly, for 21,487 parcels throughout 10 counties in Florida
- Provided construction accounting for capital improvement programs in excess of \$80 million
- Assessment consultant on 55 CDD bond issuances; issuing, refunding, or restructuring debt in excess of \$450 million



### **□ee Schedule for Proposed Scope of Services**

Vesta/DPFG proposes to maintain our fees set at \$48,000/year for through Fiscal Years, 2023 and 2024 for District Management Services. Our fees include services for District Management, Administration, Recording, Financial Accounting for General Fund, Debt Service Funds and a Reserve Fund, and the Assessment Roll and Dissemination Services provided to the Asturia Community Development District (the "District"):

SERVICES	PROPOSED FEES	2023 ADOPTED BUDGET
District Management	\$48,000 annually	\$57,955 annually
Dissemination Agent	Included	Included
Assessment Roll Administration	Included	Included
Computer Time/Information Technology	Included	Included
TOTAL	\$48,000 annually	\$57,955 annually
Website Administration (See schedule of additional fees)	\$3,000	\$5,500

#### **District Management Services Include:**

- Up to 12 meetings per year, 4 hours in length.
- Administrative and Accounting
- Tablets/electronic device for Supervisors use at meetings

#### **Assessment Administration Services Include:**

- Assessment Roll Preparation Services
- Preparation of the assessment roll and the timely submittal of the roll to the tax collector.
   Certification, direct billing, and funding request processing, as well as responding to property owner and realtors for Estoppel letters, bond payoff information and other collection related work.

#### Computer Time/Information Technology:

• This service is included in our District Management Fee

#### Website Administration:

- Initial Fee for work to migrate, Host the website and pages \$3,000, DPFG's District Management fee is less than the current budget and will more than offset the website cost to the District.
- \* Annual renewal for Website on October 1, 2022, will only be \$1,600 annually. Email is \$10/month per email. (5 Supervisor emails = \$600/year) For a total of \$2,200 / year for Website/emails (See next page)



### Schedule of Additional Services Offered and □ee Schedule

- 1. Additional District Meetings: The District Management fees proposed are based upon the District holding up to 12 regular meetings each year that each last up to 4 hours in length.
  - a. \$175/hour: An additional \$175/hour fee will be billed to the District, for each hour past the initial 4-hour meeting timeframe included in this proposal.
  - b. \$800 per meeting: Additional meetings or workshops outside of the aforementioned amount will be billed to the District at a total fee of \$800/per meeting.
- 2. Postage and freight are not included in this proposal
- **3. Debt Service Fund Accounting & Assessment Collection Services:** If the District issues additional debt, the proposed fee for these services would be \$5,500 annually per bond issue.
- 4. Assessment Methodology Consultant Services (Special Methodology Reports):
  - a. New Bond Issuance Fee: \$25,000 per new bond issuance.
  - b. Refinance Fee: \$15,000 per bond refinance
  - c. Bond Anticipation Notes: \$15,000 per issuance.

#### 5. Long Term Capital Planning:

- a. Long Term Capital Planning: \$5,000 (reduced from \$10,000)
- b. This fee includes the costs associated with DPFG providing all the Capital Planning, Funding, and Infrastructure Reinvestment Budgeting, producing a long term (10 year) financial outlook model to help the District/ Board to prioritize, plan for future costs and identify future assessment values for Operations and Maintenance as well as Infrastructure/Capital Items. Note: Does not include a Reserve Study.

#### 6. Website Hosting and Management:

- a. This cost is <u>ONLY</u> applicable if the District hires another District Management Firm, and the website will be required to be moved over from the current provider:
- b. DPFG will recommend that the District enter into a direct contract with VGlobalTech, who is well known in our industry for CDD website management and ADA compliance.
- c. Initial Fee for work to migrate, Host the website and pages \$3,000, DPFG's District Management fee is less than the current budget and will more than offset the website cost to the District.
- d. \* Annual renewal for Website on October 1, 2022, **Fee \$1,600 annually.** Email is 10/month per email. (5 Supervisor emails = \$600/year) **For a total of \$2,200/year for Website/emails.**
- 7. Additional Services: Should Vesta Property Services, Inc. and/or DPFG be requested to provide additional services not covered in this proposal, fees for such services shall be negotiated in accordance with the terms mutually agreed upon by the District and Vesta Property Services, Inc.

## **Professional Maintenance Services**

## Asturia Community Development District





877-988-3782 VestaPropertyServices.com

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### **EXECUTIVE SUMMARY**

Vesta Property Services, Inc. is Florida's leading, full-service property management company. Our hands-on, multi-faceted experience and expertise have uniquely benefited the Community Development District industry since 1997, and we are eager to do the same for Asturia Community Development District, its Board of Supervisors, and residents.

Our Proposal shows our in-depth response to your RFP and our commitment to delivering the highest level of service and unsurpassed value for you. To summarize our approach, Vesta is committed to providing you with a highly-qualified and capable, full-time, on-site Maintenance Technician with Vesta's industry-leading support Team and other resources, to truly fulfill your needs.

To further outline our unsurpassed value for you, Vesta will deliver a combination of:

- Quality Maintenance Management at Asturia. We will provide highly engaged
  and caring associates who work very well together on behalf of the Board and all
  residents of the District.
- Experience and Expertise leveraged through our Regional Operations Team that will serve you through seasoned and knowledgeable operations managers, with additional support in the areas of Accounting, Human Resources, and IT services.
- Enhanced Communication by delivering a cutting-edge, customized platform (included in our Pricing) to best fulfill your need for consistent and comprehensive communication that will benefit both the Board as well as all residents (and Staff.)



Thank you for this opportunity and your consideration of Vesta's proposal. If possible, we would love to have a conversation together about how we can best serve you.



#### COMPANY HISTORY AND QUALIFICATIONS

Founded by Frank Surface (shown below), Vesta Property Services, Inc. is headquartered in Jacksonville, Florida and has over 30 years of unparalleled community management experience. We have redefined property management with our unique combination of (1) superior amenities-and-lifestyle programming, (2) customized community management, and (3) affordable, direct financing for communities. Vesta continues to serve our very first client, Kings Point Golf & Country Club in Delray Beach, Florida, and provide a single source where all

community management needs are met.

Vesta provides community management, special district management, and amenities/lifestyle management; financing; and ancillary services to developers of planned-unit communities and associations with resort-style clubhouses. lifestyle amenities, and other community infrastructure. Our widely-varied clientele include Active Adult as well as family-oriented special districts, commercial communities, office workers, and the state's tenth-largest municipality, located in South Florida. Vesta is privileged to serve and touch the lives of more than 500,000 Florida residents each day!





As a Florida-based, Florida-only company, Vesta employs over 1,200 associates and fully staffs 17 statewide offices, serving over 800 managed community associations and special districts from Jacksonville to Key West, including dozens within the Space Coast area. Vesta's unique expertise combined with our commitment to serving our associates and clientele with integrity and honor continue to be the strong and enduring foundation upon which we operate our company everyday.

"We made a change to Vesta and couldn't be happier; wow, what a difference! They are on top of everything that needs to be done, we love that they know exactly what needs to be done, and they attack it and get it done. Vesta has 'kept us in the loop' with everything going on from Repairs to Events. They treat our property as though it's their own property, with the utmost care and dedication to doing it right."

Sheila Papelbon, Board Supervisor, Beach CDD February 10, 2022



### AMENITIES & FIELD OPERATIONS EXPERTISE

Vesta is the leading provider of contracted Amenity Management and Maintenance Management services for Community Development Districts in Florida. We've been successfully providing Amenity Management services for CDDs since 1997, beginning with Julington Creek Plantation CDD.

We have also been providing full-time, on-site Field Operations Management & Maintenance services since 2009; the following CDDs are current, clientele of our Management services:

- Bartram Springs CDD
- Beach CDD (Tamaya)
- Brandy Creek CDD (Johns Creek)
- Durbin Crossing CDD
- Harbor Bay CDD (MiraBay)
- Heritage Landing CDD
- · Julington Creek Plantation CDD
- Rivers Edge CDD (RiverTown)
- Southaven CDD (Markland)
- Tison's Landing CDD (Yellow Bluff Landing)
- Two Creeks CDD



Vesta has been fulfilling this responsibility in two, main ways:

- (1) By directly employing the personnel needed to perform a variety of amenity-and-field operations management responsibilities as well as daily maintenance duties and tasks.
- (2) By overseeing vendors who are contracted with our client-communities to perform specific maintenance functions for the community. In the first case, we employ approximately one (100) individual associates who daily maintain swimming pools and water parks (as Certified Pool Operators), tennis courts, fitness facilities, croquet courts, and other amenity/recreation facilities.

"Our community and amenity center are over 10 years old. The previous management company was in place since the beginning; we switched to Vesta at the end of FY2019, and the differences are night-and-day.

Our last company only had their Manager on-site once a week; Vesta has provided an Operations Manager that is diligent and highly qualified; he has found and resolved several items that were ignored by previous staff. Vesta also has the talent and resources to handle a lot of these items in-house, something that before was normally contracted out at a higher rate."

Brandon Kirsch

Chairman, Tison's Landing CDD (Yellow Bluff Landing) Contact: CDDBrandonK@gmail.com (904) 635-7174



### **VENDOR OVERSIGHT EXPERTISE: Landscape Maintenance**

Our success in managing landscaping vendors in over 700 planned-communities throughout Florida is one of the very best indicators of Vesta's strong capability of managing maintenance functions and vendors for Asturia Community Development District.

In 2021, Vesta designed and implemented our own Landscape Vendor Management Tool or "LVMT," to help ensure the necessary service-quality by the contracted landscape maintenance provider as well as the communication of clear expectations, helpful feedback, and appropriate accountability by Vesta regarding their contractual obligations.

- All service items are placed by week on a calendar, based on their specific due-dates.
- Evaluation Criteria is derived strictly from the Landscape Contract.
- Vendor's work performance is Inspected and Evaluated weekly to produce an overall score % (actual points / possible points.)
- Scoring Results are shared with the Vendor, District Management, & the Board.

Timeliness Scoring	Pts
Completed within timeframe per contract/vendor timeframe	2
Completed but not within timeframe per contract/vendor timeframe	1
Not completed	0

Quality Scoring	Pts
No discrepancies per contracted standard	3
Minor discrepancies per contracted standard	2
Major discrepancies per contracted standard	1
Work not performed per contracted standard	0
Maxium Points per an contracted task	5

			September					October				November		
	Contracted Item Description	8/30-9/5	9/6-9/12	9/13-9/19	9/50-9/56	9/27-10/3	10/4-10/10	10/11-10/17	10/18-10/24	10/25-10/31	11/1-11/7	11/8-11/14	11/15-11/21	11/22-11/28
ation	Contractor shall provide to management a written report of when the proformed for each week with notification of any problem areas and a schedule of work for the upcoming month. (Friday each week) (pg3) Contractor shall then within the time period specified by the													
mmunic	District Representative or if no time is specified within forty- eight (48) hours explain in writing what actions shall be taken to remedy the deficiencies. (Tuesday each week) (pg3)													
Reporting & Communication	A representative of the grounds maintenance service crew w II report to the on-site management office immediately upon arrival to the site. A representative shall report to the on-site management upon departure from site. (pg 19)													
Rep	Ground maintenance supervisor and a representative of the District will inspect the entire property subject to this agreement once per month. (pg 19)													
	This schedule shall state how many mowings per week during the growing season and dormant season. Notwithstanding that above at no time will the turf grasses be allowed to grow beyond the following: Bermuda grass beyond a maximum height of two (2) inches; St. Augustine grasses beyond four and one half (4 1/2) inches; and 20ysia grasses beyond four (4) inches (pg 14)													
ing	Mow Bermuda Turf– March 1- November 1 - Once a week and November 1- March 1 – Once a month. (pg 14) Red Team													
rimm	Blue Team Green Team													
ng & T	Mow St. Augustine Turf – March 1- November 1 – Once a week and November 1- March 1 – Once every two weeks. (pg 14)													
, Edgi	Red Team Blue Team													
Mowing, Edging & Trimming	Green Team  Mow Zoysia Turf - March 1- November 1 – Once a week and  November 1- March 1 – Once every two weeks. (pg 14)													
	Red Team Blue Team Green Team													
	Mow Bahia Turf - March 1 - November 1 - Once every two week and November 1- March 1 - Once a month (pg 14)  Red Team													
	Red Leam Blue Team Green Team													

We have seen tangible service-quality improvement in in the communities where our LVMT has been deployed. The improved transparency and communication leads to better service, delivered on time, according to the specifications of the vendor's contract. The use of our LVMT has not only significantly improved quality assurance for our client-community but also created better synergy among Vesta, the maintenance subcontractor, District Staff, and the Board.



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Vesta has been continuously operating and maintaining resort-style swimming pools for CDDs in Florida since 2005 (starting at Bartram Springs CDD, shown below.)

Due to our long-term experience, expertise, and comprehensive approach to fulfilling all water-quality management, waterslide operations, and other maintenance-related scopes of work with our own personnel (rather than sub-contractors or independent vendors), Vesta delivers a cohesive, flexible, responsive, and cost-efficient solution to a community's full range of maintenance needs, including those of its highly-visible and popular, resort-style pools.



"Just wanted to compliment Vesta for the condition of the Amenity Center this morning. I was there about 9–10:30, used the lap pool (very clean) and the pool-side Men's Room - incredibly clean and fresh. (I took a walk through a part of St Augustine yesterday and used the public restroom. I don't understand how any town can call itself a world class destination yet provide facilities so pathetic. Stunning how some folks just don't get it - and this during a pandemic!)

Anyway, please share my thoughts with the folks who get it done. Thanks."

- Tom Heffernan, Resident; Bartram Springs CDD

### MAINTENANCE EXPERTISE: Clay Tennis Courts

"The tennis courts are being maintained extremely well. They are some of the best that I have seen. Your crew is doing an excellent job.

This is partly due to you having us come in and resurface on a regular, consistent basis, along with your own excellent 'attention-to-detail' regarding daily tasks and maintenance."

Brian Bullock, BAB Tennis Courts





### RESIDENT ENGAGEMENT: Approachable, Friendly, Hospitable & Caring

Representative Testimonials from Residents Served by Vesta:

"Eric - Kudos on another great event up at the River Club yesterday, celebrating Independence Day. It really brightened our day, and I had a great time with my friends and family. But this is what I've come to expect every time I come to the River Club. The staff is friendly, the food is great, and it's always a fun, relaxing environment.

The Club is our #1 amenity because of you and your staff. So, keep up the good work!"

- Bridget Lave; July 2021

Just a note of thanks; your staff does a prompt and courteous job of tending to the needs of residents. I'm always greeted with a smile and helped to whatever I may need. (I've observed other residents that are downright rude & ugly to staff and watched the staff handle it with exceptional maturity and professionalism.) Having worked in CDDs for close to 15 years, I can honestly say that I have not experienced a better management group."

- Randy & Karen Jenks; Residents, Durbin Crossing





"Our amenities and grounds have never looked or been run better. The Club is the spot to be, due in huge part to Vesta's staff. They remember kids' and adults' names, drink orders, and are always happy. I run the Moms Club & am very, very active in the community. I can confidently speak on behalf of most residents that we totally appreciate Vesta."

- Sincerely, Emily Geoghagan; Aug. 2021

"Doug has not only been able to navigate the very difficult circumstances brought about by Covid, the changes in landscaping companies, inheriting non-existent maintenance plans for an old community but, at the same time, he's shown care & respect for the residents.

He has always been approachable and highly visible. Any time I've brought him observations or concerns, he has provided answers and addressed them in a timely manner."

- Grace S., Resident; MiraBay May, 2022





Vesta provides 17 offices (shown on map below) and strong regional-and-local support for our associates and our clientele. Our Regional Operations Team for Asturia is as follows:

**Julie Cortina, Regional Vice President:** Julie has been with Vesta Property Services for the past six years operating their premier property of The Bay Club at the Westshore Yacht Club. She is currently overseeing the Amenity properties on the West Coast of Florida. Julie is very customer service oriented, and provides a top level of community management.

Neil Wayne, CMCA, Regional General Manager: Neil's prior experience in retail for 18 years assisted in the transition to the community management industry servicing clients. Starting in this industry in 2013, Neil quickly rose through the ranks to his current role, managing the HOA, Condominium, Accounting and Maintenance Division for the West Central Region since starting with Vesta in 2019. Neil takes a hands on approach to management a constantly communicates and assists those employees in the field.

#### Erick Nielsen, Area Maintenance Manager:

For over 13 years Erick has been at Vesta providing top quality maintenance services to our properties. Erick began his career providing various maintenance services to many properties in the West Central Region. After receiving many praises from our clients, he was promoted to Area Maintenance Manager where he manages all aspects of our Janitorial, Commercial Swimming Pool and Maintenance services. Erick works closely with each member of his team as well as all Property Managers and Board Members to ensure every aspect of the services he provider are top notch and as expected.





### **FURTHER MANAGEMENT CAPABILITIES**

Vesta has decades of Project Management expertise, and our on-site manager also routinely tracks ongoing, smaller projects (example shown below).

#### SAMPLE MONTHLY PROJECT TRACKER

Item	Item District Proprietor Description		Description	Progress	
Swim Team Addendum	RECDD I	Jason	Work with DC on the agreement and acquiring signatures	in progress	
Golf Cart Enforcement	RECDDI	Jason	Work with Supervisor Saks on potential parameters around	in progress	
Goir Cart Enforcement	KECDUT	Jason	enforcement. Also will need to provide a cost analysis.	III progress	
Verdego Opportunity 6720	RECDD I	Jason	Work with DC on work authorization agreement	completed	
VerdeGo Opportunity 6840	RECDD I	Jason	Work with DC on work authorization agreement	completed	
Gym Painting	RECDDI	Jason/Johnathan	Investment paint was approved will need to look into price match and also request for a 10% discount for	completed (ratification needed from RECDD II and RECDD III)	
Pergola Painting	RECDD I	Jason/Johnathan	Investment paint was approved will need to look into price match and also request for a 10% discount for	completed (ratification needed from RECDD II and RECDD III)	
Con Span Bridge Painting	RECDD I	Jason/Johnathan	Investment paint was approved will need to look into price match and also request for a 10% discount for	completed (ratification needed from RECDD II and RECDD III)	
Mail Box Lighting	RECDDI	Johnathan	pilot program for a single mailbox kiosk. Start in the Arbors	Pilot Complete	
FPL Pilot Light Program	RECDD I	Johnathan	work with Fred and FPL on lighting pilot program	in progress	
Pool filtration	RECDD I	Johnathan	Johnathan to work with Mr. Cameron on pool filtration repair	in progress	
Food Service	RECDD I	Jason/Clint	Work with Mac on repurposing of the RH	in progress	
Erosion on pond banks	RECDD I	Johnathan	Identify areas that are in need and come up with an action plan	in progress	
Memorial Bricks	RECDDI	Jason/Clint	work with Supervisor Baron on memorial bricks	in progress	
Missing Tree	RECDD I	Johnathan	Johnathan to work Shane (VerdeGo) on missing tree at 75 Rawling Dr.	in progress	
Dog Stations	RECDD I	Jason/Johnathan	order 3 to 4 new dog stations and work with Fred on locations	ordered	
Cost flow analysis for the café	RECDD II	Jason/Dan	Provide the board with the most current café cost flow analysis. Also look at expenditure items in the budget for there is expenditures showing. Potentially Café supply items.	completed	
Café survey results to the board	RECDDII	Jason	Provide the board with café surveys per supervisor Thomas.	completed	
RiverClub Parking Lot Curbing	RECDD II	Johnathan/Jason	Work with District Engineer to address drainage and damage to areas that may require curbing	in progress	
Reflective Tape RC Gates	RECDD II	Johnathan	put reflective tap (red) on gates to signal STOP	completed	
Waterfall Repair	ALL	Johnathan/Jason	Work with Capital T Pools for scheduling and DC for drafting of the agreement. Work with KAD for relocation of the panel. NTE \$10K	in progress	
Haven Pond Agreement	ALL	Jason	Work with DC on drafting and acquiring signatures	complete	
CDD Meeting Comments	ALL	Jason and Clint	Create a way through the website in which residents can submit comments for future board meetings	in progress	
inventory system for	ALL	Jason/Johnathan	work on an inventory list of current asset	in progress	
Audit Golf Cart Stencil Locations	ALL	Johnathan/Jason	make sure all roads that golf carts are not allowed are property marked and or identified. Please include RiverFront park	in progress	
BOS Rep to ride participate in a weekly Landscape Ride	ALL	Johnathan	DJ will be the representative from RECDD II and RECDD III; Fred will be for RECDD I.	in progress	
Side by Side Approved	ALL	Johnathan	work with DM on purchasing	Payment Acquired. Side by Side ordered. Expected Delivery in March/April	









#### **PRICING**

Onsite Positions Staffed by Vesta	<u>Total Fees</u> *
Field Maintenance Technician 40 hrs.	\$90,550.00

\*Total Fees include: the on-site associate(s)'s gross wages (including an hourly wage for the Maintenance Technician); payroll burden (including Workman's Compensation Insurance) tied to gross wages; benefits for the Maintenance Technician cell phone usage and mileage reimbursement for on-site associate(s); and uniforms.

#### Scope of services include but are not limited to:

- Drive and/or walk the property on a daily basis to check for trash and any maintenance issues
- Perform highly skilled painting, carpentry, masonry and any other type of maintenance job that is needed.
- Communicate effectively, both verbally and in writing, with staff, vendors, and residents. Follow verbal and written instructions from upper management.
- Maintain upkeep of all common area lights and emergency lighting.
- Advise the District Manager of any necessary repairs, cleaning, or replacement items required due to normal wear and tear, "Acts of God," or vandalism. Such repairs shall be billed separately upon written approval of the District
- Inspect FPL privacy fence and make repairs to panels that have been vandalized or broken.
- Establish and maintain cooperative and professional working relationships with those individuals and businesses contacted in the course of work.
- Daily inspections and cleaning of clubhouse, bathrooms and gym.
- Schedule and meet with vendors to do maintenance and repairs of the building
- Meet regularly with scheduled District vendors i.e., pond, landscaping, etc.



### 6Biib.



### **Governmental Management Services**

Serving Florida's New Communities

September 20, 2022

Asturia Community Development District c / o KE Law Group, PLLC Attention: Lauren Gentry, District Counsel 2016 Delta Blvd, Suite 101 Tallahassee, Florida 32303

RE: GMS Proposal for District and Field Management Services

Dear Ms. Gentry:

Governmental Management Services-Tampa, LLC (GMS) is pleased to provide for your review our Proposal associated with providing District Management Services to the above referenced Community Development District (CDD). We believe the Proposal demonstrates that the assembled team of management, financial, and administrative professionals is extremely qualified to provide these services and meet time and budget requirements. We believe the information included in our proposal is sufficient to meet the requirements of the request.

GMS is a leader in the Community Development District (CDD) industry. We provide district management services to over 200 Community Development District's, special taxing Districts and HOA's across the State of Florida. Our approach, methodology, and philosophy towards providing these services reflect our commitment and ability to deliver comprehensive services that exceeds the expectations of our clients. We believe that our greatest strength is our ability to respond to individual client needs efficiently, effectively and professionally. Our approach to providing management services to Community Development Districts meets all the bond and statutory compliance requirements and allows to customize to client request for services.

We thank you for this opportunity to submit our proposal and would be happy to provide any additional information, if requested. Please feel free to contact me at (407) 841-5524, ext. 125 if you have any questions or need additional information.

Sincerely

**GMS** 

Darrin Mossing President

**Enclosure** 



# GOVERNMENTAL MANAGEMENT SERVICES-TAMPA LLC

### PROPOSAL FOR DISTRICT AND FIELD MANAGEMENT SERVICES

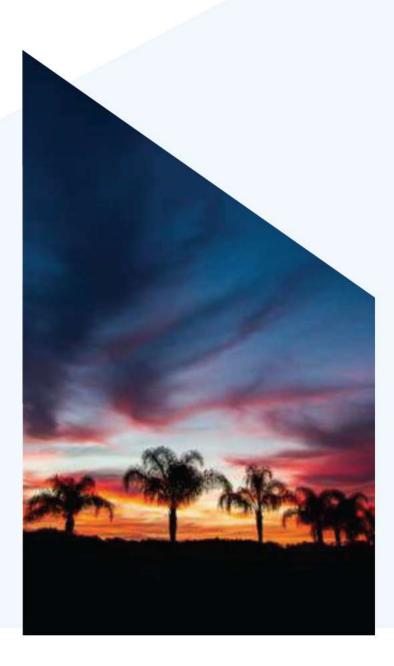


## PREPARED FOR ASTURIA COMMUNITY DEVELOPMENT DISTRICT

September 20, 2022

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### COMPANY INFORMATION

Governmental Management Services (GMS) is a family of limited liability companies that was established for the purpose of providing district management services to Special Taxing Districts. With encouragement from industry professionals and the development community, GMS was created to provide an alternative to the existing district management companies. GMS currently has offices in St. Cloud, Orlando, Tampa, Sunrise, Tallahassee, Port St. Lucie, St. Augustine, Palm Coast, Florida, and Knoxville, Tennessee. Company personnel who would be providing services are generally determined by geography of the District and required services. However, everyone at GMS works together to provide the most efficient, effective and comprehensive management services possible. GMS currently manages over 180 Community Development Districts across the State of Florida and fully understands the requirements of Chapter 190. As described in Section 3, the personnel at GMS are very well known and respected by people involved with Community Development Districts. The majority of personnel has worked with Investment Bankers, Bond Counsel, District Counsel, Engineers,

Developers and Boards of Supervisors across the State of Florida. They have provided management, financial and administrative reporting services to approximately 180 special taxing districts and homeowners associations. Our greatest strength is our ability to respond to individual client needs quickly, efficiently and professionally.

GMS WAS ESTABLISHED TO PROVIDE THE MOST EFFICIENT, EFFECTIVE AND COMPREHENSIVE MANAGEMENT SERVICES FOR COMMUNITY DEVELOPMENT DISTRICTS IN THE STATE OF FLORIDA.

## HOW WE WORK

Established in 2004, Governmental Management Services has quickly grown to over 150 full time and part time employees and has offices across the State of Florida. Services are provided by seasoned professionals with well over 200 years of combined Community Development District management experience. Our commitment to serving our clients and providing the most efficient, effective and comprehensive management services for Community Development Districts continues to fuel our growth.

#### Statement of Qualifications

GMS is the best qualified provider of district management services because of the experience of the personnel who will be providing the management services for the District. GMS brings a wealth of experience in the management, administrative, accounting and financial reporting and assessment certifications

GMS focuses exclusively on the services necessary for the proper management of Community Development Districts. Our staff includes managers, accountants, financial analysts, recording secretaries and operations managers all with experience with Community Development Districts and other special districts. We offer integrated management services including:

- General Management
- Recording Secretary Services
- Accounting and Financial Reporting
- Assessment Roll Administration
- Investment Management
- Operations Management
- Utility Billing
- Other Services

These management services are being provided by the principals of GMS to over 180 Community Development Districts across the State of Florida.

