



***ASTURIA  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Regular Meeting***

***Tuesday  
April 25, 2023  
6:00 p.m.***

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

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

# Astoria

## Community Development District

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### Development Planning and Financing Group

250 International Parkway, Suite 208  
Lake Mary FL 32746  
321-263-0132

Board of Supervisors  
**Astoria Community Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Astoria Community Development District is scheduled for **Tuesday, April 25, 2023, at 6:00 p.m.** at the **Astoria Clubhouse, 14575 Promenade Parkway Odessa, FL 33556.**

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

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

Sincerely,

*Tish Dobson*

Tish Dobson  
District Manager

Cc: Attorney  
Engineer  
District Records

District: **ASTURIA COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday, April 25, 2023  
Time: 6:00 PM  
Location: Asturia Clubhouse, 14575  
Promenade Parkway Odessa, FL  
33556

Call-in Number: +1 (929) 205-6099

Meeting ID: 913 989 9080

Passcode: 842235

Zoom Link:

<https://vestapropertyservices.zoom.us/j/9139899080?pwd=aFdWVzFxb3Y0L2w4eG9VTnZRakl0UT09>

### *Revised Agenda*

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
- IV. Staff Reports**
  - A. Landscape & Irrigation
  - B. Aquatic Services Report
    - 1. Consideration of Blue Water Aquatics Management Agreement w/ Additional Treatments [Exhibit 1](#)
    - 2. Consideration of Blue Water Aquatics Short Form Addendum Agreement – (Current) [Exhibit 2](#)
      - a. Presentation of Blue Water Aquatics 3-Mo. Aquatic Management Agreement – (Current) [Exhibit 3](#)
  - C. District Engineer
    - 1. Consideration of Lighthouse Engineering Public Facilities Report Proposal [Exhibit 4](#)
  - D. District Counsel
  - E. Land Use Counsel
  - F. **Field Inspections Report & District Manager Report** [Exhibit 5](#)
- V. Consent Agenda**
  - A. Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held March 20, 2023 [Exhibit 6](#)
  - B. **Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held March 28, 2023** [Exhibit 7](#)
  - C. **Consideration for Acceptance – The March 2023 Unaudited Financial Statements** [Exhibit 8](#)
  - D. **Consideration of Operation and Maintenance Expenditures for March 2023** [Exhibit 9](#)

**VI. Business Items**

**A. Proposed Fee Change Public Hearing**

- 1. Open Public Hearing
- 2. Presentation of Proposed Fee Change [Exhibit 10](#)
- 3. Public Comments
- 4. Close Public Hearing

**B. Consideration & Adoption of Resolution 2023-09, Adoption of Proposed Fee Change** [Exhibit 11](#)

**C. Consideration & Adoption of Resolution 2023-10, Approval of FY24 Budget & Setting of Public Hearing** [Exhibit 12](#)

**D. Consideration of Electro Sanitation Services Janitorial Services Proposal** [Exhibit 13](#)

**E. Consideration of Bike Rack Proposal Options** [Exhibit 14](#)

- 1. Forms+ – *previously presented*
- 2. Graber Manufacturing Options
  - a. Heavy Duty Winder
  - b. U Rack
  - c. Loop Winder-Plus

**F. Consideration of Site Masters Revised Bike Rack Slabs Proposal** [Exhibit 15](#)

**G. Presentation of EGIS Site Visit** [Exhibit 16](#)

**H. Discussion of Halff Associates Demand Letter** [Exhibit 17](#)

**I. Discussion of Circle K Project** [Exhibit 18](#)

**VII. Audience Comments** (*limited to 3 minutes per individual for non-agenda items*)

**VIII. Supervisors’ Requests**

**IX. Action Items Summary**

**X. Next Month’s Agenda Items**

**XI. Next Meeting Quorum Check: May 23<sup>rd</sup>, 6:00 PM**

Jon Tietz	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Glen Penning	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Jacques Darius	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Marie Pearson	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Susan Coppa	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

**XII. Adjournment**



# EXHIBIT 1





take Blue Water Aquatics varying amounts of time to fulfill all work covered under this Agreement. Blue Water Aquatics will exercise its best judgment for the services needed, based upon growth and existing conditions at that time. Blue Water Aquatics shall not be liable for any delay in performing the services, nor liable for any failure to provide the services, due to any cause beyond its reasonable control.

**Third Party Fees:** Customer agrees to reimburse Blue Water Aquatics for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portals. Customer agrees to reimburse Blue Water Aquatics for any Waiver of Subordination fees.

**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, Check, Money Order, Zelle, ACH or Credit Card (credit card payments will incur a 3.5% credit card fee for every credit card transaction).* Any account over thirty (30) days past due is subject to suspension of future work under this Agreement. The Customer is responsible for all money owed on the account from the time it was established to the time Blue Water Aquatics receives a written notice of termination of services under the terms of this Agreement. If the account of Customer is not fully paid within sixty (60) days after the date of any invoice for work performed pursuant to 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.

**Automatic Renewal:** This agreement shall automatically renew for a term equal to its original term unless written notice of termination has been received. **Annual Increase:** Beginning on the first anniversary of the contract commencement date and annually thereafter on each anniversary, the contract price shall be adjusted by a percentage equal to the percentage increase in the Consumer Price Index for such year. The Consumer Price Index (all goods and services, all urban consumers, U.S. City Average) published by the United States Department of Labor Bureau of Labor Statistics ("CPI-U") shall be the index for adjustment.

**Early Termination:** In the event that either party believes the other party has materially breached any obligations under this Agreement (except for failing to pay an invoice when due), such party shall so notify the breaching party in writing of such breach. The breaching party shall have thirty (30) days from the receipt of notice to cure the alleged breach and to notify the non-breaching party in writing that cure has been affected. If the breach is not cured within the stated period, the non-breaching party shall have the right to terminate the Agreement without further notice. Upon termination of this Agreement, Blue Water Aquatics shall be entitled to payment for all work and/or services rendered up until the effective termination date of the Agreement.

**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

Astoria CDD WWM PROB PONDS 2X - 05-01-2023

HEADQUARTERS: 5119 State Road 54 ■ New Port Richey, FL 34652  
Phone: 727-842-2100 ■ Email: [Office@BlueWaterAquaticsInc.com](mailto:Office@BlueWaterAquaticsInc.com)



Insured” may be provided upon Customer request, with Customer agreeing to pay for any additional costs associated with such request.

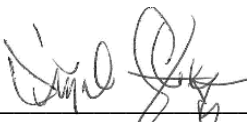
**E-Verify:** Blue Water Aquatics utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

**Written Notice:** All written notices under the terms of this Agreement shall be sent Certified U.S. Mail, Return Receipt Requested, to the principal place of business of the party being noticed (as indicated herein above).

**Addenda:** See attached map, survey, and report (where applicable).

- a. Water chemistry testing shall be conducted at the sole discretion of Blue Water Aquatics, Inc., for the specific purpose of improving the Aquatic Weed Control Program results.
- b. Work as requested by Customer such as trash clean-up, physical cutting and / or plant removal and other manual maintenance can be performed by our staff. Extra service work will be invoiced separately at our current hourly equipment and labor rates.

**Aquatics Consulting:** Blue Water Aquatics, Inc. management and personnel are available by appointment for Aquatic demonstrations designed to help understand lake and waterway problems and their respective solutions.

  
 \_\_\_\_\_  
 Virgil Stoltz, VP/General Manager  
 Blue Water Aquatics, Inc.

\_\_\_\_\_  
 Customer

04/11/2023  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Date



**Survey Sheet  
Asturia CDD  
Site & GEP Surveyed**

<u>POND #</u>	<u>Linear Feet</u>	<u>Surface Acres @ NWL</u>
1	2,165	5.20
2	1,305	1.56
3	1,610	2.50
4	530	0.45
5	2,170	3.85
3500 B	1,250	1.72
3400 B	2,190	3.27
3490 A	660	0.40
3500 C	710	0.57
3500 D	935	0.81
3500 E	300	0.10
3510 B	1,775	1.60
3510 C	1,035	0.62
3740 C	640	0.47
3750 A	990	1.01
“X”	590	0.33
*3410	1,135	0.77
<b>Total</b>	<b>19,990</b>	<b>25.23</b>

\*added 08/01/22

## Astoria CDD Site Map



# EXHIBIT 2

**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. Effective Date. The Agreement shall be deemed effective as of the date of the full execution of this Addendum.
2. Indemnity. 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. Insurance. 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. Sovereign Immunity. 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. E-Verify. 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. Conflicts. 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: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
Chairman, Board of Supervisors  
  
Date: \_\_\_\_\_

# EXHIBIT 3



**Third Party Fees:** Customer agrees to reimburse Blue Water Aquatics for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portals.

**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, Check, Zelle, ACH or Credit Card (credit card payments will incur a 3.5% credit card fee for every credit card transaction).* Any account over thirty (30) days past due is subject to suspension of future work under this Agreement. The Customer is responsible for all money owed on the account from the time it was established to the time Blue Water Aquatics receives a written notice of termination of services under the terms of this Agreement. If the account of Customer is not fully paid within sixty (60) days after the date of any invoice for work performed pursuant to 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.

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**Early Termination:** Either party shall have the right to terminate this Agreement with thirty (30) days written notice.

**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.

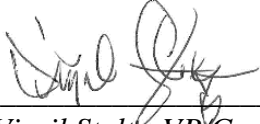
**Optional Renewal:** At the end of this Agreement, both parties shall meet to discuss a path forward. If both parties decide to go forward, a new contract will need to be written based on that discussion.

**Written Notice:** All written notices under the terms of this Agreement shall be sent Certified U.S. Mail, Return Receipt Requested, to the principal place of business of the party being noticed (as indicated herein above).

**Addenda:** See attached map, survey, and report (where applicable).

- a. Water chemistry testing shall be conducted at the sole discretion of Blue Water Aquatics, Inc., for the specific purpose of improving the Aquatic Weed Control Program results.
- b. Work as requested by Customer such as trash clean-up, physical cutting and / or plant removal and other manual maintenance can be performed by our staff. Extra service work will be invoiced separately at our current hourly equipment and labor rates.

**Aquatics Consulting:** Blue Water Aquatics, Inc. management and personnel are available by appointment for Aquatic demonstrations designed to help understand lake and waterway problems and their respective solutions.



\_\_\_\_\_  
*Virgil Stoltz, VP/General Manager  
Blue Water Aquatics, Inc.*

\_\_\_\_\_  
*Customer*

\_\_\_\_\_  
08/01/2022

*Date*

\_\_\_\_\_  
*Date*

**Survey Sheet  
Asturia CDD  
Site & GEP Surveyed**

<u>POND #</u>	<u>Linear Feet</u>	<u>Surface Acres @ NWL</u>
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3500 D	935	0.81
3500 E	300	0.10
3510 B	1,775	1.60
3510 C	1,035	0.62
3740 C	640	0.47
3750 A	990	1.01
“X”	590	0.33
*3410	1,135	0.77
<b>Total</b>	<b>19,990</b>	<b>25.23</b>

\*added 08/01/22

## Astoria CDD Site Map



Astoria CDD WWM Rev 08-01-2022

HEADQUARTERS: 5119 State Road 54 ■ New Port Richey, FL 34652  
Phone: 727-842-2100 ■ Email: [Office@BlueWaterAquaticsInc.com](mailto:Office@BlueWaterAquaticsInc.com)



# EXHIBIT 4



701 Enterprise Road East  
Suite 410  
Safety Harbor, FL 34695

Tel. No.: (727)365-3616  
Telefax: (727)683-9848  
[www.lighthouseenginc.com](http://www.lighthouseenginc.com)

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April 4, 2023

Asturia Community Development District  
c/o Tish Dobson, Vesta  
5844 Old Pasco Rd STE 100,  
Wesley Chapel, FL 33544

Dear Ms. Dobson

Thank you for this opportunity to provide this professional services proposal for Asturia CDD. Lighthouse has experience with preparing Public Facilities Reports for CDD's and we are confident that we are qualified for this project.

The purpose of this proposal is to formally communicate to you what we believe to be an appropriate scope and fee to successfully complete the Public Facilities report for Asturia CDD.

Generally, we understand (and more thoroughly outline below) that Lighthouse will perform review of the existing conditions and update the previous Public Facilities Report with any changes.

### **Task 1 - Development of Public Facilities Report**

Lighthouse's engineering services include:

- Perform site visit to review existing Public Facilities owned by the District.
- Coordinate with District staff to verify all improvements completed since previous report was completed.
- Update and provide 2024 Public Facilities Report to Board for review and acceptance.

### **Task 2 - Additional Requested Services**

While we feel that the scope and budget provided herein provides the necessary civil engineering effort for review of the Public Facilities Report, need for additional services may arise. Lighthouse would be happy to provide any additional services requested on a time and materials basis.

**FEE SUMMARY**

Development of Public Facilities Report .....\$1,500.00  
Additional Requested Services .....T&M

Any services requested outside of the scope of work above will be charged hourly according to the rate schedule attached, but will not commence without written permission.

Thank you again for the opportunity to provide our engineering services.

Sincerely,



A handwritten signature in blue ink that reads "Amy Palmer".

Amy Palmer  
Operations Manager

Accepted By:

-----  
Signature

-----  
Printed Name and Title

-----  
Date

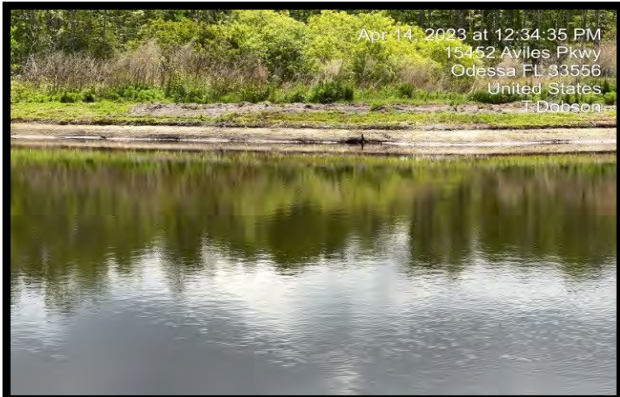


# EXHIBIT 5



Aquatics

**Ponds:** Management of algae and invasive vegetation is ongoing. Surface and subsurface algae was treated several weeks ago. There are moderate amounts of decaying algae along the shorelines of the several ponds. The water levels have decreased over the last few months, which is adding to the accelerated growth of algae.





Landscape & Irrigation Maintenance

**Mowing/Turf:** The turf at the clubhouse, along Promenade Parkway, and at both entrances is struggling due to several mainline breaks. RedTree is working through the breaks and the programming to resolve the current issues.





**Hedge Lines:** The hedges at the clubhouse are showing signs of decline, due to the irrigation issues.

**Bed Maintenance:** The bed maintenance is improving; however, the dead weeds still need to be removed to have a well maintained appearance.





**Bed Maintenance Continued:** The hard and soft edging is in accordance with the contract. Recommend removing the extra growth on the lower trunks of the trees. It is time to shape some of the smaller ornamental shrubs and remove excess moss throughout the community.





## Observations

**Trail Maintenance:** Overgrowth from the natural areas should be trimmed back.  
**Irrigation Flags:** Remove the marker flags when the repairs are completed.  
**Overspray:** Use extra caution when chemically spraying around the ornamentals. (Pic. 3)  
**Conference Room Flooring:** The flooring is a perfect match with no threshold required between the two rooms.



### Additional Observations

**Moss Removal:** Moss removal is ongoing throughout the community.  
**Replacement Shrubs at the Clubhouse:** Need a proposal to replace two Podocarpus shrubs for the Clubhouse hedge line.  
**Weed Control:** Broadleaf weeds are prevalent in the turf. Reported for treatment.

## District Manager Report

**Circle K Project:** Forwarded the Circle K project notification to Jimerson Birr and Lauren Gentry for review.

**Cleaning Agreement:** Electro Sanitation submitted an updated proposal with no increase in cost for services. Comparison pricing is in progress with a second vendor providing a proposal after the inspection on April 25<sup>th</sup>.

**Complaints:** Fielded numerous complaints regarding the condition of the turf and status of the irrigation repairs.

**Conference Room Flooring:** Flooringmasters completed the installation the week of 4/10/2023.

**East Monument:** Himes Electrical working with Duke Energy to resolve the wiring repair.

**Egis Insurance and Risk Advisors:** Egis advised the following on the invoices submitted by Half Associates for Work Authorization #1: There is no coverage for Breach of contract under the District's policies. The District's policies address claims vs. the CDD – CDD claims against other parties should be reviewed with District counsel for direction.

**Employee Relations:** The second Maintenance Technician position was filled on 4/19/2023. The onboarding process will begin on 4/20/2023.

**Fitness Center Flooring:** The new rubber flooring is on order, as well as door mats and a mat for the dumb bell area.

**Half Associates, Inc:** Inframark forwarded a Demand of Payment letter.

**Irrigation & Landscape:** RedTree is in the process of repairing several mainline irrigation leaks on the eastside of the community.

**Jimerson Birr:** Contacted for an update on the Lantower Cost Share Agreement and Dispute Resolution with Pasco County.

**Natural / Conservation Area Maintenance Agreement:** Sample agreements were sent to the Board and District Counsel for review.

**Site Visits:** 3/29, 3/31, 4/3, 4/6, 4/11, 4/13, 4/14, 4/17, 4/18, 4/19

**Wildlife Management:** Florida Boar Busters will cease operations effective May 1<sup>st</sup>. The District will request service proposals from other vendors for consideration during the May meeting. Two female hogs were removed in the last 30 days.

# EXHIBIT 6

1 **MINUTES OF MEETING**

2 **ASTURIA**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Workshop of the Board of Supervisors of the Asturia Community Development District was  
5 held on Monday, March 20, 2023 at 6:00 p.m., at the Asturia Clubhouse, 14575 Promenade Pkwy., Odessa,  
6 Florida 33556, with Zoom Conference Call available.

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

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

9 Present:

10	Glenn Penning ( <i>via phone</i> )	Board Supervisor, Chairman
11	Jonathan Tietz ( <i>via phone</i> )	Board Supervisor, Vice Chairman
12	Jacques Darius	Board Supervisor, Assistant Secretary
13	Susan Coppa	Board Supervisor, Assistant Secretary
14	Marie Pearson	Board Supervisor, Assistant Secretary
15	Tish Dobson	District Manager, DPFM Management and Consulting
16	Tom Holtz	Resident
17	Chris Williams	Resident
18	Edward Murray	Resident
19	Carol Murray	Resident
20	Frank	Resident
21	Paula Baldwin	Resident
22	John	Resident
23	Sharon Valley	Resident
24	Judy Garland	Resident
25	Kelly Long ( <i>via phone</i> )	Resident
26	Adel Lopez ( <i>via phone</i> )	Resident
27	Denise Greco ( <i>via phone</i> )	Resident
28	Beth Williams ( <i>via phone</i> )	Resident
29	Jillian Jamison ( <i>via phone</i> )	Resident

30 *The following is a summary of the discussions at the March 20, 2023 Asturia CDD Board of Supervisors*  
31 *Workshop. Audio for this meeting is available upon public records request.*

32 **SECOND ORDER OF BUSINESS – Discussion Items**

33 A. Exhibit 1: FY 2023-2024 Preliminary Budget

34 Ms. Dobson gave an explanation of the Reserves Study and CRF and noted that funding the reserves  
35 at the recommended amount of \$200,000.00 for the CRF will get the District to the goal that  
36 Reserve Study reflects. Discussion ensued.

37 Discussion ensued regarding irrigation, irrigation inspections, reclaimed water at the clubhouse,  
38 and the new District Engineer researching reclaimed water for irrigation at the clubhouse.

39 Discussion ensued regarding the plot at the end of Portico. A resident was told by the builder that  
40 the vacant plot was going to be a park.

41 Discussion ensued regarding the wetland buffer infractions.

42

43

44 **THIRD ORDER OF BUSINESS – Next Meeting Quorum Check: March 28th, 6:00 PM**

45 Mr. Penning and Mr. Tietz indicated that they would be calling. Mr. Darius, Ms. Pearson, and Ms.  
46 Coppa indicated that they would be present for the meeting in March, which would establish a  
47 quorum.

48 **FOURTH ORDER OF BUSINESS – Adjournment**

49 The workshop meeting was adjourned at 8:38 p.m.

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

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

55

56

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

57 **Title:**    **Secretary**    **Assistant Secretary**

**Title:**    **Chairman**    **Vice Chairman**

# EXHIBIT 7

1 **MINUTES OF MEETING**

2 **ASTURIA**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Asturia Community Development District  
5 was held on Tuesday, March 28, 2023 at 6:00 p.m., at the Asturia Clubhouse, 14575 Promenade Pkwy.,  
6 Odessa, Florida 33556, with Zoom Conference Call available.

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

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

9 Present and constituting a quorum were:

10	Glenn Penning ( <i>via phone</i> )	Board Supervisor, Chairman
11	Jacques Darius	Board Supervisor, Vice Chairman
12	Susan Coppa ( <i>via phone</i> )	Board Supervisor, Assistant Secretary
13	Marie Pearson	Board Supervisor, Assistant Secretary
14	Jonathan Tietz	Board Supervisor, Assistant Secretary

15 Also present were:

16	Tish Dobson	District Manager, Vesta Property Services
17	Kyle Darin	District Manager, Vesta Property Services
18	Lauren Gentry	District Counsel, Kilinski Van Wyk
19	Grace Kobitter	Kilinski Van Wyk
20	Pete Lucadano	RedTree
21	John Burkett	RedTree
22	Jim Chambers	Clubhouse Manager
23	Amy Palmer	District Engineer, Lighthouse Engineering
24	Brad Foran	Lighthouse Engineering
25	Virgil Stoltz	Blue Water Aquatics
26	Robert Connelly	Resident
27	John Walton	Resident
28	Rob Wolf	Resident
29	Terri Arora	Resident
30	Ryan Riddle	Resident
31	Sharron Valley	Resident
32	Judy Carland	Resident
33	Jeff Gold	Resident
34	Denise Greco	Resident
35	Angel Sullivan	Resident
36	Paula Baldwin	Resident

37  
38 *The following is a summary of the discussions and actions taken at the March 28, 2023 Asturia CDD Board*  
39 *of Supervisors Regular Meeting. Audio for this meeting is available upon public records request.*

40 The Pledge of Allegiance was led by Jacques Darius.

41 **SECOND ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for**  
42 *agenda items)*

43 Mr. Connelly asked about the funding of the reserves.

44 Ms. Arora asked about the sidewalk and drainage along Long Bow Way.

45 Mr. Gold asked about the feral hogs around the community.

46 **THIRD ORDER OF BUSINESS – Staff Reports**

47 A. Exhibit 1: Landscape & Irrigation

48 Mr. Burkett gave a brief overview of the landscape report for the month. Discussion ensued  
49 regarding irrigation and remote monitoring of irrigation.

50 B. Aquatic Services Report

51  
52 Mr. Stoltz gave a brief overview of the report.

53  
54 1. Exhibit 2: Presentation & Review of Wetland Buffer Damage Report on Long Bow Way

55 Discussion ensued regarding unauthorized cutbacks by residents, and how to educate  
56 residents on the wetlands and the wetland buffers. Due to the risk of fines from regulatory  
57 agencies, staff was directed to send cease and desist letters automatically when residents  
58 are discovered to be making unauthorized cutbacks.

59 Discussion ensued regarding hog trapping and damages.

60 **This item, originally item D under the Fourth Order of Business, Consent Agenda, was**  
61 **presented out of order.**

62 2. Exhibit 7: Ratification of Blue Water Aquatics Pond 4 Drain Repair Proposal

63 On a MOTION by Mr. Tietz, SECONDED by Mr. Darius, WITH ALL IN FAVOR, the Board ratified the  
64 Blue Water Aquatics Pond 4 Drain Repair proposal, in the amount of \$375.00, for the Astoria Community  
65 Development District.

66 Discussion ensued regarding treatments and impact on budget.

67 C. District Engineer

68 Ms. Palmer was present to discuss district engineering matters. Discussion ensued regarding  
69 erosion on Fenland Way, moving to reclaimed water at the amenities center, and the ROW and  
70 drainage parcel on Portico Way. Directions were given to the District Engineer to find out the  
71 cost associated with the projects, and to review the documents and meet with staff and Board  
72 members.

73 D. District Counsel

74 Ms. Gentry reported that she sent a cease and desist letter to a homeowner making unauthorized  
75 cutbacks in the wetland buffer area and noted that she was monitoring the legislative session.

76 E. Land Use Counsel

77 Updates were given regarding Jimerson Birr's engagement with staff as well as the Cost Share  
78 Agreement that is being drafted.

79  
80  
81  
82  
83



84 F. Exhibit 3: District Manager Report & Field Operations Report

85 **This item was not originally on the agenda.**

86 Electro Sanitation 30-day agreement at \$300.00 per week. Discussion ensued. The Board directed  
87 a temporary one-month extension pending receipt of a contract renewal proposal.

88 On a MOTION by Mr. Darius, SECONDED by Ms. Pearson, WITH ALL IN FAVOR, the Board approved  
89 extending the contract with Electro Sanitation for 30 days, at a cost of \$300.00 per week, for the Asturia  
90 Community Development District.

91 **FOURTH ORDER OF BUSINESS – Consent Agenda**

92 A. Exhibit 4: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting  
93 Held February 28, 2023

94 B. Exhibit 5: Consideration for Acceptance – The February 2023 Unaudited Financial Statements

95 C. Exhibit 6: Consideration of Operation and Maintenance Expenditures for February 2023

96 Discussion ensued regarding the unaudited financial statements.

97 On a MOTION by Mr. Darius, SECONDED by Mr. Tietz, WITH ALL IN FAVOR, the Board approved  
98 the Consent Agenda as presented, for the Asturia Community Development District.

99 **FIFTH ORDER OF BUSINESS – Business Items**

100 A. Exhibit 8: Consideration of Forms+ Bike Racks Installation Proposal

101 B. Exhibit 9: Consideration of Site Masters Bike Rack Slabs Installation Proposal

102 Supervisor Pearson gave a brief overview of the plan for bike racks. Discussion ensued regarding  
103 the expansion of the bike racks and the concrete slabs. The Board gave directions to Staff to secure  
104 additional proposals for the April meeting.

105 C. Exhibit 10: Consideration of FitRev Fitness Center Flooring Proposal

106 Discussion ensued regarding the recommendation from FitRev.

107 On a MOTION by Mr. Penning, SECONDED by Ms. Pearson, WITH ALL IN FAVOR, the Board  
108 approved the FitRev Fitness Center Flooring proposal, in the amount of \$4,661.64, for the Asturia  
109 Community Development District.

110 D. Exhibit 11: Consideration of Conference Room Flooring Proposal Options

111 1. Flooring Master

112

113 2. Great Britain Tile

114 Discussion ensued.

115 On a MOTION by Mr. Darius, SECONDED by Mr. Tietz, WILL ALL IN FAVOR, the Board approved  
116 the Flooring Master proposed for Conference Room Flooring, in the amount of \$4,285.49, for the Asturia  
117 Community Development District.

118

119

120 E. Exhibit 12: Consideration of Employee Policies

121 Discussion ensued regarding whether or not to have counsel to review the policies prepared by Ms.  
122 Dobson. Ms. Gentry recommended that the Board send the policies to employment counsel for  
123 review. The Board did not feel that was necessary.

124 On a MOTION by Mr. Darius, SECONDED by Mr. Penning, WITH ALL IN FAVOR, the Board approved  
125 the Employee Policies as presented, for the Astoria Community Development District.

126 **This item was discussed out of order during the District Engineer's report.**

127 F. Exhibit 13: Consideration of Portico Maintenance

128 **SIXTH ORDER OF BUSINESS – Discussion Items**

129 A. Exhibit 14: Revised Proposed FY 2024 Budget

130 Discussion ensued regarding the revised proposed FY 2024 budget. A high-water mark budget  
131 would be approved at the April Board meeting, and the Budget Public Hearing would take place at  
132 the July Board meeting.

133 **SEVENTH ORDER OF BUSINESS – Audience Comments** (*limited to 3 minutes per individual for non-*  
134 *agenda items*)

135 Ms. Arora asked about the sidewalk drainage at 2776 Long Bow Way.

136 Ms. Baldwin thanked the Board for the improvements at the dog park, and requested the ADA data  
137 sheet for the mulch.

138 Accolades were given to the Board by several residents.

139 **EIGHTH ORDER OF BUSINESS – Supervisors Requests**

140 Supervisor Tietz requested that the pool be opened for evening hours for the 2024-2025 fiscal year.

141 Supervisor Pearson requested holiday lighting for the upcoming 2023 holidays.

142 **NINTH ORDER OF BUSINESS – Action Items Summary**

143 Ms. Dobson indicated that the Action Items Summary would be emailed.

144 **TENTH ORDER OF BUSINESS – Next Month's Agenda Items**

145 Budget and Assessment Resolution.

146 Consideration of Bike Rack & Slab proposals.

147 **ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: April 25th, 6:00 PM**

148 Mr. Penning, Mr. Darius, Ms. Pearson, and Ms. Coppa indicated that they would be present for the  
149 meeting in April, which would establish a quorum. Mr. Tietz indicated that he should be in  
150 attendance at the April meeting.

151 **TWELFTH ORDER OF BUSINESS – Adjournment**

152 Ms. Dobson asked for final questions, comments, or corrections before requesting a motion to  
153 adjourn the meeting. There being none, Mr. Tietz made a motion to adjourn the meeting.

154 On a MOTION by Mr. Tietz, SECONDED by Mr. Darius, WITH ALL IN FAVOR, the Board adjourned  
155 the meeting at 8:31 p.m. for the Astoria Community Development District.

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

159 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
160 **meeting held on April 25, 2023.**

161

162

163

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

164 **Title:**    **Secretary**    **Assistant Secretary**

**Title:**    **Chairman**    **Vice Chairman**

# EXHIBIT 8

**Astoria**  
**Community Development District**

**Financial Statements**  
**(Unaudited)**

**March 31, 2023**

**Asturia CDD**  
**Balance Sheet**  
**March 31, 2023**

	<u>GENERAL FUND</u>	<u>RESERVE FUND</u>	<u>DS SERIES 2014</u>	<u>DS SERIES 2016</u>	<u>TOTAL</u>
<b><u>ASSETS:</u></b>					
CASH	\$936,675	\$ -	\$ -	\$ -	\$ 936,675
MONEY MARKET	\$73,572				\$ 73,572
TRUIST CHECKING					\$0
INVESTMENTS:					
REVENUE FUND	-		627,663	143,052	770,715
PRINCIPAL	-	-	-	0	0
INTEREST FUND	-	-	18	4	22
RESERVE	-	-	287,930	72,981	360,911
PREPAYMENT	-	-	1	1	2
SINKING FUND	-	-	4	1	5
DEPOSITS (UTILITY)	6,446	-			6,446
PREPAID EXPENSE	120	-	-	-	120
ASSESSMENTS RECEIVABLE - ON ROLL	-	-	-	-	-
ASSESSMENTS RECEIVABLE - ON ROLL EXCESS	-	-	-	-	-
ACCOUNTS RECEIVABLE	-	-	-	-	-
ASSESSMENTS RECEIVABLE - OFF ROLL PRIOR YR	-	-	-	-	-
DUE FROM OTHER FUNDS	-	45,009	-	-	45,009
<b>TOTAL ASSETS</b>	<u>\$1,016,812</u>	<u>\$ 45,009</u>	<u>\$ 915,615</u>	<u>\$ 216,040</u>	<u>\$ 2,193,476</u>
<b><u>LIABILITIES:</u></b>					
ACCOUNTS PAYABLE	\$ 77,073	\$ -	\$ -	\$ -	\$ 77,073
DUE TO OTHER FUNDS	45,009	-	-	-	45,009
ACCRUED EXPENSES	14,227	-	-	-	14,227
RENTAL DEPOSITS	1,500	-	-	-	1,500
<b><u>FUND BALANCES:</u></b>					
NONSPENDABLE:	-				-
PREPAID AND DEPOSITS	6,446	-	-	-	6,446
RESTRICTED FOR:					
DEBT SERVICE	-	-	915,615	216,040	1,131,654
CAPITAL PROJECTS	-	-	-	-	-
UNASSIGNED:	872,557	45,009	-	-	917,566
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<u>\$ 1,016,812</u>	<u>\$ 45,009</u>	<u>\$ 915,615</u>	<u>\$ 216,040</u>	<u>\$ 2,193,476</u>

**Asturia CDD**  
**General Fund (O&M)**  
**Statement Of Revenue, Expenditures And Changes In Fund Balance**  
**For The Period Starting October 1, 2022 and Ending March 31, 2023**

	<b>FY2023 ADOPTED BUDGET</b>	<b>CURRENT MONTH</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE + / (-)</b>	<b>% OF BUDGET</b>
<b>REVENUE</b>					
SPECIAL ASSESSMENTS - ON-ROLL (Net)	\$ 1,054,160	5,656	\$ 985,713	\$ (68,447)	94%
SPECIAL ASSESSMENTS - ON-ROLL (DISCOUNT)	(42,166)	-	(6,793)	\$ 35,373	16%
ROOM RENTAL	5,000	2,475	7,055	\$ 2,055	141%
MISCELLANEOUS REVENUE	15,000	-	85	\$ (14,915)	1%
INTEREST REVENUE	-	353	1,784	\$ 1,784	100%
ACCESS CARDS	500	30	298		
EVENT FEES	2,500				
<b>TOTAL REVENUE</b>	<b>1,034,994</b>	<b>8,514</b>	<b>988,142</b>	<b>\$ (46,852)</b>	<b>95%</b>
<b>EXPENDITURES</b>					
<b>ADMINISTRATIVE EXPENSES</b>					
SUPERVISOR COMPENSATION	12,000	1,800	9,800	(2,200)	82%
PAYROLL TAXES	918	38	650	(268)	71%
PAYROLL SERVICES	-	-	-	-	
DISTRICT MANAGEMENT	57,955	4,000	25,492	(32,463)	44%
FACILITY RENTAL	-	-	-	-	
REGULATORY & PERMIT FEES	175		175	-	100%
RECORD STORAGE / ARCHIVING	-		-	-	
MISCELLANEOUS FEES	-	-	469	469	
AUDITING SERVICES	3,575			(3,575)	0%
LEGAL ADVERTISING	1,500	263	1,449	(51)	97%
MAIL NOTICE	600	-	369	(231)	61%
DISTRICT ENGINEER	20,000		-	(20,000)	0%
LEGAL SERVICES - GENERAL	45,000	4,032	44,721	(279)	99%
LEGAL SERVICES - REDEVELOPMENT RELATED WORK	-		-	-	
WEB-SITE / EMAIL SYSTEM - IT SUPPORT	5,500	105	5,046	(454)	92%
TAX COLLECTOR FEES	150	-	624	474	416%
MISC. ASSESSMENT COLLECTION COST	21,083	-	3,253	(17,830)	15%
ASSESSMENT COLLECTION FEES	-		-	-	
<b>TOTAL GENERAL ADMINISTRATION</b>	<b>168,456</b>	<b>10,237</b>	<b>92,046</b>	<b>(76,410)</b>	<b>55%</b>
<b>INSURANCE:</b>					
INSURANCE (Public Officials, Liability, Property )	3,730	-	23,441	19,711	628%
<b>TOTAL INSURANCE</b>	<b>3,730</b>	<b>-</b>	<b>23,441</b>	<b>19,711</b>	<b>628%</b>
<b>DEBT SERVICE ADMINISTRATION:</b>					
DISSEMINATION SERVICES (DISCLOSURE REPORT)	-		-	-	
ARBITRAGE REBATE CALCULATION	1,000	-	1,250	250	125%
BOND AMORTIZATION	-		-	-	
TRUSTEES FEES	8,500		3,000	(5,500)	35%
<b>TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>9,500</b>	<b>-</b>	<b>4,250</b>	<b>(5,250)</b>	<b>45%</b>
<b>TOTAL ADMINISTRATIVE</b>	<b>181,686</b>	<b>10,237</b>	<b>119,737</b>	<b>(61,949)</b>	<b>66%</b>

**Asturia CDD**  
**General Fund (O&M)**  
**Statement Of Revenue, Expenditures And Changes In Fund Balance**  
**For The Period Starting October 1, 2022 and Ending March 31, 2023**

	FY2023 ADOPTED BUDGET	CURRENT MONTH	ACTUAL YEAR-TO-DATE	VARIANCE + / (-)	% OF BUDGET
<b>FIELD OPERATIONS &amp; MAINTENANCE:</b>					
UTILITY - RECREATION FACILITY	21,000	-	1,873	(19,127)	9%
UTILITY - STREETLIGHTS	190,752	23,319	96,428	(94,324)	51%
UTILITY - IRRIGATION	4,464	-	335	(4,129)	7%
UTILITY SERVICES	1,200	-	86	(1,114)	7%
GARBAGE - RECREATION FACILITY	468	-	134	(334)	29%
SOLID WASTE ASSESSMENT	670	-	-	(670)	0%
UTILITY - RECLAIMED WATER	55,000	1,404	9,144	(45,856)	17%
STORMWATER ASSESSMENT	900	-	-	(900)	0%
LAKE & POND MAINTENANCE	7,760	1,265	5,974	(1,786)	77%
INSURANCE - PROPERTY	17,171	-	-	(17,171)	0%
INSURANCE - GENERAL LIABILITY	4,068	-	-	(4,068)	0%
R&M IRRIGATION	2,000	612	3,363	1,363	168%
LANDSCAPE MAINTENANCE	202,036	16,913	89,413	(112,624)	44%
LANDSCAPE REPLACEMENT	2,000	2,000	2,000	-	100%
HOLIDAY LIGHTS & DECORATION	2,000	-	1,410	(590)	71%
MISC. CONTINGENCY	176,643	11,774	59,402	(117,241)	34%
R&M SIDEWALKS	2,000	-	-	(2,000)	0%
ROADWAY REPAIR	5,000	-	-	(5,000)	0%
PRESSURE WASHING	10,000	-	95	(9,905)	1%
<b>TOTAL FIELD OPERATIONS</b>	<b>705,132</b>	<b>57,285</b>	<b>269,656</b>	<b>(435,476)</b>	<b>38%</b>
<b>PARKS AND RECREATION</b>					
FIELD MANAGEMENT	50,000	3,972	14,338	(35,662)	29%
POOL MAINTENANCE	12,000	1,027	5,691	(6,309)	47%
WILDLIFE MANAGEMENT	2,400	-	-	(2,400)	0%
CLEANING SERVICES	8,400	1,200	7,500	(900)	89%
PEST CONTROL	660	-	275	(385)	42%
TELEPHONE / INTERNET	2,981	195	759	(2,222)	25%
FITNESS EQUIPMENT	1,500	330	662	(838)	44%
AMENITY MAINTENANCE & REPAIRS	6,000	93	1,710	(4,290)	28%
A/C & HEATING MAINTENANCE	1,500	740	740	(760)	49%
BOARDWALK & BRIDGE MAINTENANCE	2,500	-	9	(2,491)	0%
POOL FURNITURE REPAIR & REPLACEMENT	3,500	-	2,357	(1,143)	67%
SECURITY SYSTEM MONITORING	11,720	-	-	(11,720)	0%
DOG PARK MAINTENANCE	250	-	45	(205)	18%
MISC. EXPENSES	3,000	-	-	(3,000)	0%
OFFICE SUPPLIES	250	-	598	348	239%
CLUBHOUSE JANITORIAL SUPPLIES	3,600	65	270	(3,330)	8%
PARK GARBAGE & DOG WASTE STATION SUPPLIES	8,216	-	520	(7,696)	6%
POOL PERMITS	300	-	-	(300)	0%
SPECIAL EVENTS	4,400	-	-	(4,400)	0%
<b>TOTAL PARKS AND RECREATION</b>	<b>123,177</b>	<b>7,622</b>	<b>35,473</b>	<b>(87,704)</b>	<b>29%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,009,995</b>	<b>75,144</b>	<b>424,866</b>	<b>(585,129)</b>	<b>42%</b>
<b>RESERVES</b>					
RESERVE - POOL	15,000	-	-	(15,000)	0%
RESERVE - ROADWAYS	10,000	-	-	(10,000)	0%
<b>TOTAL RESERVES</b>	<b>25,000</b>	<b>-</b>	<b>-</b>	<b>(25,000)</b>	<b>0%</b>
<b>TOTAL RESERVES &amp; EXPENDITURES</b>	<b>1,034,995</b>	<b>75,144</b>	<b>424,866</b>	<b>(610,129)</b>	<b>41%</b>
<b>EXCESS OF REV. OVER/(UNDER) EXPEND.</b>	<b>(1)</b>		<b>563,276</b>		
<b>OTHER FINANCING SOURCES (USES)</b>					
TRANSFER-IN	-	-	-	-	
TRANSFER-OUT	-	-	-	-	
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>NET CHANGE IN FUND BALANCE</b>			<b>563,276</b>	<b>-</b>	
FUND BALANCE - BEGINNING			309,281		
<b>FUND BALANCE - ENDING</b>			<b>\$ 872,557</b>		



**Asturia CDD  
RESERVE FUND**  
**Statement Of Revenue, Expenditures And Changes In Fund Balance  
For The Period Starting October 1, 2022 and Ending March 31, 2023**

	<b>FY2023 ADOPTED BUDGET</b>	<b>CURRENT MONTH</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>FAVORABLE UNFAVORABLE VARIANCE</b>
<b>REVENUE</b>				
SPECIAL ASSESSMENTS - OFF ROLL	\$ 18,457	\$ -	\$ 17,706	\$ 17,706
MISCELLANEOUS	-	-	-	-
FUND BALANCE FORWARD	-	-	-	-
LESS: DISCOUNT ASSESSMENTS	(724)	-	(122)	(122)
<b>TOTAL REVENUE</b>	<b>17,733</b>	<b>-</b>	<b>17,584</b>	<b>17,584</b>
<b>EXPENDITURES</b>				
COUNTY - ASSESSMENT COLLECTION FEES	354	-	58	(58)
INTEREST EXPENSE (MAY 1, 2020)	-	-	-	-
INTEREST EXPENSE (NOV 1, 2020)	-	-	-	-
PRINCIPAL PAYMENT (MAY 1, 2020)	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>354</b>	<b>-</b>	<b>58</b>	<b>(58)</b>
<b>EXCESS REVENUE OVER (UNDER) EXPENDITURES</b>	<b>17,379</b>	<b>-</b>	<b>17,526</b>	<b>17,526</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
TRANSFERS-IN	-	-	-	-
TRANSFERS-OUT	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>17,379</b>	<b>-</b>	<b>17,526</b>	<b>17,526</b>
FUND BALANCE - BEGINNING	-	-	27,483	27,483
INCREASE IN FUND BALANCE	-	-	-	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 17,379</b>	<b>\$ -</b>	<b>\$ 45,009</b>	<b>\$ 45,009</b>

(a) Debt series 2005A debt forbearance is extended to March 10, 2019

**Asturia CDD**  
**Debt Service - Series 2014**  
**Statement Of Revenue, Expenditures And Changes In Fund Balance**  
**For The Period Starting October 1, 2022 and Ending March 31, 2023**

	<b>FY2023 ADOPTED BUDGET</b>	<b>2015 (05A) ACTUAL YEAR-TO-DATE</b>
<b>REVENUE</b>		
SPECIAL ASSESSMENTS - ON ROLL	\$ 597,600	\$ 558,798
ASSESSMENT-OFF ROLL - BOARDWALK/COLERIDGE		-
INTEREST-INVESTMENT	-	7,304
LESS: DISCOUNT ASSESSMENT	(23,904)	(3,851)
<b>TOTAL REVENUE</b>	<b>573,696</b>	<b>562,250</b>
<b>EXPENDITURES</b>		
COUNTY - ASSESSMENT COLLECTION FEES	11,952	1,844
INTEREST EXPENSE	412,730	206,365
INTEREST EXPENSE	-	-
PRINCIPAL Payment	150,000	-
TRUSTEE FEES		-
LEGAL EXPENSE		
<b>TOTAL EXPENDITURES</b>	<b>574,682</b>	<b>208,209</b>
<b>EXCESS REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(986)</b>	<b>354,041</b>
<b>OTHER FINANCING SOURCES (USES)</b>		
TRANSFERS-IN	-	-
TRANSFERS-OUT	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>
NET CHANGE IN FUND BALANCE	(986)	354,041
FUND BALANCE - BEGINNING	-	561,573
INCREASE IN FUND BALANCE		-
<b>FUND BALANCE - ENDING</b>		<b>\$ 915,615</b>

Asturia CDD  
Debt Service - Series 2016  
Statement Of Revenue, Expenditures And Changes In Fund Balance  
For The Period Starting October 1, 2022 and Ending March 31, 2023

