



Rizzetta & Company

Astoria Community Development District

Board of Supervisors' Meeting August 25, 2020

District Office:
5844 Old Pasco Road, Suite 100 Pasco, Florida 33544
813.994.1001

www.asturiacdd.org

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT**

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

Board of Supervisors	Lane Gardener Walter O' Shea Lee Thompson Carla Luigs Matthew Gallagher	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Counsel	Sarah Warren	Hopping, Green & Sams
District Engineer	Al Belluccia	Florida Design Consultants

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

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

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

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

August 17, 2020

Board of Supervisors
**Asturia Community
Development District**

FINAL AGENDA

The regular meeting of the Board of Supervisors of the Asturia Community Development District will be held on **August 25, 2020 at 1:00 p.m.** to be conducted by means of communications media technology telephone pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, 20-179 and 20-193 issued by Governor DeSantis, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The following is the final agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Discussion Regarding Renaming Dog Park.....Tab 1
 - B. Public Hearing on FY 2020-2021 Final Budget
 1. Consideration of Resolution 2020-14; Adopting FY 2020-2021 Final Budget.....Tab 2
 2. Consideration of Resolution 2020-15; Certifying an Assessment Roll and Levying Assessments.....Tab 3
 - C. Public Hearing on Uniform Method of Collection (BA Parcels)
 1. Consideration of Resolution 2020-16, Adopting Uniform Method of Collection (BA Parcels).....Tab 4
 - D. Public Hearing on Assessments for Expanded Parcels
 1. Consideration of Resolution 2020-17 Levying Assessments for Expanded Parcels.....Tab 5
 - E. Consideration of Resolution 2020-18, Setting FY 2020-2021 Meeting Schedule...Tab 6
 - F. Consideration of Engagement Letter for Arbitrage Rebate Calculation Services....Tab 7
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting Held on July 28, 2020.....Tab 8
 - B. Consideration of the Operation and Maintenance Expenditures for July 2020.....Tab 9
- 5. STAFF REPORTS**
 - A. Clubhouse Manager Report.....Tab 10
 - B. District Engineer
 - C. District Counsel
 1. Update on Traffic Enforcement Agreement
 - D. District Manager

6. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS
7. ADJOURNMENT

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

Very truly yours,

Matthew Huber

District Manager

Tab 1

From: Michael Press
Sent: Wednesday, July 29, 2020 8:27 PM
To: Lane Gardner; Lynn Hayes; Matthew E. Huber
Subject: Asturia - Dog Park Naming

Good evening,

As a follow up to the CDD meeting on 7/28 we wanted to submit some thoughts/ideas/info as it relates to the Dog Park Naming.

Dog Park

It was proposed that a resident be allowed to name the dog park after their dog who passed away. This would be done at their expense.

While we don't disagree that this should be allowed we do think that this misses the mark as a placard naming the park would not allow other residents of the community to also recognize their pet in a similar fashion and this type of remembrance should be something that any resident could participate in. After all, there are residents that have lived here longer than others and have had more than one pet pass away. There is the added issue that there would be no enforcement of the maintaining of the placard(s) and could easily become an eye sore.

Ideas:

1. Have a walkway with bricks identifying a resident and their pet. Price to be determined once cost and maintenance are known. These bricks would be available for purchase by residents (therefore creating a revenue stream for the neighborhood). I would see this as creating an annual source of income potentially as there could easily be an annual maintenance fee. This would allow all residents to participate and would not focus solely on any one one resident.
2. Sell naming rights to the dog park and other amenity items throughout the community (bridges, gym, pool, benches, etc.). Again this could create a recurring revenue stream for the community as rights should be annual or possibly 2 to 3 year intervals. Prices could be high enough to allow for it to be done and maintained.

Thank you
Michael & Kristina Press
2856 Long Bow Way

Tab 2

RESOLUTION 2020-14

THE ANNUAL APPROPRIATION RESOLUTION OF THE ASTURIA COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2020, submitted to the Board of Supervisors (“**Board**”) of the Asturia Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Asturia Community Development District for the Fiscal Year Ending September 30, 2021.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2020/2021, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
SERIES 2014A-1 DEBT SERVICE FUND	\$_____
SERIES 2014A-2 DEBT SERVICE FUND	\$_____
SERIES 2016A-1 DEBT SERVICE FUND	\$_____
SERIES 2016A-2 DEBT SERVICE FUND	\$_____
SERIES 2018A-2 DEBT SERVICE FUND	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2020/2021 or within 60 days following the end of the Fiscal Year 2020/2021 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 25TH DAY OF AUGUST, 2020.

ATTEST:

**ASTURIA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors



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Astoria Community Development District

Austriacdd.org

Proposed Budget for Fiscal Year 2020/2021

Presented by: Rizzetta & Company, Inc.

**5844 Old Pasco Road
Suite 100
Wesley Chapel, Florida 33544
Phone: 813-994-1001**

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GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.



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EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.



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Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.



EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.



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Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.



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Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.



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Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Proposed Budget
Astoria Community Development District
General Fund
Fiscal Year 2020/2021

	Chart of Accounts Classification	Actual YTD through 06/30/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 37	\$ 49	\$ -	\$ 49	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*	\$ 622,250	\$ 621,550	\$ 620,833	\$ 717	\$ 709,007	\$ 88,174	
8	Street Light Assessment							
9	Off Roll*	\$ 23,162	\$ 23,162	\$ 23,162	\$ -	\$ -	\$ (23,162)	
10	Contributions & Donations from Private Sources							
11	Developer Contributions	\$ 5,669	\$ 7,559	\$ 45,000	\$ (37,441)	\$ 20,000	\$ (25,000)	
12	Other Miscellaneous Revenues							
13	Event Rental	\$ 2,306	\$ 3,075	\$ 5,000	\$ (1,925)	\$ 2,500	\$ (2,500)	
14	Miscellaneous Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15								
16	TOTAL REVENUES	\$ 653,424	\$ 655,395	\$ 693,995	\$ (38,600)	\$ 731,507	\$ 37,512	
17								
18	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
19								
20	TOTAL REVENUES AND BALANCE FORWARD	\$ 653,425	\$ 655,395	\$ 693,995	\$ (38,600)	\$ 731,507	\$ 37,512	
21								
22	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
23								
24	EXPENDITURES - ADMINISTRATIVE							
25								
26	Legislative							
27	Supervisor Fees	\$ 1,200	\$ 1,600	\$ 2,000	\$ 400	\$ 4,400	\$ 2,400	2 new res. supervisors @ 10mths
28	Financial & Administrative							
29	Administrative Services	\$ 4,050	\$ 5,400	\$ 5,400	\$ -	\$ 5,400	\$ -	
30	District Management	\$ 14,936	\$ 19,914	\$ 19,914	\$ -	\$ 19,914	\$ -	
31	District Engineer	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
32	Disclosure Report	\$ 7,000	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	\$ -	Series 14 A-1& A-2 / 16 A-1&A-2
33	Trustees Fees	\$ 8,500	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	\$ -	
34	Tax Collector /Property Appraiser Fees	\$ 150	\$ 200	\$ 150	\$ (50)	\$ 150	\$ -	
35	Financial & Revenue Collections	\$ 2,700	\$ 3,600	\$ 3,600	\$ -	\$ 3,600	\$ -	
36	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
37	Accounting Services	\$ 13,500	\$ 18,000	\$ 18,000	\$ -	\$ 18,000	\$ -	
38	Auditing Services	\$ 3,600	\$ 3,600	\$ 3,600	\$ -	\$ 4,000	\$ 400	Estimated New Audit contract
39	Arbitrage Rebate Calculation	\$ 1,000	\$ 500	\$ 500	\$ -	\$ 1,500	\$ 1,000	Three bond issuances \$500 each
40	Public Officials Liability Insurance	\$ 2,819	\$ 2,819	\$ 3,000	\$ 181	\$ 3,000	\$ -	
41	Legal Advertising	\$ 1,279	\$ 1,279	\$ 1,000	\$ (279)	\$ 1,500	\$ 500	Public Hearings advertised
42	Mailed Notices - Postage	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	Anticipate mailed notices
43	Dues, Licenses & Fees	\$ 205	\$ 273	\$ 450	\$ 177	\$ 500	\$ 50	
44	Website Hosting, Maintenance, Backup & Email	\$ 7,073	\$ 5,431	\$ 7,500	\$ 2,069	\$ 7,500	\$ -	ADA website remediation
45	Legal Counsel							
46	District Counsel	\$ 15,552	\$ 15,736	\$ 15,000	\$ (736)	\$ 20,000	\$ 5,000	
47								
48	Administrative Subtotal	\$ 88,564	\$ 98,352	\$ 102,614	\$ 4,262	\$ 112,964	\$ 10,350	
49								
50	EXPENDITURES - FIELD OPERATIONS							
51	Electric Utility Services							
52	Utility Services	\$ 824	\$ 1,099	\$ 2,000	\$ 901	\$ 1,200	\$ (800)	FY18-19 \$1131
53	Utility - Recreation Facilities	\$ 14,445	\$ 19,260	\$ 20,000	\$ 740	\$ 20,000	\$ -	FY18-19 \$21035
54	Utility-Irrigation	\$ 1,586	\$ 2,115	\$ 1,500	\$ (615)	\$ 1,800	\$ 300	FY18-19 \$1461
55	Street Lights	\$ 91,392	\$ 121,856	\$ 115,000	\$ (6,856)	\$ 119,000	\$ 4,000	FY18-19 \$119,744
56	Garbage/Solid Waste Control Services							
57	Garbage - Recreation Facility	\$ 306	\$ 408	\$ 400	\$ (8)	\$ 400	\$ -	
58	Solid Waste Assessment	\$ 523	\$ 523	\$ 500	\$ (23)	\$ 525	\$ 25	
59	Water-Sewer Combination Services							
60	Utility - Reclaimed	\$ 78,072	\$ 104,096	\$ 45,000	\$ (59,096)	\$ 70,000	\$ 25,000	FY18-19 \$57,712
61	Stormwater Control							
62	Aquatic Maintenance	\$ 5,700	\$ 7,600	\$ 8,000	\$ 400	\$ 10,280	\$ 2,280	Phase 3 ponds added to contract
63	Stormwater Assessment	\$ 866	\$ 866	\$ 625	\$ (241)	\$ 900	\$ 275	
64	Other Physical Environment							
65	General Liability Insurance	\$ 3,075	\$ 3,075	\$ 3,150	\$ 75	\$ 3,150	\$ -	EGIS proposed amt
66	Property Insurance	\$ 11,341	\$ 11,341	\$ 9,150	\$ (2,191)	\$ 13,527	\$ 4,377	EGIS proposed amt
67	Entry & Walls Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 500	\$ (500)	
68	Landscape Maintenance	\$ 156,658	\$ 178,877	\$ 185,000	\$ 6,123	\$ 185,000	\$ -	Down to Earth (w/Mulch&Annuals)
69	Landscape Replacement Plants, Shrubs, Trees	\$ 1,160	\$ 1,547	\$ 2,500	\$ 953	\$ 2,000	\$ (500)	
70	Irrigation Repairs & Maint.	\$ 3,582	\$ 4,776	\$ 4,000	\$ (776)	\$ -	\$ (4,000)	Est. Materials & Labor for repairs
71	Landscape ROW mowings	\$ 3,272	\$ 4,363	\$ 4,000	\$ (363)	\$ 1,000	\$ (3,000)	Estimated Southern Land Services
72	Field Operations	\$ 5,400	\$ 8,400	\$ 8,400	\$ -	\$ 8,400	\$ -	
73	Holiday Decorations	\$ 549	\$ 549	\$ 500	\$ (49)	\$ 5,000	\$ 4,500	Resident requested
74	Road & Street Facilities							
75	Street/ Parking Lot Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
76	Sidewalk Repair & Maintenance	\$ 4,650	\$ 6,200	\$ 500	\$ (5,700)	\$ 2,000	\$ 1,500	
77	Pressure Washing of Community Areas	\$ -	\$ -			\$ -	\$ -	
78	Pressure Washing of Clubhouse Area					\$ -	\$ -	
79	Roadway Repair & Maintenance	\$ 5,586	\$ 5,586	\$ 5,000	\$ (586)	\$ 5,000	\$ -	
80	Parks & Recreation							
81	Employment Salaries	\$ 76,471	\$ 108,961	\$ 102,121	\$ (6,840)	\$ 92,100	\$ (10,021)	Reduced staffing
82	Management Contract	\$ 8,100	\$ 10,800	\$ 10,800		\$ 10,800	\$ -	
83	Pool Service Contract	\$ 7,830	\$ 10,440	\$ 10,440	\$ -	\$ 10,440	\$ -	Suncoast pools
84	Pool Repairs	\$ 950	\$ 950	\$ -	\$ (950)	\$ -	\$ -	Pool Deck Paver report GB Collins
85	Fitness Equipment Lease	\$ 14,049	\$ 14,049	\$ 9,894	\$ (4,155)	\$ 900	\$ (8,994)	Lease ends 3-29-20 - New FitRev PM contrac
86	Pool Permits	\$ 280	\$ 280	\$ 300	\$ 20	\$ 300	\$ -	
87	Amenity Maintenance & Repair	\$ 8,708	\$ 6,611	\$ 4,000	\$ (2,611)	\$ 5,000	\$ 1,000	Increased based on age & trend

**Astoria Community Development District
Debt Service
Fiscal Year 2020/2021**

Chart of Accounts Classification	Series 2014A-1	Series 2016A-1	Series 2018A-2	Budget for 2020/2021
REVENUES				
Special Assessments				
Net Special Assessments	\$ 562,222.08	\$ 141,778.56	\$ 40,044.66	\$ 744,045.30
TOTAL REVENUES	\$ 562,222.08	\$ 141,778.56	\$ 40,044.66	\$ 744,045.30
EXPENDITURES				
Administrative				
Financial & Administrative				
Debt Service Obligation	\$ 562,222.08	\$ 141,778.56	\$ 40,044.66	\$ 744,045.30
Administrative Subtotal	\$ 562,222.08	\$ 141,778.56	\$ 40,044.66	\$ 744,045.30
TOTAL EXPENDITURES	\$ 562,222.08	\$ 141,778.56	\$ 40,044.66	\$ 744,045.30
EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -	\$ -

Collection Costs (2%) and Early Payment Discount (4%) :

6.0%

Gross assessments

\$ 790,864.48

Notes:

Tax Roll Collection Cost (2%) and Early Payment Discount (4%) for Pasco County is a total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

Astoria Community Development District

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2020/2021 O&M Budget		\$709,007.00
Collection Cost @	2%	\$15,085.26
Early Payment Discount @	4%	\$30,170.51
2020/2021 Total:		<u>\$754,262.77</u>

2019/2020 O&M Budget	\$643,995.00
2020/2021 O&M Budget	\$709,007.00
Total Difference:	<u>\$65,012.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2019/2020	2020/2021	\$	%
Series 2014A-1 Debt Service - SF 36' TND - Phase 1	\$950.00	\$950.00	\$0.00	0.00%
Operations/Maintenance - SF 36' TND - Phase 1	\$995.34	\$1,098.03	\$102.69	10.32%
Total	\$1,945.34	\$2,048.03	\$102.69	5.28%
Series 2014A-1 Debt Service - SF 45' TND - Phase 1	\$1,100.00	\$1,100.00	\$0.00	0.00%
Operations/Maintenance - SF 45' TND - Phase 1	\$1,034.03	\$1,139.13	\$105.10	10.16%
Total	\$2,134.03	\$2,239.13	\$105.10	4.92%
Series 2014A-1 Debt Service - SF 55' TND - Phase 1	\$1,250.00	\$1,250.00	\$0.00	0.00%
Operations/Maintenance - SF 55' TND - Phase 1	\$1,077.03	\$1,184.79	\$107.76	10.01%
Total	\$2,327.03	\$2,434.79	\$107.76	4.63%
Series 2014A-1 Debt Service - SF 55' - Phase 1	\$1,300.00	\$1,300.00	\$0.00	0.00%
Operations/Maintenance - SF 55' - Phase 1	\$1,077.03	\$1,184.79	\$107.76	10.01%
Total	\$2,377.03	\$2,484.79	\$107.76	4.53%
Series 2014A-1 Debt Service - SF 65' - Phase 1	\$1,350.00	\$1,350.00	\$0.00	0.00%
Operations/Maintenance - SF 65' - Phase 1	\$1,120.02	\$1,230.46	\$110.44	9.86%
Total	\$2,470.02	\$2,580.46	\$110.44	4.47%
Series 2014A-1 Debt Service - SF 55' - Phase 2	\$1,300.00	\$1,300.00	\$0.00	0.00%
Operations/Maintenance - SF 55' - Phase 2	\$1,077.03	\$1,184.79	\$107.76	10.01%
Total	\$2,377.03	\$2,484.79	\$107.76	4.53%
Series 2014A-1 Debt Service - SF 65' - Phase 2	\$1,350.00	\$1,350.00	\$0.00	0.00%
Operations/Maintenance - SF 65' - Phase 2	\$1,120.02	\$1,230.46	\$110.44	9.86%
Total	\$2,470.02	\$2,580.46	\$110.44	4.47%
Series 2014A-1 Debt Service - SF 45' TND - Phase 3	\$1,100.00	\$1,100.00	\$0.00	0.00%
Operations/Maintenance - SF 45' TND - Phase 3	\$1,034.03	\$1,139.13	\$105.10	10.16%
Total	\$2,134.03	\$2,239.13	\$105.10	4.92%
Series 2014A-1 Debt Service - SF 55' TND - Phase 3	\$1,250.00	\$1,250.00	\$0.00	0.00%
Operations/Maintenance - SF 55' TND - Phase 3	\$1,077.03	\$1,184.79	\$107.76	10.01%
Total	\$2,327.03	\$2,434.79	\$107.76	4.63%
Series 2014A-1 Debt Service - SF 65' - Phase 3	\$1,350.00	\$1,350.00	\$0.00	0.00%

Astoria Community Development District

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2020/2021 O&M Budget		\$709,007.00
Collection Cost @	2%	\$15,085.26
Early Payment Discount @	4%	\$30,170.51
2020/2021 Total:		<u>\$754,262.77</u>

2019/2020 O&M Budget	\$643,995.00
2020/2021 O&M Budget	\$709,007.00
Total Difference:	<u>\$65,012.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2019/2020	2020/2021	\$	%
Operations/Maintenance - SF 65' - Phase 3	\$1,120.02	\$1,230.46	\$110.44	9.86%
Total	\$2,470.02	\$2,580.46	\$110.44	4.47%
Series 2016A-1 Debt Service - Townhomes - Phase 3	\$500.00	\$500.00	\$0.00	0.00%
Operations/Maintenance - Townhomes - Phase 3	\$935.15	\$1,034.10	\$98.95	10.58%
Total	\$1,435.15	\$1,534.10	\$98.95	6.89%
Series 2016A-1 Debt Service - SF 55' - Phase 3	\$1,300.00	\$1,300.00	\$0.00	0.00%
Operations/Maintenance - SF 55' - Phase 3	\$1,077.03	\$1,184.79	\$107.76	10.01%
Total	\$2,377.03	\$2,484.79	\$107.76	4.53%
Series 2016A-1 Debt Service - SF 65' - Phase 3	\$1,350.00	\$1,350.00	\$0.00	0.00%
Operations/Maintenance - SF 65' - Phase 3	\$1,120.02	\$1,230.46	\$110.44	9.86%
Total	\$2,470.02	\$2,580.46	\$110.44	4.47%
Series 2016A-1 Debt Service - SF 65' - Phase 4	\$1,350.00	\$1,350.00	\$0.00	0.00%
Operations/Maintenance - SF 65' - Phase 4	\$1,120.02	\$1,230.46	\$110.44	9.86%
Total	\$2,470.02	\$2,580.46	\$110.44	4.47%

ASTURIA

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$709,007.00
COLLECTION COSTS @	2%	\$15,085.26
EARLY PAYMENT DISCOUNT @	4%	\$30,170.51
TOTAL O&M ASSESSMENT		\$754,262.77

UNITS ASSESSED				\$607,794.68			\$146,468.09			\$0.00			PER LOT ANNUAL ASSESSMENT									
LOT SIZE	O&M	SERIES 2014 A-1	SERIES 2016 A-1	SERIES 2018A-2	ALLOCATION OF EQUALIZED COSTS			ALLOCATION OF STRATIFIED COSTS			ALLOCATION OF RESERVE FUND			TOTAL DEBT SERVICE ASSESSMENT	TOTAL DEBT SERVICE ASSESSMENT	TOTAL DEBT SERVICE ASSESSMENT	TOTAL DEBT SERVICE ASSESSMENT	TOTAL O&M	2014 A-1 DEBT SERVICE (1)	2016 A-1 DEBT SERVICE (2)	TOTAL (3)	
					EAU FACTOR	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL BUDGET	PER UNIT ASSESSMENT	DEBT SERVICE ASSESSMENT	DEBT SERVICE ASSESSMENT	DEBT SERVICE ASSESSMENT	DEBT SERVICE ASSESSMENT					
Single Family 36' TND	Phase 1	32	32	0	0	1.00	\$29,876.24	\$933.63	0.65	\$5,280.85	\$164.40	1.00	\$0.00	\$0.00	\$30,400.00	\$0.00	\$0.00	\$0.00	\$1,098.03	\$950.00	\$0.00	\$2,048.03
Single Family 45' TND	Phase 1	41	41	0	0	1.00	\$38,278.93	\$933.63	0.82	\$8,425.58	\$205.50	1.00	\$0.00	\$0.00	\$45,100.00	\$0.00	\$0.00	\$0.00	\$1,139.13	\$1,100.00	\$0.00	\$2,239.13
Single Family 55' TND	Phase 1	57	57	0	0	1.00	\$53,217.05	\$933.63	1.00	\$14,316.64	\$251.16	1.00	\$0.00	\$0.00	\$71,250.00	\$0.00	\$0.00	\$0.00	\$1,184.79	\$1,250.00	\$0.00	\$2,434.79
Single Family 55'	Phase 1	69	69	0	0	1.00	\$64,420.63	\$933.63	1.00	\$17,330.66	\$251.16	1.00	\$0.00	\$0.00	\$89,700.00	\$0.00	\$0.00	\$0.00	\$1,184.79	\$1,300.00	\$0.00	\$2,484.79
Single Family 65'	Phase 1	49	49	0	0	1.00	\$45,747.99	\$933.63	1.18	\$14,544.97	\$296.83	1.00	\$0.00	\$0.00	\$66,150.00	\$0.00	\$0.00	\$0.00	\$1,230.46	\$1,350.00	\$0.00	\$2,580.46
Single Family 55'	Phase 2	126	126	0	0	1.00	\$117,637.68	\$933.63	1.00	\$31,647.30	\$251.16	1.00	\$0.00	\$0.00	\$163,800.00	\$0.00	\$0.00	\$0.00	\$1,184.79	\$1,300.00	\$0.00	\$2,484.79
Single Family 65'	Phase 2	31	31	0	0	1.00	\$28,942.60	\$933.63	1.18	\$9,201.92	\$296.83	1.00	\$0.00	\$0.00	\$41,850.00	\$0.00	\$0.00	\$0.00	\$1,230.46	\$1,350.00	\$0.00	\$2,580.46
Single Family 45' TND	Phase 3	43	43	0	0	1.00	\$40,146.19	\$933.63	0.82	\$8,836.58	\$205.50	1.00	\$0.00	\$0.00	\$47,300.00	\$0.00	\$0.00	\$0.00	\$1,139.13	\$1,100.00	\$0.00	\$2,239.13
Single Family 55' TND	Phase 3	25	25	0	0	1.00	\$23,340.81	\$933.63	1.00	\$6,279.23	\$251.16	1.00	\$0.00	\$0.00	\$31,250.00	\$0.00	\$0.00	\$0.00	\$1,184.79	\$1,250.00	\$0.00	\$2,434.79
Single Family 65'	Phase 3	8	8	0	0	1.00	\$7,469.06	\$933.63	1.18	\$2,374.69	\$296.83	1.00	\$0.00	\$0.00	\$10,800.00	\$0.00	\$0.00	\$0.00	\$1,230.46	\$1,350.00	\$0.00	\$2,580.46
Townhomes	Phase 3	108	0	108	48	1.00	\$100,832.30	\$933.63	0.40	\$10,850.50	\$100.47	1.00	\$0.00	\$0.00	\$0.00	\$54,000.00	\$0.00	\$42,564.48	\$1,034.10	\$0.00	\$500.00	\$1,534.10
Single Family 55'	Phase 3	22	0	22	0	1.00	\$20,539.91	\$933.63	1.00	\$5,525.72	\$251.16	1.00	\$0.00	\$0.00	\$0.00	\$28,600.00	\$0.00	\$0.00	\$1,184.79	\$0.00	\$1,300.00	\$2,484.79
Single Family 65'	Phase 3	18	0	18	0	1.00	\$16,805.38	\$933.63	1.18	\$5,343.05	\$296.83	1.00	\$0.00	\$0.00	\$0.00	\$24,300.00	\$0.00	\$0.00	\$1,230.46	\$0.00	\$1,350.00	\$2,580.46
Single Family 65'	Phase 4	22	0	22	0	1.00	\$20,539.91	\$933.63	1.18	\$6,530.40	\$296.83	1.00	\$0.00	\$0.00	\$0.00	\$29,700.00	\$0.00	\$0.00	\$1,230.46	\$0.00	\$1,350.00	\$2,580.46
TOTAL		651	481	170	48		\$607,794.68			\$146,468.09			\$0.00		\$597,600.00	\$150,700.00	\$0.00	\$42,564.48				
							(\$36,467.68)			(\$8,788.09)			\$0.00		(\$35,377.92)	(\$8,921.44)	\$0.00	(\$2,519.82)				
							\$571,327.00			\$137,680.00			\$0.00		\$562,222.08	\$141,778.56	\$0.00	\$40,044.66				

(1) Reflects the number of total lots with Series 2014, Series 2016 and Series 2018 debt outstanding.