## CONTACT INFORMATION

Corporate Office: 1001 Bradford Way Kingston, TN 37763 govmgtsvc.com

GMS is prepared to provide all services directly and does not contemplate the need to subcontract services. Our personnel include special project coordinators with over 30 years of experience in the construction industry and field GMS management.

### **GMS - Tampa**

4648 Eagle Falls Place Tampa, Florida 33619 (863)-225-1186

### GMS - Central Florida

219 E. Livingston St. Orlando, FL 32801 6200 Lee Vista Blvd Ste. 300 Orlando, FL 32822

1408 Hamlin Avenue, Unit E St. Cloud, FL 34771 (407) 841-5524

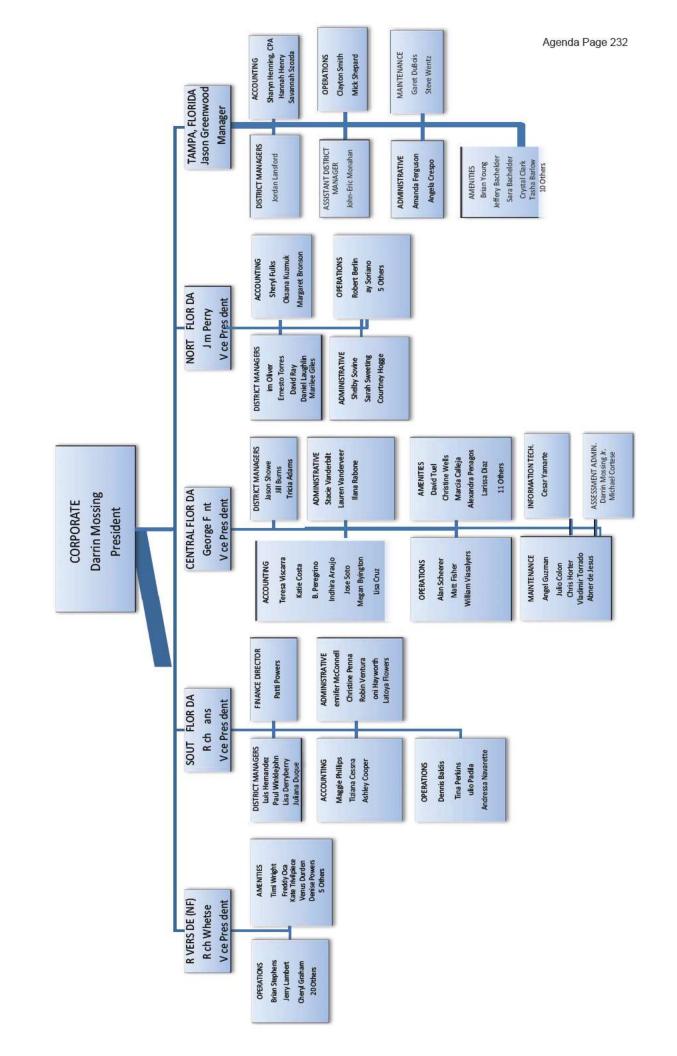
### GMS - South Florida

5385 Nob Hill Road Sunrise, FL 33351 (954) 721-8681

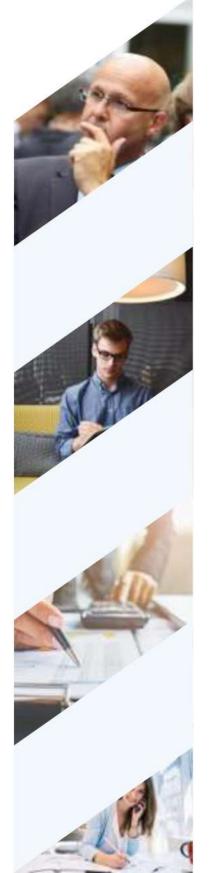
### GMS - North Florida

475 West Town Place, Suite 114 St. Augustine, FL 32092 (904) 940-5850





### OUR TEAM



Although technology has tremendously impacted how services are provided for nearly every business today, GMS realizes an organization is only as good as the individuals working within it. If an organization is not able to retain hardworking, knowledgeable and dedicated employees that understand their client's needs, it is most certain to fail. It is for this reason that GMS has focused a significant effort on recruiting and retaining the best in the district management industry

#### STATEMENT OF STAFF CONSISTENCY

The District Management Team proposed remains the same for the duration of the contracts. Any changes in the District Management Team will be discussed and approved by the Boards of Supervisors. Members of the management team have worked together for years, and there is complete trust and loyalty in their abilities to provide the most efficient, effective and professional management services possible. In addition, these types of long-term personal relationship among GMS staff are reassuring to our clients because personnel turnover in any organization is extremely detrimental to its ability to provide the necessary services.

"GMS realizes an organization is only as good as the individuals working within it."

#### **EDUCATION**

Ohio University, 1988, Bachelor of Science, Major: Accounting

#### **EXPERIENCE**

31 Years

- President and Founder – GMS Organization
- Corporate
   Operations and
   District Management

### DARRIN MOSSING

### **PRESIDENT**

Darrin Mossing is the President and Founder of the GMS organization. Mr. Mossing graduated from the Ohio University with a Bachelor's degree in accounting in June 1988 and began his career as a staff accountant on September 1, 1988 for Indian Trace Community Development District. In November 2004, Mr. Mossing established the GMS organization, which has grown to over 180 CDDs, Homeowners Association and other Special Taxing Districts across the State of Florida.

### JASON GREENWOOD

### DISTRICT MANAGER

Jason Greenwood provides management services to CDDs and property owners associations throughout the State of Florida. Mr. Greenwood has been committed to GMS since 2017, is a licensed Community Association Manager and operates out of the Tampa, Florida office. Mr. Greenwood has BA degrees in Business and Finance with a minor in Marketing from Ashford University in Clinton, Iowa, and an MBA in Business Administration, specialization in Finance, from Lynn University in Boca Raton, Florida.

### JORDANLANSFORD

### **DISTRICT MANAGER**

Jordan Lansford also provides management services to CDDs throughout the State of Florida. Jordan is a licensed Community

#### **EDUCATION**

B.A., Business,
Finance, Marketing
minor, Ashford
University
MBA, specialization in
Finance, Lynn
University

#### **EXPERIENCE**

5 Years

- District Management
- Assessment Roll Administration

Association Manager and operates out of our Tampa, Florida office. Ms. Lansford has an extensive background in District Management working with both developer and residential boards. Ms. Lansford was a former Division 1 volleyball athlete and graduated with her B.S. degree in Finance from Florida Gulf Coast University.

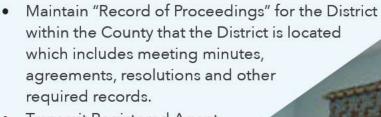
### ADMINISTRATIVE SERVICES

Amanda Ferguson will prepare agenda packages, meeting notices, public records administration, statutory compliance and various other required administrative services. She is an Administration Management Professional, who has been committed to GMS since establishment in 2004. Mrs. Ferguson has performed various functions in her 15+ years with GMS; including amenity center management at premier North Florida communities, contract compliance, managing programs and special events, lifeguard management and transcription of board meetings. Mrs. Ferguson currently provides transcription and administrative services to 11 Community Development Districts in the Central Florida Region.

### THE FOLLOWING ADMINISTRATIVE SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, RULES AND REGULATIONS:

- Prepare agenda packages for transmittal to Board of Supervisors and staff seven days prior to Board of Supervisors' Meeting.
- Provide minutes for all Board of Supervisors' Meetings, including
- landowners meetings
- Ensure compliance with all administrative statutes affecting the District which include but are not limited to:
  - Publish and circulate annual meeting notice.

 Report annually the number of registered voters in the District by June 1 of each year.



 Transmit Registered Agent information to DCA and local governing

 File Ordinance or Rule establishing the District to DCA

authorities.





### **ACCOUNTING**

Sharyn Henning manages the accounting and financial reporting for our clients. She is a Certified Public Accountant with over 15 years of accounting and financial reporting experience with Community Development Districts across the State of Florida. Ms. Henning's experience includes financial statement preparation, payroll,

#### **EDUCATION**

Bachelor's in Accounting & Information Management, University of Tennessee-Knoxville Masters in Business Management & Accounting, King University

#### **EXPERIENCE**

10 Years

budget preparation, preparation of annual audit reports, statutory, and bond compliance. She has a Bachelors of Science Degree in Accounting from

Florida Atlantic University. Ms. Rosina currently serves as District Accountant to 20+ Community Development Districts in the state of Florida.

Hannah Henry has over 10 years of experience managing the accounting and financial reporting for our clients. Ms. Henry serves as District Accountant to 12+ Community Development Districts along with 5 other Home Owner's Associations. She has a Bachelor's Degree from the University of Tennessee - Knoxville in Accounting and Information Management and a Master's Degree from King University in Business Management and Accounting.

## THE FOLLOWING FINANCIAL SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, AND RULES AND REGULATIONS:

- Establish Governmental Fund Accounting
   System in accordance with the Uniform
   Accounting System prescribed by the Florida
   Department of Financial Services for
   Government Accounting. This system includes
   preparing monthly balance sheet and income
   statement(s) with budget to actual variances.
- Prepare accounts payable and present to Board of Supervisors for approval or ratification.
- Prepare annual budget for review and approval by the Board of Supervisors.
- Transmit proposed budget to local governing authorities 60 days prior to adoption.
- Prepare year-end adjusting journal entries in preparation for annual audit by Independent Certified Public Accounting Firm.

- Maintain checking accounts with qualified public depository selected by the Board of Supervisors.
- Ensure compliance with financial and accounting statutes affecting the District which include but are not limited to:
  - Complete annual financial audit report within 9 months after the fiscal year end.
  - Circulate annual financial audit report and annual financial report to appropriate governmental agencies.
- Prepare annual public depositor report.
- Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit to bond holders and underwriters, annual/quarterly disclosure reporting, etc.
- Transmit Public Facilities Report to the appropriate agencies
- Bind necessary insurance for the District, which includes liability, property, workers' compensation, etc.

#### **EDUCATION**

B.S. in Accounting, Florida Atlantic University

#### **EXPERIENCE**

15 Years

- Accounting
- Financial Reporting

### AMENITY MANAGEMENT

## & LIFESTYLE PROGRAMMING

Brian Young is the Director of Amenity Management in Tampa. He currently oversees amenity operations at Villages of Bloomingdale, Belmont, Forest Brooke, and Cypress Creek. In addition to Brian, there are various members of amenity staff working on-site and are available to assist with special events throughout the fiscal year that would be reviewed and approved annually by the Board of Supervisors.







GMS has significant experience with highly amenitized CDD communities and is flexible regarding the approach taken to staffing, managing, and operating amenities. We typically see one of three approaches taken to amenity management:

- 1) District contracts with GMS for operations
- 2) District contracts with a third party company for operations
- 3) District directly employs staff for operations

### UNDER THE FIRST APPROACH, THE FOLLOWING SERVICES ARE TYPICALLY PROVIDED BY GMS TO ENSURE A FIRST CLASS, AMENITY CENTERED COMMUNITY:

- Recruit, hire, train, and monitor Clubhouse and Facilities staff.
- Assume responsibility to manage a vibrant schedule of activities, events and lifestyle
  programming. GMS is structured to take a regional approach to serving its clients but this
  structure does not preclude us from assigning the most talented and qualified individuals,
  regardless of their location, to appropriate roles.
- Communicate lifestyle opportunities and residential services information to owners and potential residents.
- Promote voluntary compliance with District rules, regulations and policies by communicating with residents.
- Maintain excellent level of customer service.
- Monitor the use of the amenities including resident barcode passes, security cameras, and other means of safeguarding the District.
- Maintain excellent level of customer service.
- Coordinate with vendors, contractors, internal and external stakeholders to ensure smooth operations of day to day and special activities.
- Maintain all relevant records of incidents, inspections, revenue, and other information as required by the District.
- Assist with budget preparation and reports, policy recommendations and enforcement, safety and/or security recommendations, collection of rental fees, maintaining records as needed.

Under the second and third approach, although the above services would not be provided directly by GMS, we would work to ensure that the contractor or direct employees were performing these and other necessary services.



## SAMPLE SPECIAL EVENTS

Social events are for all residents and open to the public, and a critical component to the success of the community. Below are some examples of events currently provided at other communities that GMS has previously assisted in staffing.

#### SUMMER CAMP

Each week features an array of art activities, sports, games and a field trip. Campers are provided a t-shirt, daily snacks and extended care. A similar camp can also be provided during Spring Break.

#### FALL FESTIVAL

A fall celebration featuring hayrides, craft tables, carnival games, contests, bounce houses and other activities.

#### WINTER CELEBRATION

A holiday celebration including pictures with Santa, trolley rides, holiday decorations, cookies, hot chocolate and coffee.

#### KIDS NIGHT OUT/TEEN SCENE

DJ, games, food, drinks and more to entertain kids & teens.

#### ICE CREAM SOCIAL

Ice cream and beverages with contests, raffles and games.

#### SPRING FLING

An Easter egg hunt, pictures with the Easter bunny and a petting zoo. Bounce house, dunk tank, etc. can also be provided.

### DIVE-IN MOVIE

View a movie by the pool with snacks and beverages while you enjoy the show.







### SAMPLE NEWSLETTER





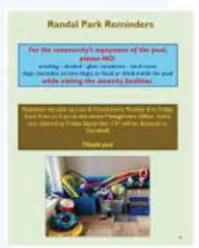
















### FIELD MANAGEMENT SERVICES

GMS provides field management services to 30 Districts throughout Florida. Clayton Smith oversees field operations at several high-profile CDDs. He has a deep, and lengthy family history connected to CDD management, and has owned and operated his own maintenance company in the Central Florida area which carried out various undertakings, primarily for CDDs. He is a proud alumnus of the Florida State University. Mick Sheppard is our Field Maintenance Manager, overseeing maintenance projects and providing field maintenance services. Mick is equipped and capable of handling almost all CDD maintenance needs and specializes in maintenance projects specific to CDDs. Mick has a lengthy background in various maintenance services including but not limited to plumbing, HVAC repair, grounds maintenance, and property maintenance.

- Administer and manage maintenance contracts for landscaping, water, wastewater and reuse systems management
- Respond to resident and Board of Supervisors inquiries regarding Maintenance Operations
- Coordinate and implement maintenance projects throughout the community with vendors
- Conduct site visits (day and night time) to ensure satisfactory operation of the district and prepare a monthly report to the Board.
- Review and approve construction contracts, change orders, payment request, etc. during construction phase

# ASSESSMENT ROLL CERTIFICATIONS & ADMINISTRATION

Jason Showe and Darrin Mossing Jr. provide assessment administration services which includes certifying annual assessment rolls with the County Property Appraiser and Tax Collector, calculation of true-up payments, collection of prepaid assessments and preparation of necessary releases of lien. They are presently responsible for the preparation and execution of all CDD assessment rolls for the Central Florida and Tampa divisions.

### REFERENCES

GMS prides itself on the timely delivery of quality services to its clients. As a result, our clients as well as the other CDD industry professionals have come to recognize and appreciate the quality of the services we provide. GMS encourages its prospective clients to call our references and learn what other district supervisors, developers, attorneys, engineers and financial professionals are saying about us. The following table contains just a few of the clients and professionals that are pleased to serve as our references:

Robert Hornbeck Chair, Dupree Lakes CDD 6255 Dupree Lakes Blvd. Land O' Lakes, FL 34639 (813) 477-6745

boardmember2@dupresslakescdd.com

Kristen Brooks
Chair, Belmont CDD
10109 Count Fleet Dr.
Ruskin, FL 33573
(404) 723-1245
boardmember5@belmontcdd.com

Judi O'Connor Chair, Palms of Terra Ceia Bay CDD 82300 Terra Ceia Bay Blvd. Palmeto, FL 34221 (941) 545-1167

judichas@gmail.com

Shawna Winters
Assistant Secretary, Cypress Creek CDD
15592 Cypress Creek Blvd.
Ruskin, FL 33573
(704) 681-2366
shawnawinters6@gmail.com

Cassandra Krause
Chair, Forest Brooke CDD
5019 Grist Mill Ct.
Wimauma, FL 33598
(813) 389-5312
seat4forestbrookecdd@gmail.com

GMS's current clients are listed in Table
2-1 on the following pages. Table 2-1
reflects a portion of the myriad of
services provided to
our clients.

Table 2-1. District Management Experience Summary

	District	County	General Management	Accounting & Financial Reporting	Recording Secretary	Water/ Wastewater Utility	Operations Management/ Amenities
1	Aberdeen	St Johns	•□	•□	•□		•□
2	Academical Village	Broward	•□	•□	•□		
3	Amelia Concourse	Nassau	•□	•□	•□		
4	Amelia Walk	Nassau	•□	•□	•□		•□
5	Anclote HOA	Pasco	•□	•□	•□		
7	Arlington Ridge	Lake	•□	•□	•□		•□
8	Armstrong	Clay	•□	•□	•□		
9	Astonia	Polk	•□	•□	•□		
10	Bannon Lakes	St Johns	•□	•□	•□		•□
11	Bartram Park	Duval	•□	•□	•□		
12	Bartram Springs	Duval	•□	•□	•□		
13	Bay Laurel Center	Marion	•□	•□	•□	•□	
14	Baytree	Brevard	•□	•□	•□		•□
15	Baywinds	Miami Dade	•□	•□	•□		•□
16	Beacon Tradeport	Miami Dade	•□	•□	•□		
17	Bellagio	Miami Dade					
18	Bella Collina	Lake	•□	•□	•□	•□	•□
19	Belmont	Hillsborough	•□	•□	•□		
20	Bonita Village	Lee	•□	•□	•□		
21	Bonnet Creek Resort	Orange	•□	•□	•□		•□
22	Brandy Creek	St Johns	•□	•□	•□		
23	Candler Hills	Marion	•□	•□	•0		
24	Canopy	Clay	•□	•□	•□		
25	Capital Region	Leon	•□	•□	•□		•□
26	Centre Lake	Miami Dade	•□	•□	•□		
27	Central Lake	Lake	•□	•□	•□	•□	
28	ChampionsGate CDD	Osceola	•□	•□	•0		
29	ChampionsGate POA	Osceola		•□			
30	Chapel Creek	Pasco	•0	••	•□		
31	City of Coral Gables	Miami Dade		•□			
32	Coconut Cay	Miami Dade	•□	•□	•0		
33	Copper Creek	St Lucie	•□	•□	•□		
34	Copper Oaks	Lee	•□	•□	•□		
35	Coral Bay	Broward	•□	•□	•0		•□
36	Coral Keys Homes	Miami Dade	•□	•□	•0		
37	Creek Ridge Preserve HOA	Hillsborough	•□	•□	•□		
38	Creekside	St Lucie	•□	•□	•□		
39	Cypress Bluff	Duval	•□	•□	•□		

	District	County	General Management	Accounting & Financial Reporting	Recording Secretary	Water/ Wastewater Utility	Operations Management/ Amenities
40	Cypress Cove	Broward	•□	•□	•□		
41	Cypress Creek	Hillsborough	•□	•□	•□		
42	Cypress Park	Polk	•□	•□	•□		
43	Cypress Ridge	H llsborough	•□	•□	•□		
44	Davenport Road	Polk	•□	•□	•□		
45	Deer sland	Lake	•□	•□	•□		•□
46	Deer Run	Flagler	•	•	•		•
47	Dowden West	Orange	•□	•□	•□		
48	Downtown Doral	Miami Dade	•□	•□	•□		
49	Downtown Doral South	Miami Dade	•□	•□	•□		
50	Dunes	Flagler	•	•	•	•	
51	Dupree Lakes	Pasco	•□	•□	•□		•□
52	Durbin Crossing	St Johns	•□	•□	•□		
53	East 547	Polk	•□	•□	•□		
54	East Homestead	Miami Dade	•□	•□	•□		•□
55	Eden Hills	Polk	•□	•□	•□		
56	Elevation Pointe	St Johns	•□	•□	•□		
57	Enclave @ Black Point Marina	Miami Dade	•□	•□	•□		
58	Falcon Trace	Orange	•□	•□	•□		•□
59	Fortebello HOA	Brevard	•□	•□	•□		
60	Forest Brooke	Hillsborough	•□	•□	•□		•□
61	Forest Lake	Polk	•□	•□	•□		
62	Founders Ridge	Lake	•□	•□	•□		
63	Gardens at Hammock Beach	Flagler	•	•	•		
64	Grande Pines	Orange	•□	•□	•□		
65	Green Corridor	Multiple	•□	•□	•□		
66	Grovewoods Preserve CA	H llsborough					
67	Hammock Reserve	Polk	•□	•□	•□		
68	Hemingway Point	Broward	•□	•□	•□		
69	Heritage Park	St Johns	•□	•□	•□		•□
70	Heron sles	Nassau	•□	•□	•□		
71	Highland Meadows	Polk	•□	•□	•0		•□
72	Highland Meadows West	Polk	•□	•□	•□		
73	Homestead Townhomes HOA	Pasco	•□	•□	•□		
74	Holly Hill Road	Polk	•□	•□	•□		
75	Hollywood Beach #1	Broward	•□	•□	•□		
76	Homestead 50	Miami Dade	•□	•□	•□		
77	ndigo	Volusia	•□	•□	•□		

	District	County	General Management	Accounting & Financial Reporting	Recording Secretary	Water/ Wastewater Utility	Operations Management/ Amenities
78	ndigo East	Marion	•□	•□	•□		
79	nterlaken	Broward	•□	•□	•□		
80	slands at Doral	Miami Dade	•□	•□	•□		
81	slands at Doral TH	Miami Dade	•□	•□	•□		
82	sles of Bartram Park	St Johns	•□	•□	•□		
83	Lake Ashton	Polk	•□	•□	•□		•□
84	Lake Ashton	Polk	•□	•□	•□		
85	Lake Deer	Polk	•□	•□	•□		
86	Lake Emma	Lake	•□	•□	•□		
87	Lakeside Plantation	Sarasota	•□	•□	•□		
88	Lakes by Bay South	Miami Dade	•□	•□	•□		•□
89	Landings at Miami	Miami Dade	•□	•□	•□		
90	Live Oak Lake	Osceola	•□	•□	•□		
91	Lucerne Park	Polk	•□	•□	•□		
92	Mayfair	Brevard					
93	McJunkin at Parkland	Broward	•□	•□	•□		
94	Meadow View at Twin Creeks	St Johns	•□	•□	•□		
95	Mediterranea	Palm Beach	•□	•□	•□		
96	Middle Village	Clay	•□	•□	•□		•□
97	Mirada	Lee	•□	•□	•□		
98	Montecito	Brevard	•□	•□	•□		•□
99	Narcoossee	Orange	•□	•□	•□		•□
100	Nob Hill Condo Association	Broward	•□	•□	•□		•□
101	North Boulevard	Polk	•□	•□	•□		
102	North Dade	Miami Dade	•□	•□	•□		
103	Northern Riverwalk	Palm Beach	•□	•□	•□		
104	North Powerline Road	Polk	•□	•□	•□		
105	North Springs mprovement Dist	Broward	•□	•□	•□		
106	Oakridge	Broward	•□	•□	•□		
107	Old Hickory	Osceola	•□	•□	•□		
108	Old Palm	Palm Beach	•□	•□	•□		
109	Oleta River	Miami Dade	•□	•□	•□		
110	Orchid Grove	Broward	•□	•□	•□		
111	Osceola Chain of Lakes	Osceola	•0	•□	•□		
112	Osceola County Housing Finance Authority	Osceola		•□			
113	Palm Coast Park	Flagler	•	•	•		
114	Palm Glades	Miami Dade	•□	•□	•□		•□
115	Palms of Terra Ceia Bay	Manatee	•□	•□	•□		

	District	County	General Management	Accounting & Financial Reporting	Recording Secretary	Water/ Wastewater Utility	Operations Management/ Amenities
116	Park Creek	Hillsborough	•□	•□	•□		
117	Pine Air Lakes	Collier	•□	•□	•□		
118	Pine Ridge Plantation	Clay	•□	•□	•□		•□
119	Poinciana	Polk	•□	•□	•□		•□
120	Poinciana West	Polk	•□	•□	•□		•□
121	Portofino sles	St Lucie	•□	•□	•□		•□
122	Portofino Landings	St Lucie	•□	•□	•□		
123	Portofino Shores	St Lucie	•□	•□	•□		
124	Portofino Springs	Lee	•□	•□	•□		
125	Portofino Vineyards	Lee	•□	•□	•□		
126	Portofino Vista	Osceola	•□	•□	•□		
127	Preston Cove	Osceola	•□	•□	•□		
128	Quail Roost	Miami Dade	•□	•□	•□		
129	Randal Park	Orange	•□	•□	•□		•□
130	Randal Park POA	Orange	•□	•□			
131	Remington	Osceola	•□	•□	•□		•□
132	Reserve	St Lucie	•□	•□	•□	•□	•□
133	Reserve #2	St Lucie	•□	•□	•□		
134	Reunion East	Osceola	•□	•□	•□		•□
135	Reunion West	Osceola	•□	•□	•□		•□
136	Rhodine Road North	Polk	•□	•□	•□		
137	Ridgewood Estates	Hillsborough	•□	•□	•□		
138	Ridgewood Trails	Clay	•□	•□	•□		•□
139	River Place	St Lucie	•□	•□	•□		
140	River Bend	Hillsborough	•□	•□	•□		
141	Rivers Edge	St Johns	•□	•□	•□		
142	Rivers Edge	St Johns	•□	•□	•□		
143	Rivers Edge	St Johns	•□	•□	•□		
144	Rolling Hills	Clay	•□	•□	•□		•□
145	Rolling Oaks	Osceola	•□	•□	•□		
146	Sabal Palm	Broward	•0	•□	•□		
147	Saddle Creek	Polk	•0	•□	•□		
148	Sampson Creek	St Johns	•□	•□	•□		•□
149	Sandmine Road	Polk	•□	•□	•□		
150	San Simeon	Miami Dade	•□	•□	•□		
151	Scenic Highway	Polk	•□	•□	•□		
152	Shingle Creek	Osceola	•□	•□	•□		•□
153	Shingle Creek at Bronson	Osceola	•0	•□	•□		
154	South Dade Venture	Miami Dade	•0	•□	•□		•□
155	South Kendall	Miami Dade	•□	•□	•□		

	District	County	General Management	Accounting & Financial Reporting	Recording Secretary	Water/ Wastewater Utility	Operations Management/ Amenities
156	South Village	Clay	•□	•□	•□		
157	Stoneybrook South	Osceola	•□	•□	•□		•□
158	Stoneybrook South @ChampionsGate	Osceola	•□	•□	•□		•□
159	Storey Creek	Osceola	•□	•□	•□		
160	Storey Drive	Osceola	•□	•□	•□		
161	Storey Park	Orange	•□	•□	•□		•□
162	Sweetwater Creek	St Johns	•□	•□	•□		
163	Tapestry	Osceola	•□	•□	•□		
164	Tapestry HOA/POA	Osceola	•□	•□	•□		•□
165	Terra Bella	Pasco	•□	•□	•□		
166	Tesoro	St Lucie	•□	•□	•0		•□
167	T FA LLC	Brevard	•□	•□		•□	
168	The Crossings at Fleming sland	Clay	•□	•□	•□	•□	
169	Tison's Landing	Duval	•□	•□	•□		
170	Tolomato	St Johns	•□	•□	•□		
171	Towne Park	Polk	•□	•□	•□		
172	Treeline Preserve	Lee	•□	•□	•□		
173	Turnbull Creek	St Johns	•□	•□	•□		•□
174	Turtle Run	Broward	•□	•□	•□		•□
175	Talis Park	Collier	•□	•0	•0		
176	Tohoqua	Osceola	•□	•□	•□		•□
177	Valencia Water Control District	Orange		•□	•□		
178	Verano Center	St Lucie	•□	•□	•□		
179	Verano #1	St Lucie	•□	•□	•□		
180	Verano #2	St Lucie	•□	•□	•□		
181	Verano #3	St Lucie	•□	•□	•□		
182	Verano #4	St Lucie	•□	•□	•0		
183	Verano #5	St Lucie	•□	•0	•0		
184	Viera East	Brevard	•□	•□	•□		
185	Village of Biscayne Park	Miami Dade		•□			
186	Villages of Bloomingdale	Hillsborough	•□	•□	•□		
187	VillaMar	Polk	•0	•□	•□		
188	Villa Portofino East	Miami Dade	•□	•□	•□		•□
189	Villa Portofino West	Miami Dade	•□	•□	•0		
190	Vizcaya in Kendall	Miami Dade	•□	•□	•□		
191	Waterford Estates	Charlotte	•□	•□	•□		
192	Waters Edge	Manatee	•□	•□	•□		
193	Waterstone	St Lucie	•□	•□	•□		

	District	County	General Management	Accounting & Financial Reporting	Recording Secretary	Water/ Wastewater Utility	Operations Management/ Amenities
194	Westside	Osceola	•□	•□	•□		•□
195	Westside Haines City	Polk	•□	•□	•□		
196	Westwood/OCC	Orange	•□	•□	•□		
197	Willow Creek	Brevard	•□	•□	•□		
198	Wind Meadows South	Polk	•□	•□	•□		
199	Windsor at Westside	Osceola	•□	•□	•□		•□
200	Windward	Osceola	•□	•□	•□		•□
201	Wynnfield Lakes	Duval	•□	•□	•□		•□
202	Wynnmere West	H llsborough	•□	•□	•□		
203	Zephyr Ridge	Pasco	•□	•□	•□		

### COSTOF SERVICES

#### MANAGEMENT SERVICES

Management services will be provided for a fixed annual fee that is reflected in Exhibit A.