	FY2023 ADOPTED BUDGET	2015 (07A) ACTUAL YEAR-TO-DATE
<b>REVENUE</b>		
ASSESSMENTS-ON-ROLL (GROSS)	\$ 150,525	\$ 140,751
INTEREST-INVESTMENT	-	1,595
FUND BALANCE FORWARD	-	-
LESS: DISCOUNT ASSESSMENT	(6,021)	(970)
<b>TOTAL REVENUE</b>	<b>144,504</b>	<b>141,376</b>
<b>EXPENDITURES</b>		
COUNTY - ASSESSMENT COLLECTION FEES	3,011	464
INTEREST EXPENSE (NOV 1, 2022)	98,819	49,409
INTEREST EXPENSE	-	-
PRINCIPAL Payment May 1, 2022	40,000	-
<b>TOTAL EXPENDITURES</b>	<b>141,830</b>	<b>49,874</b>
<b>EXCESS REVENUE OVER (UNDER) EXPENDITURES</b>	2,674	91,502
<b>OTHER FINANCING SOURCES (USES)</b>		
TRANSFERS-IN	-	-
TRANSFERS-OUT	-	(1,313)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(1,313)</b>
NET CHANGE IN FUND BALANCE	2,674	90,189
FUND BALANCE - BEGINNING	-	125,851
<b>FUND BALANCE - ENDING</b>	<b>\$ 2,674</b>	<b>\$ 216,040</b>

**ASTURIA CDD**  
**Cash Reconciliation (General Fund)**  
**March 31, 2023**

	<b>Operating Acct Bank United</b>
Balance Per Bank Statement	\$969,052.01
Deposits	0.00
Less: Outstanding Checks	(32,377.51)
<b><i>Adjusted Bank Balance</i></b>	<b><u><u>\$936,674.50</u></u></b>
Beginning Bank Balance Per Books	\$1,681,307.40
Cash Receipts & Credits	12,524.93
Cash Disbursements	(757,157.83)
<b><i>Balance Per Books</i></b>	<b><u><u>\$936,674.50</u></u></b>

**Asturia CDD**  
**CHECK REGISTER - OPERATING ACCOUNT**  
**FY2023**

Date	Num	Name	Memo	Deposits	Payments	Balance
<b>Bank United</b>						<b>0.00</b>
12/09/2022			Funds Transfer	800,000.00		800,000.02
12/15/2022			Deposit		0.00	800,000.02
12/15/2022	01ACH121522	Duke Energy Payment Processing	14721 State Road 54 Lite PH1A SL 10/08-11/07		5,422.55	794,577.47
12/15/2022	12/15/22	Bank United	Checks for new district		43.74	794,533.73
12/16/2022	1001	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 22-23 Special District State Fee		175.00	794,358.73
12/16/2022			Deposit	1,584.00		795,942.73
12/16/2022			Service Charge		35.00	795,907.73
12/20/2022	15ACH122022	Duke Energy Payment Processing	14721 State Road 54 Lite PH1A SL 09/09-10/07		5,422.55	790,485.18
12/20/2022	16ACH122022	Duke Energy Payment Processing	0000 Aviles PKY Lite 08/13-09/14		1,960.98	788,524.20
12/20/2022	01ACH122022	Duke Energy Payment Processing	000 Promenade PKY Lite 10/26-11/23		99.07	788,425.13
12/20/2022	02ACH122022	Duke Energy Payment Processing	2781 Long Bow Way Irrigation 10/26-11/23		30.42	788,394.71
12/20/2022	17ACH122022	Duke Energy Payment Processing	15121 Aviles PKWY Pump Irrigation 10/26-11/23		30.41	788,364.30
12/20/2022	03ACH122022	Duke Energy Payment Processing	2995 Long Bow Way Irrigation 10/26-11/23		30.42	788,333.88
12/20/2022	04ACH122022	Duke Energy Payment Processing	14807 Renaissance Ave Irrigation 10/26-11/23		30.42	788,303.46
12/20/2022	05ACH122022	Duke Energy Payment Processing	14700 Trails Edge Blvd Irrigation 10/26-11/23		30.42	788,273.04
12/20/2022	06ACH122022	Duke Energy Payment Processing	14575 Promenade PKWY Amenity Center 10/26-11/23		1,083.57	787,189.47
12/20/2022	07ACH122022	Duke Energy Payment Processing	14575 Promenade PKY Pool 10/26-11/23		767.45	786,422.02
12/20/2022	08ACH122022	Duke Energy Payment Processing	14731 State Road 54 10/26-11/23		31.46	786,390.56
12/20/2022	09ACH122022	Duke Energy Payment Processing	15138 Caravan Ave Irrigation 10/26-11/23		30.43	786,360.13
12/20/2022	10ACH122022	Duke Energy Payment Processing	14826 Renaissance Ave Irrigation 10/26-11/23		30.43	786,329.70
12/20/2022	11ACH122022	Duke Energy Payment Processing	15233 Renaissance Ave Irrigation 10/26-11/23		30.42	786,299.28
12/20/2022	12ACH122022	Duke Energy Payment Processing	15381 Aviles PKWY Pump Irrigation 10/26-11/23		30.42	786,268.86
12/20/2022	13ACH122022	Duke Energy Payment Processing	15301 Aviles PKWY Pump Irrigation 10/26-11/23		30.42	786,238.44
12/20/2022	14ACH122022	Duke Energy Payment Processing	15246 Caravan Ave Irrigation 10/26-11/23		30.42	786,208.02
12/20/2022			Deposit	11,191.72		797,399.74
12/21/2022			Deposit	500.00		797,899.74
12/21/2022	01ACH122122	Duke Energy Payment Processing	0000 Aviles PKY Lite 11/12-12/13		1,960.98	795,938.76
12/23/2022	1002	Best Termite and Pest Control, Inc.			110.00	795,828.76
12/23/2022	1003	Blue Water Aquatics, Inc.	Aquatic service Request on pond		890.00	794,938.76
12/23/2022	1004	Business Observer	Notice of Regular Meeting		105.00	794,833.76
12/23/2022	1005	Complete IT Corp			2,608.23	792,225.53
12/23/2022	1014	Custom Reserves, LLC	Reserve Study		1,950.00	790,275.53
12/23/2022	1015	Electro Sanitation Services	Monthly Janitorial cleaning 11/15-12/15		1,500.00	788,775.53
12/23/2022	1016	Helicon Foundation Repair Systems, Inc.	Stabilize Slab with attempt lift and level		10,986.45	777,789.08
12/23/2022	1017	Inframark LLC	Monthly services for November		5,105.59	772,683.49
12/23/2022	1019	KE Law Group	Legal Services		5,751.25	766,932.24
12/23/2022	1020	Suncoast Pool Service	Swimming Pool service		870.00	766,062.24
12/23/2022	1021	Tampa Bay Times	Advertising ad 11/1-11/30		124.40	765,937.84
12/23/2022	01ACH122322	Duke Energy Payment Processing	0000 Aviles PKY Lite PH2 A&B SL 10/26-11/23		2,511.51	763,426.33
12/23/2022	122322ACH1	ADP, Inc.	PR12/3/22 - 12/16/22		178.99	763,247.34
12/23/2022	122322ACH2	James Chambers	PR12/3/22 - 12/16/22		708.61	762,538.73
12/28/2022	01ACH122822	Duke Energy Payment Processing	0000 Promenade PKY Lite 11/2-12/1		293.48	762,245.25
12/28/2022	02ACH122822	Duke Energy Payment Processing	15165 State Rd 54 Monument 10/26-11/23		235.37	762,009.88
12/30/2022	123022ACH1	ADP, Inc.	Payroll Processing Fees		110.83	761,899.05
12/31/2022			Interest	43.84		761,942.89
<b>12/31/2022</b>				<b>813,319.56</b>	<b>51,376.69</b>	<b>761,942.89</b>
01/03/2023			Funds Transfer	1,031,672.15		1,793,615.04
01/04/2023	1022	Valley National Bank	CC payment		712.27	1,792,902.77
01/06/2023	100000	Complete IT Corp	Invoice: 9985 (Reference: email accounts. Check Stub Notes: Email accounts.. )		104.65	1,792,798.12
01/06/2023	100002	Blue Water Aquatics, Inc.	Invoice: 29564 (Reference: Aquatic Services. )		890.00	1,791,908.12
01/06/2023	100001	Tampa Bay Times	Invoice: 260476 (Reference: Meeting Workshop. )		198.00	1,791,710.12
01/06/2023	010623ACH1	ADP, Inc.	PR12/17/22 - 12/30/22		175.53	1,791,534.59
01/06/2023	010623ACH2	James Chambers	PR12/16/22 - 12/30/22		712.07	1,790,822.52
01/07/2023	01ACH010723	Spectrum Business	14575 Promenade Pkwy 12/21-01/20		97.96	1,790,724.56
01/09/2023	100003	Business Observer	Invoice: 22-02199P (Reference: legal services- Engineering services. )		120.31	1,790,604.25
01/09/2023	100004	RedTree Landscape Systems, LLC	Invoice: 12292 (Reference: Grounds Maintenance. )		12,975.00	1,777,629.25
01/11/2023	100005	Suncoast Pool Service	Invoice: 8901 (Reference: Pool Service. )		1,027.00	1,776,602.25
01/11/2023	100006	Tampa Holiday Lighting	Invoice: 1350 (Reference: 2nd of installation. )		705.00	1,775,897.25
01/12/2023			Deposit	19,665.74		1,795,562.99
01/13/2023	1023	Board of County Commissioners	Parcel# 26-26-17-0050-00Y00-0000 Asturia Phase 1A PB 70 PG 142 Tract		731.44	1,794,831.55
01/13/2023	1024	Mike Fasano	Asturia Phase 1A PB 70 PG 142 Tract Parcel #26-26-17-0050-00Y00-0000		623.77	1,794,207.78
01/13/2023	11323ACH1	ADP, Inc.	Payroll Processing Fees		110.83	1,794,096.95
01/13/2023	011323ACH1	Engage PEO	P/R BOS Meeting & Workshop 12/12/22		360.00	1,793,736.95
01/13/2023	4	Glen Penning	P/R BOS Meeting & Workshop 12/12/22		369.40	1,793,367.55
01/13/2023	2	Jean-Jacques Darius	P/R BOS Meeting & Workshop 12/12/22		369.40	1,792,998.15
01/13/2023	5	Jonathan Tietz	P/R BOS Meeting & Workshop 12/12/22		369.40	1,792,628.75
01/13/2023	3	Marie Pearson	P/R BOS Meeting & Workshop 12/12/22		369.40	1,792,259.35
01/13/2023	1	Susan Coppa	P/R BOS Meeting & Workshop 12/12/22		369.40	1,791,889.95
01/17/2023	01ACH011723	Duke Energy Payment Processing	14721 State Road 54 Lite PH1A SL 11/08-12/07		5,426.21	1,786,463.74
01/17/2023	02ACH011723	Duke Energy Payment Processing	14721 State Road 54 Lite PH1A SL 12/8-01/09		5,426.21	1,781,037.53
01/18/2023	1025	Jimerson Birr, PA			3,329.75	1,777,707.78
01/18/2023			Deposit	975.00		1,778,682.78
01/18/2023	01ACH011823	Duke Energy Payment Processing	000 Promenade PKY Lite 11/24-12/27		99.07	1,778,583.71
01/18/2023	02ACH011823	Duke Energy Payment Processing	0000 Aviles PKY Lite 09/15-10/13		1,960.98	1,776,622.73
01/18/2023	100008	DPFG	Invoice: 406411 (Reference: Dec Billable expenses. ) Invoice: 406502 (Reference: Website integ...		7,599.71	1,769,023.02

**Asturia CDD**  
**CHECK REGISTER - OPERATING ACCOUNT**  
**FY2023**

Date	Num	Name	Memo	Deposits	Payments	Balance
01/18/2023	11823ACH1	ADP, Inc.	Workers Comp		79.76	1,768,943.26
01/18/2023			Deposit	21.60		1,768,964.86
01/19/2023	01ACH011923	Duke Energy Payment Processing	14807 Renaissance Ave Irrigation 11/24-12/27		30.43	1,768,934.43
01/19/2023	02ACH011923	Duke Energy Payment Processing	15301 Aviles PKWY Pump Irrigation 11/24-12/27		30.41	1,768,904.02
01/19/2023	03ACH011923	Duke Energy Payment Processing	14826 Renaissance Ave Irrigation 11/24-12/27		30.43	1,768,873.59
01/19/2023	04ACH011923	Duke Energy Payment Processing	15246 Caravan Ave Irrigation 11/24-12/27		30.43	1,768,843.16
01/19/2023	05ACH011923	Duke Energy Payment Processing	15381 Aviles PKWY Pump Irrigation 11/24-12/27		30.42	1,768,812.74
01/19/2023	06ACH011923	Duke Energy Payment Processing	2995 Long Bow Way Irrigation 11/24-12/27		30.42	1,768,782.32
01/19/2023	07ACH011923	Duke Energy Payment Processing	2781 Long Bow Way Irrigation 11/24-12/27		30.42	1,768,751.90
01/19/2023	08ACH011923	Duke Energy Payment Processing	15233 Renaissance Ave Irrigation 11/24-12/27		30.42	1,768,721.48
01/19/2023	09ACH011923	Duke Energy Payment Processing	15138 Caravan Ave Irrigation 11/24-12/27		30.42	1,768,691.06
01/19/2023	10ACH011923	Duke Energy Payment Processing	14575 Promenade PKWY Amenity Center 11/24-12/27		1,086.38	1,767,604.68
01/19/2023	11ACH011923	Duke Energy Payment Processing	14575 Promenade PKY Pool 11/24-12/27		901.26	1,766,703.42
01/19/2023	12ACH011923	Duke Energy Payment Processing	14700 Trails Edge Blvd Irrigation 11/24-12/27		30.42	1,766,673.00
01/19/2023	13ACH011923	Duke Energy Payment Processing	14731 State Road 54 11/24-12/27		38.06	1,766,634.94
01/19/2023	14ACH011923	Duke Energy Payment Processing	15121 Aviles PKWY Pump Irrigation 11/24-12/27		30.42	1,766,604.52
01/19/2023	16ACH011923	FedEx			181.95	1,766,422.57
01/19/2023	011923ACH1	ADP, Inc.	Workers Comp 12/31/22 - 1/13/23		39.88	1,766,382.69
01/19/2023	15ACH011923	Elkay Sales Inc.	2 Water Sentry Replacement filter		165.46	1,766,217.23
01/20/2023	01ACH012023	Duke Energy Payment Processing	0000 Aviles PKY Lite PH2 A&B SL 11/24-12/27		2,511.51	1,763,705.72
01/20/2023	100009	Electro Sanitation Services	Invoice: 011523 (Reference: Janitorial Monthly cleaning. )		1,200.00	1,762,505.72
01/20/2023	100010	Business Observer	Invoice: 23-00048P (Reference: Legal advertising- Notice of meeting. )		70.00	1,762,435.72
01/20/2023	100011	RedTree Landscape Systems, LLC	Invoice: 12102 (Reference: Monthly Grounds Maintenance. )		12,975.00	1,749,460.72
01/20/2023	12023ACH1	James Chambers	PR 12/31/22 - 1/13/23		712.07	1,748,748.65
01/20/2023	12023ACH2	ADP, Inc.	Payroll Processing Fees		150.00	1,748,598.65
01/20/2023	012023ACH1	ADP, Inc.	PR12/31/22 - 1/13/23		175.53	1,748,423.12
01/23/2023	01ACH012323	Pasco County Utilities	14915 Aviles Parkway 11/18-12/19		177.75	1,748,245.37
01/23/2023	02ACH012323	Pasco County Utilities	14450 Promenade Parkway 11/18-12/19		308.25	1,747,937.12
01/23/2023	03ACH012323	Pasco County Utilities	14859 Caravan Ave 11/18-12/19		9.00	1,747,928.12
01/23/2023	04ACH012323	Pasco County Utilities	14700 Trails Edge Blvd 11/18-12/19		24.00	1,747,904.12
01/23/2023	05ACH012323	Pasco County Utilities	2830 Long Bow Way 11/18-12/19		30.00	1,747,874.12
01/23/2023	06ACH012323	Pasco County Utilities	0 Promenade Parkway 11/18-12/19		211.50	1,747,662.62
01/23/2023	07ACH012323	Pasco County Utilities	15233 Renaissance Ave 11/18-12/19		10.50	1,747,652.12
01/23/2023	08ACH012323	Pasco County Utilities	15246 Caravan Ave 11/18-12/19		81.00	1,747,571.12
01/23/2023	09ACH012323	Pasco County Utilities	15050 Caravan Ave 11/18-12/19		94.50	1,747,476.62
01/23/2023	10ACH012323	Pasco County Utilities	15381 Aviles Parkway 11/18-12/19		9.75	1,747,466.87
01/23/2023	12ACH012323	Pasco County Utilities	15121 Aviles Parkway 11/18-12/19		9.00	1,747,457.87
01/23/2023	13ACH012323	Pasco County Utilities	14577 Promenade Parkway 11/18-12/19		52.50	1,747,405.37
01/23/2023	14ACH012323	Pasco County Utilities	14575 Promenade Parkway 11/18-12/19		1,577.27	1,745,828.10
01/23/2023	15ACH012323	Pasco County Utilities	14502 Promenade Parkway 11/18-12/19		65.99	1,745,762.11
01/25/2023	01ACH012523	Duke Energy Payment Processing	0000 Promenade PKY Lite 12/02-01/03		296.00	1,745,466.11
01/25/2023	02ACH012523	Duke Energy Payment Processing	0000 Aviles PKY Lite 11/12-12/13		1,960.98	1,743,505.13
01/26/2023	12623ACH1b	Duke Energy Payment Processing	0000 Promenade PKY Lite 12/02-01/03 Duplicate payment		296.00	1,743,209.13
01/27/2023	1026	Jimerson Birr, PA	Legal Service- Land Use Retainer fee		5,000.00	1,738,209.13
01/27/2023	01ACH012723	Duke Energy Payment Processing	15165 State Rd 54 Monument 11/24-12/27		273.00	1,737,936.13
01/27/2023	100012	Complete IT Corp	Invoice: 10156 (Reference: Web Maintenance. ) Invoice: 9786 (Reference: CDD/ HOA Google emai		119.60	1,737,816.53
01/27/2023	100013	DPPFG	Invoice: 406651 (Reference: District Management services DEC. )		4,000.00	1,733,816.53
01/27/2023	100014	RedTree Landscape Systems, LLC	Invoice: 12424 (Reference: Irrigation repairs 11/16. )		1,198.00	1,732,618.53
01/27/2023	100015	Florida Bee Removal, Inc.	Invoice: 10213 (Reference: removed bees alive and honeycomb from irrigation box. )		350.00	1,732,268.53
01/27/2023	12723ACH1	ADP, Inc.	Payroll Processing Fees		110.83	1,732,157.70
01/27/2023	012723ACH1	Engage PEO	P/R BOS Meeting & Workshop 11/29/22		207.00	1,731,950.70
01/27/2023	9	Glen Penning	P/R BOS Meeting & Workshop 11/29/22		184.70	1,731,766.00
01/27/2023	7	Jean-Jacques Darius	P/R BOS Meeting & Workshop 11/29/22		184.70	1,731,581.30
01/27/2023	10	Jonathan Tietz	P/R BOS Meeting & Workshop 11/29/22		184.70	1,731,396.60
01/27/2023	8	Marie Pearson	P/R BOS Meeting & Workshop 11/29/22		184.70	1,731,211.90
01/27/2023	6	Susan Coppa	P/R BOS Meeting 11/29/22		184.70	1,731,027.20
01/30/2023	1028	Half Associates, Inc.			8,000.00	1,723,027.20
01/30/2023	13023ACH1b	Duke Energy Payment Processing	15165 State Rd 54 Monument 11/24-12/27 Duplicate payment		273.00	1,722,754.20
01/31/2023			Interest	146.98		1,722,901.18
<b>01/31/2023</b>				<b>1,052,481.47</b>	<b>91,523.18</b>	<b>1,722,901.18</b>
02/01/2023	20123ACH1	ADP, Inc.	Year End & W-2 Processing		75.40	1,722,825.78
02/01/2023	20323ACH2	James Chambers	PR 1/14/23 - 1/27/23		758.19	1,722,067.59
02/01/2023	1030	Egis Insurance Advisors	Policy# WC100122685 01/12/23-10/01/23 FIA WC		610.00	1,721,457.59
02/02/2023	01ACH020223	Amazon	Kraken Bond Universal Silicone Grey Caulk		10.69	1,721,446.90
02/02/2023	02ACH020223	Amazon	Summates 600 Diner Heavy Duty Polyester Golf Cart Cover		123.03	1,721,323.87
02/03/2023	20323ACH1	Engage PEO	P/R BOS Meeting & Workshop 1/24/23		207.00	1,721,116.87
02/03/2023	14	Glen Penning	P/R BOS Meeting 1/24/23		184.70	1,720,932.17
02/03/2023	12	Jean-Jacques Darius	P/R BOS Meeting 1/24/23		184.70	1,720,747.47
02/03/2023	15	Jonathan Tietz	P/R BOS Meeting 11/29/22		184.70	1,720,562.77
02/03/2023	13	Marie Pearson	P/R BOS Meeting 1/24/23		184.70	1,720,378.07
02/03/2023	11	Susan Coppa	P/R BOS Meeting 1/24/23		184.70	1,720,193.37
02/03/2023	020323ACH1	ADP, Inc.	PR1/14/23 - 1/27/23		191.54	1,720,001.83
02/03/2023	20323ACH1WC	ADP, Inc.	Workers Comp 1/14/23 - 1/27/23		41.95	1,719,959.88
02/06/2023	100016	Best Termite and Pest Control, Inc.	Invoice: 1188360 (Reference: Commercial Pest Control Monthly. )		55.00	1,719,904.88
02/06/2023	100017	Tampa Bay Times	Invoice: 123122-3151 (Reference: Legal advertising. )		198.00	1,719,706.88
02/06/2023	100018	Blue Water Aquatics, Inc.	Invoice: 29712 (Reference: Aquatic services. )		1,149.45	1,718,557.43



**Asturia CDD**  
**CHECK REGISTER - OPERATING ACCOUNT**  
**FY2023**

Date	Num	Name	Memo	Deposits	Payments	Balance
02/06/2023	100019	RedTree Landscape Systems, LLC	Invoice: 12466 (Reference: Irrigation repairs 1/6/23. ) Invoice: 12474 (Reference: Irrigation ...		13,246.75	1,705,310.68
02/06/2023	01ACH020623	Lowes #00724	Amenity Maintenance		49.38	1,705,261.30
02/06/2023	2/6/23	Florida Dept. of Revenue	Sales Tax Filing December Income		140.00	1,705,121.30
02/06/2023	2/6/23-2	Florida Dept. of Revenue	Sales Tax Filing January Income		66.54	1,705,054.76
02/07/2023			Deposit	12,973.95		1,718,028.71
02/07/2023	01ACH020723	Spectrum Business	14575 Promenade Pkwy 01/21-02/20		97.96	1,717,930.75
02/09/2023			Deposit	705.00		1,718,635.75
02/15/2023	100020	Complete IT Corp	Invoice: 10286 (Reference: tech service call. )		187.50	1,718,448.25
02/15/2023	100021	Suncoast Pool Service	Invoice: 8996 (Reference: swimming pool service. )		1,027.00	1,717,421.25
02/15/2023	01ACH021523	Duke Energy Payment Processing	14721 State Road 54 Lite PH1A SL 12/8-01/09		5,569.27	1,711,851.98
02/15/2023	02ACH021523	Duke Energy Payment Processing	000 Promenade PKY Lite 12/28-01/24		99.95	1,711,752.03
02/15/2023	03ACH021523	Duke Energy Payment Processing	0000 Promenade PKY Lite 01/04-01/24		503.20	1,711,248.83
02/16/2023	01ACH021623	Duke Energy Payment Processing	0000 Aviles PKY Lite		2,604.07	1,708,644.76
02/16/2023	02ACH021623	Duke Energy Payment Processing	0000 Aviles PKY Lite		589.43	1,708,055.33
02/16/2023	100022	RedTree Landscape Systems, LLC	Invoice: 12600 (Reference: Landscape construction- Vehicle accident. )		1,550.00	1,706,505.33
02/16/2023			Service Charge		375.00	1,706,130.33
02/17/2023	01ACH021723	Duke Energy Payment Processing	15381 Aviles PKWY Pump Irrigation 12/28-01/25		30.42	1,706,099.91
02/17/2023	02ACH021723	Duke Energy Payment Processing	14575 Promenade PKY Pool 12/28-01/25		876.54	1,705,223.37
02/17/2023	03ACH021723	Duke Energy Payment Processing	14700 Trails Edge Blvd Irrigation 12/28-01/25		30.42	1,705,192.95
02/17/2023	04ACH021723	Duke Energy Payment Processing	2995 Long Bow Way Irrigation 112//28-01/25		30.43	1,705,162.52
02/17/2023	05ACH021723	Duke Energy Payment Processing	14731 State Road 54 12/28-01/25		35.07	1,705,127.45
02/17/2023	06ACH021723	Duke Energy Payment Processing	15301 Aviles PKWY Pump Irrigation 12/28-01/25		30.42	1,705,097.03
02/17/2023	07ACH021723	Duke Energy Payment Processing	15138 Caravan Ave Irrigation 12/28-01/25		30.41	1,705,066.62
02/17/2023	08ACH021723	Duke Energy Payment Processing	2781 Long Bow Way Irrigation 12/28-01/25		30.43	1,705,036.19
02/17/2023	09ACH021723	Duke Energy Payment Processing	14807 Renaissance Ave Irrigation 12/28-01/25		30.43	1,705,005.76
02/17/2023	10ACH021723	Duke Energy Payment Processing	14575 Promenade PKWY Amenity Center 12/28-01/25		943.71	1,704,062.05
02/17/2023	11ACH021723	Duke Energy Payment Processing	15233 Renaissance Ave Irrigation 12/28-01/25		30.43	1,704,031.62
02/17/2023	12ACH021723	Duke Energy Payment Processing	0000 Aviles PKY Lite PH2 A&B SL 12/28-01/24		2,576.91	1,701,454.71
02/17/2023	13ACH021723	Duke Energy Payment Processing	15121 Aviles PKWY Pump Irrigation 12/28-01/25		30.42	1,701,424.29
02/17/2023	14ACH021723	Duke Energy Payment Processing	15246 Caravan Ave Irrigation 12/28-01/25		30.43	1,701,393.86
02/17/2023	15ACH021723	Duke Energy Payment Processing	14826 Renaissance Ave Irrigation 12/28-01/25		30.43	1,701,363.43
02/17/2023	21023ACH1	ADP, Inc.	Payroll Processing Fees		67.63	1,701,295.80
02/17/2023	21723ACH1	James Chambers	PR 1/28/23 - 2/10/23		1,060.68	1,700,235.12
02/17/2023	021723ACH1	ADP, Inc.	PR1/28/23- 2/10/23		304.01	1,699,931.11
02/17/2023	21723ACH1WC	ADP, Inc.	Workers Comp 1/28/23 - 2/10/23		55.79	1,699,875.32
02/17/2023	04ACH021723	Duke Energy Payment Processing	0000 Aviles PKY Lite 1/25-2/22		643.09	1,699,232.23
02/21/2023	01ACH022123	Pasco County Utilities	0 Promenade Parkway 12/19-01/18		100.50	1,699,131.73
02/21/2023	02ACH022123	Pasco County Utilities	15233 Renaissance Ave 12/19-01/18		11.25	1,699,120.48
02/21/2023	03ACH022123	Pasco County Utilities	15246 Caravan Ave 12/19-01/18		26.25	1,699,094.23
02/21/2023	04ACH022123	Pasco County Utilities	2995 Long Bow Way 12/19-01/18		3.75	1,699,090.48
02/21/2023	05ACH022123	Pasco County Utilities	14915 Aviles Parkway 12/19-01/18		145.50	1,698,944.98
02/21/2023	06ACH022123	Pasco County Utilities	14450 Promenade Parkway 12/19-01/18		312.75	1,698,632.23
02/21/2023	07ACH022123	Pasco County Utilities	14859 Caravan Ave 12/19-01/18		12.00	1,698,620.23
02/21/2023	08ACH022123	Pasco County Utilities	14400 Trails Edge Blvd 12/19-01/18		5.25	1,698,614.98
02/21/2023	09ACH022123	Pasco County Utilities	14700 Trails Edge Blvd 12/19-01/18		29.25	1,698,585.73
02/21/2023	10ACH022123	Pasco County Utilities	2830 Long Bow Way 12/19-01/18		19.50	1,698,566.23
02/21/2023	100023	DPPFG	Invoice: 407507 (Reference: District Management Services. )		246.41	1,698,319.82
02/21/2023	100024	LLS Tax Solutions, Inc.	Invoice: 002935 (Reference: Arbitrage Services. )		650.00	1,697,669.82
02/21/2023	100025	RedTree Landscape Systems, LLC	Invoice: 12688 (Reference: Irrigation repairs performed on 1/31/23. ) Invoice: 12710 (Referenc...		409.75	1,697,260.07
02/21/2023	12ACH022123	Pasco County Utilities	14577 Promenade parkway 12/19-01/18		38.25	1,697,221.82
02/21/2023	13ACH022123	Pasco County Utilities	15121 Aviles parkway 12/19-01/18		6.75	1,697,215.07
02/21/2023	14ACH022123	Pasco County Utilities	14502 Promenade Parkway 12/19-01/18		61.91	1,697,153.16
02/21/2023	15ACH022123	Pasco County Utilities	14575 Promenade Parkway 12/19-01/18		1,516.31	1,695,636.85
02/21/2023	16ACH022123	Pasco County Utilities	15381 Aviles Parkway 12/19-01/18		9.75	1,695,627.10
02/21/2023	02ACH022123	Duke Energy Payment Processing	14721 State Road 54 Lite 01/10-01/24		2,784.66	1,692,842.44
02/21/2023	03ACH022123	Duke Energy Payment Processing	0000 Aviles PKY Lite PH2 A&B SL1/25-2/22		2,576.91	1,690,265.53
02/24/2023	22423ACH1	ADP, Inc.	Payroll Processing Fees		67.63	1,690,197.90
02/24/2023	1031	Valley National Bank	payment reversal fee		15.00	1,690,182.90
02/27/2023	100026	Complete IT Corp	Invoice: 10352 (Reference: CDD/ HOA Google email w/ vault. )		104.65	1,690,078.25
02/27/2023	100027	Electro Sanitation Services	Invoice: 021523 (Reference: Monthly Cleaning. ) Invoice: 022023 (Reference: Janitorial supplie...		1,405.60	1,688,672.65
02/27/2023	100028	Business Observer	Invoice: 23-00244P (Reference: Notice of Regular Meeting. )		74.38	1,688,598.27
02/27/2023	100029	Custom Reserves, LLC	Invoice: F940.23 (Reference: Reserve Study. )		1,950.00	1,686,648.27
02/27/2023	100030	KE Law Group	Invoice: 5336 (Reference: legal services. )		4,849.50	1,681,798.77
02/27/2023	100031	RedTree Landscape Systems, LLC	Invoice: 12759 (Reference: Irrigation repair 1/6 & 1/9. ) Invoice: 12760 (Reference: Irrigatio...		549.50	1,681,249.27
02/27/2023	100032	Frontier	Invoice: 020723-23-5 (Reference: local service 2/7-3/6. )		74.98	1,681,174.29
02/28/2023			Interest	133.11		1,681,307.40
<b>02/28/2023</b>				<b>13,812.06</b>	<b>55,405.84</b>	<b>1,681,307.40</b>
03/02/2023	0302ACH1WC	ADP, Inc.	Workers Comp		50.24	1,681,257.16
03/03/2023	0303ACH2	ADP, Inc.	PR 2/11/2023 to 2/24/2023		228.94	1,681,028.22
03/03/2023	0303ACH1	James Chambers	PR 2/11/23 - 2/24/23		940.16	1,680,088.06
03/07/2023	01ACH030723	Spectrum Business	14575 Promenade Pkwy 02/21-03/20		97.96	1,679,990.10
03/07/2023	100033	Jimerson Birr, PA	Invoice: 26830 (Reference: Land Use Advisement. )		54.62	1,679,935.48
03/07/2023	100034	Jimerson Birr, PA	Invoice: 26311 (Reference: Land Use Advisement. ) Invoice: 25552 (Reference: Land Use Adviseme...		153.02	1,679,782.46
03/08/2023	1032	Jimerson Birr, PA	Legal Service- Construction Defect		4,611.00	1,675,171.46
03/08/2023			Deposit	1,725.00		1,676,896.46

**Asturia CDD**  
**CHECK REGISTER - OPERATING ACCOUNT**  
**FY2023**

Date	Num	Name	Memo	Deposits	Payments	Balance
03/08/2023	100035	Best Termite and Pest Control, Inc.	Invoice: 1193201 (Reference: Commercial Pest Control Monthly. )		55.00	1,676,841.46
03/08/2023	100036	Suncoast Pool Service	Invoice: 9079 (Reference: Swimming pool service. )		1,027.00	1,675,814.46
03/08/2023	100037	Blue Water Aquatics, Inc.	Invoice: 29812 (Reference: Aquatic services- treatment report. )		890.00	1,674,924.46
03/08/2023	100038	RedTree Landscape Systems, LLC	Invoice: 12822 (Reference: Grounds Maintenance. )		12,975.00	1,661,949.46
03/08/2023	100039	Site Masters of Florida, LLC	Invoice: 021223-1 (Reference: Anchored specific piece of exercise equipment in the amenity cente...		300.00	1,661,649.46
03/08/2023			Deposit	9,771.72		1,671,421.18
03/10/2023	031023ACH1	Engage PEO	P/R BOS Meeting 2/28/23		172.40	1,671,248.78
03/10/2023	19	Glen Penning	P/R BOS Meeting 2/28/23		184.70	1,671,064.08
03/10/2023	17	Jean-Jacques Darius	P/R BOS Meeting 2/28/23		184.70	1,670,879.38
03/10/2023	18	Marie Pearson	P/R BOS Meeting 2/28/23		184.70	1,670,694.68
03/10/2023	16	Susan Coppa	P/R BOS Meeting 2/28/23		184.70	1,670,509.98
03/10/2023	0310ACH1	ADP, Inc.	Payroll Processing Fees		67.63	1,670,442.35
03/10/2023			Deposit	99.52		1,670,541.87
03/10/2023			Deposit	10.56		1,670,552.43
03/13/2023	100040	Complete IT Corp	Invoice: 10499 (Reference: Hourly Labor Service. ) Invoice: 9940 (Reference: Main network for ...		1,984.09	1,668,568.34
03/14/2023	100041	FitRev Inc	Invoice: 27627 (Reference: Preventative Maintenance.. )		330.00	1,668,238.34
03/16/2023	01ACH031623	Duke Energy Payment Processing	000 Promenade PKY Lite 1/25-2/22		99.95	1,668,138.39
03/16/2023	02ACH031623	Duke Energy Payment Processing	0000 Promenade PKY Lite1/25-2/22		207.20	1,667,931.19
03/16/2023	0316ACH1WC	ADP, Inc.	Workers Comp		53.20	1,667,877.99
03/16/2023	0330ACH1WC	ADP, Inc.	Workers Comp		53.20	1,667,824.79
03/17/2023	0317ACH2	ADP, Inc.	PR 02/25/2023 to 03/10/2023		251.26	1,667,573.53
03/17/2023	0317ACH1	James Chambers	PR 2/25/23 - 3/10/23		1,004.44	1,666,569.09
03/20/2023	01ACH032023	Duke Energy Payment Processing	2781 Long Bow Way Irrigation 1/26-2/23		30.79	1,666,538.30
03/20/2023	02ACH032023	Duke Energy Payment Processing	14826 Renaissance Ave Irrigation 1/26-2/23		30.79	1,666,507.51
03/20/2023	03ACH032023	Duke Energy Payment Processing	15246 Caravan Ave Irrigation 1/26-2/23		30.79	1,666,476.72
03/20/2023	04ACH032023	Duke Energy Payment Processing	14807 Renaissance Ave Irrigation 1/26-2/23		30.79	1,666,445.93
03/20/2023	5ACH032023	Duke Energy Payment Processing	2995 Long Bow Way Irrigation 1/26-2/23		30.79	1,666,415.14
03/20/2023	06ACH032023	Duke Energy Payment Processing	14700 Trails Edge Blvd Irrigation 1/26-2/23		30.79	1,666,384.35
03/20/2023	07ACH032023	Duke Energy Payment Processing	15301 Aviles PKWY Pump Irrigation 1/26-2/23		30.79	1,666,353.56
03/20/2023	08ACH032023	Duke Energy Payment Processing	15381 Aviles PKWY Pump Irrigation1/26-2/23		30.79	1,666,322.77
03/20/2023	09ACH032023	Duke Energy Payment Processing	15138 Caravan Ave Irrigation 1/26-2/23		30.79	1,666,291.98
03/20/2023	10ACH032023	Duke Energy Payment Processing	15121 Aviles PKWY Pump Irrigation 1/26-2/23		30.79	1,666,261.19
03/20/2023	11ACH032023	Duke Energy Payment Processing	15233 Renaissance Ave Irrigation 1/26-2/23		30.79	1,666,230.40
03/20/2023	12ACH032023	Duke Energy Payment Processing	14731 State Road 54 1/26-2/23		32.35	1,666,198.05
03/20/2023	13ACH032023	Duke Energy Payment Processing	14575 Promenade PKY Pool 1/26-2/23		875.72	1,665,322.33
03/20/2023	14ACH032023	Duke Energy Payment Processing	14575 Promenade PKWY Amenity Center 1/26-2/23		975.55	1,664,346.78
03/20/2023	05ACH032023	Pasco County Utilities	0 Promenade Parkway 1/18-2/16		224.25	1,664,122.53
03/20/2023	18ACH032023	Pasco County Utilities	2995 Long Bow Way 1/18-2/16		17.25	1,664,105.28
03/20/2023	19ACH032023	Pasco County Utilities	14915 Aviles Parkway 1/18-2/16		73.50	1,664,031.78
03/20/2023	20ACH032023	Pasco County Utilities	14450 Promenade Parkway 1/18-2/16		52.50	1,663,979.28
03/20/2023	21ACH032023	Pasco County Utilities	14859 Caravan Ave 1/18-2/16		3.75	1,663,975.53
03/20/2023	22ACH032023	Pasco County Utilities	14400 Trails Edge Blvd 1/18-2/16		21.00	1,663,954.53
03/20/2023	23ACH032023	Pasco County Utilities	14700 Trails Edge Blvd 1/18-2/16		22.50	1,663,932.03
03/20/2023	24ACH032023	Pasco County Utilities	2830 Long Bow Way 1/18-2/16		34.50	1,663,897.53
03/20/2023	25ACH032023	Pasco County Utilities	15233 Renaissance Ave 1/18-2/16		12.00	1,663,885.53
03/20/2023	26ACH032023	Pasco County Utilities	15246 Caravan Ave 1/18-2/16		35.25	1,663,850.28
03/20/2023	27ACH032023	Pasco County Utilities	15121 Aviles parkway 1/18-2/16		6.00	1,663,844.28
03/20/2023	28ACH032023	Pasco County Utilities	14502 Promenade Parkway 1/18-2/16		63.95	1,663,780.33
03/20/2023	29ACH032023	Pasco County Utilities	14575 Promenade Parkway 1/18-2/16		810.19	1,662,970.14
03/20/2023	30ACH032023	Pasco County Utilities	14577 Promenade parkway 1/18-2/16		12.75	1,662,957.39
03/20/2023	31ACH032023	Pasco County Utilities	15381 Aviles Parkway 1/18-2/16		14.25	1,662,943.14
03/20/2023	100042	DPPG	Invoice: 408420 (Reference: District Management services Feb 2023. ) Invoice: 408422 (Referenc...		8,025.57	1,654,917.57
03/20/2023	100043	Business Observer	Invoice: 23-00333P (Reference: notice of board of supervisors workshop. )		59.06	1,654,858.51
03/20/2023	100044	Frontier	Invoice: 030723-23-5 (Reference: Phone service. )		74.98	1,654,783.53
03/20/2023	100045	KILINSKI VAN WYK, PLLC	Invoice: 6234 (Reference: legal services. )		4,031.75	1,650,751.78
03/20/2023	0320ACH1ST	Florida Dept. of Revenue	Sales Tax Filing February Income		49.35	1,650,702.43
03/21/2023	01ACH032123	Duke Energy Payment Processing	15165 State Rd 54 Monument 1/26-2/23		256.07	1,650,446.36
03/21/2023			Deposit	780.00		1,651,226.36
03/21/2023	3/21/23	Duke Energy Payment Processing	14721 State Road 54 Lite Need Backup		5,569.27	1,645,657.09
03/21/2023	3/21/23	Duke Energy Payment Processing	0000 Aviles PKY Lite PH2 A&B SL Need Backup		2,576.91	1,643,080.18
03/21/2023	3/21/23	Duke Energy Payment Processing	0000 Aviles PKY Lite Need Backup		2,017.39	1,641,062.79
03/23/2023	1033	Hancock Whitney	Tax Collection Distributions DS 2014		555,277.29	1,085,785.50
03/23/2023	1034	Hancock Whitney	Tax Collection Distributions DS 2016		139,810.93	945,974.57
03/24/2023	0324ACH1	ADP, Inc.	Payroll Processing Fees		67.63	945,906.94
03/30/2023	1035	FitRev Inc	Reference: 8MM Roll Blue 20% and 2 gallon adhesive		4,661.64	941,245.30
03/30/2023	100046	Complete IT Corp	Invoice: 10561 (Reference: email accounts 30 GB. )		104.65	941,140.65
03/30/2023	100047	Electro Sanitation Services	Invoice: 032023 (Reference: Janitorial supplies. ) Invoice: 031523 (Reference: Monthly cleanin...		1,264.85	939,875.80
03/30/2023	100048	Business Observer	Invoice: 23-00373P (Reference: Notice of Rule Development. ) Invoice: 23-00374P (Reference: No.		113.75	939,762.05
03/30/2023	100049	Alliance Fire & Safety	Invoice: FX 100330 (Reference: Annual inspection. )		104.00	939,658.05
03/30/2023	100050	Trinity Air Quality Heating and Cooling	Invoice: 2043 (Reference: Annual Contract Commercial Maintenance. )		740.00	938,918.05
03/31/2023	33123ACH1	Engage PEO	P/R BOS Workshop 3/20/23		203.00	938,715.05
03/31/2023	23	Glen Penning	P/R BOS Workshop 3/31/23		184.70	938,530.35
03/31/2023	21	Jean-Jacques Darius	P/R BOS Workshop 3/31/23		184.70	938,345.65
03/31/2023	24	Jonathan Tietz	P/R BOS Workshop 3/31/23		184.70	938,160.95
03/31/2023	22	Marie Pearson	P/R BOS Workshop 3/31/23		184.70	937,976.25



**Asturia CDD**  
**CHECK REGISTER - OPERATING ACCOUNT**  
**FY2023**

<b>Date</b>	<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Deposits</b>	<b>Payments</b>	<b>Balance</b>
03/31/2023	20	Susan Coppa	P/R BOS Workshop 3/31/23		184.70	937,791.55
03/31/2023	0331ACH2	ADP, Inc.	PR 03/11/2023 to 03/24/2023		250.74	937,540.81
03/31/2023	0331ACH1	James Chambers	PR 3/11/23 - 3/24/23		1,004.44	936,536.37
03/31/2023			Interest	138.13		936,674.50
<b>03/31/2023</b>				<b>12,524.93</b>	<b>757,157.83</b>	<b>936,674.50</b>

# EXHIBIT 9

5:02 PM

04/18/23

**Asturia CDD**  
**Check Detail**  
 March 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>0302ACH1WC</b>	<b>03/02/2023</b>	<b>ADP, Inc.</b>		<b>1101000 · Cash- Op...</b>		<b>-50.24</b>
Bill	30323 WC	03/02/2023			1513015 · Prof Serv ...	-50.24	50.24
TOTAL						-50.24	50.24
<b>Bill Pmt -Check</b>	<b>0303ACH2</b>	<b>03/03/2023</b>	<b>ADP, Inc.</b>		<b>1101000 · Cash- Op...</b>		<b>-228.94</b>
Bill	30323	03/03/2023			1513015 · Prof Serv ...	-89.10	89.10
					1513015 · Prof Serv ...	-139.84	139.84
TOTAL						-228.94	228.94
<b>Bill Pmt -Check</b>	<b>0303ACH1</b>	<b>03/03/2023</b>	<b>James Chambers</b>		<b>1101000 · Cash- Op...</b>		<b>-940.16</b>
Bill	30323	03/03/2023			1513015 · Prof Serv ...	-940.16	940.16
TOTAL						-940.16	940.16
<b>Bill Pmt -Check</b>	<b>01ACH030723</b>	<b>03/07/2023</b>	<b>Spectrum Business</b>		<b>1101000 · Cash- Op...</b>		<b>-97.96</b>
Bill	0038720022123	02/21/2023			1541003 · Communi...	-97.96	97.96
TOTAL						-97.96	97.96
<b>Bill Pmt -Check</b>	<b>100033</b>	<b>03/07/2023</b>	<b>Jimerson Birr, PA</b>		<b>1101000 · Cash- Op...</b>		<b>-54.62</b>
Bill	26830	01/31/2023			1514011 · DS- Legal...	-54.62	54.62
TOTAL						-54.62	54.62
<b>Bill Pmt -Check</b>	<b>100034</b>	<b>03/07/2023</b>	<b>Jimerson Birr, PA</b>		<b>1101000 · Cash- Op...</b>		<b>-153.02</b>
Bill	25552	11/30/2022			1514010 · Profserv -...	-61.02	61.02
Bill	26311	12/31/2022			1514010 · Profserv -...	-92.00	92.00
TOTAL						-153.02	153.02
<b>Bill Pmt -Check</b>	<b>1032</b>	<b>03/08/2023</b>	<b>Jimerson Birr, PA</b>		<b>1101000 · Cash- Op...</b>		<b>-4,611.00</b>
Bill	26533	10/31/2022			1514010 · Profserv -...	-4,611.00	4,611.00
TOTAL						-4,611.00	4,611.00