(2) Annual debt service assessment per lot adopted in connection with the Series 2014A-1 and Series 2016A-1 bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

(3) Annual assessment that will appear on November 2020 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early. Does not reflect the Series 2016A-2 and Preliminary Series 2018A-2 Assessments associated with individual lots which are expected to be prepaid at or prior to the conveyance of such lots to End Users.

Tab 3

RESOLUTION 2020-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTURIA COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2020/2021; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Asturia Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Pasco County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2020/2021; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Asturia Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 25TH DAY OF AUGUST, 2020.

ATTEST:

**ASTURIA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll



Rizzetta & Company

Astoria Community Development District

Austriacdd.org

Proposed Budget for Fiscal Year 2020/2021

Presented by: Rizzetta & Company, Inc.

**5844 Old Pasco Road
Suite 100
Wesley Chapel, Florida 33544
Phone: 813-994-1001**

rizzetta.com

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Rizzetta & Company

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.



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EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.



Rizzetta & Company

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.



EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.



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Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.



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Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.



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Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Proposed Budget
Astoria Community Development District
General Fund
Fiscal Year 2020/2021

	Chart of Accounts Classification	Actual YTD through 06/30/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 37	\$ 49	\$ -	\$ 49	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*	\$ 622,250	\$ 621,550	\$ 620,833	\$ 717	\$ 709,007	\$ 88,174	
8	Street Light Assessment							
9	Off Roll*	\$ 23,162	\$ 23,162	\$ 23,162	\$ -	\$ -	\$ (23,162)	
10	Contributions & Donations from Private Sources							
11	Developer Contributions	\$ 5,669	\$ 7,559	\$ 45,000	\$ (37,441)	\$ 20,000	\$ (25,000)	
12	Other Miscellaneous Revenues							
13	Event Rental	\$ 2,306	\$ 3,075	\$ 5,000	\$ (1,925)	\$ 2,500	\$ (2,500)	
14	Miscellaneous Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15								
16	TOTAL REVENUES	\$ 653,424	\$ 655,395	\$ 693,995	\$ (38,600)	\$ 731,507	\$ 37,512	
17								
18	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
19								
20	TOTAL REVENUES AND BALANCE FORWARD	\$ 653,425	\$ 655,395	\$ 693,995	\$ (38,600)	\$ 731,507	\$ 37,512	
21								
22	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
23								
24	EXPENDITURES - ADMINISTRATIVE							
25								
26	Legislative							
27	Supervisor Fees	\$ 1,200	\$ 1,600	\$ 2,000	\$ 400	\$ 4,400	\$ 2,400	2 new res. supervisors @ 10mths
28	Financial & Administrative							
29	Administrative Services	\$ 4,050	\$ 5,400	\$ 5,400	\$ -	\$ 5,400	\$ -	
30	District Management	\$ 14,936	\$ 19,914	\$ 19,914	\$ -	\$ 19,914	\$ -	
31	District Engineer	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
32	Disclosure Report	\$ 7,000	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	\$ -	Series 14 A-1& A-2 / 16 A-1&A-2
33	Trustees Fees	\$ 8,500	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	\$ -	
34	Tax Collector /Property Appraiser Fees	\$ 150	\$ 200	\$ 150	\$ (50)	\$ 150	\$ -	
35	Financial & Revenue Collections	\$ 2,700	\$ 3,600	\$ 3,600	\$ -	\$ 3,600	\$ -	
36	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
37	Accounting Services	\$ 13,500	\$ 18,000	\$ 18,000	\$ -	\$ 18,000	\$ -	
38	Auditing Services	\$ 3,600	\$ 3,600	\$ 3,600	\$ -	\$ 4,000	\$ 400	Estimated New Audit contract
39	Arbitrage Rebate Calculation	\$ 1,000	\$ 500	\$ 500	\$ -	\$ 1,500	\$ 1,000	Three bond issuances \$500 each
40	Public Officials Liability Insurance	\$ 2,819	\$ 2,819	\$ 3,000	\$ 181	\$ 3,000	\$ -	
41	Legal Advertising	\$ 1,279	\$ 1,279	\$ 1,000	\$ (279)	\$ 1,500	\$ 500	Public Hearings advertised
42	Mailed Notices - Postage	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	Anticipate mailed notices
43	Dues, Licenses & Fees	\$ 205	\$ 273	\$ 450	\$ 177	\$ 500	\$ 50	
44	Website Hosting, Maintenance, Backup & Email	\$ 7,073	\$ 5,431	\$ 7,500	\$ 2,069	\$ 7,500	\$ -	ADA website remediation
45	Legal Counsel							
46	District Counsel	\$ 15,552	\$ 15,736	\$ 15,000	\$ (736)	\$ 20,000	\$ 5,000	
47								
48	Administrative Subtotal	\$ 88,564	\$ 98,352	\$ 102,614	\$ 4,262	\$ 112,964	\$ 10,350	
49								
50	EXPENDITURES - FIELD OPERATIONS							
51	Electric Utility Services							
52	Utility Services	\$ 824	\$ 1,099	\$ 2,000	\$ 901	\$ 1,200	\$ (800)	FY18-19 \$1131
53	Utility - Recreation Facilities	\$ 14,445	\$ 19,260	\$ 20,000	\$ 740	\$ 20,000	\$ -	FY18-19 \$21035
54	Utility-Irrigation	\$ 1,586	\$ 2,115	\$ 1,500	\$ (615)	\$ 1,800	\$ 300	FY18-19 \$1461
55	Street Lights	\$ 91,392	\$ 121,856	\$ 115,000	\$ (6,856)	\$ 119,000	\$ 4,000	FY18-19 \$119,744
56	Garbage/Solid Waste Control Services							
57	Garbage - Recreation Facility	\$ 306	\$ 408	\$ 400	\$ (8)	\$ 400	\$ -	
58	Solid Waste Assessment	\$ 523	\$ 523	\$ 500	\$ (23)	\$ 525	\$ 25	
59	Water-Sewer Combination Services							
60	Utility - Reclaimed	\$ 78,072	\$ 104,096	\$ 45,000	\$ (59,096)	\$ 70,000	\$ 25,000	FY18-19 \$57,712
61	Stormwater Control							
62	Aquatic Maintenance	\$ 5,700	\$ 7,600	\$ 8,000	\$ 400	\$ 10,280	\$ 2,280	Phase 3 ponds added to contract
63	Stormwater Assessment	\$ 866	\$ 866	\$ 625	\$ (241)	\$ 900	\$ 275	
64	Other Physical Environment							
65	General Liability Insurance	\$ 3,075	\$ 3,075	\$ 3,150	\$ 75	\$ 3,150	\$ -	EGIS proposed amt
66	Property Insurance	\$ 11,341	\$ 11,341	\$ 9,150	\$ (2,191)	\$ 13,527	\$ 4,377	EGIS proposed amt
67	Entry & Walls Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 500	\$ (500)	
68	Landscape Maintenance	\$ 156,658	\$ 178,877	\$ 185,000	\$ 6,123	\$ 185,000	\$ -	Down to Earth (w/Mulch&Annuals)
69	Landscape Replacement Plants, Shrubs, Trees	\$ 1,160	\$ 1,547	\$ 2,500	\$ 953	\$ 2,000	\$ (500)	
70	Irrigation Repairs & Maint.	\$ 3,582	\$ 4,776	\$ 4,000	\$ (776)	\$ -	\$ (4,000)	Est. Materials & Labor for repairs
71	Landscape ROW mowings	\$ 3,272	\$ 4,363	\$ 4,000	\$ (363)	\$ 1,000	\$ (3,000)	Estimated Southern Land Services
72	Field Operations	\$ 5,400	\$ 8,400	\$ 8,400	\$ -	\$ 8,400	\$ -	
73	Holiday Decorations	\$ 549	\$ 549	\$ 500	\$ (49)	\$ 5,000	\$ 4,500	Resident requested
74	Road & Street Facilities							
75	Street/ Parking Lot Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
76	Sidewalk Repair & Maintenance	\$ 4,650	\$ 6,200	\$ 500	\$ (5,700)	\$ 2,000	\$ 1,500	
77	Pressure Washing of Community Areas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
78	Pressure Washing of Clubhouse Area	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
79	Roadway Repair & Maintenance	\$ 5,586	\$ 5,586	\$ 5,000	\$ (586)	\$ 5,000	\$ -	
80	Parks & Recreation							
81	Employment Salaries	\$ 76,471	\$ 108,961	\$ 102,121	\$ (6,840)	\$ 92,100	\$ (10,021)	Reduced staffing
82	Management Contract	\$ 8,100	\$ 10,800	\$ 10,800	\$ -	\$ 10,800	\$ -	
83	Pool Service Contract	\$ 7,830	\$ 10,440	\$ 10,440	\$ -	\$ 10,440	\$ -	Suncoast pools
84	Pool Repairs	\$ 950	\$ 950	\$ -	\$ (950)	\$ -	\$ -	Pool Deck Paver report GB Collins
85	Fitness Equipment Lease	\$ 14,049	\$ 14,049	\$ 9,894	\$ (4,155)	\$ 900	\$ (8,994)	Lease ends 3-29-20 - New FitRev PM contrac
86	Pool Permits	\$ 280	\$ 280	\$ 300	\$ 20	\$ 300	\$ -	
87	Amenity Maintenance & Repair	\$ 8,708	\$ 6,611	\$ 4,000	\$ (2,611)	\$ 5,000	\$ 1,000	Increased based on age & trend

**Astoria Community Development District
Debt Service
Fiscal Year 2020/2021**

Chart of Accounts Classification	Series 2014A-1	Series 2016A-1	Series 2018A-2	Budget for 2020/2021
REVENUES				
Special Assessments				
Net Special Assessments	\$ 562,222.08	\$ 141,778.56	\$ 40,044.66	\$ 744,045.30
TOTAL REVENUES	\$ 562,222.08	\$ 141,778.56	\$ 40,044.66	\$ 744,045.30
EXPENDITURES				
Administrative				
Financial & Administrative				
Debt Service Obligation	\$ 562,222.08	\$ 141,778.56	\$ 40,044.66	\$ 744,045.30
Administrative Subtotal	\$ 562,222.08	\$ 141,778.56	\$ 40,044.66	\$ 744,045.30
TOTAL EXPENDITURES	\$ 562,222.08	\$ 141,778.56	\$ 40,044.66	\$ 744,045.30
EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -	\$ -

Collection Costs (2%) and Early Payment Discount (4%) :

6.0%

Gross assessments

\$ 790,864.48

Notes:

Tax Roll Collection Cost (2%) and Early Payment Discount (4%) for Pasco County is a total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

Astoria Community Development District

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2020/2021 O&M Budget		\$709,007.00
Collection Cost @	2%	\$15,085.26
Early Payment Discount @	4%	\$30,170.51
2020/2021 Total:		<u>\$754,262.77</u>

2019/2020 O&M Budget	\$643,995.00
2020/2021 O&M Budget	\$709,007.00
Total Difference:	<u>\$65,012.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2019/2020	2020/2021	\$	%
Series 2014A-1 Debt Service - SF 36' TND - Phase 1	\$950.00	\$950.00	\$0.00	0.00%
Operations/Maintenance - SF 36' TND - Phase 1	\$995.34	\$1,098.03	\$102.69	10.32%
Total	\$1,945.34	\$2,048.03	\$102.69	5.28%
Series 2014A-1 Debt Service - SF 45' TND - Phase 1	\$1,100.00	\$1,100.00	\$0.00	0.00%
Operations/Maintenance - SF 45' TND - Phase 1	\$1,034.03	\$1,139.13	\$105.10	10.16%
Total	\$2,134.03	\$2,239.13	\$105.10	4.92%
Series 2014A-1 Debt Service - SF 55' TND - Phase 1	\$1,250.00	\$1,250.00	\$0.00	0.00%
Operations/Maintenance - SF 55' TND - Phase 1	\$1,077.03	\$1,184.79	\$107.76	10.01%
Total	\$2,327.03	\$2,434.79	\$107.76	4.63%
Series 2014A-1 Debt Service - SF 55' - Phase 1	\$1,300.00	\$1,300.00	\$0.00	0.00%
Operations/Maintenance - SF 55' - Phase 1	\$1,077.03	\$1,184.79	\$107.76	10.01%
Total	\$2,377.03	\$2,484.79	\$107.76	4.53%
Series 2014A-1 Debt Service - SF 65' - Phase 1	\$1,350.00	\$1,350.00	\$0.00	0.00%
Operations/Maintenance - SF 65' - Phase 1	\$1,120.02	\$1,230.46	\$110.44	9.86%
Total	\$2,470.02	\$2,580.46	\$110.44	4.47%
Series 2014A-1 Debt Service - SF 55' - Phase 2	\$1,300.00	\$1,300.00	\$0.00	0.00%
Operations/Maintenance - SF 55' - Phase 2	\$1,077.03	\$1,184.79	\$107.76	10.01%
Total	\$2,377.03	\$2,484.79	\$107.76	4.53%
Series 2014A-1 Debt Service - SF 65' - Phase 2	\$1,350.00	\$1,350.00	\$0.00	0.00%
Operations/Maintenance - SF 65' - Phase 2	\$1,120.02	\$1,230.46	\$110.44	9.86%
Total	\$2,470.02	\$2,580.46	\$110.44	4.47%
Series 2014A-1 Debt Service - SF 45' TND - Phase 3	\$1,100.00	\$1,100.00	\$0.00	0.00%
Operations/Maintenance - SF 45' TND - Phase 3	\$1,034.03	\$1,139.13	\$105.10	10.16%
Total	\$2,134.03	\$2,239.13	\$105.10	4.92%
Series 2014A-1 Debt Service - SF 55' TND - Phase 3	\$1,250.00	\$1,250.00	\$0.00	0.00%
Operations/Maintenance - SF 55' TND - Phase 3	\$1,077.03	\$1,184.79	\$107.76	10.01%
Total	\$2,327.03	\$2,434.79	\$107.76	4.63%
Series 2014A-1 Debt Service - SF 65' - Phase 3	\$1,350.00	\$1,350.00	\$0.00	0.00%

Astoria Community Development District

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2020/2021 O&M Budget		\$709,007.00
Collection Cost @	2%	\$15,085.26
Early Payment Discount @	4%	\$30,170.51
2020/2021 Total:		<u>\$754,262.77</u>

2019/2020 O&M Budget	\$643,995.00
2020/2021 O&M Budget	\$709,007.00
Total Difference:	<u>\$65,012.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2019/2020	2020/2021	\$	%
Operations/Maintenance - SF 65' - Phase 3	\$1,120.02	\$1,230.46	\$110.44	9.86%
Total	\$2,470.02	\$2,580.46	\$110.44	4.47%
Series 2016A-1 Debt Service - Townhomes - Phase 3	\$500.00	\$500.00	\$0.00	0.00%
Operations/Maintenance - Townhomes - Phase 3	\$935.15	\$1,034.10	\$98.95	10.58%
Total	\$1,435.15	\$1,534.10	\$98.95	6.89%
Series 2016A-1 Debt Service - SF 55' - Phase 3	\$1,300.00	\$1,300.00	\$0.00	0.00%
Operations/Maintenance - SF 55' - Phase 3	\$1,077.03	\$1,184.79	\$107.76	10.01%
Total	\$2,377.03	\$2,484.79	\$107.76	4.53%
Series 2016A-1 Debt Service - SF 65' - Phase 3	\$1,350.00	\$1,350.00	\$0.00	0.00%
Operations/Maintenance - SF 65' - Phase 3	\$1,120.02	\$1,230.46	\$110.44	9.86%
Total	\$2,470.02	\$2,580.46	\$110.44	4.47%
Series 2016A-1 Debt Service - SF 65' - Phase 4	\$1,350.00	\$1,350.00	\$0.00	0.00%
Operations/Maintenance - SF 65' - Phase 4	\$1,120.02	\$1,230.46	\$110.44	9.86%
Total	\$2,470.02	\$2,580.46	\$110.44	4.47%

ASTURIA

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$709,007.00
COLLECTION COSTS @	2%	\$15,085.26
EARLY PAYMENT DISCOUNT @	4%	\$30,170.51
TOTAL O&M ASSESSMENT		\$754,262.77

UNITS ASSESSED				\$607,794.68			\$146,468.09			\$0.00			PER LOT ANNUAL ASSESSMENT									
LOT SIZE	O&M	SERIES 2014 A-1	SERIES 2016 A-1	SERIES 2018A-2	ALLOCATION OF EQUALIZED COSTS			ALLOCATION OF STRATIFIED COSTS			ALLOCATION OF RESERVE FUND			TOTAL DEBT SERVICE ASSESSMENT	TOTAL DEBT SERVICE ASSESSMENT	TOTAL DEBT SERVICE ASSESSMENT	TOTAL DEBT SERVICE ASSESSMENT	TOTAL O&M	2014 A-1 DEBT SERVICE (1)	2016 A-1 DEBT SERVICE (2)	TOTAL (3)	
					EAU FACTOR	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL BUDGET	PER UNIT ASSESSMENT	DEBT SERVICE ASSESSMENT	DEBT SERVICE ASSESSMENT	DEBT SERVICE ASSESSMENT	DEBT SERVICE ASSESSMENT					
Single Family 36' TND	Phase 1	32	32	0	0	1.00	\$29,876.24	\$933.63	0.65	\$5,280.85	\$164.40	1.00	\$0.00	\$0.00	\$30,400.00	\$0.00	\$0.00	\$0.00	\$1,098.03	\$950.00	\$0.00	\$2,048.03
Single Family 45' TND	Phase 1	41	41	0	0	1.00	\$38,278.93	\$933.63	0.82	\$8,425.58	\$205.50	1.00	\$0.00	\$0.00	\$45,100.00	\$0.00	\$0.00	\$0.00	\$1,139.13	\$1,100.00	\$0.00	\$2,239.13
Single Family 55' TND	Phase 1	57	57	0	0	1.00	\$53,217.05	\$933.63	1.00	\$14,316.64	\$251.16	1.00	\$0.00	\$0.00	\$71,250.00	\$0.00	\$0.00	\$0.00	\$1,184.79	\$1,250.00	\$0.00	\$2,434.79
Single Family 55'	Phase 1	69	69	0	0	1.00	\$64,420.63	\$933.63	1.00	\$17,330.66	\$251.16	1.00	\$0.00	\$0.00	\$89,700.00	\$0.00	\$0.00	\$0.00	\$1,184.79	\$1,300.00	\$0.00	\$2,484.79
Single Family 65'	Phase 1	49	49	0	0	1.00	\$45,747.99	\$933.63	1.18	\$14,544.97	\$296.83	1.00	\$0.00	\$0.00	\$66,150.00	\$0.00	\$0.00	\$0.00	\$1,230.46	\$1,350.00	\$0.00	\$2,580.46
Single Family 55'	Phase 2	126	126	0	0	1.00	\$117,637.68	\$933.63	1.00	\$31,647.30	\$251.16	1.00	\$0.00	\$0.00	\$163,800.00	\$0.00	\$0.00	\$0.00	\$1,184.79	\$1,300.00	\$0.00	\$2,484.79
Single Family 65'	Phase 2	31	31	0	0	1.00	\$28,942.60	\$933.63	1.18	\$9,201.92	\$296.83	1.00	\$0.00	\$0.00	\$41,850.00	\$0.00	\$0.00	\$0.00	\$1,230.46	\$1,350.00	\$0.00	\$2,580.46
Single Family 45' TND	Phase 3	43	43	0	0	1.00	\$40,146.19	\$933.63	0.82	\$8,836.58	\$205.50	1.00	\$0.00	\$0.00	\$47,300.00	\$0.00	\$0.00	\$0.00	\$1,139.13	\$1,100.00	\$0.00	\$2,239.13
Single Family 55' TND	Phase 3	25	25	0	0	1.00	\$23,340.81	\$933.63	1.00	\$6,279.23	\$251.16	1.00	\$0.00	\$0.00	\$31,250.00	\$0.00	\$0.00	\$0.00	\$1,184.79	\$1,250.00	\$0.00	\$2,434.79
Single Family 65'	Phase 3	8	8	0	0	1.00	\$7,469.06	\$933.63	1.18	\$2,374.69	\$296.83	1.00	\$0.00	\$0.00	\$10,800.00	\$0.00	\$0.00	\$0.00	\$1,230.46	\$1,350.00	\$0.00	\$2,580.46
Townhomes	Phase 3	108	0	108	48	1.00	\$100,832.30	\$933.63	0.40	\$10,850.50	\$100.47	1.00	\$0.00	\$0.00	\$0.00	\$54,000.00	\$0.00	\$42,564.48	\$1,034.10	\$0.00	\$500.00	\$1,534.10
Single Family 55'	Phase 3	22	0	22	0	1.00	\$20,539.91	\$933.63	1.00	\$5,525.72	\$251.16	1.00	\$0.00	\$0.00	\$0.00	\$28,600.00	\$0.00	\$0.00	\$1,184.79	\$0.00	\$1,300.00	\$2,484.79
Single Family 65'	Phase 3	18	0	18	0	1.00	\$16,805.38	\$933.63	1.18	\$5,343.05	\$296.83	1.00	\$0.00	\$0.00	\$0.00	\$24,300.00	\$0.00	\$0.00	\$1,230.46	\$0.00	\$1,350.00	\$2,580.46
Single Family 65'	Phase 4	22	0	22	0	1.00	\$20,539.91	\$933.63	1.18	\$6,530.40	\$296.83	1.00	\$0.00	\$0.00	\$0.00	\$29,700.00	\$0.00	\$0.00	\$1,230.46	\$0.00	\$1,350.00	\$2,580.46
TOTAL		651	481	170	48		\$607,794.68			\$146,468.09			\$0.00		\$597,600.00	\$150,700.00	\$0.00	\$42,564.48				
							(\$36,467.68)			(\$8,788.09)			\$0.00		(\$35,377.92)	(\$8,921.44)	\$0.00	(\$2,519.82)				
							\$571,327.00			\$137,680.00			\$0.00		\$562,222.08	\$141,778.56	\$0.00	\$40,044.66				

(1) Reflects the number of total lots with Series 2014, Series 2016 and Series 2018 debt outstanding.