District Management Services: See Exhibit A

Reimbursable expenses such as copies, postage, courier services, printing and binding will be billed on a monthly basis. Management fees are invoiced at the beginning of each month and due within 30 days of invoice date. Subsequent management fees will be established based upon the adoption of annual operating budget, which will be adjusted to reflect ongoing level of services.

### ASSESSMENT ADMINISTRATION SERVICES

Assessment roll certification and administration, as described on page 12, in Exhibit A

### WEBSITE ADMINISTRATION SERVICES

Website administration services will be provided for a fixed annual fee as described in Exhibit A.

### OTHER SERVICES

Other services are available from GMS upon request and can be tailored to the District's specific needs.

•Bond Issuance: \$15,000

Assessment Methodology: \$20,000

Bond Validation: \$2,500SERC Preparation: \$2,500Estoppel Letter: \$150

•Lot Debt Paydown/Payoff Estoppel: \$150



#### **Exhibit A**

### **District Management Fees**

Detail	GMS Proposal		
Management	\$ 80,000		
Administrative	Included		
Accounting	Included		
Assessment Roll	Included		
Financial & Revenue Collection	Included		
Website Administration	Included		
Disclosure Reporting	Included		
TOTAL	\$ 80,000		

	GMS	
Detail	Proposal	
Field Management	\$	30,000

### **Optional Services**

	GMS	
Detail	Proposal	
On-Site Maintenance - 8 hours a week*	\$	18,720

	GMS	
Detail	Proposal	
Amenity Staffing - 20 hours a week*	\$	36,400

<sup>\*</sup>Amenity Staffing and Onsite maintenance can be modified to accommodate the districts needs

### 6Biic.



### ASTURIA COMMUNITY DEVELOPMENT DISTRICT

Proposal for District Management Services September 20, 2022



September 20, 2022

Asturia
Community Development District
C/o Lauren Gentry, District Counsel

Email: Lauren@kelawgroup.com

**Re: Proposal for District Management Services** 

Dear Board of Supervisors:

On behalf of Halifax Solutions, I am very pleased to submit our proposal for District Management Services for the **Asturia Community Development District** ("the District"). Our team has over 50 years of experience managing Community Development Districts throughout Florida, which I feel will be beneficial to your community.

I started Halifax Solutions in June of 2020 after spending over 15 years with one of the largest district management companies in the state. During my time there I worked in all aspects of district management, so I have the experience required to serve a community like yours. I will draw on that experience to focus on your needs to best serve as your District Manager. As Halifax Solutions continues to grow our future is tied directly to the successful relationships that we build with communities like you.

If you have any questions, you may reach out to me directly at (813) 575-1955 or via email at <a href="mailto:edailey@halifax-solutions.com">edailey@halifax-solutions.com</a>. Thank you for your time and consideration, I am very excited for the possible opportunity to serve your community.

Sincerely,

Eric Dailey
President/CEO



## **Table of Contents**

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## About Us

## The team at Halifax Solutions has more than 50 years of experience in managing Community Development Districts throughout Florida.

Founded in June 2020 by longtime community management executive Eric Dailey, Halifax Solutions is a boutique Community Development District management company that proudly provides services throughout Florida. We are a solution-based company for today's ever-changing residential community's needs.

Halifax Solutions focuses on building lasting client relationships, though, open, and direct communication, trust, and excellent customer service. These relationships we form allow us to better serve these communities with both pride and passion.

To us the true success of a community, is based upon a shared vision by the Board of Supervisors that best serves the residents while being fiscally responsible. Halifax Solutions' goal is to work with our Boards to make sure that this vision is carried out to best of our abilities as your District management provider.





## Your Proposed Team

## Eric Dailey District Manager



Eric Dailey is the President/CEO of Halifax Solutions. He has been working in community development district management for more than 18 years. A seasoned district management professional, Eric worked at Rizzetta & Company, Inc. for over 15 years. He began in 2004 as a District Manager and moved around the state serving in various roles for the company, including financial consulting, business development and executive management. Eric's most recent position was Director of District Services overseeing a staff of 50 plus team members serving more than 125 districts since 2014.

Eric previously worked for two years with Wachovia Bank as a licensed financial specialist.

Prior to joining Wachovia Bank, he worked for five years in sales and operations for Ferguson Enterprises and Hughes Supply.

Eric holds a bachelor's degree from Florida State University and is a licensed community association manager in Florida. Eric is a graduate of Leadership Tampa Bay Class of 2017. Other notable positions include serving as a Board Member of the Children's Home Society of Florida Gulf Coast Region from 2017-2020; Vice Chairman 2020, and as a Community Ambassador for Super Bowl LV.

He currently serves as a Board Member for Leadership Tampa Bay and Friends of Joshua House Foundation. Eric is a Florida native born in Ormond Beach and has resided in the Tampa Bay area for more than 18 years.

## Your Proposed Team

## Pete Williams Management Consultant



Pete Williams is the President of Pete Williams & Associates and serves as a Management Consultant for Halifax Solutions. Pete has over 35 years of professional community management experience with 24 years related to all aspects of community development districts and various other special taxing districts, located in Florida, Louisiana, and Alabama. His experience includes but not limited to administration, operation, financial consulting, assessment accounting. allocation, and collection agent. 19 of those years were spent with Rizzetta and Company, Inc. where he served as Vice President.

In addition, Mr. Williams has been qualified as an Expert Witness and provided testimony in numerous types of court actions, including bond validation hearings, foreclosure actions, bankruptcy proceedings, civil suits, and various administrative hearings on the local-governmental level. Mr. Williams has also been involved either as the manager, assessment consultant and or Board Member in over 4.5 Billion dollars in Bond issues.

Prior to his tenure with Rizzetta and Company, Inc., Mr. Williams served as Vice President of Majestic Property Management, Inc., where he oversaw the management of that firm's community association clients, which included several luxury waterfront condominium associations.

Before venturing into community management, Mr. Williams served as a C-level retailing executive with Jewel Food Stores (Turnstyle Family Center Division), Forest City Enterprises (home improvement center division), The Southland Corporation (7-Eleven Store division) and Rite-Aid Drugs (Circus World Toy Store division).

Mr. Williams is also a proud Veteran of the United States Marine Corps, where he had attained the rank of Sergeant (E-5) during his years of service.



## Your Proposed Team

## John McKay Assessment Consultant



Through his consulting company J.H. McKay, LLC, serves as an Assessment Consultant for Halifax Solutions. John provides a wide range of district advisory services to developers, special districts, and others in the real estate development community. Those services include assessment methodology reports, annual assessment rolls, lien book reviews and dissemination agent services. He also provides, cash flow projections, and both master-planned financial modeling for residential and commercial developers. John has been qualified as an expert witness in bond validation hearings and has appeared before local governing boards in public hearings for community development district establishment.

John has nearly 40 years of experience in the banking, financial consulting, and real estate development industries. He spent over 20 years with Rizzetta & Company, Inc. providing financial services to the firm's community development district clients throughout the State of Florida and financial, development and asset management services to the firm's affiliated development company.

While at Rizzetta & Company, John developed Special Assessment Allocation Methodology Reports for nearly 100 new money and refunding community development district bond issues and prepared and maintained annual assessment rolls and collection agent records for over 70 districts. John was most recently employed by Neal Land & Neighborhoods, a major master-planned residential developer in Sarasota, Florida, as Director of Community Development Districts and oversaw the company's special district activity.

John has previously held positions as senior associate in the litigation consulting services practice of a national and a regional CPA firm, project manager for a residential real estate developer and marketing officer for a major Florida commercial bank. John has a bachelor's degrees in finance from Auburn University and in accounting from The University of South Florida. He is an active member of ULI Tampa Bay.



## **Services Offered**

## Halifax Solutions provides the following services required to establish and manage your community development District.

- District Establishment Assist in the creation of the petition required to file for establishment providing them with the statement of estimated regulatory costs (SERC). Attend all meetings and hearings required for the establishment process.
- District Management The District manager shall have charge and supervision of the works of the District and shall be responsible for preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of Chapter 190 Florida Statutes, for maintaining and operating the equipment owned by the District, and for performing such other duties as may be prescribed by the board. Some of these additional duties include but are not limited to administrative, accounting (provided through Warren Averett), and revenue collection services.
- Bond Issuance Draft bond validation and special assessment allocation methodology reports as needed for the issuance of bonds to fund public infrastructure for capital improvement projects of the District.





## **Services Offered**

- Dissemination Agent Serve as dissemination agent for the District and undertake the obligations as set forth in the continuing disclosure agreement and U.S. Securities and Exchange Commission Rule 15c-12.
- Website Compliance & Email Services Responsible for ensuring the District's website maintain compliance with Chapter 189.069, Florida Statutes. Provide and manage email accounts for supervisors and staff upon request.
- Community Inspections Conduct monthly inspections of the District upon request to review any outstanding or new issues that need to be addressed by the board.

At Halifax Solutions, we understand that not all clients have the same needs and therefore we are prepared to tailor our services to meet their specific requests.





## What Are They Saying?



As a Community
Development District Board
Supervisor in FishHawk
Ranch, it has been my
pleasure to have worked
with Mr. Dailey for more
than 12 years and that
relationship continues
today. He is exceptionally
knowledgeable in all

aspects of Community Development District management and his responsiveness to board members, residents, and business partners is unparalleled in the industry.

- Terrie Morrison, Former Chairperson Fishhawk Ranch CDD



Eric is a great leader and always displays professionalism with his District managers. My experience working with Eric has always been efficient in both working through complex issues and his ability to understand and communicate with others.

- Steve Williams, CEO, Campus Suite



## What Are They Saying?



Eric has tremendous experience in the community development District business. He exudes professionalism while being focused on relationships, strategy, and results, which as a developer are the primary attributes, we look for in hiring a

management company for our communities. We have worked with Eric in the past and had nothing but excellent results and service.

- Alex McLeod, Regional President - Florida, Brookfield Properties



From day one of working with Mr. Dailey, I knew that I was working with a next level business professional that is second to none in the District management business. His responsiveness, attention to detail, management mastery, and genuine sense of care and understanding of the boards and residents' needs are just a few of the instantly apparent qualities he possesses. He's clearly on a track to redefining the industry standard

and expectations for District management services."

 Stephen Brletic, P.E., Senior Associate, Johnson, Mirmiran & Thompson, Inc.



## References

#### **Fishhawk Ranch Community Development District**

Lithia, Florida District Manager since August 1, 2020 Total Units 5026 Annual Budget \$4,762,214.00

#### **Bob Kneusel**

Chairman

Phone: (813) 662-0032

Email: rkneusel@fishhawkranchcdd.org

#### **Spring Lake Community Development District**

Riverview, Florida District Manager since May 1, 2022 Total Units 964 Annual Budget \$1,064,321.28

#### Warren Keipper

Chairman

Phone: (505) 400-6000

Email: seat5@springlakecdd.org

#### Stephen Brietic

Johnson, Mirmiran & Thompson, Inc.

Phone: (813) 868-6510 Email: <u>SBrletic@jmt.com</u>

#### Mark Gimmel

Egis Insurance & Risk Advisors

Phone: (561) 693-4515

Email: mgrimmel@egisadvisors.com

#### Alex McLeod

Brookfield Properties Phone: (813) 864-0087

Email: Alex.McLeod@brookfieldpropertiesdevelopment.com



## **Proposed Pricing Schedule**

Monthly services will be billed in advance pursuant to the following schedule through **September 30, 2023**:

	<b>Monthly Fees</b>	Annual Fees
<ul> <li>District Management Services</li> <li>Management</li> <li>Administrative</li> <li>Revenue Collection</li> <li>Accounting Services</li> </ul>	\$4,700.00 Included Included Included Included	\$56,400.00 Included Included Included Included
Total Annual Costs of Services:	\$4,700.00	\$56,400.00

As part of the services provided the District Manager will make one (1) monthly site visit of the District and review any outstanding or new issues that need to be brought to the Board of Supervisors to address.

There will be a onetime accounting services onboarding fee of \$2,000.00 billed in advance for records transition and set up to Sage Intacct and Bill.com software.

#### ADDITIONAL SERVICES REQUESTED OR PROVIDED:

	<b>Monthly Fees</b>	<b>Annual Fees</b>
<ul><li>Staffing Management</li><li>Website Administration</li><li>Dissemination Agent*</li></ul>	\$300.00 \$125.00	\$3,600.00 \$1,500.00 \$6,000.00
Total Annual Costs of Services:	\$425.00	\$11,100.00

\*Dissemination Agent Services are a one-time fee billed annually in November of each year for the Series 2014A-1 & 2016A-1 Bonds.



## **Proposed Pricing Schedule**

#### **ADDITIONAL SERVICES UPON REQUEST:**

•	Extended Meetings (Over 3 hours) Special, Continued & Additional	\$175.00	Per Hour
	Meetings (Up to 3 hours)	\$1,050.00	Per Meeting
•	Special Assessment Report	\$25,000.00	Per Report
•	District Management Certificate	\$5,000.00	Per Issuance
•	Public Records Request	\$52.00	Per Hour
•	Postage & Shipping	At Cost	Per Item
•	Black & White Copies (single sided)	\$0.18	Per Copy
•	Color Copies (single sided)	\$0.50	Per Copy
•	Special Services	\$175.00	Per Hour
•	Litigation Support	\$250.00	Per Hour
•	True-Up Analysis	TBD	Per Request
•	Boundary Amendments	TBD	Per Request
•	Mass Community Mailings	TBD	Per Request
•	Single Mailed Notice	TBD	Per Notice

#### **ADDITIONAL SERVICES PAID BY THIRD PARTIES:**

Bond Pre-Payment & Lien Release
 TBD
 Per Request



#### **DISTRICT MANAGEMENT SERVICES**

#### **Management and Administrative**

- A. Conducting of one (1) three (3) hour board meetings per month, for a total of twelve (12) meetings and (1) workshop per year.
- B. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, continued meetings, hearings, and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.
- C. Suggest actions, and implement actions approved by the Board, that lead to the efficient management of District meetings and workshops. Examples include increased communication with Supervisors, management of meeting discussions, etc.
- D. Suggest actions, and implement actions approved by the Board, that lead to prudent financial decisions. Examples include estimating future funding needs, suggesting Contractors to improve investment returns, and suggesting processes to ensure appropriate maintenance, repair, and replacement of capital assets.
- E. Ensure compliance with all statutes affecting the District which include but are not limited to:
  - 1. Certify Special District Update Form, submitted to the Special District Information Program, Department of Economic Opportunity each year.
  - 2. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives.
  - 3. Provide contact person for the State Commission of Ethics for Financial Disclosure coordination.
  - 4. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives.
  - 5. Provide Form 1 Financial Disclosure documents for Board Members.
  - 6. Provide Form IF Financial Disclosure documents for Resigning Board Members.
  - 7. Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed.



- 8. Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
- Monitor and provide update on Creation Documents, including Notice of Establishment, to Department of Economic Opportunity and the County.
- 10. Maintain and file Disclosure of Public Financing and file with Department of Economic Opportunity and each residential developer.
- 11. Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.
- 12. Provide copy of approved proposed budget to the County a minimum of 60 days prior to the public hearing on the budget.
- 13. Provide written notice to owners of public hearing on the budget and its related assessments.
- 14. Provide copy of the initial Public Facilities report to the County to be submitted within one (1) year after the District's creation.
- 15. Provide copy of an annual notice of any changes to the Public Facilities report to the County if changes are made.
- 16. Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the County it is located in.
- 17. File name and location of the Registered Agent and Office location annually with Department of Economic Opportunity and the County.
- 18. Provide for submitting the regular meeting schedule of the Board to County.
- 19. Provide District Map and update as provided by the District's Engineer as needed to the Department of Economic Opportunity and the County.
- 20. Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections.
- 21. File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year.
- 22. Provide for public records announcement and file document of registered voter data each June.
- 23. Update Board Member names, positions, and contact information to the State Commission on Ethics annually. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other



- required notices of meetings, hearings, and workshops. Provide for the appropriate ad templates and language for each of the above.
- 24. Respond to Bond Holders Requests for Information.
- 25. Implement the policies established by the Board in connection with the operations of the District.
- 26. Assist in the negotiation of contracts, as directed by the Board of Supervisors.
- 27. Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District and provide contract administration services.
- 28. Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
- 29. Monitor certificates of insurance as needed per contracts.
- 30. Answer Project Status Inquiries from Contractors Bonding Companies. Provide an office location to handle and respond to written, phone or email inquiries from the public.
- 31. Communicate with residents and landowners via email, phone, and website, ensuring the District's website provides relevant information for residents and supervisors.
- 32. Prepare digital agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meeting. Prepare meeting materials for other meetings, hearings, etc., as needed.
- 33. Provide accurate minutes for all meetings and hearings, including landowners' meetings. Implement and maintain a document management system to create and save documents and provide for the archiving of District documents.
- 34. Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- 35. Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy. (Fulfilling routine public records requests shall not result in additional charges to the District.
- 36. Maintain "Record of Proceedings" for the District within the County which includes meeting minutes, agreements, resolutions, and other records required by law.



37. Working District Engineer to assure new required reporting to the State on Stormwater drainage systems.

#### Accounting

#### A. Financial Statements

- 1. Establish Fund Accounting System in accordance with federal and state law, as well as GASB and the Rules of the Auditor General. This includes the following:
  - a. Chart of Accounts.
  - b. Vendor and Customer Master File.
  - c. Report creation and set-up.
- 2. Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:
  - a. Cash Investment Account Reconciliations per fund.
  - b. Balance Sheet Reconciliations per fund.
  - c. Expense Variance Analysis.
- 3. Prepare and file Annual Public Depositor's Report and distribute to State Department of Insurance and Treasury.
- 4. Prepare and file Public Depositor's and Indemnification Form on new accounts as needed.
- 5. Manage banking relations with the District's Depository and Trustee.
- 6. Prepare all other financial reports as required by applicable law and accounting standards, and bond trust indenture requirements.
- 7. Account for assets constructed by or donated to the District for maintenance.
- 8. On or before October 1st of every year prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
- 9. Provide Audit support to auditors for the required Annual Audit, as follows:
  - a. Review statutory and bond indenture requirements.
  - b. Prepare Audit Confirmation Letters for independent verification of activities.
  - c. Prepare all supporting accounting reports and documents as requested by the auditors.
  - d. Respond to auditor questions.
  - e. Review and edit draft report.



- f. Prepare year-end adjusting journal entries as required.
- 10. Provide for transmission of the Audit to the County and the Auditor General's Office of the State.
- 11. Provide and file Annual Financial Statements (FS. 218 report) by June 30th of each year.

#### B. Budgeting

- Prepare budget and backup material for and present the budget at all budget meetings, hearings, and workshops. The budget is to be done in accordance with state law standards, and consistent with applicable GFOA and GASB standards. Budget preparation shall include calculation of operation and maintenance assessments, which may include development of benefit methodology for those assessments.
- 2. File all required documentation to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction.
- 3. Prepare and cause to be published notices of all budget hearings and workshops.
- 4. Prepare all budget amendments on an ongoing basis. Assist in process to retain an auditor and cooperate and assist in the performance of the audit by the independent auditor.

#### C. Accounts Payable/Receivable

- 1. Administer the processing, review and approval, and payment of all invoices and purchase orders. Ensure timely payment of vendor invoices and purchase orders.
  - a. Manage Vendor Information per W-9 reports.
- 2. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.
- 3. Maintain checking accounts with qualified public depository including:
  - a. Reconciliation to reported bank statements for all accounts and funds.
- 4. Prepare year-end 1099 Forms for Vendor payments as applicable.
  - a. File reports with IRS.

#### D. Capital Program Administration

1. Maintain proper capital fund and project fund accounting procedures and records.



- 2. Process Construction requisitions including:
  - a. Vendor Contract completion status.
  - b. Verify Change Orders for materials.
  - c. Check for duplicate submittals.
  - d. Verify allowable expenses per Bond Indenture Agreements such as:
    - Contract Assignment.
    - Acquisition Agreement.
    - Project Construction and Completion Agreement.
- 3. Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bond holders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.
- 4. Provide Asset Tracking for improvements to be transferred and their value for removal from District's Schedule of Property Ownership that are going to another local government.
- 5. Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.

#### E. Purchasing

- Assist in selection of vendors as needed for services, goods, supplies, materials. Obtain pricing proposals as needed and in accordance with District rules and state law.
- 2. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.
- 3. Prepare and process requisitions for capital expenses, in coordination with District Engineer.

#### F. Risk Management

- 1. Prepare and follow risk management policies and procedures.
- 2. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
- 3. Process and assist in the investigation of insurance claims, in coordination with Counsel of the District.



- 4. Review insurance policies and coverage amounts of District vendors. Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.
- 5. Maintain and monitor Certificates of Insurance for all service and contract vendors.

#### **Financial and Revenue Collection**

- A. Administer Prepayment Collection:
  - 1. Provide payoff information and pre-payment amounts as requested by property owners.
  - 2. Monitor, collect and maintain records of prepayment of assessments.
  - 3. Coordinate with Trustee to confirm semi-annual interest payments and bond call amounts.
  - 4. Prepare periodic continuing disclosure reports to investment bankers, bond holder and reporting agencies.
  - 5. Administer Assessment Roll Process: Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
  - 6. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
  - 7. Verify assessments on platted lots, commercial properties, or other assessable lands.
  - 8. Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.
  - 9. Execute and issue Certificate of Non-Ad Valorem Assessments to County.
  - 10. Administer Assessments for Off Tax Roll parcels/lots:
    - a. Maintain and update current list of owners of property not assessed via the tax roll.
    - b. Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.
    - c. Monitor collection of direct invoices and prepare and send delinquent/collection notices, as necessary.



#### **ADDITIONAL SERVICES**

#### A. Financial Reports

- 1. Modifications and Certification of Special Assessment Allocation Report.
- 2. True-Up Analysis:
  - a. Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue, as necessary.
  - b. Prepare true-up calculations and invoice property owners for trueup payments, as necessary.

#### B. Bond Issuance Services

- 1. Special Assessment Allocation Report
  - a. Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
  - b. Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
  - c. Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments
- 2. Bond Validation
  - a. Coordinate the preparation of a Bond Validation Report which states the "Not-to-exceed" par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
  - b. Provide expert testimony at bond validation hearing in circuit court.
- 3. Certifications and Closing Documents
  - a. Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.
- C. Amendment to District boundary.
- D. Grant Applications.
- E. Escrow Agent.

F. Community Mailings e.g., memos, notifications of rules changes, operations, and maintenance assessment notices, etc.



- G. Electronic communications/e-blasts.
- H. Extraordinary Public Records Requests Requiring Significant Effort to Fulfill.
- I. Litigation Support.
- J. Continuing Disclosure/Dissemination Agent Services.

#### **Staffing Management**

- A. Direct management and oversight of the District onsite staff.
- B. Ensure the District onsite staff implements the scope of services set by the Board of Supervisors.
- C. Assist in human resources related activities as needed such as annual reviews, salary reviews, employee coaching, handbook reviews, hiring and firing of staff, etc.
- D. Assist in payroll processing and working with the third-party provider service as needed. Work with accounting to ensure funds are available for payroll processing and that all records required for the annual and workman's compensation are provided.
- E. Communicate on a regular basis with the Chairman or designated Board of Supervisors representative on all staffing related issues and concerns.

#### Website Administration

- A. Responsible for ensuring District's on-going compliance with Florida law, including, but not limited to, Chapter 189.069, Florida Statutes, requiring that special districts operate and maintain an official internet web site throughout the term of this Contract.
- B. Maintain the domain for the District.



- C. Manage the website maintenance contract provider and ensure they are meeting the requirements of the contract with the District.
- D. Provide the website maintenance provider with documents and updated content as required in accordance with Chapter 189.0069 Florida Statutes.