## Asturia CDD Check Detail March 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>100035</b>	<b>03/08/2023</b>	<b>Best Termite and P...</b>		<b>1101000 · Cash- Op...</b>		<b>-55.00</b>
Bill	1193201	02/16/2023			1546037 · Pest Cont...	-55.00	55.00
TOTAL						-55.00	55.00
<b>Bill Pmt -Check</b>	<b>100036</b>	<b>03/08/2023</b>	<b>Suncoast Pool Ser...</b>		<b>1101000 · Cash- Op...</b>		<b>-1,027.00</b>
Bill	9079	03/03/2023			1541050 · Pool Cont...	-1,027.00	1,027.00
TOTAL						-1,027.00	1,027.00
<b>Bill Pmt -Check</b>	<b>100037</b>	<b>03/08/2023</b>	<b>Blue Water Aquatic...</b>		<b>1101000 · Cash- Op...</b>		<b>-890.00</b>
Bill	29812	02/27/2023			1537005 · R&M- Lake	-890.00	890.00
TOTAL						-890.00	890.00
<b>Bill Pmt -Check</b>	<b>100038</b>	<b>03/08/2023</b>	<b>RedTree Landscap...</b>		<b>1101000 · Cash- Op...</b>		<b>-12,975.00</b>
Bill	12822	03/01/2023			1546001 · Contracts...	-12,975.00	12,975.00
TOTAL						-12,975.00	12,975.00
<b>Bill Pmt -Check</b>	<b>100039</b>	<b>03/08/2023</b>	<b>Site Masters of Flo...</b>		<b>1101000 · Cash- Op...</b>		<b>-300.00</b>
Bill	021223-1	02/12/2023			1541096 · Amenity ...	-300.00	300.00
TOTAL						-300.00	300.00
<b>Bill Pmt -Check</b>	<b>031023ACH1</b>	<b>03/10/2023</b>	<b>Engage PEO</b>		<b>1101000 · Cash- Op...</b>		<b>-172.40</b>
Bill	100274	03/10/2023			1511001 · P/R - Boa...	-61.20	61.20
					1551000 · Continge...	-50.00	50.00
					1511115 · FICA Taxes	-61.20	61.20
TOTAL						-172.40	172.40
<b>Bill Pmt -Check</b>	<b>19</b>	<b>03/10/2023</b>	<b>Glen Penning</b>		<b>1101000 · Cash- Op...</b>		<b>-184.70</b>
Bill	20236	03/10/2023			1511001 · P/R - Boa...	-184.70	184.70
TOTAL						-184.70	184.70

## Asturia CDD Check Detail March 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>17</b>	<b>03/10/2023</b>	<b>Jean-Jacques Darius</b>		<b>1101000 · Cash- Op...</b>		<b>-184.70</b>
Bill	20236	03/10/2023			1511001 · P/R - Boa...	-184.70	184.70
TOTAL						-184.70	184.70
<b>Bill Pmt -Check</b>	<b>18</b>	<b>03/10/2023</b>	<b>Marie Pearson</b>		<b>1101000 · Cash- Op...</b>		<b>-184.70</b>
Bill	20236	03/10/2023			1511001 · P/R - Boa...	-184.70	184.70
TOTAL						-184.70	184.70
<b>Bill Pmt -Check</b>	<b>16</b>	<b>03/10/2023</b>	<b>Susan Coppa</b>		<b>1101000 · Cash- Op...</b>		<b>-184.70</b>
Bill	20236	03/10/2023			1511001 · P/R - Boa...	-184.70	184.70
TOTAL						-184.70	184.70
<b>Bill Pmt -Check</b>	<b>0310ACH1</b>	<b>03/10/2023</b>	<b>ADP, Inc.</b>		<b>1101000 · Cash- Op...</b>		<b>-67.63</b>
Bill	627952122	03/03/2023			1513015 · Prof Serv ...	-67.63	67.63
TOTAL						-67.63	67.63
<b>Bill Pmt -Check</b>	<b>100040</b>	<b>03/13/2023</b>	<b>Complete IT Corp</b>		<b>1101000 · Cash- Op...</b>		<b>-1,984.09</b>
Bill	9940	12/07/2022			1551000 · Continge...	-1,752.37	1,752.37
Bill	10499	03/07/2023			1551000 · Continge...	-125.00	125.00
Bill	B688CC27-0001	03/09/2023			1541003 · Communi...	-41.72	41.72
Bill	10519	03/10/2023			1551000 · Continge...	-65.00	65.00
TOTAL						-1,984.09	1,984.09
<b>Bill Pmt -Check</b>	<b>100041</b>	<b>03/14/2023</b>	<b>FitRev Inc</b>		<b>1101000 · Cash- Op...</b>		<b>-330.00</b>
Bill	27627	03/01/2023			1539050 · Fitness E...	-330.00	330.00
TOTAL						-330.00	330.00

**Asturia CDD**  
**Check Detail**  
 March 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>01ACH031623</b>	<b>03/16/2023</b>	<b>Duke Energy Paym...</b>		<b>1101000 · Cash- Op...</b>		<b>-99.95</b>
Bill	9355-5410 FEB	03/02/2023			1531030 · Utility - St...	-99.95	99.95
TOTAL						-99.95	99.95
<b>Bill Pmt -Check</b>	<b>02ACH031623</b>	<b>03/16/2023</b>	<b>Duke Energy Paym...</b>		<b>1101000 · Cash- Op...</b>		<b>-207.20</b>
Bill	8841-6465 FEB	02/23/2023			1531030 · Utility - St...	-207.20	207.20
TOTAL						-207.20	207.20
<b>Bill Pmt -Check</b>	<b>0316ACH1WC</b>	<b>03/16/2023</b>	<b>ADP, Inc.</b>		<b>1101000 · Cash- Op...</b>		<b>-53.20</b>
Bill	31723 WC	03/16/2023			1513015 · Prof Serv ...	-53.20	53.20
TOTAL						-53.20	53.20
<b>Bill Pmt -Check</b>	<b>0330ACH1WC</b>	<b>03/16/2023</b>	<b>ADP, Inc.</b>		<b>1101000 · Cash- Op...</b>		<b>-53.20</b>
Bill	33123 WC	03/30/2023			1513015 · Prof Serv ...	-53.20	53.20
TOTAL						-53.20	53.20
<b>Bill Pmt -Check</b>	<b>0317ACH2</b>	<b>03/17/2023</b>	<b>ADP, Inc.</b>		<b>1101000 · Cash- Op...</b>		<b>-251.26</b>
Bill	31723	03/17/2023			1513015 · Prof Serv ...	-95.70	95.70
					1513015 · Prof Serv ...	-155.56	155.56
TOTAL						-251.26	251.26
<b>Bill Pmt -Check</b>	<b>0317ACH1</b>	<b>03/17/2023</b>	<b>James Chambers</b>		<b>1101000 · Cash- Op...</b>		<b>-1,004.44</b>
Bill	31723	03/17/2023			1513015 · Prof Serv ...	-1,004.44	1,004.44
TOTAL						-1,004.44	1,004.44
<b>Bill Pmt -Check</b>	<b>01ACH032023</b>	<b>03/20/2023</b>	<b>Duke Energy Paym...</b>		<b>1101000 · Cash- Op...</b>		<b>-30.79</b>
Bill	8841-6283 FEB	02/27/2023			1531030 · Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79

**Asturia CDD  
Check Detail  
March 2023**

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>02ACH032023</b>	<b>03/20/2023</b>	<b>Duke Energy Paym...</b>		<b>1101000 · Cash- Op...</b>		<b>-30.79</b>
Bill	8841-6077 FEB	02/27/2023			1531030 · Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
<b>Bill Pmt -Check</b>	<b>03ACH032023</b>	<b>03/20/2023</b>	<b>Duke Energy Paym...</b>		<b>1101000 · Cash- Op...</b>		<b>-30.79</b>
Bill	8841-5480 FEB	02/27/2023			1531030 · Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
<b>Bill Pmt -Check</b>	<b>04ACH032023</b>	<b>03/20/2023</b>	<b>Duke Energy Paym...</b>		<b>1101000 · Cash- Op...</b>		<b>-30.79</b>
Bill	8841-5084 FEB	02/27/2023			1531030 · Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
<b>Bill Pmt -Check</b>	<b>5ACH032023</b>	<b>03/20/2023</b>	<b>Duke Energy Paym...</b>		<b>1101000 · Cash- Op...</b>		<b>-30.79</b>
Bill	8839-4721 FEB	02/27/2023			1531030 · Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
<b>Bill Pmt -Check</b>	<b>06ACH032023</b>	<b>03/20/2023</b>	<b>Duke Energy Paym...</b>		<b>1101000 · Cash- Op...</b>		<b>-30.79</b>
Bill	8839-4292 FEB	02/27/2023			1531030 · Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
<b>Bill Pmt -Check</b>	<b>07ACH032023</b>	<b>03/20/2023</b>	<b>Duke Energy Paym...</b>		<b>1101000 · Cash- Op...</b>		<b>-30.79</b>
Bill	8839-4086 FEB	02/27/2023			1531030 · Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
<b>Bill Pmt -Check</b>	<b>08ACH032023</b>	<b>03/20/2023</b>	<b>Duke Energy Paym...</b>		<b>1101000 · Cash- Op...</b>		<b>-30.79</b>
Bill	8839-3704 FEB	02/27/2023			1531030 · Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79

**Asturia CDD**  
**Check Detail**  
**March 2023**

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	09ACH032023	03/20/2023	Duke Energy Paym...		1101000 · Cash- Op...		-30.79
Bill	8839-3316 FEB	02/27/2023			1531030 · Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
Bill Pmt -Check	10ACH032023	03/20/2023	Duke Energy Paym...		1101000 · Cash- Op...		-30.79
Bill	8839-2745 FEB	02/27/2023			1531030 · Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
Bill Pmt -Check	11ACH032023	03/20/2023	Duke Energy Paym...		1101000 · Cash- Op...		-30.79
Bill	8839-2365 FEB	02/27/2023			1531030 · Utility - St...	-30.79	30.79
TOTAL						-30.79	30.79
Bill Pmt -Check	12ACH032023	03/20/2023	Duke Energy Paym...		1101000 · Cash- Op...		-32.35
Bill	8839-2175 FEB	02/27/2023			1531030 · Utility - St...	-32.35	32.35
TOTAL						-32.35	32.35
Bill Pmt -Check	13ACH032023	03/20/2023	Duke Energy Paym...		1101000 · Cash- Op...		-875.72
Bill	8839-4523 FEB	02/27/2023			1531030 · Utility - St...	-875.72	875.72
TOTAL						-875.72	875.72
Bill Pmt -Check	14ACH032023	03/20/2023	Duke Energy Paym...		1101000 · Cash- Op...		-975.55
Bill	8839-4937 FEB	02/27/2023			1531030 · Utility - St...	-975.55	975.55
TOTAL						-975.55	975.55
Bill Pmt -Check	16ACH032023	03/20/2023	Duke Energy Paym...		1101000 · Cash- Op...		0.00
TOTAL						0.00	0.00



**Asturia CDD**  
**Check Detail**  
March 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>05ACH032023</b>	<b>03/20/2023</b>	<b>Pasco County Utilit...</b>		<b>1101000 · Cash- Op...</b>		<b>-224.25</b>
Bill	18040403	03/02/2023			1533030 · Utilities - ...	-224.25	224.25
TOTAL						-224.25	224.25
<b>Bill Pmt -Check</b>	<b>18ACH032023</b>	<b>03/20/2023</b>	<b>Pasco County Utilit...</b>		<b>1101000 · Cash- Op...</b>		<b>-17.25</b>
Bill	18040147	03/02/2023			1533030 · Utilities - ...	-17.25	17.25
TOTAL						-17.25	17.25
<b>Bill Pmt -Check</b>	<b>19ACH032023</b>	<b>03/20/2023</b>	<b>Pasco County Utilit...</b>		<b>1101000 · Cash- Op...</b>		<b>-73.50</b>
Bill	18040141	03/02/2023			1533030 · Utilities - ...	-73.50	73.50
TOTAL						-73.50	73.50
<b>Bill Pmt -Check</b>	<b>20ACH032023</b>	<b>03/20/2023</b>	<b>Pasco County Utilit...</b>		<b>1101000 · Cash- Op...</b>		<b>-52.50</b>
Bill	18040143	03/02/2023			1533030 · Utilities - ...	-52.50	52.50
TOTAL						-52.50	52.50
<b>Bill Pmt -Check</b>	<b>21ACH032023</b>	<b>03/20/2023</b>	<b>Pasco County Utilit...</b>		<b>1101000 · Cash- Op...</b>		<b>-3.75</b>
Bill	18040142	03/02/2023			1533030 · Utilities - ...	-3.75	3.75
TOTAL						-3.75	3.75
<b>Bill Pmt -Check</b>	<b>22ACH032023</b>	<b>03/20/2023</b>	<b>Pasco County Utilit...</b>		<b>1101000 · Cash- Op...</b>		<b>-21.00</b>
Bill	18040146	03/02/2023			1533030 · Utilities - ...	-21.00	21.00
TOTAL						-21.00	21.00
<b>Bill Pmt -Check</b>	<b>23ACH032023</b>	<b>03/20/2023</b>	<b>Pasco County Utilit...</b>		<b>1101000 · Cash- Op...</b>		<b>-22.50</b>
Bill	18040144	03/02/2023			1533030 · Utilities - ...	-22.50	22.50
TOTAL						-22.50	22.50

**Asturia CDD**  
**Check Detail**  
 March 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>24ACH032023</b>	<b>03/20/2023</b>	<b>Pasco County Utilit...</b>		<b>1101000 · Cash- Op...</b>		<b>-34.50</b>
Bill	18040145	03/02/2023			1533030 · Utilities - ...	-34.50	34.50
TOTAL						-34.50	34.50
<b>Bill Pmt -Check</b>	<b>25ACH032023</b>	<b>03/20/2023</b>	<b>Pasco County Utilit...</b>		<b>1101000 · Cash- Op...</b>		<b>-12.00</b>
Bill	18041614	03/02/2023			1533030 · Utilities - ...	-12.00	12.00
TOTAL						-12.00	12.00
<b>Bill Pmt -Check</b>	<b>26ACH032023</b>	<b>03/20/2023</b>	<b>Pasco County Utilit...</b>		<b>1101000 · Cash- Op...</b>		<b>-35.25</b>
Bill	18041616	03/02/2023			1533030 · Utilities - ...	-35.25	35.25
TOTAL						-35.25	35.25
<b>Bill Pmt -Check</b>	<b>27ACH032023</b>	<b>03/20/2023</b>	<b>Pasco County Utilit...</b>		<b>1101000 · Cash- Op...</b>		<b>-6.00</b>
Bill	18040721	03/02/2023			1533030 · Utilities - ...	-6.00	6.00
TOTAL						-6.00	6.00
<b>Bill Pmt -Check</b>	<b>28ACH032023</b>	<b>03/20/2023</b>	<b>Pasco County Utilit...</b>		<b>1101000 · Cash- Op...</b>		<b>-63.95</b>
Bill	18040227	03/02/2023			1533030 · Utilities - ...	-63.95	63.95
TOTAL						-63.95	63.95
<b>Bill Pmt -Check</b>	<b>29ACH032023</b>	<b>03/20/2023</b>	<b>Pasco County Utilit...</b>		<b>1101000 · Cash- Op...</b>		<b>-810.19</b>
Bill	18040226	03/02/2023			1533030 · Utilities - ...	-810.19	810.19
TOTAL						-810.19	810.19
<b>Bill Pmt -Check</b>	<b>30ACH032023</b>	<b>03/20/2023</b>	<b>Pasco County Utilit...</b>		<b>1101000 · Cash- Op...</b>		<b>-12.75</b>
Bill	18040225	03/02/2023			1533030 · Utilities - ...	-12.75	12.75
TOTAL						-12.75	12.75

## Asturia CDD Check Detail March 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>31ACH032023</b>	<b>03/20/2023</b>	<b>Pasco County Utilit...</b>		<b>1101000 · Cash- Op...</b>		<b>-14.25</b>
Bill	18040719	03/02/2023			1533030 · Utilities - ...	-14.25	14.25
TOTAL						-14.25	14.25
<b>Bill Pmt -Check</b>	<b>100042</b>	<b>03/20/2023</b>	<b>DPFG</b>		<b>1101000 · Cash- Op...</b>		<b>-8,025.57</b>
Bill	408420	02/01/2023			1511005 · District M...	-4,000.00	4,000.00
Bill	408368	02/28/2023			1541006 · Postage ...	-25.57	25.57
Bill	408422	03/01/2023			1511005 · District M...	-4,000.00	4,000.00
TOTAL						-8,025.57	8,025.57
<b>Bill Pmt -Check</b>	<b>100043</b>	<b>03/20/2023</b>	<b>Business Observer</b>		<b>1101000 · Cash- Op...</b>		<b>-59.06</b>
Bill	23-00333P	03/10/2023			1513055 · Legal Adv...	-59.06	59.06
TOTAL						-59.06	59.06
<b>Bill Pmt -Check</b>	<b>100044</b>	<b>03/20/2023</b>	<b>Frontier</b>		<b>1101000 · Cash- Op...</b>		<b>-74.98</b>
Bill	030723-23-5	03/07/2023			1513045 · Communi...	-74.98	74.98
TOTAL						-74.98	74.98
<b>Bill Pmt -Check</b>	<b>100045</b>	<b>03/20/2023</b>	<b>KILINSKI VAN WY...</b>		<b>1101000 · Cash- Op...</b>		<b>-4,031.75</b>
Bill	6234	03/15/2023			1514010 · Profserv -...	-4,031.75	4,031.75
TOTAL						-4,031.75	4,031.75
<b>Bill Pmt -Check</b>	<b>0320ACH1ST</b>	<b>03/20/2023</b>	<b>Florida Dept. of Re...</b>		<b>1101000 · Cash- Op...</b>		<b>-49.35</b>
Bill	Feb Sales Tax	03/17/2023			1549001 · Miscellan...	-49.35	49.35
TOTAL						-49.35	49.35
<b>Bill Pmt -Check</b>	<b>01ACH032123</b>	<b>03/21/2023</b>	<b>Duke Energy Paym...</b>		<b>1101000 · Cash- Op...</b>		<b>-256.07</b>
Bill	8841-5282 FEB	02/28/2023			1531030 · Utility - St...	-256.07	256.07
TOTAL						-256.07	256.07

## Asturia CDD Check Detail March 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>3/21/23</b>	<b>03/21/2023</b>	<b>Duke Energy Paym...</b>		<b>1101000 · Cash- Op...</b>		<b>-5,569.27</b>
Bill	8839-2555 3/2...	03/01/2023			1531030 · Utility - St...	-5,569.27	5,569.27
TOTAL						-5,569.27	5,569.27
<b>Bill Pmt -Check</b>	<b>3/21/23</b>	<b>03/21/2023</b>	<b>Duke Energy Paym...</b>		<b>1101000 · Cash- Op...</b>		<b>-2,576.91</b>
Bill	8839-3514 3/2...	03/01/2023			1531030 · Utility - St...	-2,576.91	2,576.91
TOTAL						-2,576.91	2,576.91
<b>Bill Pmt -Check</b>	<b>3/21/23</b>	<b>03/21/2023</b>	<b>Duke Energy Paym...</b>		<b>1101000 · Cash- Op...</b>		<b>-2,017.39</b>
Bill	8841-5753 3/2...	03/01/2023			1531030 · Utility - St...	-2,017.39	2,017.39
TOTAL						-2,017.39	2,017.39
<b>Bill Pmt -Check</b>	<b>1033</b>	<b>03/23/2023</b>	<b>Hancock Whitney</b>		<b>1101000 · Cash- Op...</b>		<b>-555,277.29</b>
Bill	3/22/23	03/22/2023			1207003 · Due To D...	-555,277.29	555,277.29
TOTAL						-555,277.29	555,277.29
<b>Bill Pmt -Check</b>	<b>1034</b>	<b>03/23/2023</b>	<b>Hancock Whitney</b>		<b>1101000 · Cash- Op...</b>		<b>-139,810.93</b>
Bill	3/22/23-2	03/22/2023			1207004 · Due to D...	-139,810.93	139,810.93
TOTAL						-139,810.93	139,810.93
<b>Bill Pmt -Check</b>	<b>0324ACH1</b>	<b>03/24/2023</b>	<b>ADP, Inc.</b>		<b>1101000 · Cash- Op...</b>		<b>-67.63</b>
Bill	628645947	03/17/2023			1513015 · Prof Serv ...	-67.63	67.63
TOTAL						-67.63	67.63
<b>Bill Pmt -Check</b>	<b>1035</b>	<b>03/30/2023</b>	<b>FitRev Inc</b>		<b>1101000 · Cash- Op...</b>		<b>-4,661.64</b>
Bill	27825	03/29/2023			1539050 · Fitness E...	-4,661.64	4,661.64
TOTAL						-4,661.64	4,661.64

**Asturia CDD**  
**Check Detail**  
 March 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>100046</b>	<b>03/30/2023</b>	<b>Complete IT Corp</b>		<b>1101000 · Cash- Op...</b>		<b>-104.65</b>
Bill	10561	03/22/2023			1513014 · Website ...	-104.65	104.65
TOTAL						-104.65	104.65
<b>Bill Pmt -Check</b>	<b>100047</b>	<b>03/30/2023</b>	<b>Electro Sanitation ...</b>		<b>1101000 · Cash- Op...</b>		<b>-1,264.85</b>
Bill	031523	03/19/2023			1541056 · Clubhous...	-1,200.00	1,200.00
Bill	032023	03/19/2023			1541099 · CH Janito...	-64.85	64.85
TOTAL						-1,264.85	1,264.85
<b>Bill Pmt -Check</b>	<b>100048</b>	<b>03/30/2023</b>	<b>Business Observer</b>		<b>1101000 · Cash- Op...</b>		<b>-113.75</b>
Bill	23-00373P	03/17/2023			1513055 · Legal Adv...	-43.75	43.75
Bill	23-00374P	03/17/2023			1513055 · Legal Adv...	-70.00	70.00
TOTAL						-113.75	113.75
<b>Bill Pmt -Check</b>	<b>100049</b>	<b>03/30/2023</b>	<b>Alliance Fire &amp; Saf...</b>		<b>1101000 · Cash- Op...</b>		<b>-104.00</b>
Bill	FX 100330	03/09/2023			1541096 · Amenity ...	-104.00	104.00
TOTAL						-104.00	104.00
<b>Bill Pmt -Check</b>	<b>100050</b>	<b>03/30/2023</b>	<b>Trinity Air Quality ...</b>		<b>1101000 · Cash- Op...</b>		<b>-740.00</b>
Bill	2043	03/10/2023			1539051 · AC / Heat...	-740.00	740.00
TOTAL						-740.00	740.00
<b>Bill Pmt -Check</b>	<b>33123ACH1</b>	<b>03/31/2023</b>	<b>Engage PEO</b>		<b>1101000 · Cash- Op...</b>		<b>-203.00</b>
Bill	100746	03/31/2023			1511001 · P/R - Boa...	-76.50	76.50
					1551000 · Continge...	-50.00	50.00
					1511115 · FICA Taxes	-76.50	76.50
TOTAL						-203.00	203.00

## Asturia CDD Check Detail March 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>23</b>	<b>03/31/2023</b>	<b>Glen Penning</b>		<b>1101000 · Cash- Op...</b>		<b>-184.70</b>
Bill	20237	03/31/2023			1511001 · P/R - Boa...	-184.70	184.70
TOTAL						-184.70	184.70
<b>Bill Pmt -Check</b>	<b>21</b>	<b>03/31/2023</b>	<b>Jean-Jacques Darius</b>		<b>1101000 · Cash- Op...</b>		<b>-184.70</b>
Bill	20237	03/31/2023			1511001 · P/R - Boa...	-184.70	184.70
TOTAL						-184.70	184.70
<b>Bill Pmt -Check</b>	<b>24</b>	<b>03/31/2023</b>	<b>Jonathan Tietz</b>		<b>1101000 · Cash- Op...</b>		<b>-184.70</b>
Bill	20237	03/31/2023			1511001 · P/R - Boa...	-184.70	184.70
TOTAL						-184.70	184.70
<b>Bill Pmt -Check</b>	<b>22</b>	<b>03/31/2023</b>	<b>Marie Pearson</b>		<b>1101000 · Cash- Op...</b>		<b>-184.70</b>
Bill	20237	03/31/2023			1511001 · P/R - Boa...	-184.70	184.70
TOTAL						-184.70	184.70
<b>Bill Pmt -Check</b>	<b>20</b>	<b>03/31/2023</b>	<b>Susan Coppa</b>		<b>1101000 · Cash- Op...</b>		<b>-184.70</b>
Bill	20237	03/31/2023			1511001 · P/R - Boa...	-184.70	184.70
TOTAL						-184.70	184.70
<b>Bill Pmt -Check</b>	<b>0331ACH2</b>	<b>03/31/2023</b>	<b>ADP, Inc.</b>		<b>1101000 · Cash- Op...</b>		<b>-250.74</b>
Bill	33123	03/31/2023			1513015 · Prof Serv ...	-95.18	95.18
					1513015 · Prof Serv ...	-155.56	155.56
TOTAL						-250.74	250.74
<b>Bill Pmt -Check</b>	<b>0331ACH1</b>	<b>03/31/2023</b>	<b>James Chambers</b>		<b>1101000 · Cash- Op...</b>		<b>-1,004.44</b>
Bill	33123	03/31/2023			1513015 · Prof Serv ...	-1,004.44	1,004.44
TOTAL						-1,004.44	1,004.44



February 21, 2023  
 Invoice Number: 0038720022123  
 Account Number: **8338 13 062 0038720**  
 Security Code: **2686**  
 Service At: 14575 PROMENADE PKWY  
 ODESSA FL 33556-2707

**Auto Pay Notice**

**Contact Us**  
 Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at 1-866-519-1263

**Summary** *Service from 02/21/23 through 03/20/23  
 details on following pages*

Previous Balance	97.96
Payments Received -Thank You!	-97.96
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ TV	19.99
Spectrum Business™ Internet	57.98
Spectrum Business™ Voice	19.99
Current Charges	\$97.96
<i>YOUR AUTO PAY WILL BE PROCESSED 03/07/23</i>	
<b>Total Due by Auto Pay</b>	<b>\$97.96</b>

**NEWS AND INFORMATION**

**NOTE.** Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

**ACTION REQUIRED: Important Reminder about Your Bill.**  
 Our billing system update is complete. **You have received a new account number that is included on this statement and your payments must now be sent to a new remittance address:**  
 Spectrum Business  
 P.O. Box 7186 Pasadena, CA 91109-7186

To ensure all of your payments are processed in an accurate and timely fashion, please make the following updates:  
 • **If you pay by mail,** you must update your account number and payment remittance address information.  
 • **If you use AutoPay** through your financial institution, credit card, or other third party provider, you will need to make them aware of your new account number in order to avoid missed payments. If you currently have AutoPay set up with Spectrum directly, we will automatically update your account and you do not need to take any action at this time.

Please note that all Spectrum Business websites, such as [SpectrumBusiness.net](http://SpectrumBusiness.net) have also been updated with your new account number, which may be required to login.



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

**Auto Pay.** Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
 8338 1300 NO RP 21 02222023 NNNNNNNN 01 000700 0003

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

February 21, 2023

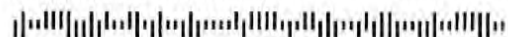
**Astoria Community Development**

Invoice Number: 0038720022123  
 Account Number: 8338 13 062 0038720  
 Service At: 14575 PROMENADE PKWY  
 ODESSA FL 33556-2707

**Total Due by Auto Pay \$97.96**



CHARTER COMMUNICATIONS  
 PO BOX 7186  
 PASADENA CA 91109-7186



833813062003872000097964



Invoice Number: 0038720022123  
 Account Number: 8338 13 062 0038720  
 Security Code: 2686

**Contact Us**  
 Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at 1-866-519-1263

8338 1300 NO RP 21 02222023 NNNNNNNN 01 000700 0003

**Charge Details**

Previous Balance		97.96
Payment - Thank You	02/07	-97.96
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 02/21/23 will appear on your next bill.

Service from 02/21/23 through 03/20/23

**Spectrum Business™ TV**

Spectrum Business TV	24.99
Essentials	
Promotional Discount	-5.00
	<b>\$19.99</b>

**Spectrum Business™ TV Total \$19.99**

**Spectrum Business™ Internet**

Spectrum Business Internet	129.99
Promotional Discount	-80.00
Business WiFi	7.99
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	<b>\$57.98</b>

**Spectrum Business™ Internet Total \$57.98**

**Spectrum Business™ Voice**

<b>Phone number (813) 510-3601</b>	
Spectrum Business Voice	49.99
Promotional Discount	-30.00
	<b>\$19.99</b>

**Spectrum Business™ Voice Continued**

For additional call details, please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)

Spectrum Business™ Voice Total **\$19.99**

**Current Charges \$97.96**

**Total Due by Auto Pay \$97.96**

**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](http://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](http://spectrum.com/policies).

**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

**Authorization to Convert your Check to an Electronic Funds Transfer Debit** - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

**The following taxes, fees and surcharges are included in the price of the applicable service** - FEES AND CHARGES: Federal USF \$1.29.



Continued on the next page...

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

Visit [Spectrum.com/stores](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://Spectrum.net/support)



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





**Jimerson Birr, P.A.**

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

**Tish Dobson**  
Asturia Community Development District  
2654 Cypress Ridge Blvd.  
Suite 101  
Wesley, FL 33544

**Issue Date :** 1/31/2023  
**Bill # :** 26830  
**Due Date :** Upon Receipt

**RE :** Asturia Community Development District - Land Use Advisement

**Matter No.:** 4071.001

**Fees**

<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
1/10/2023	AHF	Receipt and reply to email from Board of Supervisors Chair, Glenn Penning, regarding client's dispute with the invoice for legal services; Phone call with attorney J. Birr, Board of Supervisors Chair, Glenn Penning, and members of the property management team to discuss the client's discrepancy with the legal invoices for work done related to client's potential construction defect issue (no charge).	1.20	No Charge

**Fees Subtotal** **1.20** **\$0.00**

**Subtotal** **\$0.00**

**Interest** **\$54.62**

**Total** **\$54.62**

**Previous Balance** **\$4,367.32**

10/28/2022 Payment #1227 -\$733.75

**Payments & Credits** **-\$733.75**

**Balance Due** **\$3,688.19**

**Client Retainer**

**Previous Trust Balance** **\$0.00**

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
2/1/2023	Deposit	#check1026	\$5,000.00
<b>Total Trust Transactions</b>			<b>\$5,000.00</b>
<b>Current Trust Balance:</b>			<b>\$5,000.00</b>

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





**Jimerson Birr, P.A.**

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Jacksonville, Florida 32202  
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27-0370406

**Tish Dobson**

Asturia Community Development District  
2654 Cypress Ridge Blvd.  
Suite 101  
Wesley, FL 33544

**Issue Date :** 11/30/2022

**Bill # :** 25552

**Due Date :** Upon Receipt

**RE :** Asturia Community Development District - Land Use Advisement

**Matter No.:** 4071.001

**Fees**

<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
11/4/2022	AHF	Detailed review of Cost-Sharing Agreements entered into by client and by Pasco Count with other similar entities as client in order to prepare for the initial conflict resolution meeting with Pasco County.	3.00	\$1,380.00
11/29/2022	AHF	Phone call with Pasco County attorney, Elizabeth Blair, to discuss the greenspace acreage requirements for Lantower Apartments and what acreage standard was applied when Lantower was approved by Pasco County; draft summary email to client to inform client of work with Pasco County in order to prepare a Cost Sharing Agreement with Lantower Apartments.	0.30	\$138.00

**Fees Subtotal** 3.30 \$1,518.00

**Subtotal** \$1,518.00

**Interest** \$61.02

**Total** \$1,579.02

**Previous Balance** \$2,696.30

**No payments**

**Payments & Credits** \$0.00

**Trust Replenishment Required for Client Retainer** \$5,000.00

**Total Amount Due \$9,275.32**

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



**Jimerson Birr, P.A.**

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Jacksonville, Florida 32202  
(904) 389-0050  
www.jimersonfirm.com  
27-0370406

**Tish Dobson**  
Asturia Community Development District  
2654 Cypress Ridge Blvd.  
Suite 101  
Wesley, FL 33544

**Issue Date :** 12/31/2022  
**Bill # :** 26311  
**Due Date :** Upon Receipt

**RE :** Asturia Community Development District - Land Use Advisement

**Matter No.:** 4071.001

**Fees**

<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
12/19/2022	AHF	Receipt and reply to email from attorney Lauren Gentry regarding the request to delay the Chapter 164 Dispute Resolution Meeting with Pasco County; explain reasoning for the request to attorney Gentry.	0.20	\$92.00
<b>Fees Subtotal</b>			<b>0.20</b>	<b>\$92.00</b>

**Total \$92.00**

**Previous Balance \$4,275.32**

**No payments**

**Payments & Credits \$0.00**

**Trust Replenishment Required for Client Retainer \$5,000.00**

**Total Amount Due \$9,367.32**

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



## April E. Odom

---

**From:** Tish L. Dobson  
**Sent:** Tuesday, March 7, 2023 5:19 PM  
**To:** Marcelle R. Scott; April E. Odom  
**Cc:** Scott V. Smith  
**Subject:** FW: Asturia: follow up from 3/6/2023 call  
**Attachments:** 26532 - Generated - Printable - 03072023-124648.pdf; 26533 - Generated - Printable - 03072023-124705.pdf

**Importance:** High

Hi April and Marcy,

We have approval to pay 6.5 hours + an additional 2.2 hours totaling \$4,611.00. Let me know if you want these in strongroom or can I authorize payment through this email with the coding of Legal Services. Please overnight this payment and any other approved Jimerson Birr invoices so we can clear this account.

Thank you!

**Tish Dobson**  
District Manager

**DPFG Management & Consulting LLC**  
250 International Pkwy., Ste. 208  
Lake Mary, Florida 32746  
P: 321.263.0132 Ext 285  
C: 813-758-4841

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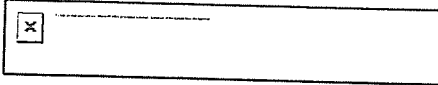
**From:** James O. "Joby" Birr, III <jbirr@jimersonfirm.com>  
**Sent:** Tuesday, March 7, 2023 2:12 PM  
**To:** Tish L. Dobson <Tdobson@dpfgmc.com>; Glenn Penning <seat2@asturiacdd.org>  
**Cc:** Hunter Faulkner <hfaulkner@jimersonfirm.com>; Angel Fernandez <angelf@jimersonfirm.com>  
**Subject:** RE: Asturia: follow up from 3/6/2023 call

Tish and Glenn,

Good afternoon.

As for the attached construction defect invoicing, please have Asturia pay for 8.7 hours of my time (\$530.00/hr for 8.7 hours = \$4,611.00). As a professional courtesy, we will write off the remaining amounts owed on these two invoices.

Thanks.



**JAMES O. "JOBY" BIRR, III**  
**Partner**

P (904) 389-0050 | F (904) 212-1269 | D (904) 570-4650  
E [jbirr@jimersonfirm.com](mailto:jbirr@jimersonfirm.com)

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**From:** Tish L. Dobson <[Tdobson@dpgmc.com](mailto:Tdobson@dpgmc.com)>  
**Sent:** Tuesday, March 7, 2023 8:15 AM  
**To:** James O. "Joby" Birr, III <[jbirr@jimersonfirm.com](mailto:jbirr@jimersonfirm.com)>; Glenn Penning <[seat2@asturiacdd.org](mailto:seat2@asturiacdd.org)>  
**Cc:** Hunter Faulkner <[hfaulkner@jimersonfirm.com](mailto:hfaulkner@jimersonfirm.com)>  
**Subject:** RE: Asturia: follow up from 3/6/2023 call

Good morning!

At your convenience, please verify payments received on the Land Use invoices as referenced in my email yesterday and please send an updated amount for the 8.7 hours construction defect work. (6.5 + 2.2)

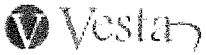
Have a wonderful day!

Respectfully,

**Tish Dobson**  
District Manager

**DPFG Management & Consulting LLC**  
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**From:** James O. "Joby" Birr, III <[jbirr@jimersonfirm.com](mailto:jbirr@jimersonfirm.com)>  
**Sent:** Tuesday, March 7, 2023 8:03 AM  
**To:** Glenn Penning <[seat2@asturiacdd.org](mailto:seat2@asturiacdd.org)>; Tish L. Dobson <[Tdobson@dpgfmc.com](mailto:Tdobson@dpgfmc.com)>  
**Cc:** Hunter Faulkner <[hfaulkner@jimersonfirm.com](mailto:hfaulkner@jimersonfirm.com)>  
**Subject:** Asturia: follow up from 3/6/2023 call

**ATTORNEY-CLIENT PRIVILEGED AND WORK PRODUCT PROTECTED**

Good speaking with you yesterday.

As requested on our call yesterday, I have attached the link to F.S. 95.11 (statute of limitations). [Statutes & Constitution :View Statutes : Online Sunshine \(state.fl.us\)](#).

The operative section, for construction and design defects, is section 95.11(3)(c), that provides in pertinent part:

**(3) WITHIN FOUR YEARS.—**

**(c) An action founded on the design, planning, or construction of an improvement to real property, with the time running from the date of actual possession by the owner, the date of the issuance of a certificate of occupancy, the date of abandonment of construction if not completed, or the date of completion of the contract or termination of the contract between the professional engineer, registered architect, or licensed contractor and his or her employer, whichever date is latest; except that, when the action involves a latent defect, the time runs from the time the defect is discovered or should have been discovered with the exercise of due diligence. In any event, the action must be commenced within 10 years after the date of actual possession by the owner, the date of the issuance of a certificate of occupancy, the date of abandonment of construction if not completed, or the date of completion of the contract or termination of the contract between the professional engineer, registered architect, or licensed contractor and his or her employer, whichever date is latest. However, counterclaims, cross-claims, and third-party claims that arise out of the conduct, transaction, or occurrence set out or attempted to be set out in a pleading may be commenced up to 1 year after the pleading to which such claims relate is served, even if such claims would otherwise be time barred. With respect to actions founded on the design, planning, or construction of an improvement to real property, if such construction is performed pursuant to a duly issued building permit and if a local enforcement agency, state enforcement agency, or special inspector, as those terms are defined in s. 553.71, has issued a final certificate of occupancy or certificate of completion, then as to the construction which is within the scope of such building permit and certificate, the correction of defects to completed work or repair of completed work, whether performed under warranty or otherwise, does not extend the period of time within which an action must be commenced. Completion of the contract means the later of the**

date of final performance of all the contracted services or the date that final payment for such services becomes due without regard to the date final payment is made.

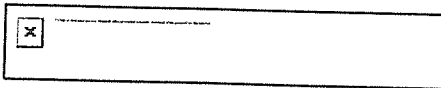
The above-referenced statute provides for a four-year statute of limitations, with a 10-year repose period. For latent construction/design defects, that four-year period starts when the defect was discovered or should have been discovered with the exercise of due diligence.

As I have previously mentioned, we don't know when the statute of limitations or repose period runs as to any sitework/roadway claims Asturia might have or whether any person/entity is responsible for any of the roadway/site issues.

I will take no further action on this matter, unless you instruct otherwise.

Please let us know about timing of payment for the construction defect work that has been invoiced.

Thanks.



**JAMES O. "JOBY" BIRR, III**  
**Partner**

P (904) 389-0050 | F (904) 212-1269 | D (904) 570-4650  
E [jbirr@jimersonfirm.com](mailto:jbirr@jimersonfirm.com)

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**Jimerson Birr, P.A.**

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www.jimersonfirm.com  
27-0370406

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

**Issue Date :** 10/31/2022  
**Bill # :** 26533  
**Due Date :** Upon Receipt

**RE :** Asturia Community Development District -  
Construction Defect

**Matter No.:** 4071.002

**Fees**

<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
10/3/2022	JOB	Telephone conference with M. Osipov of Halff as to road conditions; Prepare correspondence to M. Osipov	0.20	\$106.00
10/12/2022	JOB	Review and respond to correspondence from J. Tietz; Attend telephone conference with J. Tietz to discuss upcoming Board meeting and action items	0.50	\$265.00
10/19/2022	EML	Generate a working binder with expert information and provide to attorney.	0.20	\$38.00
10/19/2022	JOB	Correspondence with J. Tietz; Prepare for upcoming board meeting	0.30	\$159.00
10/25/2022	JOB	Attend conference call with J. Tietz in advance of Board meeting; Prepare for and attend conference call with the Board; Review and respond to correspondence from J. Tietz; Review and respond to correspondence from G. Roberts; Prepare correspondence to J. Tietz as to conference call	2.20	\$1,166.00
<b>Fees Subtotal</b>			<b>3.40</b>	<b>\$1,734.00</b>

**Subtotal \$1,734.00**

**Interest \$26.89**

**Total \$1,760.89**

**Previous Balance \$4,877.00**

**No payments**

**Payments & Credits     \$0.00**

**Balance Due \$6,637.89**

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

# BEST

## Best Termite & Pest Control, Inc.

Protecting Your Health, Property & Environment

TERMITE & PEST CONTROL, INC.

Call Anytime: 813-935-0998

### Billing Account Information

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

### Company Information

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

Description:

### Invoice Details

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

<u>DATE</u>	<u>PO #</u>	<u>INV #</u>	<u>TOTAL</u>	<u>DISCOUNT</u>	<u>TAX</u>	<u>ADJUSTMENT</u>
2/16/2023		1193201	\$55.00	\$0.00	\$0.00	\$0.00
<u>DESCRIPTION</u>			<u>TOTAL</u>	<u>DISCOUNT</u>	<u>TAX</u>	
Commercial Pest Control Monthly			\$55.00	\$0.00	\$0.00	

**PLEASE REMIT: \$55.00**

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

[www.bestpestmanagement.com](http://www.bestpestmanagement.com)





Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

# Invoice

Date	Invoice #
3/3/2023	9079

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

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

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

Thank you for your business.	<b>Total</b>	\$1,027.00
------------------------------	--------------	------------

Phone #
(727) 271-1395

**Blue Water Aquatics, Inc.**

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



**INVOICE**

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

INVOICE 29812  
DATE 02/27/2023  
TERMS Net 45  
DUE DATE 04/13/2023

DATE		DESCRIPTION	QTY	RATE	AMOUNT
02/08/2023	Pond / Waterway Treatment	Aquatic Services - Treatment Report Attached	1	890.00	890.00

BALANCE DUE

**\$890.00**

THANK YOU for choosing Blue Water Aquatics, Inc.!

# BLUE WATER AQUATICS

## SERVICE REPORT

DATE: 2/8/23

CUSTOMER: Astoria  
 AQUATECH: Doug F  
 ACCOUNT # \_\_\_\_\_ WORK ORDER # \_\_\_\_\_

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION #DAYS	WEATHER CONDITIONS
<u>A11</u>		✓		✓			✓	✓									
<u>2</u>										✓							
																	<u>SUNNY</u>
																	<u>85!</u>

OBSERVATIONS/RECOMMENDATIONS: All sites treated for algae +  
invasive growth as needed  
lots of pine pollen floating on ponds

## BLUE WATER AQUATICS

*Aquatic & Environmental Services*

NEW PORT RICHEY, FL  
 (727) 842-2100

- Algae & Aquatic Weed Control Programs
- Water Quality Testing
- Wetland Creation, Restoration & Management
- Lake Aeration Systems
- Mechanical Weed Removal
- Noxious Tree & Brush Control
- Mitigation Services

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

**RedTree Landscape Systems**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

**Invoice 12822**



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

DATE  
03/01/2023

PLEASE PAY  
**\$12,975.00**

DUE DATE  
03/01/2023

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

**TOTAL DUE \$12,975.00**

THANK YOU.