(2) Annual debt service assessment per lot adopted in connection with the Series 2014A-1 and Series 2016A-1 bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

(3) Annual assessment that will appear on November 2020 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early. Does not reflect the Series 2016A-2 and Preliminary Series 2018A-2 Assessments associated with individual lots which are expected to be prepaid at or prior to the conveyance of such lots to End Users.

Exhibit B

Assessment Roll

Assessment Roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, FL Statutes.

Tab 4

RESOLUTION 2020-16

[EXPANSION PARCELS]

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM
METHOD OF LEVYING, COLLECTING, AND
ENFORCING NON-AD VALOREM ASSESSMENTS WHICH
MAY BE LEVIED BY THE ASTURIA COMMUNITY
DEVELOPMENT DISTRICT IN ACCORDANCE WITH
SECTION 197.3632, FLORIDA STATUTES; PROVIDING A
SEVERABILITY CLAUSE; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, the Asturia Community Development District (“District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes*, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170, *Florida Statutes*, for the acquisition, construction, or reconstruction of assessable improvements authorized by Chapter 190, *Florida Statutes*; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, February 4, 2020, the boundaries of the District were subsequently amended by Ordinance 20-04 of the Board of County Commissioners of Pasco County, Florida to include approximately 3.639 additional acres of land to those lands within the boundaries of the District (“Expansion Parcel”); and

WHEREAS, the District desires to express its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements on lands located within the Expansion Parcel.

WHEREAS, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Pasco County for four (4) consecutive weeks prior to such hearing.

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

SECTION 1. The District, upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments located within the Expansion Parcel is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District's use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Pasco County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

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 AUGUST, 2020.

ATTEST:

**ASTURIA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Legal Description [Expansion Parcels]

Exhibit A

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A parcel of land being a portion of Section 26, Township 26 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

BEGIN at the Southwesterly corner of Tract "X", same being a Southeasterly Corner of Tract "AE", both according to the plot of ASTURIA PHASE 1A, as recorded in Plot Book 70, Page 142, of the Public Records of Pasco County, Florida; thence S68°52'01"E, along the South line of said Tract "X", (being the basis of bearings for this legal description), for 158.77 feet to the point of intersection with a non-tangent curve, concave Northeasterly, same being the Northwesterly most corner of Tract "A" of said ASTURIA PHASE 1A; thence leaving said South line of Tract "X", Southerly along a South line of said Tract "A", and the arc of said curve, with a radial bearing of N48°23'57"E, having a radius of 90.00 feet, a central angle of 27°15'58", on arc length of 42.83 feet, and a chord bearing S55°14'02"E, for 42.43 feet, to the point of tangent; thence S68°52'01"E, continuing along said South line of Tract "A", for 306.00 feet; thence leaving said South line of Tract "A", S21°07'59"W, for 140.00 feet; thence N68°52'01"W, for 385.05 feet; thence S38°23'26"W, for 365.79 feet to the point of curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 110.00 feet, a central angle of 10°41'42", on arc length of 20.53 feet, and a chord bearing S43°44'16"W, for 20.50 feet to the point of tangent; thence S49°05'07"W, for 216.86 feet to the point of curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 100.00 feet, a central angle of 40°57'45", an arc length of 71.49 feet, and a chord bearing S28°36'15"W, for 69.98 feet to the point of tangent; thence S08°07'22"W, for 40.89 feet; to the point of intersection with the Northerly Right-of-Way of STATE ROAD 54 as described in Official Record Book 4926, Page 1228, of the Public Records of Pasco County, Florida; thence N81°52'38"W, along said Northerly Right-of-Way line of STATE ROAD 54, for 142.59 feet; thence leaving said Northerly Right-of-Way line of STATE ROAD 54, N08°07'22"E, for 12.10 feet to the point of curvature of a curve concave Southeasterly; thence Northeasterly along the arc of said curve, having a radius of 85.00 feet, a central angle of 52°16'35", an arc length of 77.55 feet, and a chord bearing N34°15'40"E, for 74.89 feet to the point of tangent; thence N60°23'57"E, for 17.75 feet; thence N72°37'38"W, for 3.44 feet; thence N49°14'58"E, for 39.90 feet; thence N48°41'14"E, for 27.46 feet; thence N82°04'59"E, for 41.93 feet; thence N31°00'29"E, for 30.67 feet; thence N52°44'09"E, for 47.77 feet; thence N47°05'51"E, for 40.59 feet; thence N33°39'37"E, for 45.74 feet; thence N70°53'35"E, for 63.01 feet; thence N06°54'46"E, for 69.32 feet; thence N13°42'07"W, for 86.77 feet to the point of intersection with the Southerly extension of the Easterly line of said Tract "AE"; thence N38°23'26"E along said Southerly extension of the Easterly line of Tract "AE" and along the Easterly line Tract "AE", respectively, for 357.95 feet to the POINT OF BEGINNING.

Containing 155,810 square feet or 3.577 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE RECORD DOCUMENTS AS NOTED HEREON, AS WELL AS A BOUNDARY SURVEY PREPARED BY FLORIDA DESIGN CONSULTANTS, INC. JOB NUMBER 0506-0100, DATED 1-8-2015 AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY

PREPARED FOR:

SR 54 LAND ASSOCIATES

SHEET DESCRIPTION:

ADDITIONAL CDD PARCEL 1

SCALE: NONE	DATE: 9-19-2018	DRAWN: DES	CALCED: JTP	CHECKED: JTP
JOB No., 0506-100E	EPN: 213	SECTION: 26	TOWNSHIP: 26S	RANGE: 17E

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2-3 FOR SKETCH & TABLES

REVISION 1: 3-11-2019

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

STATE OF FLORIDA
 JARED J. PATENAUDE
 PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER LS 6971
 STATE OF FLORIDA



FLORIDA DESIGN CONSULTANTS, INC.
 — THINK IT. ACHIEVE IT. —

3030 STARKEY BOULEVARD NEW PORT RICHEY, FLORIDA 34855
 PHONE (800) 932-1047 FAX (727) 848-3848 WWW.FLDESIGN.COM LB NO 6707

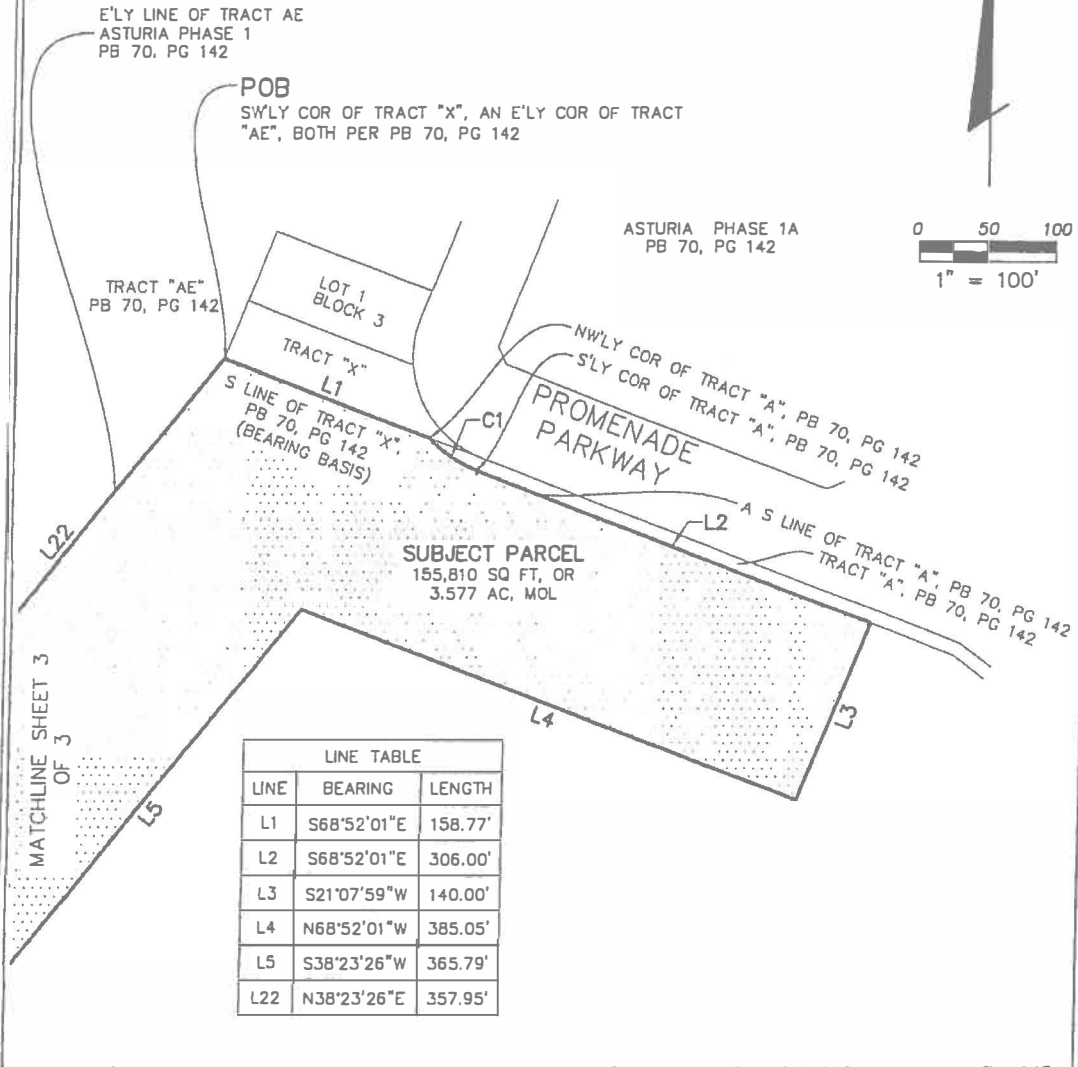
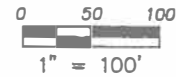
THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON. SEE SKETCH AND LEGAL DESCRIPTION

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C1	90.00'	42.83'	42.43'	S55°14'02"E	027°15'58"	N48°23'57"E



LINE TABLE		
LINE	BEARING	LENGTH
L1	S68°52'01"E	158.77'
L2	S68°52'01"E	306.00'
L3	S21°07'59"W	140.00'
L4	N68°52'01"W	385.05'
L5	S38°23'26"W	365.79'
L22	N38°23'26"E	357.95'

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE RECORD DOCUMENTS AS NOTED HEREON, AS WELL AS A BOUNDARY SURVEY PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., JOB NUMBER 0506-0100, DATED 1-8-2013 AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY

PREPARED FOR,

SR 54 LAND ASSOCIATES

SHEET DESCRIPTION,

ADDITIONAL CDD PARCEL 1

SCALE,	DATE,	DRAWN,	CALCD,	CHECKED,
JOB No.,	EPN,	SECTION,	TOWNSHIP,	RANGE,
1" = 100'	9-19-2018	DES	JTP	JTP
0506-100E	213	26	26S	17E

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2-3 FOR SKETCH & TABLES
REVISION 1, 3-11-2019



FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT ACHIEVE IT —

3030 STARKEY BOULEVARD NEW PORT RICHEY, FLORIDA 34855
PHONE (800) 532-1047 FAX (727) 848-3848 WWW.FLDESIGN.COM L.B. NO 8707

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH
Jared T. Patenaude 3-13-19
JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER: LS 6971
STATE OF FLORIDA

THIS IS NOT A SURVEY

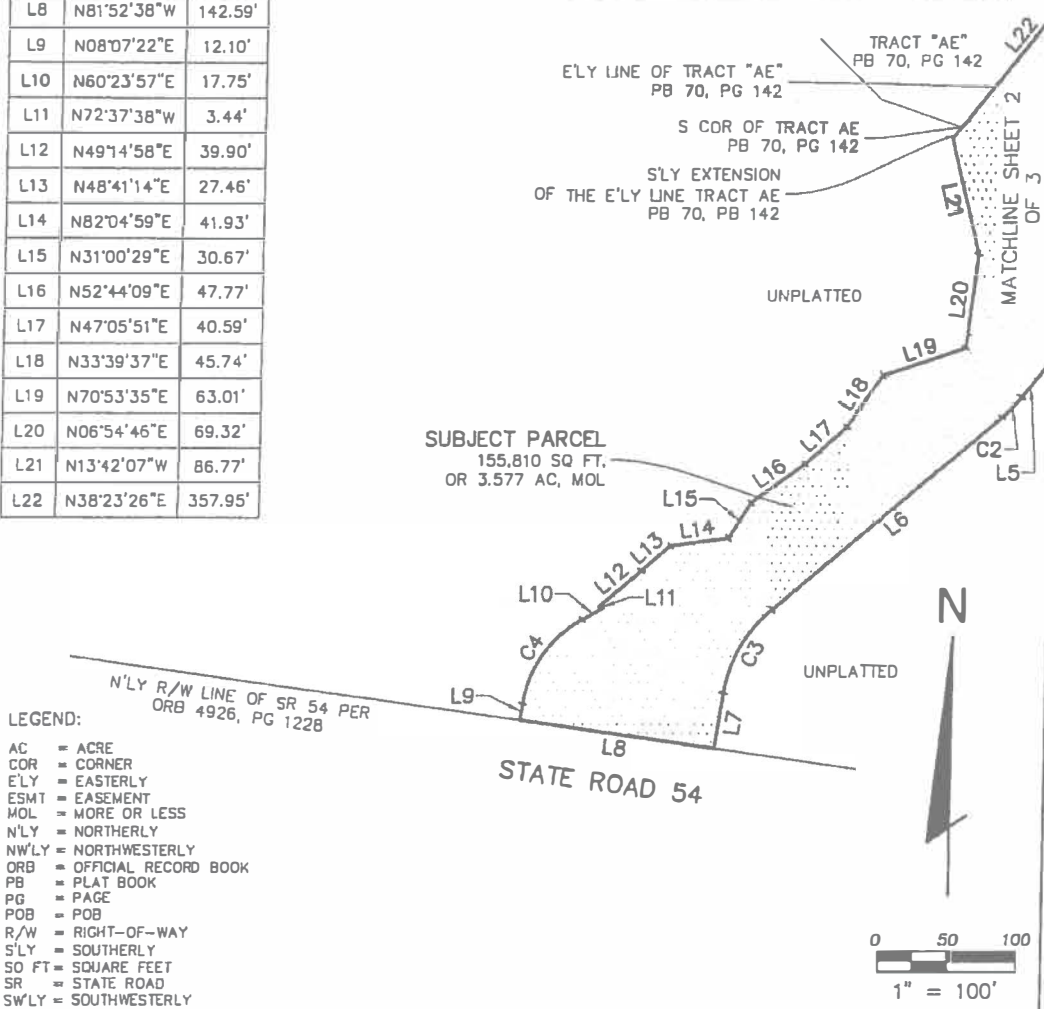
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

LINE TABLE		
LINE	BEARING	LENGTH
L5	S38°23'26"W	365.79'
L6	S49°05'07"W	216.86'
L7	S08°07'22"W	40.89'
L8	N81°52'38"W	142.59'
L9	N08°07'22"E	12.10'
L10	N60°23'57"E	17.75'
L11	N72°37'38"W	3.44'
L12	N49°14'58"E	39.90'
L13	N48°41'14"E	27.46'
L14	N82°04'59"E	41.93'
L15	N31°00'29"E	30.67'
L16	N52°44'09"E	47.77'
L17	N47°05'51"E	40.59'
L18	N33°39'37"E	45.74'
L19	N70°53'35"E	63.01'
L20	N06°54'46"E	69.32'
L21	N13°42'07"W	86.77'
L22	N38°23'26"E	357.95'

CURVE TABLE							
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING	
C2	110.00'	20.53'	20.50'	S43°44'16"W	010°41'42"	-	
C3	100.00'	71.49'	69.98'	S28°36'15"W	040°57'45"	-	
C4	85.00'	77.55'	74.89'	N34°15'40"E	052°16'35"	-	



- LEGEND:**
- AC = ACRE
 - COR = CORNER
 - E'LY = EASTERLY
 - ESMT = EASEMENT
 - MOL = MORE OR LESS
 - N'LY = NORTHERLY
 - NW'LY = NORTHWESTERLY
 - ORB = OFFICIAL RECORD BOOK
 - PB = PLAT BOOK
 - PG = PAGE
 - POB = POB
 - R/W = RIGHT-OF-WAY
 - S'LY = SOUTHERLY
 - SO FT = SQUARE FEET
 - SR = STATE ROAD
 - SW'LY = SOUTHWESTERLY

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE RECORD DOCUMENTS AS NOTED HEREON, AS WELL AS A BOUNDARY SURVEY PREPARED BY FLORIDA DESIGN CONSULTANTS, INC. JOB NUMBER 0506-0100, DATED 1-8-2013 AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **SR 54 LAND ASSOCIATES**

SHEET DESCRIPTION: **ADDITIONAL CDD PARCEL 1**

SCALE: 1" = 100'	DATE: 9-19-2018	DRAWN: DES	CALCD: JTP	CHECKED: JTP
JOB No.: 0506-100E	EPN: 213	SECTION: 26	TOWNSHIP: 26S	RANGE: 17E

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2-3 FOR SKETCH & TABLES
REVISION 1, 3-11-2019

FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —
3030 STARKEY BOULEVARD NEW PORT RICHEY FLORIDA 34655
PHONE (800) 532-1047 FAX (727) 848-3868 WWW.FLDESIGN.COM LB NO 8707

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH
AT 7 P 3-13-19
JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON. SEE SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A parcel of land being a portion of Tract "A" according to ASTURIA PHASE 1A, as recorded in Plat Book 70, Page 142, of the Public Records of Pasco County, Florida, Lying in Section 26, Township 26 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Southwesterly most corner of Tract "A" of ASTURIA PHASE 1A, as recorded in Plat Book 70, Page 142, same being a point on the Northerly Right-of-Way line of STATE ROAD 54 as described in Official Records Book 4926, Page 1228, both of the Public Records of Pasco County, Florida; thence the following six (6) courses along the Westerly line of said Tract "A"; (1) thence leaving said Northerly Right-of-Way line of STATE ROAD 54, N14°45'10"E, for 30.00 feet to the point of intersection with a non-tangent curve, concave Southerly; (2) thence Easterly along the arc of said curve, with a radial bearing of S14°44'35"W, having a radius of 2,664.51 feet, a central angle of 02°09'35", an arc length of 100.44 feet, and a chord bearing S74°10'38"E, for 100.43 feet to the point of intersection with a non-tangent line; (3) thence N21°07'59"E, for 50.62 feet; (4) thence S68°52'01"E, for 38.00 feet to the POINT OF BEGINNING; (5) thence N21°07'59"E (being the basis of bearings for this legal description), for 550.45 feet to the point of curvature of a curve concave Westerly; (6) thence Northerly along the arc of said curve, having a radius of 25.00 feet, a central angle of 86°18'22", an arc length of 37.66 feet, and a chord bearing N22°01'12"W, for 34.20 feet to the point of tangent; thence leaving said Westerly line of Tract "A", S65°10'24"E, for 2.00 feet, to the point of curvature of a curve concave Westerly; thence Southerly along the arc of said curve, having a radius of 25.00 feet, a central angle of 86°18'22", an arc length of 37.66 feet, and a chord bearing S22°01'12"E, for 34.20 feet to the point of tangent; thence S21°07'59"W, for 550.32 feet; thence N68°52'01"W, for 2.00 feet to the POINT OF BEGINNING.

Containing 1,148 square feet or 0.026 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE RECORD DOCUMENTS AS NOTED HEREON, AS WELL AS A BOUNDARY SURVEY PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., JOB NUMBER 0906-0100, DATED 1-8-2013 AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY

PREPARED FOR:

SR 54 LAND ASSOCIATES

SHEET DESCRIPTION:

ADDITIONAL CDD PARCEL 2

SCALE: NONE	DATE: 9-25-2018	DRAWN: DES	CALCED: BGD	CHECKED: BGD	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEETS 2 AND 3 FOR SKETCH & TABLES
JOB No.:	EPN.	SECTION:	TOWNSHIP:	RANGE:	
0506-100E	213	26	26S	17E	



FLORIDA DESIGN CONSULTANTS, INC.