#### ADDITIONAL SERVICES PAID BY THIRD PARTIES

- A. Issue estoppel letters as needed for property transfers
  - 1. Prepare estoppel letter reflecting current District assessment information as required for sale or transfer of residential or commercial property within the District.
  - 2. Issue lien releases for properties which prepay within in the District.
- B. Bond prepayment processing

- 1. Collect bond pre-payments, both short term and long-term bonds, verify amounts and remit to Trustee with deposit instructions.
- 2. Maintain collection log showing all parcels that have pre-paid assessments.
- 3. Prepare, execute, and issue release of lien to be recorded in public records.



#### Agenda Page 276

## **Warren Averett Introduction**



## Helping Business Leaders Thrive











- LARGEST CPA FIRM IN ALABAMA (2020)
- 3 LARGEST CPA FIRM AMONG GULF COAST STATES (2020)
- LARGEST CPA FIRM IN THE SOUTHEAST (2020)
- 37 LARGEST CPA FIRM IN THE U.S. (2020)

#### FIRM OVERVIEW

#### Let's thrive together.

When you work with Warren Averett, you're working with more than just the team on your project. You're a client of the entire Firm. We offer guidance for business improvement and connections where they count. In the end, we're a resource to help you take care of important things in your business and your life.

Warren Averett is a nationally recognized firm that serves some of the Southeast's largest organizations and local businesses as well. Warren Averett is a leader for the accounting industry in the Southeast. Whether you're a Fortune 100 company or a local nonprofit, we have the experience for your engagement. From audit compliance and tax planning to technology consulting and human resources solutions, we listen to your needs and offer solutions.

We have the resources to solve your accounting challenges. Warren Averett has over 800 employees, including 340 CPAs and 129 Members throughout 15 offices in Alabama, Florida and Georgia, with affiliate offices in Texas and the Cayman Islands. Whatever you need, you can find the right Warren Averett team member at the right time.

#### We have extra support from the BDO Alliance USA.

Warren Averett is the largest member of the BDO Alliance USA, a nationwide association of accounting, consulting and service firms.

Our membership gives us:

- Additional specialty services;
- Niche capabilities;
- Access to personnel resources; and
- The opportunity to work jointly on engagements.





#### FINANCIAL OUTSOURCED SERVICES

Maintaining a full-time accounting department can be costly and time consuming, but few businesses can thrive without one. Whether you have a small company that can't justify the overhead of hiring an accounting staff or an established business that needs help with a special project or reporting, our Outsourced Services group can help.

Our professionals have extensive experience in payroll, accounting systems training, accounts payable / receivable, monthly reporting, cash flow analysis, wage reporting and on-site daily support. Whether you want to enhance your existing accounting department or outsource your company's accounting functions, we can deliver customized accounting solutions and services to support your needs. The various services we offer include:

#### **CFO Services**

- Accounting department design and/or oversight
- Administrative staff management
- Monthly periodic close and financial reporting oversight
- Tax filings and third-party reporting oversight
- Strategic planning, budget preparation and monitoring
- Bank and debt refinancing assistance
- Liaison between client and third parties (banks, bonding or insurance companies, attorneys and local government agencies)
- Taxing authority audit management (sales tax, IRS, state, excise tax)
- Monthly review of potential fraud indicators
- Proactive advisory services and financial analysis

#### **Controller Services**

- Cash forecasting and management
- Accounts receivable billing/collection management
- General ledger and account reconciliation
- Month-end accounting system close
- Monthly financial statement preparation
- Internal control analysis
- Third-party report preparation
- Special project assistance
- Payroll oversight review tax filings for correctness

### **Accounting and Daily Money Management Services**

- Sales/Use tax preparation
- Data entry for accounts receivable and accounts payable
- Accounts receivable invoicing and statement generation
- Periodic accounts payable reporting and disbursements
- On-site daily support of accounting functions as needed
- Accounting system training and support
- Payroll preparation
- Payroll related disbursements
- Payroll tax reporting and disbursements
- Annual wage and information reporting





#### ENTREPRENEURSHIP

#### **Designations and Certifications**

Certified Public Accountant

#### **Areas of Special Emphasis**

Accounting Services, Outsourced Services, Payroll, CFO Outsourcing, Business Consulting & Compliance, Federal Tax, Tax Accounting

#### **Education**

Bachelor of Science in Accounting Alvernia University, Reading, PA

#### SUE LANGE, CPA

#### **Principal**

D 813.280.7859 | F 813.229.2359 400 North Ashley Drive, Suite 700 | Tampa, FL 33602 Sue.Lange@warrenaverett.com

Sue Lange joined Warren Averett in 2009 and is a Principal in the Firm's Business Services Division. She has more than 20 years of public accounting experience, including her time as a Controller for Advantica, Inc. Sue's primary responsibilities include managing outsourced accounting staff, providing controllership services for business clients and consulting on accounting procedures and implementations.

#### **Professional Affiliations**

American Institute of Certified Public Accountants

#### **Ask Me About**

- How our outsourced accounting may be a great fit for your company
- · How your business could benefit from a "Needs Assessment"
- If cloud accounting is a good alternative for your business
- · The variety of clients I have served in Florida and Pennsylvania
- Kayaking in Tampa
- · Being a hockey fan

#### Warren Averett 360

Solutions Beyond Traditional Accounting



## Traditional Accounting

Tax Planning

- Tax Consulting
- Audit
- Audit Planning and Preparedness

# Corporate Advisory Services

- Transaction Advisory
- Business Valuation
- Fraud and Forensic Services
- Specialty Tax

#### Wealth Management Estate Planning

- Daily Money Management
- Personal Tax Planning

Our focus is on the client.

- Risk, Security and Technology Compliance and Assessments
- Cybersecurity
- IT Remediation Services
- · Business Software
- System Infrastructure
- Staffing and Technical Support

- Outsourced CFO/Controller
- Payroll

 Executive Search and Staffing

- Full Service Retirement Plans
- Benefit Plan Design and Administration
- Benefit Plan Audits
- HR Consulting

Kinance Team Support

HR Solutions



#### Agenda Page 283

## Management Product Examples





## FISHHAWK RANCH

## COMMUNITY DEVELOPMENT DISTRICT

Action Item List August 24, 2022



#### FISHHAWK RANCH CDD ACTION ITEM LIST

	Date Entered	Date Updated	Category	Action Item	District Staff Responsible	Vendor Responsible	Target Date	Notes
1	5/18/2021	8/17/2022	Community Director	Holly working with Bandit to get proposal for new equipment needed and then will make the AC gym ADA standards with new layouts.	Holly Quigley	Bandit	In Progress	In August agenda.
2	5/27/2021	7/12/2022	Community Director	Holly said Google is not an option looking at other service providers.	Holly Quigley	FHR CDD	In Progress	Looking at service or a cell phone.
3	8/3/2021	7/12/2022	Community Director	The Board asked for more information on the app proposal.	Holly Quigley	FHR CDD	TBD	No options right now that seem to work with what we need.
4	4/20/2022	8/17/2022	Counsel	Jennifer is following up with USTA Florida on grant provided to Tennis Connection.	Jennifer Kilinski	KE Law	Completed	Jennifer confirmed they did not receive the grant money.
5	4/20/2022	8/17/2022	Community Director	Holly and Josh are going to look at wetland encroachments sent by EPC after an inspection. No other issues they just gave us a heads up.	Holly Quigley	FHR CDD	Completed	No violators found.
6	4/27/2022	8/3/2022	Counsel	Board directed Vivek to file a police report and speak with DA on pressing charges on resident that damaged PC parking lot.	Jennifer Kilinski	KE Law	In Progress	Jennifer to follow up on.
7	4/27/2022	8/31/2022	Tennis Club	Green courts drainage repair on hold until Andrew releases.	Andrew Sanderson	FHR CDD	In Progress	Set for August completion.
8	5/11/2022	7/27/2022	Community Director	Holly to speak with HCSO to see if they wish to attend to request access cards from Board.	Holly Quigley	FHR CDD	Completed	Will not attend.
9	5/11/2022	8/3/2022	O&M	Josh to get proposals to fix major sidewalk and trail issues ASAP.	Josh Croy	FHR CDD	In Progress	Board approved NTE and Superior was best price.
10	5/11/2022	7/27/2022	District Manager	Eric to send letters to residents with encroachments and make them aware they will need to pay for the damages.	Eric Dailey	Halifax	In Progress	Board directed Josh and Juniper to meet with residents to see if what they have done will work.
11	5/11/2022	8/3/2022	Counsel	Jennifer and Andrew to work with Dave's attorney on outstanding issues.	Jennifer Kilinski	KE Law	In Progress	Jennifer to present options at August meeting.
12	5/11/2022	7/12/2022	District Manager	Board approved HOA landscaping agreement need HOA approval.	Eric Dailey	FHR CDD	In Progress	Seeking approval at their meeting on 7/26.
13	5/25/2022		District Manager	Board approved some new fees and continued the PH to 8/24/22	Eric Dailey	Halifax	8/24/2022	
14	5/25/2022		O&M	Staff to walk trails and look for issues that needed to be addressed.	Josh Croy	FHR CDD	In Progress	
15	5/25/2022		Community Director	Holly to look at gate options for Palmetto and Aquatic parking lots.	Holly Quigley	FHR CDD	In Progress	We have one proposal so far.
16	5/25/2022	8/17/2022	District Manager	Place ad for budget PH.	Eric Dailey	Halifax	Completed	
17	6/7/2022	8/17/2022	District Manager	Filed Egis grant for up to \$5,000 for safety repairs. Submitted invoices.	Eric Dailey	Halifax	In Progress	Waiting on funds.
18	6/22/2022		Community Director	Holly to talk to Susan about revenue options for food trucks.	Holly Quigley	FHR CDD	In Progress	
19	6/22/2022		O&M	Josh to get proposals for AC maintenance and overall PC system repair.	Josh Croy	FHR CDD	In Progress	Proposals in August agenda.
20	7/12/2022		O&M	Get pricing for 2 benches at pickleball courts and some at Osprey basketball court.	Josh Croy	FHR CDD	In Progress	Staff will see if they can build something to save money.
21	7/12/2022	8/17/2022	O&M	Josh to get proposals for cleaning the tennis club roof.	Josh Croy	FHR CDD	In Progress	We have one proposal so far.
22	7/12/2022		Community Director	Holly to get proposal for new flooring and painting the interior and exterior of the tennis club.	Holly Quigley	FHR CDD	In Progress	for next fiscal year.
23	7/12/2022		O&M	Josh to get materials to repair bridge trail in preserve area of Starling.	Josh Croy	FHR CDD	In Progress	
24	7/27/2022	8/1/2022	Engineer	The Board approved the Finn proposal for \$8750 for trail repairs.	Stephen Brletic	Finn Outdoor	In Progress	Stephen working with Finn.
25	7/27/2022		Engineer	Board asked for proposal to have inspection of Osprey Club.	Stephen Brletic	JMT	9/28/2022	
26	7/27/2022		Community Director	Holly to get with Suncoast on fountain options for FH Crossing entry.	Holly Quigley	FHR CDD	9/28/2022	
27	7/27/2022		O&M	Josh to look at proposals to clean up entrance monument on FH Crossing.	Josh Croy	FHR CDD	9/28/2022	
28	7/27/2022		District Manager	Board authorized ITB for Aquatics Maintenance.	Eric Dailey	Halifax	9/28/2022	RFP has been sent and they are due on 9/9/22.
29	7/27/2022		O&M	Board approved purchase of new ATV.	Josh Croy	FHR CDD	Completed	On order.

Printed: 8/17/2022

#### FISHHAWK RANCH CDD PROJECTS LIST FY 21-22

ſ				Estimated		Contract	District Staff	Target Completion	
	Date Entered	Date Updated	Project	Costs	Project Vendor	Total	Responsible	Date	Notes
1	8/28/2020	3/16/2022	Starling Club dog park repair.	\$195,000.00	CLM	\$64,450.00	Stephen Brletic	Completed	Added in fence repairs needed for \$2,450.
2	8/28/2020	6/15/2022	Aquatic Club pool deck refinish.	TBD	TBD	TBD	Holly Quigley		Tabled until fall 2022 per Holly.
3	9/16/2020	12/15/2020	Expanded work/storage area for the O&M staff.	TBD	TBD	TBD	Holly Quigley		Was tabled.
4	10/20/2020	2/16/2021	Pond 4 & 5 issues with aeration.	TBD	TBD	TBD	Holly Quigley		Was tabled.
5	11/10/2020	7/12/2022	Palmetto Club renovation.	\$200,000.00	Various	\$41,785.99	Holly Quigley	7/27/2022	Proposal from Best Buy was executed for \$3,279.95. Waiting on install.
6	1/19/2021	7/27/2022	Palmetto Club Roof Project.	\$500,000.00	Ryman Construction	\$687,726.92	Stephen Brletic	Completed	Added CO#7 for installation for \$3,000.
Ĭ	3/16/2021	1/26/2022	Resurface Hawk Park multipurpose court for Pickleball and install nets.	\$40,000.00	Florida Courts	\$51,267.50	Holly Quigley	Completed	Added fence for \$10,450 from West Florida and card reader for \$2,917.50.
,	3/16/2021		Resurface Garden District alleyways.	\$180,000.00	ACPLM	\$139,799.00	Stephen Brietic	Completed	Completed with CO#1 for \$9,295.00.
′		1/20/2022	, ,				·	·	Completed with Co#+ for \$5,275.00.
8	12/9/2021		Palmetto Club Parking Lot Sealing	\$0.00	Superiror Sealers	\$9,985.00	Holly Quigley	Completed	
	3/16/2022		Monument Sings Painted (73)	\$0.00	Delgado Contracting	\$10,950.00	Josh Croy	In Progress	
	3/23/2022	5/18/2022	Park Square Parking Lot Sod and Sealing Project	\$0.00	Juniper & Superior Sealers	\$33,402.77	Holly Quigley	Completed	\$12,450 for sealing and \$20,952.77 for sod.
	3/23/2022	5/18/2022	Pond 35 planting and Pond 99 clean-up.	\$0.00	Solitude	\$14,840.00	Stephen Brletic	Completed	
9	5/20/2022		Trail Repairs	\$0.00	Superiror Sealers	\$15,900.00	Josh Croy	Completed	
10	6/3/2022		Hawk Park Parking Lot Sealing	\$0.00	Superiror Sealers	\$7,203.00	Holly Quigley	Completed	

Total Costs:	\$1,115,000.00	\$1.077.310.18

Printed: 8/17/2022

#### SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 4532 WEST KENNEDY BLVD. #328 · TAMPA, FLORIDA 33609

#### MEMORANDUM

**TO:** Spring Lake CDD Board of Supervisors

**FROM:** Eric Dailey, District Manager

**DATE:** September 9, 2022

RE: CDD Updates

#### Good morning!

Here are the major updates from this week:

- West Florida Fence installed the replacement section on Wednesday, and it still stands. They did this free of charge since they had the extra section from the work with the HOA.
- The inlet repairs by Site Masters have been completed and Phill will approve payment once he reviews.
- The HOA selected Fieldstone as their new landscaper provider. I have asked John to get with Yellowstone and then Misty to coordinate a walkthrough of the irrigation system before they start. I sent Misty an email on this meeting also.
- I am meeting with Patrick from Cardon on Monday with Warren to go over all the items we have requested and to discuss better communication moving forward.
- We received two proposals for the Audit RFP on Thursday. I will leave copies for each of you at the HOA office to pick up on Monday after my visit with Cardno at 11am. You will score them before the Board meeting on the 19th at the Audit Committee meeting.

#### SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 4532 WEST KENNEDY BLVD. #328 · TAMPA, FLORIDA 33609

- ❖ I have received all the contract information from TECO and now just need to review it. Once it is in order, I will bring it to a meeting for discussion on how you wish to move forward.
- Misty is getting us the proposal for the purchase and installation of a camera to monitor the CDD fence area at the gate. The HOA is good with adding the camera if the CDD pays for the purchase and installation.
- Yellowstone is still working on the revised clean up and irrigation proposals. I have emailed them three items this week and asked John to follow up, they finally reached back this morning. Communication seems to be an issue and I asked John to address this with them ASAP. We have had some calls about missed areas in the community residents this week also. The rain has not helped but my hope is they get back on track. We are one month in and its hard to tell if we are seeing much improvement yet, we will have to review John's report to truly know.
- ❖ I have four new encroachment notices to send and two second notices. Most the tarps have been removed the real issue is the vinyl fence sections on CDD property. Misty told me this was an HOA violation, and they will be fined if not removed. I will follow up with her again with my two new letters with fences. Removing the tarps for the CDD is easy the fence is a whole different project.
- ❖ I am working with the county to change the addresses on all the CDD property. It seems that process takes longer than expected so a contact I have is willing to work with us and get it updated ASASP.

This addresses the major issues for the week. If you have any questions, please let me know. Have a great weekend!

GO BUCS!



# FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Refunding Bonds, Series 2020

CUSIP No. 33804YAA2, 33804YAB0, 33804YAC8, 33804YAD6, 33804YAE4,33804YAF1, 33804YAG9, 33804YAH7, 33804YAJ3, 33804YAK0, 33804YAL8 and 33804YAM6.

Issuer Annual Continuing Disclosure Report Fiscal Year Ended September 30, 2021

Posted: January 18, 2022

### FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Refunding Bonds, Series 2020 Issuer Annual Continuing Disclosure Report Fiscal Year End September 30, 2021

1. The amount of Series 2022 Special Assessments levied for the most recent fiscal year 10/1/2020 to 9/30/2021, tax year 2020.

\$457,021.27 levied on the tax roll (gross). \$0.00 levied off the tax roll.

2. The amount of Series 2022 Special Assessments collected from the property owners for the most recent fiscal year 10/1/2020 to 9/30/2021, tax year 2020.

\$434,738.89 collected on the tax roll (net, including excess). \$0.00 collected off the tax roll.

3. If available, the amount of delinquencies greater than 150 days, and, in the event that delinquencies amount to more than ten percent (10%) of the amounts of 2022 Special Assessments due in any year, a list of delinquent property owners for tax year 2020.

### Not applicable.

4. If available, the amount of tax certificates sold, if any, and the balance, if any, remaining for sale from the most recent fiscal year 10/1/2020 to 9/30/2021, tax year 2020.

### Not applicable.

5. Account and Fund balances for the Series 2020 Bonds as of 9/30/2021.

Fishhawk Ranch CDD 2020 Revenue Account: \$367,981.70 Fishhawk Ranch CDD 2020 Interest Fund: \$0.00

Fishhawk Ranch CDD 2020 Sinking Fund: \$0.00 Fishhawk Ranch CDD 2020 Prepayment Fund: \$0.00

Fishhawk Ranch CDD 2020 Reserve Fund: \$214,820.56



6. The total amount of Series 2020 Bonds Outstanding as of 9/30/2021.

\$6,510,000.00.

7. The amount of principal and interest to be paid in the current fiscal year 10/1/2021 to 9/30/2022, tax year 2021.

Scheduled Principal & Interest Due 11/01/2021: \$426,256.26 Scheduled Interest Due 5/1/2022: \$83,078.13

8. The most recent audited financial statements of the District.

The FY 2020/2021 audit is in process and will be filed by June 30, 2022, in accordance with the requirements of Florida Statutes, and will be provided under separate cover when it becomes available. The unaudited financial statement dated 9/30/2021 is attached.





# SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

Financial Statements (Unaudited)
July 31, 2022

# Spring Lake CDD Balance Sheet

	General Fund Year To Date 07/31/2022 Current Year Balance	Debt Service - Series 2014 Year To Date 07/31/2022 Current Year Balance	Debt Service - Series 2017 Year To Date 07/31/2022 Current Year Balance	Capital Projects - Series 2014 Year To Date 07/31/2022 Current Year Balance	Capital Projects - Series 2017 Year To Date 07/31/2022 Current Year Balance	General Fixed Assets Account Group Year To Date 07/31/2022 Current Year Balance	General Long-Term Debt Year To Date 07/31/2022 Current Year Balance	All Funds Year To Date 07/31/2022 Current Year Balance
Assets								
Current Assets								
Cash and Cash Equivalents Cash - Operating Account Cash - Interest 2014 #3302 Investment - Revenue 2014 (9000) Investment - Reserve 2014 (9003) Investment - Acq & Const 2014 (9005) Investment - Revenue 2017 (7000) Investment - Reserve 2017 (7003) Investment - Acq & Const 2017 (7005) Investment - Acq & Const 2017 (7005) Investment - Capitalized Interst (7006) Cash - FLCLASS Total Cash and Cash Equivalents	174,786.58 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 40,031.81 214,818.39	0.00 0.05 378,662.97 500,205.96 0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 484,646.69 328,437.76 328,437.76 1.34 0.00 1,141,523.29	0.00 0.00 0.00 0.00 0.02 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	174,786.58 0.05 378,662.97 500,205.96 0.02 484,646.69 328,437.50 328,437.76 1.34 40,031.81 2,235,210.68
Accounts Receivable, Net	(320.10)	0.00	0.00	0.00	0.00	0.00	0.00	(320.10)
Total Current Assets	214,498.29	878,868.98	1,141,523.29	0.02	0.00	0.00	0.00	2,234,890.58
Long-term Assets								
Other Long-term Assets Total Long-term Assets	9,396.00	0.50	0.00	0.00	0.00	23,168,113.69 23,168,113.69	15,122,878.12 15,122,878.12	38,300,388.31 38,300,388.31
Total Assets	223,894.29	878,869.48	1,141,523.29	0.02	0.00	23,168,113.69	15,122,878.12	40,535,278.89
Liabilities and Net Assets								
Liabilities								
Short-term Liabilities								
Accounts Payable	20,898.44	0.00	0.00	0.00	0.00	0.00	0.00	20,898.44
Total Short-term Liabilities	20,898.44	0.00	0.00	0.00	0.00	0.00	0.00	20,898.44
Long Term Liabilities								
Other Long-term Liabilities	0.00	0.00	0.00	0.00	0.00	0.00	15,122,878.12	15,122,878.12
Total Long Term Liabilities Total Liabilities	20,898.44	0.00	0.00	0.00	0.00	0.00	15,122,878.12 15,122,878.12	15,122,878.12 15,143,776.56
Fund Balance	,		·					
Fund Balance Fund Balance-All Other Reserves Fund Balance-Unreserved Investment In General Fixed Assets Total Fund Balance	0.00 44,952.91 0.00 44,952.91	0.00 871,000.10 0.00 871,000.10	1,123,394.05 0.00 0.00 1,123,394.05	0.00 0.02 0.00 0.02	1.60 0.00 0.00 1.60	0.00 0.00 23,168,113.69 23,168,113.69	0.00 0.00 0.00 0.00	1,123,395.65 915,953.03 23,168,113.69 25,207,462.37
Change in Fund Balance	158,047.16	7,865.16	18,127.64	0.00	0.00	0.00	0.00	184,039.96
Total Fund Balance	203,000.07	878,865.26	1,141,521.69	0.02	1.60	23,168,113.69	0.00	25,391,502.33
Total Liabilities and Net Assets	223,898.51	878,865.26	1,141,521.69	0.02	1.60	23,168,113.69	15,122,878.12	40,535,278.89

# Spring Lake CDD Statement of Revenues and Expenditures

	General Fund Year To Date 07/31/2022	General Fund Year Ending 09/30/2022		
=	Actual	2022 Budget	Budget Variance	Budget Variance %
Operating Revenue Revenue				
32520-1002 - Operations & Maintenance Assessments - Tax Roll	690,802.40	689,462.00	1,340.40	100.19 %
36100-0001 - Interest Earnings	49.78	0.00	49.78	0.00 %
36990-0003 - Miscellaneous Revenues	12,218.45	0.00	12,218.45	0.00 %
Total Revenue	703,070.63	689,462.00	13,608.63	101.97 %
Total Operating Revenue	703,070.63	689,462.00	13,608.63	101.97 %
Expenditures Direct				
51100-1101 - Supervisor Fees	10,200.00	12,000.00	(1,800.00)	85.00 %
51300-3101 - District Manager	30,700.00	45,000.00	(14,300.00)	68.22 %
51300-3103 - District Engineer	21,780.57	10,000.00	`11,780.57 <sup>′</sup>	217.81 %
51300-3104 - Disclosure Report	16,666.65	10,000.00	6,666.65	166.67 %
51300-3105 - Trustees Fees	13,650.00	8,200.00	5,450.00	166.46 %
51300-3202 - Auditing Services	6,958.00	5,900.00	1,058.00	117.93 %
51300-4101 - Postage, Phone, Faxes, Copies	4,807.16	1,500.00	3,307.16	320.48 %
51300-4501 - Public Officials Insurance	3,064.00 7,098.50	3,256.00	(192.00) 4,598.50	94.10 % 283.94 %
51300-4801 - Legal Advertising 51300-4901 - Bank Fees	38.00	2,500.00 100.00	(62.00)	38.00 %
51300-4901 - Dank rees 51300-4902 - Dues, Licenses & Fees	175.00	175.00	0.00	100.00 %
51300-5103 - Website Administration	1,970.00	1,500.00	470.00	131.33 %
51300-5107 - ADA Website Compliance	1,820.00	1,500.00	320.00	121.33 %
51400-3107 - District Counsel	48,925.77	12,000.00	36,925.77	407.71 %
53100-4301 - Electric Utility Services	121,014.58	114,000.00	7,014.58	106.15 %
53900-4210 - Mulch/Tree Trimming	49,828.98	45,000.00	4,828.98	110.73 %
53900-4308 - Waterway Management Program -	6,920.00	19,600.00	(12,680.00)	35.31 %
Contract	42.462.40	40,000,00	4 400 40	400.00.0/
53900-4311 - Waterway Improvements & Repairs 53900-4502 - Property & Casuality Insurance	13,162.48 30,293.00	12,000.00	1,162.48 20,730.00	109.69 % 316.77 %
53900-4502 - Property & Casuality insurance	12,615.00	9,563.00 40,000.00	(27,385.00)	31.54 %
53900-4604 - Landscape Maintenance - Contract	108,870.20	112,068.00	(3,197.80)	97.15 %
53900-4605 - Landscape Enhancements	7,287.58	50,000.00	(42,712.42)	14.58 %
53900-4607 - Plant Replacement Program	1,401.60	2,600.00	(1,198.40)	53.91 %
53900-4610 - Wetland Monitoring & Maintenance	2,150.00	9,000.00	(6,850.00)	23.89 %
53900-4611 - Irrigation Maintence	15,129.60	30,000.00	(14,870.40)	50.43 %
53900-4630 - Waterway Special Treatment LL	3,270.00	16,000.00	(12,730.00)	20.44 %
53900-4631 - Waterway Fish Stocking	0.00	10,000.00	(10,000.00)	0.00 %
53900-4632 - Waterway Plant Install	0.00	15,000.00	(15,000.00)	0.00 %
53900-4633 - OLM Management	2,100.00	16,000.00	(13,900.00)	13.13 %
53900-4644 - Field Services	590.00	0.00	590.00	0.00 %
57200 - Parks & Recreation 57200-4626 - Park & Common Area Maintenance	345.60 2,191.20	0.00 35,000.00	345.60 (32,808.80)	0.00 % 6.26 %
57900-6000 - Reserves	0.00	40,000.00	(40,000.00)	0.20 %
Total Direct	545,023.47	689,462.00	(144,438.53)	79.05 %
Total Expenditures	545,023.47	689,462.00	(144,438.53)	79.05 %
Change in Fund Balance	158,047.16	0.00	158,047.16	0.00 %
+ Fund Balance - Beginning	44,952.91	0.00	44,952.91	0.00 %
Fund Balance - Ending	203,000.07	0.00	203,000.07	0.00 %