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

---

INVOICE  
#021223-1

To: Asturia CDD  
250 International Pkwy  
Lake Mary, FL

Date: February 12, 2023

Anchored specific piece of exercise  
equipment in the Amenity Center

**TOTAL DUE      \$300**

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



Asturia CDD  
 14575 Promenade Parkway  
 Florida, United States 33556

Invoice # 9940  
 Invoice Date 12-07-22

**50% Deposit Balance Due \$1,752.37**

Item	Description	Unit Cost	Quantity	Line Total
Notes	== WiFi System == - (1) Guest Network - (1) Main Network for Management and Admin - Recommend minimum of 300/300 ISP but prefer 500/500 ISP - Recommended to have a static IP instead of dynamic IP from ISP.	\$0.00	1.0	\$0.00
Unifi Dream Machine Pro	Built-in security gateway, 10G SFP+ WAN support, an 8-port Gigabit switch, and network video recorder that supports compatible 3.5" hard disk drives (HDDs)	\$529.95	1.0	\$529.95
Access Point nanoHD	4x4 MU-MIMO 802.11ac Wave 2 dual-band access point with an aggregate radio rate of over 2 Gbps. 8 BSSID.	\$249.95	2.0	\$499.90
UAP-AC-M-PRO-US	Outdoor Access Point AC Mesh Pro	\$279.95	1.0	\$279.95
Switch 24 PoE (24-port)	(24) GbE RJ45 ports, including (16) GbE, 802.3at PoE+ ports, and (2) 1G SFP ports. 95W POE.	\$529.95	1.0	\$529.95
Switch 16 PoE (16-port)	(16) GbE RJ45 ports, including (8) GbE, 802.3at PoE+ ports, and (2) 1G SFP ports. 42W POE.	\$419.95	1.0	\$419.95
Tech Labor-Cameras ACS	Hourly Labor Service   Minimum 1-hour   Cameras/ACS	\$165.00	8.0	\$1,320.00
Stand-By MSP Plan (Offices/ISP)	Price is per office/network per month - Network & WiFi - Includes remote and phone support for the network and WiFi system - Includes all software updates to the system and any basic software reconfiguration if required	\$65.00	1.0	\$65.00

**Subtotal \$3,644.70**  
 Tax \$0.00  
 Invoice Total \$3,644.70  
 Payments -\$1,892.33  
 Credits \$0.00  
**50% Deposit Balance Due \$1,752.37**

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

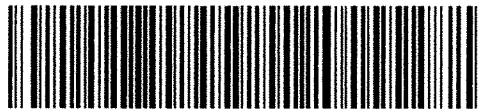


Asturia CDD  
14575 Promenade Parkway  
Florida, United States 33556

Invoice # 10499  
Invoice Date 03-07-23  
**Balance Due \$125.00**

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service   Minimum 1-hour	\$125.00	1.0	\$125.00

**Subtotal \$125.00**  
Tax \$0.00  
Invoice Total \$125.00  
Payments \$0.00  
Credits \$0.00  
**Balance Due \$125.00**





**Invoice Ticket**

Ticket Date Tue 02-28-23 03:14 PM  
Ticket # 10137

Subject **There is a line that isnt active and needs to be.**

Ticket Issue

Initial Issue  
Tue 02-28-23 03:14 PM  
Charles Bourne  
There is a line that needs to be active for the meeting and is currently not working.  
Need to go onsite to look at the line and see what is going on with the wire.

Ticket Comments

Date	Comment
Update Tue 02-28-23 04:50 PM Michael Fernandez	Client was talking about a analog phone line which is inactive due to them not paying for that service or equipment anymore. Thomas is going to find an alternative for them.
Initial Issue Tue 02-28-23 03:14 PM Charles Bourne	There is a line that needs to be active for the meeting and is currently not working. Need to go onsite to look at the line and see what is going on with the wire.

# Invoice



Invoice number B688CC27-0001  
Date of issue March 9, 2023  
Date due March 24, 2023

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

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

**\$41.72 due March 24, 2023**

[Pay online](#)

Description	Qty	Unit price	Amount
Product - Hosted Voip - CIT	1	\$30.00	\$30.00
Tax - Federal Universal Service Fund	1	\$6.52	\$6.52
Tax - FCC Cost Recovery Fee	1	\$0.12	\$0.12
Tax - Federal Telecommunications Relay Services Fund (Non-IPCTS)	1	\$0.29	\$0.29
Tax - Federal Telecommunications Relay Services Fund (IPCTS)	1	\$0.24	\$0.24
Tax - Communications Services Tax	1	\$2.77	\$2.77
Tax - Local Communications Svc. Tax	1	\$1.78	\$1.78
	Subtotal		\$41.72
	Total		\$41.72

**Pay with ACH or wire transfer**

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

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

**Amount due**

**\$41.72**

**Pay with ACH or wire transfer**

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

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

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



Asturia CDD  
14575 Promenade Parkway  
Florida, United States 33556

Invoice # 10519  
Invoice Date 03-10-23  
**Balance Due \$65.00**

Item	Description	Unit Cost	Quantity	Line Total
Stand-By MSP Plan (Offices/ISP)	Price is per office/network per month - Network & WiFi - Includes remote and phone support for the network and WiFi system - Includes all software updates to the system and any basic software reconfiguration if required	\$65.00	1.0	\$65.00
<b>Subtotal</b>				<b>\$65.00</b>
Tax				\$0.00
Invoice Total				\$65.00
Payments				\$0.00
Credits				\$0.00
<b>Balance Due</b>				<b>\$65.00</b>





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

# Invoice

Date	Invoice #
3/1/2023	27627

<b>Bill To</b>
Asturia CDD 14575 Promenade Pkwy Odessa FL 33556

<b>Ship To</b>
Asturia CDD 14575 Promenade Pkwy Odessa FL 33556

S.O. No.	P.O. No.	Terms	Rep
25987		Due on receipt	KM

Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
PM Semi Annual	Bi Annual Preventative Maintenance - Inspected - Tested -Tightened & Lubricated Fitness Equipment				330.00	330.00

<b>Subtotal</b>		\$330.00
<b>Sales Tax (0.0%)</b>		\$0.00
<b>Total</b>		\$330.00
<b>Payments/Credits</b>		\$0.00
<b>Balance Due</b>		\$330.00

Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.



duke-energy.com  
877.372.8477

## Your Energy Bill

**Service address** ASTORIA COMM DEV DISTRICT  
000 PROMENADE PKY LITE  
LITE

**Bill date** Feb 23, 2023  
**For service** Jan 25 - Feb 22  
29 days

**Account number** 9100 9355 5410

### Billing summary

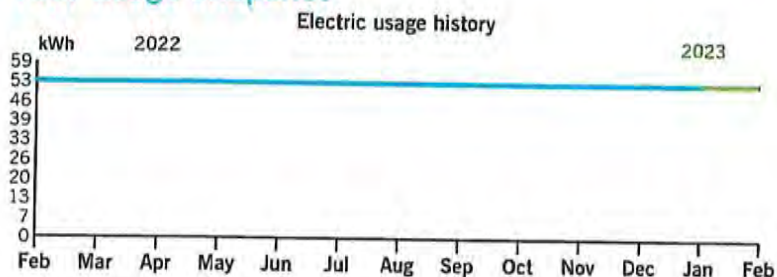
Previous Amount Due	\$99.95
Payment Received Feb 15	-99.95
Current Lighting Charges	99.71
Taxes	0.24
<b>Total Amount Due Mar 16</b>	<b>\$99.95</b>



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 9.2%, Purchased Power 10.2%, Gas 77.0%, Oil 0.3%, Nuclear 0%, Solar 3.3%, (For prior 12 months ending December 31, 2022).

### Your usage snapshot



#### Average temperature in degrees

66° 71° 75° 80° 83° 84° 84° 81° 74° 71° 64° 64° 67°

	Current Month	Feb 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	53	53	630	53
Avg. Daily (kWh)	2	2	2	

12-month usage based on most recent history

RECEIVED FEB 27 2023

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

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



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

Account number  
9100 9355 5410

**\$99.95**  
by Mar 16

Your payment is scheduled to be made by monthly automatic draft on Mar 16

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

034026 000002105



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



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

8891009355541000066000000000000000000000999500000099955





### Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jan 25 - Feb 22		
Description	Quantity	Usage
Monticello Black TIII 3000K	3	53 kWh
<b>Total</b>	<b>3</b>	<b>53 kWh</b>

### Billing details - Lighting

Billing Period - Jan 25 to Feb 22	
Customer Charge	\$1.65
Energy Charge	
52.500 kWh @ 3.629c	1.91
Fuel Charge	
52.500 kWh @ 5.865c	3.08
Asset Securitization Charge	
52.500 kWh @ 0.069c	0.04
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
<b>Total Current Charges</b>	<b>\$99.71</b>

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

### Billing details - Taxes

Regulatory Assessment Fee	\$0.07
Gross Receipts Tax	0.17
<b>Total Taxes</b>	<b>\$0.24</b>

lb.def.duke.bills-2023022212531\_76.aip-66053-000002105







duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address** ASTURIA COMM DEV DISTRICT  
0000 PROMENADE PKY  
LITE  
**Bill date** Feb 23, 2023  
**For service** Jan 25 - Feb 22  
29 days

**Account number** 9100 8841 6465

## Billing summary

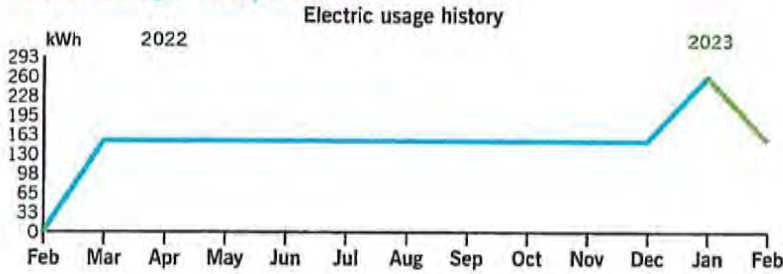
Previous Amount Due	\$503.20
Payment Received Jan 26	-592.00
Current Lighting Charges	295.37
Taxes	0.63
<b>Total Amount Due Mar 16</b>	<b>\$207.20</b>



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 9.2%, Purchased Power 10.2%, Gas 77.0%, Oil 0.3%, Nuclear 0%, Solar 3.3%, (For prior 12 months ending December 31, 2022).

## Your usage snapshot



RECEIVED FEB 27 2023

### Average temperature in degrees

66° 71° 75° 80° 83° 84° 84° 81° 74° 71° 64° 64° 67°

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

12-month usage based on most recent history

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

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



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

Account number  
9100 8841 6465

### Amount of automatic draft

**\$207.20**  
by Mar 16

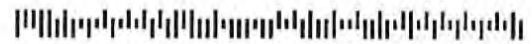
After 90 days from bill date, a late charge will apply.

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

034028 000002105



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



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

88910088416465000660000000000000000000002960000000207204



### Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jan 25 - Feb 22		
Description	Quantity	Usage
Monticello Black TIII 3000K	9	153 kWh
<b>Total</b>	<b>9</b>	<b>153 kWh</b>

### Billing details - Lighting

Billing Period - Jan 25 to Feb 22	
Customer Charge	\$1.65
Energy Charge	
153.000 kWh @ 3.629c	5.55
Fuel Charge	
153.000 kWh @ 5.865c	8.97
Asset Securitization Charge	
153.000 kWh @ 0.069c	0.11
Fixture Charge	
Monticello Black TIII 3000K	157.41
Maintenance Charge	
Monticello Black TIII 3000K	12.51
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
9 Pole(s) @ \$12.130	109.17
<b>Total Current Charges</b>	<b>\$295.37</b>

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

### Billing details - Taxes

Regulatory Assessment Fee	\$0.21
Gross Receipts Tax	0.42
<b>Total Taxes</b>	<b>\$0.63</b>

fb.def.duke.bills\_2023022212531.76.afp-98057-000002105







### Your usage snapshot - Continued

Current electric usage for meter number 4459002	
Actual reading on Feb 23	137
Previous reading on Jan 26	- 133
<hr/>	
Energy Used	4 kWh
Billed kWh	4,000 kWh

### Billing details - Electric

Billing Period - Jan 26 to Feb 23	
Meter - 4459002	
Customer Charge	\$15.55
Energy Charge	
4,000 kWh @ 9.001c	0.36
Fuel Charge	
4,000 kWh @ 6.266c	0.25
Asset Securitization Charge	
4,000 kWh @ 0.243c	0.01
Minimum Bill Adjustment	13.83
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://duke-energy.com/minimum).

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

### Billing details - Taxes

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



### Your usage snapshot - Continued

Current electric usage for meter number 4458998	
Actual reading on Feb 23	152
Previous reading on Jan 26	- 147
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh

### Billing details - Electric

Billing Period - Jan 26 to Feb 23	
<b>Meter - 4458998</b>	
Customer Charge	\$15.55
Energy Charge	
5.000 kWh @ 9.001c	0.45
Fuel Charge	
5.000 kWh @ 6.266c	0.31
Asset Securitization Charge	
5.000 kWh @ 0.243c	0.01
Minimum Bill Adjustment	13.68
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://duke-energy.com/minimum).

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

### Billing details - Taxes

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









### Your usage snapshot - Continued

Current electric usage for meter number 3593867	
Actual reading on Feb 23	192
Previous reading on Jan 26	- 187
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh

### Billing details - Electric

Billing Period - Jan 26 to Feb 23	
<b>Meter - 3593867</b>	
Customer Charge	\$15.55
Energy Charge	
5.000 kWh @ 9.001c	0.45
Fuel Charge	
5.000 kWh @ 6.266c	0.31
Asset Securitization Charge	
5.000 kWh @ 0.243c	0.01
Minimum Bill Adjustment	13.68
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://duke-energy.com/minimum).

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

### Billing details - Taxes

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





### Your usage snapshot - Continued

Current electric usage for meter number 4459024	
Actual reading on Feb 23	141
Previous reading on Jan 26	- 136
<hr/>	
Energy Used	5 kWh
Billed kWh	5.000 kWh

### Billing details - Electric

Billing Period - Jan 26 to Feb 23	
<b>Meter - 4459024</b>	
Customer Charge	\$15.55
Energy Charge	
5.000 kWh @ 9.001c	0.45
Fuel Charge	
5.000 kWh @ 6.266c	0.31
Asset Securitization Charge	
5.000 kWh @ 0.243c	0.01
Minimum Bill Adjustment	13.68
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://duke-energy.com/minimum).

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

### Billing details - Taxes

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





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877.372.8477

# Your Energy Bill

**Service address**

ASTURIA COMM DEV DISTRICT  
14700 TRAILS EDGE BLVD  
IRRIGATION

Bill date Feb 27, 2023  
For service Jan 26 - Feb 23  
29 days

Account number **9100 8839 4292**

## Billing summary

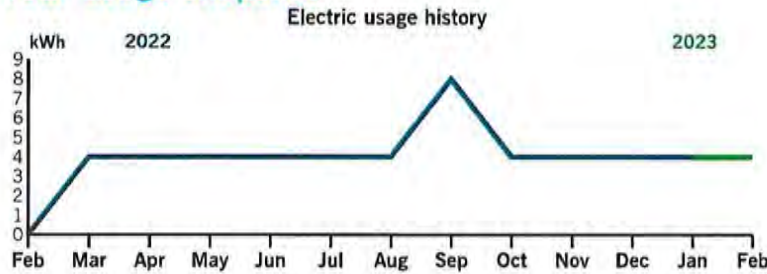
Previous Amount Due	\$30.42
Payment Received Feb 17	-30.42
Current Electric Charges	30.00
Taxes	0.79
<b>Total Amount Due Mar 20</b>	<b>\$30.79</b>



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 9.2%, Purchased Power 10.2%, Gas 77.0%, Oil 0.3%, Nuclear 0%, Solar 3.3%, (For prior 12 months ending December 31, 2022).

## Your usage snapshot



**Average temperature in degrees**

66° 71° 75° 80° 83° 84° 84° 81° 74° 71° 64° 64° 68°

	Current Month	Feb 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	4	0	52	4
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

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



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

Account number  
**9100 8839 4292**

**Amount of automatic draft**

**\$30.79**  
by Mar 20

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

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

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

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

8891008839429200066000000000000000000000307900000030791

### Your usage snapshot - Continued

Current electric usage for meter number 4456132	
Actual reading on Feb 23	118
Previous reading on Jan 26	- 114
<hr/>	
Energy Used	4 kWh
Billed kWh	4,000 kWh

### Billing details - Electric

Billing Period - Jan 26 to Feb 23	
<b>Meter - 4456132</b>	
Customer Charge	\$15.55
Energy Charge	
4,000 kWh @ 9.001c	0.36
Fuel Charge	
4,000 kWh @ 6.266c	0.25
Asset Securitization Charge	
4,000 kWh @ 0.243c	0.01
Minimum Bill Adjustment	13.83
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://duke-energy.com/minimum).

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

### Billing details - Taxes

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

# Your Energy Bill

**Service address**

ASTURIA COMM DEV DISTRICT  
 15301 AVILES PKWY  
 PUMP IRRIGATION

Bill date Feb 27, 2023

For service Jan 26 - Feb 23  
 29 days

Account number **9100 8839 4086**

## Billing summary

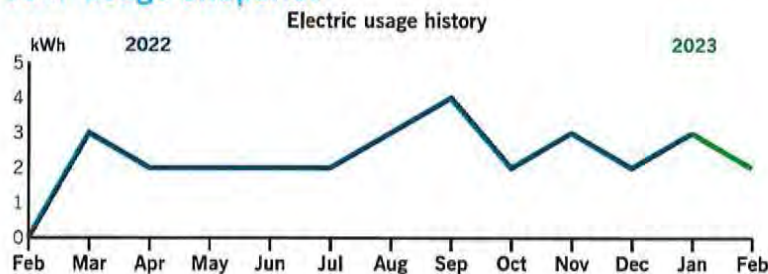
Previous Amount Due	\$30.42
<i>Payment Received Feb 17</i>	-30.42
Current Electric Charges	30.00
Taxes	0.79
<b>Total Amount Due Mar 20</b>	<b>\$30.79</b>



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 9.2%, Purchased Power 10.2%, Gas 77.0%, Oil 0.3%, Nuclear 0%, Solar 3.3%. (For prior 12 months ending December 31, 2022).

## Your usage snapshot



**Average temperature in degrees**

66° 71° 75° 80° 83° 84° 84° 81° 74° 71° 64° 64° 68°

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

12-month usage based on most recent history

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

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



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

Account number  
**9100 8839 4086**

**Amount of automatic draft**

**\$30.79**  
by Mar 20

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

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

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

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

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## Your usage snapshot - Continued

Current electric usage for meter number 8323070	
Actual reading on Feb 23	21
Previous reading on Jan 26	- 19
<hr/>	
Energy Used	2 kWh
Billed kWh	2.000 kWh

## Billing details - Electric

Billing Period - Jan 26 to Feb 23	
<b>Meter - 8323070</b>	
Customer Charge	\$15.55
Energy Charge	
2.000 kWh @ 9.001c	0.18
Fuel Charge	
2.000 kWh @ 6.266c	0.13
Minimum Bill Adjustment	14.14
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://duke-energy.com/minimum).

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

## Billing details - Taxes

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



# Your Energy Bill

**Service address** ASTURIA COMM DEV DISTRICT  
15381 AVILES PKWY  
PUMP IRRIGATION

**Bill date** Feb 27, 2023  
**For service** Jan 26 - Feb 23  
29 days

**Account number** 9100 8839 3704

## Billing summary

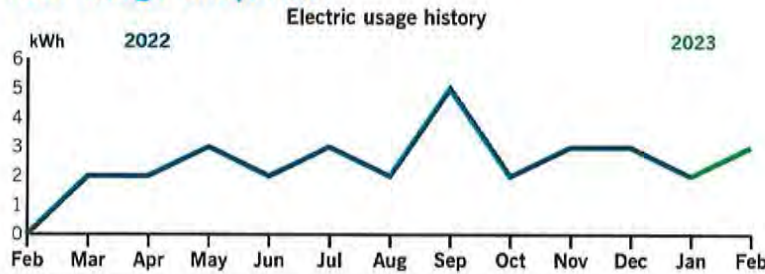
Previous Amount Due	\$30.42
<i>Payment Received Feb 17</i>	-30.42
Current Electric Charges	30.00
Taxes	0.79
<b>Total Amount Due Mar 20</b>	<b>\$30.79</b>



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 9.2%, Purchased Power 10.2%, Gas 77.0%, Oil 0.3%, Nuclear 0%, Solar 3.3%. (For prior 12 months ending December 31, 2022).

## Your usage snapshot



### Average temperature in degrees

66° 71° 75° 80° 83° 84° 84° 81° 74° 71° 64° 64° 68°

	Current Month	Feb 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3	0	32	3
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

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



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

Account number  
**9100 8839 3704**

### Amount of automatic draft

**\$30.79**  
by Mar 20

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

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

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

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

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### Your usage snapshot - Continued

Current electric usage for meter number 905106	
Actual reading on Feb 23	146
Previous reading on Jan 26	- 143
<hr/>	
Energy Used	3 kWh
Billed kWh	3,000 kWh

### Billing details - Electric

Billing Period - Jan 26 to Feb 23	
<b>Meter - 905106</b>	
Customer Charge	\$15.55
Energy Charge	
3,000 kWh @ 9.001c	0.27
Fuel Charge	
3,000 kWh @ 6.266c	0.19
Asset Securitization Charge	
3,000 kWh @ 0.243c	0.01
Minimum Bill Adjustment	13.98
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://duke-energy.com/minimum).

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

### Billing details - Taxes

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





### Your usage snapshot - Continued

Current electric usage for meter number 3347708	
Actual reading on Feb 23	198
Previous reading on Jan 26	- 196
<hr/>	
Energy Used	2 kWh
Billed kWh	2.000 kWh

### Billing details - Electric

Billing Period - Jan 26 to Feb 23	
<b>Meter - 3347708</b>	
Customer Charge	\$15.55
Energy Charge	
2.000 kWh @ 9.001c	0.18
Fuel Charge	
2.000 kWh @ 6.266c	0.13
Minimum Bill Adjustment	14.14
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://duke-energy.com/minimum).

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

### Billing details - Taxes

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



## Your usage snapshot - Continued

Current electric usage for meter number 4456967	
Actual reading on Feb 23	71
Previous reading on Jan 26	- 68
Energy Used	3 kWh
Billed kWh	3.000 kWh

## Billing details - Electric

Billing Period - Jan 26 to Feb 23	
Meter - 4456967	
Customer Charge	\$15.55
Energy Charge	
3.000 kWh @ 9.001c	0.27
Fuel Charge	
3.000 kWh @ 6.266c	0.19
Asset Securitization Charge	
3.000 kWh @ 0.243c	0.01
Minimum Bill Adjustment	13.98
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://duke-energy.com/minimum).

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

## Billing details - Taxes

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







### Your usage snapshot - Continued

Current electric usage for meter number 3514363	
Actual reading on Feb 23	203
Previous reading on Jan 26	- 199
<hr/>	
Energy Used	4 kWh
Billed kWh	4.000 kWh

### Billing details - Electric

Billing Period - Jan 26 to Feb 23	
<b>Meter - 3514363</b>	
Customer Charge	\$15.55
Energy Charge	
4.000 kWh @ 9.001c	0.36
Fuel Charge	
4.000 kWh @ 6.266c	0.25
Asset Securitization Charge	
4.000 kWh @ 0.243c	0.01
Minimum Bill Adjustment	13.83
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://duke-energy.com/minimum).

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

### Billing details - Taxes

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



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## Your Energy Bill

**Service address**

ASTURIA COMM DEV DISTRICT  
14731 STATE ROAD 54  
ODESSA FL 33556

Bill date Feb 27, 2023

For service Jan 26 - Feb 23  
29 days

Account number **9100 8839 2175**

### Billing summary

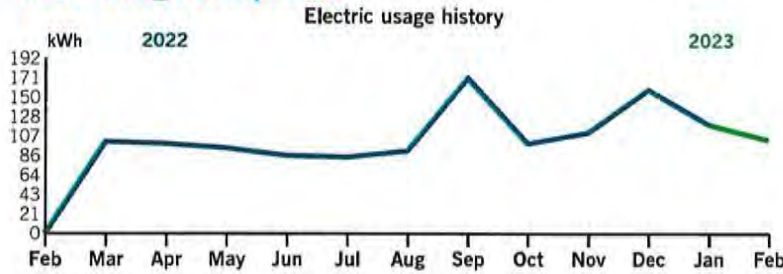
Previous Amount Due	\$35.07
<i>Payment Received Feb 17</i>	-35.07
Current Electric Charges	31.52
Taxes	0.83
<b>Total Amount Due Mar 20</b>	<b>\$32.35</b>



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 9.2%, Purchased Power 10.2%, Gas 77.0%, Oil 0.3%, Nuclear 0%, Solar 3.3%, (For prior 12 months ending December 31, 2022).

### Your usage snapshot



**Average temperature in degrees**

66° 71° 75° 80° 83° 84° 84° 81° 74° 71° 64° 64° 68°

	Current Month	Feb 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	103	0	1,317	110
Avg. Daily (kWh)	4	0	3	

12-month usage based on most recent history

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

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



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

Account number  
**9100 8839 2175**

*Amount of automatic draft*

**\$32.35**  
by Mar 20

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

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

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

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

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### Your usage snapshot - Continued

<b>Current electric usage for meter number 7885302</b>	
Actual reading on Feb 23	2565
Previous reading on Jan 26	- 2462
<hr/>	
Energy Used	103 kWh
Billed kWh	103.000 kWh

### Billing details - Electric

<b>Billing Period - Jan 26 to Feb 23</b>	
<b>Meter - 7885302</b>	
Customer Charge	\$15.55
Energy Charge	
103.000 kWh @ 9.001c	9.27
Fuel Charge	
103.000 kWh @ 6.266c	6.45
Asset Securitization Charge	
103.000 kWh @ 0.243c	0.25
<hr/>	
<b>Total Current Charges</b>	<b>\$31.52</b>

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

### Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.81
<hr/>	
<b>Total Taxes</b>	<b>\$0.83</b>





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877.372.8477

# Your Energy Bill

**Service address** Bill date Feb 27, 2023  
 ASTURIA COMM DEV DISTRICT For service Jan 26 - Feb 23  
 14575 PROMENADE PKY POOL 29 days  
 POOL

Account number **9100 8839 4523**

## Billing summary

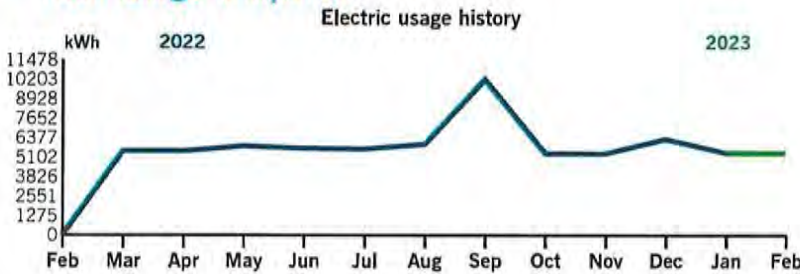
Previous Amount Due	\$876.54
<i>Payment Received Feb 17</i>	-876.54
Current Electric Charges	853.23
Taxes	22.49
<b>Total Amount Due Mar 20</b>	<b>\$875.72</b>



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 9.2%, Purchased Power 10.2%, Gas 77.0%, Oil 0.3%, Nuclear 0%, Solar 3.3%, (For prior 12 months ending December 31, 2022).

## Your usage snapshot



### Average temperature in degrees

66° 71° 75° 80° 83° 84° 84° 81° 74° 71° 64° 64° 68°

	Current Month	Feb 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5,401	0	72,199	6,017
Avg. Daily (kWh)	186	0	187	

12-month usage based on most recent history

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

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



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

Account number  
**9100 8839 4523**

### Amount of automatic draft

**\$875.72**  
 by Mar 20

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

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

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

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

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### Your usage snapshot - Continued

<b>Current electric usage for meter number 1016855</b>	
Actual reading on Feb 23	376827
Previous reading on Jan 26	- 371426
<hr/>	
Energy Used	5,401 kWh
Billed kWh	5,401.000 kWh

### Billing details - Electric

<b>Billing Period - Jan 26 to Feb 23</b>	
<b>Meter - 1016855</b>	
Customer Charge	\$15.55
Energy Charge	
5,401.000 kWh @ 9.001c	486.13
Fuel Charge	
5,401.000 kWh @ 6.266c	338.43
Asset Securitization Charge	
5,401.000 kWh @ 0.243c	13.12
<hr/>	
<b>Total Current Charges</b>	<b>\$853.23</b>

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

### Billing details - Taxes

Regulatory Assessment Fee	\$0.61
Gross Receipts Tax	21.88
<hr/>	
<b>Total Taxes</b>	<b>\$22.49</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address** ASTURIA COMM DEV DISTRICT  
14575 PROMENADE PKWY  
AMENITY CENTER

**Bill date** Feb 27, 2023  
**For service** Jan 26 - Feb 23  
29 days

Account number **9100 8839 4937**

## Billing summary

Previous Amount Due	\$943.71
Payment Received Feb 17	-943.71
Current Electric Charges	732.12
Current Lighting Charges	223.24
Taxes	20.19
<b>Total Amount Due Mar 20</b>	<b>\$975.55</b>

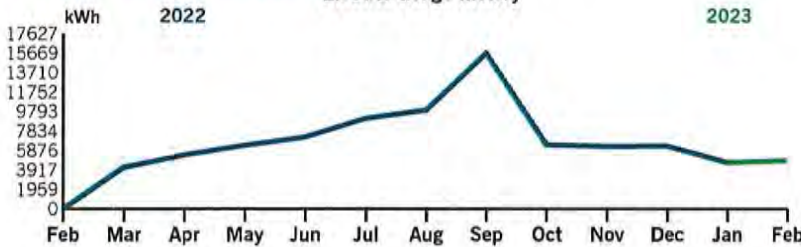


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 9.2%, Purchased Power 10.2%, Gas 77.0%, Oil 0.3%, Nuclear 0%, Solar 3.3%, (For prior 12 months ending December 31, 2022).

## Your usage snapshot

Electric usage history



### Average temperature in degrees

66° 71° 75° 80° 83° 84° 84° 81° 74° 71° 64° 64° 68°

	Current Month	Feb 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	4,900	0	86,727	7,227
Avg. Daily (kWh)	169	0	224	

12-month usage based on most recent history

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

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



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

Account number  
**9100 8839 4937**

### Amount of automatic mail

**\$975.55**  
by Mar 20

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

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

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

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

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### Your usage snapshot - Continued

Current electric usage for meter number 9504488	
Actual reading on Feb 23	8500
Previous reading on Jan 26	- 8269
<hr/>	
Energy Used	231 kWh
	Multiplier x 20
	<hr/>
Energy used	4,620.00 kWh
Billed kWh	4,620.000 kWh

Outdoor Lighting		
Billing period Jan 26 - Feb 23		
Description	Quantity	Usage
Monticello Black TIII 3000K	2	35 kWh
SV MONTICELLO 9500L	5	245 kWh
<b>Total</b>	<b>7</b>	<b>280 kWh</b>

### Billing details - Lighting

Billing Period - Jan 26 to Feb 23	
Customer Charge	\$1.65
Energy Charge	
280.000 kWh @ 3.629c	10.16
Fuel Charge	
280.000 kWh @ 5.865c	16.42
Asset Securitization Charge	
280.000 kWh @ 0.069c	0.19
Fixture Charge	
SV MONTICELLO 9500L	62.95
Monticello Black TIII 3000K	34.98
Maintenance Charge	
Monticello Black TIII 3000K	2.78
SV MONTICELLO 9500L	9.20
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
7 Pole(s) @ \$12.130	84.91
<b>Total Current Charges</b>	<b>\$223.24</b>

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

### Billing details - Electric

Billing Period - Jan 26 to Feb 23	
Meter - 9504488	
Customer Charge	\$15.55
Energy Charge	
4,620.000 kWh @ 9.001c	415.85
Fuel Charge	

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



### Billing details - Electric continued

4,620.000 kWh @ 6.266c	\$289.49
Asset Securitization Charge	
4,620.000 kWh @ 0.243c	11.23
<b>Total Current Charges</b>	<b>\$732.12</b>

### Billing details - Taxes

Regulatory Assessment Fee	\$0.69
Gross Receipts Tax	19.50
<b>Total Taxes</b>	<b>\$20.19</b>



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

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

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
 Pay By Phone: 1-855-786-5344

1 0 1  
 42-52579

ASTURIA CDD  
 Service Address: **0 PROMENADE PARKWAY**  
 Bill Number: 18040403  
 Billing Date: 3/2/2023  
 Billing Period: 1/18/2023 to 2/16/2023

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

**New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2022.**  
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15057039	1/18/2023	21950	2/16/2023	22249	29	299

Usage History		
Water		
February 2023		299
January 2023		134
December 2022		282
November 2022		277
October 2022		129
September 2022		242
August 2022		181
July 2022		281
June 2022		330
May 2022		397
April 2022		270
March 2022		360

Transactions		
Previous Bill		100.50
Payment 02/21/23		-100.50 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed		
Reclaimed	299 Thousand Gals X \$0.75	224.25
<b>Total Current Transactions</b>		224.25
<b>TOTAL BALANCE DUE</b>		<b>\$224.25</b>

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Account # 0966695  
 Customer # 01341603  
 Balance Forward 0.00  
 Current Transactions 224.25

<b>Total Balance Due</b>	<b>\$224.25</b>
<b>Due Date</b>	<b>3/20/2023</b>

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

**The Total Due will be electronically transferred on 03/20/2023.**

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ASTURIA CDD

Service Address: **2995 LONG BOW WAY**

Bill Number: 18040147

Billing Date: 3/2/2023

Billing Period: 1/18/2023 to 2/16/2023

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

**New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2022.**  
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15450207	1/18/2023	3519	2/16/2023	3542	29	23

Usage History  
 Water

February 2023	23
January 2023	5
December 2022	0
November 2022	0
October 2022	11
September 2022	55
August 2022	52
July 2022	53
June 2022	51
May 2022	49
April 2022	53
March 2022	51

Transactions

Previous Bill	3.75
Payment 02/21/23	-3.75 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	23 Thousand Gals X \$0.75
	17.25
<b>Total Current Transactions</b>	17.25
<b>TOTAL BALANCE DUE</b>	<b>\$17.25</b>

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Account # 0953340  
 Customer # 01341603  
 Balance Forward 0.00  
 Current Transactions 17.25

<b>Total Balance Due</b>	<b>\$17.25</b>
<b>Due Date</b>	<b>3/20/2023</b>

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

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ASTURIA CDD

Service Address: **14915 AVILES PARKWAY**

Bill Number: 18040141

Billing Date: 3/2/2023

Billing Period: 1/18/2023 to 2/16/2023

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

**New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2022.**  
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15450198	1/18/2023	20016	2/16/2023	20114	29	98

Usage History		
Water		
February 2023		98
January 2023		194
December 2022		237
November 2022		223
October 2022		61
September 2022		287
August 2022		325
July 2022		301
June 2022		312
May 2022		297
April 2022		304
March 2022		301

Transactions		
Previous Bill		145.50
Payment 02/21/23		-145.50 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed		
Reclaimed	98 Thousand Gals X \$0.75	73.50
<b>Total Current Transactions</b>		73.50
<b>TOTAL BALANCE DUE</b>		<b>\$73.50</b>

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Account # 0953300  
 Customer # 01341603  
 Balance Forward 0.00  
 Current Transactions 73.50

<b>Total Balance Due</b>	<b>\$73.50</b>
<b>Due Date</b>	<b>3/20/2023</b>

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ASTURIA CDD

Service Address: **14450 PROMENADE PARKWAY**

Bill Number: 18040143

Billing Date: 3/2/2023

Billing Period: 1/18/2023 to 2/16/2023

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

**New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2022.**  
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	13548633	1/18/2023	40530	2/16/2023	40600	29	70

Usage History

Water

February 2023	70
January 2023	417
December 2022	411
November 2022	328
October 2022	194
September 2022	284
August 2022	269
July 2022	2881
June 2022	355
May 2022	385
April 2022	256
March 2022	498

Transactions

Previous Bill	312.75
Payment 02/21/23	-312.75 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	70 Thousand Gals X \$0.75
<b>Total Current Transactions</b>	52.50
<b>TOTAL BALANCE DUE</b>	<b>\$52.50</b>

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Account # 0953310  
 Customer # 01341603  
 Balance Forward 0.00  
 Current Transactions 52.50

<b>Total Balance Due</b>	<b>\$52.50</b>
<b>Due Date</b>	<b>3/20/2023</b>

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

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ASTURIA CDD

Service Address: **14859 CARAVAN AVENUE**

Bill Number: 18040142

Billing Date: 3/2/2023

Billing Period: 1/18/2023 to 2/16/2023

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

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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15450201	1/18/2023	10425	2/16/2023	10430	29	5

Usage History  
 Water

February 2023	5
January 2023	16
December 2022	12
November 2022	15
October 2022	4
September 2022	31
August 2022	15
July 2022	24
June 2022	34
May 2022	46
April 2022	24
March 2022	38

Transactions

Previous Bill	12.00
Payment 02/21/23	-12.00 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	5 Thousand Gals X \$0.75
<b>Total Current Transactions</b>	3.75
<b>TOTAL BALANCE DUE</b>	<b>\$3.75</b>

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Account # 0953305  
 Customer # 01341603

Balance Forward 0.00  
 Current Transactions 3.75

<b>Total Balance Due</b>	<b>\$3.75</b>
<b>Due Date</b>	<b>3/20/2023</b>

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ASTURIA CDD  
 Service Address: **14400 TRAILS EDGE BOULEVARD**  
 Bill Number: 18040146  
 Billing Date: 3/2/2023  
 Billing Period: 1/18/2023 to 2/16/2023

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

**New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2022.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15450200	1/18/2023	3068	2/16/2023	3096	29	28

Usage History		Transactions	
Month	Usage	Description	Amount
February 2023	28	Previous Bill	5.25
January 2023	7	Payment 02/21/23	-5.25 CR
December 2022	0	<b>Balance Forward</b>	0.00
November 2022	0	Current Transactions	
October 2022	9	Reclaimed	
September 2022	53	Reclaimed	28 Thousand Gals X \$0.75 = 21.00
August 2022	50	<b>Total Current Transactions</b>	21.00
July 2022	49	<b>TOTAL BALANCE DUE</b>	<b>\$21.00</b>
June 2022	49		
May 2022	47		
April 2022	49		
March 2022	46		

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Account # 0953330  
 Customer # 01341603  
 Balance Forward 0.00  
 Current Transactions 21.00

<b>Total Balance Due</b>	<b>\$21.00</b>
<b>Due Date</b>	<b>3/20/2023</b>

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

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ASTURIA CDD

Service Address: **14700 TRAILS EDGE BOULEVARD**

Bill Number: 18040144

Billing Date: 3/2/2023

Billing Period: 1/18/2023 to 2/16/2023

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

**New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2022.**  
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12216402	1/18/2023	3597	2/16/2023	3627	29	30

Usage History

Water

February 2023	30
January 2023	39
December 2022	32
November 2022	32
October 2022	4
September 2022	43
August 2022	43
July 2022	42
June 2022	40
May 2022	37
April 2022	44
March 2022	43

Transactions

Previous Bill	29.25
Payment 02/21/23	-29.25 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	30 Thousand Gals X \$0.75
	22.50
<b>Total Current Transactions</b>	22.50
<b>TOTAL BALANCE DUE</b>	<b>\$22.50</b>

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Account # 0953320  
 Customer # 01341603  
 Balance Forward 0.00  
 Current Transactions 22.50

<b>Total Balance Due</b>	<b>\$22.50</b>
<b>Due Date</b>	<b>3/20/2023</b>

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ASTURIA CDD

Service Address: **2830 LONG BOW WAY**

Bill Number: 18040145

Billing Date: 3/2/2023

Billing Period: 1/18/2023 to 2/16/2023

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

**New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2022.**  
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15084620	1/18/2023	8358	2/16/2023	8404	29	46

Usage History

Water

February 2023	46
January 2023	26
December 2022	40
November 2022	49
October 2022	38
September 2022	63
August 2022	141
July 2022	188
June 2022	134
May 2022	160
April 2022	195
March 2022	168

Transactions

Previous Bill	19.50
Payment 02/21/23	-19.50 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	46 Thousand Gals X \$0.75
	34.50
<b>Total Current Transactions</b>	34.50
<b>TOTAL BALANCE DUE</b>	<b>\$34.50</b>

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

<b>Total Balance Due</b>	<b>\$34.50</b>
<b>Due Date</b>	<b>3/20/2023</b>

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ASTURIA CDD

Service Address: **15233 RENAISSANCE AVENUE**

Bill Number: 18041614

Billing Date: 3/2/2023

Billing Period: 1/18/2023 to 2/16/2023

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

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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101977	1/18/2023	1015	2/16/2023	1031	29	16

Usage History

Water

February 2023	16
January 2023	15
December 2022	14
November 2022	10
October 2022	8
September 2022	35
August 2022	34
July 2022	29
June 2022	33
May 2022	31
April 2022	34
March 2022	31

Transactions

Previous Bill	11.25
Payment 02/21/23	-11.25 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	16 Thousand Gals X \$0.75
<b>Total Current Transactions</b>	12.00
<b>TOTAL BALANCE DUE</b>	<b>\$12.00</b>

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Account # 1031105  
 Customer # 01341603  
 Balance Forward 0.00  
 Current Transactions 12.00

<b>Total Balance Due</b>	<b>\$12.00</b>
<b>Due Date</b>	<b>3/20/2023</b>

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Service Address: **15246 CARAVAN AVENUE**

Bill Number: 18041616

Billing Date: 3/2/2023

Billing Period: 1/18/2023 to 2/16/2023

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

**New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2022.**  
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101974	1/18/2023	3440	2/16/2023	3487	29	47

Usage History

Water

February 2023	47
January 2023	35
December 2022	108
November 2022	102
October 2022	52
September 2022	131
August 2022	114
July 2022	78
June 2022	0
May 2022	92
April 2022	91
March 2022	89

Transactions

Previous Bill	26.25
Payment 02/21/23	-26.25 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	47 Thousand Gals X \$0.75
	35.25
<b>Total Current Transactions</b>	35.25
<b>TOTAL BALANCE DUE</b>	<b>\$35.25</b>

Visit [PascoCountyUtilities.com](http://PascoCountyUtilities.com) to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.