— THINK IT. ACHIEVE IT. —

3030 STARKEY BOULEVARD, NEW PORT RICHEY FLORIDA 34655
PHONE (800) 532-1047 FAX (727) 848-3848 WWW.FIDESIGN.COM LB NO 8707

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

J. JARED T. PATENAUE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

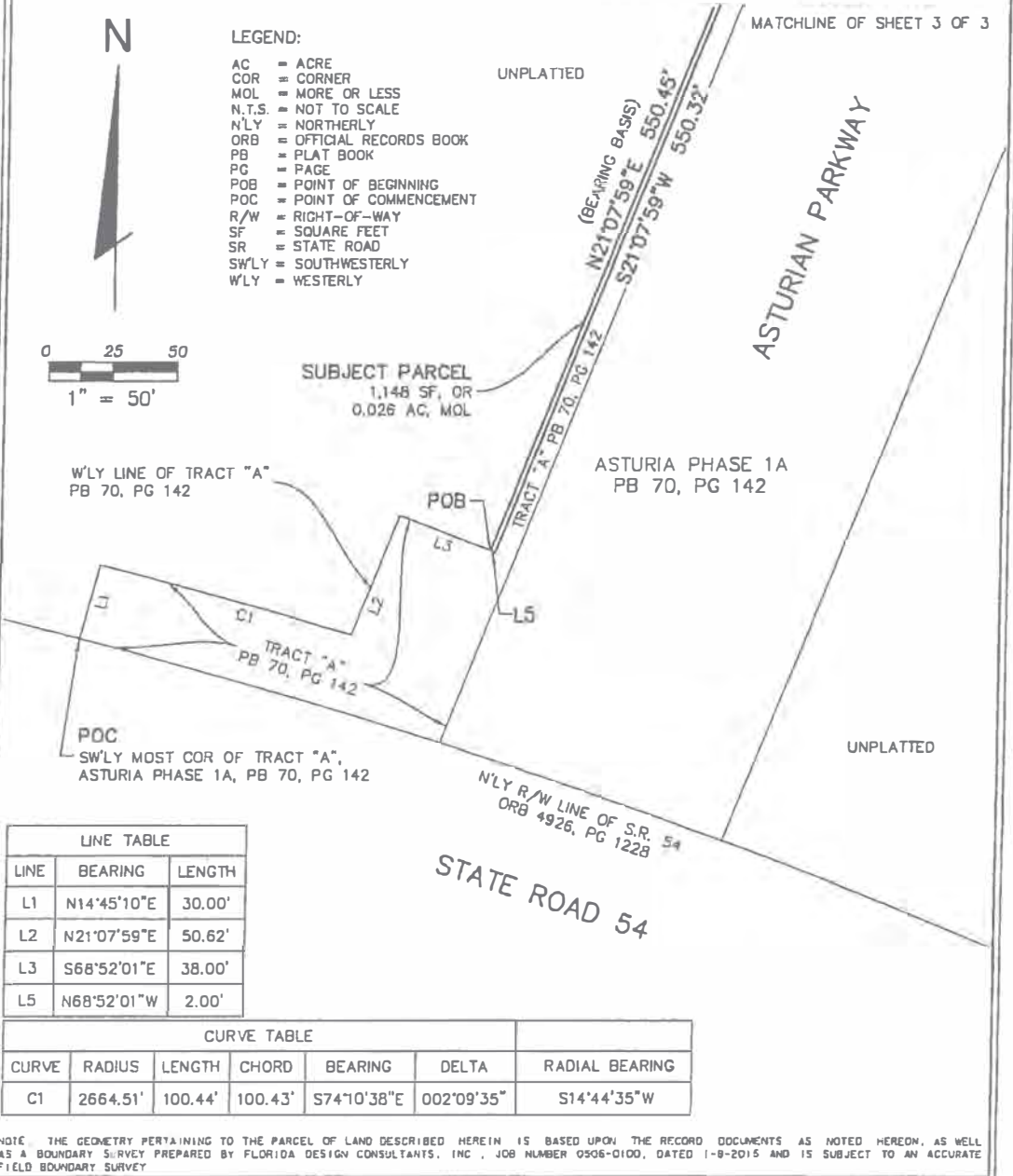
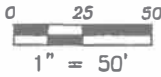
THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON. SEE SKETCH AND LEGAL DESCRIPTION

N

LEGEND:

- AC = ACRE
- COR = CORNER
- MOL = MORE OR LESS
- N.T.S. = NOT TO SCALE
- N'LY = NORTHERLY
- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY
- SF = SQUARE FEET
- SR = STATE ROAD
- SW'LY = SOUTHWESTERLY
- W'LY = WESTERLY



LINE TABLE		
LINE	BEARING	LENGTH
L1	N14°45'10"E	30.00'
L2	N21°07'59"E	50.62'
L3	S68°52'01"E	38.00'
L5	N68°52'01"W	2.00'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C1	2664.51'	100.44'	100.43'	S74°10'38"E	002°09'35"	S14°44'35"W

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE RECORD DOCUMENTS AS NOTED HEREON, AS WELL AS A BOUNDARY SURVEY PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., JOB NUMBER 0506-0100, DATED 1-9-2015 AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

SR 54 LAND ASSOCIATES

SHEET DESCRIPTION:

ADDITIONAL CDD PARCEL 2

SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:
JOB No.:	EPN.	DES.	EGD	EGD
SECTION:	TOWNSHIP:	RANGE:		
1"=50'	9-25-2018			
0506-100E	213	26	26S	17E

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEETS 2 AND 3 FOR SKETCH & TABLES



FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT —

3030 STARKEY BOULEVARD NEW PORT RICHEY, FLORIDA 34855
PHONE (800) 532-1047 FAX (727) 848-3648 WWW.FDESIGN.COM LB NO 8707

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

THIS IS NOT A SURVEY

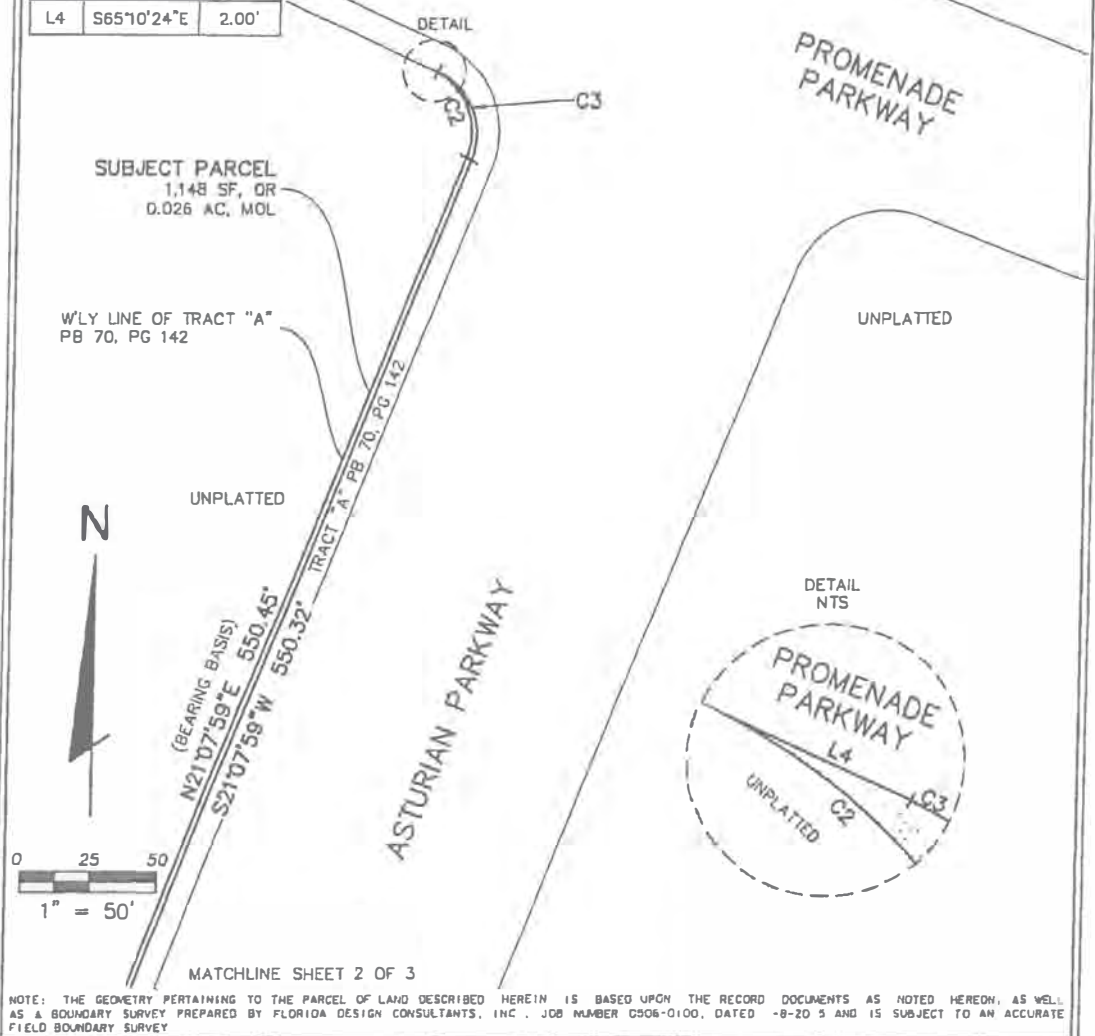
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C2	25.00'	37.66'	34.20'	N22°01'12"W	086°18'22"
C3	25.00'	37.66'	34.20'	S22°01'12"E	086°18'22"

LINE TABLE		
LINE	BEARING	LENGTH
L4	S65°10'24"E	2.00'



PREPARED FOR:

SR 54 LAND ASSOCIATES

SHEET DESCRIPTION:

ADDITIONAL CDD PARCEL 2

SCALE: 1" = 50'	DATE: 9-25-2018	DRAWN: DES	CALCED: BGD	CHECKED: BGD
JOB No.: 0506-100E	EPN: 213	SECTION: 26	TOWNSHIP: 26S	RANGE: 17E

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEETS 2 AND 3 FOR SKETCH & TABLES



FLORIDA DESIGN CONSULTANTS, INC.
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3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655
PHONE (800) 532-1047 FAX (727) 848-3848 WWW.FLDESIGN.COM LB NO 8707

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CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

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BEARINGS ARE BASED UPON. SEE SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

PARCEL 3A:

A parcel of land being a portion of Section 26, Township 26 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Southwesterly most corner of Tract "A" of ASTURIA PHASE 1A, as recorded in Plat Book 70, Page 142, same being a point on the Northerly Right-of-Way line of STATE ROAD 54 as described in Official Records Book 4926, Page 1228, both of the Public Records of Pasco County, Florida, same also being the point of curvature of a curve, concave Southerly; thence the following four (4) courses along said Northerly Right-of-Way line of STATE ROAD 54; (1) thence Westerly along the arc of said curve, having a radius of 2,634.51 feet, a central angle of 06°37'12", an arc length of 304.40 feet, and a chord bearing N78°34'02"W, for 304.23 feet to the point of tangent; (2) thence N81°52'38"W (being the basis of bearings for this legal description), for 987.56 feet; (3) thence N08°07'22"E, for 3.28 feet; (4) thence N81°52'27"W, for 46.54 feet; thence leaving said Northerly Right-of-Way line of STATE ROAD 54, N08°22'17"E, for 319.84 feet; thence N84°41'06"E, for 7.15 feet; thence N62°17'30"E, for 46.37 feet to the POINT OF BEGINNING; thence continue N62°17'30"E, for 4.90 feet; thence N56°26'05"E, for 45.58 feet; thence S86°40'03"E, for 49.06 feet, to REFERENCE POINT A; thence S69°30'47"W, for 46.97 feet; thence S80°10'49"W, for 47.99 feet to the POINT OF BEGINNING.

Containing 930 square feet or 0.021 acres, more or less.

TOGETHER WITH:

PARCEL 3B:

A parcel of land being a portion of Section 26, Township 26 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at REFERENCE POINT A; thence S86°40'03"E, for 28.55 feet; thence S69°47'51"E, for 21.40 feet to the POINT OF BEGINNING; thence continue S69°47'51"E, for 23.22 feet; thence S51°35'54"E, for 14.95 feet; thence S28°15'53"E, for 60.10 feet; thence N40°21'06"W, for 60.33 feet; thence N43°20'52"W, for 33.36 feet to the POINT OF BEGINNING.

Containing 642 square feet or 0.015 acres, more or less.

All together containing 1,572 square feet or 0.036 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE RECORD DOCUMENTS AS NOTED HEREON, AS WELL AS BOUNDARY SURVEY TITLED "ASTURIA OUTPARCEL", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., JOB NUMBER 0506-0100C, DATED 1-18-2018 AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY

PREPARED FOR:

SR 54 LAND ASSOCIATES

SHEET DESCRIPTION:

ADDITIONAL CDD PARCEL 3

SCALE	DATE	DRAWN	CALCED.	CHECKED
NONE	9-24-2018	DES	BGD	BGD
JOB No.	EPN	SECTION	TOWNSHIP	RANGE
0506-100E	213	26	26S	17E

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH & TABLES



FLORIDA DESIGN CONSULTANTS, INC.
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3030 STARKEY BOULEVARD NEW PORT RICHEY, FLORIDA 34855
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM LB NO 8787

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

MARCO T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

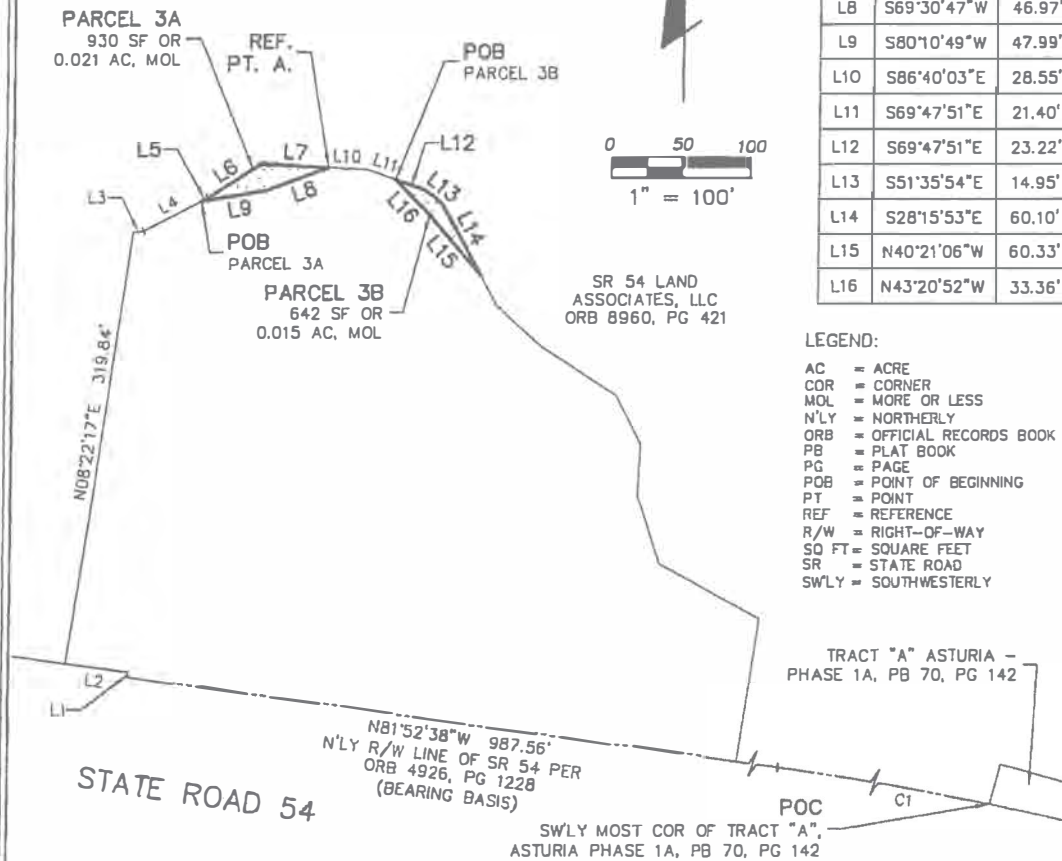
THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2634.51'	304.40'	304.23'	N78°34'02"W	006°37'12"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N08°07'22"E	3.28'
L2	N81°52'27"W	46.54'
L3	N84°41'06"E	7.15'
L4	N62°17'30"E	46.37'
L5	N62°17'30"E	4.90'
L6	N56°26'05"E	45.58'
L7	S86°40'03"E	49.06'
L8	S69°30'47"W	46.97'
L9	S80°10'49"W	47.99'
L10	S86°40'03"E	28.55'
L11	S69°47'51"E	21.40'
L12	S69°47'51"E	23.22'
L13	S51°35'54"E	14.95'
L14	S28°15'53"E	60.10'
L15	N40°21'06"W	60.33'
L16	N43°20'52"W	33.36'

PARCEL 3A AND PARCEL 3B
ALL TOGETHER CONTAINING:
1,572 SF OR 0.036 AC, MOL



LEGEND:

- AC = ACRE
- COR = CORNER
- MOL = MORE OR LESS
- N'LY = NORTHERLY
- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- PT = POINT
- REF = REFERENCE
- R/W = RIGHT-OF-WAY
- SO FT = SQUARE FEET
- SR = STATE ROAD
- SWLY = SOUTHWESTERLY

NOTE THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE RECORD DOCUMENTS AS NOTED HEREON, AS WELL AS BOUNDARY SURVEY TITLED "ASTURIA OUTPARCEL", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC. JOB NUMBER 0506-0100C, DATED 1-18-2018 AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY

PREPARED FOR: **SR 54 LAND ASSOCIATES**

SHEET DESCRIPTION: **ADDITIONAL CDD PARCEL 3**

SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:
1" = 100'	9-24-2018	DFS	BGD	BGD
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
0506-100E	213	26	26S	17E

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH & TABLES

FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —

3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34855
PHONE (800) 532-1047 FAX (727) 848-3848 WWW.FLDESIGN.COM L.S. NO 6707

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

JARED T. PATENAÚDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

Tab 5

RESOLUTION 2020-17

[EXPANSION PARCELS]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTURIA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190, AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT REVENUE BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, Asturia Community Development District (“District”) previously indicated its intention to construct certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District Board of Supervisors (“Board”) noticed and conducted a public hearing pursuant to Chapters 170, 190, and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, water

facilities, sewer facilities, reclaimed water facilities, stormwater management and control facilities, electrical facilities, landscaping, irrigation and hardscaping in certain roadways, conservation mitigation, recreation facilities, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District, together the “Improvements”.

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment revenue bonds payable from such special assessments as provided in Chapters 170, 190, and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the “*Capital Improvement Plan*,” the nature and location of which was initially described in *Master Engineer’s Report* dated November 15, 2014 (“Original Engineer’s Report”), which was subsequently amended as described in Resolution 2020-06 and is shown in the as described in the *First Addendum to Master Engineer’s Report* dated June 1, 2020, (the “First Addendum” and together with the Original Engineer’s Report, the “Engineer’s Report”) (attached as **Exhibit A** hereto and incorporated herein by this reference), and which the Capital Improvement Plan's plans and specifications by contacting Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, Ph.: 813-994-1001 (“**District Manager’s Office**”); (ii) the cost of such Capital Improvement Plan be assessed against the lands specially benefited by such Capital Improvement Plan; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Capital Improvement Plan, the levying of such Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(f) In order to provide funds with which to pay all or a portion of the costs of the Capital Improvement Plan which are to be assessed against the benefitted properties, pending the collection of such Assessments, it is necessary for the District from time to time to sell and issue its Special Assessment Revenue Bonds, in one or more series (“Bonds”).

(g) By Resolution 2020-06, the Board determined to provide the Capital Improvement Plan and to defray the costs thereof by making Assessments on benefitted property and expressed an intention to issue Bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Capital Improvement Plan prior to the collection of such Assessments. Resolution 2020-06 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2020-06, said Resolution 2020-06 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2020-06, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2020-07, fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the infrastructure improvements, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190, and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On August 25, 2020, at the time and place specified in Resolution 2020-07 and the notice referred to in paragraph (k) above, the Board met as an Equalization Board, conducted such public hearing, and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Capital Improvement Plan, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

(i) that the estimated costs of the Capital Improvement Plan is as specified in the Engineer's Report, which Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Capital Improvement Plan against the properties specially benefited thereby using the method determined by the Board set forth in the *Second Amended and Restated Master Special Assessment Allocation Report* dated May 26, 2020 ("Assessment Report," attached hereto as **Exhibit B** and incorporated herein by this reference), for the Bonds, which results in the special assessments set forth on the final assessment roll included within such Exhibit B ("Assessments"); and

(iii) the Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the issuance of the Bonds;

(iv) it is hereby declared that the Capital Improvement Plan will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Assessments thereon when allocated as set forth in Exhibit B;

(v) it is in the best interests of the District that the Assessments be paid and collected as herein provided; and

(vi) it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Report in order to ensure that all parcels of real property benefiting from the Capital Improvement Plan are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due;

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That certain Capital Improvement Plan for construction of infrastructure improvements initially described in Resolution No. 2020-06, and more specifically identified and described in Exhibit A attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Capital Improvement Plan and the costs to be paid by Assessments on all specially benefited property are set forth in Exhibits A and B, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Assessments on the parcels specially benefited by the Capital Improvement Plan, all as specified in the final assessment roll set forth in Exhibit B, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Assessments, as reflected in Exhibit B, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any Bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of Bonds, including refunding bonds, by the District would result in a decrease of the Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such Bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Capital Improvement Plan has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs

(including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Assessment the difference, if any, between the Assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Capital Improvement Plan, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Assessments for the entire Capital Improvement Plan has been determined, the term "Assessment" shall, with respect to each parcel, mean the sum of the costs of the Capital Improvement Plan.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Capital Improvement Plan and the adoption by the Board of a resolution accepting the Capital Improvement Plan, unless such option has been waived by the owner of the land subject to the Assessments; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time subsequent to thirty (30) days after the Capital Improvement Plan has been completed and a resolution accepting the Capital Improvement Plan has been adopted by the Board, the Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Assessments may prepay the entire remaining balance of the Assessments at any time, or a portion of the remaining balance of the Assessment one time if there is also paid, in addition to the prepaid principal balance of the Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day (45) period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* ("Uniform Method"). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Pasco County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to the Assessment Report, attached hereto as Exhibit B, there may be required from time to time certain true-up payments. As parcels of land or lots are platted, the Assessments securing the Bonds shall be allocated as set forth in the Assessment Report. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all initial plats of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Assessments to be reallocated to the units being platted and the remaining property in accordance with Exhibit B, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in Exhibit B, which process is incorporated herein as if fully set forth. Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining unplatted property, in addition to the regular assessment installment payable with respect to such remaining unplatted acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding with the Developer, that it intends to develop the unit numbers and types shown in Exhibit B, on the net developable acres and is intended to provide a formula to ensure that the appropriate ratio of the Assessments to gross acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in Exhibit B from being developed. In no event shall the District collect Assessments pursuant to this Resolution in excess of the total debt service related to the Capital Improvement Plan, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the True-Up Methodology to any assessment reallocation pursuant to this paragraph would result in Assessments collected in excess of the District's total debt service obligation for the Capital Improvement Plan, the Board shall by resolution take appropriate action to equitably reallocate the Assessments. Further, upon the District's review of the final plat for the developable acres, any unallocated Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or Assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in

the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Each such supplemental resolution shall also address the allocation of any impact fee credits expected to be received from the provision of the Project funded by the corresponding series of Bonds issued or to be issued.

SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Property owned by units of local, state, and federal government shall not be subject to the Assessments without specific consent thereto. If at any time, any real property on which Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Assessments thereon), all future unpaid Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District’s Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Pasco County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS 25th DAY OF AUGUST, 2020.

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: *Master Engineer’s Report*, dated November 15, 2014

First Addendum to Master Engineer’s Report, dated June 1, 2020

Exhibit B: *Second Amended and Restated Master Special Assessment Allocation Report*, dated May 26, 2020

Exhibit A

SUPPLEMENTAL
ENGINEER'S REPORT

FOR THE
**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT**

PREPARED FOR:
**BOARD OF SUPERVISORS
ASTURIA COMMUNITY DEVELOPMENT DISTRICT**

PREPARED BY



**FLORIDA DESIGN
CONSULTANTS, INC.**
— THINK IT. ACHIEVE IT. —

Florida Design Consultants, Inc.
707 N. Franklin Street, 6th Floor
Tampa, Fl 33602

November 15, 2014



FLORIDA DESIGN
CONSULTANTS, INC.
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November 15, 2014

Mr. Lane Gardner, Chairman
Board of Supervisors
Asturia Community Development District

Re: **Asturia Community Development District**
Supplemental Engineer's Report for the Series 2014 Project

Dear Mr. Chairman:

Pursuant to the Board of Supervisor's authorization, Florida Design Consultants, Inc., is pleased to submit this Supplemental Engineer's Report for the portion of the Capital Improvement Plan to be constructed in for the Series 2014 Project by the Asturia Community Development District. A detailed description of the improvements and their corresponding estimates of costs are outlined in the following report.

Thank you for the opportunity to be of professional service.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stuart Rogers", is written over a light blue horizontal line.

Stuart M. Rogers, P.E.
District Engineer

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c: Scott Brizendine, District Manager, Rizzetta & Company

BACKGROUND

The Asturia Community Development District (the "Asturia C.D.D." or the "District") is a 414.7± acre Community Development District located in Pasco County, Florida ("County"), located on the north side of S.R. 54 approximately 1.2 miles west of the Suncoast Expressway. The land use is outlined on the Concept Plan included in this report. The land within the District is wholly located within the Legacy MPUD – Pasco County Ordinance Petition No. 6668 (the "Development"). The authorized land uses within the District allows for residential development as well as open space and recreational amenities. The Legacy MPUD approval includes 550 single family lots, 200 townhomes, an amenity center and neighborhood parks.

In order to serve the residents of the Asturia Community Development District, the District plans to finance, acquire and/or construct, operate and maintain all or part of certain transportation, drainage, utility infrastructure, recreational facilities, security facilities and landscaping within and adjacent to the District (the District's Capital Improvement Plan "CIP" and/or the "Project"). A summary of the CIP and corresponding Opinion of Probable Cost is included in Exhibit 5. A detailed description and basis of costs for each improvement is included in the body of this report. The proposed infrastructure improvements outlined herein are necessary for the construction of the Development.

The CIP contained in this report reflects current estimates and the present intentions of the Asturia C.D.D. However, the Improvement Plan may be subject to modification in the future. The implementation of any improvement outlined within the Improvement Plan requires final approval by the Asturia Community Development District Board of Supervisors. Improvements contemplated in this plan encompass requirements set forth in both the Pasco County Land Development Code and the Legacy MPUD.

The purpose of this supplemental report is to provide a description of the improvements that will be financed by the District's Capital Improvement Bonds, Series 2014 ("the Series 2014 Project"). Refer to Table 1 for a costs summary of the Series 2014 Project. Public infrastructure and land improvements needed to service the Development include construction of subdivision infrastructure improvements in Master Infrastructure for Phase 1 and Neighborhood Infrastructure for Phase 1. Construction of the Series 2014 Project is expected to commence in November 2014 and to be completed in August 2015.

The Supplemental Engineer's Report for the 2014 project reflects the District's present intentions. The implementation and completion of any improvement outlined in this report requires final approval by the District's Board of Supervisors, including the award of contracts for the construction of the improvements and/or acquisition of finished improvements constructed by others. Cost estimates contained in this report have been prepared based on the District Engineer's Preliminary Opinion of Probable Cost. These estimates may not reflect final engineering design or complete environmental permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory agencies, inflation, etc. Nevertheless, all costs contained herein may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

INFRASTRUCTURE IMPROVEMENTS

The Asturia C.D.D. presently intends to finance, design, construct, and/or acquire certain improvements within and adjacent to the District boundaries. These improvements will be designed in accordance with the Legacy MPUD and Pasco County standards. The District or the County will own the improvements specifically, the 2014 project will include the following infrastructure for Master Infrastructure for Phase 1 and Neighborhood Infrastructure for Phase 1.

MASTER INFRASTRUCTURE

1) MASTER ENTRANCE AND LOOP ROAD

This proposed improvement consists of a median-divided 44-foot wide four-lane curb and gutter entrance roadway and two 11-foot wide curb and gutter turn lanes. The CIP includes costs for turn lane improvements from S.R. 54 into the project. The CIP includes costs for landscaping and irrigation. The proposed improvements will also include the initial segment of a loop road which will consist of 24-foot wide two-lane curb and gutter roadways. The improvements may be dedicated to the County or owned by the District upon completion.

2) MASTER STORMWATER SYSTEM

The Asturia C.D.D. intends to finance, design, construct, and/or acquire certain master drainage improvements within and adjacent to the District boundaries. These drainage improvements will be owned and maintained by the District. These improvements have been or will be designed to Pasco County and Southwest Florida Water Management District standards.

The improvements include stormwater management facilities and mass grading of the District that are required by the County and the Southwest Florida Water Management District in order to provide for treatment of stormwater runoff. The master stormwater system includes the stormwater management ponds, outfall control structures, drainage structures, transmission pipes, and mass grading to ensure that the lands within the District will drain in accordance with the system design. The outfall control structures include the outfall pipes and associated end treatments. Transmission and equalizer pipes provide the interconnectivity required for the system to function as designed and also include the pipe end treatments. All control structures and drainage pipes will be constructed to Pasco County standards and will be maintained by the District.

The stormwater management facilities will be owned and maintained by the District.

3) MASTER UTILITY SYSTEM

The Asturia C.D.D. presently intends to finance, design, construct, and/or acquire certain master potable water, master reuse water and wastewater facilities within the District boundaries. These facilities will be owned and maintained by the Pasco County Utility Department (PCUD) upon completion of construction. These improvements will be designed, and constructed, to PCUD standards. PCUD has provided a letter of availability for the utilities indicating capacity to serve the project.

These improvements include the potable water mains, reuse mains, gravity sewer collection system, lift stations and the associated force mains that will convey the sanitary sewer flows from the development both onsite and offsite to the points of connection provided by PCUD.

4) RECREATION AND AMENITY CENTER

The Asturia C.D.D. presently intends to finance, design, construct, and/or acquire an amenity center and recreational facilities which may include parks with recreational improvements and multi-use paths within the District boundaries.

The basic components of this facility may include:

- ▶ Clubhouse
- ▶ Restrooms
- ▶ Pool
- ▶ Playground Equipment
- ▶ Parking
- ▶ Landscape and Lighting
- ▶ Parks
- ▶ Recreational Improvements
- ▶ Multi-Use Paths

5) ENTRY FEATURE AND SIGNAGE

The Asturia C.D.D. presently intends to finance, design, construct, and/or acquire an entry feature and community signage. These improvements may include entry monuments, community signage, lighting, walls, fencing, landscape, hardscape and irrigation to be located within or adjacent to the District.

6) LANDSCAPING, FENCING AND STREET TREES

The Asturia C.D.D. presently intends to finance, design, construct, and/or acquire landscape, fencing and street trees to be relocated within and adjacent to the District. These improvements may include landscape, hardscape, irrigation, landscape lighting, fencing and street trees to be located within and adjacent to the District.

NEIGHBORHOOD INFRASTRUCTURE

The Asturia C.D.D. presently intends to finance, design, construct, and/or acquire certain infrastructure improvements for the neighborhoods within the District boundaries. These improvements include complete construction of the basic infrastructure for each neighborhood, including but not limited to: clearing and grubbing, earthwork, potable water, reuse irrigation water, sewer utilities, internal roadways, grassing, and sodding.

The internal roadways will provide access throughout the residential area of the District and will be constructed to County standards. The opinion of probable cost in the CIP includes design, permitting and construction costs for a network of two-lane roadways providing access to each residence. Some of these roadways include on-street parking. Roadways and rights of ways may be dedicated to the County or owned by the District upon completion.

The proposed water and reuse distribution improvements consist of the main underground transmission system necessary to service residents of the District, as required by Pasco County Utility Department (PCUD) and Florida Department of Environmental Protection (FDEP). The proposed sanitary sewer collection improvements consist of the manholes and gravity sanitary sewer mains required to serve residents of the District. These potable water, reuse, and sanitary sewer systems improvements will be designed according to the PCUD and FDEP standards and upon completion will be dedicated to the County and will be owned and maintained by the PCUD.

BASIS OF OPINION OF PROBABLE COST

The following is the basis for the infrastructure opinion of probable cost:

- Design Plans for Phase 1 have been developed and are undergoing final review by the applicable agencies. Bids have been obtained for Phase 1 and costs have been obtained from these bids.
- Water, reuse and sanitary sewer utility facilities have been designed in accordance with PCUD, Pasco County and Florida Department of Environmental Protection (FDEP) Standards.
- Master stormwater design is in accordance with Southwest Florida Water Management District and Pasco County requirements. Costs have been included for the excavation of stormwater management facilities, mass grading of the District, pipes, and structures.
- Costs utilized for roadways include paving, drainage, water, reuse and sewer and were obtained from the Phase 1 bid and recent historical bids for similar work in this area.
- Jurisdictional wetland determinations have been completed for this project. Wetland impacts and the required mitigation have been defined for this project by the permit conditions established in the SWFWMD environmental resource permit.
- The typical roadway sections utilized for the roadway cost were developed using D.O.T.'s Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways and the applicable Pasco County standards with adjustments made to accommodate the planting of street trees in or adjacent to the rights of way.

- The opinion of probable cost for the amenity center entry feature, landscape, hardscape, irrigation and recreation have been prepared based on available information and recent historical bids for similar work in this area.
- No costs have been included for excavation of material that may be unsuitable or the replacement with structural fill.
- Land costs have not been included for the acquisition of roadway rights-of-way, the amenity center, recreational improvements, pocket parks or greenway.
- The engineering fees, including geotechnical engineering and environmental services are included in the estimate.
- For the purposes of this report, a 10% contingency factor has been included for the proposed infrastructure improvements.
- The Opinions of Probable Cost contained in this report are based upon year 2014 dollars and have been prepared based upon the best available information. It is FDC's opinion that the cost are accurate based upon the available information, however, actual costs will vary based upon final engineering, planning and approvals from regulatory authorities.

**Astoria
Community Development District**

Permit Statust

The status of the Master Permits is outlined as follows:

<u>Approval Date</u>	<u>Agency</u>	<u>Permit No.</u>	<u>Permit Name</u>
12/18/2007	Pasco County	6668	MPUD Zoning
1/12/2010	Pasco County	N/A	MPUD Development Agreement
10/7/2013	Pasco County	6668	MPUD Amended Conditions of Approval
7/25/2014	Pasco County	N/A	Critical Linkage Mitigation Plan
9/2/2014	Pasco County	N/A	Surface Water Monitoring Plan
5/23/2014	Pasco County	N/A	Master Roadway Plan
5/23/2014	Pasco County	N/A	Multi-Use Path Plan
9/18/2014	Pasco County	N/A	Master Utility Plan
Anticipated 11/2014	Pasco County	RSD14-014	Phase 1-Preliminary, Construction and Stormwater Master Plan
7/25/2014	SWFWMD	4929941.5	Conceptual Permit
9/25/2014	SWFWMD	329941.6	Phase 1 ERP
Anticipated 1/2015	ACOE	SAI-2005-10602	Individual Permit Application
10/27/2014	FDOT	2014-D-798-23	Phase 1 - Drainage Permit
Anticipated 12/2014	FDOT	2014-A-798-27	Phase 1 - Phase 1 - Driveway Connection Permit
9/18/2014	FDEP	1039-51CW06-205.03	Phase 1 - Water Permit
9/18/2014	FDEP	1127-51CS06-205.03	Phase 1 - Sewer Permit
9/18/2014	FDEP	1127-51RW06-205.03	Phase 1 - Reclaimed Water Permit
Anticipated 11/2014	FDEP	N/A	NPDES NOI

**ASTURIA CDD -- CAPITAL IMPROVEMENT PLAN
OPINION OF PROBABLE COST FOR 2014 PROJECTS**

Description	Amount
Phase 1 - Entrance Road	\$ 1,172,110
S.R. 54 Intersection Turn Lanes/Signalization	\$ 305,660
Phase 1 - Master Roadway Infrastructure	\$ 1,976,250
Phase 1 - Master Storm Water System	\$ 779,168
Phase 1 - Master Sanitary Sewer Lift Station and Forcemain	\$ 1,081,280
Phase 1 - Offsite Utility Extensions	\$ 155,471
Amenity Center	\$ 2,790,000
Phase 1 - Entry Feature and Project Signage	\$ 520,800
Phase 1 - Recreation/Parks/Trails/Trees	\$ 871,968
Subtotal Master Infrastructure Improvements =	\$ 9,652,707

Phase 1 - Neighborhood Roadway Infrastructure	\$ 3,442,550
Phase 1 -Neighborhood Storm Water System	\$ 425,988
Subtotal Neighborhood Infrastructure Improvements =	\$ 3,868,538

Total Capital Improvements 2014 = \$ 13,521,245

Developer has pre-paid \$552,835 in design, engineering and permitting fees

OWNERSHIP AND MAINTENANCE

ASTURIA PROPOSED FUNDING, OWNERSHIP & MAINTENANCE PLAN		
ITEM	Funded and Constructed by	Ownership and Maintenance Entity
Entrance Road (Roadway and Landscape)	CDD	CDD/County*
Intersection Turn Lanes/Transit Stop/Signalization	CDD	County
Roadway and Sidewalks	CDD	CDD/County*
Sewer Infrastructure	CDD	County
Water Infrastructure	CDD	County
Reclaimed Water	CDD	County
Stormwater System	CDD	CDD
Master Utilities (Master Sanitary Sewer Lift Station/Force Main/Electric Feeder System)	CDD	County
Offsite Utility Extensions (Sanitary Sewer, Potable Water, Reuse)	CDD	County
Amenity Center	CDD	CDD
Entry Feature and Project Signage	CDD	CDD
Recreation/Parks/Trails and Trees	CDD	CDD

*The Asturia CDD will be responsible for maintenance of sidewalks and trails within public rights-of-way pursuant to Pasco County requirements. The allocation of ownership and maintenance obligations for roadways will remain under discussion between the Petitioner and Pasco County.

ENGINEER'S RECOMMENDATION

The infrastructure, as outlined above, is necessary for the functional development of the District as required by the applicable independent units of local government. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as construction is in substantial compliance with the design and permits. Items of construction in this report are based on current plan quantities for the infrastructure construction as shown on the approved construction documents and specifications (last revision).

The engineer recommends that in addition to the annual non-ad valorem assessment to be levied and collected by the District to pay debt service on its bonds, the District should levy and collect an annual "maintenance assessment" to be determined, assessed, and levied by the District Board of Supervisors upon the assessable real property within the district for the purpose of maintaining district owned improvements.

CONCLUSION AND ENGINEER'S OPINION

It is my professional opinion that the infrastructure costs associated herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the district. All infrastructure costs are for public improvements or community facilities as set forth in section 190-012(1) and (2) of the Florida Statutes. The estimate of infrastructure construction costs is only an estimate and not a guarantee maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in Pasco County and quantities as represented on construction plans. The labor market future costs of equipment and materials, increased regulatory actions and the actual construction process are all beyond the control of the Engineer and the District. Due to this inherent opportunity for fluctuation of cost, the total final cost may be more or less than this estimate. Assuming project construction continues in a timely manner, it is our opinion that the proposed improvements, if constructed and built in substantial accordance with the approved plans and specifications, can be completed and meet their intended functions. Where necessary, historical costs, information from other professional or utility consultants and contractors have been used in preparation of this report.

Consultants and contractors who have contributed in providing the cost data included in this report are reputable entities in the Pasco County area. It is therefore our opinion that the construction of the proposed project can be completed at the cost stated.

It is also my professional opinion that all permits and governmental approvals as required under Florida law have been obtained or that permits not heretofore issued and which are necessary to effect the improvements described herein, will be obtained during the ordinary course of development.



Stuart M. Rogers, P.E.

Florida Registered Engineer #42718

Florida Design Consultants, Inc.

Exhibit B



Rizzetta & Company

Astoria Community Development District

Second Amended and Restated Master Special Assessment Allocation Report

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Originally dated November 4, 2014
Revised November 17, 2014
further amended May 26, 2020

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I. INTRODUCTION

This Second Amended and Restated Master Special Assessment Allocation Report is being presented in order to update the current development plan, including a change in total unit counts along with introducing a new product type, as well as update the District's Capital Improvement Program to reflect a recent boundary amendment adding 3.639 acres to the District boundaries. Boundary Ordinance No. 20-04 was adopted by the Pasco County Board of County Commissioners on February 4, 2020.

The District previously issued three bond series, its Series 2014A Bonds, its Series 2016A Bonds, and its Series 2018A-2 Bonds, and has levied debt special assessments securing the Series 2014A-1 Bonds, the Series 2016A-1 Bonds, and the Series 2018A-2 Bonds within the boundaries of the District. This report shall amend and update the Master Special Assessment Allocation Report, dated November 4, 2014, as revised on November 17, 2014.

II. DEFINED TERMS

“Capital Improvement Program” – (or “CIP”) Construction and/or acquisition of public infrastructure planned for the District.

“Developer” – SR 54 Land Associates, LLC.

“District” – Asturia Community Development District.

“District Engineer” – Florida Design Consultants, Inc.

“Engineer’s Reports” – The Engineer’s Report dated November 15, 2014 (“Master Engineer’s Report”) and the Supplemental Engineer’s Reports dated November 15, 2014, July 19, 2016, February 1, 2018 and April 6, 2018, all prepared by Florida Design Consultants, Inc.

“Equivalent Assessment Unit” or “EAU” – Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District’s CIP on a particular land use, relative to other land uses.

“Maximum Assessments” – The maximum amount of special assessments to be levied against a parcel in relation to the CIP.

“Platted Units” – Lands configured as their intended end-use and subject to a recorded plat.

“Series 2014A Assessments” – Collectively, the **“Series 2014A-1 Assessments”** and **“Series 2014A-2 Assessments”**, as contemplated by Chapters 190, 170, and 197, Florida Statutes, levied to secure repayment of the District’s Series 2014A-1 Bonds and Series 2014A-2 Bonds.



“Series 2014A Bonds” – Collectively, \$7,910,000.00 Asturia Community Development District Special Assessment Bonds, Series 2014A-1 (**“Series 2014A-1 Bonds”**) and \$4,040,000.00 Asturia Community Development District Special Assessment Bonds, Series 2014A-2 (**“Series 2014A-2 Bonds”**).

“Series 2016A Assessments” – Collectively, the **“Series 2016A-1 Assessments”** and **“Series 2016A-2 Assessments”**, as contemplated by Chapters 190, 170, and 197, Florida Statutes, levied to secure repayment of the District’s Series 2016A Bonds.

“Series 2016A Bonds” – Collectively, the \$2,115,000 Special Assessment Bonds, Series 2016A-1 (**“Series 2016A-1 Bonds”**) and the \$2,870,000 Special Assessment Bonds, Series 2016A-2 (**“Series 2016A-2 Bonds”**).

“Series 2018A-2 Assessments” – The special assessments, as contemplated by Chapters 190, 170, and 197, Florida Statutes, levied to secure repayment of the District’s Series 2018A-2 Bonds.

“Series 2018A-2 Bonds” – The \$4,410,000 Asturia Community Development District Special Assessment Bonds, Series 2018A-2.

“Unplatted Parcels” – Undeveloped lands or parcels not yet subject to a recorded plat in their final end-use configuration.

III. DISTRICT INFORMATION

Asturia Community Development District was established pursuant to the Pasco County Ordinance 14-17 which became effective on August 5, 2014 and encompassed 414.702 acres. The District’s boundaries were amended by Pasco County Ordinance 20-04 on February 4, 2020 to include an additional 3.639 acres for a revised total acreage of 418.341 acres. The District is located north of S.R. 54 and approximately 1.5 miles west of S.R. 589 and is currently planned for a total of 669 residential units. Table 1 illustrates the District’s current development plan.

The District has previously issued its Series 2014A Bonds comprised of the Series 2014A-1 Bonds and the Series 2014A-2 Bonds which are collectively secured by the Series 2014A Assessments. The Series 2014A-2 Bonds which were secured by Series 2014A-2 Assessments have been redeemed in full and are no longer outstanding. The Series 2014A Assessments were initially levied over all of the acreage in the District and were to be allocated on a first platted, first assigned basis. Based upon the sizing of the Series 2014A Bonds and the anticipated order of priority of platting, the Series 2014A-1 Assessments levied in connection with the Series 2014A-1 Bonds are anticipated to be allocated to Phases 1, 2 and a portion of 3 and the Series 2014A-2 Assessments levied in connection with the Series 2014A-2 Bonds were allocated to Phase 1 only. As a result of the platting of Phases 1 and 2, (i) a portion of the Series 2014A-1 Assessments have been allocated to the 405 platted units in Phases 1 and 2 and 76 platted units allocated to a portion of Phase 3; (ii) all of the Series 2014A-2 Assessments were allocated to Phase 1 and have since



been redeemed in full.

The District has previously issued its Series 2016A Bonds comprised of the Series 2016A-1 Bonds and the Series 2016A-2 Bonds which are collectively secured by the Series 2016A Assessments. The Series 2016A Assessments were initially levied over all of the then-remaining undeveloped gross acreage in the District and are to be allocated on a first platted, first assigned basis following full assignment of the Series 2014A-1 Assessments. Based upon the sizing of the Series 2016A Bonds and the anticipated order of priority of platting, the Series 2016A-1 Assessments levied in connection with the Series 2016A-1 Bonds are anticipated to be allocated to a portion of Phase 3 and to Phase 4, and the Series 2016A-2 Assessments levied in connection with the Series 2016A-2 Bonds to Phase 2 only. Currently, (i) the Series 2016A-1 Assessments are allocated to the 170 platted units in a portion of Phase 3 and Phase 4; (ii) all of the Series 2016A-2 Assessments have been allocated to Phase 2.

The District has previously issued its Series 2018A-2 Bonds comprised of the Series 2018A-2 Assessments which will initially be levied over the remaining undeveloped gross acreage in the District located in Phases 3 and 4 on an equal acreage basis and therefore will initially overlap and be co-equal in lien with the unallocated portion of the Series 2014A-1 Assessments and the Series 2016A-1 Assessments. As such acreage is developed and platted, the Series 2014A-1 Assessments will first be allocated in their entirety to a portion of Phase 3, then the Series 2016A-1 Assessments will be allocated to a portion of Phase 3 and to Phase 4. The Series 2018A-2 Assessments levied in connection with the Series 2018A-2 Bonds will be allocated on a first-platted first-assessed basis as Phases 3 and 4 are platted. However, the Series 2018A-2 Assessments are ultimately expected to be allocated to the 224 planned units in Phase 3. The Series 2018A-2 Bonds are currently allocated to 48 platted units in Phase 3.

IV. CAPITAL IMPROVEMENT PROGRAM

The CIP to be constructed and/or acquired by the District includes, but is not limited to, roadways, water/sewer, landscaping, and recreational facilities, and is estimated to cost \$30,441,736.00 and the Expansion Area is estimated to cost \$991,807.00 as shown in detail on Table 2. The estimated construction costs of the CIP identified above were provided in the Engineer's Report for the Asturia Community Development District dated November 15, 2014. The Districts Series 2014A Bonds, Series 2016A Bonds, and Series 2018A-2 Bonds previously funded a portion of the CIP, with the balance to be funded by the developer, future bonds issued by the District, or other sources.

V. MASTER ASSESSMENT ALLOCATION – MAXIMUM ASSESSMENTS

Unlike property taxes, which are *ad valorem* in nature, a community development district may levy special assessments under Florida Statutes Chapters 170, 190 and 197 only if the parcels to be assessed receive special benefit from the infrastructure improvements acquired and/or constructed by the District. Special benefits act as a logical connection to property from the improvement system or services and facilities being constructed. These special benefits are peculiar to certain assessable lands within the designated assessment area within the District and differ in nature to those general or incidental benefits that landowners outside the designated assessment area within the District or the general public may enjoy. A district must also apportion



or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit received by that parcel. A district typically may develop and adopt an assessment methodology based on front footage, square footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.

A. Benefit Analysis

As described in the Engineer's Reports, the CIP will provide special benefit to lands within the District. This infrastructure project is a District-wide system of improvements and was designed specifically to facilitate the development of District properties into a viable community, from both a legal and socioeconomic standpoint. Therefore, special benefits will accrue to the land uses within the District. Similarly, it is expected that the construction of improvements will be relatively proportionate to the construction of the overall CIP.

Valid special assessments under Florida law have two requirements. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed. If these two requirements are met, Florida law provides the District's board of supervisors with the ability to use discretion in determining the allocation of the assessments as long as the manner in which the board allocates the assessments is fairly and reasonably determined.

Florida Statute 170.201 states that the governing body of a municipality may apportion costs of such special assessments based on:

- (a) The front or square footage of each parcel of land; or
- (b) An alternative methodology, so long as the amount of the assessment for each parcel of land is not in excess of the proportional benefits as compared to other assessments on other parcels of land.

The benefit determination was made with the original Master Report and subsequently with the Supplemental Reports. As described previously, the development plan for the expansion parcel has been updated to include a new product type, a Single Family 50' TND unit. Following the adopted methodology, the new product will be assigned an EAU factor of .91.

Table 3 demonstrates the allocation of the estimated CIP costs among the updated development plan. The costs are allocated using EAU factors, which have the effect of stratifying the costs based on lot size. These EAU Factors, which utilize a Single Family 55' lot frontage as the standard lot size, as provided therein. This method of EAU allocation based on lot front footage meets statutory requirements and is commonly accepted in the industry.

The CIP costs allocable to each of the different land uses have been calculated by first allocating all units a share of the master, or District-wide infrastructure costs. The land uses are then all allocated a share of the neighborhood infrastructure costs in the



same way the master assessments are allocated, with the combined master and phase-specific cost amounts resulting in the amounts reflected on Table 3.

B. Maximum Assessment Methodology

Initially, the District will be imposing a master Maximum Assessment lien based on the maximum benefit conferred on each parcel by the CIP. Accordingly, Table 6 reflects the Maximum Assessments per Platted Unit. Because the District has issued bonds in various par amounts, maturities and structures, the special assessments necessary to secure repayment of those bonds will not exceed the amounts on Table 6. It is expected that the standard long-term special assessments borne by property owners will be lower than the amounts in Table 6, and will reflect assessment levels which conform with the current market.

Some of the lands subject to the Maximum Assessments are Unplatted Parcels. Assessments will be initially levied on these Unplatted Parcels on an equal assessment per acre basis. At the time parcels are platted or otherwise subdivided into Platted Units, individual Maximum Assessments will be assigned to those Platted Units at the per-unit amounts described in Table 6, thereby reducing the Maximum Assessments encumbering the Unplatted Parcels by a corresponding amount. Any unassigned amount of Maximum Assessments encumbering the remaining Unplatted Parcels will continue to be calculated and levied on an equal assessment per acre basis.

In the event an Unplatted Parcel is sold to a third party not affiliated with the Developer, Maximum Assessments will be assigned to that Unplatted Parcel based on the maximum total number of Platted Units assigned by the Developer to that Unplatted Parcel. The owner of that Unplatted Parcel will be responsible for the total assessments applicable to the Unplatted Parcel, regardless of the total number of Platted Units ultimately actually platted. These total assessments are fixed to the Unplatted Parcel at the time of the sale. If the Unplatted Parcel is subsequently sub-divided into smaller parcels, the total assessments initially allocated to the Unplatted Parcel will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e. equal assessment per acre until platting).

In the event that developable lands that derive benefit from the CIP are added to the District boundaries, whether by boundary amendment or increase in density, Maximum Assessments will be allocated to such lands, pursuant to the methodology described herein.

At the time parcels were platted or otherwise subdivided into Platted Units, individual Maximum Assessments were assigned to those Platted Units at the per-unit amounts described in Table 6.

Because this methodology assigns defined, fixed assessments to Platted Units, the District's assessment program is predicated on the development of lots in the manner described in Table 1. However, if a change in development results in a net decrease in the overall principal amount of Assessments able to be assigned to the lands within the District,



then a “true-up payment,” equal to the shortfall in Assessments (including principal and applicable interest, as well as any collection fees and costs), will be required to cure the deficiency. If a change in development would result in a net increase in the overall principal amount of Assessments able to be assigned, then the District may undertake a pro rata reduction of Assessments for all assessed properties within the District or may take such other action permitted by law. The “true-up” requirements described herein are part of the District’s assessment lien, and will be described in more detail in the District’s applicable assessment resolution(s) and a “true-up” agreement with the Developer.

In the event that the Project is not completed, required contributions are not made, or under certain other circumstances, the District may elect to reallocate the special assessments, and the District expressly reserves the right to do so, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

VI. ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff including the District Underwriter, District Engineer and the Developer. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company, Inc. makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report.

Rizzetta & Company, Inc., does not represent the Asturia Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Wiregrass Community Development District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

EXHIBIT A:

ALLOCATION METHODOLOGY



Rizzetta & Company

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
AMENDED MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 1: AMENDED DEVELOPMENT PLAN

Previous Development Plan

PRODUCT	PHASE I	PHASE II	PHASE III	PHASE IV	PHASE V	TOTAL
Townhomes	0	0	36	91	0	127
Single Family 36'	32	0	20	0	0	52
Single Family 45'	41	0	25	0	0	66
Single Family 50'	0	0	0	0	0	0
Single Family 55'	126	135	11	54	0	326
Single Family 65'	49	31	0	27	0	107
TOTAL:	248	166	92	172	0	678

Revised Development Plan

PRODUCT	PHASE I	PHASE II	PHASE III	PHASE IV	PHASE V	TOTAL
Townhomes	0	0	108	0	10	118
Single Family 36'	32	0	0	0	0	32
Single Family 45'	41	0	43	0	0	84
Single Family 50'	0	0	0	0	7	7
Single Family 55'	126	126	47	0	0	299
Single Family 65'	49	31	26	22	0	128
TOTAL:	248	157	224	22	17	668

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
AMENDED MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 2: TOTAL CIP COST DETAIL

MASTER INFRASTRUCTURE	ESTIMATED COSTS	EXPANSION AREA COSTS	TOTAL ESTIMATED COSTS
A&E	\$0.00	\$135,362.00	\$135,362.00
Entrance Road	\$1,646,410	\$373,471	\$2,019,881.00
S.R. 54 Intersection Turn Lanes/Signalization	\$863,660	\$0	\$863,660.00
Intersection Turn Lanes	\$0	\$204,101	\$204,101.00
Master Roadway Infrastructure	\$4,388,143	\$0	\$4,388,143.00
Roadways and Sidewalks	\$0	\$41,128	\$41,128.00
Master Storm Water System	\$3,348,151	\$69,699	\$3,417,850.00
Master Sanitary Sewer Lift Station and Forcemain	\$1,430,340	\$0	\$1,430,340.00
Sewer Infrastructure	\$0	\$56,655	\$56,655.00
Water Infrastructure	\$0	\$32,903	\$32,903.00
Reclaimed Water	\$0	\$25,610	\$25,610.00
Master Utilities (Electric Feeder System)	\$0	\$23,126	\$23,126.00
Offsite Utility Extensions	\$316,051	\$0	\$316,051.00
Amenity Center	\$2,790,000	\$0	\$2,790,000.00
Entry Feature and Project Signage	\$607,600	\$29,752	\$637,352.00
Recreation/Parks/Trails/Trees	\$2,179,920	\$0	\$2,179,920.00
Total Master Infrastructure Costs	\$17,570,275	\$991,807	\$18,562,082
NEIGHBORHOOD INFRASTRUCTURE			
Neighborhood Roadway Infrastructure	\$7,962,319	\$0	\$7,962,319
Master Stormwater System	\$4,909,142	\$0	\$4,909,142
Total Neighborhood Infrastructure Costs	\$12,871,461	\$0	\$12,871,461
Total CIP Construction Costs	\$30,441,736	\$991,807	\$31,433,543

NOTE: Infrastructure cost estimates provided by the amended District Engineers report dated November 15, 2014 and the Supplemental Engineer's Reports dated April 6, 2018.

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
AMENDED MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 3: TOTAL CIP COST ALLOCATION

DESCRIPTION	EAU FACTOR	UNITS	MASTER COSTS (1)	NEIGHBORHOOD COSTS (1)	TOTAL COSTS	PER UNIT COSTS
Townhomes	0.40	118	\$1,476,731.90	\$1,024,006.74	\$2,500,738.64	\$21,193
Single Family 36'	0.65	32	\$650,763.21	\$451,257.21	\$1,102,020.42	\$34,438
Single Family 45'	0.82	84	\$2,155,027.40	\$1,494,355.60	\$3,649,383.00	\$43,445
Single Family 50'	0.91	7	\$199,296.23	\$138,197.52	\$337,493.75	\$48,213
Single Family 55'	1.00	299	\$9,354,721.16	\$6,486,822.36	\$15,841,543.52	\$52,982
Single Family 65'	1.18	128	\$4,725,542.09	\$3,276,821.57	\$8,002,363.66	\$62,518
		668	\$18,562,082	\$12,871,461	\$31,433,543	

(1) Total costs shown for illustrative purposes and are not fixed per product type.

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
AMENDED MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 4: FINANCING INFORMATION - MAXIMUM BONDS

Maximum Coupon Rate		6.500%
Maximum Annual Debt Service ("MADS")		\$2,808,094.81
 SOURCES:		
	MAXIMUM PRINCIPAL AMOUNT	\$36,670,000.00 (1)
Total Net Proceeds		\$36,670,000.00
 USES:		
Construction Account		(\$31,433,543.00)
Debt Service Reserve Fund		(\$2,808,094.81)
Capitalized Interest		(\$1,394,962.19)
Costs of Issuance		(\$300,000.00)
Underwriter's Discount		(\$733,400.00)
Rounding		\$0.00
Total Uses		(\$36,670,000.00)

(1) The District is not obligated to issue this amount of bonds.

TABLE 5: FINANCING INFORMATION -MAXIMUM ASSESSMENTS

Maximum Interest Rate		6.500%
Aggregate Principal Amount		\$36,670,000
Aggregate Annual Installment		\$2,808,095 (1)
Estimated County Collection Costs	2.00%	\$57,308 (2)
Maximum Early Payment Discounts	4.00%	\$119,392 (2)
Estimated Total Annual Installment		\$2,984,795

(1) Based on MADS for the Maximum Bonds.

(2) May vary as provided by law.

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
AMENDED MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 6: ASSESSMENT ALLOCATION - MAXIMUM ASSESSMENTS (1)

PRODUCT	UNITS	EAU	PRODUCT TOTAL PRINCIPAL (2)	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. (2)(3)	PER UNIT INSTLMT. (3)
Townhomes	118	0.40	\$2,917,332	\$24,723	\$237,459	\$2,012
Single Family 36'	32	0.65	\$1,285,604	\$40,175	\$104,643	\$3,270
Single Family 45'	84	0.82	\$4,257,327	\$50,682	\$346,530	\$4,125
Single Family 50'	7	0.91	\$393,716	\$56,245	\$32,047	\$4,578
Single Family 55'	299	1.00	\$18,480,558	\$61,808	\$1,504,245	\$5,031
Single Family 65'	128	1.18	\$9,335,463	\$72,933	\$759,870	\$5,936
TOTAL	668		\$36,670,000		\$2,984,795	

(1) Represents maximum assessments based on total CIP and allocated by EAU. Actual imposed amounts expected to be significantly lower.
(2) Product total shown for illustrative purposes only and are not fixed per product type.
(3) Includes estimated Pasco County collection costs/payment discounts, which may fluctuate.

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL**

Parcel	Product Type	Max Principal	Max Annual (1)
26-26-17-0050-00200-0160	36TND.PH1	\$40,175	\$3,270
26-26-17-0050-00100-0110	36TND.PH1	\$40,175	\$3,270
26-26-17-0050-00200-0140	36TND.PH1	\$40,175	\$3,270
26-26-17-0070-01500-0090	36TND.PH1	\$40,175	\$3,270
26-26-17-0050-00100-0150	36TND.PH1	\$40,175	\$3,270
26-26-17-0050-00200-0090	36TND.PH1	\$40,175	\$3,270
26-26-17-0050-00100-0100	36TND.PH1	\$40,175	\$3,270
26-26-17-0050-00200-0070	36TND.PH1	\$40,175	\$3,270
26-26-17-0050-00200-0030	36TND.PH1	\$40,175	\$3,270
26-26-17-0050-00100-0120	36TND.PH1	\$40,175	\$3,270
26-26-17-0070-01500-0100	36TND.PH1	\$40,175	\$3,270
26-26-17-0070-01500-0030	36TND.PH1	\$40,175	\$3,270
26-26-17-0050-00100-0090	36TND.PH1	\$40,175	\$3,270
26-26-17-0050-00200-0100	36TND.PH1	\$40,175	\$3,270
26-26-17-0070-01400-0110	36TND.PH1	\$40,175	\$3,270
26-26-17-0070-01500-0110	36TND.PH1	\$40,175	\$3,270
26-26-17-0070-01400-0100	36TND.PH1	\$40,175	\$3,270
26-26-17-0050-00100-0140	36TND.PH1	\$40,175	\$3,270
26-26-17-0050-00200-0040	36TND.PH1	\$40,175	\$3,270
26-26-17-0070-01500-0070	36TND.PH1	\$40,175	\$3,270
26-26-17-0050-00200-0080	36TND.PH1	\$40,175	\$3,270
26-26-17-0050-00100-0130	36TND.PH1	\$40,175	\$3,270
26-26-17-0070-01500-0060	36TND.PH1	\$40,175	\$3,270
26-26-17-0050-00200-0020	36TND.PH1	\$40,175	\$3,270
26-26-17-0050-00200-0150	36TND.PH1	\$40,175	\$3,270
26-26-17-0050-00200-0110	36TND.PH1	\$40,175	\$3,270
26-26-17-0070-01500-0130	36TND.PH1	\$40,175	\$3,270
26-26-17-0070-01500-0140	36TND.PH1	\$40,175	\$3,270
26-26-17-0070-01500-0040	36TND.PH1	\$40,175	\$3,270
26-26-17-0070-01500-0080	36TND.PH1	\$40,175	\$3,270
26-26-17-0070-01400-0090	36TND.PH1	\$40,175	\$3,270
26-26-17-0070-01500-0020	36TND.PH1	\$40,175	\$3,270
26-26-17-0050-00200-0210	45TND.PH1	\$50,682	\$4,125
26-26-17-0050-00100-0020	45TND.PH1	\$50,682	\$4,125
26-26-17-0050-00200-0010	45TND.PH1	\$50,682	\$4,125
26-26-17-0070-01400-0130	45TND.PH1	\$50,682	\$4,125
26-26-17-0070-01400-0050	45TND.PH1	\$50,682	\$4,125
26-26-17-0050-00100-0060	45TND.PH1	\$50,682	\$4,125
26-26-17-0050-00100-0040	45TND.PH1	\$50,682	\$4,125
26-26-17-0070-01400-0200	45TND.PH1	\$50,682	\$4,125
26-26-17-0050-00200-0130	45TND.PH1	\$50,682	\$4,125
26-26-17-0050-00100-0050	45TND.PH1	\$50,682	\$4,125
26-26-17-0050-00100-0080	45TND.PH1	\$50,682	\$4,125
26-26-17-0070-01400-0010	45TND.PH1	\$50,682	\$4,125
26-26-17-0070-01400-0140	45TND.PH1	\$50,682	\$4,125
26-26-17-0050-00200-0120	45TND.PH1	\$50,682	\$4,125
26-26-17-0070-01400-0040	45TND.PH1	\$50,682	\$4,125
26-26-17-0070-01500-0120	45TND.PH1	\$50,682	\$4,125
26-26-17-0070-01400-0020	45TND.PH1	\$50,682	\$4,125
26-26-17-0070-01400-0060	45TND.PH1	\$50,682	\$4,125
26-26-17-0070-01400-0160	45TND.PH1	\$50,682	\$4,125
26-26-17-0050-00100-0010	45TND.PH1	\$50,682	\$4,125
26-26-17-0050-00200-0050	45TND.PH1	\$50,682	\$4,125
26-26-17-0050-00200-0170	45TND.PH1	\$50,682	\$4,125
26-26-17-0050-00200-0180	45TND.PH1	\$50,682	\$4,125
26-26-17-0050-00200-0200	45TND.PH1	\$50,682	\$4,125

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL**

Parcel	Product Type	Max Principal	Max Annual (1)
26-26-17-0050-00100-0070	45TND.PH1	\$50,682	\$4,125
26-26-17-0050-00200-0190	45TND.PH1	\$50,682	\$4,125
26-26-17-0070-01400-0150	45TND.PH1	\$50,682	\$4,125
26-26-17-0050-00100-0030	45TND.PH1	\$50,682	\$4,125
26-26-17-0070-01400-0080	45TND.PH1	\$50,682	\$4,125
26-26-17-0070-01500-0010	45TND.PH1	\$50,682	\$4,125
26-26-17-0050-00200-0060	45TND.PH1	\$50,682	\$4,125
26-26-17-0070-01500-0050	45TND.PH1	\$50,682	\$4,125
26-26-17-0070-01400-0070	45TND.PH1	\$50,682	\$4,125
26-26-17-0070-01400-0030	45TND.PH1	\$50,682	\$4,125
26-26-17-0070-01400-0170	45TND.PH1	\$50,682	\$4,125
26-26-17-0070-01400-0190	45TND.PH1	\$50,682	\$4,125
26-26-17-0070-01400-0120	45TND.PH1	\$50,682	\$4,125
26-26-17-0070-01400-0180	45TND.PH1	\$50,682	\$4,125
26-26-17-0070-01500-0150	45TND.PH1	\$50,682	\$4,125
26-26-17-0070-01500-0160	45TND.PH1	\$50,682	\$4,125
26-26-17-0070-01500-0170	45TND.PH1	\$50,682	\$4,125
25-26-17-0010-03300-0190	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-02700-0270	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-03300-0170	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-03300-0160	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-02700-0250	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-02700-0280	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-03300-0140	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-02700-0240	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-03300-0130	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-02700-0290	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-02700-0190	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-03300-0110	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-02700-0040	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-02700-0010	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-03300-0150	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-02700-0020	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-02700-0220	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-02700-0140	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-02700-0160	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-02700-0030	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-03300-0120	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-02700-0110	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-02700-0070	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-02700-0150	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-03300-0210	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-02700-0170	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-03300-0200	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-02700-0050	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-02700-0230	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-03300-0230	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-03300-0240	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-03300-0180	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-02700-0260	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-02700-0130	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-02700-0090	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-02700-0060	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-02700-0100	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-02700-0210	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-03300-0220	45TND.PH3	\$50,682	\$4,125

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL**

Parcel	Product Type	Max Principal	Max Annual (1)
25-26-17-0010-02700-0180	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-02700-0120	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-02700-0080	45TND.PH3	\$50,682	\$4,125
25-26-17-0010-02700-0200	45TND.PH3	\$50,682	\$4,125
26-26-17-0060-00700-0100	55PH1	\$61,808	\$5,031
26-26-17-0060-00800-0040	55PH1	\$61,808	\$5,031
26-26-17-0060-00900-0040	55PH1	\$61,808	\$5,031
26-26-17-0060-01200-0050	55PH1	\$61,808	\$5,031
26-26-17-0060-01000-0090	55PH1	\$61,808	\$5,031
26-26-17-0060-01100-0040	55PH1	\$61,808	\$5,031
26-26-17-0060-00700-0020	55PH1	\$61,808	\$5,031
26-26-17-0060-00700-0120	55PH1	\$61,808	\$5,031
26-26-17-0060-00800-0050	55PH1	\$61,808	\$5,031
26-26-17-0060-00900-0070	55PH1	\$61,808	\$5,031
26-26-17-0060-00800-0130	55PH1	\$61,808	\$5,031
26-26-17-0060-01000-0050	55PH1	\$61,808	\$5,031
26-26-17-0060-01100-0030	55PH1	\$61,808	\$5,031
26-26-17-0060-01000-0120	55PH1	\$61,808	\$5,031
26-26-17-0060-00900-0020	55PH1	\$61,808	\$5,031
26-26-17-0060-01000-0110	55PH1	\$61,808	\$5,031
26-26-17-0060-00800-0090	55PH1	\$61,808	\$5,031
26-26-17-0060-01000-0010	55PH1	\$61,808	\$5,031
26-26-17-0060-01000-0040	55PH1	\$61,808	\$5,031
26-26-17-0060-00700-0050	55PH1	\$61,808	\$5,031
26-26-17-0060-01000-0070	55PH1	\$61,808	\$5,031
26-26-17-0060-00800-0070	55PH1	\$61,808	\$5,031
26-26-17-0060-01100-0050	55PH1	\$61,808	\$5,031
26-26-17-0060-00800-0150	55PH1	\$61,808	\$5,031
26-26-17-0060-01100-0020	55PH1	\$61,808	\$5,031
26-26-17-0060-01200-0040	55PH1	\$61,808	\$5,031
26-26-17-0060-00900-0080	55PH1	\$61,808	\$5,031
26-26-17-0060-01200-0020	55PH1	\$61,808	\$5,031
26-26-17-0060-00800-0160	55PH1	\$61,808	\$5,031
26-26-17-0060-01200-0070	55PH1	\$61,808	\$5,031
26-26-17-0060-01200-0060	55PH1	\$61,808	\$5,031
26-26-17-0060-00700-0030	55PH1	\$61,808	\$5,031
26-26-17-0060-00800-0010	55PH1	\$61,808	\$5,031
26-26-17-0060-00800-0030	55PH1	\$61,808	\$5,031
26-26-17-0060-00700-0070	55PH1	\$61,808	\$5,031
26-26-17-0060-00800-0110	55PH1	\$61,808	\$5,031
26-26-17-0060-00700-0040	55PH1	\$61,808	\$5,031
26-26-17-0060-00800-0140	55PH1	\$61,808	\$5,031
26-26-17-0060-01000-0130	55PH1	\$61,808	\$5,031
26-26-17-0060-01000-0060	55PH1	\$61,808	\$5,031
26-26-17-0060-00800-0170	55PH1	\$61,808	\$5,031
26-26-17-0060-01200-0010	55PH1	\$61,808	\$5,031
26-26-17-0060-00800-0060	55PH1	\$61,808	\$5,031
26-26-17-0060-00800-0200	55PH1	\$61,808	\$5,031
26-26-17-0060-00800-0100	55PH1	\$61,808	\$5,031
26-26-17-0060-01100-0060	55PH1	\$61,808	\$5,031
26-26-17-0060-00900-0010	55PH1	\$61,808	\$5,031
26-26-17-0060-00700-0090	55PH1	\$61,808	\$5,031
26-26-17-0060-00700-0110	55PH1	\$61,808	\$5,031
26-26-17-0060-00800-0020	55PH1	\$61,808	\$5,031
26-26-17-0060-00800-0120	55PH1	\$61,808	\$5,031
26-26-17-0060-00700-0060	55PH1	\$61,808	\$5,031

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL**

Parcel	Product Type	Max Principal	Max Annual (1)
26-26-17-0060-00700-0130	55PH1	\$61,808	\$5,031
26-26-17-0060-00900-0030	55PH1	\$61,808	\$5,031
26-26-17-0060-00800-0180	55PH1	\$61,808	\$5,031
26-26-17-0060-00900-0050	55PH1	\$61,808	\$5,031
26-26-17-0060-01000-0100	55PH1	\$61,808	\$5,031
26-26-17-0060-01000-0140	55PH1	\$61,808	\$5,031
26-26-17-0060-01100-0010	55PH1	\$61,808	\$5,031
26-26-17-0060-00800-0190	55PH1	\$61,808	\$5,031
26-26-17-0060-01200-0080	55PH1	\$61,808	\$5,031
26-26-17-0060-00700-0010	55PH1	\$61,808	\$5,031
26-26-17-0060-00700-0080	55PH1	\$61,808	\$5,031
26-26-17-0060-01000-0020	55PH1	\$61,808	\$5,031
26-26-17-0060-01000-0030	55PH1	\$61,808	\$5,031
26-26-17-0060-01000-0080	55PH1	\$61,808	\$5,031
26-26-17-0060-01200-0030	55PH1	\$61,808	\$5,031
26-26-17-0060-00900-0060	55PH1	\$61,808	\$5,031
26-26-17-0060-00800-0080	55PH1	\$61,808	\$5,031
26-26-17-0080-01800-0010	55PH2	\$61,808	\$5,031
26-26-17-0080-01800-0030	55PH2	\$61,808	\$5,031
26-26-17-0080-01800-0020	55PH2	\$61,808	\$5,031
25-26-17-0080-01700-0050	55PH2	\$61,808	\$5,031
25-26-17-0080-01900-0110	55PH2	\$61,808	\$5,031
25-26-17-0080-01800-0260	55PH2	\$61,808	\$5,031
25-26-17-0080-01800-0290	55PH2	\$61,808	\$5,031
25-26-17-0080-01700-0010	55PH2	\$61,808	\$5,031
25-26-17-0080-02000-0040	55PH2	\$61,808	\$5,031
25-26-17-0080-01900-0180	55PH2	\$61,808	\$5,031
25-26-17-0080-02000-0010	55PH2	\$61,808	\$5,031
25-26-17-0080-02200-0070	55PH2	\$61,808	\$5,031
25-26-17-0080-02000-0030	55PH2	\$61,808	\$5,031
25-26-17-0080-01800-0250	55PH2	\$61,808	\$5,031
25-26-17-0080-01900-0160	55PH2	\$61,808	\$5,031
25-26-17-0080-02200-0130	55PH2	\$61,808	\$5,031
25-26-17-0080-02000-0130	55PH2	\$61,808	\$5,031
25-26-17-0080-02300-0050	55PH2	\$61,808	\$5,031
25-26-17-0080-02300-0120	55PH2	\$61,808	\$5,031
25-26-17-0080-02200-0100	55PH2	\$61,808	\$5,031
25-26-17-0080-02100-0030	55PH2	\$61,808	\$5,031
25-26-17-0080-01700-0030	55PH2	\$61,808	\$5,031
25-26-17-0080-02300-0110	55PH2	\$61,808	\$5,031
25-26-17-0080-01800-0270	55PH2	\$61,808	\$5,031
25-26-17-0080-02300-0140	55PH2	\$61,808	\$5,031
25-26-17-0080-02200-0160	55PH2	\$61,808	\$5,031
25-26-17-0080-02000-0070	55PH2	\$61,808	\$5,031
25-26-17-0080-02200-0090	55PH2	\$61,808	\$5,031
25-26-17-0080-01700-0020	55PH2	\$61,808	\$5,031
25-26-17-0080-01900-0090	55PH2	\$61,808	\$5,031
25-26-17-0080-01900-0100	55PH2	\$61,808	\$5,031
25-26-17-0080-01900-0080	55PH2	\$61,808	\$5,031
25-26-17-0080-01700-0060	55PH2	\$61,808	\$5,031
25-26-17-0080-02000-0020	55PH2	\$61,808	\$5,031
25-26-17-0080-02100-0020	55PH2	\$61,808	\$5,031
25-26-17-0080-02300-0130	55PH2	\$61,808	\$5,031
25-26-17-0080-02200-0010	55PH2	\$61,808	\$5,031
25-26-17-0080-01800-0310	55PH2	\$61,808	\$5,031
25-26-17-0080-01900-0040	55PH2	\$61,808	\$5,031

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL**

Parcel	Product Type	Max Principal	Max Annual (1)
25-26-17-0080-02200-0040	55PH2	\$61,808	\$5,031
25-26-17-0080-01800-0330	55PH2	\$61,808	\$5,031
25-26-17-0080-02200-0140	55PH2	\$61,808	\$5,031
25-26-17-0080-01700-0080	55PH2	\$61,808	\$5,031
25-26-17-0080-01900-0170	55PH2	\$61,808	\$5,031
25-26-17-0080-02200-0150	55PH2	\$61,808	\$5,031
25-26-17-0080-02300-0010	55PH2	\$61,808	\$5,031
25-26-17-0080-02200-0030	55PH2	\$61,808	\$5,031
25-26-17-0080-02300-0020	55PH2	\$61,808	\$5,031
25-26-17-0080-02300-0030	55PH2	\$61,808	\$5,031
25-26-17-0080-01700-0070	55PH2	\$61,808	\$5,031
25-26-17-0080-02000-0050	55PH2	\$61,808	\$5,031
25-26-17-0080-02200-0060	55PH2	\$61,808	\$5,031
25-26-17-0080-01900-0050	55PH2	\$61,808	\$5,031
25-26-17-0080-02300-0080	55PH2	\$61,808	\$5,031
25-26-17-0080-02100-0040	55PH2	\$61,808	\$5,031
25-26-17-0080-01900-0120	55PH2	\$61,808	\$5,031
25-26-17-0080-02200-0020	55PH2	\$61,808	\$5,031
25-26-17-0080-01800-0340	55PH2	\$61,808	\$5,031
25-26-17-0080-02200-0110	55PH2	\$61,808	\$5,031
25-26-17-0080-02000-0090	55PH2	\$61,808	\$5,031
25-26-17-0080-02300-0070	55PH2	\$61,808	\$5,031
25-26-17-0080-02000-0080	55PH2	\$61,808	\$5,031
25-26-17-0080-02000-0100	55PH2	\$61,808	\$5,031
25-26-17-0080-02300-0040	55PH2	\$61,808	\$5,031
25-26-17-0080-02100-0060	55PH2	\$61,808	\$5,031
25-26-17-0080-01800-0280	55PH2	\$61,808	\$5,031
25-26-17-0080-02300-0150	55PH2	\$61,808	\$5,031
25-26-17-0080-02000-0110	55PH2	\$61,808	\$5,031
26-26-17-0080-01900-0250	55PH2	\$61,808	\$5,031
26-26-17-0080-01900-0240	55PH2	\$61,808	\$5,031
25-26-17-0080-02000-0120	55PH2	\$61,808	\$5,031
26-26-17-0080-01900-0210	55PH2	\$61,808	\$5,031
26-26-17-0080-01800-0040	55PH2	\$61,808	\$5,031
25-26-17-0080-01900-0020	55PH2	\$61,808	\$5,031
25-26-17-0080-02100-0010	55PH2	\$61,808	\$5,031
26-26-17-0080-01800-0190	55PH2	\$61,808	\$5,031
26-26-17-0080-01800-0070	55PH2	\$61,808	\$5,031
25-26-17-0080-02300-0060	55PH2	\$61,808	\$5,031
25-26-17-0080-01900-0030	55PH2	\$61,808	\$5,031
25-26-17-0080-02100-0070	55PH2	\$61,808	\$5,031
25-26-17-0080-01800-0230	55PH2	\$61,808	\$5,031
26-26-17-0080-01900-0260	55PH2	\$61,808	\$5,031
25-26-17-0080-01800-0240	55PH2	\$61,808	\$5,031
26-26-17-0080-01800-0090	55PH2	\$61,808	\$5,031
25-26-17-0080-02200-0080	55PH2	\$61,808	\$5,031
25-26-17-0080-02200-0050	55PH2	\$61,808	\$5,031
25-26-17-0080-02300-0100	55PH2	\$61,808	\$5,031
25-26-17-0080-02000-0150	55PH2	\$61,808	\$5,031
26-26-17-0080-01900-0220	55PH2	\$61,808	\$5,031
25-26-17-0080-02300-0160	55PH2	\$61,808	\$5,031
25-26-17-0080-02300-0170	55PH2	\$61,808	\$5,031
25-26-17-0080-02300-0090	55PH2	\$61,808	\$5,031
25-26-17-0080-01800-0300	55PH2	\$61,808	\$5,031
25-26-17-0080-02000-0140	55PH2	\$61,808	\$5,031
26-26-17-0080-01900-0270	55PH2	\$61,808	\$5,031

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL**

Parcel	Product Type	Max Principal	Max Annual (1)
25-26-17-0080-02000-0060	55PH2	\$61,808	\$5,031
25-26-17-0080-02300-0180	55PH2	\$61,808	\$5,031
25-26-17-0080-02100-0050	55PH2	\$61,808	\$5,031
25-26-17-0080-01900-0070	55PH2	\$61,808	\$5,031
26-26-17-0080-01800-0080	55PH2	\$61,808	\$5,031
25-26-17-0080-02200-0120	55PH2	\$61,808	\$5,031
25-26-17-0080-01900-0060	55PH2	\$61,808	\$5,031
25-26-17-0080-01800-0320	55PH2	\$61,808	\$5,031
26-26-17-0080-01800-0050	55PH2	\$61,808	\$5,031
25-26-17-0080-01900-0130	55PH2	\$61,808	\$5,031
26-26-17-0080-01800-0140	55PH2	\$61,808	\$5,031
26-26-17-0080-01900-0190	55PH2	\$61,808	\$5,031
25-26-17-0080-01900-0010	55PH2	\$61,808	\$5,031
26-26-17-0080-01800-0060	55PH2	\$61,808	\$5,031
25-26-17-0080-02300-0190	55PH2	\$61,808	\$5,031
26-26-17-0080-01800-0210	55PH2	\$61,808	\$5,031
26-26-17-0080-01800-0200	55PH2	\$61,808	\$5,031
26-26-17-0080-01800-0150	55PH2	\$61,808	\$5,031
26-26-17-0080-01800-0130	55PH2	\$61,808	\$5,031
26-26-17-0080-01800-0110	55PH2	\$61,808	\$5,031
26-26-17-0080-01900-0230	55PH2	\$61,808	\$5,031
26-26-17-0080-01900-0200	55PH2	\$61,808	\$5,031
26-26-17-0080-01800-0220	55PH2	\$61,808	\$5,031
26-26-17-0080-01800-0100	55PH2	\$61,808	\$5,031
26-26-17-0080-01800-0120	55PH2	\$61,808	\$5,031
26-26-17-0080-01800-0160	55PH2	\$61,808	\$5,031
26-26-17-0080-01800-0180	55PH2	\$61,808	\$5,031
26-26-17-0080-01800-0170	55PH2	\$61,808	\$5,031
25-26-17-0080-01700-0040	55PH2	\$61,808	\$5,031
25-26-17-0080-01900-0140	55PH2	\$61,808	\$5,031
25-26-17-0080-01900-0150	55PH2	\$61,808	\$5,031
25-26-17-0010-03400-0120	55PH3	\$61,808	\$5,031
25-26-17-0010-03400-0130	55PH3	\$61,808	\$5,031
25-26-17-0010-03400-0090	55PH3	\$61,808	\$5,031
25-26-17-0010-03400-0220	55PH3	\$61,808	\$5,031
25-26-17-0010-03400-0040	55PH3	\$61,808	\$5,031
25-26-17-0010-03400-0030	55PH3	\$61,808	\$5,031
25-26-17-0010-03400-0010	55PH3	\$61,808	\$5,031
25-26-17-0010-03400-0180	55PH3	\$61,808	\$5,031
25-26-17-0010-03400-0190	55PH3	\$61,808	\$5,031
25-26-17-0010-03400-0150	55PH3	\$61,808	\$5,031
25-26-17-0010-03400-0020	55PH3	\$61,808	\$5,031
25-26-17-0010-03400-0170	55PH3	\$61,808	\$5,031
25-26-17-0010-03400-0200	55PH3	\$61,808	\$5,031
25-26-17-0010-03400-0060	55PH3	\$61,808	\$5,031
25-26-17-0010-03400-0050	55PH3	\$61,808	\$5,031
25-26-17-0010-03400-0110	55PH3	\$61,808	\$5,031
25-26-17-0010-03400-0210	55PH3	\$61,808	\$5,031
25-26-17-0010-03400-0100	55PH3	\$61,808	\$5,031
25-26-17-0010-03400-0160	55PH3	\$61,808	\$5,031
25-26-17-0010-03400-0070	55PH3	\$61,808	\$5,031
25-26-17-0010-03400-0140	55PH3	\$61,808	\$5,031
25-26-17-0010-03400-0080	55PH3	\$61,808	\$5,031
25-26-17-0070-01600-0060	55TND.PH1	\$61,808	\$5,031
25-26-17-0070-01600-0030	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00400-0160	55TND.PH1	\$61,808	\$5,031

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL**

Parcel	Product Type	Max Principal	Max Annual (1)
26-26-17-0050-00300-0100	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00400-0090	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00300-0060	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00400-0190	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00400-0100	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00400-0270	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00300-0140	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00500-0020	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00300-0010	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00300-0120	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00400-0200	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00400-0260	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00400-0040	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00300-0020	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00400-0220	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00300-0070	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00400-0130	55TND.PH1	\$61,808	\$5,031
25-26-17-0070-01600-0050	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00500-0010	55TND.PH1	\$61,808	\$5,031
25-26-17-0070-01600-0040	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00300-0050	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00400-0240	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00500-0080	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00400-0210	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00400-0010	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00400-0170	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00400-0180	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00400-0110	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00300-0040	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00300-0110	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00400-0020	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00400-0070	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00500-0070	55TND.PH1	\$61,808	\$5,031
25-26-17-0070-01600-0020	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00400-0120	55TND.PH1	\$61,808	\$5,031
25-26-17-0070-01600-0010	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00400-0050	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00300-0080	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00400-0150	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00400-0030	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00300-0090	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00500-0060	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00400-0140	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00300-0030	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00400-0060	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00400-0230	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00400-0250	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00300-0130	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00500-0040	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00500-0090	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00500-0030	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00500-0050	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00400-0080	55TND.PH1	\$61,808	\$5,031
26-26-17-0050-00500-0100	55TND.PH1	\$61,808	\$5,031
25-26-17-0010-03300-0070	55TND.PH3	\$61,808	\$5,031
25-26-17-0010-02600-0040	55TND.PH3	\$61,808	\$5,031

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL**

Parcel	Product Type	Max Principal	Max Annual (1)
25-26-17-0010-03300-0090	55TND.PH3	\$61,808	\$5,031
25-26-17-0010-03300-0060	55TND.PH3	\$61,808	\$5,031
25-26-17-0010-03300-0100	55TND.PH3	\$61,808	\$5,031
25-26-17-0010-03300-0040	55TND.PH3	\$61,808	\$5,031
25-26-17-0010-02600-0010	55TND.PH3	\$61,808	\$5,031
25-26-17-0010-02600-0030	55TND.PH3	\$61,808	\$5,031
25-26-17-0010-03300-0050	55TND.PH3	\$61,808	\$5,031
25-26-17-0010-03000-0040	55TND.PH3	\$61,808	\$5,031
25-26-17-0010-03300-0080	55TND.PH3	\$61,808	\$5,031
25-26-17-0010-02600-0090	55TND.PH3	\$61,808	\$5,031
25-26-17-0010-03000-0020	55TND.PH3	\$61,808	\$5,031
25-26-17-0010-03000-0030	55TND.PH3	\$61,808	\$5,031
25-26-17-0010-02600-0070	55TND.PH3	\$61,808	\$5,031
25-26-17-0010-03000-0010	55TND.PH3	\$61,808	\$5,031
25-26-17-0010-02600-0080	55TND.PH3	\$61,808	\$5,031
25-26-17-0010-02600-0110	55TND.PH3	\$61,808	\$5,031
25-26-17-0010-03300-0010	55TND.PH3	\$61,808	\$5,031
25-26-17-0010-02600-0020	55TND.PH3	\$61,808	\$5,031
25-26-17-0010-02600-0050	55TND.PH3	\$61,808	\$5,031
25-26-17-0010-03300-0020	55TND.PH3	\$61,808	\$5,031
25-26-17-0010-02600-0060	55TND.PH3	\$61,808	\$5,031
25-26-17-0010-03300-0030	55TND.PH3	\$61,808	\$5,031
25-26-17-0010-02600-0100	55TND.PH3	\$61,808	\$5,031
26-26-17-0060-00600-0070	65PH1	\$72,933	\$5,936
26-26-17-0060-00900-0200	65PH1	\$72,933	\$5,936
26-26-17-0060-00600-0100	65PH1	\$72,933	\$5,936
26-26-17-0060-01300-0120	65PH1	\$72,933	\$5,936
26-26-17-0060-01300-0100	65PH1	\$72,933	\$5,936
26-26-17-0060-01300-0140	65PH1	\$72,933	\$5,936
26-26-17-0060-00900-0100	65PH1	\$72,933	\$5,936
26-26-17-0060-00600-0050	65PH1	\$72,933	\$5,936
26-26-17-0060-00900-0170	65PH1	\$72,933	\$5,936
26-26-17-0060-00900-0230	65PH1	\$72,933	\$5,936
26-26-17-0050-00400-0280	65PH1	\$72,933	\$5,936
26-26-17-0060-00600-0010	65PH1	\$72,933	\$5,936
26-26-17-0060-01300-0040	65PH1	\$72,933	\$5,936
26-26-17-0060-01300-0080	65PH1	\$72,933	\$5,936
26-26-17-0060-00600-0020	65PH1	\$72,933	\$5,936
26-26-17-0060-00900-0120	65PH1	\$72,933	\$5,936
26-26-17-0060-00900-0270	65PH1	\$72,933	\$5,936
26-26-17-0060-01300-0060	65PH1	\$72,933	\$5,936
26-26-17-0060-00900-0130	65PH1	\$72,933	\$5,936
26-26-17-0060-01300-0130	65PH1	\$72,933	\$5,936
26-26-17-0050-00400-0330	65PH1	\$72,933	\$5,936
26-26-17-0060-00900-0240	65PH1	\$72,933	\$5,936
26-26-17-0060-01300-0010	65PH1	\$72,933	\$5,936
26-26-17-0060-00900-0160	65PH1	\$72,933	\$5,936
26-26-17-0060-01300-0090	65PH1	\$72,933	\$5,936
26-26-17-0060-00600-0060	65PH1	\$72,933	\$5,936
26-26-17-0050-00400-0320	65PH1	\$72,933	\$5,936
26-26-17-0060-00900-0220	65PH1	\$72,933	\$5,936
26-26-17-0050-00400-0300	65PH1	\$72,933	\$5,936
26-26-17-0060-00900-0190	65PH1	\$72,933	\$5,936
26-26-17-0060-01300-0050	65PH1	\$72,933	\$5,936
26-26-17-0060-00900-0180	65PH1	\$72,933	\$5,936
26-26-17-0060-01300-0070	65PH1	\$72,933	\$5,936

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL**

Parcel	Product Type	Max Principal	Max Annual (1)
26-26-17-0060-01300-0110	65PH1	\$72,933	\$5,936
26-26-17-0060-00600-0080	65PH1	\$72,933	\$5,936
26-26-17-0060-00900-0260	65PH1	\$72,933	\$5,936
26-26-17-0050-00400-0290	65PH1	\$72,933	\$5,936
26-26-17-0060-00900-0110	65PH1	\$72,933	\$5,936
26-26-17-0060-00600-0040	65PH1	\$72,933	\$5,936
26-26-17-0060-00600-0090	65PH1	\$72,933	\$5,936
26-26-17-0060-00900-0250	65PH1	\$72,933	\$5,936
26-26-17-0060-00600-0030	65PH1	\$72,933	\$5,936
26-26-17-0060-00900-0210	65PH1	\$72,933	\$5,936
26-26-17-0050-00400-0310	65PH1	\$72,933	\$5,936
26-26-17-0060-00900-0140	65PH1	\$72,933	\$5,936
26-26-17-0060-00900-0150	65PH1	\$72,933	\$5,936
26-26-17-0060-01300-0030	65PH1	\$72,933	\$5,936
26-26-17-0060-01300-0020	65PH1	\$72,933	\$5,936
26-26-17-0060-00900-0090	65PH1	\$72,933	\$5,936
25-26-17-0080-02500-0190	65PH2	\$72,933	\$5,936
25-26-17-0080-02500-0170	65PH2	\$72,933	\$5,936
25-26-17-0080-02500-0010	65PH2	\$72,933	\$5,936
25-26-17-0080-02500-0020	65PH2	\$72,933	\$5,936
25-26-17-0080-02400-0010	65PH2	\$72,933	\$5,936
25-26-17-0080-02500-0140	65PH2	\$72,933	\$5,936
25-26-17-0080-02400-0110	65PH2	\$72,933	\$5,936
25-26-17-0080-02400-0040	65PH2	\$72,933	\$5,936
25-26-17-0080-02400-0050	65PH2	\$72,933	\$5,936
25-26-17-0080-02400-0100	65PH2	\$72,933	\$5,936
25-26-17-0080-02400-0070	65PH2	\$72,933	\$5,936
25-26-17-0080-02400-0060	65PH2	\$72,933	\$5,936
25-26-17-0080-02500-0130	65PH2	\$72,933	\$5,936
25-26-17-0080-02400-0080	65PH2	\$72,933	\$5,936
25-26-17-0080-02400-0030	65PH2	\$72,933	\$5,936
25-26-17-0080-02500-0180	65PH2	\$72,933	\$5,936
25-26-17-0080-02500-0030	65PH2	\$72,933	\$5,936
25-26-17-0080-02500-0160	65PH2	\$72,933	\$5,936
25-26-17-0080-02500-0060	65PH2	\$72,933	\$5,936
25-26-17-0080-02500-0100	65PH2	\$72,933	\$5,936
25-26-17-0080-02400-0020	65PH2	\$72,933	\$5,936
25-26-17-0080-02500-0150	65PH2	\$72,933	\$5,936
25-26-17-0080-02500-0080	65PH2	\$72,933	\$5,936
25-26-17-0080-02500-0120	65PH2	\$72,933	\$5,936
25-26-17-0080-02500-0090	65PH2	\$72,933	\$5,936
25-26-17-0080-02500-0050	65PH2	\$72,933	\$5,936
25-26-17-0080-02400-0090	65PH2	\$72,933	\$5,936
25-26-17-0080-02500-0040	65PH2	\$72,933	\$5,936
25-26-17-0080-02500-0070	65PH2	\$72,933	\$5,936
25-26-17-0080-02500-0110	65PH2	\$72,933	\$5,936
25-26-17-0080-02500-0200	65PH2	\$72,933	\$5,936
25-26-17-0010-03000-0280	65PH3	\$72,933	\$5,936
25-26-17-0010-03000-0290	65PH3	\$72,933	\$5,936
25-26-17-0010-03000-0300	65PH3	\$72,933	\$5,936
25-26-17-0010-03000-0250	65PH3	\$72,933	\$5,936
25-26-17-0010-03000-0170	65PH3	\$72,933	\$5,936
25-26-17-0010-03000-0260	65PH3	\$72,933	\$5,936
25-26-17-0010-03000-0140	65PH3	\$72,933	\$5,936
25-26-17-0010-03000-0130	65PH3	\$72,933	\$5,936
25-26-17-0010-03000-0270	65PH3	\$72,933	\$5,936

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL**

Parcel	Product Type	Max Principal	Max Annual (1)
25-26-17-0010-03000-0240	65PH3	\$72,933	\$5,936
25-26-17-0010-03000-0150	65PH3	\$72,933	\$5,936
25-26-17-0010-03000-0160	65PH3	\$72,933	\$5,936
25-26-17-0010-03000-0180	65PH3	\$72,933	\$5,936
25-26-17-0010-03000-0200	65PH3	\$72,933	\$5,936
25-26-17-0010-03000-0220	65PH3	\$72,933	\$5,936
25-26-17-0010-03000-0230	65PH3	\$72,933	\$5,936
25-26-17-0010-03000-0190	65PH3	\$72,933	\$5,936
25-26-17-0010-03000-0210	65PH3	\$72,933	\$5,936
25-26-17-0010-03000-0110	65PH3.14	\$72,933	\$5,936
25-26-17-0010-03000-0060	65PH3.14	\$72,933	\$5,936
25-26-17-0010-03000-0090	65PH3.14	\$72,933	\$5,936
25-26-17-0010-03000-0070	65PH3.14	\$72,933	\$5,936
25-26-17-0010-03000-0050	65PH3.14	\$72,933	\$5,936
25-26-17-0010-03000-0100	65PH3.14	\$72,933	\$5,936
25-26-17-0010-03000-0120	65PH3.14	\$72,933	\$5,936
25-26-17-0010-03000-0080	65PH3.14	\$72,933	\$5,936
25-26-17-0010-02800-0030	TH	\$24,723	\$2,012
25-26-17-0010-03100-0090	TH	\$24,723	\$2,012
25-26-17-0010-03100-0140	TH	\$24,723	\$2,012
25-26-17-0010-02800-0260	TH	\$24,723	\$2,012
25-26-17-0010-02900-0180	TH	\$24,723	\$2,012
25-26-17-0010-03100-0080	TH	\$24,723	\$2,012
25-26-17-0010-03100-0050	TH	\$24,723	\$2,012
25-26-17-0010-03100-0220	TH	\$24,723	\$2,012
25-26-17-0010-02900-0010	TH	\$24,723	\$2,012
25-26-17-0010-02900-0080	TH	\$24,723	\$2,012
25-26-17-0010-02900-0090	TH	\$24,723	\$2,012
25-26-17-0010-03100-0200	TH	\$24,723	\$2,012
25-26-17-0010-02900-0120	TH	\$24,723	\$2,012
25-26-17-0010-03100-0020	TH	\$24,723	\$2,012
25-26-17-0010-03100-0170	TH	\$24,723	\$2,012
25-26-17-0010-03100-0190	TH	\$24,723	\$2,012
25-26-17-0010-03100-0160	TH	\$24,723	\$2,012
25-26-17-0010-02800-0120	TH	\$24,723	\$2,012
25-26-17-0010-02800-0130	TH	\$24,723	\$2,012
25-26-17-0010-03200-0010	TH	\$24,723	\$2,012
25-26-17-0010-02900-0060	TH	\$24,723	\$2,012
25-26-17-0010-03100-0120	TH	\$24,723	\$2,012
25-26-17-0010-02900-0130	TH	\$24,723	\$2,012
25-26-17-0010-02800-0290	TH	\$24,723	\$2,012
25-26-17-0010-02800-0250	TH	\$24,723	\$2,012
25-26-17-0010-03100-0210	TH	\$24,723	\$2,012
25-26-17-0010-02800-0100	TH	\$24,723	\$2,012
25-26-17-0010-02800-0070	TH	\$24,723	\$2,012
25-26-17-0010-02900-0170	TH	\$24,723	\$2,012
25-26-17-0010-03100-0060	TH	\$24,723	\$2,012
25-26-17-0010-02900-0150	TH	\$24,723	\$2,012
25-26-17-0010-02900-0100	TH	\$24,723	\$2,012
25-26-17-0010-02900-0140	TH	\$24,723	\$2,012
25-26-17-0010-02800-0160	TH	\$24,723	\$2,012
25-26-17-0010-02800-0140	TH	\$24,723	\$2,012
25-26-17-0010-02900-0050	TH	\$24,723	\$2,012
25-26-17-0010-03100-0130	TH	\$24,723	\$2,012
25-26-17-0010-02800-0080	TH	\$24,723	\$2,012
25-26-17-0010-03100-0100	TH	\$24,723	\$2,012

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL**

Parcel	Product Type	Max Principal	Max Annual (1)
25-26-17-0010-03100-0180	TH	\$24,723	\$2,012
25-26-17-0010-02800-0280	TH	\$24,723	\$2,012
25-26-17-0010-02800-0110	TH	\$24,723	\$2,012
25-26-17-0010-02900-0070	TH	\$24,723	\$2,012
25-26-17-0010-02900-0020	TH	\$24,723	\$2,012
25-26-17-0010-02900-0030	TH	\$24,723	\$2,012
25-26-17-0010-02800-0300	TH	\$24,723	\$2,012
25-26-17-0010-02800-0060	TH	\$24,723	\$2,012
25-26-17-0010-02800-0010	TH	\$24,723	\$2,012
25-26-17-0010-02800-0210	TH	\$24,723	\$2,012
25-26-17-0010-02900-0040	TH	\$24,723	\$2,012
25-26-17-0010-02800-0040	TH	\$24,723	\$2,012
25-26-17-0010-02800-0090	TH	\$24,723	\$2,012
25-26-17-0010-02800-0220	TH	\$24,723	\$2,012
25-26-17-0010-03100-0070	TH	\$24,723	\$2,012
25-26-17-0010-03100-0040	TH	\$24,723	\$2,012
25-26-17-0010-02900-0200	TH	\$24,723	\$2,012
25-26-17-0010-02900-0250	TH	\$24,723	\$2,012
25-26-17-0010-02900-0240	TH	\$24,723	\$2,012
25-26-17-0010-02800-0150	TH	\$24,723	\$2,012
25-26-17-0010-03100-0110	TH	\$24,723	\$2,012
25-26-17-0010-02800-0180	TH	\$24,723	\$2,012
25-26-17-0010-02900-0310	TH	\$24,723	\$2,012
25-26-17-0010-02900-0230	TH	\$24,723	\$2,012
25-26-17-0010-02800-0190	TH	\$24,723	\$2,012
25-26-17-0010-03100-0030	TH	\$24,723	\$2,012
25-26-17-0010-02800-0020	TH	\$24,723	\$2,012
25-26-17-0010-02900-0110	TH	\$24,723	\$2,012
25-26-17-0010-02800-0240	TH	\$24,723	\$2,012
25-26-17-0010-03100-0150	TH	\$24,723	\$2,012
25-26-17-0010-02800-0270	TH	\$24,723	\$2,012
25-26-17-0010-02900-0190	TH	\$24,723	\$2,012
25-26-17-0010-03100-0010	TH	\$24,723	\$2,012
25-26-17-0010-03200-0020	TH	\$24,723	\$2,012
25-26-17-0010-02800-0050	TH	\$24,723	\$2,012
25-26-17-0010-02900-0160	TH	\$24,723	\$2,012
25-26-17-0010-02800-0230	TH	\$24,723	\$2,012
25-26-17-0010-02900-0290	TH	\$24,723	\$2,012
25-26-17-0010-02800-0170	TH	\$24,723	\$2,012
25-26-17-0010-02800-0200	TH	\$24,723	\$2,012
25-26-17-0010-02900-0320	TH	\$24,723	\$2,012
25-26-17-0010-02900-0300	TH	\$24,723	\$2,012
25-26-17-0010-02900-0210	TH	\$24,723	\$2,012
25-26-17-0010-02900-0270	TH	\$24,723	\$2,012
25-26-17-0010-02900-0260	TH	\$24,723	\$2,012
25-26-17-0010-02900-0280	TH	\$24,723	\$2,012
25-26-17-0010-02900-0220	TH	\$24,723	\$2,012
25-26-17-0010-03200-0130	TH	\$24,723	\$2,012
25-26-17-0010-03200-0240	TH	\$24,723	\$2,012
25-26-17-0010-03200-0090	TH	\$24,723	\$2,012
25-26-17-0010-03200-0110	TH	\$24,723	\$2,012
25-26-17-0010-03200-0150	TH	\$24,723	\$2,012
25-26-17-0010-03200-0030	TH	\$24,723	\$2,012
25-26-17-0010-03200-0230	TH	\$24,723	\$2,012
25-26-17-0010-03200-0170	TH	\$24,723	\$2,012
25-26-17-0010-03200-0180	TH	\$24,723	\$2,012

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL**

Parcel	Product Type	Max Principal	Max Annual (1)
25-26-17-0010-03200-0080	TH	\$24,723	\$2,012
25-26-17-0010-03200-0100	TH	\$24,723	\$2,012
25-26-17-0010-03200-0160	TH	\$24,723	\$2,012
25-26-17-0010-03200-0200	TH	\$24,723	\$2,012
25-26-17-0010-03200-0210	TH	\$24,723	\$2,012
25-26-17-0010-03200-0040	TH	\$24,723	\$2,012
25-26-17-0010-03200-0220	TH	\$24,723	\$2,012
25-26-17-0010-03200-0140	TH	\$24,723	\$2,012
25-26-17-0010-03200-0190	TH	\$24,723	\$2,012
25-26-17-0010-03200-0070	TH	\$24,723	\$2,012
25-26-17-0010-03200-0120	TH	\$24,723	\$2,012
25-26-17-0010-03200-0060	TH	\$24,723	\$2,012
25-26-17-0010-03200-0050	TH	\$24,723	\$2,012
25-26-17-0000-00100-0021	Unplatted - Phase IV	\$1,604,533	\$130,603
26-26-17-0000-00200-0032	Unplatted - Phase V	\$640,948	\$52,171
		\$36,670,000	\$2,984,795

(1) Includes estimated county collection costs/payment discounts, which may fluctuate.

Tab 6

RESOLUTION 2020-18

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ASTURIA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Pasco County, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 25TH DAY OF AUGUST, 2020.

**ASTURIA COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASST. SECRETARY

EXHIBIT “A”
BOARD OF SUPERVISORS MEETING DATES
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021

October 27, 2020
November 24, 2020
December 22, 2020 *
January 26 2021
February 23, 2021 *
March 23, 2021
April 27, 2021
May 25, 2021
June 22, 2021 *
July 27, 2021
August 24, 2021
September 28, 2021 *

The meetings will convene at 1:00 p.m., * **(with the exception of the months of December, February, June, and September, when they will meet at 5:00 p.m.)** at Asturia Clubhouse, located at 14575 Promenade Parkway, Odessa, FL 33556.

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

Tab 7



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

April 30, 2020

Asturia Community Development District
c/o Rizzetta & Company, Inc.
12750 Citrus Park Lane, Suite 115
Tampa, Florida 33625

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Asturia Community Development District (“Client”) for the following bond issues. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$2,115,000 Asturia Community Development District (Pasco County, Florida) Special Assessment Bonds, Series 2016A-1 and \$2,870,000 Asturia Community Development District (Pasco County, Florida) Special Assessment Bonds, Series 2016A-2

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for

review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for services listed above for the three annual bond years ending August 16, 2020, August 16, 2021 and August 16, 2022 is \$1,500, which is \$500 each year. We will bill you upon completion of our services or on a monthly basis. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Asturia Community Development District

By: Linda L. Scott
Linda L. Scott, CPA

By: _____
Print Name _____
Title _____
Date: _____

Tab 8

MINUTES OF MEETING

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

ASTURIA COMMUNITY DEVELOPMENT DISTRICT

The continued meeting of the Asturia Community Development District was held on **Tuesday, July 28, 2020 at approximately 1:04 PM** and was conducted by means of communications media technology telephone pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

Present and constituting a quorum:

Lane Gardner	Board Supervisor, Chair
Lee Thompson	Board Supervisor, Asst. Secretary
Carla Luigs	Board Supervisor, Asst. Secretary
Matthew Gallagher	Board Supervisor, Asst. Secretary

Also present were:

Matthew Huber	District Manager; Rizzetta & Co., Inc.
Lynn Hayes	District Manager; Rizzetta & Co., Inc.
Sarah Warren	District Counsel; Hopping Green & Sams
Sean Manson	Construction Manager; Hines
Ed Colon	Down to Earth
Virgil Stoltz	Blue Water Aquatics
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Hayes called the meeting to order, performed roll call, and confirmed a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

Audience comments were entertained regarding for the status of traffic lights at the entrance, street signs, and addition of no parking signs for bus stops.

Audience members also inquired about staffing changes with the clubhouse employees, planned increases to the budget, a petition to change the name of the dog park, and the results of a recent BOCC meeting for Pasco County.

Residents expressed their dissatisfaction with the landscaping and lake maintenance services throughout the Community.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of

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Supervisors' Meeting Held on May 26 and June 10, 2020

Mr. Hayes presented the minutes of the Board meeting held on May 26, 2020. Supervisors noted a few minor corrections that were needed.

On a Motion by Mr. Gardner, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the minutes for the Board meeting held on May 26, 2020, as amended, for the Asturia Community Development District

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Mr. Hayes presented the minutes of the Board meeting held on June 10, 2020. A minor error was noted.

On a Motion by Mr. Thompson, seconded by Mr. Gardner, with all in favor, the Board of Supervisors approved the minutes for the Board meeting held on June 10, 2020, as amended, for the Asturia Community Development District

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FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for April, May and June 2020

Mr. Hayes presented the Operation and Maintenance Expenditures for April, May, and June 2020. A brief discussion was held regarding some of the utility bills. Mr. Colon was asked to inspect the irrigation system by the clubhouse.

On a Motion by Mr. Gardner, seconded by Ms. Luigs, with all in favor, the Board of Supervisors ratified the Operations and Maintenance expenditures for April 2020 (\$64,610.64), May 2020 (\$61,633.38) and June 2020 (\$54,469.33), for the Asturia Community Development District

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FIFTH ORDER OF BUSINESS

Consideration of Resolution 2020-13, Re-designating Assistant Secretary

Mr. Hayes reviewed Resolution 2020-13 and asked that he be appointed as Assistant Secretary.

On a Motion by Mr. Thompson, seconded by Mr. Gardner, with all in favor, the Board of Supervisors' approved Resolution 2020-13, appointing Lynn Hates as Assistant Secretary, with the correction on Gus Garcia, as amended, for the Asturia Community Development District.

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SIXTH ORDER OF BUSINESS

Discussion of Bridge Repairs, Trail Signs and Bollards

Mr. Hayes provided the Board with updates on various projects. He noted that the bridge repairs were completed on Monday, July 20, 2020, No motorized trail area signs are to be installed on Tuesday, July 28, 2020 weather permitting, Bollards will be installed on trail areas within the next couple of weeks, pine trees were installed on Friday, July 24th adjacent to the cul de sac of

68 Trails Edge to block access point to pond, and Gravel removal and sod installation along Long Bow
69 Way is scheduled for the week on August 3, 2020.

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71 **SEVENTH ORDER OF BUSINESS**

Staff Reports

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73 **A. Monthly Maintenance Inspection Reports**

74 Mr. Colon reviewed both the Irrigation and Landscape Inspection reports and a brief
75 discussion ensued. A request was made for weekly updates to be submitted relative
76 projects being completed.

77
78 **A. Clubhouse Manager**

79 Mr. Hayes spoke briefly on the report and a brief discussion was held regarding
80 replacement of the pavers.

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82 A request was also made to revise the job description of the Clubhouse Manager

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84 **B. District Engineer**

85 No Report

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87 **C. District Counsel**

88 Ms. Warren stated that the Sheriff's department has reviewed the proposed agreement
89 but has questions on new streets for future phases. Counsel recommended scheduling a
90 hearing date for Pasco BOCC approval. It was recommended to get the hearing on the
91 next agenda.

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93 Ms. Warren reviewed the amended website requirements made during the last legislative
94 session and a brief discussion ensued.

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96 **D. District Manager**

97 Mr. Hayes announced that the final budget hearing will take place in conjunction with the
98 regular scheduled BOS meeting on August 25, 2020 at 1:00 p.m., along with the
99 Boundary Amendment Public Hearing, and Uniform Method of Collection hearing.

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101 **EIGHTH ORDER OF BUSINESS**

Supervisors' Requests

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103 Mr. Gardner stated that he would be happy to consider re-naming the dog park at the
104 August meeting.

105 Mr. Manson spoke briefly regarding the traffic signal installation, noting that it will be
106 necessary to close the intersection during actual work and a notice will need to be sent out to
107 residents once that date has been determined.

108 Mr. Gardner reminded the Board of the Landowners Election on November 3, 2020. He also
109 stated that a Surgical Center and Amazing Explorers have been confirmed as part of the plaza
110 located in front of the apartments

111 Mr. Gardner touched briefly on the budget, explaining that the developer may have overfunded the
112 budget and it would be closely reviewed prior to the final public hearing.

113 **NINETH ORDER OF BUSINESS**

Adjournment

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115 Mr. Hayes asked for a motion to adjourn the meeting.

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On a Motion by Mr. Gardner, seconded by Ms. Luigs, with all in favor the Board of Supervisors adjourned the meeting at 2:59 p.m., for Asturia Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 9

ASTURIA COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures July 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2020 through July 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$53,938.87**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Astoria Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2020 Through July 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Anago Franchising, Inc.	002557	107475	Monthly Janitorial Services 06/20	\$ 405.00
Asturia CDD	CD036	CD036	Debit Card Replenishment	\$ 263.75
Asturia CDD	CD037	CD037	Debit Card Replenishment	\$ 675.87
Brighthouse Networks	002558	065826701062220	14575 Promenade Parkway 06/20	\$ 256.35
Conley's Drinking Fountains, LLC	002567	1978	Repair Drinking Fountains 06/20	\$ 295.00
County Sanitation	002570	10470782	Clubhouse Dumpster 07/20	\$ 34.00
DCSI, Inc	002559	27256	(100) AH-CSAWID00 AWID Prox Access Cards 06/20	\$ 379.00
Duke Energy	002568	02017 22358 06/20	000 Aviles Parkway Lite 06/20	\$ 3,194.97
Duke Energy	002571	Duke Electric Summary 06/20	Electric Summary 06/20	\$ 2,154.80
Duke Energy	002574	13808 69448 06/20	14721 State Rd 54 Lite 06/20	\$ 6,895.85
Duke Energy	002575	66842 45114 06/20	0000 Aviles Parkway Street Lights Phase 3 06/20	\$ 2,670.98
Florida Department of Revenue	002572	85-8016529160C-9 06/20	Sales & Use Tax 06/20	\$ 17.34
GB Collins Engineering, P.A.	002561	7001	Pool Inspection and Report 06/20	\$ 950.00

Asturia Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2020 Through July 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Anago Franchising, Inc.	002557	107475	Monthly Janitorial Services 06/20	\$ 405.00
Jerry Richardson	002565	1357	Hog Removal Service 06/20	\$ 1,300.00
Pasco County	002573	Water Summary 05/20	Water Summary 05/20	\$ 8,868.12
Rizzetta & Company, Inc.	002562	INV0000050751	District Management Fees 07/20	\$ 4,509.50
Rizzetta Amenity Services, Inc.	002563	INV0000000007676	Amenity Management Services 06/20	\$ 4,071.11
Rizzetta Technology Services, LLC	002564	INV0000005994	Email & Website Hosting Services 07/20	\$ 190.00
SSS Down To Earth Opco LLC	002560	67337	Grounds Maintenance 06/20	\$ 15,051.16
Suncoast Pool Service	002566	6271	Monthly Pool Service 06/20	\$ 870.00
Texacraft	002569	1038670	Replacement Material for Pool Chairs 06/20	<u>\$ 886.07</u>
Report Total				<u><u>\$ 53,938.87</u></u>

Tab 10



Operations Report — July 2020

CLUBHOUSE STANDARD ACTIVITY

- Clubhouse open limited time per pandemic daily. Tuesday-Saturdays from 10am to 6pm, closed Mondays.
- No Clubhouse rentals currently allowed.
- Masks must be worn in indoor amenity areas and social distancing is enforced.
- Staff fielded resident questions and concerns via email, phone, and Clubhouse visits.
- Pool furniture straightened and organized daily.
- Cobwebs cleaned off Clubhouse.
- Windows cleaned weekly.
- Pool and patio furniture cleaned.
- Pool cleaned three times a week.
- Gym equipment wiped down twice a day.
- Cleaning Company comes Monday & Thursday evening.

CLUBHOUSE MAINTENANCE AND IMPROVEMENTS

- Bridge repaired.
- Repair pending for pool pavers.
- Weeds removed from entrance monuments.
- A/C in the gym was repaired.

FIELD MAINTENANCE

- Weekly inspections by Down2Earth and Rizzetta.
- Amenity area lawn treated.

PRIVATE EVENT RENTALS

- Zero Facility rentals due to pandemic

COMMUNITY EVENTS

- All community and group events suspended per pandemic. Only “essential” services permitted at this time

ACCESS CARDS

- 506 Homes have access cards as of 08/14/2020