# Spring Lake CDD Statement of Revenues and Expenditures

	Debt Service - Series	Debt Service - Series		
	2014 Year To Date 07/31/2022	2014 Year Ending 09/30/2022		
	Actual	2022 Budget	Budget Variance	Budget Variance %
Operating Revenue Revenue				
32510-1001 - Debt Service Assessments - Tax Roll	477,510.50	471,831.00	5,679.50	101.20 %
36100-0001 - Interest Earnings <b>Total Revenue</b>	511.48 <b>478,021.98</b>	0.00 <b>471,831.00</b>	511.48 <b>6,190.98</b>	0.00 % <b>101.31 %</b>
Total Operating Revenue	478,021.98	471,831.00	6,190.98	101.31 %
Expenditures Direct				
51300-4901 - Bank Fees	0.56	0.00	0.56	0.00 %
51700-7001 - Bond Interest 51700-7002 - Bond Principal	330,156.26 140.000.00	326,831.00 145,000.00	3,325.26 (5,000.00)	101.02 % 96.55 %
Total Direct	470,156.82	471,831.00	(1,674.18)	99.65 %
Total Expenditures	470,156.82	471,831.00	(1,674.18)	99.65 %
Change in Fund Balance	7,865.16	0.00	7,865.16	0.00 %
+ Fund Balance - Beginning	871,000.10	0.00	871,000.10	0.00 %
Fund Balance - Ending	878,865.26	0.00	878,865.26	0.00 %

# Spring Lake CDD Statement of Revenues and Expenditures

	Debt Service - Series 2017 Year To Date 07/31/2022 Actual	Debt Service - Series 2017 Year Ending 09/30/2022 2022 Budget	Budget Variance	Budget Variance %
Operating Revenue Revenue				
32510-1001 - Debt Service Assessments - Tax Roll	658,571.86	647,494.00	11,077.86	101.71 %
36100-0001 - Interest Earnings Total Revenue	668.29 <b>659,240.15</b>	0.00 <b>647,494.00</b>	668.29 <b>11,746.15</b>	0.00 % <b>101.81 %</b>
Total Operating Revenue	659,240.15	647,494.00	11,746.15	101.81 %
Expenditures Direct				
51700-7001 - Bond Interest 51700-7002 - Bond Principal <b>Total Direct</b>	471,112.51 170,000.00 <b>641,112.51</b>	467,494.00 180,000.00 <b>647,494.00</b>	3,618.51 (10,000.00) <b>(6,381.49)</b>	100.77 % 94.44 % <b>99.01 %</b>
Total Expenditures	641,112.51	647,494.00	(6,381.49)	99.01 %
Change in Fund Balance	18,127.64	0.00	18,127.64	0.00 %
+ Fund Balance - Beginning	1,123,394.05	0.00	1,123,394.05	0.00 %
Fund Balance - Ending	1,141,521.69	0.00	1,141,521.69	0.00 %

# Spring Lake CDD Reconciliation Report

As Of 07/31/2022 Account: Cash - Operating Account

	-		por aug / 1000 a		
Statement Endin					179,779.92
Deposits in Tran					0.00
Outstanding Che Adjusted Bank E	ecks and Charges Balance				(4,993.34) 174,786.58
7 tajaotoa 2a 2				_	11 4,7 00.00
<b>Book Balance</b>					174,786.58
Adjustments*				_	0.00
Adjusted Book B	Balance			_	174,786.58
	Total Checks and Charges Cleared	228,167.88	Total Deposits Cleared		44,172.48
Deposits					
Name	Memo	Date	Doc No	Cleared	In Transit
General Ledger Entry	To allocate AP and	06/30/2022		43,172.48	
General Ledger Entry	Bill.com to General Fund To record grant deposit	07/08/2022		1,000.00	
,	made by Eric	***************************************		·	
Total Deposits				44,172.48	0.00
Checks and	d Charges				
Name	Memo	Date	Check No	Cleared	Outstanding
		02/10/2022	2252		200.00
		02/24/2022	2265		4,793.34
General Ledger Entry	To allocate AP and	06/30/2022		43,172.48	,
	Bill.com to General Fund				
General Ledger Entry	Bill.com 07/05/22 Payables Funding	07/05/2022		4,575.00	
General Ledger Entry	Bill.com 07/07/22	07/07/2022		2,400.00	
Contra Loagor Linay	Payables Funding	0170172022		2, 100.00	
General Ledger Entry	Bill.com 07/15/22	07/15/2022		2,975.00	
,	Payables Funding				
General Ledger Entry	Transfer to FCLASS	07/15/2022		40,000.00	
General Ledger Entry	Bill.com 07/20/22	07/20/2022		104.50	
	Payables Funding	.=//			
General Ledger Entry	Bill.com 07/21/22	07/21/2022		7,700.47	
General Ledger Entry	Payables Funding Bill.com 07/22/22	07/22/2022		3,100.00	
General Leager Littly	Payables Funding	01/22/2022		3,100.00	
General Ledger Entry	Bill.com 07/25/22	07/25/2022		22,341.44	
Contra Loagor Linay	Payables Funding	0172072022		22,011.11	
General Ledger Entry	Bill.com 07/26/22	07/26/2022		52,520.24	
ğ ,	Payables Funding			·	
General Ledger Entry	Bill.com 07/26/22	07/26/2022		41,778.75	
	Payables Funding				
General Ledger Entry	Bill.com 07/27/22	07/27/2022		7,500.00	
Total Charles an	Payables Funding			000 407 00	4,000,04
Total Checks an	u Charges			228,167.88	4,993.34



# ASTURIA COMMUNITY DEVELOPMENT DISTRICT

Proposal for District Management Services September 20, 2022



## **About Us**

# The team at Halifax Solutions has more than 50 years of experience in managing Community Development Districts throughout Florida.

Founded in June 2020 by longtime community management executive Eric Dailey, Halifax Solutions is a boutique Community Development District management company that proudly provides services throughout Florida. We are a solution-based company for today's ever-changing residential community's needs.

Halifax Solutions focuses on building lasting client relationships, though, open, and direct communication, trust, and excellent customer service. These relationships we form allow us to better serve these communities with both pride and passion.

To us the true success of a community, is based upon a shared vision by the Board of Supervisors that best serves the residents while being fiscally responsible. Halifax Solutions' goal is to work with our Boards to make sure that this vision is carried out to best of our abilities as your District management provider.



# **Services Offered**

- District Establishment Assist in the creation of the petition required to file for establishment providing them with the statement of estimated regulatory costs (SERC). Attend all meetings and hearings required for the establishment process.
- District Management The District manager shall have charge and supervision of the
  works of the District and shall be responsible for preserving and maintaining any
  improvement or facility constructed or erected pursuant to the provisions of Chapter
  190 Florida Statutes, for maintaining and operating the equipment owned by the
  District, and for performing such other duties as may be prescribed by the board.
  Some of these additional duties include but are not limited to administrative, accounting
  (provided through Warren Averett), and revenue collection services.
- Bond Issuance Draft bond validation and special assessment allocation methodology reports as needed for the issuance of bonds to fund public infrastructure for capital improvement projects of the District.
- Dissemination Agent Serve as dissemination agent for the District and undertake the obligations as set forth in the continuing disclosure agreement and U.S. Securities and Exchange Commission Rule 15c-12.
- Website Compliance & Email Services Responsible for ensuring the District's website maintain compliance with Chapter 189.069, Florida Statutes. Provide and manage email accounts for supervisors and staff upon request.
- **Community Inspections** Conduct monthly inspections of the District upon request to review any outstanding or new issues that need to be addressed by the board.



# Eric Dailey District Manager



Eric Dailey is the President/CEO of Halifax Solutions. He has been working in community development district management for more than 18 years. A seasoned district management professional, Eric worked at Rizzetta & Company, Inc. for over 15 years. He began in 2004 as a District Manager and moved around the state serving in various roles for the company, including financial consulting, business development and executive management. Eric's most recent position was Director of District Services overseeing a staff of 50 plus team members serving more than 125 districts since 2014.

Eric previously worked for two years with Wachovia Bank as a licensed financial specialist. Prior to joining Wachovia Bank, he worked for five years in sales and operations for Ferguson Enterprises and Hughes Supply.

Eric holds a bachelor's degree from Florida State University and is a licensed community association manager in Florida. Eric is a graduate of Leadership Tampa Bay Class of 2017. Other notable positions include serving as a Board Member of the Children's Home Society of Florida Gulf Coast Region from 2017-2020; Vice Chairman 2020, and as a Community Ambassador for Super Bowl LV.

He currently serves as a Board Member for Leadership Tampa Bay and Friends of Joshua House Foundation. Eric is a Florida native born in Ormond Beach and has resided in the Tampa Bay area for more than 18 years.



# Pete Williams Management Consultant



Pete Williams is the President of Pete Williams & Associates and serves as a Management Consultant for Halifax Solutions. Pete has over 35 years of professional community management experience with 24 years related to all aspects of community development districts and various other special taxing districts, located in Florida, Louisiana, and Alabama. His experience includes but not limited to administration, operation, accounting, financial consulting, assessment allocation, and collection agent. 19 of those years were spent with Rizzetta and Company, Inc. where he served as Vice President.

In addition, Mr. Williams has been qualified as an Expert Witness and provided testimony in numerous types of court actions, including bond validation hearings, foreclosure actions, bankruptcy proceedings, civil suits, and various administrative hearings on the local-governmental level. Mr. Williams has also been involved either as the manager, assessment consultant and or Board Member in over 4.5 Billion dollars in Bond issues.

Prior to his tenure with Rizzetta and Company, Inc., Mr. Williams served as Vice President of Majestic Property Management, Inc., where he oversaw the management of that firm's community association clients, which included several luxury waterfront condominium associations.

Mr. Williams is also a proud Veteran of the United States Marine Corps, where he had attained the rank of Sergeant (E-5) during his years of service.



John McKay
Assessment Consultant



Through his consulting company J.H. McKay, LLC, serves as an Assessment Consultant for Halifax Solutions. John provides a wide range of district advisory services to developers, special districts, and others in the real estate development community. Those services include assessment methodology reports, annual assessment rolls, lien book reviews and dissemination agent services. He also provides, cash flow projections, and financial modeling for both master-planned residential and commercial developers. John has been qualified as an expert witness in bond validation hearings and has appeared before local governing boards in public hearings for community development district establishment.

John has nearly 40 years of experience in the banking, financial consulting, and real estate development industries. He spent over 20 years with Rizzetta & Company, Inc. providing financial services to the firm's community development district clients throughout the State of Florida and financial, development and asset management services to the firm's affiliated development company.

While at Rizzetta & Company, John developed Special Assessment Allocation Methodology Reports for nearly 100 new money and refunding community development district bond issues and prepared and maintained annual assessment rolls and collection agent records for over 70 districts. John was most recently employed by Neal Land & Neighborhoods, a major master-planned residential developer in Sarasota, Florida, as Director of Community Development Districts and oversaw the company's special district activity.





### **Derek Johnson**

Partner, Warren Averett CPAs & Advisors

Derek Johnson joined Warren Averett CPAs in 2014 to begin their accounting recruiting division before becoming a Partner in 2017. Now, Derek is instrumental in building lasting relationships between Warren Averett CPAs and businesses in need of accounting solutions including audits, reviews, compilations, and tax planning and preparation.

### Education:

- Bachelor of Science in Accounting University of South Florida, Tampa, FL
- Bachelor of Science in Chemistry Troy University, Troy, AL





### Sue Lange, CPA

Principal, Business Services Warren Averett CPAs & Advisors

Sue Lange joined Warren Averett in 2009 and is a Principal in the Firm's Business Services Division.

She has more than 18 years of public accounting experience, including her time as a Controller for Advantica, Inc. Sue's primary responsibilities include managing outsourced accounting staff, providing controllership services for business clients and consulting on accounting procedures and implementations.

### Education:

 Bachelor of Science in Accounting Alvernia University, Reading, PA



## **About Warren Averett**

### FINANCIAL OUTSOURCED SERVICES

Delivering customized accounting solutions to support your specific needs.

- CFO and Controller Services
  - Accounting department design and/or oversight
  - Monthly periodic close and financial reporting oversight
  - Monthly financial statement preparation
- Accounting and Daily Money Management Services
  - Daily support of accounting functions
  - Payroll preparation, related disbursements, and tax reporting



# **About Warren Averett**

### BY THE NUMBERS



15 OFFICE

ALABAMA Anniston Birmingh

Anniston Birmingham Cullman Foley Huntsville Mobile Montgomery

E ORIDA

Destin Fort Walton Beach Panama City Pensacola Tampa

GEORGIA Atlanta

TEXAS Houston

CAYMAN Grand Cayman

ISLANDS

6 CLIENT SOLUTION GROUPS

Traditional Accounting

Corporate Advisory Services

Risk, Security & Technology

**HR Solutions** 

**Finance Team Support** 

Personal Services

3 MAJOR ALLIANCES/ MEMBERSHIPS











# **About Warren Averett**

Warren Averett 360

Solutions Beyond Traditional Accounting



Traditional Accounting

- Tax Planning
- Tax Consulting
- · Audit Planning and Preparedness

Corporate Advisory Services

- Business Valuation
- Fraud and Forensic Services
- Specialized Tax

personal Services

- · Wealth Management
- Estate Planning
- · Daily Money Management
- · Personal Tax Planning

Our focus is on the client.

- Compliance and Assessments
- Cybersecurity
- IT Remediation Services
- Business Software
- · System Infrastructure
- Risk, Security and Technology · Staffing and Technical Support

Outsourced CFO/Controller

- Payroll

- and Staffing · Full Service Retirement Plans
- · Benefit Plan Design and Administration
- · Benefit Plan Audits

· Executive Search

· HR Consulting

HR Solutions

Finance Team Support



# **Proposed Pricing Schedule**

Monthly services will be billed in advance pursuant to the following schedule through **September 30, 2023**:

	<b>Monthly Fees</b>	<b>Annual Fees</b>
District Management Services o Management o Administrative o Revenue Collection o Assessment Roll	\$4,700.00 Included Included Included Included	\$56,400.00 Included Included Included Included
Total Annual Costs of Services:	\$4,700.00	\$56,400.00

As part of the services provided the District Manager will make one (1) monthly site visit of the District and review any outstanding or new issues that need to be brought to the Board of Supervisors to address.

There will be a onetime accounting services onboarding fee of \$2,000.00 billed in advance for records transition and set up to Sage Intacct and Bill.com software.



# **Proposed Pricing Schedule**

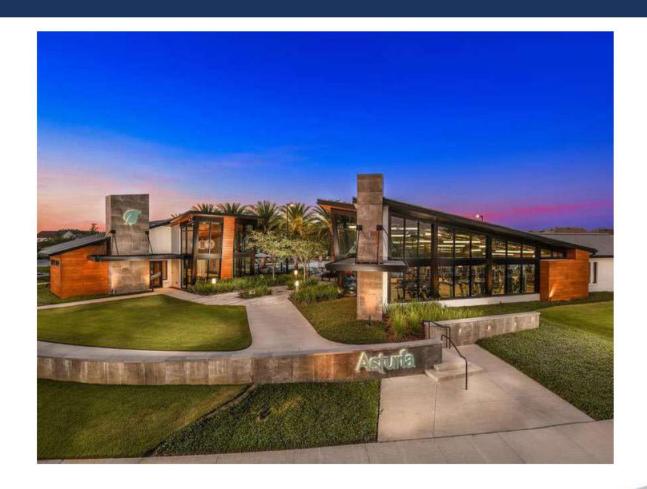
### ADDITIONAL SERVICES REQUESTED OR PROVIDED:

		Monthly Fees	<b>Annual Fees</b>
•	Staffing Management Website Administration Dissemination Agent*	\$300.00 \$125.00	\$3,600.00 \$1,500.00 \$6,000.00
То	tal Annual Costs of Services:	\$425.00	\$11,100.00



<sup>\*</sup>Dissemination Agent Services are a one-time fee billed annually in November of each year for the Series 2014A-1 & 2016A-1 Bonds.

# Thank you for your consideration.





# 6Biid.

# Asturia Community Development District



# Proposal for District Management Services

September 20, 2022





September 20, 2022

Re: Proposal for Asturia Community Development District

Dear Board of Supervisors,

Inframark – Infrastructure Management Services is excited and pleased to provide a proposal for District Management services with pricing and a scope of services for Asturia Community Development District.

Inframark is committed to retaining a presence in your community and is immediately replacing the District Manager with Gene Roberts. Gene is an experienced District Manager and has been with our firm since 1998. He will be backed up and assisted by Andy Mendenhall, Regional Manager. We are also assigning Brenden Crawford to continue performing field inspections to your community based on the positive feedback we have received. Our commitment is also proven in our willingness to partner with the board based on current feedback regarding any challenges incurred and to assist the district in saving money by hiring on the maintenance staff directly.

### Experience:

- Providing District Management Services to West Florida Region for nearly 40 years.
- o We provide service to over 145 CDDs, including 95 CDDs in the West Florida Region.
- o 16 District Managers on staff with 10 years + average tenure.
- Our District Managers have college degrees and a variety of experience in IT, Finance, Government and Construction.
- <u>Cost Savings</u> Inframark has agreed to waive the contract provision which would have prevented the
  hiring of onsite staff so that the CDD can save money and retain the experience and knowledge of the
  assigned personnel.

### Technology:

- Avid Xchange: An advanced accounts payable system that is highly efficient and effective at making sure that District invoices are paid timely and only after review and approval by Inframark staff or a designated Board member, if desired. This system provides historical information on invoice payments, provides for creation of specialized reports, and allows Board members to review all invoices for the District through a web-based application.
- Customized Financial Statements and Budgets: Inframark developed a proprietary financial operating system designed exclusively for the Community Development business allowing us to provide clients customized financial statements and budgets. Our financial software is continually being updated and we offer our clients the ability to choose how their financial statements and budget documents will look, depending upon the preference of the Board.

• <u>Team Approach</u>: We are more than the individual assigned to your account. Our service to your community will include 11 highly trained professionals including: a secondary District Manager, Finance and Recording personnel and supervision. The depth and experience of our team is one of our strengths!

### Infrastructure:

- o Full team of Health, Safety and Environmental (HSE) staff
- Complete internal IT support and infrastructure. We backup our servers and your information at multiple Inframark offices around the state and country to protect against catastrophic storms
- Team of HR professionals to assist with recruiting, employee retention and appreciation, bonus plans and more

Inframark acknowledges that the first year has had some challenges. Our team is committed to making continuous process improvements and service enhancements to help keep your community. We are excited about the opportunity to make changes to improve the overall level of service to your community and feel that the change in District Manager is a critical step in that process. All the proposed service changes are designed to demonstrate our desire to be a <u>long-term partner for your community</u> and make certain that the Board and residents are receiving the most effective and advanced services possible, all with a value-added service fee schedule.

We look forward to hearing from you concerning our proposal and further discussing these plans, along with your vision, for your community.

Respectfully.

Chris Tarase Vice President

Inframark - Infrastructure Management Services



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### 1 Executive Summary

Inframark – Infrastructure Management Services is pleased to provide this proposal for district management services to Asturia. Inframark has been providing District Management services in Florida for nearly 40 years.

To meet the needs of your District, we provide a fully empowered local District Manager out of our Tampa office. We provide additional support to all our clients through a central office with a regional management and support team and our structured business systems. This approach brings the strength, experience and expertise of Inframark to work proactively to address the needs of the District in the most cost-effective manner possible.

Inframark specializes in value-added services to our clients which include the following:

### Personnel:

- Inframark offers one of the largest and most accomplished professional teams in the District Management business.
- We can also bring in professionals from different disciplines to address special issues that may arise. Therefore, it is not only the number of professionals we offer to your District as a value-added service, but also our competence in addressing a wide range of complex matters that may come before your District.
- Your assigned team has more than 200 years combined expertise and experience in the CDD business.
- Willingness to Meet Time & Budget Requirements: Inframark is capable and committed to meeting time and budget requirements as agreed upon with the Board and in compliance with Florida statutes.
- Experience:
  - Inframark is the most experienced company in the business.
  - We manage over 230 clients statewide including Community Development Districts,
     Special Districts, Homeowner Associations and local municipalities.
  - We specialize in customized customer service and have a client retention rate over 98%.
  - We provide District Management Services to over 85 clients out of our Tampa office.
- Capital Project Management: Inframark has a Certified Project Manager (PMP) who has
  the knowledge and experience to manage multi-million dollar capital improvement
  projects for our clients.

### Office Locations:

- We have six offices in the State of Florida that support our district clients. (Tampa, Wesley Chapel, Ft. Myers, Orlando area, St. Augustine and Coral Springs)
- We will support Asturia Community Development District from our Tampa area office.

"I have served as a supervisor on our CDD board for 3 years and the chairman for 2 years and in this 5 year period our CDD has performed many projects from paving roadways to a multi million dollar project replacing bulkheads and bridges throughout the community, Our project manager has served us well in maintaining accurate financial records and guidance with both contractors and our membership. His strict adherence to Florida law has protected us from legal and public actions and ridicule. In areas where his knowledge was limited he sought out staff members and professionals to get the answers needed for our board to make an informed decision. When our views differed he listened and we then were always able to reach a better outcome.

- Norman Day, Cedar Hammock CDD Chair

### Safety:

- o Inframark is the only District management company who has a specialized team of Health, Safety and Environmental (HSE) professionals.
- Documented monthly safety training for ALL Inframark personnel.
- Disaster Preparedness Plans for staff and clients

### Human Resource Management:

- o Inframark has its own professional team of human resource professionals.
- Provides drug and background screening that meet all applicable Federal and State requirements.
- Employees complete monthly mandatory training on a wide variety of issues including sexual harassment, anti-discrimination, ethics, customer service and other important programs.
- Regimented performance review process.
- Spot bonus and annual merit incentives
- Best in industry employee benefit and 401(k) program
- Field/Amenity Services: Inframark is also able to provide the following field services with our own employees:
  - Lifestyle and amenity management services
  - A complete range of Field Management and Maintenance services including but not limited to:
    - Vendor management
    - Contract administration
    - Sidewalk grinding
    - Pressure washing
    - Concrete Replacement and sidewalk repair
    - Monthly field services report
    - Landscape reviews
    - A full range of maintenance services for District and Association clients.

### 2 Pricing & Business Considerations

Pricing Category	Proposed Pricing
District Management	\$ 62,000.00
Recording Services	Included
Accounting Services	Included
Financial and Revenue Collection	Included
Assessment Services	Included
Dissemination Services	Included
Field Service Inspections (Monthly)	Included
Total	\$ 62,000.00
Field Management Services	\$6,600.00
OPTIONAL: Website Administration (provided by a 3 <sup>rd</sup> party)	\$ 5,500.00
OPTIONAL: Onsite Maintenance/Staff	More info needed pertaining to hours and schedule to provide a quote

Pricing is good for 30 days and is contingent upon a mutually agreed contract.

### 3 About the Company



# Our Partnership Principles

### **Pure Alignment**

We connect with our clients on a foundation of clarity, trust and mutual understanding. We make our clients' goals our goals, and tailor the right mix of skills and resources to every project.

### **Pure Accessibility**

We are open and transparent with our clients and each other, making information and insights easy to see, understand, and share. We are always available and open to share our skills, ideas, and thinking.

### **Pure Accountability**

We hold ourselves accountable to our clients and ourselves. We seek continuous improvement through rigorous compliance, as well as ongoing safety, training, and professional development.



**Inframark** is an organization designed to accommodate all phases of operations for

Community Development Districts, municipalities, residential and commercial property owner associations. With offices throughout the State of Florida in Tampa, Wesley Chapel, St. Augustine, Celebration, Ft. Myers and Coral Springs. Inframark maintains a focus in serving CDD's and HOA's and, as a result, has become a leader in our industry managing over \$87M in financial assets for over 145 Community Development Districts and 300 HOA's. Inframark is a member of Florida Association of Special Districts (FASD), Community Association Institute (CAI), the Florida League of Cities, Greater Orlando Builders Association, Tampa Bay Builders Association, Association of Florida Community Developers (AFCD) and the Urban Land Institute.

The success of any project (big or small) and every relationship depends on a positive and productive interplay of the people, processes, resources and responsibilities of all involved. Over the years, we've formalized the most important elements into our own service philosophy that we call the Principles of Pure Partnership™. These partnership elements, Alignment, Accessibility and Accountability, are infused into our culture, into every project and every interaction. The result is deeper relationships with our clients and each other and real value in ways you can see, feel and measure.



https://www.youtube.com/watch/app/des/top/v/C-elgNECV/4/feature/youtu.be

### 4 Qualifications

### Meetings, Hearings and Workshops:

Inframark attends and conducts all regularly scheduled meetings. Inframark will also schedule and attend special Board meetings, continued meetings, hearings and workshops, as requested. As the District Manager, Inframark will arrange for time and location and all other necessary logistics for such meetings. For each meeting, we will prepare agenda packages for transmittal to the Board and staff at least seven days prior to the Board's meeting. Inframark will attend up to twelve meetings a year at no additional cost to the District.

"I have been on the Board of Supervisors of the Meadow Pointe CDD in excess of ten years with over 5 years as Chairman and three years as Treasurer."

"I am totally satisfied with the service we have been and are receiving from Inframark. Our District Manager is dedicated, knowledgeable, and responsive to our needs. He is backed up by a professional staff, both locally and in Coral Springs."

"I highly recommend Inframark."

Dennis Smith- Former Chairman Meadow Pointe CDD

The Inframark team uses a primary and secondary management approach to the District Management

position. This ensures that the District will have continuity of services for district management services which are not dependent on a single individual. This approach is a hallmark of the Inframark approach to highly effective customer service to our District clients. This ensures that there will always be a qualified District Manager at every meeting.

#### Records:

Inframark has one of the largest teams of recording professionals (ten personnel), in the business. Our Recording Department develops all the necessary advertisements for meetings. With the size and professionalism of our Recording Department, we can provide an extremely high level of service for all our District Management clients. This service includes an unmatched level of automation of records management. Our team is aided through our searchable database that allows for quick and accurate searches for past meeting minutes and efficient responses to public records inquiries. We have dedicated staff that are assigned to handle all public record requests and are highly experienced in ensuring compliance with the requirements of Florida Statutes.