Please return this portion with payment



TO PAY ONLINE, VISIT [pascoeasy pay.pascocountyfl.net](http://pascoeasy pay.pascocountyfl.net)

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

Account # 1031115  
 Customer # 01341603

Balance Forward 0.00  
 Current Transactions 35.25

<b>Total Balance Due</b>	<b>\$35.25</b>
<b>Due Date</b>	<b>3/20/2023</b>

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

**The Total Due will be electronically transferred on 03/20/2023.**

ASTURIA CDD  
 250 INTERNATIONAL PARKWAY SUITE 280  
 LAKE MARY FL 32746

PASCO COUNTY UTILITIES  
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 P.O. BOX 2139  
 NEW PORT RICHEY, FL 34656-2139



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 DADE CITY (352) 521-4285

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
 Pay By Phone: 1-855-786-5344

1 0 1  
 42-52579

ASTURIA CDD

Service Address: **15121 AVILES PARKWAY**

Bill Number: 18040721

Billing Date: 3/2/2023

Billing Period: 1/18/2023 to 2/16/2023

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

**New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2022.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17705149	1/18/2023	855	2/16/2023	863	29	8

Usage History  
 Water

February 2023	8
January 2023	9
December 2022	12
November 2022	4
October 2022	1
September 2022	10
August 2022	20
July 2022	8
June 2022	9
May 2022	8
April 2022	5
March 2022	15

Transactions

Previous Bill	6.75
Payment 02/21/23	-6.75 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	8 Thousand Gals X \$0.75
<b>Total Current Transactions</b>	6.00
<b>TOTAL BALANCE DUE</b>	<b>\$6.00</b>

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

Account # 0989025  
 Customer # 01341603

Balance Forward 0.00  
 Current Transactions 6.00

<b>Total Balance Due</b>	<b>\$6.00</b>
<b>Due Date</b>	<b>3/20/2023</b>

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

**The Total Due will be electronically transferred on 03/20/2023.**

ASTURIA CDD  
 250 INTERNATIONAL PARKWAY SUITE 280  
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 Pay By Phone: 1-855-786-5344

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 42-52579

ASTURIA CDD

Service Address: **14502 PROMENADE PARKWAY**

Bill Number: 18040227

Billing Date: 3/2/2023

Billing Period: 1/18/2023 to 2/16/2023

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

**New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2022.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595259	1/18/2023	196	2/16/2023	198	29	2

Usage History

Month	Usage
February 2023	2
January 2023	1
December 2022	3
November 2022	2
October 2022	5
September 2022	8
August 2022	2
July 2022	3
June 2022	4
May 2022	2
April 2022	3
March 2022	2

Transactions

Previous Bill	61.91
Payment 02/21/23	-61.91 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	59.87
Water Tier 1	2.0 Thousand Gals X \$2.04 = 4.08
<b>Total Current Transactions</b>	63.95
<b>TOTAL BALANCE DUE</b>	<b>\$63.95</b>

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Please return this portion with payment



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

Account # 0956655  
 Customer # 01341603  
 Balance Forward 0.00  
 Current Transactions 63.95

<b>Total Balance Due</b>	<b>\$63.95</b>
<b>Due Date</b>	<b>3/20/2023</b>

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

**The Total Due will be electronically transferred on 03/20/2023.**

ASTURIA CDD  
 250 INTERNATIONAL PARKWAY SUITE 280  
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1 0 1  
 42-52579

ASTURIA CDD

Service Address: **14575 PROMENADE PARKWAY**

Bill Number: 18040226

Billing Date: 3/2/2023

Billing Period: 1/18/2023 to 2/16/2023

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

**New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2022.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595266	1/18/2023	23363	2/16/2023	23430	29	67

Usage History

	Water
February 2023	67
January 2023	124
December 2022	128
November 2022	107
October 2022	51
September 2022	76
August 2022	64
July 2022	194
June 2022	114
May 2022	144
April 2022	92
March 2022	137

Transactions

Previous Bill	1,516.31
Payment 02/21/23	-1,516.31 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	59.87
Water Tier 1	40.0 Thousand Gals X \$2.04 81.60
Water Tier 2	27.0 Thousand Gals X \$3.24 87.48
Sewer	
Sewer Base Charge	147.08
Sewer Charges	67.0 Thousand Gals X \$6.48 434.16
<b>Total Current Transactions</b>	810.19
<b>TOTAL BALANCE DUE</b>	<b>\$810.19</b>

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Please return this portion with payment



TO PAY ONLINE, VISIT [pascoeasy pay.pascocountyfl.net](http://pascoeasy pay.pascocountyfl.net)

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

Account # 0956650  
 Customer # 01341603  
 Balance Forward 0.00  
 Current Transactions 810.19

<b>Total Balance Due</b>	<b>\$810.19</b>
<b>Due Date</b>	<b>3/20/2023</b>

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

**The Total Due will be electronically transferred on 03/20/2023.**

ASTURIA CDD  
 250 INTERNATIONAL PARKWAY SUITE 280  
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 42-52579

ASTURIA CDD

Service Address: **14577 PROMENADE PARKWAY**

Bill Number: 18040225

Billing Date: 3/2/2023

Billing Period: 1/18/2023 to 2/16/2023

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

**New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2022.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15057044	1/18/2023	5343	2/16/2023	5360	29	17

Usage History

Water

February 2023	17
January 2023	51
December 2022	70
November 2022	58
October 2022	30
September 2022	59
August 2022	37
July 2022	51
June 2022	45
May 2022	67
April 2022	47
March 2022	76

Transactions

Previous Bill	38.25
Payment 02/21/23	-38.25 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	17 Thousand Gals X \$0.75
<b>Total Current Transactions</b>	12.75
<b>TOTAL BALANCE DUE</b>	<b>\$12.75</b>

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

Account # 0956645  
 Customer # 01341603  
 Balance Forward 0.00  
 Current Transactions 12.75

<b>Total Balance Due</b>	<b>\$12.75</b>
<b>Due Date</b>	<b>3/20/2023</b>

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

**The Total Due will be electronically transferred on 03/20/2023.**

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 250 INTERNATIONAL PARKWAY SUITE 280  
 LAKE MARY FL 32746

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 DADE CITY (352) 521-4285

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

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 42-52579

ASTURIA CDD

Service Address: **15381 AVILES PARKWAY**

Bill Number: 18040719

Billing Date: 3/2/2023

Billing Period: 1/18/2023 to 2/16/2023

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

**New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2022.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17705152	1/18/2023	1264	2/16/2023	1283	29	19

Usage History

Water

February 2023	19
January 2023	13
December 2022	13
November 2022	12
October 2022	4
September 2022	18
August 2022	21
July 2022	17
June 2022	9
May 2022	20
April 2022	18
March 2022	14

Transactions

Previous Bill	9.75
Payment 02/21/23	-9.75 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	19 Thousand Gals X \$0.75
	14.25
<b>Total Current Transactions</b>	14.25
<b>TOTAL BALANCE DUE</b>	<b>\$14.25</b>

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TO PAY ONLINE, VISIT [pascoeasy pay.pascocountyfl.net](http://pascoeasy pay.pascocountyfl.net)

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

Account # 0989015  
 Customer # 01341603  
 Balance Forward 0.00  
 Current Transactions 14.25

<b>Total Balance Due</b>	<b>\$14.25</b>
<b>Due Date</b>	<b>3/20/2023</b>

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

**The Total Due will be electronically transferred on 03/20/2023.**

ASTURIA CDD  
 250 INTERNATIONAL PARKWAY SUITE 280  
 LAKE MARY FL 32746

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



250 International Parkway, Suite 280

Lake Mary, FL 32746

TEL: 321-263-0132

**Bill To**

Astoria Community Development District  
c/o DPGF M&C, LLC  
250 International Parkway, Suite 208  
Lake Mary FL 32746

***Invoice***

**Date** 2/1/2023

**Invoice #** 408420

**In Reference To:**

**District Management Services, as follows:**

**PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:  
DPFG M&C  
c/o Vesta Property Services, Inc.  
245 Riverside Avenue, Suite 300  
Jacksonville, FL 32202**

Description	Quantity	Rate	Amount
District Management Services - Feb 2023	1		4,000.00

**Total** \$4,000.00



250 International Parkway, Suite 280

Lake Mary, FL 32746

TEL: 321-263-0132

**Bill To**

Astoria Community Development District  
c/o DPGF M&C, LLC  
250 International Parkway, Suite 208  
Lake Mary FL 32746

***Invoice***

**Date** 2/28/2023

**Invoice #** 408368

**In Reference To:**

**Billable Expenses - February 2023**

**PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:  
DPFG M&C  
c/o Vesta Property Services, Inc.  
245 Riverside Avenue, Suite 300  
Jacksonville, FL 32202**

Description	Quantity	Rate	Amount
Billable Expenses			
APRIL - JIMERSON BIRR			11.70
APRIL ODOM - PROSPERITY BANK LOCK (ASTURIA)			13.87
Total Billable Expenses			25.57

**Total** \$25.57





250 International Parkway, Suite 280

Lake Mary, FL 32746

TEL: 321-263-0132

**Bill To**

Astoria Community Development District  
c/o DPFG M&C, LLC  
250 International Parkway, Suite 208  
Lake Mary FL 32746

***Invoice***

**Date** 3/1/2023

**Invoice #** 408422

**In Reference To:**

**District Management Services, as follows:**

**PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:  
DPFG M&C  
c/o Vesta Property Services, Inc.  
245 Riverside Avenue, Suite 300  
Jacksonville, FL 32202**

Description	Quantity	Rate	Amount
District Management Services - Mar 2023	1		4,000.00

**Total** \$4,000.00

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 23-00333P

Date 03/10/2023

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

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

---

### Description

### Amount

Serial # 23-00333P  
P.O./Ref.# 00082490.DOCX/

\$59.06

### Notice of Board of Supervisors Workshop

RE: Board of Supervisors workshop on March 20, 2023 at 6:00 pm  
Published: 3/10/2023

<b>Important Message</b>
--------------------------

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid  
Total

(  
\$59.06

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

RECEIVED MAR 14 2023

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

#### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



**Your Monthly Invoice**

**Account Summary**

<b>New Charges Due Date</b>	<b>3/31/23</b>
Billing Date	3/07/23
Account Number	813-926-8106-020723-5
PIN	7664
Previous Balance	74.98
Payments Received Thru 2/28/23	-74.98
Thank you for your payment!	
Balance Forward	.00
New Charges	74.98
<b>Total Amount Due</b>	<b>\$74.98</b>

RECEIVED MAR 14 2023



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

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 **800-801-6652**

**MyFrontier app**



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

6790 0007 NO RP 07 03072023 NNNNNNYN 01 013311 0049

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



**PAYMENT STUB**

<b>Total Amount Due</b>	<b>\$74.98</b>
New Charges Due Date	3/31/23
Account Number	813-926-8106-020723-5
<b>Amount Enclosed</b>	<b>\$</b> _____

Mail Payment To:

FRONTIER  
PO BOX 740407  
CINCINNATI, OH 45274-0407



134009&13926&1060207230000000000000000000749&5



ASTURIA CDD

Page 3 of 4

**Date of Bill**  
**Account Number**

**3/07/23**  
**813-926-8106-020723-5**

**CURRENT BILLING SUMMARY**

Local Service from 03/07/23 to 04/06/23

Qty Description	813/926-8106.0	Charge
<b>Non Basic Charges</b>		
Business Fiber Internet 500/500M		54.99
1 Usable Static IP Address		19.99
<b>Total Non Basic Charges</b>		<b>74.98</b>
<b>TOTAL</b>	<b>74.98</b>	





KILINSKI | VAN WYK

# Kilinski | Van Wyk, PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

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

# INVOICE

Invoice # 6234  
Date: 03/15/2023  
Due On: 04/14/2023

## ASTCDD-01

### Asturia CDD - General

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	01/05/2023	Finalize contractor's revisions to IT agreement.	0.30	\$300.00	\$90.00
Service	LG	01/12/2023	Confer with District Manager regarding vendor invoices, employment issues, and outstanding action items.	0.90	\$300.00	\$270.00
Service	LG	01/13/2023	Confer with District Manager regarding engineering invoices, land use counsel invoices, and employee terms.	0.80	\$300.00	\$240.00
Service	LG	01/16/2023	Review and provide comments to December meeting minutes; confer with District Manager regarding agenda items, engineering RFQ, and employment law issues; provide advice on job posting.	2.10	\$300.00	\$630.00
Service	LG	01/18/2023	Provide documentation of tax exemption eligibility to Pasco County.	0.60	\$300.00	\$180.00
Service	LG	01/24/2023	Prepare for, travel to, and attend Board meeting.	6.20	\$300.00	\$1,860.00
Expense	AL	01/24/2023	Mileage: Mileage for GK	46.00	\$0.625	\$28.75
Service	LG	01/27/2023	Prepare scope of services addendum to Jimerson Birr agreement; prepare resolution setting hearing on fee for use of district property; revise engineering agreement; confer with District Manager regarding land use counsel authorization.	1.30	\$300.00	\$390.00

Service	LG	01/31/2023	Prepare letter to residents regarding sod replacement; review communication from State regarding annual fee and forward to District Manager.	0.90	\$300.00	\$270.00
Service	RVW	01/31/2023	Monitor legislative activity for impact on special districts.	0.10	\$365.00	\$36.50
Service	RVW	01/31/2023	Monitor legislative activity for impact on special districts.	0.10	\$365.00	\$36.50
<b>Total</b>						<b>\$4,031.75</b>

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6234	04/14/2023	\$4,031.75	\$0.00	\$4,031.75
<b>Outstanding Balance</b>				<b>\$4,031.75</b>
<b>Total Amount Outstanding</b>				<b>\$4,031.75</b>

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

Please pay within 30 days.





# State of Florida Department of Revenue

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Original Return

**FOR YOUR RECORDS ONLY - DO NOT MAIL**

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

**Access Source: 61-8017149588-6****Confirmation Number: 230317777802**

DR-15

Certificate Number	Collection Period	Confirm Date and Time
61-8017149588-6	02/2023	03/17/2023 4:35:50 PM ET

**Location Address**

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

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

Contact Information	
Name	Austin Comings
Phone	( 321 ) 263 - 0132
Email	acomings@dpfgmc.com

Debit Date:	3/20/2023
Amount for Check:	\$49.35
Bank Routing Number:	267090594
Bank Account Number:	9855841583
Bank Account Type:	Checking
Corporate/Personal:	Corporate
Name on Bank Account:	ASTURIA COMMUNITY DEVELOPMENT DISTRICT

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

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account

Identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature: Austin Comings  
 Phone Number: 321-263-0132  
 EMail Address: acomings@dpgmc.com

Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
B. Taxable Purchases			\$ 30.00	\$ 2.10
C. Commercial Rentals	\$ 675.00	\$ 0.00	\$ 675.00	\$ 47.25
C(a). Less Sales Tax Scholarship Credits				\$ 0.00
D. Transient Rentals	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
E. Food & Beverage Vending	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
			5. Total Amount of Tax Due	\$ 49.35
			6. Less Lawful Deductions	\$ 0.00
			7. Net Tax Due	\$ 49.35
			8. Less Est Tax Pd/DOR Cr Memo	\$ 0.00
			9. Plus Est. Tax Due Current Month	\$ 0.00
			10. Amount Due	\$ 49.35
			11. Less Collection Allowance	\$ 0.00
			12. Plus Penalty	\$ 0.00
			13. Plus Interest	\$ 0.00
			14. Amount Due with Return	\$ 49.35
			<b>Payment you have authorized</b>	<b>49.35</b>
15(a). Exempt Amount of Items Over \$5000 (included in Column 3)			15(a). \$	0.00
15(b). Other Taxable Amounts <b>NOT</b> Subject to Surtax (included in Column 3)			15(b). \$	0.00
15(c). Amounts Subject to Surtax at a Rate Different than Your County Surtax Rate (included in Column 3)			15(c). \$	0.00
15(d). Total Amount of Discretionary Sales Surtax Due (included in Column 4)			15(d). \$	7.05
16. Hope Scholarship Credits (included in Line 6)			16. \$	0.00
17. Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)			17. \$	0.00
18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)			18. \$	0.00
19. Taxable Sales from Amusement Machines (included in Line A)			19. \$	0.00
20. Rural or Urban High Crime Area Job Tax Credits			20. \$	0.00
21(a). Scholarship Funding Tax Credit			21(a). \$	0.00
21(b). Film and Entertainment Industry Credit			21(b). \$	0.00
21(c). Economic Energy Zone Credit			21(c). \$	0.00
21(d). Strong Families Tax Credit			21(d). \$	0.00

You have chosen not to donate your collection allowance to education.

21(e). New Worlds Reading Initiative Tax Credit

21(e). \$ 0.00

21. Other Authorized Credits

21. \$ 0.00





duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address** ASTORIA COMM DEV DISTRICT  
15165 STATE ROAD 54  
MONUMENT  
**Bill date** Feb 28, 2023  
**For service** Jan 26 - Feb 23  
29 days

**Account number** 9100 8841 5282

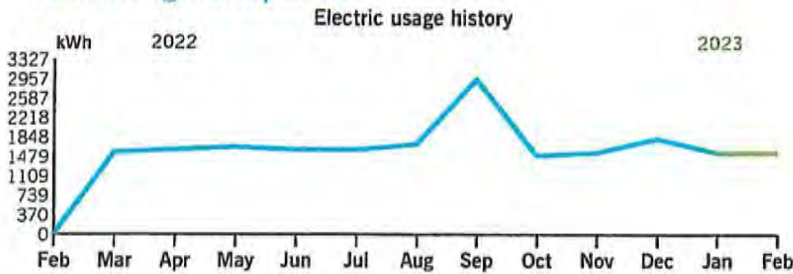
## Billing summary

Previous Amount Due	\$-8.54
Payment Received	0.00
Current Electric Charges	257.81
Taxes	6.80
<b>Total Amount Due Mar 21</b>	<b>\$256.07</b>

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 9.2%, Purchased Power 10.2%, Gas 77.0%, Oil 0.3%, Nuclear 0%, Solar 3.3%, (For prior 12 months ending December 31, 2022).

## Your usage snapshot

RECEIVED MAR 03 2023



### Average temperature in degrees

66° 71° 75° 80° 83° 84° 84° 81° 74° 71° 64° 64° 68°

	Current Month	Feb 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,562	0	20,775	1,731
Avg. Daily (kWh)	54	0	54	

12-month usage based on most recent history

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

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



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

Account number  
9100 8841 5282

### Amount of automatic draft

**\$256.07**  
by Mar 21

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

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

036306 000001972



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



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

8891008841528200066000000000000000002646100000256078

fb.def.duke\_bill.20230227211010.51.aip-72611-000001972



### Your usage snapshot - Continued

<b>Current electric usage for meter number 2778179</b>	
Estimated reading on Feb 23	43097
Estimated previous reading on Jan 26	- 41535
<hr/>	
Energy Used	1,562 kWh
Billed kWh	1,562.000 kWh

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

### Billing details - Electric

<b>Billing Period - Jan 26 to Feb 23</b>	
<b>Meter - 2778179</b>	
Customer Charge	\$15.55
Energy Charge	
1,562.000 kWh @ 9.001c	140.59
Fuel Charge	
1,562.000 kWh @ 6.266c	97.87
Asset Securitization Charge	
1,562.000 kWh @ 0.243c	3.80
<hr/>	
<b>Total Current Charges</b>	<b>\$257.81</b>

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

### Billing details - Taxes

Regulatory Assessment Fee	\$0.19
Gross Receipts Tax	6.61
<hr/>	
<b>Total Taxes</b>	<b>\$6.80</b>

fb.def.duke.bilis\_20230227211010.51.afp-72613-000001972





duke-energy.com  
877.372.8477

# Your Energy Bill

### Service address

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

Bill date Feb 27, 2023  
For service Jan 25 - Feb 22  
29 days

Account number **9100 8839 2555**

## Billing summary

Previous Amount Due	\$8,353.93
<i>Payment Received Feb 20</i>	-8,353.93
Current Lighting Charges	5,544.68
Taxes	24.59
<b>Total Amount Due Mar 20</b>	<b>\$5,569.27</b>

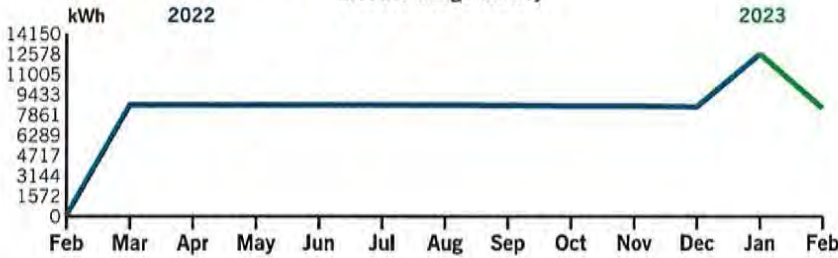


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 9.2%, Purchased Power 10.2%, Gas 77.0%, Oil 0.3%, Nuclear 0%, Solar 3.3%, (For prior 12 months ending December 31, 2022).

## Your usage snapshot

Electric usage history



### Average temperature in degrees

66° 71° 75° 80° 83° 84° 84° 81° 74° 71° 64° 64° 67°

	Current Month	Feb 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	8,385	0	106,989	8,916
Avg. Daily (kWh)	289	0	282	

12-month usage based on most recent history

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

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



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

Account number  
**9100 8839 2555**

### Amount of automatic draft

**\$5,569.27**  
by Mar 20

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

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

\$ \_\_\_\_\_  
**Amount enclosed**

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

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



## Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jan 25 - Feb 22		
Description	Quantity	Usage
Monticello Black TIII 3000K	9	153 kWh
SV MONTICELLO 9500L	168	8,232 kWh
<b>Total</b>	<b>177</b>	<b>8,385 kWh</b>

## Billing details - Lighting

Billing Period - Jan 25 to Feb 22	
Customer Charge	\$1.65
Energy Charge	
8,385.000 kWh @ 3.629c	304.29
Fuel Charge	
8,385.000 kWh @ 5.865c	491.78
Asset Securitization Charge	
8,385.000 kWh @ 0.069c	5.79
Fixture Charge	
Monticello Black TIII 3000K	157.41
SV MONTICELLO 9500L	2,115.12
Maintenance Charge	
Monticello Black TIII 3000K	12.51
SV MONTICELLO 9500L	309.12
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
177 Pole(s) @ \$12.130	2,147.01
<b>Total Current Charges</b>	<b>\$5,544.68</b>

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

## Billing details - Taxes

Regulatory Assessment Fee	\$3.99
Gross Receipts Tax	20.60
<b>Total Taxes</b>	<b>\$24.59</b>

**Service address** Bill date Feb 27, 2023  
 ASTURIA COMM DEV DISTRICT For service Jan 25 - Feb 22  
 000 AVILES PKY LITE 29 days  
 LITE ASTURIA PH2 A&B SL

Account number **9100 8839 3514**

**Billing summary**

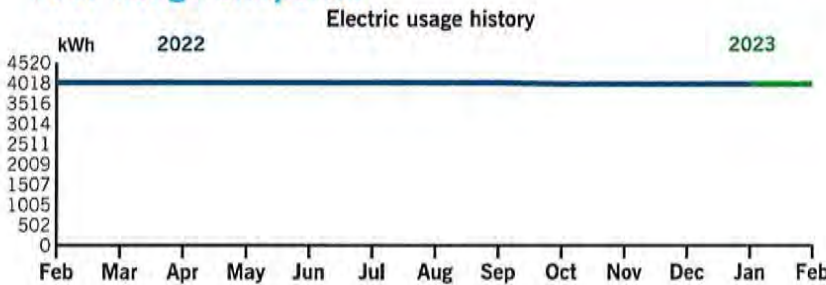
Previous Amount Due	\$2,576.91
<i>Payment Received Feb 17</i>	-2,576.91
Current Lighting Charges	2,565.24
Taxes	11.67
<b>Total Amount Due Mar 20</b>	<b>\$2,576.91</b>



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 9.2%, Purchased Power 10.2%, Gas 77.0%, Oil 0.3%, Nuclear 0%, Solar 3.3%, (For prior 12 months ending December 31, 2022).

**Your usage snapshot**



**Average temperature in degrees**

66° 71° 75° 80° 83° 84° 84° 81° 74° 71° 64° 64° 67°

	Current Month	Feb 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3,987	4,018	48,059	4,005
Avg. Daily (kWh)	137	144	132	
12-month usage based on most recent history				

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

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



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

Account number  
**9100 8839 3514**

*Amount of automatic draft*

**\$2,576.91**  
*by Mar 20*

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

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

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

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

## Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jan 25 - Feb 22		
Description	Quantity	Usage
Monticello Black TIII 3000K	1	18 kWh
SV MONTICELLO 9500L	81	3,969 kWh
<b>Total</b>	<b>82</b>	<b>3,987 kWh</b>

## Billing details - Lighting

Billing Period - Jan 25 to Feb 22	
Customer Charge	\$1.65
Energy Charge	
3,986.500 kWh @ 3.629c	144.66
Fuel Charge	
3,986.500 kWh @ 5.865c	233.81
Asset Securitization Charge	
3,986.500 kWh @ 0.069c	2.75
Fixture Charge	
Monticello Black TIII 3000K	17.49
SV MONTICELLO 9500L	1,019.79
Maintenance Charge	
Monticello Black TIII 3000K	1.39
SV MONTICELLO 9500L	149.04
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
82 Pole(s) @ \$12.130	994.66
<b>Total Current Charges</b>	<b>\$2,565.24</b>

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

## Billing details - Taxes

Regulatory Assessment Fee	\$1.85
Gross Receipts Tax	9.82
<b>Total Taxes</b>	<b>\$11.67</b>



**Service address** Bill date Feb 27, 2023  
ASTURIA COMM DEV DISTRICT For service Jan 25 - Feb 22  
0000 AVILES PKY 29 days  
LITE

Account number **9100 8841 5753**

**Billing summary**

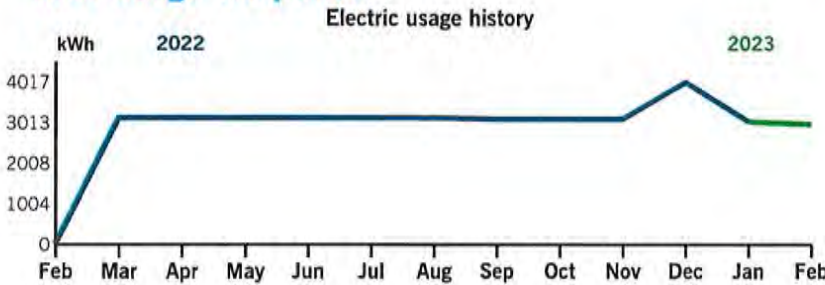
Previous Amount Due	\$2,604.07
<i>Payment Received Feb 16</i>	-2,604.07
Current Lighting Charges	2,008.59
Taxes	8.80
<b>Total Amount Due Mar 20</b>	<b>\$2,017.39</b>



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 9.2%, Purchased Power 10.2%, Gas 77.0%, Oil 0.3%, Nuclear 0%, Solar 3.3%, (For prior 12 months ending December 31, 2022).

**Your usage snapshot**



**Average temperature in degrees**

66° 71° 75° 80° 83° 84° 84° 81° 74° 71° 64° 64° 67°

	Current Month	Feb 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,979	0	38,166	3,181
Avg. Daily (kWh)	103	0	102	

12-month usage based on most recent history

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

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



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

Account number  
**9100 8841 5753**

**Amount of automatic draft**

**\$2,017.39**  
by Mar 20

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

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

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

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

## Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jan 25 - Feb 22		
Description	Quantity	Usage
Monticello Black TIII 3000K	5	88 kWh
SV MONTICELLO 9500L	59	2,891 kWh
<b>Total</b>	<b>64</b>	<b>2,979 kWh</b>

## Billing details - Lighting

Billing Period - Jan 25 to Feb 22	
Customer Charge	\$1.65
Energy Charge	
2,978.500 kWh @ 3.629c	108.10
Fuel Charge	
2,978.500 kWh @ 5.865c	174.69
Asset Securitization Charge	
2,978.500 kWh @ 0.069c	2.06
Fixture Charge	
Monticello Black TIII 3000K	87.45
SV MONTICELLO 9500L	742.81
Maintenance Charge	
Monticello Black TIII 3000K	6.95
SV MONTICELLO 9500L	108.56
Pole Charge	
16 DEC CNCRT W/DEC BS/WSHNGTN	
64 Pole(s) @ \$12.130	776.32
<b>Total Current Charges</b>	<b>\$2,008.59</b>

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

## Billing details - Taxes

Regulatory Assessment Fee	\$1.45
Gross Receipts Tax	7.35
<b>Total Taxes</b>	<b>\$8.80</b>



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

# Invoice

Date	Invoice #
3/29/2023	27825

<b>Bill To</b>
Asturia Amenity Center HINES James Chambers 14575 Promenade Pkwy Odessa, FL 33556

<b>Ship To</b>
Asturia Amenity Center HINES James Chambers 14575 Promenade Pkwy Odessa, FL 33556

S.O. No.	P.O. No.	Terms	Rep
3804		Due on receipt	TJ

Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
SPROBL2008	8MM ROLL BLUE 20%	232	0	232	13.52	3,136.64T
SCSUA2GAL	2 GALLON ADHESIVE	2	0	2	100.00	200.00T
Shipping	Shipping and Handling	1	0	1	625.00	625.00
Installation FitRev	Installation	1	0	1	700.00	700.00T

<b>Subtotal</b>		\$4,661.64
<b>Sales Tax (0.0%)</b>		\$0.00
<b>Total</b>		\$4,661.64
<b>Payments/Credits</b>		\$0.00
<b>Balance Due</b>		\$4,661.64

Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.



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



Asturia CDD  
14575 Promenade Parkway  
Florida, United States 33556

Invoice # 10561  
Invoice Date 03-22-23  
**Balance Due \$104.65**

Item	Description	Unit Cost	Quantity	Line Total
CDD/HOA Google Email w/ Vault	Email account 30GB. Priced per user, per month. 3-year contract. Google Vault audit functionality included. Support including password reset & additional training is per hour basis. - Seat 1 - Seat 2 - Seat 3 - Seat 4 - Seat 5 - Clubhouse Manager - Admin for eDiscovery (audit)	\$14.95	7.0	\$104.65

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





**E-mail: [Electrosanitationservices@gmail.com](mailto:Electrosanitationservices@gmail.com)  
Phone: (813) 598-1431**

INVOICE #031523

**Invoice Submitted to:**

Asturia Community Development District c/o Tish Dobson

**Invoice date:** 03/19/2023  
**Terms:** COD  
**Services through:** 03/15/2023

**Via Email:**

[districtap@dpgmc.com](mailto:districtap@dpgmc.com)

<u>Date</u>	<u>Type</u>	<u>Service Summary</u>	<u>Rate</u>	<u>Amount</u>	<u>Total</u>
03/15/23	Janitorial	Monthly cleaning 02/16/23- 03/15/23	Per Contract \$300/ week @ 4 weeks		\$1,200.00

Total Expenses: \$ 1,200.00  
Total Tax: \$ EXEMPT  
Total Invoice Amount: \$ 1,200.00  
Total Amount Due: \$ 1,200.00



**E-mail: [Electrosanitationservices@gmail.com](mailto:Electrosanitationservices@gmail.com)  
Phone: (813) 598-1431**

**Invoice Submitted to:**  
Asturia Community Development District  
c/o Tish Dobson

<b>Invoice Number: 032023</b>
<b>Invoice date: 03/19/2023</b>
<b>Terms:</b>
<b>Due Date: 03/15/2023</b>

**Via Email:**  
[Districtap@dpfgmc.com](mailto:Districtap@dpfgmc.com)

<b>Item</b>	<b>Summary</b>	<b>Rate</b>	<b>Amount</b>	<b>Total</b>
Pull 1410132	Supplies Heavenly Soft Kit Roll 85	\$27.95	1	\$27.95
Pull 1410822	Supplies Superior Heaven Soft Jr Jumbo	\$27.95	1	\$27.95
ESS00256	Supplies Husky Neutral Disinfectant Gallon	\$8.95	1	\$ 8.95
Total Expenses:				\$ 64.85
Total Tax:				\$ EXEMPT
Total Invoice Amount:				\$ 64.85
Total Amount Due:				\$ 64.85

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 23-00373P

Date 03/17/2023

Attn:  
Astoria CDD DPF  
250 INTERNATIONAL PKWY., STE. 208  
LAKE MARY FL 32746

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

Description	Amount
Serial # 23-00373P <b>Notice of Rule Development</b> RE: Public Hearing on April 25, 2023 Astoria Community Development Published: 3/17/2023	\$43.75

### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid  
Total

()

**\$43.75**

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

RECEIVED MAR 20 2023

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

#### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 23-00374P

Date 03/17/2023

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

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

Description	Amount
Serial # 23-00374P <b>Notice of Regular Meeting</b> RE: Public Meeting on March 28, 2023 Asturia Community Development Published: 3/17/2023	\$70.00

### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid  
Total

()  
\$70.00

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

RECEIVED MAR 20 2023

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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**FIELD INVOICE**  
**FX 100330**

CUST #: 1733 WO #: 1733  
TECH #: 425 DATE: 3/1/12  
PO#

SEND PAYMENT TO: P.O. Box 208 Venice, FL 34284 - Phone: 941.485.5402

Last Inspection Date: 2/22  
Annual Insp Date: 3/20

Portable Florida FED20-000053 FED22-000019 PE Systems Florida FED12-000018 FED16-000012 DOT Rin # C343 & D084 Contr # FPC17-000019

**Customer Information**

Site Name: Autobank  
Address: 4515 S. ...  
City, State, Zip: ...  
Contact: ... Mob: ...  
Phone: ... Fax: ...  
Email: ...

**Bill-to Information**

Bill-to Name: Autobank  
Address: ...  
City, State, Zip: ...  
Contact: ... Mob: ...  
Phone: ... Fax: ...  
Email: ...

Call Type / Reason: ...  
Problem / Scope: ...  
Resolution / Scope Complete: ...

CLIF: Y / N

Flat Rate Service	Flat Rate Code	QTY	Unit	Total	New Equip / Parts	Part Number	QTY	Unit	Total
Co2 Beverage Refill					State Cert. Tag & Seal	ATPH	2		
Bench Charge	Amy	1			Valve Stem: Dry <input type="checkbox"/> Co2 <input type="checkbox"/> Oth				
Annual Maintenance (other)	A02	2			O-Ring				
( )lb ( )Type					ABC Powder Per lb.	ABC		3.00	
( )lb ( )Type					Foil Seal - K-Class				
( )lb ( )Type					Ext ( )lb ( )typ				
( )lb ( )Type					Ext ( )lb ( )typ				
Recharge					Extinguisher Cover				
6yr / other ( )lb ( )Type					Brackets wall / vehicle				
					Pull Pin				
Hydrostatic Testing / 12 yr									
12yr / other ( )lb ( )Type									
Emergency Light Inspections									
service listed on next pg					parts listed on next pg				
Flat Rate Service Sub Totals: \$					New Equipment & Parts Sub Totals: \$				

DATE	LABOR DESCRIPTION	TECH #	LEA D	START	FINISH	Qty	UNIT PRICE	PRICE

All extinguishers inspected and tagged per NFPA - 10-6.2?  
 YES  N/A (none present)  NO: ( Rtn needed)  
 Qte/WO#  Declined) Customer Initials: \_\_\_\_\_

Emergency Lights Inspected / Tagged / None  
 Per NFPA-101? Yes/No Other Operational Test? Yes/No  
 Qte/WO#  Declined) Customer Initials: \_\_\_\_\_

Any question receiving an answer of "NO" constitutes a deficiency that must be addressed in order for the above referenced property to be in compliance with LIFE SAFETY CODES. A deficiency that is not resolved or repaired may lead to any of the following: fines, liability, litigation, cancellation of insurance and/or non-payment of any claim arising from a life-safety issue related to these deficiencies.

Technician Signature: Walter EE# ... Date: 3/1/12 Next annual approximately ... hr ... min ...

Ext. List  Emer. Light List FOR MY 20 ... SVC. : MY HOURS ARE ...  
 Recommendations on Separate Pg  STOP-IN SERVICE [or]  CALL FOR APPT.

<b>TERMS: DUE UPON RECEIPT **PAY FROM THIS INVOICE**</b>	
I Herby Acknowledge the satisfactory completion of the above described work and I am AUTHORIZED to approve payment. Your signature constitutes full acceptance of the work performed as indicated above. Merchandise remains property of Seller until paid for in full. If payment of service fees and charges is not received in full within 30 dys after the service date, your account will become delinquent and a delinquency charge will be added to your account at the end of each month at the rate of 1.5% of the unpaid amount for as long as your account remains unpaid in addition to any collection charges incurred.	
Flat Rate Total	\$ <u>48.00</u>
Equip & Parts Total	\$ <u>76.00</u>
Labor Total	\$ <u>...</u>
INVOICE SUB TOTAL	\$ <u>104.00</u>
TAX	\$ <u>...</u>
CREDIT CARD FEE	\$ <u>...</u>
TOTAL DUE	\$ <u>111.29</u>

Print X James Chambers  
Signature X [Signature]  
Note: Terms and Conditions on reverse side are integral parts of this Contract.

**Thank you for your Business!**

Payment Method  
 Cash Rcv'd CHECK #  
 CC (Last 4 Digits) XXXX-XXXX-XXXX-  
 SEC # Exp:  
 Billing Postal # Billing Zip:

Inv # \_\_\_\_\_ Initials \_\_\_\_\_ Date \_\_\_\_\_ Ver:06-2015  
 Office Use Only: RTB  WTB  Updated S2K \_\_\_\_\_





# Fire Extinguisher Locations

Alliance Fire & Safety

P.O. Box 208 - Venice, FL 34284

Phone: (941) 485-5402

Customer #: 17535

Work Order #: 108262

Invoice #: 110304

Location: Antonia 46  
 Tech Name: 475  
 Date: 7/1/12

Page 1 of 1

	Location	Size / Type	Year / Make	Serial Number	This Year (YR)					Next Year			VS	OR	Cab type	Tech Notes
					1 ANNUAL	2 6Year	3 Hydro	4 Recharge	5 New Equip	1 ANNUAL	2 6Year	3 Hydro				
1	<u>Clubhouse</u>	<u>10ABC</u>	<u>10BR</u>	<u>KOH314</u>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>						<u>22H</u>
2	<u>Clubhouse</u>	<u>10ABC</u>	<u>10LR</u>	<u>N3R3360</u>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>						<u>22H</u>
3																
4																
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22																
23																
24																
25																
<b>Totals</b>																

Line item ref. No. Recommendations/Comments "0"=Service Due "1"=Complete Ver:01-2014

2 Disposition

Parts: (G) gauge (VS) valve stem (OR) o-ring (L) lever (P) pull pin (S) siphon (O) other - Cabinet: SM5, SM10, MJM, M2JM, M2M- Service: (AM) annual maint., (6yr) six year maint. (Hyd) Hydro Testing. (r/c) recharge.



## Trinity Air Quality Heating@ Cooling

DPFG Management & Consulting LLC  
InfraMark Asturia CDD  
14575 Promenade Pkwy  
Odessa, FL 33556

(302) 242-4070  
 clubhouse@asturiacdd.org

INVOICE	#2043
SERVICE DATE	Mar 10, 2023
INVOICE DATE	Mar 17, 2023
DUE	Upon completion of work
AMOUNT DUE	<b>\$740.00</b>

### CONTACT US

3152 Little Rd. Suite #377  
Trinity, FL 34655

(727) 239-8119  
 s.elkomous@trinityairquality.com

Service completed by: Samir Elkomous,  
Anthony Blanton, Nover Astfanous

## INVOICE

Services	amount
Annual Contract Commercial Maintenance Silver plan ( Two Visit A year) Per System.	\$740.00

**\*\* AIR HANDLER**

- 1- Clean evaporator coil self-rinsing.
- 2- Disinfect blower section.
- 3- Change Air Filter (Each Visit). Provided by customer.
- 4- Check float switches operation.
- 5- Check /Clean drain pan install algaecide.
- 6- Clear drain line.
- 7- Check low & high voltage electric wire connections.
- 8- Tighten electric connection.
- 9- Check heat strips operation.
- 10- Check capacitors and amps on all motors.
- 11- Inspect thermostat and check operation.
- 12- Inspect air flow and static pressure.
- 13- Check air duct/flow and distribution.

**\*\* CONDENSER**

- 1- Clean Condenser Coil.
- 2- Inspect Compressor Performance.
- 3- Check System charge .
- 4- Inspect Electric Parts .
- 5- Inspect electric wires .
- 6- Inspect fan blades and remount it as needed.
- 7- Inspect electric board.
- 8- Inspect Low Voltage & high voltage.
- 9- Tightens all electric wires connection.

**\*\*\* PAYMENTS**

UPON APPROVAL

**INCLUDES:**

24/7 service priority

- 15% OFF on Labor for any service during the maintenance agreement Validity.
- NO EXTRA CHRG AFTER HOURS OR VACATIONS SERVICES

---

**Total**

**\$740.00**

# EXHIBIT 10

**Exhibit A**  
**PROPOSED FEES**

<b>Item</b>	<b>Fee</b>
Refundable deposit for use of District property under the Policy for Use of District Property	\$500

# EXHIBIT 11



## RESOLUTION 2023-09

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTURIA COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FEE RELATED TO THE POLICY REGARDING USE OF THE DISTRICT'S PROPERTY FOR ACCESS, CONSTRUCTION, OR OTHER MOTOR VEHICLE OR EQUIPMENT ACCESS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Asturia Community Development District (the “**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**Act**”), for the purpose of owning, operating, maintaining, and providing certain public infrastructure improvements; and

**WHEREAS**, by the District owns and is responsible for maintaining certain property and public improvements within the District’s boundaries (together, “**District Property**”); and

**WHEREAS**, unauthorized use of the District Property increases the risk of damage to said property; and

**WHEREAS**, the Board previously adopted its *Policy for Use of District Property* (the “**Policy**”) and, in order to protect against damages to District property, now wishes to adopt a fee for use under the Policy; and

**WHEREAS**, the District’s Board of Supervisors (the “**Board**”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*, and to authorize user charges or fees; and

**WHEREAS**, after complying with applicable procedures for notice and public hearing, the Board finds it is in the District’s best interests and necessary for the efficient operation of the District and for the protection of District improvements to adopt a fee (the “**Fee**”) applicable to the Policy as stated at **Exhibit A** and incorporated herein by this reference for immediate use and application.

### **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 Fee set forth in the Policy attached hereto as **Exhibit A** is hereby adopted pursuant to this resolution as necessary for the conduct of District business and the protection of District infrastructure. The Fee shall stay in full force and effect until such time as the Board of Supervisors may amend it.

**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.

**PASSED AND ADOPTED** this 25th day of April, 2023.

ATTEST:

**ASTURIA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Fee - Policy for Use of District Property

## Exhibit A

### ASTURIA COMMUNITY DEVELOPMENT DISTRICT Policy for Use of District Property

*Effective: April 25, 2023*

1. In order to prevent damage to District property and infrastructure, including but not necessarily limited to the stormwater management system, drainage improvements, or landscaping/hardscaping/irrigation improvements, no resident, builder, developer, contractor, or other entity may utilize property owned by the Asturia Community Development District (“District”) for access to that entity’s property, perform any work on District property, or drive any motorized vehicles or equipment over District property, without first obtaining a temporary access agreement or such other agreement as the District may deem necessary to protect the District’s interests, in the District’s sole discretion based on the circumstances.
2. This policy does not apply to roadways owned by the District. Use of District roadways shall be governed by the laws, rules, and regulations of Pasco County and the State of Florida, provided that the District reserves the right to recover the costs of repairing any damage to District roadways from the person or entity causing said damage.
3. Unless a person or entity has a pre-existing easement over District property, if a person or entity desires to utilize property owned by the District for access to other property, perform any work on District property, or drive any motorized vehicles or equipment over District property, that person or entity must pay a \$500 refundable damage deposit and submit a written request to the District Manager or his or her designee at least thirty (30) days prior to commencing such use of District property. The request must contain, at a minimum, the following information:
  - a. The contact information of the person making the request;
  - b. The location of the District property being utilized and a depiction of the access route proposed to be used, if applicable;
  - c. A description of the activities proposed to take place on District property; and
  - d. The requested date of access.
4. The District Engineer shall review the request to determine if the proposed use would have a negative impact on any District property. Such review may include, in the District Engineer’s discretion, conducting an in-person site inspection. The District Engineer shall recommend one of the following actions:
  - a. Approve the request, with or without conditions; or
  - b. Deny the request.
5. If the District Engineer recommends approving the request, unless other considerations necessitate denying the request, District staff shall coordinate execution of an access agreement or such other agreement which may be deemed by the District in its sole discretion as necessary to protect the District’s interests. At the conclusion of the use of the District’s property, District staff shall conduct a post-installation review to certify that no damage was done to District property.
6. Should the requestor’s use of the District’s property (including use by the requestor’s contractors, agents, or assigns) cause damage to the District’s property, the District shall have the right to:
  - a. Use any deposit for the purpose of repairing any such damage; and

- b. If the cost to repair any damage shall exceed the deposit amount or if no deposit was received, the amounts required to repair such damage shall be invoiced to the entity that was granted permission to use the property; and
  - c. Take any available legal action in connection with such damage.
- 7. There shall be no requirement to bring the request before the Board of Supervisors for approval, unless extraordinary circumstances warrant Board consideration.
- 8. The District's approval of a use request constitutes approval from the District only. The requestor is responsible for obtaining any other necessary approvals, permits and authorizations for the project, including but not limited to approvals from an HOA, Pasco County, and any other entities having an interest in the project or property utilized therefor, as applicable.
- 9. If District property is used in the manner contemplated in this policy without prior approval, the District reserves the right to take all available legal action against the person or entity engaging in such unauthorized use.

# EXHIBIT 12

## RESOLUTION 2023-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTURIA COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Asturia Community Development District ("**District**") prior to June 15, 2023, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget which is on file and available for public inspection at the "**District's Office**," 250 International Parkway, Suite 208, Lake Mary, FL 32746. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2023, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.



**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: July 25, 2023  
HOUR: 6:00 pm  
LOCATION: Astoria Clubhouse  
14575 Promenade Parkway  
Odessa, Florida 33556

**4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

**6. PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Pasco County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

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

**8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 25TH DAY OF APRIL, 2023.**

ATTEST:

**ASTURIA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**EXHIBIT A:** Proposed Budget

**ASTURIA CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
GENERAL FUND, OPERATIONS & MAINTENANCE**

LINE #	ACCOUNT	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY23 TO FY24
1	<b>REVENUES</b>					
2	SPECIAL ASSMNTS- TAX COLLECTOR	\$ 671,236	\$ 894,514	\$ 1,054,160	\$ 1,020,959	(33,201)
3	SPECIAL ASSMNTS- CDD COLLECTED	41,793	21,267			-
4	SPECIAL ASSMNTS- DISCOUNTS		(35,014)	(42,166)	-	42,166
5	DEVELOPER CONTRIBUTION	40,964	33,127			-
6	INTEREST - INVESTMENTS	25	2,286			-
7	OTHER MISCELLANEOUS REVENUES		15,636	15,000	15,000	-
8	ROOM RENTALS		8,259	5,000	4,000	(1,000)
9	EVENT FEES	3,562	374	2,500	2,500	-
10	ACCESS CARDS		225	500	200	(300)
11	<b>TOTAL REVENUES</b>	<b>757,580</b>	<b>940,674</b>	<b>1,034,994</b>	<b>1,042,659</b>	<b>7,665</b>
12						
13	<b>EXPENDITURES</b>					
14	<b>ADMINISTRATIVE</b>					
15	P/R-BOARD OF SUPERVISORS	7,800	10,600	12,000	15,000	3,000
16	FICA TAXES		765	918	1,377	459
17	PROFSERV-ADMINISTRATIVE	5,400	855	-	-	-
18	PROFSERV-ARBITRAGE REBATE	500	1,000	1,000	1,300	300
19	PROFSERV-ENGINEERING	9,595	37,573	20,000	20,000	-
20	PROFSERV-LEGAL SERVICES-GENERAL	42,900	47,567	45,000	30,000	(15,000)
21	PROFSERV-LEGAL SERVICES-LAND USE	-	-	-	20,000	20,000
22	PROFSERV-LEGAL SERVICES-DEFECT	-	-	-	10,000	10,000
23	PROFSERV-MGMT CONSULTING	19,914	51,449	57,955	60,000	2,045
24	PROFSERV-TRUSTEE FEES	8,500	7,458	8,500	8,500	-
25	ASSESSMENT ROLL	5,000	4,750	-	-	-
26	DISCLOSURE REPORT	5,000	-	-	-	-
27	ACCOUNTING SERVICES	18,000	2,850	-	-	-
28	AUDITING SERVICES	3,600	3,575	3,575	3,600	25
29	WEBSITE HOSTING/EMAIL SERVICES	3,818	3,649	5,500	5,500	-
30	MAILED NOTICES - POSTAGE	923	730	600	1,000	400
31	PUBLIC OFFICIALS INSURANCE	2,960	3,870	3,730	4,103	373
32	LEGAL ADVERTISING	3,861	2,769	1,500	1,500	-
33	MISC - ASSESSMENT COLLECTION COST		14,728	21,083	-	(21,083)
34	TAX COLLECTOR/PROPERTY APPRAISER FEES	150	150	150	650	500
35	FINANCIAL & REVENUE COLLECTIONS	3,600	570	-	-	-
36	DUES, LICENSES, SUBSCRIPTIONS	175	175	175	175	-
37	<b>TOTAL ADMINISTRATIVE</b>	<b>141,696</b>	<b>195,083</b>	<b>181,686</b>	<b>182,705</b>	<b>1,019</b>
38						
39	<b>UTILITY SERVICES</b>					
40	ELECTRICITY - STREETLIGHTS	160,929	125,949	190,752	219,365	28,613
41	UTILITY - IRRIGATION	2,286	7,194	4,464	5,134	670
42	UTILITY SERVICES	574	339	1,200	1,380	180
43	UTILITY - RECREATION FACILITIES	22,332	21,070	21,000	24,150	3,150
44	<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>186,121</b>	<b>154,552</b>	<b>217,416</b>	<b>250,029</b>	<b>32,613</b>
45						
46	<b>GARBAGE/SOLID WASTE SERVICES</b>					
47	GARBAGE - RECREATION FACILITY	408	1,498	467	1,500	1,033
48	SOLID WASTE ASSESSMENT	609	663	670	670	-
49	<b>TOTAL GARBAGE/SOLID WASTE SERVICES</b>	<b>1,017</b>	<b>2,161</b>	<b>1,137</b>	<b>2,170</b>	<b>1,033</b>
50						
51	<b>WATER-SEWER COMB SERVICES</b>					
52	UTILITY - RECLAIMED WATER	56,809	38,471	55,000	40,000	(15,000)
53	UTILITY - POTABLE WATER				15,000	15,000
54	<b>TOTAL WATER-SEWER COMB SERVICES</b>	<b>56,809</b>	<b>38,471</b>	<b>55,000</b>	<b>55,000</b>	<b>-</b>
55						
56	<b>STORMWATER CONTROL</b>					
57	STORMWATER ASSESSMENT	903	611	900	900	-
58	AQUATIC MAINTENANCE	7,620	8,100	7,760	18,000	10,240
59	<b>TOTAL STORMWATER CONTROL</b>	<b>8,523</b>	<b>8,711</b>	<b>8,660</b>	<b>18,900</b>	<b>10,240</b>
60						
61	<b>OTHER PHYSICAL ENVIRONMENT</b>					
62	FIELD OPERATIONS	7,200	1,200	-	-	-
63	CONTRACTS-LANDSCAPE ROW	500	-	-	-	-
64	INSURANCE - PROPERTY	13,528	14,318	17,171	20,605	3,434
65	INSURANCE - GENERAL LIABILITY	3,229	3,579	4,068	5,000	932
66	R&M-IRRIGATION	-	6,115	2,000	10,000	8,000
67	LANDSCAPE MAINTENANCE - GENERAL	175,251	184,134	202,036	142,200	(59,836)
68	LANDSCAPE MAINTENANCE - FERTILIZATION	-	-	-	9,600	9,600
69	LANDSCAPE MAINTENANCE - PEST CONTROL	-	-	-	5,100	5,100
70	LANDSCAPE MAINTENANCE - IRRIGATION	-	-	-	12,000	12,000
71	LANDSCAPE MAINTENANCE - MULCH	-	-	-	24,750	24,750
72	LANDSCAPE MAINTENANCE - ANNUALS	-	-	-	11,340	11,340
73	LANDSCAPE REPLACEMENT	8,577	116	2,000	25,000	23,000
74	HOLIDAY LIGHTING & DECORATIONS	3,995	1,965	2,000	3,000	1,000
75	<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>212,280</b>	<b>211,427</b>	<b>229,275</b>	<b>268,595</b>	<b>39,320</b>

**ASTURIA CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE**

LINE #	ACCOUNT	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY23 TO FY24
76						
77	<b>ROAD AND STREET FACILITIES</b>					
78	R&M-SIDEWALKS			2,000	10,000	8,000
79	ROADWAY REPAIR & MAINTENANCE	921		5,000	25,000	20,000
80	R&M-PRESSURE WASHING		342	10,000	3,000	(7,000)
81	<b>TOTAL ROAD AND STREET FACILITIES</b>	<b>921</b>	<b>342</b>	<b>17,000</b>	<b>38,000</b>	<b>21,000</b>
82						
83	<b>PARKS AND RECREATION - GENERAL</b>					
84	PAYROLL-SALARIES	82,101	8,329	-	-	-
85	PROFSERV-FIELD MGMT	-	24,825	50,000	70,000	20,000
86	PROFSERV-POOL MAINTENANCE	10,440	11,850	12,000	12,600	600
87	PROFSERV-WILDLIFE MANAGEMENT SERVICE	6,375	875	2,400	2,400	-
88	CONTRACTS-CLEANING SERVICES	1,035	12,848	8,400	16,000	7,600
89	CONTRACTS-MGMT SERVICES	11,023	2,450	-	-	-
90	CONTRACTS-PEST CONTROL	697	605	660	660	-
91	TELEPHONE/FAX/INTERNET SERVICES	2,827	2,795	2,981	3,600	619
92	R&M-FITNESS EQUIPMENT	2,590	1,488	1,500	4,500	3,000
93	AMENITY MAINTENANCE & REPAIRS	7,502	4,461	6,000	10,000	4,000
94	FACILITY A/C & HEATING MAINTENANCE & REPAIR	930	5,159	1,500	1,500	-
95	BOARDWALK AND BRIDGE MAINTENANCE	3,200	-	2,500	2,500	-
96	POOL FURNITURE REPAIR & REPLACEMENT	1,802	2,340	3,500	4,000	500
97	SECURITY SYSTEM MONITORING & MAINT.	3,856	2,376	11,720	12,000	280
98	DOG PARK MAINTENANCE	168	149	250	500	250
99	DOG PARK MULCHING	-	-	-	2,000	2,000
100	MISCELLANEOUS EXPENSES	-	2,585	3,000	-	(3,000)
101	OFFICE SUPPLIES	1,350	325	250	600	350
102	CLUBHOUSE - FACILITY JANITORIAL SUPPLIES	2,706	1,414	3,600	3,600	-
103	GARBAGE & DOG WASTE STATION SUPPLIES	8,216	9,099	8,216	3,000	(5,216)
104	POOL PERMITS	280	280	300	300	-
105	<b>TOTAL PARKS AND RECREATION - GENERAL</b>	<b>147,098</b>	<b>94,253</b>	<b>118,777</b>	<b>149,760</b>	<b>30,983</b>
106						
107	<b>SPECIAL EVENTS</b>					
108	SPECIAL EVENTS	1,284	2,000	4,400	2,500	(1,900)
109	<b>TOTAL SPECIAL EVENTS</b>	<b>1,284</b>	<b>2,000</b>	<b>4,400</b>	<b>2,500</b>	<b>(1,900)</b>
110						
111	<b>CONTINGENCY</b>					
112	MISC-CONTINGENCY	1,000	13,497	176,643	25,000	(151,643)
113	<b>TOTAL CONTINGENCY</b>	<b>1,000</b>	<b>13,497</b>	<b>176,643</b>	<b>25,000</b>	<b>(151,643)</b>
114						
115	<b>RESERVES</b>					
116	RESERVE - FITNESS				-	-
117	RESERVE - POOL			15,000	-	(15,000)
118	RESERVE - ROADS			10,000	50,000	40,000
119	RESERVE - MISC				-	-
120	<b>TOTAL RESERVES</b>	<b>-</b>	<b>-</b>	<b>25,000</b>	<b>50,000</b>	<b>25,000</b>
121						
122	<b>TOTAL EXPENDITURES</b>	<b>756,749</b>	<b>720,497</b>	<b>1,034,994</b>	<b>1,042,659</b>	<b>7,665</b>
123						
124	<b>REVENUES OVER (UNDER) EXPENDITURES</b>	<b>831</b>	<b>220,177</b>	<b>-</b>	<b>-</b>	<b>-</b>

**ASTURIA CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**CAPITAL RESERVE FUND (CRF)**

	<b>FY 2022 ACTUAL</b>	<b>FY 2023 ADOPTED</b>	<b>FY 2024 PROPOSED</b>	<b>VARIANCE FY 22 - FY 23</b>
1 <b>REVENUES</b>				
2 SPECIAL ASSESSMENTS - TAX COLLECTOR	\$ 18,456	\$ 18,936	\$ 200,000	\$ 181,064
3 SPECIAL ASSESSMENTS - DISCOUNTS	(722)	(757)		757
4 INTEREST & MISCELLANEOUS	-	-	-	-
5 <b>TOTAL REVENUES</b>	<b>17,734</b>	<b>18,179</b>	<b>200,000</b>	<b>181,821</b>
6				
7 <b>EXPENDITURES</b>				
8 <b>PROPERTY SITE COMPONENTS</b>				
9 ASPHALT PAVEMENT, PATCH	-	-	-	-
10 ASPHALT PAVEMENT, MILL AND OVERLAY, PHASED	-	-	-	-
11 ASPHALT PAVEMENT, TOTAL REPLACEMENT, WALKING PATHS	-	-	-	-
12 BOARDWALKS, WOOD, PHASED	-	-	-	-
13 CONCRETE CURBS AND GUTTERS, PARTIAL	-	-	-	-
14 CONCRETE SIDEWALKS, PARTIAL	-	-	-	-
15 ENTRANCE MONUMENTS, RENOVATIONS	-	-	-	-
16 IRRIGATION SYSTEM, PARTIAL	-	-	-	-
17 LANDSCAPE, PARTIAL REPLACEMENTS	-	-	-	-
18 MAILBOX STATIONS	-	-	-	-
19 MAINTENANCE CART	-	-	-	-
20 PLAYGROUND EQUIPMENT	-	-	-	-
21 SIGNAGE, STREET IDENTIFICATION AND TRAFFIC MANAGEMENT	-	-	-	-
22 SITE FURNITURE	-	-	-	-
23 STORMWATER SYSTEM, PARTIAL	-	-	-	-
24				
25 <b>CLUBHOUSE AND FITNESS CENTER COMPONENTS</b>				
26 AIR HANDLING AND CONDENSING UNITS, SPLIT SYSTEMS	-	-	-	-
27 EXERCISE EQUIPMENT, CARDIOVASCULAR	-	-	-	-
28 EXERCISE EQUIPMENT, STRENGTH TRAINING	-	-	-	-
29 INTERIOR RENOVATIONS, COMPLETE	-	-	-	-
30 INTERIOR RENOVATIONS, PARTIAL	-	-	-	-
31 REST ROOMS, RENOVATIONS	-	-	-	-
32 ROOFS, METAL	-	-	-	-
33 WINDOWS AND DOORS	-	-	-	-
34				
35 <b>POOL COMPONENTS</b>				
36 DECK, PAVERS	-	-	-	-
37 FENCE, ALUMINUM (INCL. DOG PARK AND PLAYGROUND)	-	-	-	-
38 FURNITURE, PHASED	-	-	-	-
39 LIGHT POLES AND FIXTURES, POOL	-	-	-	-
40 MECHANICAL EQUIPMENT, PHASED	-	-	-	-
41 POOL FINISHES, PLASTER AND TILE (INCL. COPING)	-	-	-	-
42 MISC- ASSESSMENT COLLECTION COST	355	379	-	(379)
43 CONTINGENCY	-	17,800	-	(17,800)
44 <b>TOTAL EXPENDITURES</b>	<b>355</b>	<b>18,179</b>	<b>-</b>	<b>(18,179)</b>
45				
46 <b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>17,379</b>	<b>-</b>	<b>200,000</b>	<b>200,000</b>
47				
48 <b>OTHER FINANCING SOURCES &amp; USES</b>				
49 TRANSFER IN FROM GENERAL FUND	-	-	-	-
50 <b>TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
51				
52 <b>NET CHANGE IN FUND BALANCE</b>	<b>17,379</b>	<b>-</b>	<b>200,000</b>	<b>200,000</b>
53				
54 <b>FUND BALANCE</b>				
55 FUND BALANCE - BEGINNING	10,037	27,416	27,416	-
56 NET CHANGE IN FUND BALANCE	17,379	-	200,000	200,000
57 <b>FUND BALANCE - ENDING</b>	<b>\$ 27,416</b>	<b>\$ 27,416</b>	<b>\$ 227,416</b>	<b>\$ 200,000</b>

**ASTURIA CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
CONTRACT SUMMARY**

LINE #	FINANCIAL STATEMENT CATEGORY	FY 2023-2024 BUDGETED AMOUNT	COMMENTS (SCOPE)
1	<b>ADMINISTRATIVE</b>		
2	P/R-BOARD OF SUPERVISORS	15,000	
3	FICA TAXES	1,377	
4	PROFSERV-ADMINISTRATIVE	-	
5	PROFSERV-ARBITRAGE REBATE	1,300	
6	PROFSERV-ENGINEERING	20,000	
7	PROFSERV-LEGAL SERVICES-GENERAL	30,000	
8	PROFSERV-LEGAL SERVICES-LAND USE	20,000	NEW LINE
9	PROFSERV-LEGAL SERVICES-DEFECT	10,000	NEW LINE
10	PROFSERV-MGMT CONSULTING	60,000	Vesta
11	PROFSERV-TRUSTEE FEES	8,500	
12	ASSESSMENT ROLL	-	Vesta
13	DISCLOSURE REPORT	-	Vesta
14	ACCOUNTING SERVICES	-	Vesta
15	AUDITING SERVICES	3,600	
16	WEBSITE HOSTING/EMAIL SERVICES	5,500	
17	MAILED NOTICES - POSTAGE	1,000	
18	PUBLIC OFFICIALS INSURANCE	4,103	
19	LEGAL ADVERTISING	1,500	
20	TAX COLLECTOR/PROPERTY APPRAISER FEES	650	
21	FINANCIAL & REVENUE COLLECTIONS	-	
22	DUES, LICENSES, SUBSCRIPTIONS	175	
23	<b>TOTAL ADMINISTRATIVE</b>	<b>182,705</b>	
24			
25	<b>UTILITY SERVICES</b>		
26	ELECTRICITY - STREETLIGHTS	219,365	
27	UTILITY - IRRIGATION	5,134	
28	UTILITY SERVICES	1,380	
29	UTILITY - RECREATION FACILITIES	24,150	
30	<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>250,029</b>	
31			
32	<b>GARBAGE/SOLID WASTE SERVICES</b>		
33	GARBAGE - RECREATION FACILITY	1,500	
34	SOLID WASTE ASSESSMENT	670	
35	<b>TOTAL GARBAGE/SOLID WASTE SERVICES</b>	<b>2,170</b>	
36			
37	<b>WATER-SEWER COMB SERVICES</b>		
38	UTILITY - RECLAIMED WATER	40,000	
39	UTILITY - POTABLE WATER	15,000	NEW LINE
40	<b>TOTAL WATER-SEWER COMB SERVICES</b>	<b>55,000</b>	
41			
42	<b>STORMWATER CONTROL</b>		
43	STORMWATER ASSESSMENT	900	
44	AQUATIC MAINTENANCE	18,000	
45	<b>TOTAL STORMWATER CONTROL</b>	<b>18,900</b>	
46			
47	<b>OTHER PHYSICAL ENVIRONMENT</b>		
48	FIELD OPERATIONS	-	
49	CONTRACTS-LANDSCAPE ROW	-	
50	INSURANCE - PROPERTY	20,605	
51	INSURANCE - GENERAL LIABILITY	5,000	
52	R&M-IRRIGATION	10,000	
53	LANDSCAPE MAINTENANCE - GENERAL	142,200	REDTREE CONTRACT
54	LANDSCAPE MAINTENANCE - FERTILIZATION	9,600	REDTREE CONTRACT - NEW LINE
55	LANDSCAPE MAINTENANCE - PEST CONTROL	5,100	REDTREE CONTRACT - NEW LINE
56	LANDSCAPE MAINTENANCE - IRRIGATION	12,000	REDTREE CONTRACT - NEW LINE
57	LANDSCAPE MAINTENANCE - MULCH	24,750	A LA CARTE - NEW LINE
58	LANDSCAPE MAINTENANCE - ANNUALS	11,340	A LA CARTE - NEW LINE
59	LANDSCAPE REPLACEMENT	25,000	
60	HOLIDAY LIGHTING & DECORATIONS	3,000	
61	<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>268,595</b>	
62			
63	<b>ROAD AND STREET FACILITIES</b>		
64	R&M-SIDEWALKS	10,000	
65	ROADWAY REPAIR & MAINTENANCE	25,000	
66	R&M-PRESSURE WASHING	3,000	

**ASTURIA CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
CONTRACT SUMMARY**

LINE #	FINANCIAL STATEMENT CATEGORY	FY 2023-2024 BUDGETED AMOUNT	COMMENTS (SCOPE)
67	<b>TOTAL ROAD AND STREET FACILITIES</b>	<b>38,000</b>	
68			
69	<b>PARKS AND RECREATION - GENERAL</b>		
70	PAYROLL-SALARIES	-	
71	PROFSERV-FIELD MGMT	70,000	
72	PROFSERV-POOL MAINTENANCE	12,600	
73	PROFSERV-WILDLIFE MANAGEMENT SERVICE	2,400	
74	CONTRACTS-CLEANING SERVICES	16,000	
75	CONTRACTS-MGMT SERVICES	-	
76	CONTRACTS-PEST CONTROL	660	
77	TELEPHONE/FAX/INTERNET SERVICES	3,600	
78	R&M-FITNESS EQUIPMENT	4,500	
79	AMENITY MAINTENANCE & REPAIRS	10,000	
80	FACILITY A/C & HEATING MAINTENANCE & REPAIR	1,500	
81	BOARDWALK AND BRIDGE MAINTENANCE	2,500	
82	POOL FURNITURE REPAIR & REPLACEMENT	4,000	
83	SECURITY SYSTEM MONITORING & MAINT.	12,000	
84	DOG PARK MAINTENANCE	500	
85	DOG PARK MULCHING	2,000	NEW LINE
86	MISCELLANEOUS EXPENSES	-	REMOVED
87	OFFICE SUPPLIES	600	
88	CLUBHOUSE - FACILITY JANITORIAL SUPPLIES	3,600	
89	GARBAGE & DOG WASTE STATION SUPPLIES	3,000	
90	POOL PERMITS	300	
91	<b>TOTAL PARKS AND RECREATION - GENERAL</b>	<b>149,760</b>	
92			
93	<b>SPECIAL EVENTS</b>		
94	SPECIAL EVENTS	2,500	
95	<b>TOTAL SPECIAL EVENTS</b>	<b>2,500</b>	
96			
97	<b>CONTINGENCY</b>		
98	MISC-CONTINGENCY	25,000	
99	<b>TOTAL CONTINGENCY</b>	<b>25,000</b>	
100			
101	<b>TOTAL EXPENDITURES</b>	<b>992,659</b>	
102			
103	<b>RESERVES</b>		
104	RESERVE - FITNESS		
105	RESERVE - POOL		
106	RESERVE - ROADS	50,000	
107	RESERVE - MISC.		
108	<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>1,042,659</b>	



**ASTURIA CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**DEBT SERVICE REQUIREMENT, SERIES 2014A-1 & 2016A-1**

	SERIES 2014A-1	SERIES 2016A-1	TOTAL FY 2024
<b>REVENUE</b>			
SPECIAL ASSESSMENTS - ON-ROLL (NET)	\$ 561,174	\$ 141,144	\$ 702,318
<b>TOTAL REVENUE</b>	<b>561,174</b>	<b>141,144</b>	<b>702,318</b>
<b>EXPENDITURES</b>			
INTEREST EXPENSE			
May 1, 2024	202,053	48,499	250,552
November 1, 2024	197,453	47,476	244,929
PRINCIPAL RETIREMENT			
May 1, 2024	160,000	45,000	205,000
<b>TOTAL EXPENDITURES</b>	<b>559,506</b>	<b>140,975</b>	<b>700,481</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ 1,668</b>	<b>\$ 169</b>	<b>\$ 1,837</b>

TOTAL NET ASSESSMENT	702,318.00
COUNTY COLLECTION & EARLY PMT DISC.	44,828.81
TOTAL GROSS ON ROLL	\$ 747,146.81

**ASTURIA CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**SERIES 2014A-1 AMORTIZATION SCHEDULE**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>	<b>Bonds Outstanding</b>
						7,060,000
5/1/2023	150,000	5.750%	206,365	356,365		6,910,000
11/1/2023			202,053	202,053	558,418	6,910,000
5/1/2024	160,000	5.750%	202,053	362,053		6,750,000
11/1/2024			197,453	197,453	559,505	6,750,000
5/1/2025	170,000	5.750%	197,453	367,453		6,580,000
11/1/2025			192,565	192,565	560,018	6,580,000
5/1/2026	180,000	5.750%	192,565	372,565		6,400,000
11/1/2026			187,390	187,390	559,955	6,400,000
5/1/2027	190,000	5.750%	187,390	377,390		6,210,000
11/1/2027			181,928	181,928	559,318	6,210,000
5/1/2028	200,000	5.750%	181,928	381,928		6,010,000
11/1/2028			176,178	176,178	558,105	6,010,000
5/1/2029	215,000	5.750%	176,178	391,178		5,795,000
11/1/2029			169,996	169,996	561,174	5,795,000
5/1/2030	225,000	5.750%	169,996	394,996		5,570,000
11/1/2030			163,528	163,528	558,524	5,570,000
5/1/2031	240,000	5.750%	163,528	403,528		5,330,000
11/1/2031			156,628	156,628	560,155	5,330,000
5/1/2032	255,000	5.750%	156,628	411,628		5,075,000
11/1/2032			149,296	149,296	560,924	5,075,000
5/1/2033	270,000	5.750%	149,296	419,296		4,805,000
11/1/2033			141,534	141,534	560,830	4,805,000
5/1/2034	285,000	5.750%	141,534	426,534		4,520,000
11/1/2034			133,340	133,340	559,874	4,520,000
5/1/2035	300,000	5.900%	133,340	433,340		4,220,000
11/1/2035			124,490	124,490	557,830	4,220,000
5/1/2036	320,000	5.900%	124,490	444,490		3,900,000
11/1/2036			115,050	115,050	559,540	3,900,000
5/1/2037	340,000	5.900%	115,050	455,050		3,560,000
11/1/2037			105,020	105,020	560,070	3,560,000
5/1/2038	360,000	5.900%	105,020	465,020		3,200,000
11/1/2038			94,400	94,400	559,420	3,200,000
5/1/2039	380,000	5.900%	94,400	474,400		2,820,000
11/1/2039			83,190	83,190	557,590	2,820,000
5/1/2040	405,000	5.900%	83,190	488,190		2,415,000
11/1/2040			71,243	71,243	559,433	2,415,000
5/1/2041	430,000	5.900%	71,243	501,243		1,985,000
11/1/2041			58,558	58,558	559,800	1,985,000
5/1/2042	455,000	5.900%	58,558	513,558		1,530,000
11/1/2042			45,135	45,135	558,693	1,530,000
5/1/2043	480,000	5.900%	45,135	525,135		1,050,000
11/1/2043			30,975	30,975	556,110	1,050,000
5/1/2044	510,000	5.900%	30,975	540,975		540,000
11/1/2044			15,930	15,930	556,905	540,000
5/1/2045	540,000	5.900%	15,930	555,930	555,930	-
<b>Total</b>	<b>\$ 7,060,000</b>		<b>\$ 5,798,118</b>	<b>\$ 12,858,118</b>	<b>\$ 12,858,118</b>	

Max Annual DS: 561,174

**Footnote:**

Data herein for the CDD's budgetary process purposes only.

**ASTURIA CDD**  
**FISCAL YEAR 2023-2024 PROPOSED BUDGET**  
**SERIES 2016A-1 AMORTIZATION SCHEDULE**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
						1,880,000
5/1/2023	40,000	4.550%	49,436	89,436		1,840,000
11/1/2023			48,526	48,526	137,963	1,840,000
5/1/2024	45,000	4.550%	48,526	93,526		1,795,000
11/1/2024			47,503	47,503	141,029	1,795,000
5/1/2025	45,000	4.550%	47,503	92,503		1,750,000
11/1/2025			46,479	46,479	138,981	1,750,000
5/1/2026	45,000	4.550%	46,479	91,479		1,705,000
11/1/2026			45,455	45,455	136,934	1,705,000
5/1/2027	50,000	5.250%	45,455	95,455		1,655,000
11/1/2027			44,143	44,143	139,598	1,655,000
5/1/2028	50,000	5.250%	44,143	94,143		1,605,000
11/1/2028			42,830	42,830	136,973	1,605,000
5/1/2029	55,000	5.250%	42,830	97,830		1,550,000
11/1/2029			41,386	41,386	139,216	1,550,000
5/1/2030	60,000	5.250%	41,386	101,386		1,490,000
11/1/2030			39,811	39,811	141,198	1,490,000
5/1/2031	60,000	5.250%	39,811	99,811		1,430,000
11/1/2031			38,236	38,236	138,048	1,430,000
5/1/2032	65,000	5.250%	38,236	103,236		1,365,000
11/1/2032			36,530	36,530	139,766	1,365,000
5/1/2033	65,000	5.250%	36,530	101,530		1,300,000
11/1/2033			34,824	34,824	136,354	1,300,000
5/1/2034	70,000	5.250%	34,824	104,824		1,230,000
11/1/2034			32,986	32,986	137,810	1,230,000
5/1/2035	75,000	5.250%	32,986	107,986		1,155,000
11/1/2035			31,018	31,018	139,004	1,155,000
5/1/2036	80,000	5.250%	31,018	111,018		1,075,000
11/1/2036			28,918	28,918	139,935	1,075,000
5/1/2037	85,000	5.380%	28,918	113,918		990,000
11/1/2037			26,631	26,631	140,549	990,000
5/1/2038	90,000	5.380%	26,631	116,631		900,000
11/1/2038			24,210	24,210	140,841	900,000
5/1/2039	90,000	5.380%	24,210	114,210		810,000
11/1/2039			21,789	21,789	135,999	810,000
5/1/2040	95,000	5.380%	21,789	116,789		715,000
11/1/2040			19,234	19,234	136,023	715,000
5/1/2041	105,000	5.380%	19,234	124,234		610,000
11/1/2041			16,409	16,409	140,643	610,000
5/1/2042	110,000	5.380%	16,409	126,409		500,000
11/1/2042			13,450	13,450	139,859	500,000
5/1/2043	115,000	5.380%	13,450	128,450		385,000
11/1/2043			10,357	10,357	138,807	385,000
5/1/2044	120,000	5.380%	10,357	130,357		265,000
11/1/2044			7,129	7,129	137,485	265,000
5/1/2045	130,000	5.380%	7,129	137,129		135,000
11/1/2045			3,632	3,632	140,760	135,000
5/1/2046	135,000	5.380%	3,632	138,632	138,632	-
<b>Total</b>	<b>\$ 1,880,000</b>		<b>\$ 1,452,402</b>	<b>\$ 3,332,402</b>	<b>\$ 3,332,402</b>	

Max Annual DS: 141,198

**Footnote:**

Data herein for the CDD's budgetary process purposes only.

**ASTURIA CDD  
FISCAL YEAR 2023-2024 PROPOSED BUDGET  
ASSESSMENT ALLOCATION**

		EQUALIZED COSTS			STRATIFIED COSTS					CAPITAL RESERVE FUND (CRF)				
		NET O&M EQUALIZED BUDGET			NET O&M STRATIFIED BUDGET					NET CAPITAL RESERVE FUND				
		COUNTY COLLECTION COSTS (2%)			COUNTY COLLECTION COSTS (2%)					COUNTY COLLECTION COSTS (2%)				
		EARLY PAYMENT DISCOUNT (4%)			EARLY PAYMENT DISCOUNT (4%)					EARLY PAYMENT DISCOUNT (4%)				
		<b>GROSS O&amp;M EQUALIZED ASSESSMENT</b>			<b>GROSS O&amp;M STRATIFIED ASSESSMENT</b>					<b>GROSS CRF ASSESSMENT</b>				
		\$654,694.00			\$366,265.00					\$200,000.00				
		\$13,929.66			\$7,792.87					\$4,255.32				
		\$27,859.32			\$15,585.74					\$8,510.64				
		<b>\$696,482.98</b>			<b>\$389,643.62</b>					<b>\$212,765.96</b>				

UNIT TYPE	PHASE	UNITS ASSESSED			ALLOCATION OF ADMIN O&M ASSESSMENT					ALLOCATION OF FIELD O&M ASSESSMENT					ALLOCATION OF CAPITAL RESERVE ASSESSMENT				
		O&M	SERIES 2014A-1 DEBT SERVICE (1)	SERIES 2016A-1 DEBT SERVICE (1)	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL ADMIN O&M	ADMIN O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL FIELD O&M	FIELD O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL CAPITAL RESERVE	CAPITAL RESERVE PER LOT
SINGLE FAMILY 35' TND	1	32	32		1.00	32.0	4.79%	\$33,364.45	\$1,042.64	0.65	20.9	3.53%	\$13,750.72	\$429.71	1.00	32.0	4.79%	\$10,192.38	\$318.51
SINGLE FAMILY 45' TND	1	41	41		1.00	41.0	6.14%	\$42,748.21	\$1,042.64	0.82	33.5	5.65%	\$22,022.63	\$537.14	1.00	41.0	6.14%	\$13,058.99	\$318.51
SINGLE FAMILY 55' TND	1	57	57		1.00	57.0	8.53%	\$59,430.43	\$1,042.64	1.00	57.0	9.60%	\$37,420.57	\$656.50	1.00	57.0	8.53%	\$18,155.18	\$318.51
SINGLE FAMILY 55'	1	69	69		1.00	69.0	10.33%	\$71,942.10	\$1,042.64	1.00	69.0	11.63%	\$45,298.58	\$656.50	1.00	69.0	10.33%	\$21,977.32	\$318.51
SINGLE FAMILY 65'	1	49	49		1.00	49.0	7.34%	\$51,089.32	\$1,042.64	1.18	57.9	9.76%	\$38,017.39	\$775.87	1.00	49.0	7.34%	\$15,607.08	\$318.51
SINGLE FAMILY 55'	2	126	126		1.00	126.0	18.86%	\$131,372.54	\$1,042.64	1.00	126.0	21.23%	\$82,719.15	\$656.50	1.00	126.0	18.86%	\$40,132.50	\$318.51
SINGLE FAMILY 65'	2	31	31		1.00	31.0	4.64%	\$32,321.81	\$1,042.64	1.18	36.6	6.17%	\$24,051.82	\$775.87	1.00	31.0	4.64%	\$9,873.87	\$318.51
SINGLE FAMILY 45' TND	3	43	43		1.00	43.0	6.44%	\$44,833.49	\$1,042.64	0.82	35.2	5.93%	\$23,096.91	\$537.14	1.00	43.0	6.44%	\$13,696.01	\$318.51
SINGLE FAMILY 55' TND	3	25	25		1.00	25.0	3.74%	\$26,065.98	\$1,042.64	1.00	25.0	4.21%	\$16,412.53	\$656.50	1.00	25.0	3.74%	\$7,962.80	\$318.51
SINGLE FAMILY 65'	3	8	8		1.00	8.0	1.20%	\$8,341.11	\$1,042.64	1.18	9.5	1.59%	\$6,206.92	\$775.87	1.00	8.0	1.20%	\$2,548.10	\$318.51
TOWNHOMES	3	108		108	1.00	108.0	16.17%	\$112,605.03	\$1,042.64	0.40	43.2	7.28%	\$28,360.85	\$262.60	1.00	108.0	16.17%	\$34,399.29	\$318.51
SINGLE FAMILY 55'	3	22		22	1.00	22.0	3.29%	\$22,938.06	\$1,042.64	1.00	22.0	3.71%	\$14,443.03	\$656.50	1.00	22.0	3.29%	\$7,007.26	\$318.51
SINGLE FAMILY 65'	3	18		18	1.00	18.0	2.69%	\$18,767.51	\$1,042.64	1.18	21.3	3.58%	\$13,965.57	\$775.87	1.00	18.0	2.69%	\$5,733.21	\$318.51
SINGLE FAMILY 65'	4	22		22	1.00	22.0	3.29%	\$22,938.06	\$1,042.64	1.18	26.0	4.38%	\$17,069.03	\$775.87	1.00	22.0	3.29%	\$7,007.26	\$318.51
TOWNHOMES	5	10		10	1.00	10.0	1.50%	\$10,426.39	\$1,042.64	0.40	4.0	0.67%	\$2,626.00	\$262.60	1.00	10.0	1.50%	\$3,185.12	\$318.51
SINGLE FAMILY 50'	5	7		7	1.00	7.0	1.05%	\$7,298.47	\$1,042.64	0.91	6.4	1.07%	\$4,181.91	\$597.42	1.00	7.0	1.05%	\$2,229.58	\$318.51
		668	481	187	668.0		100.00%	<b>\$696,482.98</b>		593.5		100.00%	<b>\$389,643.62</b>		668.0		112.55%	<b>\$212,765.96</b>	

UNIT TYPE	PHASE	PER UNIT ANNUAL ASSESSMENT (2)			PROPOSED TOTAL PER UNIT (3)
		TOTAL O&M & CRF PER LOT	SERIES 2014A-1 DEBT SERVICE	SERIES 2016A-1 DEBT SERVICE	
SINGLE FAMILY 35' TND	1	\$1,790.86	\$950.00		<b>\$2,740.86</b>
SINGLE FAMILY 45' TND	1	\$1,898.29	\$1,100.00		<b>\$2,998.29</b>
SINGLE FAMILY 55' TND	1	\$2,017.65	\$1,250.00		<b>\$3,267.65</b>
SINGLE FAMILY 55'	1	\$2,017.65	\$1,300.00		<b>\$3,317.65</b>
SINGLE FAMILY 65'	1	\$2,137.02	\$1,350.00		<b>\$3,487.02</b>
SINGLE FAMILY 55'	2	\$2,017.65	\$1,300.00		<b>\$3,317.65</b>
SINGLE FAMILY 65'	2	\$2,137.02	\$1,350.00		<b>\$3,487.02</b>
SINGLE FAMILY 45' TND	3	\$1,898.29	\$1,100.00		<b>\$2,998.29</b>
SINGLE FAMILY 55' TND	3	\$2,017.65	\$1,250.00		<b>\$3,267.65</b>
SINGLE FAMILY 65'	3	\$2,137.02	\$1,350.00		<b>\$3,487.02</b>
TOWNHOMES	3	\$1,623.75		\$500.00	<b>\$2,123.75</b>
SINGLE FAMILY 55'	3	\$2,017.65		\$1,300.00	<b>\$3,317.65</b>
SINGLE FAMILY 65'	3	\$2,137.02		\$1,350.00	<b>\$3,487.02</b>
SINGLE FAMILY 65'	4	\$2,137.02		\$1,350.00	<b>\$3,487.02</b>
TOWNHOMES	5	\$1,623.75		\$500.00	<b>\$2,123.75</b>
SINGLE FAMILY 50'	5	\$1,958.57		\$1,275.00	<b>\$3,233.57</b>

FY 2023 PER LOT	VARIANCE FY23 TO FY24 PER LOT	% VARIANCE
\$2,467.18	\$273.68	11.09%
\$2,679.61	\$318.68	11.89%
\$2,898.97	\$368.68	12.72%
\$2,948.97	\$368.68	12.50%
\$3,068.33	\$418.69	13.65%
\$2,948.97	\$368.68	12.50%
\$3,068.33	\$418.69	13.65%
\$2,679.61	\$318.68	11.89%
\$2,898.97	\$368.68	12.72%
\$3,068.33	\$418.69	13.65%
\$1,920.08	\$203.67	10.61%
\$2,948.97	\$368.68	12.50%
\$3,068.33	\$418.69	13.65%
\$3,068.33	\$418.69	13.65%
\$1,920.08	\$203.67	10.61%
\$2,889.63	\$343.94	11.90%

(1) Reflects the total number of lots with Series 2014A-1 and 2016A-1 debt outstanding.

(2) Annual debt service assessments per unit adopted in connection with the Series 2014A-1 & 2016A-1 bond issuances. Annual Debt Service Assessments includes principal, interest, Pasco County collection costs and early payment discounts.

(3) Annual assessments that will appear on the November, 2023 Pasco County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

# EXHIBIT 13



## Janitorial Service Contract

# Astoria Community Development District

Astoria Community Development District  
14575 Promenade Pkwy  
Odessa, FL 33556





## Company Project History

The following is a description of our past and present projects. Commercial Projects including daily janitorial services and/or disinfection services:

Size	Company Name	Location
10,000 sq. ft.	The Altman Companies	Tampa, Florida
8,000 sq. ft.	Physicians Health Center	Tampa, Florida
3,500 sq. ft.	Ranch House Restaurant	Tampa, Florida
6,000 sq. ft.	Pinecrest Daycare Center	Tampa, Florida
5,000 sq. ft.	Wheel Tec Tampa	Tampa, Florida
3,000 sq. ft.	Xochitl Cocina Mexicana	Tampa, Florida
5,000 sq. ft.	Together Time	Tampa, Florida
3,000 sq. ft.	Acosta Cosmetic & Family Dentistry	Winter Park, Florida
5,000 sq. ft.	Iglesia de Dios Church	Orlando, Florida
4,000 sq. ft.	Pinocchio's Learning Center	Tampa, Florida
2,000 sq. ft.	Evolve House Nutrition	Odessa, Florida
3,000 sq. ft.	Law Firm of Jose Gonzalez	Tampa, Florida



## **JANITORIAL SCOPE OF SERVICES**

### **A. SCOPE OF SERVICE**

The service provider shall provide all personnel, equipment, tools, materials, supervision, and other items and services necessary to perform the cleaning and/or disinfection services as described in the specifications detailed herein. The required result is to maintain the facility(s) in such a manner as to provide a clean, sanitized, healthy and safe environment for all occupants.

All supplies to refill dispensers in the facility are to be provided by Asturia Community Development District.

The specifications have been developed to establish the minimum level of janitorial and/or disinfection services required by Asturia Community Development District.

### **JANITORIAL SPECIFICATIONS**

Services to be performed two (2) days a week unless otherwise approved by office manager/supervisor.

#### **I. SERVICES PROVIDED TWICE PER WEEK:**

##### **A. CLUBHOUSE AND AMENITIES**

1. Empty waste bins and remove waste to designated area.
2. Wash or damp wipe, inside and outside, all waste receptacles presenting a soiled or odorous condition.
3. Dust and damp mop all flooring areas.
4. Thoroughly vacuum all carpeted floors. including corners, and underneath partitions.
5. Clean all areas with mats and runners.
6. Clean, polish and disinfect drinking fountains.
7. Polish all stainless steel surfaces.



8. Dust and clean window ledges and window sills.
9. Wipe down all desks, tables and chairs.
10. Wipe down and clean all doors and handles to remove smudges and fingerprints.
11. Wipe clean kitchen area including drawers, cabinets and counter tops, microwave and refrigerator with commercial grade cleaners to protect all surfaces.

#### B. RESTROOMS

1. Clean and sanitize all sinks, toilets and urinals.
2. Clean mirrors.
3. Refill all dispensers. All supplies necessary to fill dispensers are to be provided by Asturia.
4. Wipe down, clean and disinfect countertops.
5. Polish all chrome surfaces.
6. Empty and disinfect all sanitary napkin receptacles and waste bins.
7. Wipe down light switch and kick plates.
8. Wipe down bathroom stalls.
9. Sweep all floors. Vacuum and remove bathroom mat to clean underneath.
10. Damp mop floors with a germicidal solution paying special attention around toilets and urinals.

#### C. FITNESS CENTER

1. Wipe down and disinfect all gym equipment.
2. Clean mirrors.
3. Clean gym restroom (see “B” for detail regarding restroom duties).



4. Dust and clean window ledges and window sills.
5. Clean and disinfect drinking fountains.
6. Wipe down and clean all doors and handles to remove smudges and fingerprints.
7. Refill dispensers and sanitation supplies.
8. Vacuum and damp mop floors with a germicidal solution

## II. SERVICES PROVIDED ONCE PER MONTH

### A. CLUBHOUSE AND AMENITIES

1. Dust and wipe down all A/C vents
2. Dust and wipe down ceiling fans.
3. Dust and wipe down light fixtures.
4. Dust and vacuum furniture; upholstered chairs and fabric partitions.
5. Dust and clean baseboards and crown molding.

### B. RESTROOMS

1. Dust and wipe down all A/C vents.
2. Wash with germicidal solution entrance doorways, ledges, etc.

### C. FITNESS CENTER

1. Dust and wipe down all A/C vents
2. Dust and wipe down ceiling fans.



### III. SUPPLEMENTAL INFORMATION:

Electro Sanitation Services will inspect all work being done and notify Astoria Community Development District of any areas of trouble. An area will be designated for a cleaning checklist and satisfaction survey; the forms will be available for comments regarding the satisfaction of services provided. This checklist and satisfaction survey are located in the gymnasium inside the supply closet. Electro Sanitation Services, will ensure that if there is a comment on the cleaning checklist and satisfaction survey regarding the services provided it will be addressed at the next scheduled visit. If after any scheduled visit there is a deficiency that must be rectified by Electro Sanitation Services and that deficiency is addressed by way of a phone call, Electro Sanitation Services will return within forty eight (48) hours.

Notice: Electro Sanitation Services and its Owners, partners as well as its employees/subs will not be held accountable, negligent or liable for the following:

1. Any stains that was created by another party other than ourselves prior to the commencement of our service; stains that do not come out or worsen as a result of attempting to remove spots/stains, stains that have occurred on carpeted, vct, wood or any other flooring.
2. Debris, cement, mud, glue or any other foreign object that caused damage to items or objects prior to start of cleaning.
3. Damage to or scratches on furniture, fitness center equipment, windows and window frames that are present prior to start of cleaning.
4. Any plumbing, electrical, HVAC, structural, or physical damage that was present and may worsen and become visible as a result of any cleaning.



## VI. HOURS OF WORK

A. Work hours of janitorial/ disinfection services provided must as agreed upon.

B. Services will be rendered to the facility two (2) days per week, Tuesdays and Fridays. Should a major holiday fall on a Tuesday or Friday the janitorial services will be completed the day immediately prior to the holiday.

C. Disruptive activities such as high dusting shall be done afterhours as scheduled in agreement with the office manager/supervisor.

## V. CONFIDENTIALITY

The janitorial service provider shall be bound to confidentiality of any information its employees may become aware of during the course of performance of janitorial task.

**[THIS SECTION INTENTIONALLY LEFT BLANK]**





**Janitorial Services (two times per week):**

Thereafter, the rate for cleaning the facility is **\$300.00 per week** to be billed on the 1<sup>st</sup> of every month (tax exempt).

This rate includes all personnel, equipment, tools, materials, supervision, and other items and services necessary to perform the janitorial and/or disinfection services.

**Upon execution, this contract is effective immediately and will be in place until May 1, 2024.**

If written notice to cancel this contract is not received by April 1, 2024, this contract will be deemed renewed and will be automatically extended for a period of twelve (12) months under the same terms and conditions, unless terminated by one of the parties in accordance with the terms of this paragraph.

Notice may be submitted to Electro Sanitation Services by email to: [Electrosanitationservices@gmail.com](mailto:Electrosanitationservices@gmail.com)

**Signature is required for acceptance of cleaning services:**

Client: Asturia Community Development District

Signature of Authorized Agent: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

Contractor: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title and Date: \_\_\_\_\_

# EXHIBIT 14

# FORMS+SURFACES®

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## QUOTATION # 251793-00

**Quotation No:** 251793-00  
**Project:** Asturia - Bike Racks  
**Specifier:** Asturia CDD, Odessa, FL  
**Territory Manager:** MITCH ZELLER

**To:**  
 Asturia CDD  
 :  
 United States

<b>Quote Date</b>	02/28/2023
<b>Quotation Valid Thru</b>	04/30/2023
<b>Terms</b>	100% PREPAID

<b>Attention</b>	ESTIMATING DEPARTMENT
<b>Contact Phone</b>	
<b>Contact Fax</b>	

Asturia - Bike Racks

Item	Part / Rev / Description / Details	Quantity	Unit Price	Extended Price
001	<b>PRODUCT: OLYMPIA BIKE RACK</b> Rev: NS U/M: EA Dimension: 7" L X 3" D X 35.6" H Body Material: Cast Aluminum Body Finish: Powdercoat, Aluminum Texture Mounting: Surface Mounted With Embedded Anchors Weight: 22.2 lbs  *MOUNTING HARDWARE KIT SOLD AND LISTED SEPARATELY: SEE LINE ITEMS BELOW Standard Texture Powdercoat: TBD (product shown with Aluminum Texture powdercoat). SKOLY-AL-PC/ALU-SFM	10.0000	549.00	5,490.00
002	<b>OLYMPIA BIKE RACK MOUNTING HARDWARE KIT</b> Rev: 000 U/M: EA 1/2" Sst & Epoxy Anchor Kit 2  *MOUNTING HARDWARE KIT COMPONENTS LISTED IN ADDENDUM PAGE	10.0000	95.00	950.00
003	<b>HANDLING &amp; PACKAGING ONLY</b> Rev: 1 U/M: EA FREIGHT CHARGES NOT INCLUDED	1.0000	611.80	611.80
004	<b>FREIGHT</b> Rev: 000 U/M: EA  Single shipment common carrier ground service consignee responsible for off-loading. Note any damage to crating on delivery receipt before signing for cargo. In the event of actual damage (concealed or otherwise) contact your F+S Project Sales Coordinator immediately, document all damage to packaging and products via digital images and do not discard crating.	1.0000	547.40	547.40

**COPY**

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## QUOTATION

# 251793-00

<b>Total Items Price</b>	US\$ 7,599.20
<b>Total Tax</b>	Not Included
<b>Grand Total</b>	US\$ 7,599.20

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COPY

## QUOTATION

# 251793-00

OLYMPIA BIKE RACK MOUNTING HARDWARE KIT Components  
1/2" Sst & Epoxy Anchor Kit 2

**EACH KIT CONSISTS OF THE FOLLOWING:**

Fastenal # 11103167, 1/2" x 0.875" OD Nylatron® General Purpose Flat Washer, QTY 2ea  
McMaster # 92146A033, 18-8 Stainless Steel Split Lock Washer for 1/2" Screw Size, QTY 2ea  
Tamperproof # 6.123112BS, 1/2"-13 x 1.5" Stainless Steel Tamper Resistant Button head socket cap screw, QTY 2ea  
Hilti # 258030, 316 Stainless Steel 1/2" x 5" Internally Threaded Sleeve, QTY 2ea  
McMaster Carr # 98017A210 , 18-8 Stainless Steel Mil. Spec. Washer, Passivated, 1/2" Screw Size, NAS 1149-C0863R, QTY 2ea  
McMaster Carr # 7257A29, Tamper-Resistant 5/16" Hex Bit, 1/4" Hex Shank, QTY 1ea  
Home Depot # 300656203, ITW Redhead A7, Epcon Acrylic 7 Concrete Anchoring Adhesive, QTY 1ea  
\*Or Equivalent

**GENERAL NOTES:**

**DESIRED SHIP DATE:**

For scheduling purposes, it is critical to establish an accurate Desired Ship Date at time of order placement.

If the necessary deposit and approvals are not provided in time to meet the customer-confirmed Desired Ship Date (must be within one-year from date of order placement), then pricing is subject to change at the discretion of F+S.

If a Desired Ship Date is not provided by the purchasing party at time of order placement, pricing for orders not approved and released to manufacturing within four months of order placement is subject to change at the discretion of F+S.

Your F+S order administrator will provide a general timeline of approval milestones necessary to release your order to manufacturing, and for the manufacturing lead time to begin.

**LEADTIME:**

Shipment from our facility will be apx 6-8 weeks from receipt of 50% deposit, signed F+S Order Acknowledgment and signed F+S Approval Drawings, as applicable. All ship date references are estimated and are not guaranteed.

F+S lead times apply to standard F+S products and offerings. Orders involving non-F+S, third-party finish materials may be subject to longer lead times. F+S does not assume liability for delays in order completion caused by third-party finish material suppliers.

**PRICING AND CONFORMITY:**

Values are based on the specific scope of supply and timing quoted. Should scope or timing requirements change, values may be subject to change.

Pricing reflects our understanding of the requirements based on the information provided to us from the quoted or ordering party. The quoted or ordering party is responsible for confirming quantities, sizes, finishes and conformity with any relevant plans and specifications. These considerations are independent of any prior F+S specification efforts, drawings or engineering details that may have previously been issued by F+S or otherwise obtained by the quoted or ordering party or any involved third-party.

Payment terms are per most recent Quotation or F+S Order Acknowledgment and are not contingent upon any Condition Precedent stipulations by the buyer. F+S rejects any Condition Precedent or Retainage clauses from buying parties.

Any fees associated with customer-stipulated construction management software or billing services will be charged back to customer on invoice.

Pricing assumes fabrication in accordance with F+S standard or recommended manufacturing methods.

**DELIVERY:**

Receiving parties are responsible for off-loading all materials from the carrier which may require a forklift, pallet jack or other specialized equipment, tools and appropriate manpower. Receiving parties are responsible to document via digital images, notate on delivery receipt prior to signing, and immediately notify an F+S representative of any visible damage to the exterior of crating or packaging. Actual inspection of goods must be completed and any damage claims filed within five business days of delivery. Unpacking, assembly or installation are the responsibility of the buying party or their assigns. All deliveries are curbside if no loading dock is available or accessible at delivery site.

For questions regarding lead times, deposits, approvals, etc. please contact...

**TERRITORY MANAGER CONTACT:**

Mitch Zeller  
Territory Manager, Outdoor Products | North & Central, Florida  
816.810.3180  
mitch.zeller@forms-surfaces.com

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## QUOTATION

# 251793-00

Customer Signature of Acceptance

BY RELEASING F+S TO MANUFACTURE PRODUCT AND / OR TAKING DELIVERY OF SAME, BUYER IS ALSO ACKNOWLEDGING HAVING READ AND AGREEING TO THE EXPANDED FORMS+SURFACES, INC TERMS & CONDITIONS OF SALE THAT CAN BE VIEWED AT: [WWW.FORMS-SURFACES.COM/TERMS](http://WWW.FORMS-SURFACES.COM/TERMS)

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PAYMENT INSTRUCTIONS:  
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USA (For domestic USA entities only, ACH or Wire)

Beneficiary's Name: Forms + Surfaces, Inc  
Bank Name: Dollar Bank  
Bank Address: 3 Gateway Center, Eleven South  
Pittsburgh, PA 15222  
ABA Number: 243074385  
Account Number: 0908055515  
-----

Rev: 11 10 21

TERRITORY MANAGER CONTACT:

Mitch Zeller  
Territory Manager, Outdoor Products | North & Central, Florida  
816.810.3180  
[mitch.zeller@forms-surfaces.com](mailto:mitch.zeller@forms-surfaces.com)

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**COPY**

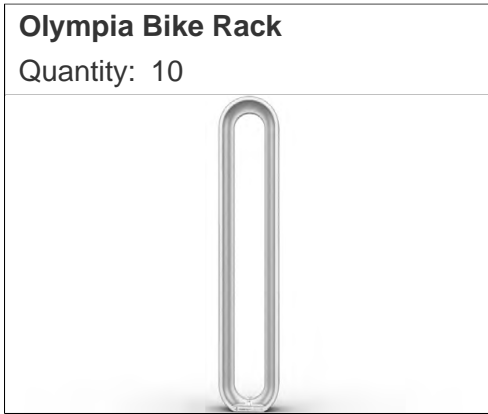


**PROJECT NAME:** Asturia - Bike Racks

**DATE:** 02/28/23

**Location:** 33556

### PRODUCTS



## Olympia Bike Rack

### SKOLY

**Quantity:** 10

**Weight:** 22.20 lbs.

**Dimension:** 7" L X 3" D X 35.6" H

**Body Material:** Cast Aluminum

**Body Finish:** Powdercoat, Aluminum Texture

**Mounting:** Surface Mounted With Embedded Anchors

**Mounting Hardware Kit:** 1/2" Sst & Epoxy Anchor Kit 2 - Qty  
10

**Notes:** Standard Texture Powdercoat: TBD (product shown with



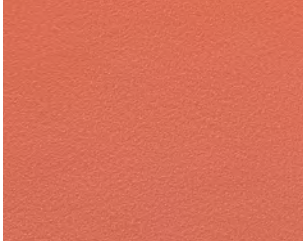


# POWDERCOAT CHART

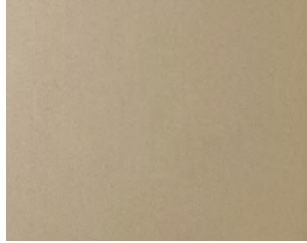
PRODUCT DATA

All Forms+Surfaces powdercoat colors have been formulated to be ultra-durable for improved long-term wear and resistance to weathering. Our powdercoat colors are also anti-graffiti, allowing marks from paint, permanent markers, and dirt to be easily removed. All standard powdercoat finishes are no-VOC.

## COLOR TEXTURES



CLAY TEXTURE



MUSHROOM TEXTURE



DARK CORTEN TEXTURE



SLATE TEXTURE



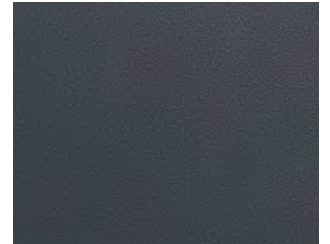
COOL GREY TEXTURE



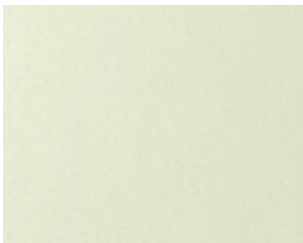
LAGOON TEXTURE



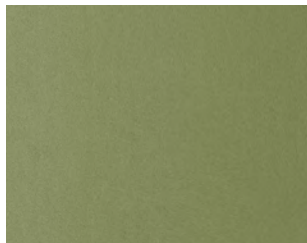
DENIM TEXTURE



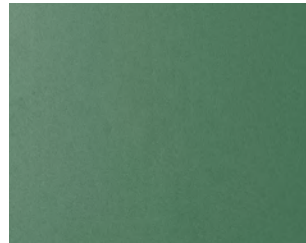
INK BLUE TEXTURE



LICHEN TEXTURE



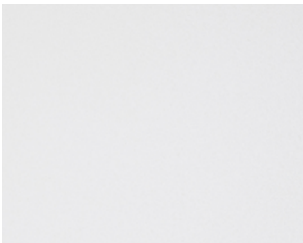
OLIVE TEXTURE



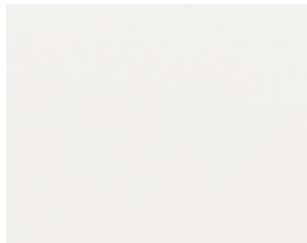
JADE TEXTURE



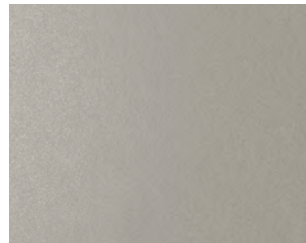
MOSS TEXTURE



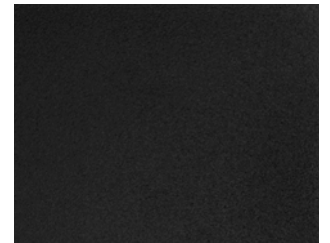
WHITE TEXTURE



ALABASTER TEXTURE



ARGENTO TEXTURE



BLACK TEXTURE



# POWDERCOAT CHART

PRODUCT DATA

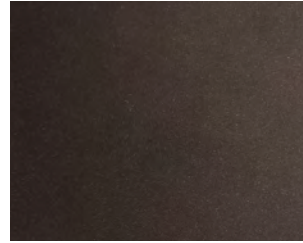
## METALLIC TEXTURES



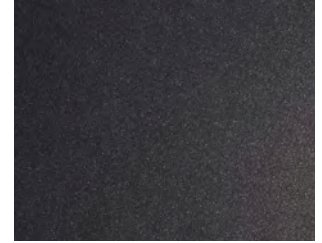
SILVER TEXTURE



ALUMINUM TEXTURE



DARK BRONZE METALLIC TEXTURE



DARK GREY METALLIC TEXTURE

## RECYCLING TEXTURES



LIME TEXTURE

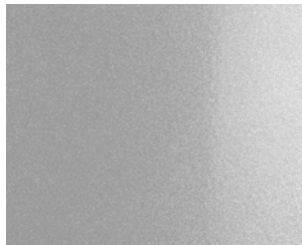


AZURE TEXTURE

## GLOSS COLORS



BLACK GLOSS



BRIGHT SILVER GLOSS



SLATE GLOSS

NOTE: Due to the inherent nature of metal castings, gloss powdercoats are not offered for cast components.



# POWDERCOAT CHART

PRODUCT DATA

## PRETREATMENT

For improved performance, all aluminum castings go through an environmentally friendly pretreatment process. This pretreatment increases the adhesion of the powdercoat finish and creates a barrier that is highly resistant to environmental corrosion without the use of hazardous ingredients.

## FORMS+SURFACES POWDERCOAT FINISHES

Our powdercoat finishes have been specially formulated with dirt-repelling properties and for significantly prolonged gloss retention, which decreases the frequency of cleaning and maintenance. For long-term performance, our powdercoat finishes have high resistance to environmental factors such as UV rays and humidity, industrial pollution, and other atmospheric components. For improved performance, all aluminum castings go through an environmentally friendly pretreatment process. This pretreatment increases the adhesion of the powdercoat finish and creates a barrier that is highly resistant to environmental corrosion without the use of hazardous ingredients.

## WEATHER TESTING

### Accelerated Weathering

TEST	STANDARD	TEST PERIOD	RESULT
Gloss Retention	DIN EN ISO 16474-2	1000H	>90%
Condensation Test	DIN EN ISO 6270 CH	1000H	no infiltration, no bubbles
Salt Spray	DIN EN ISO 9227 AASS	1000H	no infiltration, no bubbles
Mortar resistance	DIN EN ISO 12206-1 (section 5.9)	24h	easily removable without residues

### Florida Weathering

TEST	LOCATION	TEST PERIOD	RESULT
Gloss Retention	Florida, 5° south	3 years	>50%

## POWDERCOAT MAINTENANCE

TYPE	CLEANING METHOD	FREQUENCY
general maintenance	water and sponge	once a year or as needed
grease	alcohol or surfactant; allow time to break down residue before removing	as needed
lime stains	diluted solution of vinegar essence (9.6%) dissolved 1:1 with water	as needed
mortar residue/cement spray	diluted solution of vinegar essence (9.6%) dissolved 1:1 with water	as needed
silicone stains/adhesive residue	silicone remover	as needed

NOTE: The following powdercoat colors should be cleaned with water and a sponge only, once a year or as needed: Aluminum Texture, Argento Texture, Dark Bronze Metallic Texture, Dark Grey Metallic Texture, Silver Texture and Bright Silver Gloss.

**Do not use:** Acids, lyes, strongly alkaline cleaners, abrasive cleaners, abrasive aids or cleaners that contain solvents, thinners, acetone or chlorinated hydrocarbons.

## LEARN MORE

Our Resource Management team is dedicated to staying on top of environmental issues around the world. Wherever you are, you can rely on us to help you navigate any challenges a project may pose.

For product-specific environmental data, visit [forms-surfaces.com](https://www.forms-surfaces.com) and click on the Environmental Data tab on any product page. To learn more about our company's environmental commitment and programs, visit the [Environmental Sustainability](#) section of our website. If you would like additional information on our Environmental Management System or our company environmental initiatives and policies, please feel free to contact our Sustainability Team at [green@forms-surfaces.com](mailto:green@forms-surfaces.com).

**Graber Manufacturing**

1080 Uniek Drive  
 Waunakee, WI 53597

Voice: 608.849.1080  
 Fax: 608.849.1081

**QUOTATION**

**Quote Number:** 0020029  
**Quote Date:** 4/17/2023

Quoted To:
Asturia Community ODESSA, FL 33556

ShipTo:
Asturia Community ODESSA, FL 33556

Customer ID	Good Thru	Payment Terms	Sales Rep
QUOTE	5/17/2023	Prepaid	LS

Qty	Item	Description	Unit Price	Amount
		Bike Parking Spots		
3	HW238-9-SF-P	7 Loop Heavy Duty Winder - (9 Bikes) - Surface Mount - Powder Coated	789.00	2,367.00
3	RT1237-Z-6	STUD 1/2 x 3-3/4 - Removable Concrete Anchor - Zinc Plated - 6 Each	14.09	42.27
1	/SHIPPING	Shipping Charges	420.00	420.00
1	/HANDLING	Handling Charges	85.00	85.00
		Subtotal:		2,914.27

Shipping & Handling:	0.00
Sales Tax:	187.08
<b>TOTAL:</b>	<b>3,101.35</b>

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TAXES: Customers are responsible for all applicable taxes. Tax exemption certificate must be submitted prior to order placement.

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**PURCHASE ORDER TERMS:** All terms and conditions of any purchase order, or other writing, issued by the buyer which are inconsistent with, in addition to, or different from the terms and conditions set forth here, are null and void. The signing of any such buyer purchase order by Graber Manufacturing, Inc. only indicates the acknowledgement of order.

**PRICES:** All prices are FOB from Graber Manufacturing's factory and are in U.S. dollars unless otherwise indicated on quote. Prices are subject to change without notice. Shipments will be made at prices prevailing at the time of the shipment.

**TAXES:** Graber Manufacturing will collect all taxes required by local state and federal law. In taxing jurisdictions where Graber Manufacturing is not required to collect tax, all taxes are the responsibility of the buyer. If buyer is tax exempt it is buyer's responsibility to notify Graber in a timely manner and buyer must provide a valid tax exemption certificate prior to shipment. Graber is unable to remove sales tax from an invoice once an order ships and therefore will not issue a refund for exemptions sent in after the product has shipped.

**PAYMENT TERMS:** Full payment is due at the time an order is placed unless buyer is a tax-supported government entity or a company with approved credit. If buyer is a tax-supported government entity or a company with approved credit net is due 30 days from date of invoice. Service charge of 1.5% per month on all invoices after 30 days. Graber Manufacturing accepts American Express, MasterCard and VISA. A 3% credit card processing fee may apply. Graber Manufacturing reserves the right to change payment terms at any time if necessary.

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**FREIGHT:** Freight charges as determined by the carrier may be prepaid and added to the invoice if desired. Unless specific instructions are given, shipment is made in the way considered best by Graber Manufacturing. Shipping weights are approximate.

**LOSS OR DAMAGE:** Graber Manufacturing is not responsible for loss or damage in transit. Freight carrier is an agent of the customer. Claims must be filed with the carrier. Be sure to note any shortage on the original freight bill before signing and also have the truck driver sign. Be sure to note any damage or marks indicating possible concealed damage on the original freight bill before signing and also have the truck driver sign. Graber Manufacturing will make a reasonable effort to remedy any loss or damage in transit. Graber Manufacturing is not responsible for time lost due to loss or damage in transit.

**SPECIFICATIONS:** Graber Manufacturing reserves the right to discontinue or change the design and specification of units, and to ship the revised product without notice when such changes have been made.

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**DIRECTIONS FOR USE:** Due to the potential of misuse of the goods sold under this agreement, it is agreed that our products must be installed as manufactured.

**A. Modifications of Products:** Any modification that becomes necessary must be designed by a qualified engineer and performed in accordance with his design and under the engineer's supervision. Graber Manufacturing cannot be responsible for the structural integrity of the product or for any costs incurred in modifications performed without our written approval.

**B. Errors and Corrections:** Errors in construction and design on the part of Graber Manufacturing must be reported immediately. Graber Manufacturing must be given sufficient time to inspect the product and correct any problem before the products are corrected or installed at



the project site. Charge backs will not be accepted for products that are corrected without allowing Graber Manufacturing the opportunity to make the corrections itself or without specific written approval of Graber Manufacturing.

CONSEQUENTIAL DAMAGES: IN NO EVENT SHALL THE COMPANY BE LIABLE FOR SPECIAL, INCIDENTAL, CONSEQUENTIAL OR PUNITIVE DAMAGES, INCLUDING, WITHOUT LIMITATION, DAMAGE TO OTHER PROPERTY CAUSED BY ANY DEFECT IN THIS PRODUCT. INCONVENIENCE, LOSS OF GOOD WILL, LOST PROFITS OR REVENUE, LOSS OF USE OF THIS PRODUCT, COST OF SUBSTITUTIVE PRODUCTS OR MODIFICATIONS, DOWNTIME COSTS, OTHER EQUIPMENT COSTS OR CLAIMS OF ANY PARTY DEALING WITH PURCHASER FOR SUCH DAMAGES, RESULTING FROM THE USE OF THIS PRODUCT, OR ANY OTHER LEGAL THEORY.

AUTHORITY OF SELLER'S AGENTS: No agent, employee or representative of the Seller has any authority to bind the Seller to any affirmation, representation or warranty concerning the goods sold under this agreement, and unless an affirmation, representation or warranty made by an agent, employee or representative is specifically included within this written agreement, it has not formed a part of the basis of this bargain and shall not in any way be enforceable.

MODIFICATIONS: This agreement can be modified or rescinded only by writing signed by both of the parties or by duly authorized agents.

INTERPRETATION - PAROL EVIDENCE: This writing is intended by the parties as a final expression of their agreement and is intended also as a complete and exclusive statement of the terms of their agreement. Acceptance or acquiescence in a course of performance rendered under this agreement shall not be relevant to determine the meaning of this agreement even though the accepting or acquiescing party has knowledge of the nature of the performance and opportunity for objection. Whenever a term defined by the Uniform Commercial Code is used in this agreement the definition contained in the code is to control.

WAIVER: No claim or right arising out of a breach of this contract can be discharged in whole or in part by a waiver or renunciation of the claim or right unless the waiver or renunciation is supported by consideration and is in writing signed by the aggrieved party.

TIME FOR BRINGING ACTION: Any action for breach of this contract must be commenced within 2 years after the cause of action has occurred.

APPLICABLE LAW: This agreement shall be governed by Wisconsin Law and the Uniform Commercial Code. Wherever the term "Uniform Commercial Code" is used, it shall be construed as meaning the Uniform Commercial Code as adopted in the State of Wisconsin as effective and in force on the date of this agreement.

PLACE OF SUIT/VENUE: Any suit under this contract shall be in the Circuit Court of Dane County, Wisconsin.

ACCEPTANCE: Acceptance of this offer must be made on its exact terms and if additional or different terms are proposed by Buyer no contract shall come into existence without offerer's assent to the counteroffer.

## LIMITED WARRANTIES

The following Express Limited Warranty supplements the terms and conditions of our Quotation, Order Acknowledgement, and/or Invoice.

IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, GRABER MANUFACTURING, INC. PROVIDES THE FOLLOWING LIMITED WARRANTY.

Madrax division of Graber Manufacturing, Inc., ("Madrax") warrants products it manufactures against defects in materials or workmanship for a period of one year from the date of invoice.

Madrax warrants its bicycle lockers against structural failure for a period of one year from the date of invoice.

Madrax warrants its hot dipped galvanized and stainless steel products against corrosion for a period of five years from the date of invoice. Madrax warrants its Phil-Up bicycle tire pump against defects for one year from the date of invoice.

Madrax warrants the powder coat, MadShield and powder coated stainless steel finishes for one year from the date of invoice.

Thomas Steele division of Graber Manufacturing, Inc., ("Thomas Steele") warrants products it manufactures against defects in material or workmanship for a period of five years from the date of invoice.

Thomas Steele warrants the powder coat finishes for the colors Red, Yellow and White for one year from the date of invoice; Thomas Steele warrants all of its remaining standard powder coat finishes for five years from the date of invoice. Thomas Steele warrants the powder coat finishes for colors outside of its standard offerings for one year from the date of invoice.

Thomas Steele warrants its umbrellas against structural failure for a period of one year from the date of invoice.

Madrax and Thomas Steele warrant their metal products against structural failure for a period of twenty years from the date of invoice.

Madrax and Thomas Steele warrant their recycled plastic against rotting, splitting or cracking for a period of two years from the date of invoice.

Madrax and Thomas Steele warrant their components that are wood or cosmetic in nature against defects in material or workmanship for a period of one year from the date of invoice. Splitting, checking, and warping of wood are natural occurrences of wood and are not covered by this warranty.

Madrax and Thomas Steele warrant custom products on a per product basis.

These warranties do not cover any defects or failure due to vandalism, negligence, abuse, accidents, lack of maintenance or improper installation.

Unless previously approved, in writing by Graber Manufacturing, Inc., this warranty does not cover any defects or failure due to products tampered with or altered, modified or repaired by anyone.

**SPECIFIC CONDITIONS AND LIMITATIONS:**

1. Warranties only apply to products on invoices paid within Graber Manufacturing terms and conditions.
2. Damages resulting in whole or in part from natural disasters, including fire, wind, acts of war, terrorism, or nuclear disaster are not covered by the warranty.
3. The warranty will not apply if Graber Manufacturing is not notified within 10 calendar days of product failure.
4. This warranty is subject to the duty of the buyer and any subsequent purchaser or user to inspect the product before installation for defects, including defects or damage which may have been incurred on-site or in transportation. Any failure to completely inspect the product will void this Warranty.
5. Graber Manufacturing's obligation under this warranty will be limited to repair or replacement, at Graber Manufacturing's option, of products found in Graber Manufacturing's reasonable judgment to have been defective in workmanship or materials. Transportation charges for return of the alleged defective product will be assumed by Graber Manufacturing only if returned by the buyer in strict accordance with written instructions of Graber Manufacturing and at Graber Manufacturing's request. Graber Manufacturing will assume transportation charges for shipment of repaired or replaced product to the buyer, but will not be responsible for the cost of labor for removal or installation of the alleged defective product or any replacement.
6. All claims made under the terms of this warranty must be received in writing along with a copy of the original invoice. Claims must be sent to Graber Manufacturing, Inc. 1080 Uniek Drive, Waunakee, WI53597.

The warranties described herein shall be the sole and exclusive Warranties granted by Graber Manufacturing, Inc. and shall be the sole and exclusive remedy available to the purchaser. Correction of defects, in the manner and for the period of time described herein, shall constitute complete fulfillment of all liabilities and responsibilities and responsibilities of Graber Manufacturing, Inc., to the purchaser with respect to the product and shall constitute full satisfaction of all claims, whether based on contract, negligence, strict liability or otherwise. In no event shall Graber Manufacturing, Inc. be liable, or in any way responsible, for any damages or defects in the product which were caused by repairs or attempted repairs performed by anyone other than an authorized servicer. Nor shall Graber Manufacturing, Inc. be liable, or in any way responsible, for any incidental or consequential, economic or property damage.



## SHIPPING INFORMATION FOR GROUND TRANSPORTATION

Your purchase will ship with FedEx Ground. The driver will bring the boxes to your door. They will not bring it inside nor will they call you or make you sign for a delivery. They will simply drop and leave the product. If you are concerned with theft in your area, please consider changing your delivery location.

## SHIPPING INFORMATION FOR STANDARD LTL (8FT OF TRAILER)

Your purchase will be delivered via Common Carrier. The driver will bring the freight only to the back of the truck. You are responsible for offloading the merchandise delivered. **A forklift may be needed.**

**Please note that for all Canadian shipments Graber Manufacturing, Inc. does not provide a broker. A broker is needed for all Canadian shipments and is the responsibility of the customer to provide this information at the time of placing the order.**

**Additional charges may apply for the following.**

- 1) **Lift-gate delivery** - recommended for heavier or larger shipments where no loading dock is available. Approximate additional \$87
- 2) **Inside delivery** - recommended in cases when you do not have a person available to offload your product and bring them inside your business. Approximate additional \$84.
- 3) **Residential/limited access delivery/churches** - recommended for shipment to a home address, or an apartment or other locations with limited shipping access. Approximate additional \$35.
- 4) **Governmental access delivery** – required for shipment if delivering to a secured government location or municipal areas. Additional charges may apply.
- 5) **Call before delivery** - the carrier will call 24 to 48 hours prior to delivery. Please provide a name and phone number. There is no additional charge.
- 6) **Additional attempts to deliver.** Approximate additional \$177.

Please let Graber Manufacturing, Inc. know if you will need any of the additional items listed above before your order ships to avoid complications.

Your shipment will leave our docks in good condition. All shipments are insured against damage in transit. If your shipment shows any sign of damage, it should be noted on the freight bill and signed by the driver. You can also refuse delivery of the shipment due to damage. If damage is concealed and not visible until opening, please keep all packaging and notify Graber Manufacturing, Inc. immediately.

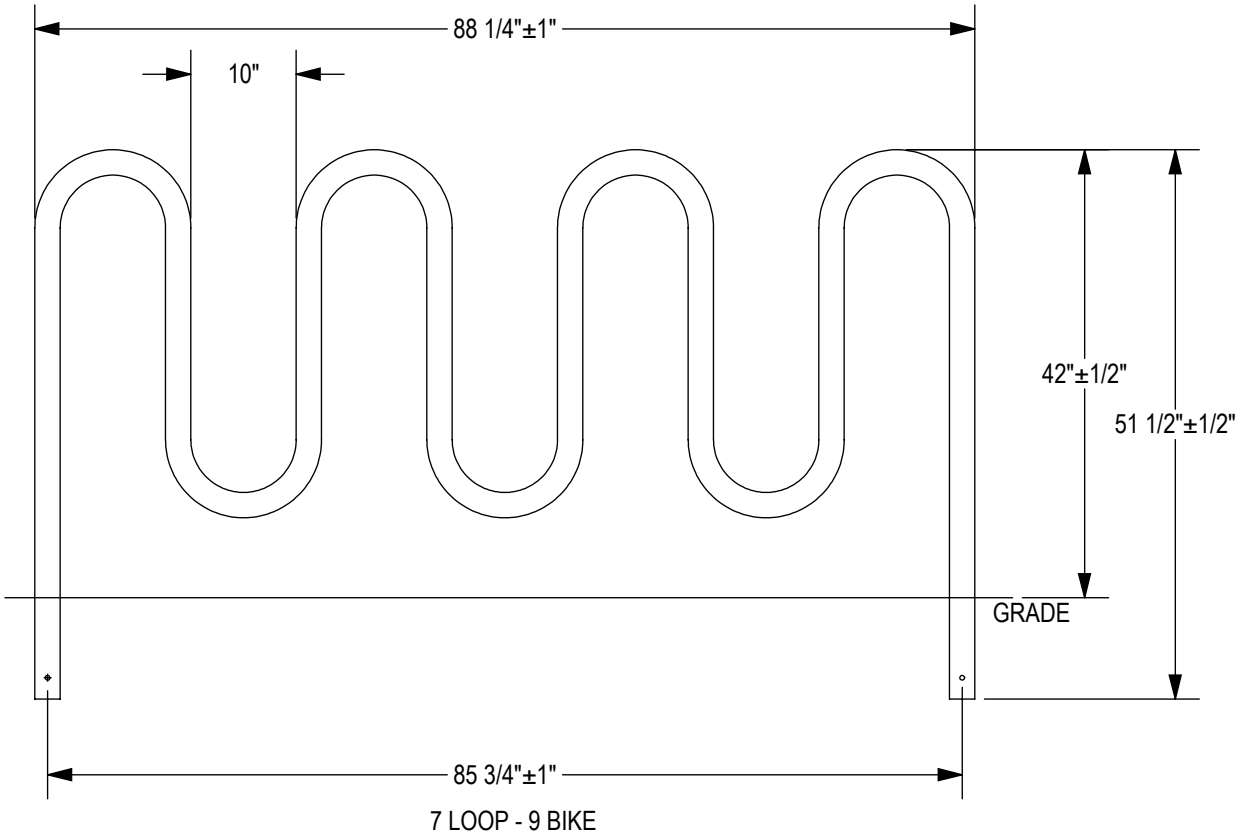
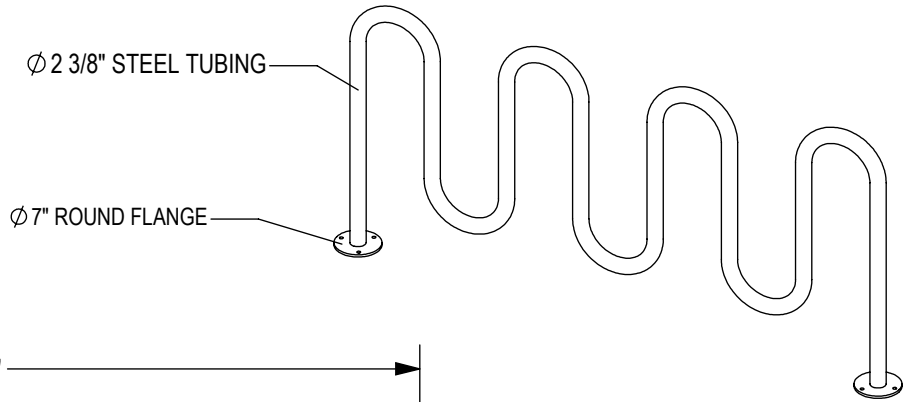
## SHIPPING INFORMATION FOR VOLUME/TRUCKLOAD/CONTAINER SHIPMENTS

The carrier will not move anything to the back of the truck. A forklift and pallet jack will be needed on site or the use of ropes/chains to pull the items to the back of the truck.

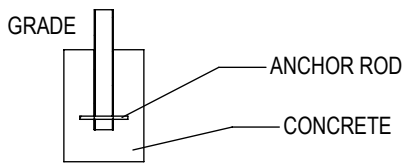
If any of this information is a requirement, please advise. Rates may change.

Different provisions may apply.

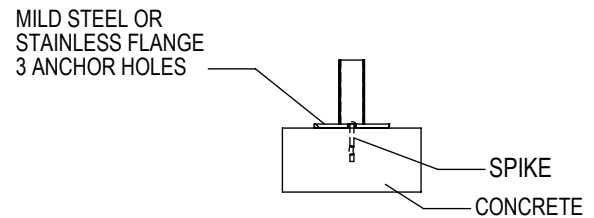




CHECK DESIRED MOUNT



□ IN GROUND MOUNT (IG)



□ SURFACE FLANGE MOUNT (SF)

PRODUCT: HW238-9-IG(SF)  
 DESCRIPTION: HEAVY DUTY WINDER BIKE RACK  
 9 BIKE, SURFACE OR IN GROUND MOUNT

DATE: 10-16-18  
 ENG: SMC

CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF GRABER MANUFACTURING, INC. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

NOTES:

1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

**Graber Manufacturing**

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 Waunakee, WI 53597

Voice: 608.849.1080  
 Fax: 608.849.1081

**QUOTATION**

**Quote Number:** 0020029  
**Quote Date:** 4/17/2023

Quoted To:
Asturia Community ODESSA, FL 33556

ShipTo:
Asturia Community ODESSA, FL 33556

Customer ID	Good Thru	Payment Terms	Sales Rep
QUOTE	5/17/2023	Prepaid	LS

Qty	Item	Description	Unit Price	Amount
		10 Bike Parking Spots		
16	U238-SF-P	U' Rack - 2-3/8 OD Tube 22 L - Surface Mount - Powder Coated	199.00	3,184.00
16	RT3835-Z-4	STUD 3/8 x 3-1/2 - Removable Concrete Anchor - Zinc Plated - 4 Each	6.29	100.64
1	/SHIPPING	Shipping Charges	430.00	430.00
1	/HANDLING	Handling Charges	85.00	85.00
		Subtotal:		3,799.64
		Shipping & Handling:		0.00
		Sales Tax:		252.73
		<b>TOTAL:</b>		<b>4,052.37</b>

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the project site. Charge backs will not be accepted for products that are corrected without allowing Graber Manufacturing the opportunity to make the corrections itself or without specific written approval of Graber Manufacturing.

CONSEQUENTIAL DAMAGES: IN NO EVENT SHALL THE COMPANY BE LIABLE FOR SPECIAL, INCIDENTAL, CONSEQUENTIAL OR PUNITIVE DAMAGES, INCLUDING, WITHOUT LIMITATION, DAMAGE TO OTHER PROPERTY CAUSED BY ANY DEFECT IN THIS PRODUCT. INCONVENIENCE, LOSS OF GOOD WILL, LOST PROFITS OR REVENUE, LOSS OF USE OF THIS PRODUCT, COST OF SUBSTITUTIVE PRODUCTS OR MODIFICATIONS, DOWNTIME COSTS, OTHER EQUIPMENT COSTS OR CLAIMS OF ANY PARTY DEALING WITH PURCHASER FOR SUCH DAMAGES, RESULTING FROM THE USE OF THIS PRODUCT, OR ANY OTHER LEGAL THEORY.

AUTHORITY OF SELLER'S AGENTS: No agent, employee or representative of the Seller has any authority to bind the Seller to any affirmation, representation or warranty concerning the goods sold under this agreement, and unless an affirmation, representation or warranty made by an agent, employee or representative is specifically included within this written agreement, it has not formed a part of the basis of this bargain and shall not in any way be enforceable.

MODIFICATIONS: This agreement can be modified or rescinded only by writing signed by both of the parties or by duly authorized agents.

INTERPRETATION - PAROL EVIDENCE: This writing is intended by the parties as a final expression of their agreement and is intended also as a complete and exclusive statement of the terms of their agreement. Acceptance or acquiescence in a course of performance rendered under this agreement shall not be relevant to determine the meaning of this agreement even though the accepting or acquiescing party has knowledge of the nature of the performance and opportunity for objection. Whenever a term defined by the Uniform Commercial Code is used in this agreement the definition contained in the code is to control.

WAIVER: No claim or right arising out of a breach of this contract can be discharged in whole or in part by a waiver or renunciation of the claim or right unless the waiver or renunciation is supported by consideration and is in writing signed by the aggrieved party.

TIME FOR BRINGING ACTION: Any action for breach of this contract must be commenced within 2 years after the cause of action has occurred.

APPLICABLE LAW: This agreement shall be governed by Wisconsin Law and the Uniform Commercial Code. Wherever the term "Uniform Commercial Code" is used, it shall be construed as meaning the Uniform Commercial Code as adopted in the State of Wisconsin as effective and in force on the date of this agreement.

PLACE OF SUIT/VENUE: Any suit under this contract shall be in the Circuit Court of Dane County, Wisconsin.

ACCEPTANCE: Acceptance of this offer must be made on its exact terms and if additional or different terms are proposed by Buyer no contract shall come into existence without offerer's assent to the counteroffer.

## LIMITED WARRANTIES

The following Express Limited Warranty supplements the terms and conditions of our Quotation, Order Acknowledgement, and/or Invoice.

IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, GRABER MANUFACTURING, INC. PROVIDES THE FOLLOWING LIMITED WARRANTY.

Madrax division of Graber Manufacturing, Inc., ("Madrax") warrants products it manufactures against defects in materials or workmanship for a period of one year from the date of invoice.

Madrax warrants its bicycle lockers against structural failure for a period of one year from the date of invoice.

Madrax warrants its hot dipped galvanized and stainless steel products against corrosion for a period of five years from the date of invoice. Madrax warrants its Phil-Up bicycle tire pump against defects for one year from the date of invoice.

Madrax warrants the powder coat, MadShield and powder coated stainless steel finishes for one year from the date of invoice.

Thomas Steele division of Graber Manufacturing, Inc., ("Thomas Steele") warrants products it manufactures against defects in material or workmanship for a period of five years from the date of invoice.

Thomas Steele warrants the powder coat finishes for the colors Red, Yellow and White for one year from the date of invoice; Thomas Steele warrants all of its remaining standard powder coat finishes for five years from the date of invoice. Thomas Steele warrants the powder coat finishes for colors outside of its standard offerings for one year from the date of invoice.

Thomas Steele warrants its umbrellas against structural failure for a period of one year from the date of invoice.

Madrax and Thomas Steele warrant their metal products against structural failure for a period of twenty years from the date of invoice.

Madrax and Thomas Steele warrant their recycled plastic against rotting, splitting or cracking for a period of two years from the date of invoice.

Madrax and Thomas Steele warrant their components that are wood or cosmetic in nature against defects in material or workmanship for a period of one year from the date of invoice. Splitting, checking, and warping of wood are natural occurrences of wood and are not covered by this warranty.

Madrax and Thomas Steele warrant custom products on a per product basis.

These warranties do not cover any defects or failure due to vandalism, negligence, abuse, accidents, lack of maintenance or improper installation.

Unless previously approved, in writing by Graber Manufacturing, Inc., this warranty does not cover any defects or failure due to products tampered with or altered, modified or repaired by anyone.

**SPECIFIC CONDITIONS AND LIMITATIONS:**

1. Warranties only apply to products on invoices paid within Graber Manufacturing terms and conditions.
2. Damages resulting in whole or in part from natural disasters, including fire, wind, acts of war, terrorism, or nuclear disaster are not covered by the warranty.
3. The warranty will not apply if Graber Manufacturing is not notified within 10 calendar days of product failure.
4. This warranty is subject to the duty of the buyer and any subsequent purchaser or user to inspect the product before installation for defects, including defects or damage which may have been incurred on-site or in transportation. Any failure to completely inspect the product will void this Warranty.
5. Graber Manufacturing's obligation under this warranty will be limited to repair or replacement, at Graber Manufacturing's option, of products found in Graber Manufacturing's reasonable judgment to have been defective in workmanship or materials. Transportation charges for return of the alleged defective product will be assumed by Graber Manufacturing only if returned by the buyer in strict accordance with written instructions of Graber Manufacturing and at Graber Manufacturing's request. Graber Manufacturing will assume transportation charges for shipment of repaired or replaced product to the buyer, but will not be responsible for the cost of labor for removal or installation of the alleged defective product or any replacement.
6. All claims made under the terms of this warranty must be received in writing along with a copy of the original invoice. Claims must be sent to Graber Manufacturing, Inc. 1080 Uniek Drive, Waunakee, WI53597.

The warranties described herein shall be the sole and exclusive Warranties granted by Graber Manufacturing, Inc. and shall be the sole and exclusive remedy available to the purchaser. Correction of defects, in the manner and for the period of time described herein, shall constitute complete fulfillment of all liabilities and responsibilities and responsibilities of Graber Manufacturing, Inc., to the purchaser with respect to the product and shall constitute full satisfaction of all claims, whether based on contract, negligence, strict liability or otherwise. In no event shall Graber Manufacturing, Inc. be liable, or in any way responsible, for any damages or defects in the product which were caused by repairs or attempted repairs performed by anyone other than an authorized servicer. Nor shall Graber Manufacturing, Inc. be liable, or in any way responsible, for any incidental or consequential, economic or property damage.



## SHIPPING INFORMATION FOR GROUND TRANSPORTATION

Your purchase will ship with FedEx Ground. The driver will bring the boxes to your door. They will not bring it inside nor will they call you or make you sign for a delivery. They will simply drop and leave the product. If you are concerned with theft in your area, please consider changing your delivery location.

## SHIPPING INFORMATION FOR STANDARD LTL (8FT OF TRAILER)

Your purchase will be delivered via Common Carrier. The driver will bring the freight only to the back of the truck. You are responsible for offloading the merchandise delivered. **A forklift may be needed.**

**Please note that for all Canadian shipments Graber Manufacturing, Inc. does not provide a broker. A broker is needed for all Canadian shipments and is the responsibility of the customer to provide this information at the time of placing the order.**

**Additional charges may apply for the following.**

- 1) **Lift-gate delivery** - recommended for heavier or larger shipments where no loading dock is available. Approximate additional \$87
- 2) **Inside delivery** - recommended in cases when you do not have a person available to offload your product and bring them inside your business. Approximate additional \$84.
- 3) **Residential/limited access delivery/churches** - recommended for shipment to a home address, or an apartment or other locations with limited shipping access. Approximate additional \$35.
- 4) **Governmental access delivery** – required for shipment if delivering to a secured government location or municipal areas. Additional charges may apply.
- 5) **Call before delivery** - the carrier will call 24 to 48 hours prior to delivery. Please provide a name and phone number. There is no additional charge.
- 6) **Additional attempts to deliver.** Approximate additional \$177.

Please let Graber Manufacturing, Inc. know if you will need any of the additional items listed above before your order ships to avoid complications.

Your shipment will leave our docks in good condition. All shipments are insured against damage in transit. If your shipment shows any sign of damage, it should be noted on the freight bill and signed by the driver. You can also refuse delivery of the shipment due to damage. If damage is concealed and not visible until opening, please keep all packaging and notify Graber Manufacturing, Inc. immediately.

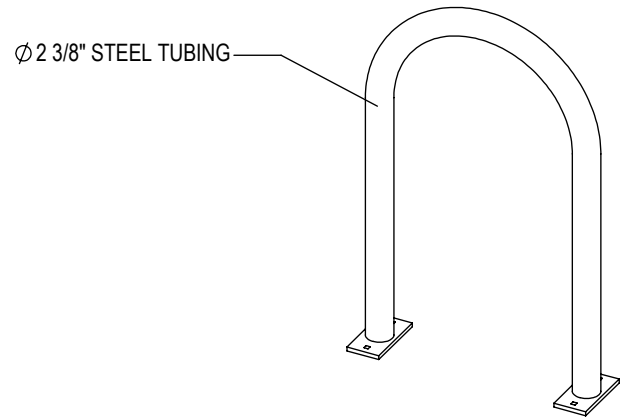
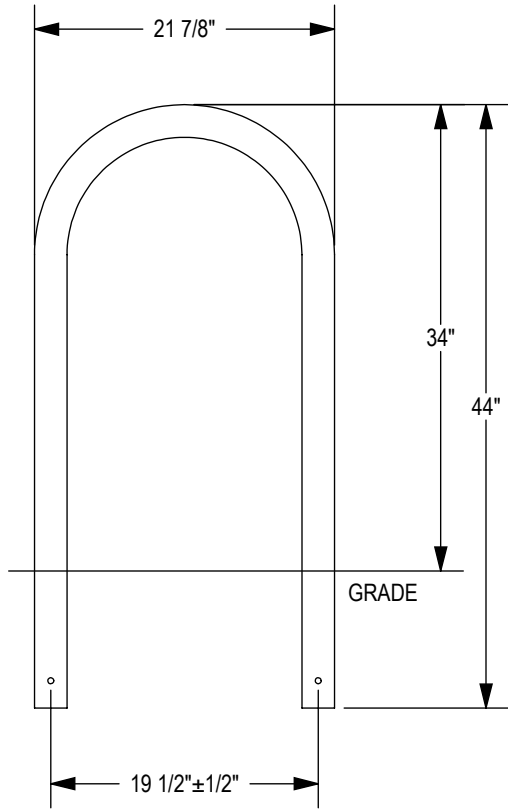
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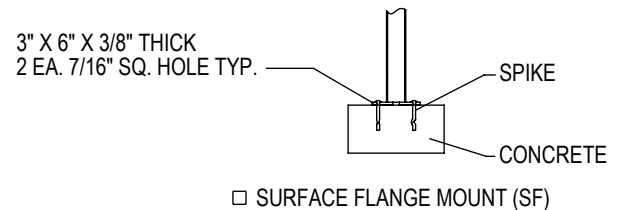
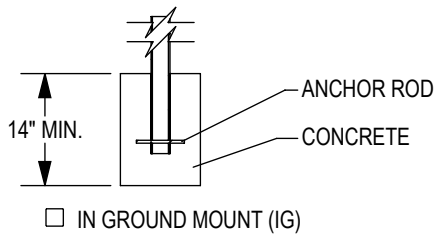
If any of this information is a requirement, please advise. Rates may change.

Different provisions may apply.





CHECK DESIRED MOUNT



PRODUCT: U238-IG(SF)  
 DESCRIPTION: 'U' BIKE RACK  
 2 BIKE, SURFACE OR IN GROUND MOUNT  
 DATE: 10-4-18  
 ENG: SMC

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- NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
  2. CONSULTANT TO SELECT COLOR (FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
  3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

**Graber Manufacturing**

1080 Uniek Drive  
 Waunakee, WI 53597

Voice: 608.849.1080  
 Fax: 608.849.1081

**QUOTATION**

**Quote Number:** 0020029  
**Quote Date:** 4/17/2023

Quoted To:
Asturia Community ODESSA, FL 33556

ShipTo:
Asturia Community ODESSA, FL 33556

Customer ID	Good Thru	Payment Terms	Sales Rep
QUOTE	5/17/2023	Prepaid	LS

Qty	Item	Description	Unit Price	Amount
		Bike Parking Spots		
3	WP36-9-SF-P	7 Loop Winder-Plus - 36 in H - Surface Mount - (9 Bikes) - Powder Coat	489.00	1,467.00
3	RT1237-Z-6	STUD 1/2 x 3-3/4 - Removable Concrete Anchor - Zinc Plated - 6 Each	14.09	42.27
1	/SHIPPING	Shipping Charges	310.00	310.00
1	/HANDLING	Handling Charges	70.00	70.00
			Subtotal:	1,889.27

Shipping & Handling:	0.00
Sales Tax:	118.45
<b>TOTAL:</b>	<b>2,007.72</b>

WE ARE A SUPPLIER ONLY: As a supplier only, we are not subject to subcontractor terms and conditions. The customer is responsible for completeness, accuracy, and conformity to their plans and specifications. We will not proceed with orders until all details such as materials, options, colors, etc. are complete and accurate.

MILL CERTIFICATE AVAILABLE IF SPECIFICALLY REQUESTED AND QUOTED IN ADVANCE.

**PRICING: Quoted prices will be held for 30 days. Changes in quantities will effect prices. All prices are in U.S. Dollars.**

SHIPPING AND HANDLING CHARGES: Shipping charges are estimated and are subject to actual shipping charges incurred at the time of shipment.

Unless indicated above, shipping charges do not include unloading and placement. Please see our shipping information for available services and their estimated rates.

CUSTOMER DELAYS: Customer delays greater than two weeks after notification that the goods are ready to ship will incur storage charges at the rate of 1% of the sale amount per day.

TAXES: Customers are responsible for all applicable taxes. Tax exemption certificate must be submitted prior to order placement.

CANCELLATION: Orders cancelled more than two weeks after placement are subject to a 30% to 100% charge based upon cost incurred. Custom orders cannot be cancelled.

COMPLETE TERMS AND CONDITIONS: Additional terms and conditions are attached.



# TERMS AND CONDITIONS

**WE ARE A SUPPLIER ONLY:** As a supplier only, we are not subject to subcontractor terms and conditions or retainage fees. The customer is responsible for completeness, accuracy and conformity to their plans and specifications. We will not proceed with orders until all details such as materials, options, colors, etc. are complete and accurate.

**ORDER ACCEPTANCE:** All orders must be in writing and are subject to acceptance by Graber Manufacturing, Inc. (Graber Manufacturing) Waunakee, Wisconsin. No verbal orders will be accepted.

**PURCHASE ORDER TERMS:** All terms and conditions of any purchase order, or other writing, issued by the buyer which are inconsistent with, in addition to, or different from the terms and conditions set forth here, are null and void. The signing of any such buyer purchase order by Graber Manufacturing, Inc. only indicates the acknowledgement of order.

**PRICES:** All prices are FOB from Graber Manufacturing's factory and are in U.S. dollars unless otherwise indicated on quote. Prices are subject to change without notice. Shipments will be made at prices prevailing at the time of the shipment.

**TAXES:** Graber Manufacturing will collect all taxes required by local state and federal law. In taxing jurisdictions where Graber Manufacturing is not required to collect tax, all taxes are the responsibility of the buyer. If buyer is tax exempt it is buyer's responsibility to notify Graber in a timely manner and buyer must provide a valid tax exemption certificate prior to shipment. Graber is unable to remove sales tax from an invoice once an order ships and therefore will not issue a refund for exemptions sent in after the product has shipped.

**PAYMENT TERMS:** Full payment is due at the time an order is placed unless buyer is a tax-supported government entity or a company with approved credit. If buyer is a tax-supported government entity or a company with approved credit net is due 30 days from date of invoice. Service charge of 1.5% per month on all invoices after 30 days. Graber Manufacturing accepts American Express, MasterCard and VISA. A 3% credit card processing fee may apply. Graber Manufacturing reserves the right to change payment terms at any time if necessary.

**CANCELLATION:** Cancellation of orders will not be accepted without prior written authorization. Cancellations are subject to a 30% to 100% charge depending on costs incurred by Graber Manufacturing at time of cancellation. Special custom orders cannot be cancelled. A 3% credit card processing fee may apply to any refunds issued.

**RETURNS:** Returned product will not be accepted without prior written authorization. A return of standard product is subject to a 30% to 70% restocking charge. Returned product must be received in the same condition as originally shipped and must be shipped with freight charges prepaid by buyer. Special custom product cannot be returned.

**FREIGHT:** Freight charges as determined by the carrier may be prepaid and added to the invoice if desired. Unless specific instructions are given, shipment is made in the way considered best by Graber Manufacturing. Shipping weights are approximate.

**LOSS OR DAMAGE:** Graber Manufacturing is not responsible for loss or damage in transit. Freight carrier is an agent of the customer. Claims must be filed with the carrier. Be sure to note any shortage on the original freight bill before signing and also have the truck driver sign. Be sure to note any damage or marks indicating possible concealed damage on the original freight bill before signing and also have the truck driver sign. Graber Manufacturing will make a reasonable effort to remedy any loss or damage in transit. Graber Manufacturing is not responsible for time lost due to loss or damage in transit.

**SPECIFICATIONS:** Graber Manufacturing reserves the right to discontinue or change the design and specification of units, and to ship the revised product without notice when such changes have been made.

**DISCLAIMER OF WARRANTIES:** THERE ARE NO WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING, WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BY GRABER MANUFACTURING. ANY DESCRIPTION OF THE GOODS CONTAINED IN THIS AGREEMENT IS FOR THE SOLE PURPOSE OF IDENTIFYING THE GOODS, IS NOT PART OF THE BASIS OF THE BARGAIN, AND DOES NOT CONSTITUTE A WARRANTY THAT THE GOODS SHALL CONFORM TO THAT DESCRIPTION. NO AFFIRMATION OF FACT OR PROMISE MADE BY THE SELLER, WHETHER OR NOT IN THIS AGREEMENT, SHALL CONSTITUTE A WARRANTY THAT THE GOODS WILL CONFORM TO THE AFFIRMATION OR PROMISE. BUYER AFFIRMS THAT HE HAS NOT RELIED UPON SELLER'S SKILL OR JUDGMENT TO SELECT OR FURNISH GOODS FOR ANY PARTICULAR PURPOSE, AND THIS SALE IS MADE WITHOUT ANY WARRANTY BY SELLER THAT THE GOODS ARE SUITABLE FOR ANY PARTICULAR PURPOSE.

**DIRECTIONS FOR USE:** Due to the potential of misuse of the goods sold under this agreement, it is agreed that our products must be installed as manufactured.

**A. Modifications of Products:** Any modification that becomes necessary must be designed by a qualified engineer and performed in accordance with his design and under the engineer's supervision. Graber Manufacturing cannot be responsible for the structural integrity of the product or for any costs incurred in modifications performed without our written approval.

**B. Errors and Corrections:** Errors in construction and design on the part of Graber Manufacturing must be reported immediately. Graber Manufacturing must be given sufficient time to inspect the product and correct any problem before the products are corrected or installed at



the project site. Charge backs will not be accepted for products that are corrected without allowing Graber Manufacturing the opportunity to make the corrections itself or without specific written approval of Graber Manufacturing.

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WAIVER: No claim or right arising out of a breach of this contract can be discharged in whole or in part by a waiver or renunciation of the claim or right unless the waiver or renunciation is supported by consideration and is in writing signed by the aggrieved party.

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APPLICABLE LAW: This agreement shall be governed by Wisconsin Law and the Uniform Commercial Code. Wherever the term "Uniform Commercial Code" is used, it shall be construed as meaning the Uniform Commercial Code as adopted in the State of Wisconsin as effective and in force on the date of this agreement.

PLACE OF SUIT/VENUE: Any suit under this contract shall be in the Circuit Court of Dane County, Wisconsin.

ACCEPTANCE: Acceptance of this offer must be made on its exact terms and if additional or different terms are proposed by Buyer no contract shall come into existence without offerer's assent to the counteroffer.

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Madrax warrants its bicycle lockers against structural failure for a period of one year from the date of invoice.

Madrax warrants its hot dipped galvanized and stainless steel products against corrosion for a period of five years from the date of invoice. Madrax warrants its Phil-Up bicycle tire pump against defects for one year from the date of invoice.

Madrax warrants the powder coat, MadShield and powder coated stainless steel finishes for one year from the date of invoice.

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Thomas Steele warrants the powder coat finishes for the colors Red, Yellow and White for one year from the date of invoice; Thomas Steele warrants all of its remaining standard powder coat finishes for five years from the date of invoice. Thomas Steele warrants the powder coat finishes for colors outside of its standard offerings for one year from the date of invoice.

Thomas Steele warrants its umbrellas against structural failure for a period of one year from the date of invoice.

Madrax and Thomas Steele warrant their metal products against structural failure for a period of twenty years from the date of invoice.

Madrax and Thomas Steele warrant their recycled plastic against rotting, splitting or cracking for a period of two years from the date of invoice.

Madrax and Thomas Steele warrant their components that are wood or cosmetic in nature against defects in material or workmanship for a period of one year from the date of invoice. Splitting, checking, and warping of wood are natural occurrences of wood and are not covered by this warranty.

Madrax and Thomas Steele warrant custom products on a per product basis.

These warranties do not cover any defects or failure due to vandalism, negligence, abuse, accidents, lack of maintenance or improper installation.

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**SPECIFIC CONDITIONS AND LIMITATIONS:**

1. Warranties only apply to products on invoices paid within Graber Manufacturing terms and conditions.
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3. The warranty will not apply if Graber Manufacturing is not notified within 10 calendar days of product failure.
4. This warranty is subject to the duty of the buyer and any subsequent purchaser or user to inspect the product before installation for defects, including defects or damage which may have been incurred on-site or in transportation. Any failure to completely inspect the product will void this Warranty.
5. Graber Manufacturing's obligation under this warranty will be limited to repair or replacement, at Graber Manufacturing's option, of products found in Graber Manufacturing's reasonable judgment to have been defective in workmanship or materials. Transportation charges for return of the alleged defective product will be assumed by Graber Manufacturing only if returned by the buyer in strict accordance with written instructions of Graber Manufacturing and at Graber Manufacturing's request. Graber Manufacturing will assume transportation charges for shipment of repaired or replaced product to the buyer, but will not be responsible for the cost of labor for removal or installation of the alleged defective product or any replacement.
6. All claims made under the terms of this warranty must be received in writing along with a copy of the original invoice. Claims must be sent to Graber Manufacturing, Inc. 1080 Uniek Drive, Waunakee, WI53597.

The warranties described herein shall be the sole and exclusive Warranties granted by Graber Manufacturing, Inc. and shall be the sole and exclusive remedy available to the purchaser. Correction of defects, in the manner and for the period of time described herein, shall constitute complete fulfillment of all liabilities and responsibilities and responsibilities of Graber Manufacturing, Inc., to the purchaser with respect to the product and shall constitute full satisfaction of all claims, whether based on contract, negligence, strict liability or otherwise. In no event shall Graber Manufacturing, Inc. be liable, or in any way responsible, for any damages or defects in the product which were caused by repairs or attempted repairs performed by anyone other than an authorized servicer. Nor shall Graber Manufacturing, Inc. be liable, or in any way responsible, for any incidental or consequential, economic or property damage.



## SHIPPING INFORMATION FOR GROUND TRANSPORTATION

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## SHIPPING INFORMATION FOR STANDARD LTL (8FT OF TRAILER)

Your purchase will be delivered via Common Carrier. The driver will bring the freight only to the back of the truck. You are responsible for offloading the merchandise delivered. **A forklift may be needed.**

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- 2) **Inside delivery** - recommended in cases when you do not have a person available to offload your product and bring them inside your business. Approximate additional \$84.
- 3) **Residential/limited access delivery/churches** - recommended for shipment to a home address, or an apartment or other locations with limited shipping access. Approximate additional \$35.
- 4) **Governmental access delivery** – required for shipment if delivering to a secured government location or municipal areas. Additional charges may apply.
- 5) **Call before delivery** - the carrier will call 24 to 48 hours prior to delivery. Please provide a name and phone number. There is no additional charge.
- 6) **Additional attempts to deliver.** Approximate additional \$177.

Please let Graber Manufacturing, Inc. know if you will need any of the additional items listed above before your order ships to avoid complications.

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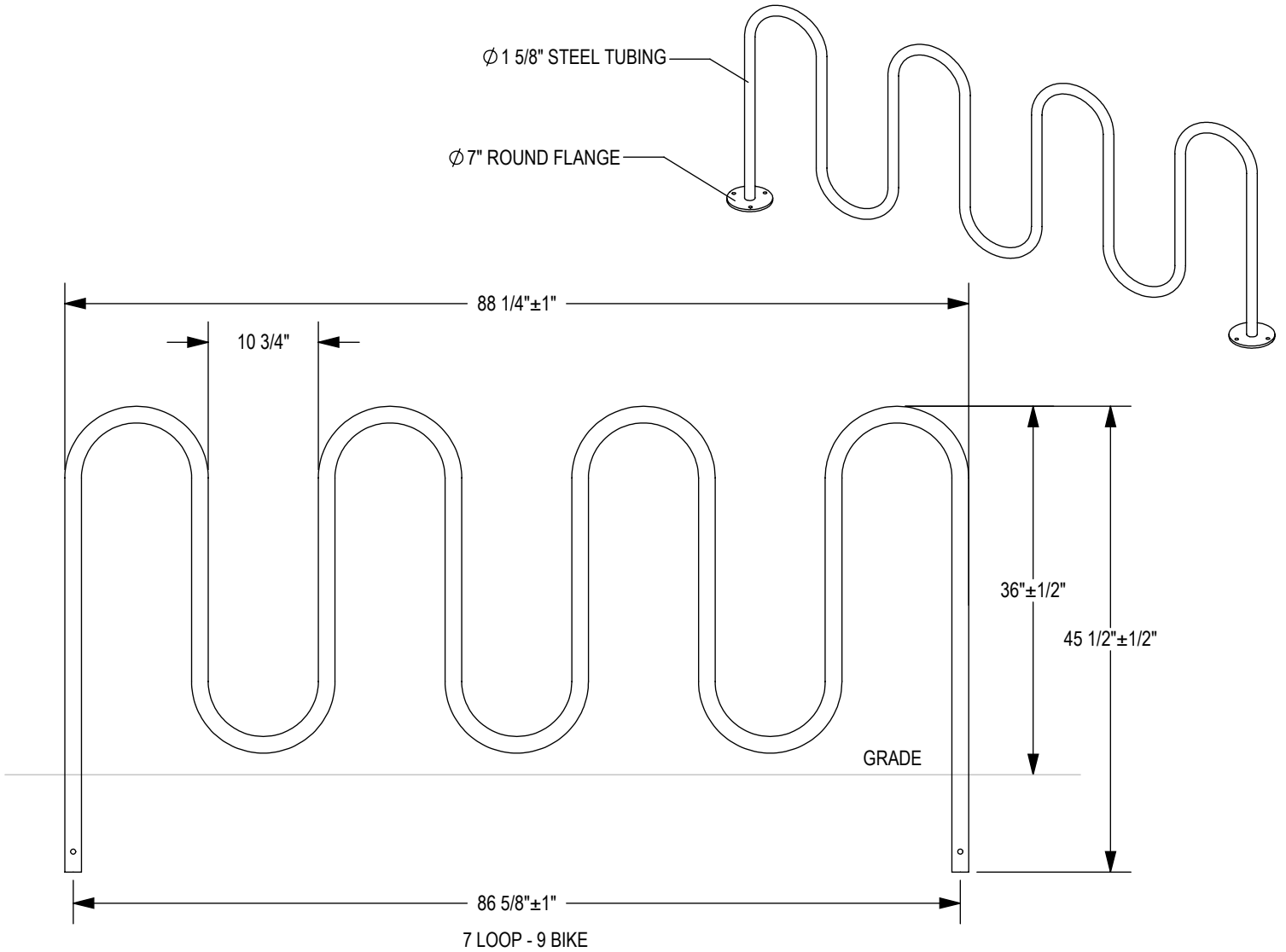
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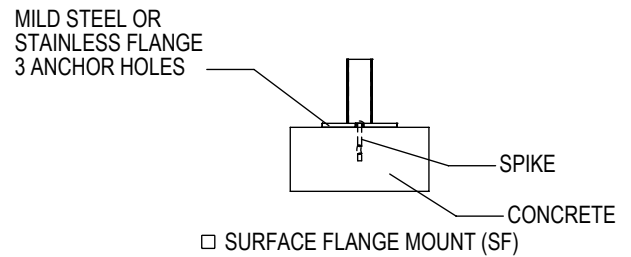
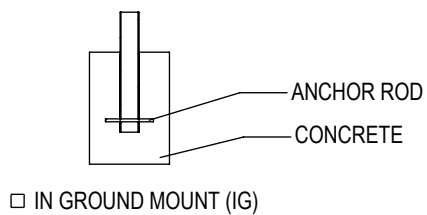
If any of this information is a requirement, please advise. Rates may change.

Different provisions may apply.





CHECK DESIRED MOUNT



PRODUCT: WP36-9-IG(SF)  
 DESCRIPTION: WINDER-PLUS BIKE RACK  
 9 BIKE, SURFACE OR IN GROUND MOUNT  
 DATE: 10-22-18  
 ENG: SMC

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NOTES:  
 1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.  
 2. CONSULTANT TO SELECT COLOR (FINISH), SEE MANUFACTURER'S SPECIFICATIONS.  
 3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

# Finishes

## Galvanized

Withstanding the elements with little to no maintenance, our galvanized products are durable and weather to a battleship grey. For this finish, the product will have vent holes that will allow draining after a hot-dip in the molten zinc tank. A galvanized product is an economical choice that resists rust. This finish comes with a 5-year warranty.

## Black Vinyl Cushion Coating

For the devoted bicyclist, Black Vinyl Cushion Coating is an easy way to protect the integrity of bicycles. The racks are dipped in plastisol to achieve a 1/8th inch rubbery finish. This added cushion protects high quality bicycles from dents and scratches. The default color for this finish is black. Other colors are available upon request. Cushion Coated products have a 1-year warranty.

## Stainless Steel

Crafted from stainless steel and polished to a rich, Satin #4 finish, these racks are a highly durable and attractive option that will last through decades of use. As one of our more resilient finishes, the Stainless Steel finish is perfect for products used in salty ocean air and other tough environmental conditions. This product comes with a 5-year warranty.

## Electro Polished Stainless Steel

Much like our Stainless Steel finish, Electro Polished Stainless lends decades of durability to your rack. To achieve this sleek and polished look, our Electro Polished Stainless Steel finished racks are dipped into an electro-chemical bath that removes mill scale impurities and adds a high level of shine. This product is complete with a 5-year warranty.

## Thermoplastic Powder Coat

Protect bicycles from dents and scratches with this lightly cushioned thermoplastic finish. rack is powder coated after fabrication with thermoplastic polyethylene coating, giving the product a slightly soft and protective quality. Thermoplastic Powder Coated products are backed by a 1-year warranty. Limited color selection available.

## Powder Coated Stainless Steel

Constructed with stainless steel, Powder coated Stainless Steel racks are highly durable due to the anti-corrosive property of the steel used in construction. The racks are polished and then coated with an electrostatically applied super TGIC polyester powder. These products come with a 5-year warranty due to the durable steel they are constructed with.

## Super TGIC Powder Coat

Available in 18 vibrant shades, Super TGIC coated products wil stain significantly less from UV light than other finishes, keeping your rack's color vivid longer. The rack is powder coated after fabricated with a 5-6mm thick electrostatically applies super polyester powder coating. This finish has a 1-year warranty.





# EXHIBIT 15

**Site Masters of Florida, LLC**  
5551 Bloomfield Blvd.  
Lakeland, FL 33810  
Phone: (813) 917-9567  
Email: tim.sitemastersofflorida@yahoo.com

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**PROPOSAL**

**Asturia CDD**

**Amenity Center - Bike Rack Slabs**

**3/27/2023**

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**Construct 3 slabs for bike racks at Amenity Center**

- remove existing grass and soil
- dispose grass and excess soil offsite
- construct three - 8' x 10' x 4" thick concrete slabs

**TOTAL      \$4,800**

# EXHIBIT 16



# FLORIDA INSURANCE ALLIANCE



## Asturia Community Development District

**Date of Visit:** Wednesday, February 22, 2023, at 10:00 AM

**District Manager:** Tish Dobson, [tdobson@dpfgmc.com](mailto:tdobson@dpfgmc.com)

**Clubhouse Manager:** James Chambers, [clubhouse@asturiacdd.org](mailto:clubhouse@asturiacdd.org)

**Address:** 14575 Promenade Pkwy. Odessa, FL 33556

**Egis Attendees:** Ryan Rupnarain, Sr. Manager, Loss Control  
Brent Grimmel, SVP Agency Operations  
Charisse Bitner, Account Manager

## Visit Overview

The purpose of the visit on the above referenced date was to allow our team to review the Asturia Community Development District from a risk management perspective. While on site, we had the opportunity to review the insured property schedule and made note any necessary updates. Your Account Manager may provide an updated schedule for your review and acceptance. The visit also allowed us to support the district's loss control efforts by identifying any hazards that could lead to accidents and claims and discuss recommendations to remediate any loss producing conditions. Those recommendations are included in this letter. While we did not have the opportunity to observe all areas owned and/or maintained by the district, we feel that the areas we were able to observe are representative of the general condition of the property.

## District Summary

The district, established in 2014, consists of approximately 500 acres and includes 678 homes. District owned amenities include a clubhouse, pool, fitness center building, dog park, multi-use path with pedestrian bridges, playground, and neighborhood pocket parks.

## District Ownership and Maintenance Responsibilities

In addition to the amenities noted above, the district owns and maintains the stormwater infrastructure which includes 17 ponds. Roads throughout are owned by the district as well as certain sidewalks. Onsite management is led by a clubhouse maintenance manager employed by the district.

## Loss Control Observations

Observations below have been placed into recommendation categories based on the likelihood and severity potential of each exposure and related losses. Placement may also be based on lessons learned from claims experience with similar districts and loss sources.

## Strengths

Strengths highlight some of the existing risk mitigation strategies in place. Consistent application is important to the district's overall risk management program.

- District facilities observed during the visit are overall well maintained.
- Several recommendations from our 2020 visit have been implemented.
- Signage warning of wildlife are present near ponds.
- Dog park rules signage has been added at park entrance.

### Critical Recommendations

Critical recommendations are associated with exposures and hazards that can represent a significant danger or risk warranting immediate attention. While follow-up for all recommendations is encouraged, items in the critical category may require documented resolution (i.e. photos) and review by FIA’s Risk Services team if indicated in the recommendation description.

- No critical recommendations are provided at this time.

### Important Recommendations

**Important** recommendations are provided to address exposures that if not corrected, have the potential to result in moderate injury or property/liability losses.

- Boardwalk elevation change
- Non-CDD Events
- Boardwalk signage
- Clubhouse rental agreement

**Boardwalk Elevation Change** – An abrupt elevation change exists where boardwalk areas meet the concrete sidewalk. Elevation changes in excess of ¼” are considered a trip hazard by the ADA.

**Recommendation** – Evaluate methods to reduce elevation changes such as those noted in the photo to reduce the likelihood of fall incidents. In the interim, elevation changes should be highlighted so that trail users are aware of the need to exercise caution.



**Non-CDD Events** – Events held on district property may be hosted by other entities, such as the POA, which present an opportunity to formalize risk transfer procedures.

**Recommendation** – When districts allow use of facilities by other entities, an agreement with risk transfer language and insurance requirements can help to limit liability that is not directly related to the district’s operations. Consider engaging counsel to draft such an agreement.



**Boardwalk Signage** – Boardwalk areas and other parts of trail systems can present a variety of hazards. This can include slippery surfaces, wildlife, and others.

**Recommendation** – Consider the addition of signage at trail or boardwalk entry points that reiterate the district’s adopted rules for safe use. Advising of potential slippery conditions, wildlife, and use at an individual’s own risk are considered best practices. Use of areas without an artificial light source may be limited to daylight hours.



**Clubhouse Rental Agreement** – The current rental agreement for the district’s clubhouse does not appear to include any hold harmless or indemnification language.

**Recommendation** – Work with district counsel to revise the rental agreement to include risk transfer language in the district’s favor. This can include but is not limited to, language that requires renters to hold harmless and indemnify the district for losses arising out of their use of the facilities. Please see the Facility Rental Best Practices guide that accompanies this letter.



Asturia CDD  
14033 Phoenicia Place  
Odessa, FL 33466  
Phone: 888-219-3681  
Email: [clubhouse@asturiacdd.org](mailto:clubhouse@asturiacdd.org)

**Private Event Rental Agreement**

<b>Toddy's Date</b>			
<b>Reserved Date &amp; Time</b>			
<b>Type of Party</b>			# of Guests
<b>Rental Area</b>			
<b>Name of Renter</b>			
<b>Address</b>			
<b>Phone Number and Email Contact</b>			
<b>Rental Fee</b>	Amount	Payment Type	Date Received
<b>Security Deposit</b>	Amount	Payment Type	Date Received

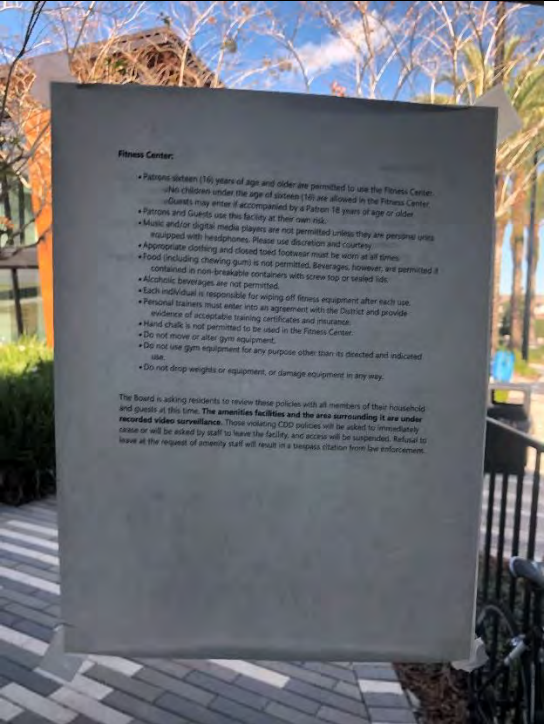
**Rental Policies (Read and Initial next to each item)**

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

**Advisory Recommendations**

**Advisory** recommendations are provided to address exposures that while having the potential for loss, would not normally result in a significant or severe loss. These recommendations are typically provided to share best practices.

- Fitness Center Signage

<p><b>Fitness Center Signage</b> – Fitness center rules have been posted, which is an excellent best practice.</p>	<p><b>Recommendation</b> – The current posting of fitness center rules may easily go unnoticed. Consider the addition of signage that is easier to read for all users.</p>
	

# EXHIBIT 17



20 March 2023

Asturia Community Development District  
Attn: District Manager  
2654 Cypress Ridge Blvd, Suite 101  
Wesley Chapel, FL 33544

**Delivered via:**

1. **CERTIFIED MAIL: # 7021 1970 0001 6062 9592**

2. **Electronic Mail to: [gene.roberts@inframark.com](mailto:gene.roberts@inframark.com)**

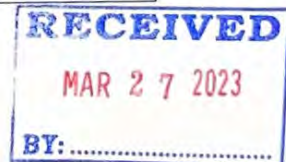
Re: DEMAND from Halfff Associates, Inc.  
Payment for Professional Services  
Outstanding Accounts Receivable Balance (**Principal - \$42,647.36**)

Dear Ms. Kelley:

On or about 25 January 2022, you entered into a written Agreement with Halfff Associates, Inc. (Halfff), and Work Authorization #001 dated 07 February 2022 whereby Halfff would perform certain defined professional services. This written agreement included a detailed description of the services, including the fees associated with such services and the details related to your responsibility for payment. As you are aware, Halfff has made several attempts to obtain payment.

As you are aware, Halfff has made several attempts to obtain payment including:

Date	From	To	Email or Call	Status
02 Aug 2022	Michael Osipov (Halfff)	Bob Nanni (Inframark)	Email	Following up on Invoices (10069622; 10071554; 10073397 and 10075446)
06 Sep 2022	Michael Osipov	Bob Nanni	Email	Status of outstanding invoices (10069622; 10073397; 10075446)
09 Sep 2022	Bob Nanni	Michael	Email	Asturia Board requesting Halfff invoices; requested the rate schedule and approved work authorizations.
17 Oct 2022	Bob Nanni	Tina Horn (Halfff)	Email	Stating Tina needs to contact Gene Roberts the new Asturia Manager and to email <a href="mailto:inframark@avidbill.com">inframark@avidbill.com</a> to get invoices into the system.
24 Oct 2022	Michael Osipov	Gene Roberts (Inframark)	Email	Asked for status on 5 invoices
01 Nov 2022	Michael Osipov	Gene Roberts	Email	Asked for status of outstanding invoices.
03 Jan 2023	Michael Osipov	Tish Dobson (dpfgmc) and Glen Roberts	Email	Asked for status of outstanding invoices.







Date	From	To	Email or Call	Status
06 Jan 2023	Glen Penning (Asturia)	Michael Osipov	Email	Stated that the management company changed and not able to see invoices. Asked for detailed invoices, work authorization, any deliverables and contract to review. Stated he would review all items and then discuss the issues.

Halff properly performed the services and submitted eight (8) invoices for payment. The following is a summary of the invoices submitted and payments made:

Amount	Invoice Number	Date	Payment Amount	Payment Date
<b>Task Order #1</b>				
\$6,261.24	10069622	03/30/2022	\$0	n/a
\$5,969.40	10073397	05/26/2022	\$0	n/a
\$2,698.03	10075446	06/29/2022	\$0	n/a
\$20,688.99	10078319	08/09/2022	\$0	n/a
\$7,029.70	10078962	08/23/2022	\$0	n/a

As can be calculated from the information provided in the table above, the remaining Principal Amount that is owed is \$42,647.36. Note further, that Halff will seek reimbursement of all legal fees that the court will allow and will also move to have permissible interest assessed against this Principal Amount.

It is my further understanding that you have provided no valid explanation as to why the invoices have not been paid. Halff has been very patient and has, until now, provided more than adequate time for you to make payments or provide information regarding your unwillingness to provide payment. **Please understand that by sending this letter to you, you are now notified that Halff will not wait any longer for payment.** To be clear, Halff demands that you immediately pay the sum of the principal amount, in full, otherwise Halff will have no recourse but to resort to exploring all legal and equitable rights that may be available, including the filing of a lawsuit.

Please understand that this letter has been sent to you in an attempt to collect payment of the debt that is owed. Payment must be via certified check or money order payable to Halff Associates, Inc. in an amount equal to the sum amount listed in the Re: portion of this letter and shown in bold font above, to my attention, at the address below, no later than 1200 hours (CT) on Monday, the 3<sup>rd</sup> of April 2023.

If you believe that you do not owe this debt, please respond promptly or have your attorney contact me. If you are financially unable to pay this debt in a single payment, it is possible that Halff may entertain reasonable proposals, as long as such proposals include reasonable security and are in terms acceptable to Halff Associates. Regardless, Halff will not consider any proposal that does not include your immediate commencement of payments.



If (a) this debt is not paid, (b) reasonable security for this debt is not provided, or (c) an agreement to pay in installments has not been concluded and finalized by the date described above, please understand that **Halff will file a lawsuit against you** and further, Halff will avail itself to any and all other rights, at law or in equity that may be permitted under applicable law. Please understand that in addition to the principal amount that has already accrued, Halff will also request the court to require that you pay those legal costs and expenses that Halff will incur by filing and trying this lawsuit. In other words, you may be required to reimburse Halff for Halff's legal costs associated with suing you. In order to expedite this matter and avoid the expense of litigation, please perform your contractual obligations and pay your debts.

This letter is being sent in an attempt to collect a debt and any information obtained will be used for such purpose.

Sincerely,  
**HALFF ASSOCIATES, INC.**

A handwritten signature in blue ink, appearing to read "L. Daniel Tanksley".

L. Daniel Tanksley  
General Counsel



# EXHIBIT 18



April 17, 2023

Dear Property Owner:

Notice is hereby given that Pasco County Government is currently reviewing an application for a Development Permit:

Project: Circle K – SR 54 & Asturian | SITEPLN-2022-00165

Developer: Asturia Odessa Parcel 2 LLC for the construction of a 5,200 SF convenience store with 14 fueling positions and a 1,498 SF accessory single-bay car wash, and associated site improvements including parking, drainage, utilities, and landscaping.

Date of Content Completeness: 04/12/2023

Location: 14631 State Rd 54, Odessa, FL 33556 – northeast corner of State Rd 54 and Portico Street +/- 2.00 miles west of Suncoast Pkwy on State Rd 54.

PARCEL I.D.: 26-26-17-0000-00200-0041

**IF YOU ARE RECEIVING THIS NOTICE, A PROJECT IS BEING PLANNED NEAR, BUT NOT ON YOUR PROPERTY.**

The **preliminary site plan** development plan may be available for public inspection during normal business hours 8:00 am to 5:00 pm, Monday through Friday, except legal holidays, at the following location:

Planning and Development Department  
West Pasco Government Center  
8731 Citizens Dr, Suite 230  
New Port Richey, FL 34654

**PLEASE CALL (727) 847-8140 (ASK FOR: JAMISON BRUS OR JODY GALINATO) TO MAKE AN APPOINTMENT TO REVIEW THE PLANS.**

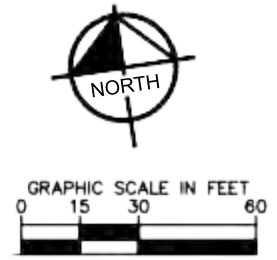
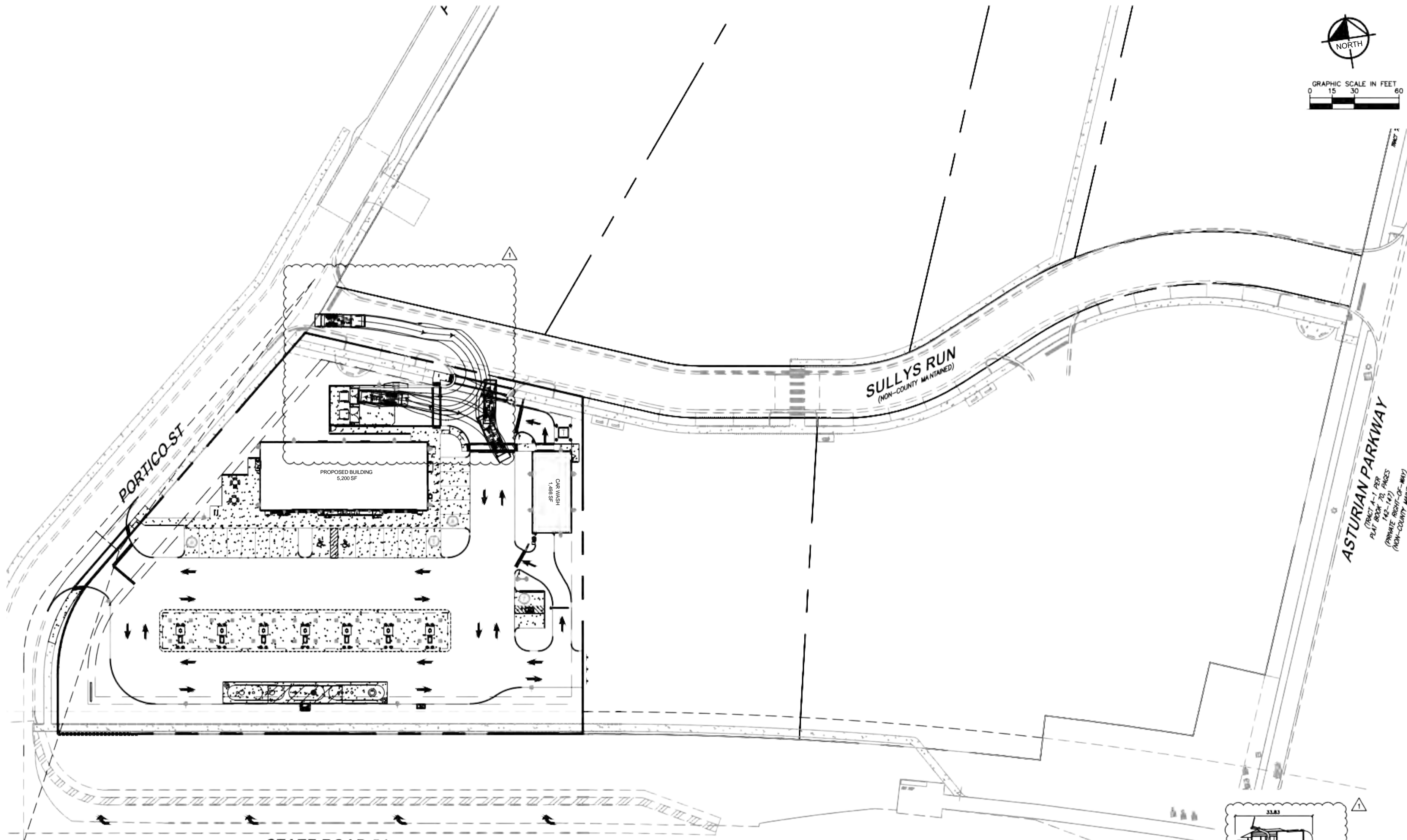
You may provide any comments/concerns you may have directly to the Planning and Development Department within 15 days of receipt of this letter. All comments will be forwarded to the developer/engineer of record and will be taken into consideration during the review process.

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

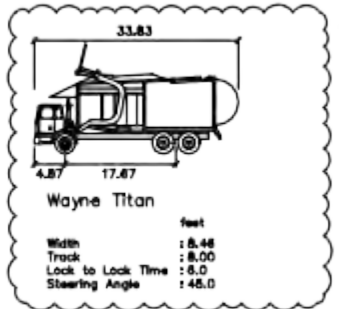
If you are a person who needs any accommodations in order to participate in the appeal proceeding, you are entitled to have certain assistance provided to you at no cost. Within two working days of your receipt of this notice, please contact the Personnel Department, West Pasco Government Center, 8731 Citizens Drive, Suite 330, New Port Richey, FL 34654; (727) 847-8103 in New Port Richey; (352) 521-4274, Ext. 8103 in Dade City; or via 1-800-514-0383 if you are hearing impaired.

Sincerely,

Jarod C. Stubbs, P.E.



**STATE ROAD 54**  
 (A VARIABLE WIDTH PUBLIC RIGHT OF WAY  
 PER STATE OF FLORIDA DEPARTMENT OF  
 TRANSPORTATION RIGHT OF WAY  
 MONUMENTATION MAP, WORK PROGRAM  
 117M/ST/02/07/01 256337 1)  
 (SEE SURVEY NO. 118 ON SHEET 1)



CALL 48 HOURS  
BEFORE YOU DIG

IT'S THE LAW!  
DIAL 811

Know what's below.  
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA

No.	1	DATE	11/30/22
REVISIONS			
COUNTY COMMENTS			

**Kimley»Horn**

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801  
 PHONE: 407-898-1511  
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

PROJECT: KHA PROJECT 149880036  
 DATE: 12/01/2022  
 SCALE: AS SHOWN  
 DESIGNED BY: TJM  
 DRAWN BY: TJM  
 CHECKED BY: JCS

PROFESSIONAL SEAL: JARED C. STUBBS, P.E., PROFESSIONAL ENGINEER, STATE OF FLORIDA, LICENSE NO. 12933

**TRUCK TURNING  
MOVEMENTS**

CIRCLE K - SR 54  
& ASTURIAN  
PARKWAY

PASCO COUNTY  
FLORIDA

SHEET NUMBER  
**C4.3**