Inframark provides full compliance with all the Florida Statutes Records Requirements of Chapter 119. This includes storage of records, access to records and coordination of all responses to public record requests. In addition, Inframark is in full compliance and follows all the requirements of the Florida Administrative Code Section R.1B-24.003(1)(a), which deals with the retention of District records.

Other critical aspects of our Records Management Services Include:

### **Document Management:**

Inframark utilizes three parallel processes to manage the documents of our clients.

- First, our electronic document management system allows access security settings to be placed on each file to prevent unauthorized editing or manipulation, thus ensuring the integrity of the document. The documents are maintained in a PDF format that is exportable to the client's Website for timely updates. We update records of District meetings (minutes, agendas and supporting documentation) to the District's Website in compliance with Florida Statutes. The document management system allows for ease of e-retrieval of documents using multiple search methods (document name, document number, document content, file type, author or the assigned retention category) to ensure all record requests are fulfilled in a timely fashion.
- Secondly, the process utilizes offsite storage of documents. Our vendor guarantees the secure storage and/or destruction of documents. Annually, upon completion of the audit, the accounting and accounts payable files are inventoried, boxed and sent to the secured offsite storage facility. All records are maintained within applicable statutory requirements.
- Finally, we maintain an onsite Master File for each client. The Master File contains previous years' audits, arbitrage reports, budgets, insurance policies and other important historical information.

### **Disaster Contingency & Recovery:**

Disaster recovery is particularly important since the Districts we manage are in areas prone to hurricanes. Our hurricane preparedness procedure includes the following:

- Provisions for the compilation and storage of files and data required to perform critical client services
- Securing the physical office space with the protection of client files as a top priority
- Satellite phone for contingency communication with local team
- Internet and phone-based communication chains to update personnel
- The ability to shift client critical tasks and District Management services to alternate office locations both out of region or state if necessary
- Securing priority commitments from key contractors due to strong and lasting relationships

Because of the critical nature of the electronic information we manage on behalf of our clients, Inframark emphasizes system security and has disaster recovery procedures in place to minimize the impact of storms, power outages and other similar events for the districts we serve. Our disaster recovery plans are continually updated in response to the changing needs of our business and the clients we serve.

In addition, Inframark utilizes sites certified to survive the equivalent of a Category 5 hurricane. District data is stored on servers that reside in Horsham, Pennsylvania. A full backup of all data is performed nightly and stored offsite at a remote location.

Our Horsham facility is equipped with backup generator power. In addition to redundant equipment at our Houston IT center, we also have equipment co-located at other sites.

### **District Operations:**

Inframark has fifteen (15) District Managers throughout the State of Florida with over 100 years of District Management experience in the Florida Community Development District market. The West Regional Manager for Inframark has over thirteen (13) years of District Management experience in addition to experience in finance and is a Certified Project Manager. Since Inframark utilizes a team approach in the provision of all its services, we share best practices and success stories from District clients across the state. We conduct monthly manager calls in which we discuss existing issues and develop and implement solutions that are in the best interest of our clients. All Inframark team members go through monthly training to keep them up to date on a wide variety of issues that impact District operations.

The District Management team has access to all records of their Districts which includes all current and past contracts entered into by the District Board of Supervisors. With our searchable data base, it is very easy for our District Managers to review past contracts to compare with existing or proposed contracts. This allows our District Management team to keep up with contract termination dates, scope of services and fee schedules in each contract. We work closely with the Attorney for each District to ensure compliance with contract requirements and make certain that when the Board decides to terminate a vendor contract, it is done in an appropriate manner avoiding legal issues for the District.

Inframark has dedicated personnel that work with each District Manager on the renewal of District insurance requirements, including review of District facilities and working with insurance providers to develop the most cost-effective approach to insuring District facilities.

Our District Management team is highly experienced in working with District Attorneys and District Engineers in the development of Request for Proposals (RFP's) for a wide variety of District construction, capital and maintenance projects including:

- a) development of complex bid and proposal packages,
- b) advertisement of the opportunities,
- c) analysis of the proposals and bids, and
- d) development of recommendations for Board consideration.

With the vast experience of our District Management team and the experience of Inframark across the State of Florida we have established excellent relationships with many vendors and contractors which brings a value-added service to the District.

### **Accounting and Reporting:**

Inframark performs all required financial accounting functions through solid workflow processes that are designed to integrate the traditional tasks associated with accounting transactions. Those traditional accounting tasks of disbursements, accounts payable,

general ledger journal entries, trial balance reconciliation and budget monitoring are knitted together in such a way to achieve:

- Fast turnaround for vendor payments
- Smooth approvals for setting up capital requisitions
- Open communications to field operations staff
- Advanced preparation for independent audit field work

Our understanding of accounting processes allows us to quickly differentiate areas needing further work and those items that are routine in nature. While there is a great deal of accounting activity that goes into ensuring the individual transactions are properly recorded in the financial records of the District, we use our expertise, our knowledge and our experience to ensure accounting theory is applied in the best interest of the District. The importance of complying with statutory requirements as well as annual disclosure to lenders and bondholders is given an interconnected focus of everyone on our staff which is appreciated and respected by our industry partners. Our accounting staff is committed to a quality standard that allows the accounting activities of the District to properly reflect its financial condition. Inframark has over 300 years of combined experience on our Finance Team.

Our finance team constantly monitors various investments instruments in Qualified Public Depositories to determine the best investment plan for District funds. Our accounting team monitors the maturity dates of District investments and alerts the District Manager so that the options for reinvestment can be brought to the Board for direction.

#### Audits:

Inframark has been working for decades with District auditors to make certain that each District audit is in full compliance with all GAAP and State accounting requirements. Inframark has a fully customized accounting software system that was designed for the Community Development District business that allows us to provide the most accurate and comprehensive information for all audit requirements.

### **Budgeting:**

Inframark's customized CDD financial software system allows us to deliver options to our clients on how they wish to have their monthly financials and annual budget detailed. Each District Manager works with their assigned accountants to develop a draft budget for consideration by the Board of Supervisors. The draft budget is based upon the input from the Board as to the goals they wish to achieve in the upcoming budget cycle.

The Inframark Assessment Team works with the District Manager and the Finance Team to present a complete picture of the revenue and expenses for each annual budget and how the proposed expenditure plan impacts the annual assessments. This approach allows our clients to see how their annual budget will impact residents (financially) and how each budget will achieve the goals set forth by the Board of Supervisors. The District Manager and Finance Team work closely with the Recording Department to ensure that all legal requirements for advertisements are met during the budgeting process. In addition, the

District Manager will solicit input from the District Staff, District Engineer and District Attorney on any operation and maintenance expenditures that they believe need to be increased, decreased or eliminated as part of the new budget cycle. It is critical in the development of an annual budget that aspects of the budget are reviewed by each team member providing service to the District.

### **Capital Program Administration:**

As part of the annual budgeting process, the District Manager will solicit information from the District Engineer and District Staff on any capital projects they believe should be included in the annual budget. This includes the timing, cost, and whether a capital expenditure will increase or decrease any operation or maintenance expenditure currently included in the budget. It is important that the annual capital budget is fully coordinated with the operation and maintenance budget. We also examine the life cycle cost of projects based on the Reserve Study to determine their financial feasibility prior to the Board acting on said expenditure.

Inframark has many years of experience in dealing with capital bond issues and bank qualified loans for District projects. We have extensive experience in working with bond underwriters, financial advisors and various lending institutions on the establishment and implementation of capital programs for District clients. We have established procedures for making certain that specific deadlines associated with bond documents and bank qualified loan requirements are met. We have an excellent reputation of successful implementation of a wide variety of financing programs for our District clients.

### **Assessments and Revenue Collection:**

Inframark has an exceptional record of administering annual assessment rolls for our District clients. This experience includes on roll and off roll collection. We have successfully worked with District legal counsel to accurately and timely collect off roll assessments when they are called for. We also routinely conduct true up analysis for District tax rolls to ensure that all collections are being completed as per the Board's direction. Our Assessment Department also provides estoppel letters on an as needed basis at no cost to the District.

Our Treasury Services Group actively manages the revenue and investments for Districts across the State of Florida. This team ensures that the revenue generated by the District provides the financial platform to meet all its operational expenses and debt obligations. By working closely with the banking industry across our broad client base, we can provide economies of scale in the management of our banking relationships – which is passed along to the Districts we service in the form of favorably negotiated fees and service costs.

The depth and breadth of our special assessment knowledge lends opportunities to capture efficiencies and effectiveness in the collection of District revenues. We pride ourselves in our ability to interpret developer agreements to maximize cash flow for the District and satisfy cash requirements for running the operations of the District.

### 5 Effective Technology Tools and Support

**AvidXchange Accounts Payable Processing System** 



Inframark offers AvidXchange, which is an advanced accounts payable processing system that is highly efficient and effective at making sure that District invoices are paid timely and only after review and approval by the District Manager and/or a designated Board member, if desired. The system is PDF driven, easily tracks and archives records, preserves historical information on vendor payments, provides for creation of specialized reports, allows increased transparency for the Board's overall review of the payables process and provides for timely payment for the vendor.



### Improve Security and Transparency

Automate the approval workflow to improve governance and control for managers and board members. Enjoy 24-7 access from anywhere with an internet connection.



#### Centralize Invoices and Speed Up Approvals

Leverages a flexible online invoice approval process for expedited processing, while minimizing manual data entry and enabling mobile invoice review and approval.



### Efficiently Manage Invoices

Vendors scan invoices in PDF format and submit them directly to the system in seconds. No need for printing, mailing & stuffing invoices in file cabinets.

The Manager reviews invoices online and ensures expenditures are coded to the proper general ledger account. Designated approvers receive email notifications whenever invoices are awaiting their review and approval. Approvers log on to the AvidXchange website, view the invoices in their individual queues and approve them for payment, which then prompts a payment being sent to the vendor.

### **Customized Financial Statements & Budgets**

Inframark developed a proprietary financial operating system designed exclusively for the Community Development District business, allowing us to provide clients customized financial statements and budgets. Our financial software is continually being updated and we offer our clients the ability to choose how their financial statements will look, depending upon the preference of the Board.

### TECHNOLOGY DRIVES OUR COMMUNITIES

### IMS TownSquare – Website, Portal and Communications

Inframark intentionally promotes communication and transparency through our hybrid communication tools. Accessible from smart phones, pads, and computers streaming community info and news feeds, providing tangible communication and alternatives to unofficial chatter among social media.





Inframark's hybrid webpage is password protected and functions like both a webpage documents center and a social media network with safety control filters. It is manager-controlled communication hub to proactively provide information, build approved community groups, update important community activities, and optionally request feedback from residents – all postings have a 1200-word filter to screen out profanity and other inappropriate language.

Managers can proactively plan and schedule communications with strategic postings, so residents are more informed. Inframark's Phone App creates proactive postings where residents are focused! This site can be stand alone or become the District's Communication Hub.

- Private and secure communication tool only for the use of the residents.
- Communication can be one-way from manager, or if chosen, interactive with residents.
- Official District news and topic channels are used to categorize discussion threads.
- "Report a post" feature and blacklisted word filters
- Designed for optimum web and mobile viewing and posting.
- IMS TownSquare Mobile app for Apple iOS and Android users.

### IMS TownSquare Work Order System

Managers, Residents AND Vendors can now go online to maximize workflow.

Inframark TownSquare Work Orders allow for Members, Vendors and Community Manager to create work orders online and via our TownSquare App. The digital forms created by the Manager or approved vendor are tracked in the system which notifies all parties with all work order requests. Status and activity can be exported in Excel or PDF form and becomes part of our standard Monthly Reporting.

### 6 Staffing

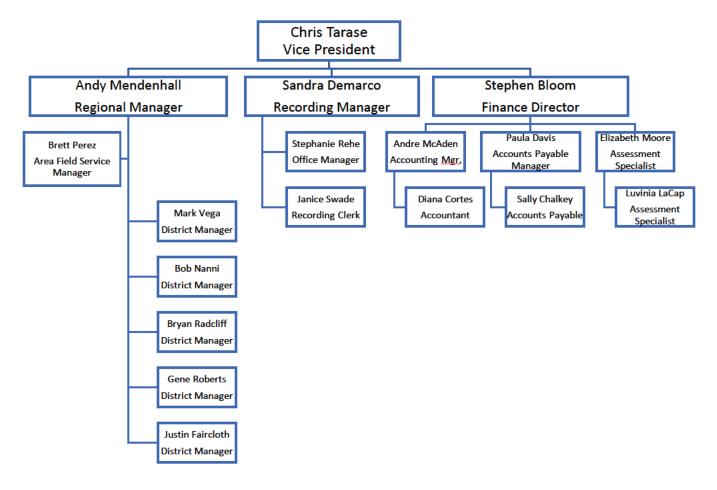
Inframark is the only District Management firm with its own Human Resource team. This means the following:

- our employees are fully vetted prior to hiring,
- employees have regular performance evaluations,
- we follow a progressive disciplinary policy,
- we have an exceptional benefit program for our employees that other firms do not offer,
- we have a bonus program for exceptional performance,
- we offer a management bonus for employees that are responsible for financial performance goals,
- we provide a 401K retirement plan,
- we provide ongoing training and training incentive programs,
- we offer tuition reimbursement, and
- we have an in-house safety team and continuous safety training program for all employees

Inframark places the highest value on its employees and provides a work environment and benefits that are designed to encourage long-term employment with Inframark.

In terms of the personnel assigned to your District, Inframark will ensure to the highest degree possible that we will retain the same personnel for your District. In addition, for the primary District Manager and the Secondary District Manager we will not remove or replace them without notifying the Board and the Board will have the opportunity to approve their replacement.

### West Florida Organizational Chart



### **District Management:**

**Gene Roberts,** District Manager, has been with Meritus/Inframark since 1998 and has 24 years of experience with CDDs and District Management and will be responsible for the overall management of your community.

**Andy Mendenhall** is the Regional Manager for Inframark and has 13 years of district management experience. He is a Certified Project Management (CPM) professional with more than 16 years of project and program management experience in technical and business operational areas. His background includes treasury services work with JP Morgan and Citibank with additional years of information technology experience working for Cigna Healthcare and Metris Corporation. He holds a bachelor's and master's degree in Business Administration. Mr. Mendenhall also currently serves as a Supervisor on the Seven Oaks CDD and previously served as the Chairman of the Northwood CDD and is based in our Wesley Chapel office.

### **Recording Services:**

**Sandra Demarco** serves as Manager of the Recording Department. She has over 14 years of experience providing services to special districts throughout Florida, including water control and improvement districts with experience in processing permits. In addition, she has over 7 years of experience as a Records Management Liaison Officer overseeing maintenance of public records and responding to public records requests; and over 4 years' experience serving as a municipal clerk. Sandra earned a BA from Florida Atlantic University.

**Janice Swade,** Recording Secretary, has been working with Inframark for 14 years as a District Recording Secretary. Her previous experience includes 13 years with The Port Authority of New York and New Jersey, working with various administrative and clerical positions, including that of Senior Executive Secretary with the Deputy Director of the World Trade Center. Ms. Swade is extremely thorough in her attention to detail with all the Districts she serves.

**Stephanie Rehe**, Office Manager, is responsible for coordinating the publication of all meeting notices, responding to public record requests and updating the electronic archival repository. She works closely with the entire Management Services team, facilitating and gathering documentation to compile agenda packages and finalize the District's records of proceedings in accordance with Florida Statutes. Stephanie has 15 years of clerking experience with Inframark..

### **Financial Services:**

**Stephen Bloom**, Finance Director, leads the Finance Department and coordinates the District's banking and investment activities. He is also responsible for monitoring and implementing changes to the financial reports to ensure the District is compliant with all GAAP requirements. Stephen holds Bachelor Degrees in both Finance and Management and has more than 20 years of combined accounting and finance experience in both the public and private sectors.

**Andre McAden**, Director of Accounting, oversees the Inframark Financial Team which manage the District's financials, budgets and annual audits. He works with financial institutions to provide long term investing, credit and debit cards; and ensures investment policies are upheld with Federal and State requirements. He coordinates bond compliance requirements with the Trustee, establishes procedures and maintains reporting of unclaimed property. He has a Master of Accounting degree from Devry University. He has over 16 years of Financial Management experience.

**Diana Cortes,** Accountant, is responsible for preparation of financial statements, annual budgets and audits. She earned a Bachelor of Business Administration in Accounting from Florida Atlantic University and has more than 20 years of accounting experience that includes over 17 years in the not-for-profit sector.

**Paula Davis**, Accounts Payable Manager, is responsible for overseeing all accounts payable, accounts receivable and payroll activities. In addition, she coordinates the annual renewal of the Districts' insurance policies. Paula has nearly 30 years of accounting experience, which includes five (5) years as a Human Resources Coordinator.

**Sally Chalkley**, Accounts Payable Specialist, has been with Inframark since 2014 working closely with vendors, field managers, District Managers, City Managers and accountants. Sally has 20 years' extensive experience working in the accounting and customer service field. Sally is proficient in the accounts payable process, processing over 7,000 invoices annually.

**Luvinia LaCap,** Assessment Specialist, has been with Inframark since 1999 working closely with title companies, residents, District Managers and accountants. Luvinia has over 19 years' extensive experience working in assessments and customer service fields.

**Elizabeth J. Moore,** Assessment Services, graduated from the University of Central Florida with a Bachelor's in Science, specializing in Finance, in August 2004. She has 16 years' experience that has encompassed a wide variety of fields and disciplines. Personal banking, mortgage lending, personal portfolio management, accounting and municipal financial management are some of the fields in which she has worked over the course of her career. Elizabeth has worked for Inframark since 2008 and is the lead Assessment Specialist of the Finance Department. Her current responsibilities include, but are not limited to building District assessment rolls, managing District lien books, bond methodology analysis and implementation, debt service funding, developer billings and debt service budget analysis.

### 7 Clients

District (Partial List)	Region	County
Estancia at Wiregrass CDD	West	Pasco
Heritage Springs CDD	West	Pasco
Lake Bernadette CDD	West	Pasco
Lexington Oaks CDD	West	Pasco
Meadow Pointe CDD	West	Pasco
Meadow Pointe II CDD	West	Pasco
Oak Creek CDD	West	Pasco
Oakstead CDD	West	Pasco
Watergrass II CDD	West	Pasco
Arbor Greene CDD	West	Hillsborough
Cheval West CDD	West	Hillsborough
Cordoba Ranch CDD	West	Hillsborough
Hammocks (The) CDD	West	Hillsborough
Harbour Isles CDD	West	Hillsborough
Heritage Isles CDD	West	Hillsborough
Live Oak No. 1 CDD	West	Hillsborough
Live Oak No.2 CDD	West	Hillsborough
South Fork CDD	West	Hillsborough
South Fork East CDD	West	Hillsborough
Tampa Palms Open Space & Transportation CDD	West	Hillsborough
Waterchase CDD	West	Hillsborough
Westchase CDD	West	Hillsborough
Westchester	West	Hillsborough
Spring Ridge CDD	West	Hernando
Bobcat Trail CDD	West	Sarasota
Woodlands CDD	West	Sarasota
Eastlake Oaks CDD	West	Pinellas
Lexington CDD	West	Manatee
University Place CDD	West	Manatee
Piney-Z CDD	West	Leon
Gateway Services CDD	West	Lee
Vasari CDD	West	Lee
Cedar Hammock CDD	West	Collier
Heritage Bay CDD	West	Collier
Naples Heritage CDD	West	Collier
Quarry CDD	West	Collier
Heritage Lake Park CDD	West	Charlotte
Heritage Oak Park CDD	West	Charlotte

Riverwood CDD	West	Charlotte
Briger CDD	East	Palm Beach
Seminole Improvement	East	Palm Beach
Bonterra CDD	East	Miami Dade
Beacon Lakes CDD	East	Dade
Spicewood CDD	East	Dade
Coral Springs Improvement District	East	Broward
Griffin Lakes CDD	East	Broward
Maple Ridge CDD	East	Broward
Monterra	East	Broward
Pine Tree Water Control District	East	Broward
Marshall Creek CDD	East	St. Johns
St. Johns Forest CDD	East	St. Johns
Palm Coast Park CDD	East	Flagler
Town Center at Palm Coast CDD	East	Flagler
Fleming Island Plantation CDD	East	Clay
Dovera CDD	Central	Seminole
Golden Lakes CDD	Central	Polk
West Lakeland WCD	Central	Polk
Brighton Lakes CDD	Central	Osceola
Celebration CDD	Central	Osceola
Arlington Ridge CDD	Central	Lee
Enterprise CDD	Central	Osceola
Harmony CDD	Central	Osceola
Overoaks CDD	Central	Osceola
Stevens Plantation CDD	Central	Osceola
VillaSol CDD	Central	Osceola
Xentury City CDD	Central	Osceola
East Park CDD	Central	Orange
Stoneybrook West CDD	Central	Orange
Urban Orlando CDD	Central	Orange
Urban Orlando CDD	Central	Orange
Vista Lakes CDD	Central	Orange
Country Greens CDD	Central	Lake

### **Highlighted Client Communities**

### Harbour Isles CDD

The Harbour Isles Community Development District ("District") was established on March 12th, 2003. The District currently encompasses approximately three hundred thirty-nine (339) acres of land located entirely within Hillsborough County, Florida. Inframark was selected to take over all District Management responsibilities in December of 2020. We just recently successfully helped the District refinance their bonds for the community and have been providing excellent service since the transition.

### Watergrass CDD II

Inframark has provided Management Services as well as Amenity Management to the Watergrass CDD II since the District chose to transition from Rizzetta and Company in 2016. Located in Pasco County, this CDD has 826 homes (1039 are planned at full build out), multiple recreational amenity facilities including two community pools, a clubhouse, an outdoor promenade, and numerous village playgrounds.

### Westchase CDD

Inframark has provided management services to Westchase CDD, a 746-acre community, since it was established in 1990. Located on approximately 2,100 acres of land in northwest Hillsborough County, Westchase includes more than 5,700 single and multi-family residential units, 320,000 square feet of commercial space and 300,000 square feet of office space. The residential development is situated within individual pods located around an 18-hole golf course designed by Lloyd Clifton.

### Tampa Palms Open Space & Transportation CDD

Inframark has provided management services to the Tampa Palms Open Space and Transportation CDD since it was established in 1990. Located in Hillsborough County, this CDD is unique as it consists of three separate and distinct communities with their own budgets encompassing over 4,000 residential units, 3,152 acres, multiple recreational amenity facilities and extensive commercial development.

### Oakstead CDD

Oakstead CDD, located in Pasco County was established in 1999. Inframark was selected to take over all management responsibilities in 2005 and has enjoyed a great relationship with the community for over 15 years. The District consists of 878 acres divided into 9 villages with 1,183 residential homes and commercial properties. The CDD owns and operates the clubhouse facilities, fitness center, swimming pool, tennis/basketball courts, park areas, splash pads and playground, district roads, a nature trail and common area landscaping and storm water system. Inframark has been as active participant in managing the District and providing guidance for District staff.

### Heritage Isles CDD

Inframark has provided management services for Heritage Isles since the District was established in 1997. We have been involved with the District from its inception through the years as it has grown and evolved to its current state. Inframark oversees the day-to-day management of the District with responsibilities that include field management, financial reporting and accounting. We are also responsible for accounting, administrative and budgetary. Located in Hillsborough County, this CDD manages a Golf Course and a restaurant with their own budgets encompassing over 745 acres and multiple recreational amenity facilities.

#### **Arbor Greene CDD**

Inframark has provided management services for Arbor Greene since the District was established in 1996. We have been involved with the District from its inception through the years as it has grown and evolved to its current state. Inframark oversees the day-to-day management of the District with responsibilities that include field management, financial reporting and accounting. We are also responsible for accounting, administrative and budgetary.

### **REFERENCES**

Westchase CDD

https://westchasecdd.com/

Tampa, FL (Hillsborough County)

Matt Lewis, Chairman

Seat3@westchasecdd.com

813-503-2239

Live Oak No 1 CDD

https://www.liveoakno1cdd.com/

Tampa, FL (Hillsborough County)

Mike Ceparano

seat4@liveoakno1cdd.com

813-417-6698

Oak Creek CDD

https://www.oakcreekcdd.org/

Wesley Chapel, Florida (Pasco County)

David Gerald

813-629-5502

South Fork CDD

https://www.southforkcdd.org/

Riverview, Florida (Hillsborough County)

Dick Waldron

508-776-8046

Harbour Isles CDD

https://www.harbourislescdd.org/

Ruskin, Florida (Hillsborough County)

**Gregg Letizia** 

Seat5@harbourislescdd.org

### 8 Sample Scope of Services

All services required for the management of a Community Development District under Chapter 189, Florida Statutes, Chapter 190, Florida Statutes and all other applicable Federal, Florida, and local laws (including the ordinance(s) and resolution(s) relating to the District and any interlocal agreements). All services should be completed on a timely basis.

### A. Meetings, Workshops, and Hearings

- Organize, attend, conduct, and provide minutes for all meetings and hearings of the District.
- **2.** Schedule such meetings, workshops, and hearings.
- **3.** Coordinate the time, location, and all other necessary logistics (including providing conference call numbers or telephonic or virtual meeting technology).
- **4.** Send or publish notices for meeting, workshop, hearing, and election pursuant to Florida law.
- **5.** Provide agenda packages and meeting materials in the form requested by the Board.

### **B.** District Operations

- **1.** Act as the primary point of contact for District-related matters.
- Coordinate with the District's ADA document remediation vendor (and website vendor) to ensure the District's website has the content required by Florida (and is on the website for the appropriate duration) and includes any additional information or materials requested by the Board.
- **3.** Consult with and implement the Board's policies and direction.
- 4. Make recommendations and assist in matters relating to solicitation (competitive bidding, request for proposals, request for qualifications, etc...), approval, rejection, amendment, expiration, renewal, and termination of contracts for services, goods, supplies, or materials in accordance with the District's rules and Florida law.
- **5.** Monitor certificates of insurance as needed per contracts.
- **6.** Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
- **7.** Process and assist in investigation of insurance claims, in coordination with District Counsel (Additional fee may apply).
- **8.** Negotiate on behalf of the District (when specifically authorized by the Board) with governmental entities, vendors, contractors, residents, insurance representatives, and other parties.
- **9.** Ensure compliance with various statutes affecting the District by performing the following tasks (and such other tasks required by law but not specifically identified herein):
  - i. file the name and location of the Registered Agent and Registered Office location annually with Department of Economic Opportunity and the County.
  - ii. provide the regular meeting schedule of the Board to the County.
  - iii. prepare and file annual public depositor report.
  - iv. file all required financial reports (including the Annual Audit) to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction in compliance with Florida law.
  - v. transmit Public Facilities Report and related updates to appropriate agencies.
  - vi. file request letter to the local Supervisor of Elections for number of registered voters as of April 15, each year. Report annually the number of registered voters in the District by June 1, of each year.
  - vii. serve as the contact person for the State Commission of Ethics for Financial Disclosure coordination.

viii. maintain the District Seal.

### C. Accounting, Reporting, and Audit Support

- 1. Implement an integrated management reporting system compliant with Generally Accepted Accounting Principles (GAAP) and Government Accounting Standards Board (GASB) for government and fund accounting which will allow the District to represent fairly and with full disclosure the financial position of the District. The District's accounting activities should be overseen by a degreed accountant.
- 2. Track and oversee the District's general, capital, reserve, and bond fund activities and provide monthly and annual financial statements (including budget to actual summary).
- **3.** Administer the processing, review, approval, and timely payment of all bills, invoices, and purchase orders (including construction requisitions).
- 4. Implement investment policies and procedures pursuant to Florida law, and cash management services for District operations through investment of surplus funds to the State Board of Administration, as directed by the board.
- **5.** Prepare reports as appropriate under applicable law, accounting standards, and bond trust indenture requirements.
- **6.** Provide audit support to auditors for the required Annual Audit and ensure completion of the Annual Audit and Annual Financial Statements in compliance with Florida law.

### D. Budgeting

- 1. Prepare and provide for a proposed budget for Board approval and submission to the County in compliance with Florida law.
- **2.** Prepare final budget and backup material for and present the budget at all budget meetings, workshops, and hearings.
- **3.** Administer the adopted budget and prepare budget amendments on an ongoing basis as necessary.

#### E. Assessments & Revenue Collection

- 1. Develop and administer the annual assessment roll for the District. This includes administering the tax roll for the District for assessments collected by the County tax collector and administering assessments for off tax roll parcels/lots.
- **2.** Provide payoff information and pre-payment amounts as requested by property owners and collect prepayment of assessments as necessary.
- **3.** Issue estoppel letters as needed for property transfers.
- 4. Maintain the District's Lien Book, in which is recorded the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties within the District.

### F. Bond Compliance and Dissemination Agent – Additional fees may apply

- **1.** Oversee and implement bond issue related compliance. For example:
  - i. coordination of annual arbitrage report as required.
  - **ii.** transmittal of the Annual Audit, budget, and other required information to the trustee and other parties as required.
  - iii. annual/quarterly disclosure reporting for additional fee as required.

### G. Records

- 1. Maintain the "Record of Proceedings" for the District at a location within the boundaries of the local government in which the District is located and include meeting minutes, resolutions, and other records required by law and provide access to such records in compliance with Florida's public records laws.
- 2. Serve as the District's Records Management Liaison Officer for reporting to the Department of Library and Archives pursuant to Section 257.36(5)(a), Florida Statutes.
- 3. Serve as the District's designated custodian of all public records of the District and comply or coordinate the compliance with the responsibilities imposed by Chapter 119, Florida Statutes. For example:

- **i.** protect the integrity, confidentiality, or exemption of all public records.
- ii. respond to public records requests in a timely, professional, and efficient manner.
- recommend best practices and services to ensure all public records of the District (including emails of the Board) are preserved pursuant to Florida law requirements.

### H. Field Inspection Services

- **1.** Perform monthly inspections of District property and maintenance responsibilities.
- **2.** Provide monthly inspection reports with pictures, analysis, and recommendations.
- **3.** Notify District vendors about deficiencies in service.
- **4.** Monitor District vendors' progress in remedial work and provide the Board with a progress report.

## 6C.

# Land Use Counsel

# 6Ci.

### September 21, 2022

### **VIA CERTIFIED MAIL**

Pasco County Attn: Mike Carballa, County Administrator 8731 Citizens Dr. New Port Richey, FL 34654

### **RE:** Asturia Community Development District

Dear Mr. Carballa:

Our office is pleased to represent Asturia Community Development District ("Asturia"). This letter serves as Asturia's notice to Pasco County under Chapter 164, Florida Statutes Governmental Conflict Resolution Act regarding Pasco County's failure to abide by the Pasco County Land Development Code when approving the Lantower Apartments. Specifically, the failure of Lantower Apartments to comply with Section 905.1 of the Land Development Code.

Pasco County's failure to follow the Land Development Code when approving the Land Development Code has led to the residents of Lantower Apartments using Asturia's greenspace, roadways, and other infrastructure resulting in a significant increase in maintenance costs for Asturia. Additionally, the future multifamily project located at Parcel ID 26-26-17-0000-00200-0090 owned by Asturia MF Owner, LLC and other entities outside of Asturia's boundary will not be assessed by Asturia. The residents of Lantower, as well as the future residents of MF Owner, currently use or will use Asturia's roadways and other infrastructure as Lantower's and MF Owner's only means to access each development; thereby, resulting in dramatic increases in maintenance costs borne solely by Asturia.

Asturia's Board of Supervisors unanimously attached Resolution 2022-18, which is enclosed herewith per Chapter 164. Please contact our office within ten (10) days of receipt of this letter to schedule a meeting to attempt to resolve this conflict. Please do not hesitate to contact our office if you have any questions or concerns, or if you would like to discuss this transaction further.

Sincerely,

A. Hunter Faulkner

AHF/nlm Enclosure

# 6Cii.

### **RESOLUTION 2022-19**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTURIA COMMUNITY DEVELOPMENT DISTRICT INITIATING INTERGOVERNMENTAL CONFLICT RESOLUTION PROCEDURES WITH PASCO COUNTY, FLORIDA.

- **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 in Pasco County, Florida (the "**County**"); and
- WHEREAS, the District is considering authorizing a lawsuit against the County regarding the County's failure to follow proper procedures in approving the Lantower Apartments ("Lantower") for development when Lantower failed to comply with Section 905.1.G.2 of the Pasco County Land Development Code (the "Code"); and
- **WHEREAS**, the County's failure to follow the appropriate procedures for approving the development of Lantower has resulted in Lantower's residents unauthorized use of the District's greenspace and other amenities; and
- WHEREAS, Lantower does not fall within the District's boundary, and its residents are not assessed by the District; and
- WHEREAS, the increase use of the District's greenspace and other amenities by Lantower's residents has caused a significant increase in maintenance costs for the District, which Lantower is not assessed for; and
- **WHEREAS**, the future multifamily project located at Parcel ID 26-26-17-0000-00200-0090 owned by Asturia MF Owner, LLC, a Delaware limited liability company ("MF Owner") does not fall within the District's boundary, and its residents will not be assessed by the District; and
- **WHEREAS**, the residents of Lantower, as well as the future residents of MF Owner, currently use or will use the District's roadways and other infrastructure as Lantower's and MF Owner's only means to access each development; thereby, resulting in increased maintenance costs borne solely by the District; and
- WHEREAS, the Florida Governmental Conflict Resolution Act, Chapter 164, Florida Statutes, requires that local governments follow a dispute resolution process when engaging in litigation with another local government; and
- WHEREAS, the District agrees to comply with the provisions of Chapter 164, Florida Statutes, in order to address the matters of dispute between the District and the County pursuant to the Chapter 164 alternative dispute process before the lawsuit is filed; and
  - WHEREAS, Chapter 164, Florida Statutes, requires the passage of a resolution in order to

initiate intergovernmental conflict resolution procedures.

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

<u>Section 1</u>. The District adopts as true and correct the recitals stated above and incorporates same by reference as part of this Resolution.

<u>Section 2</u>. The District hereby initiates the conflict resolution processes pursuant to Chapter 164, Florida Statutes, regarding the District's interest in obtaining suitable remedies related to its lawsuit against the County.

Section 3. Pursuant to Section 164, Florida Statutes, the District will send to the General Counsel of the County, within five days of the passage of this Resolution, a certified copy of the Resolution and a letter stating the nature of the conflict, the reason for initiating the conflict resolution process, the proposed date and location for the conflict assessment meeting and suggestions regarding the officials who should be present at the conflict assessment meeting.

<u>Section 4.</u> This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED THIS day of Sepember, 2022.

SECRETARY/ASSISTANT SECRETARY

ASTURIA COMMUNITY
DEVELOPMENT DISTRICT

CHAIR, BOARD OF SUPERVISORS

ATTEST:

## 6D.

# Field Inspection Reports

# 6Dia.



### Special Service Agreement

This Special Service Agreement, dated for September 15, 2022, is made between **Blue Water Aquatics**, **Inc.** (hereinafter "Blue Water Aquatics") located at 5119 State Road 54. New Port Richey, FL 34652, and **Asturia CDD** (hereinafter the "Customer"), c/o Inframark, 210 North University Drive. Suite 702, Coral Springs, FL 33071.

Project: Asturia CDD - EutroSORB® WC Program for Pond 5

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

- Contract Services Provide and apply EutroSORB® WC Water Column Phosphorus Inactivator and Water Testing (for Total Phosphorus levels every other month for Pond #5 within Asturia CDD.
- 2. Contract Costs: Customer agrees to pay Blue Water Aquatics, Inc. the following amount for these specific water management services.

Water Testing	EutroSORB® Treatments
Baseline testing in September 2022 was done at no cost to Customer.  Subsequent testing done every other month @ \$27/test	Application Rate @ 4 PDU/acre 4.14 Acres x 4 PDU = 16.5 PDU per month Current EutroSORB pricing is \$26.75 per PDU**  16.5 PDU x \$26.75 = \$441.38 / treatment
Testing: November 2022, April, June & July 2023	Treatments*:  September, October & November 2022; April, May, June, July & August 2023

<sup>\*</sup> This is an 8-month program. No treatments are need in the winter months (December – March) unless it is very wet. Any extra months will be approved prior to any extra treatments.

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

<sup>\*\*</sup> Blue Water Aquatics is supplying product at cost and with no charges for application labor. Product will be applied at <u>current market price</u>. The manufacturer may increase the price at any time. Blue Water Aquatics will notify the Customer of any price changes as we are made aware of them.



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

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

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

Smo Sty		
Blue Water Aquatics, Inc.	Customer	
09/19/2022		
Date	Date	

1

# 6Dib.



### Agenda Page 351 Pasco County Utilities Environmental Laboratory Report

8864 Government Drive

New Port Richey, FL 34654

Phone: (727) 847-8902 Fax: (727) 847-8112

Contacts: Annamarie Cangialosi, Administrative Secretary

Chris Childress, QA/QC Officer

CLIENT/SAMPLE INFORMATION

Hours: Mon-Fri 8am-5pm Report Date: 9/19/2022

(5)Asturia/14575 Promenade

Blue Water Aquatics

5119 SR 54

New Port Richey, Fl 34652

P.U.

727-842-2100

Chris Thompson

AD30702

Sample Number: Sample Method:

Grab

Date Sampled:

09/15/2022

Time Sampled: Sampled By:

10:37

C. THOMPSON

Sample ID:

Sample Matrix:

Date Received:

Time Received:

Received By:

Delivered By:

TS CT

11:51

SW

09/15/2022

REPORT OF ANALYSES

These results relate only to the sample indicated above and meet all requirements of the 2016 TNI standards.

Analysis Method Date Time By Result Qualifier Unit **Detection Limit** Total Phosphorus SM4500PBE 09/16/2022 13:10 EC 0.24 mg/L 0.01

**Analysis Comments** 

U = Indicates that the compound was analyzed for but not detected.

I = Reported value is greater than or equal to the detection limit, but less than PQL.

XC = Reported value exceeds the MCL (F.A.C. 62-550).

MCL=Maximum Contaminant Level

Candia E. Mulhern, Laboratory Manager

This Document Meets All the Requirements of the 2016 TNI Standards

State Laboratory ID: E44123 EPA Lab Code: FL00137

# 6Dic.

# **EutroSORB°WC**



**Water Column Phosphorus Inactivator** 

**Product Use Guide** 

A simple to use next-generation phosphorus binding technology.

Agenda Page 354

# EutroSORB WC. Water quality protection and restoration just got easier!

**Eutrophication** - an increase in surface water concentration levels of phosphorus and nitrogen that degrade water quality and negatively impact the health of an aquatic ecosystem when excess levels are reached. Phosphorus is a key limiting nutrient in water resources—one pound of phosphorus can support five hundred pounds of algae growth.



20 PDU container

EutroSORB WC is a proprietary aqueous blend of phosphate binding minerals for rapid and permanent inactivation of phosphorus from the water column.

EutroSORB WC is simple to use and reduces phosphorus concentrations in natural waters when applied to surface water resources containing phosphorus.

EutroSORB WC can be easily applied via surface spray application, sub-surface injections, or poured into areas where good mixing occurs. The material is an aqueous solution that **does not** require a slurry mix prior to application, as with other clay-based technologies.

#### Assessment Recommendations for EutroSORB WC

As with all in-water treatments, it is important to have an accurate assessment of the surface acres and average water depth for the water body being treated with EutroSORB WC. It is also important to understand how

many pounds of phosphorus are in the water column being treated. To determine the pounds of phosphorus, the following formula can be used:

Surface Acres x Average Depth of Water x Total P (ppb)\* x 0.0027 = Lbs. of Phosphorus

\*A SeSCRIPT analysis from SePRO's lab services can be used to determine Total P (TP). Go to sepro.com/aquat cs/ ab for more information.

### Prescription Guidelines for EutroSORB WC

Once the pounds of phosphorus have be determined in the water column, the following formula can be used to determine how many PDUs are required to inactivate the calculated volume of phosphorus:

Lbs. of Phosphorus x 10 = PDUs of EutroSORB WC

What is a PDU? EutroSORB WC utilizes the new, precise system of rate recommendations and product measurements called Prescription Dose Units (PDU).

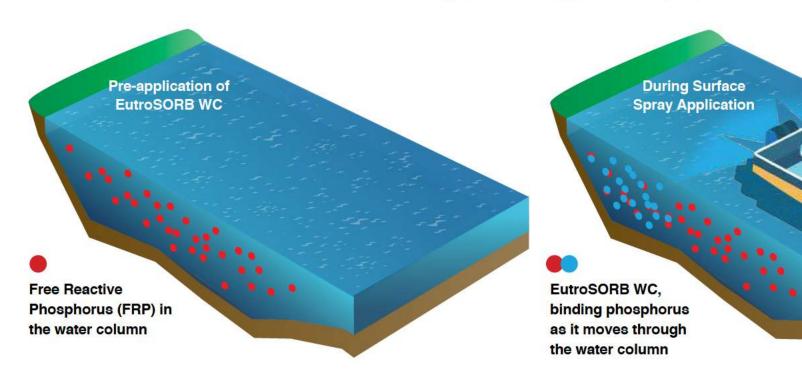




Image courtesy of AQUA DOC Lake & Pond Management

### Phosphorus Removal Efficiency

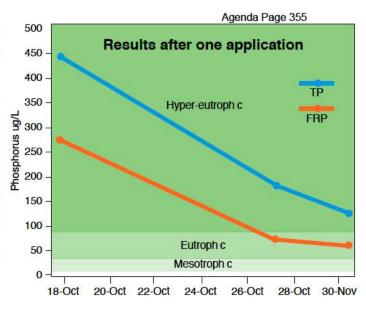
EutroSORB WC is very effective at binding phosphorus. Each PDU of EutroSORB WC will inactivate 0.1 lbs. of phosphorus from the water column. It only takes 10 PDUs of EutroSORB WC to inactivate 1 lb. of phosphorus rapidly and permanently.

10 PDUs = Inactivates 1 pound of P

\*1 PDU is eqivalent to 16 oz.

**Pro Tlp:** If algae are present, treat with a SePRO algaecide (e.g., Captain XTR, Cutrine Plus, SeClear Algaecide and Water Quality Enhancer, Oximycin P5, etc.) 3 - 5 days prior to the initial application of EutroSORB WC.

**Fun Fact:** 1 pound of phosphorus in water can support 500 pounds of algae growth.



### **General Maintenance**

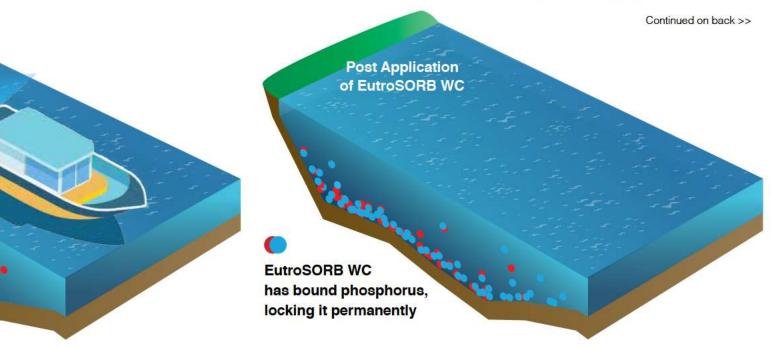
One pound of	f P Inactivation Program
Spring	2 to 4 PDUs per acre
Summer	2 to 4 PDUs per acre
Fall	2 PDUs per acre

### **Application Directions**

EutroSORB WC can be used in surface waters such as lakes, ponds, reservoirs, rivers, streams, canals, ditches, etc.

EutroSORB WC can be applied via surface spray application, sub-surface injections, or poured into areas where good mixing occurs such as intakes or fill pipes.

For best results, distribute EutroSORB WC uniformly over the surface of the water body or the area targeted for



phosphorus inactivation. When making applications to flowing water (e.g., rivers, streams, canals, ditches, etc.), inject, drip, or pour EutroSORB WC at a location where adequate mixing occurs to optimize phosphorus binding.

Contact a SePRO Technical Specialist for tank-mix compatibility and assistance with more dynamic systems and projects, or visit **eutrosorb.com** for more information.

### **Ecological Assessment**

EutroSORB WC does not impact water quality or chemistry. It has an excellent safety profile with no environmental, health, or safety concerns associated with this technology.

### Summary

EutroSORB WC is a simple to use next-generation phosphorus binding technology that can be used to remove excess phosphorus rapidly and permanently from surface water resources—because water quality protection and restoration does not have to be difficult.

Also available in 2,200 PDU totes

### **EutroSORB WC Benefits**

- · Easy to use formulation
  - No slurry required
  - Low volume use rates
- · Rapid and permanent inactivation of phosphorus
- · Safe for fish, invertebrates, and personnel
- No irrigation restrictions
- Patent pending

**To purchase or for more information**, contact your SePRO Technical Specialist at **1-800-419-7779**, visit **sepro.com**, or contact a SePRO Distributor Partner



# 6Didi.

# BLUE WATER AQUATICS Agenda Page 358

SERVICE REPORT	ACCOUNT # WORK ORDER #	
SITE SITE	WEATHER CONDITIONS	
Jane 5		
	Son	1
	000	
DBSERVATIONS / RECOMMENDATIONS	Treatil Apper in port 5	

### **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

# 6Didii.

BLUE WATER AQUATICS Agenda Page 360 CUSTOMER: SERVICE REPORT AQUATECH: ACCOUNT# WORK ORDER # SUBMERSED ROATING OOPHEEN BAUSH WATER! WEATHER CONDITIONS OBSERVATIONS / RECOMMENDATIONS veal

### **BLUE WATER AQUATICS**

Aquatic & Environmental Services

5119 STATE ROAD 54 NEW PORT RICHEY, FL 34652 (727) 842-2100

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- Algae & Aquatic Weed Control Programs
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- Mitigation Services



LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

### 6Didiii.

#### BLUE WATER AQUATICS Agenda Page 362 CUSTOMER: SERVICE REPORT AQUATECH: WORK ORDER # ACCOUNT # SUBMERSED MATERIEVE Wash you CATTAUS BAUSH WEATHER SITE CONDITIONS recited

#### **BLUE WATER AQUATICS**

OBSERVATIONS / RECOMMENDATIONS

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

#### 6Didiv.



#### It's Algae Time Again!

It is the time of year when we start getting the most questions about all the algae showing up in ponds. Most ponds that are built in housing developments are designed to hold storm water run-off. The ponds have been engineered to retain street and yard water run-off. Some ponds might even have littoral shelves built into them to allow aquatic plants to establish on the shelf. Such plants will help filter the storm water before it leaves the pond headed for the wetlands, creeks or natural bodies of water. Most of these ponds and littoral shelves could be considered natural water treatment facilities.

The ponds are not there just to look at, and with maintenance, along with good care, they will accomplish their desired function of helping out the wetlands and other water bodies.

So what causes all this algae to bloom?

- FERTILIZING LAWNS—One of the most important things to do to help keep the ponds functioning as well as possible is to watch the fertilizing practices of your turf.
  - Do not fertilize all the way down to the water's edge when applying fertilizer near the banks of ponds. If you fertilize the entire bank and down to the water's edge, the fertilizer will just leech down to the water and this helps cause algae blooms. Keep any fertilizer at least 10 feet away from any body of water.
  - Avoid using phosphorous! Only use it if a soil test says its needed. One study showed that just one
    pound of phosphorus from fertilizers would contribute to the growth of TEN THOUSAND pounds of
    algae!
  - It is also important to make sure that any fertilizer, leaves and grass clippings are cleaned up and not blown onto the street or curbs. That way less of it will get washed down the storm drains and into your ponds.
  - Using liquid fertilizer over granular slow-release fertilizers is also better. The liquid forms are quickly absorbed and have less of a chance of being washed into the ponds.
  - Watch the weather forecast. Rainstorms don't water in fertilizer, they wash it away! That wastes your money and pollutes the water.
- ♦ HOTTER TEMPERATURES—As temperatures rise in the spring and summer months, so does algae. When hot days occur, decomposition increases, providing fuel for algae. The algae cycle, that of blooming, and decomposing is a continuous cycle, and this cycle is accelerated when there is hot weather. Plus, algae make their own energy or food from the sun. The growth of algae is dependent on the process of photosynthesis where the bacteria that forms the organisms takes energy from the rays of the sun to use for growth. Algae only grows in oceans, lakes and other waterways at the depth of the photic layer, where the rays of the sun penetrate the water. This is one reason your pond might get dyed—it helps block some of the sun and thus algae gets less energy to bloom.
- ◆ LOTS OF RAIN / NO RAIN—Another natural contributor to algae is rain. When it rains, fertilizer and other chemicals that have been applied run off. As they run off, they pick up things along the way. The runoff eventually finds a home in sitting water, your pond or lake. These chemicals and fertilizers increase your pond's nutrients, and those excess nutrients increase algae blooms. You may start to notice a pea soup color. Likewise, long hot periods without rain feed the algae blooms because water evaporates quicker and the algae likes the warm, stagnant water that prevails during droughts.

#### 6Diia.

PROPERTY	Astu	nit					DATE:	8/23/22	TECHN	IICIAN(S):	Jo	hn					
TIMER TYPE		-LX	me					410010		R SOURCE	Me	Chi.	20	RAIN SWIT	TCH TVOC	(	
PROGRAM A / BATTERY 1	MON	TUP	WED	THU	FR	SAT	SUN	ŀ		C / BATTERY 3	MON	TUE	WED	THU			
START:		-		STOP:				ŀ		START:	11071	100	AAED	000000	FRI	SAT	SU
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	-	PROGRAM	C/BATTERY 4	MON	TUE	MED	STOP:		7200000	T
START:				STOP:			1	ŀ	11100111111	START:	WON	106	WED	THU	FRI	SAT	SU
ZONE NUMBER	1	2	3	4	5	*				JIAKI.				STOP:			
ZONE # PROG A / BATTERY 1	60	30	35	30	60							-					
ZONE # PROG B / BATTERY 2	100			-													
ZONE #PROG C / BATTERY 3																	
ZONE # PROG D / BATTERY 4																	
SPRAY / ROTOR/ DRIP / MIX	R	D	5	D	R												
CLEANED CLOGGED NOZZLE					/\												
CHANGED INCORRECT NOZZLE																	
REPLACED NOZZLE																	
ADJUST ARC / RADIUS									_								
STRAIGHTEN HEADS									_								
HEAD MISSING / BROKE									_								
CHANGE 4' TO 6"																	
CHANGE 4" TO 12"																	
CHANGE 6" TO 12"									-								
SHRUBS: RAISED HEADS					-												
TURF: RAISED HEADS					-												
RELOCATE HEADS					-	_											
LEAK IN HEADS																	
LEAK IN PIPE																	
ROTORS NOT ROTATING																	
VALVE INOPERABLE																	
REPAIR DRIP LINE		1															
www.commingnorperes alocatesis:		*							1	1 1							



15-138 Curavan

43 H	WIA	- Co	Rd			DATE.	Oh	141			V-100							
						DATE:	0/0	3/22	TEC	HNICIA	N(S):	John	)					
R	13								and a second	10 m 29/02/12 = 100 C. III.	1,000			Γ	RAIN SWI	TCH TYPE	10.1	-
MON	TUE	₩ED	THU	ERI	SAT	SUN	1	1	PROGR	RAMIC/BA	ATTERY3	TV/SHOWNERS		WFD				SUN
91	m		STOP:				1				START:				5000000	ro	JM1	3014
MON	TUE	WED	THU	FRI	SAT	SUN			PROGR	RAM C / BA	TTERY 4	MON	THE	WED		EDI	CAT	CELIAL
			STOP:						10.5000500000		51657,9505.05	, and an	104	******		FNI	SAI	SUN
1	2	3	4	5	6	2	a	9	10	13	A1000000000000000000000000000000000000	10	11.	17		18	2-1	
30	60	30						-						65	-	100		
						1	0-	1	00	20	70	60	20	60	60	1)	20	
		7-1									1							-
5	W	5	5	<	D	5		-	5	7	-		Δ	n	M	_	_	
					100		2	>	_	V	2	10	12	10	10	0	>	
																	_	
-																		
									-			_						
																_		
	MON 1	SPM MON TUE	9 PM MON TUE WED  1 2 3 30 60 30	STOP:  MON TUE WED THU  STOP:  1 2 3 4/  30 60 30 30	STOP:  MON TUE WED THU FRI  STOP:  1 2 3 4/ 5  30 60 30 30 30	SIM STOP:  MON TUE WED THU FRI SAT  STOP:  1 2 3 4/ 5 6  30 60 30 30 30 30 10	STOP:  MON TUE WED THU FRI SAT SUN  STOP:  1 2 3 4 5 6 7  30 60 30 30 30 30 10 30	STOP:  MON TUE WED THU FRI SAT SUN  STOP:  1 2 3 4/ 5 6 7 8  30 60 30 30 30 30 30 30 30	\$PM	MON TUE VED THU ERI SAT SUN  PROGR  STOP:  STOP:  1 2 3 4/ 5 6 7 8 9 10  30 60 30 30 30 30 10 30 30 30 90	MON TUE VED THU ERI SAT SUN  PROGRAM C / BA  STOP:  STOP:  1 2 3 4/ 5 6 7 8 9 10 13  30 60 30 35 30 10 30 30 30 30	START:  MON TUE WED THU FRI SAT SUN  PROGRAM C / BATTERY 4  STOP:  START:  1 2 3 4/ 5 6 2 8 9 10 13 14/  30 60 30 30 30 30 30 30 30 30  TOTAL START:  1 2 3 4/ 5 6 2 8 9 10 13 14/  30 60 30 30 30 30 30 30 30	MON   TUE   WED   THU   FRI   SAT   SUN   START:   START:	TUE   WED   THU   EM   SAT   SUN   PROGRAM C / BATTERY3   MON   TUE	MON   TUE   WED   THU   FRI   SAT   SUN   PROGRAM C / BATTERY3   MON   TUE   WED	MON   TUE   WED   THU   ERI   SAT   SUN	MON   TUE   WED   THU   FRI   SAT   SUN     PROGRAM C / BATTERY 3   MON   TUE   WED   THU   FRI   STOP:	MON   TUE   WED   THU   FRI   SAT   SUN   PROGRAM C / BATTERY 3   MON   TUE   WED   THU   FRI   SAT   SAT   SAT   STOP:   START:   STOP:   START:   STOP:   START:   STOP:   START:   STOP:   START:   STOP:   START:   STOP:   STOP:   STOP:   START:   STOP:   STOP:   STOP:   STOP:   START:   STOP:   ST



14826 percosser

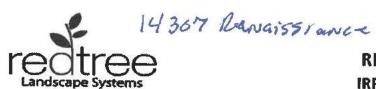
#### REDTREE LANDSCAPE SYSTEMS

**IRRIGATION CONTROLLER CHECKLIST** 

PROPERTY	AST	VEIN	-Cd	d			DATE:	8/16	122	TEC	HNICIA	N(S):	Lehr	rul					
TIMER TYPE	/	RIB									/ATER SOU			Vain		RAINSW	ТСН ТҮРЕ	mm	
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	ght	SAT	SUN	1		PROGI	RAM C / BA	TTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN
START:	e e	121	5 Am	STOP:						20170000	2000	START:		1	*****	STOP:	TRI	301	3014
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	1		PROGI	RAM C / BA	XED OUT TO SELECT	MON	TUE	WED	THU	FRI	SAT	CALL
START:				STOP:				1			•	START:	wich	100	1760	STOP:	rni	SMI	SUN
ZONE NUMBER	1	2	3	4	5	6	7	8	S	10	11	12	13	14	A	11	n	10-	10
ZONE #PROG A / BATTERY 1	30	0	30	30	10	30	30	30	60	0	60	30	8	0	15	16	//	18	19
ZONE # PROG B / BATTERY 2								060			60	.50	0		30	30	0	20	20
ZONE #PROG C / BATTERY 3																_			
ZONE # PROG D / BATTERY 4															-				
SPRAY / ROTOR/ DRIP / MIX	5	1	5	5	5	D	D	5	R	1	R	5	/	1	1	5	-		_
CLEANED CLOGGED NOZZLE					- Contract of the Contract of		W	)	1	6	10		-		6	7	_	5	2
CHANGED INCORRECT NOZZLE									1			-							
REPLACED NOZZLE																			
ADJUST ARC / RADIUS																			
STRAIGHTEN HEADS																			
HEAD MISSING / BROKE																	-		
CHANGE 4" TO 6"																			
CHANGE 4" TO 12"																			
CHANGE 6" TO 12"																_			
SHRUBS: RAISED HEADS									1										
TURF: RAISED HEADS												-							
RELOCATE HEADS							12												
LEAK IN HEADS																			
LEAK IN PIPE																			
ROTORS NOT ROTATING																			
VALVE INOPERABLE																			
													_		_				

rectree 15/21 Pasa de

TIMER TYPE			edd														
	EDI	p- p	re					8/23/22		ICIAN(S):	Do	Clair	bo .	RAIN SWIT	CH TYPE	0	
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN		PROGRAM	C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUM
START:		100	ans .	STOP:						START:		102	11.20	STOP:	FIM	341	SUN
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN		PROGRAM	C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	CUB
START:				STOP:			1			START:	n.c.i	102	******	STOP:	FNI	SAI	SUN
ZONE NUMBER	1	2	3	4	5	6								SIUP.			
ZONE # PROG A / BATTERY 1	30	30	30	30	30	30											
ZONE # PROG B / BATTERY 2						20											
ZONE #PROG C / BATTERY 3																_	
ZONE # PROG D / BATTERY 4																	
SPRAY / ROTOR/ DRIP / MIX	130	D	P	5	5	5											
CLEANED CLOGGED NOZZLE	177	10	1														
CHANGED INCORRECT NOZZLE						-											-
REPLACED NOZZLE																	
ADJUST ARC / RADJUS																	
STRAIGHTEN HEADS																	
HEAD MISSING / BROKE																	
CHANGE 4" TO 6"																	
CHANGE 4" TO 12"																	
CHANGE 6" TO 12"																	
SHRUBS: RAISED HEADS																_	
TURF: RAISED HEADS															-		
RELOCATE HEADS															-		
LEAK IN HEADS																	
LEAK IN PIPE																	
ROTORS NOT ROTATING																	
VALVE INOPERABLE																	
REPAIR DRIP LINE										-							



PROPERTY	Asto	uriA					DATE:	8/73/22	TECHI	VICIAN(S):	181	1=2					
TIMER TYPE			x Ba	si c				0100		ER SOURCE		Var	2-	RAINSWI	COU TWO		
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FR	SAT	SUN			C / BATTERY3	MON	TUE	100	1			
START:	1	241	es	STOP:					1.11000000	START		TUE	WED	THU	FRI	SAT	SUI
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	1	PROGRAM	C/BATTERY 4	-	7115		STOP:		-	
START:				STOP:	1,000,000		1	+	1 NOONAN	START	MON	TUE	WED	THU	FRI	SAT	SU
ZONE NUMBER	1	2	3	4	5	6	7	or		SIANI				STOP:	-		
ZONE #PROG A / BATTERY 1	30	30	25	45	45	30	30	30									
ZONE # PROG B / BATTERY 2	7-		0-3	* 0	7)	50	20	20									
ZONE # PROG C / BATTERY 3																	
ZONE # PROG D / BATTERY 4									-								-
SPRAY / ROTOR/ DRIP / MIX	5	5	D	R	R	5	5	5									-
CLEANED CLOGGED NOZZLE	)	-		10	10		2						-				
CHANGED INCORRECT NOZZLE																	
REPLACED NOZZLE																	_
ADJUST ARC / RADJUS																	
STRAIGHTEN HEADS									_								
HEAD MISSING / BROKE																	
CHANGE 4" TO 6"									_								
CHANGE 4" TO 12"																	
CHANGE 6" TO 12"																	
SHRUBS: RAISED HEADS											_						
TURF: RAISED HEADS																	
RELOCATE HEADS																	
LEAK IN HEADS																	
LEAK IN PIPE																	
ROTORS NOT ROTATING																	
VALVE INOPERABLE																	
REPAIR DRIP LINE																	
NOTES:	zone we u	mod	luke	in f	ault eye	UP ON	ON a	Controller	of to	have	to petake	erfor	m t	he i	NSP.	ecti Sm	8W 11



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PROPERTY	Ask	TYP					DATE:	8/2	3/22	TEC	HNICIA	N(S):	Joh	N					
TIMER TYPE	A	13							-		ATER SOU			Vanus		RAIN SWIT	CH TYPE	Ri	-
PROGRAM A / BATTERY 1	MON	TUE	WED	THŲ	FRI	SAT	SUN			PROGR	RAMIC/BA	TTERY 3	MON	TUE	WED	THU	FRI	SAT	
START:		100	101	STOP:								START:		102	,,,,,,	STOP:	rn.	3A1	SUN
PROGRAM B / BATTERY 2	MON	TUE	WED	THŲ	FRI	SAT	SUN	1		PROGR	RAM C / BA	200-200-200-200-200-200-200-200-200-200	MON	TUE	WED	THU	FRI	CAT	<b>51.11</b>
START:				STOP:				1		1000 500000		START:	1010	101	44ED	STOP:	FKI	SAT	SUN
ZONE NUMBER	1	2	3	4	5	6	2	8-	9			1				SIQP;			
ZONE # PROG A / BATTERY 1	30	30	30	30	30	60	60	28	30										
ZONE # PROG B / BATTERY 2						00		00	20						-				
ZONE # PROG C / BATTERY 3																			
ZONE # PROG D / BATTERY 4																			
SPRAY / ROTOR/ DRIP / MIX	5	5	D	5	5	5	w	D	D										
CLEANED CLOGGED NOZZLE	/							14											_
CHANGED INCORRECT NOZZLE																			
REPLACED NOZZLE									+	_							-		
ADJUST ARC/ RADIUS														_				_	
STRAIGHTEN HEADS									$\vdash$								_		
HEAD MISSING / BROKE																			
CHANGE 4" TO 6"																			
CHANGE 4" TO 12"																	_		
CHANGE 6" TO 12"									1			-							
SHRUBS: RAISED HEADS							1		1								_		
TURF: RAISED HEADS									+								-		
RELOCATE HEADS																-			
LEAKIN HEADS																			
LEAK IN PIPE																			
ROTORS NOT ROTATING																	-		
VALVE INOPERABLE																			
REPAIR DRIP LINE																			
NOTES:	adj	S.f	men	145	ma	de	as	N	redu	A									

redtree

PROPERTY		Astu					DATE:	8/2	3/22	TEC	HNICIA	N(S):	JOH	ne					
TIMER TYPE	ES	P- L	cm-	(				01			/ATER SOU			elar	n	RAIN SWI	TCH TYPE	1	_
PROGRAM A / BATTERY 1	Mgh	TUE	WEG	THU	FBY	SAT	SUN			PROGI	RAM C / BA	ATTERY3	MON	TUE	WED	THU	FRI	SAT	SUN
START:	1	Am		STOP	:							START:			- 112	STOP:	TAN	201	3010
PROGRAM B / BATTERY 2	MON	TUE	WED	ТНИ	FRI	SAT	SIN			PROGE	RAMIC/BA	ATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN
START:		9 Pm		STOP							******	START:		1,25	*****	STOP:	rm	3MT	3010
ZONE NUMBER	- 1	2	3	4	8	6	7	8	9	10	11	12				3107.			
ZONE #PROG A / BATTERY 1	40	20	-	30				-0	/_		40	20							
ZONE # PROG B / BATTERY 2			15		15	15	15	15-	5	15	70	20						-	
ZONE # PROG C / BATTERY 3					-			0 )	.,	1)		1							
ZONE # PROG D / BATTERY 4												+							
SPRAY / ROTOR / DRIP / MIX	2	5	8	R	В	D	D	BB	D.	D	n	5							
CLEANED CLOGGED NOZZLE		-			10	10		700	-	1	10	3							
CHANGED INCORRECT NOZZLE																			
REPLACED NOZZLE												-							
ADJUST ARC / RADIUS												-							
STRAIGHTEN HEADS																			
HEAD MISSING / BROKE																			
CHANGE 4" TO 6"																			
CHANGE 4" TO 12"								-											
CHANGE 6" TO 12"						-													
SHRUBS: RAISED HEADS														_					
TURF: RAISED HEADS																			
RELOCATE HEADS									0					-					
LEAK IN HEADS												-							
LEAK IN PIPE																			
ROTORS NOT ROTATING																	_		
VALVE INOPERABLE																			
REPAIR DRIP LINE																			
NOTES:	Contr	senso	Rote	Ider	Dune	to b	e cer	TO .	d on	1 4×	4 X8	21 Pa	st w	ith	Bae	ted	Bosco	(-	



2781 Long bow way
REDTREE LANDSCAPE SYSTEMS

MINIOPHION CONTINUED CHECKING	<b>IRRIGATION</b>	CONTROLLER	CHECKLIST
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PROPERTY	Ast	五十	Cd	9			DATE:	8/23	1/22	TEG	CHNICIAI	u(s):	-	10	14				
TIMER TYPE	-1	C.B						0100			VATER SOUP		10	ele.	in	RAIN SWIT	TOU TUBE	min	-
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FB	SAT	SUN	1		PROG	RAM C / BA	ITERY 3	MON	TUE	WED	THU	FRI	SAT	
START:		81	mi	STOP:				1				START:		100	11.00	STOP:	rni	JAT	SUN
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN			PROG	RAM C / BA	100000000000000000000000000000000000000	MON	TUE	WED	THU	FRI	CAT	C1 (h)
START:				STOP:				1			•	START:	,,,,,,,	102	******	STOP:	FNI	SAT	SUN
ZONE NUMBER	1	2	3	4	5	6	>	8	8	10		1				SIOP			
ZONE # PROG A / BATTERY 1	30	30	30	30	60	30	25	25-	30	30									
ZONE # PROG B / BATTERY 2						-		0 /	1	70							-		
ZONE # PROG C / BATTERY 3													_				_		
ZONE # PROG D / BATTERY 4							<b>†</b>										_		
SPRAY / ROTOR/ DRIP / MIX	R	D	5	n	n	17	D	D	5	5									
CLEANED CLOGGED NOZZLE	-					0	F	-		2									
CHANGED INCORRECT NOZZLE																			
REPLACED NOZZLE																			
ADJUST ARC / RADIUS																			
STRAIGHTEN HEADS																			
HEAD MISSING / BROKE																			
CHANGE 4" TO 6"				4															
CHANGE 4" TO 12"																			
CHANGE 6" TO 12"																			
SHRUBS: RAISED HEADS																			
TURF: RAISED HEADS																			
RELOCATE HEADS																			
LEAK IN HEADS																			
LEAK IN PIPE																			
ROTORS NOT ROTATING																			
VALVE INOPERABLE																			
REPAIR DRIP LINE																			
NOTES:	Adj	STA	Harts	Mus	le a	14 N	red	'ed	-	7									



## REDTREE LANDSCAPE SYSTEMS Landscape Systems 1792 Ren 1855aver IRRIGATION CONTROLLER CHECKLIST

PROPERTY		achir					DATE:	8/23	3/22	TEC	HNICIAN(S):	50	how v	N				
TIMER TYPE	ETP	L Lx	c 13a	sic					11.2	100000	ATER SOURCE	-	kum		RAINSWI	TCH TYPE	,	
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	1		PROGR	AM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	su
START:	1	OPI	m	STOP:					ì		STAR	1	101		STOP:	1101	JAI	30
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN		- 1	PROGR	AM C / BATTERY 4	MON	TUE	WED		FBI T		Τ
START:				STOP:			1	1	ŀ	1/// 1//	STAR*	200,000	100	#NCD	THU STOP:	FRI	SAT	Sυ
ZONE NUMBER	- 1	2	3	4	5	6	7	8	9						SIUP.			
ZONE #PROG A / BATTERY 1	30	30	30	30	80	60	60	25	30									-
ZONE # PROG B / BATTERY 2								0.5	00									
ZONE # PROG C / BATTERY 3							1					1				-		-
ZONE # PROG D / BATTERY 4																-		-
SPRAY / ROTOR/ DRIP / MIX	5	S	S	5	R	5	n	D	B									-
CLEANED CLOGGED NOZZLE					10				10									-
CHANGED INCORRECT NOZZLE												1						
REPLACED NOZZLE																		_
ADJUST ARC / RADIUS																		
STRAIGHTEN HEADS																		
HEAD MISSING / BROKE																		
CHANGE 4" TO 6"																		-
CHANGE 4" TO 12"																		
CHANGE 6" TO 12"								7-0				-						
SHRUBS: RAISED HEADS																	_	
TURF: RAISED HEADS																		-
RELOCATE HEADS																_		_
LEAK IN HEADS																		_
LEAK IN PIPE																		
ROTORS NOT ROTATING																-		
VALVE INOPERABLE			X															
REPAIR DRIP LINE			-															
NOTES:	Zon	re 3	-NOT	War	Kon	3				5	ns front						6	10

rectree
Landscape Systems 15'381 Avilies

PROPERTY	Ash	STIA	cd	5			DATE:	8/23/22	TE	CHNICIAN	(S):	John	N					
TIMER TYPE	ESF	- M-	c							VATER SOURCE			Vain	1	RAIN SWI	TCH TVPE	,	
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	1	PROG	RAM C / BAT	TERY 3	MON	TUE	WED	THU	FRI	SAT	SUN
START:	1	OP	m	STOP:		A					START:			,,,,,	STOP:	FM	JA I	301
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN		PROG	RAM C / BAT	200000000000000000000000000000000000000	MON	TUE	WED	THU	FRI	SAT	CUIA
START:				STOP:							START:		700	TVLD	STOP:	rni	SAI	SUN
ZONE NUMBER	1	1	3	d	5-	6	2	8		T					SIOP:			
ZONE # PROG A / BATTERY 1	30	30	30	30	30	30	30	30										
ZONE # PROG B / BATTERY 2								00		1						-		
ZONE # PROG C / BATTERY 3																		_
ZONE # PROG D / BATTERY 4																		
SPRAY / ROTOR / DRIP / MIX	D																	
CLEANED CLOGGED NOZZLE																		
CHANGED INCORRECT NOZZLE										1								
REPLACED NOZZLE										1								
ADJUST ARC / RADIUS												_				-		
STRAIGHTEN HEADS																_		
HEAD MISSING / BROKE																		
CHANGE 4" TO 6"										-								
CHANGE 4" TO 12"										-								
CHANGE 6" TO 12"											-							
SHRUBS: RAISED HEADS											_					-		
TURF: RAISED HEADS																-		
RELOCATE HEADS											-			_				
LEAK IN HEADS																		
LEAK IN PIPE											_							
ROTORS NOT ROTATING										<del>     </del>						-		
VALVE INOPERABLE											-			_				
REPAIR DRIP LINE													-					
NOTES:	Came	gw.	a Sha	+ Rog	ht o	ff-l	ontro	il or went	inte	faul	t one	de-	Will	Ched	ele ag	GON		



15 301 Aviles

Landscape Systems					II.	KKIGA	TION C	ONTROLLER	CHEC	KLIST								
PROPERTY	Astu	riA 1	Cdd				DATE:	8/23/22	TEC	HNICIA	N(S):	6	ho					
TIMER TYPE		ame					-			ATER SOU			Clair	7	RAIN SWI	CH TYPE	,	
PROGRAM A / BATTERY 1	MON	TOE	WED	THU	. SMI	SAT	SUN	1		AM C / BA		MON	TUE	WED	THU	FRI	SAT	CUN
START:		90.	m	STOP:							START:		102	11/10	STOP:	CINI	SAT	SUN
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN		PROGR	AM C / BA	TTERY 4	MON	TUE	WED	THU	FRI	SAT	
START:				STOP:							START:		100	******	STOP:	EINE	SAI	SUN
ZONE NUMBER	1	2	3	4	5						Г				3104:			
ZONE # PROG A / BATTERY 1	30	30	30	30	30													
ZONE # PROG B / BATTERY 2																		
ZONE # PROG C / BATTERY 3																		
ZONE # PROG D / BATTERY 4																		
SPRAY / ROTOR/ DRIP / MIX	13	5	5	5	5													
CLEANED CLOGGED NOZZLE	1-	-																
CHANGED INCORRECT NOZZLE							1									-		
REPLACED NOZZLE																		
ADJUST ARC / RADIUS																		
STRAIGHTEN HEADS												-		-				
HEAD MISSING / BROKE													-					
CHANGE 4" TO 6"																		
CHANGE 4" TO 12"																		
CHANGE 6" TO 12"																-		
SHRUBS: RAISED HEADS																		
TURF: RAISED HEADS																		
RELOCATE HEADS												-						
LEAK IN HEADS																		
LEAK IN PIPE																		
ROTORS NOT ROTATING																		
VALVE INOPERABLE																_		
REPAIR DRIP LINE																		
NOTES:																		



PROPERTY	Asi	for il	-				DATE:	8/20	7/22	TEC	HNICIA	N(S):	3.	wes	-				
TIMER TYPE	Ru	Run Bird					,		WATER SOURCE			Ker	0/41	m	RAIN SWITCH TYPE				
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	1	Ì	PROGE	RAM C / BA	TTERY 3	MON	TUE	WED	THU	FRI	-	
START:				STOP:				1	- 1	4,000,000		START:		100	*******		FKI	SAT	SUI
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN		-	PROGE	RAM C / BA	977972.00000	MON	TUE	WED	STOP:		202	T
START:				STOP:				1	ŀ			START:	WOIN	IUE	WED	THU	FRI	SAT	SUN
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ZONE # PROG B / BATTERY 2																			-
ZONE # PROG C / BATTERY 3																			
ZONE # PROG D / BATTERY 4																	-		
SPRAY / ROTOR/ DRIP / MIX																			
CLEANED CLOGGED NOZZLE																			_
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HEAD MISSING / BROKE		11		15															
CHANGE 4" TO 6"		-																	
CHANGE 4" TO 12"																			
CHANGE 6" TO 12"																			
SHRUBS: RAISED HEADS															_				
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RELOCATE HEADS					= ==										_			-	
LEAK IN HEADS															_				
LEAK IN PIPE			1		2	1			1										
ROTORS NOT ROTATING						,			-										
VALVE INOPERABLE																			
REPAIR DRIP LINE						,						-							
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#### 6Diib.



















- Mowed around ponds, lakes, common grounds, clubhouse, and pool areas
- Completed work orders
- ADA mulch installed for playground
- Areas throughout property were fertilized

#### 6Diic.



#### The New Standard in Landscape Maintenance

#### 1. RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

# For Asturia CDD Pocket Park 9/15/2022



#### Pocket Park on Trails Edge Blvd.

- Remove dead and diseased roses from around Holly trees
- Plant 40 Variegated Arboricola 3gal. around Holly Trees
- Plant 6 Hawaiian Ti 3gal. around Holly Trees
- Replenish Jasmine around Crape Myrtles with 75 Minima Jasmine 1 gal
- Install 5 yards pine bark mini nuggets

\$2,750.00

Proposal submitted by Kevin Smith ☐ Senior Landscape Designer ☐ Smith ☐ redtreelandscape.systems ☐ Cell phone ☐ 727 ☐ 426. ☐ 679

#### **6E.**

## District Manager

#### 6Ei.

## ASTURIA CDD SEPTEMBER FIELD INSPECTION

Tuesday, September 13, 2022

**Prepared For Board Of Supervisors** 

25 Issues Identified





Issue 1
Assigned To RedTree
S.R 54 and Promenade Parkway Entrance looks good, annuals are

thriving.



**Issue 2**Assigned To Board Of Supervisors
Behind 2395 Portico Street - Berm is
free of debris and has been mowed.



Issue 3
Assigned To RedTree
Edge Court and Long Bow WayRemove Spanish moss from
magnolia trees.



Issue 4
Assigned To RedTree
Edge Court and Long Bow Way- Treat
grass creeping into mulch bed.



**Issue 5**Assigned To Board Of Supervisors
Edge Court and Long Bow WayStreet Sign is leaning.



Issue 6
Assigned To RedTree
Trails Edge Blvd and Eve Court Majority of rose bush are dead.
Provide a proposal to replace.



Issue 7
Assigned To Board Of Supervisors
Trails Edge Blvd and Renaissance
ave-ADA mulch has been installed at
community park.



Issue 8
Assigned To RedTree
Pasada Lane and Aviles Street- Treat crack weeds.



**Issue 9**Assigned To RedTree

Aviles Parkway and Sevares Court - Street drains throughout property still need to be clear of weeds.



**Issue 10**Assigned To RedTree

Aviles Parkway and Sevares Court-Treat mulch beds for weeds throughout Trail leading to board walk.



Issue 11
Assigned To Board Of Supervisors
Aviles Parkway and Sevares CourtBoardwalk overgrowth has been
removed by RedTree.



Assigned To RedTree
Left of 15403 Aviles court - Treat
mulch bed weeds.



Issue 13
Assigned To RedTree
Delancey Street and Caravan AveTreat Mulch bed weeds.



Issue 14
Assigned To RedTree
Community Clubhouse parking lot Trim tops of shrubs.



Issue 15
Assigned To RedTree
Community Clubhouse Pool deckTreat crack weeds.



Issue 16
Assigned To Board Of Supervisors
Clubhouse - Pool furniture would
benefit from pressure washing.



**Issue 17**Assigned To RedTree
Clubhouse pool deck - lift tree.



Issue 18
Assigned To Board Of Supervisors
Clubhouse fitness center - Woman
restroom middle sink, water is only
dripping.



Issue 19
Assigned To Board Of Supervisors
Clubhouse fitness center - Mens
restroom handicap stall sink does
not work.



Issue 20
Assigned To Board Of Supervisors
Clubhouse - Pool furniture would
benefit from upholstery clean.



Issue 21
Assigned To Board Of Supervisors
Clubhouse Indoor Restroom- two
light bulbs out in Mens restroom.



Issue 22
Assigned To RedTree
Clubhouse - Hand pull weeds from ground cover.



Assigned To RedTree
Asturian Parkway and Promenade
parkway- Treat Weeds in Annual

mulch beds.



Issue 24
Assigned To RedTree
Asturian Parkway and Promenade
parkway- Replace missing Irrigation
box and broken box.

**Issue 25**Assigned To Board Of Supervisors

General comments - August field inspection outstanding items 2,3,8,18,20

#### 6Eiii.

## ADDENDUM TO THREE MONTH AQUATIC MANAGEMENT AGREEMENT ("AGREEMENT") BETWEEN THE ASTURIA COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") AND BLUE WATER AQUATICS, INC. ("CONTRACTOR")

The following provisions govern the Agreement referenced above:

- 1. <u>Effective Date.</u> The Agreement shall be deemed effective as of the date of the full execution of this Addendum.
- 2. <u>Indemnity.</u> Contractor shall use reasonable care in performing the services, and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. Contractor shall defend, indemnify and hold harmless the District, and the District's officers, staff, representatives, and agents, from any and all liabilities, damages, claims, losses, costs, or harm of any kind, including, but not limited to, reasonable attorney's fees, paralegal fees and expert witness fees and costs, to the extent caused by any acts or omissions of the indemnifying party and persons employed or utilized by the indemnifying party in the performance of the Agreement.
- 3. <u>Insurance.</u> The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
  - a. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
  - b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
  - c. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants, agents and supervisors shall be named as additional insureds and certificate holders (for all coverages except workers' compensation coverage). The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days' of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall

- furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.
- 4. <u>Sovereign Immunity.</u> Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.
- 5. Public Records. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is Bob Nanni ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 813-991-1116, BOB.NANNI@INFRAMARK.COM, OR 2654 CYPRESS RIDGE BLVD., SUITE 101, WESLEY CHAPEL, FL 33544.

6. <u>E-Verify.</u> Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that

no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

7. <u>Conflicts.</u> To the extent any of the provisions of this Addendum are in conflict with the provisions of the Agreement, this Addendum controls.

BLUE WATER AQUATICS, INC.	ASTURIA COMMUNITY DEVELOPMENT DISTRICT
By:	Chairman, Board of Supervisors
Its: Date:	Date: