



Rizzetta & Company

# **Astoria Community Development District**

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**Board of Supervisors' Meeting  
August 24, 2021**

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

[www.asturiacdd.org](http://www.asturiacdd.org)

**ASTURIA  
COMMUNITY DEVELOPMENT DISTRICT**

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

<b>Board of Supervisors</b>	Jon Tietz Lane Gardner Richard Jensen Walter O'Shea Jacques Darius	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Matthew Huber	Rizzetta & Company, Inc.
<b>District Counsel</b>	Jonathan Johnson	Hopping, Green & Sams
<b>District Engineer</b>	Jim Choncholas	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.

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

[www.asturiacdd.org](http://www.asturiacdd.org)

August 23, 2021

**Board of Supervisors  
Asturia Community  
Development District**

**REVISED AGENDA**

The regular meeting of the Board of Supervisors of the Asturia Community Development District will be held on **Tuesday, August 24, 2021 at 6:00 p.m.** at the Asturia Clubhouse, located at 14575 Promenade Parkway, Odessa, Florida 33556. The following is the agenda for this meeting:

**BOARD OF SUPERVISORS MEETING**

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
  - A. Clubhouse Manager Report.....Tab 1
  - B. August Field Inspection Report.....Tab 2
  - C. Landscape Report.....Tab 3
  - D. District Engineer
  - E. District Counsel
  - F. District Manager
    1. Presentation of June Financial Statement.....Tab 4
- 4. BUSINESS ITEMS**
  - A. Review of Final Budget (under separate cover)
  - B. Public Hearing on Fiscal Year 2021/2022 Final Budget
    1. Consideration of Resolution 2021-07, Adopting Fiscal Year 2021/2022 Final Budget.....Tab 5
  - C. Public Hearing on Fiscal Year 2021/2022 Assessments
    1. Consideration of Resolution 2021-08, Imposing Special Assessments and Certifying an Assessment Roll.....Tab 6
  - D. Consideration of Resolution 2021-09, Setting the Meeting Schedule for Fiscal Year 2021/2022.....Tab 7
  - E. Consideration of LMP Phase 4 Addendum.....Tab 8
  - F. Consideration of Lantower Monument Agreement.....Tab 9
  - G. Consideration of Blue Water Aquatics Planting Proposal.....Tab 10
  - H. Consideration of Fit Rev Proposal for Gym Equipment.....Tab 11
  - I. Discussion of Disbursement of Funds Resolution

**5. BUSINESS ADMINISTRATION**

- A. Consideration of Minutes of Board of Supervisors'  
Regular Meeting held on June 22, 2021.....Tab 12
- B. Consideration of Minutes of Board of Supervisors'  
Regular Meeting held on July 27, 2021.....Tab 13
- C. Consideration of the Operations & Maintenance  
Expenditures for July 2021.....Tab 14

**6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

**7. ADJOURNMENT**

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

Very truly yours,

*Matthew Huber*

District Manager

## **Tab 4**

## **Tab 5**

## RESOLUTION 2021-07

### 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, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2021, 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, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) 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 1<sup>st</sup> 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, 2022."
- 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 2021/2022, 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	\$_____
DEBT SERVICE FUND – SERIES 2014A-1	\$_____
DEBT SERVICE FUND – SERIES 2016A-1	\$_____
TOTAL ALL FUNDS	\$_____

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if



the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. 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 24<sup>th</sup> DAY OF AUGUST, 2021.**

ATTEST:

**ASTURIA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Fiscal Year 2022 Budget

## Exhibit A



Rizzetta & Company

# Asturia Community Development District

[Asturiacdd.org](http://Asturiacdd.org)

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**Proposed Budget for Fiscal Year  
2021-2022**

**Presented by: Rizzetta & Company, Inc.**

**5844 Old Pasco Road, Ste#100  
Wesley Chapel, FL 33544  
Phone: 813-994-1001**

[rizzetta.com](http://rizzetta.com)

## TABLE OF CONTENTS

	<u>Page</u>
<b>General Fund Budget Account Category Descriptions</b>	<b>3</b>
<b>Reserve Fund Budget Account Category Descriptions</b>	<b>10</b>
<b>Debt Service Fund Budget Account Category Descriptions</b>	<b>11</b>
<b>General Fund Budget for Fiscal Year 2021/2022</b>	<b>12</b>
<b>Reserve Fund Budget for Fiscal Year 2021/2022</b>	<b>14</b>
<b>Debt Service Fund Budget for Fiscal Year 2021/2022</b>	<b>15</b>
<b>Assessments Charts for Fiscal Year 2021/2022</b>	<b>16</b>



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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.

**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.

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## **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.



**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.

**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.

**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.

## 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.

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### 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.

## 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.

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### 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 2021-2022**

Chart of Accounts Classification	Actual YTD through 06/30/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
<b>REVENUES</b>							
Interest Earnings							
Interest Earnings	\$ 22	\$ 29	\$ -	\$ 29	\$ -	\$ -	
Special Assessments							
Tax Roll*	\$ 671,236	\$ 671,236	\$ 667,214	\$ 4,022	\$ 846,661	\$ 179,447	
Off Roll*	\$ 41,793	\$ 41,793	\$ 41,793	\$ -	\$ -	\$ (41,793)	
Contributions & Donations from Private		\$ -					
Developer Contributions	\$ 73,257	\$ 86,257	\$ 20,000	\$ 66,257	\$ -	\$ (20,000)	
Other Miscellaneous Revenues							
Event Rental	\$ 1,981	\$ 2,641	\$ 2,500	\$ 141	\$ -	\$ (2,500)	
Miscellaneous Revenues (Cost Share Agreement-Landtower)	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	
<b>TOTAL REVENUES</b>	<b>\$ 788,289</b>	<b>\$ 801,957</b>	<b>\$ 731,507</b>	<b>\$ 70,450</b>	<b>\$ 861,661</b>	<b>\$ 130,154</b>	
<b>TOTAL REVENUES AND BALANCE</b>	<b>\$ 788,289</b>	<b>\$ 801,957</b>	<b>\$ 731,507</b>	<b>\$ 70,450</b>	<b>\$ 861,661</b>	<b>\$ 130,154</b>	
<b>EXPENDITURES - ADMINISTRATIVE</b>							
Legislative							
Supervisor Fees	\$ 6,000	\$ 8,000	\$ 4,400	\$ (3,600)	\$ 7,600	\$ 3,200	
Financial & Administrative							
Administrative Services	\$ 4,050	\$ 5,400	\$ 5,400	\$ -	\$ 5,130	\$ (270)	
District Management	\$ 14,936	\$ 19,915	\$ 19,914	\$ (1)	\$ 18,918	\$ (996)	
District Engineer	\$ 8,800	\$ 11,733	\$ 2,500	\$ (9,233)	\$ 5,000	\$ 2,500	
Disclosure Report	\$ 5,000	\$ 5,000	\$ 7,500	\$ 2,500	\$ 5,000	\$ (2,500)	
Trustees Fees	\$ 8,500	\$ 8,500	\$ 7,500	\$ (1,000)	\$ 8,500	\$ 1,000	
Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	\$ 150	\$ -	\$ 150	\$ -	
Financial & Revenue Collections	\$ 2,700	\$ 3,600	\$ 3,600	\$ -	\$ 3,420	\$ (180)	
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 4,750	\$ (250)	
Accounting Services	\$ 13,500	\$ 18,000	\$ 18,000	\$ -	\$ 17,100	\$ (900)	
Auditing Services	\$ 3,600	\$ 3,600	\$ 4,000	\$ 400	\$ 3,575	\$ (25)	
Arbitrage Rebate Calculation	\$ 500	\$ 667	\$ 1,500	\$ 833	\$ 1,000	\$ (500)	
Public Officials Liability Insurance	\$ 2,960	\$ 2,960	\$ 3,000	\$ 40	\$ 3,256	\$ 256	
Legal Advertising	\$ 2,398	\$ 3,197	\$ 1,500	\$ (1,697)	\$ 1,500	\$ -	
Dues, Licenses & Fees	\$ 175	\$ 233	\$ 500	\$ 267	\$ 500	\$ -	
Mailed Notices - Postage	\$ -	\$ -	\$ 1,000	\$ -	\$ 600	\$ (400)	
Website Hosting, Maintenance, Backup &	\$ 3,248	\$ 4,331	\$ 7,500	\$ 3,169	\$ 5,500	\$ (2,000)	
Legal Counsel							
District Counsel	\$ 32,890	\$ 43,853	\$ 20,000	\$ (23,853)	\$ 27,000	\$ 7,000	
<b>Administrative Subtotal</b>	<b>\$ 114,407</b>	<b>\$ 144,139</b>	<b>\$ 112,964</b>	<b>\$ (32,175)</b>	<b>\$ 118,499</b>	<b>\$ 5,535</b>	
<b>EXPENDITURES - FIELD OPERATIONS</b>							
Law Enforcement							
Off Duty Deputy Services	\$ 1,000	\$ 1,000	\$ -	\$ (1,000)	\$ -	\$ -	
Electric Utility Services							
Utility Services	\$ 561	\$ 748	\$ 1,200	\$ 452	\$ 1,200	\$ -	
Utility - Recreation Facilities	\$ 15,157	\$ 20,209	\$ 20,000	\$ (209)	\$ 21,000	\$ 1,000	
Utility-Irrigation	\$ 1,701	\$ 2,268	\$ 1,800	\$ (468)	\$ 1,800	\$ -	
Street Lights	\$ 121,740	\$ 162,320	\$ 119,000	\$ (43,320)	\$ 119,000	\$ -	
Garbage/Solid Waste Control Services							
Garbage - Recreation Facility	\$ 306	\$ 408	\$ 400	\$ (8)	\$ 425	\$ 25	
Solid Waste Assessment	\$ 609	\$ 609	\$ 525	\$ (84)	\$ 625	\$ 100	
Water-Sewer Combination Services							
Utility - Reclaimed	\$ 44,898	\$ 59,864	\$ 70,000	\$ 10,136	\$ 55,000	\$ (15,000)	
Stormwater Control							
Aquatic Maintenance	\$ 5,700	\$ 7,600	\$ 10,280	\$ 2,680	\$ 7,760	\$ (2,520)	

**Proposed Budget**  
**Astoria Community Development District**  
**General Fund**  
**Fiscal Year 2021-2022**

Chart of Accounts Classification	Actual YTD through 06/30/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
Stormwater Assessment	\$ 903	\$ 903	\$ 900	\$ (3)	\$ 900	\$ -	
Midge-Fly Services	\$ -	\$ -	\$ -	\$ -	\$ -		
Other Physical Environment							
General Liability Insurance	\$ 3,229	\$ 3,229	\$ 3,150	\$ (79)	\$ 3,552	\$ 402	
Property Insurance	\$ 13,528	\$ 13,528	\$ 13,527	\$ (1)	\$ 14,881	\$ 1,354	
Entry & Walls Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ -	\$ (500)	
Landscape Maintenance	\$ 130,266	\$ 173,688	\$ 185,000	\$ 11,312	\$ 202,036	\$ 17,036	Phase 4 added
Landscape ROW mowings	\$ 500	\$ 667	\$ 1,000	\$ 333	\$ -	\$ (1,000)	
Holiday Decorations	\$ 3,995	\$ 3,995	\$ 5,000	\$ 1,005	\$ 2,000	\$ (3,000)	
Landscape Replacement Plants, Shrubs,	\$ 4,340	\$ 5,787	\$ 2,000	\$ (3,787)	\$ 2,000	\$ -	
Field Operations	\$ 5,400	\$ 7,200	\$ 8,400	\$ 1,200	\$ 7,200	\$ (1,200)	
Irrigation Repairs & Maint.	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	New line item
Road & Street Facilities							
Street/ Parking Lot Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ -	\$ (500)	Deleted this line item
Roadway Repair & Maintenance	\$ 921	\$ 1,228	\$ 5,000	\$ 3,772	\$ 5,000	\$ -	
Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
Pressure Washing of Community Areas	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	New line item
Parks & Recreation							
Employment Salaries	\$ 63,288	\$ 84,384	\$ 92,100	\$ 7,716	\$ 77,553	\$ (14,547)	Board approved Option 4
Management Contract	\$ 8,100	\$ 10,800	\$ 10,800		\$ 7,800	\$ (3,000)	Board approved Option 4
Pool Service Contract	\$ 7,830	\$ 10,440	\$ 10,440	\$ -	\$ 10,440	\$ -	
Fitness Equipment Maintenance & Repair	\$ -	\$ -	\$ 900	\$ 900	\$ 2,500	\$ 1,600	
Pool Permits	\$ 280	\$ 280	\$ 300	\$ -	\$ 300	\$ -	
Pool Furniture repair & replacement	\$ -	\$ -	\$ 3,500	\$ 3,500	\$ 3,500	\$ -	
Amenity Maintenance & Repair	\$ 10,013	\$ 13,351	\$ 5,000	\$ (8,351)	\$ 2,500	\$ (2,500)	
Facility A/C & Heating Maintenance & Repair	\$ 465	\$ 620	\$ 1,500	\$ 880	\$ 1,500	\$ -	
Telephone Fax, Internet	\$ 2,335	\$ 3,113	\$ 2,000	\$ (1,113)	\$ 3,200	\$ 1,200	
Clubhouse - Facility Janitorial Service	\$ 1,035	\$ 1,380	\$ 4,875	\$ 3,495	\$ -	\$ (4,875)	
Clubhouse - Facility Janitorial Supplies	\$ 2,021	\$ 2,695	\$ 1,500	\$ (1,195)	\$ 1,600	\$ 100	
Wildlife Management Services	\$ 6,375	\$ 8,500	\$ 16,800	\$ 8,300	\$ 2,400	\$ (14,400)	
Boardwalk and Bridge Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 1,000	\$ 500	
Misc. Expense	\$ 3,200	\$ 4,267	\$ -	\$ (4,267)	\$ 2,000	\$ 2,000	
Pest Control	\$ 532	\$ 709	\$ 660	\$ (49)	\$ 660	\$ -	
Security System Monitoring & Maintenance	\$ 3,297	\$ 4,396	\$ 550	\$ (3,846)	\$ 3,800	\$ 3,250	
Park Garbage & Dog Waste Station Service							
Park Garbage & Dog Waste Station Supplies	\$ 6,162	\$ 8,216	\$ 8,036	\$ (180)	\$ 8,216	\$ 180	
Dog Park Maintenance	\$ 168	\$ 224	\$ 250	\$ 26	\$ 250	\$ -	
Office Supplies	\$ 1,333	\$ 1,777	\$ 150	\$ (1,627)	\$ 150	\$ -	
Special Events							
Special Events	\$ 1,293	\$ 1,724	\$ 6,500	\$ 4,776	\$ 2,000	\$ (4,500)	
Contingency							
Miscellaneous Contingency	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 159,414	\$ 157,414	increase due to RASI #4
<b>Field Operations Subtotal</b>	<b>\$ 472,481</b>	<b>\$ 621,127</b>	<b>\$ 618,543</b>	<b>\$ (2,604)</b>	<b>\$ 743,162</b>	<b>\$ 124,619</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 586,888</b>	<b>\$ 765,266</b>	<b>\$ 731,507</b>	<b>\$ (34,779)</b>	<b>\$ 861,661</b>	<b>\$ 130,154</b>	
<b>EXCESS OF REVENUES OVER</b>	<b>\$ 201,401</b>	<b>\$ 36,691</b>	<b>\$ -</b>	<b>\$ 35,671</b>	<b>\$ -</b>	<b>\$ -</b>	





**Proposed Budget  
Asturia Community Development District  
Debt Service  
Fiscal Year 2021/2022**

Chart of Accounts Classification	Series 2014A-1	Series 2016A-1	Budget for 2021/2022
<b>REVENUES</b>			
Special Assessments			
Net Special Assessments	\$ 562,222.08	\$ 141,613.92	\$ 703,836.00
<b>TOTAL REVENUES</b>	<b>\$ 562,222.08</b>	<b>\$ 141,613.92</b>	<b>\$ 703,836.00</b>
<b>EXPENDITURES</b>			
<b>Administrative</b>			
Financial & Administrative			
Debt Service Obligation	\$ 562,222.08	\$ 141,613.92	\$ 703,836.00
<b>Administrative Subtotal</b>	<b>\$ 562,222.08</b>	<b>\$ 141,613.92</b>	<b>\$ 703,836.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 562,222.08</b>	<b>\$ 141,613.92</b>	<b>\$ 703,836.00</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Collection Costs (2%) and Early Payment Discount (4%) : 6.0%

**Gross assessments** **\$ 748,125.00**

**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.

Asturia Community Development District

FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2021/2022 O&M Budget		\$879,461.00
Collection Cost @ 2%	2%	\$18,711.94
Early Payment Discount @ 4%	4%	\$37,423.87
<b>2021/2022 Total:</b>		<b>\$935,596.81</b>

2020/2021 O&M Budget	\$709,007.00
2021/2022 O&M Budget	\$879,461.00
<b>Total Difference:</b>	<b>\$170,454.00</b>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2020/2021	2021/2022	\$	%
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	\$1,071.40	\$1,342.03	\$270.63	25.26%
<b>Total</b>	<b>\$2,021.40</b>	<b>\$2,292.03</b>	<b>\$270.63</b>	<b>13.39%</b>
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	\$1,111.78	\$1,382.99	\$271.21	24.39%
<b>Total</b>	<b>\$2,211.78</b>	<b>\$2,482.99</b>	<b>\$271.21</b>	<b>12.26%</b>
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	\$1,156.65	\$1,428.50	\$271.85	23.50%
<b>Total</b>	<b>\$2,406.65</b>	<b>\$2,678.50</b>	<b>\$271.85</b>	<b>11.30%</b>
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	\$1,156.65	\$1,428.50	\$271.85	23.50%
<b>Total</b>	<b>\$2,456.65</b>	<b>\$2,728.50</b>	<b>\$271.85</b>	<b>11.07%</b>
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	\$1,201.51	\$1,474.02	\$272.51	22.68%
<b>Total</b>	<b>\$2,551.51</b>	<b>\$2,824.02</b>	<b>\$272.51</b>	<b>10.68%</b>
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	\$1,156.65	\$1,428.50	\$271.85	23.50%
<b>Total</b>	<b>\$2,456.65</b>	<b>\$2,728.50</b>	<b>\$271.85</b>	<b>11.07%</b>
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	\$1,201.51	\$1,474.02	\$272.51	22.68%
<b>Total</b>	<b>\$2,551.51</b>	<b>\$2,824.02</b>	<b>\$272.51</b>	<b>10.68%</b>
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	\$1,111.78	\$1,382.99	\$271.21	24.39%
<b>Total</b>	<b>\$2,211.78</b>	<b>\$2,482.99</b>	<b>\$271.21</b>	<b>12.26%</b>
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	\$1,156.65	\$1,428.50	\$271.85	23.50%
<b>Total</b>	<b>\$2,406.65</b>	<b>\$2,678.50</b>	<b>\$271.85</b>	<b>11.30%</b>
Series 2014A-1 Debt Service - SF 65' - Phase 3	\$1,350.00	\$1,350.00	\$0.00	0.00%
Operations/Maintenance - SF 65' - Phase 3	\$1,201.51	\$1,474.02	\$272.51	22.68%
<b>Total</b>	<b>\$2,551.51</b>	<b>\$2,824.02</b>	<b>\$272.51</b>	<b>10.68%</b>

Asturia Community Development District

FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2021/2022 O&M Budget		\$879,461.00
Collection Cost @	2%	\$18,711.94
Early Payment Discount @	4%	\$37,423.87
2021/2022 Total:		<u>\$935,596.81</u>

2020/2021 O&M Budget	\$709,007.00
2021/2022 O&M Budget	\$879,461.00
Total Difference:	<u>\$170,454.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2020/2021	2021/2022	\$	%
Series 2016A-1 Debt Service - Townhomes - Phase 3	\$500.00	\$500.00	\$0.00	0.00%
Operations/Maintenance - Townhomes - Phase 3	\$1,008.58	\$1,278.31	\$269.73	26.74%
<b>Total</b>	<b>\$1,508.58</b>	<b>\$1,778.31</b>	<b>\$269.73</b>	<b>17.88%</b>
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	\$1,156.65	\$1,428.50	\$271.85	23.50%
<b>Total</b>	<b>\$2,456.65</b>	<b>\$2,728.50</b>	<b>\$271.85</b>	<b>11.07%</b>
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	\$1,201.51	\$1,474.02	\$272.51	22.68%
<b>Total</b>	<b>\$2,551.51</b>	<b>\$2,824.02</b>	<b>\$272.51</b>	<b>10.68%</b>
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	\$1,201.51	\$1,474.02	\$272.51	22.68%
<b>Total</b>	<b>\$2,551.51</b>	<b>\$2,824.02</b>	<b>\$272.51</b>	<b>10.68%</b>
Series 2016A-1 Debt Service - TH - Phase 5	\$500.00	\$500.00	\$0.00	0.00%
Operations/Maintenance - TH - Phase 5	\$1,008.58	\$1,278.31	\$269.73	26.74%
<b>Total</b>	<b>\$1,508.58</b>	<b>\$1,778.31</b>	<b>\$269.73</b>	<b>17.88%</b>
Series 2016A-1 Debt Service - SF 50' - Phase 5	\$1,275.00	\$1,275.00	\$0.00	0.00%
Operations/Maintenance - SF 50' - Phase 5	\$1,134.44	\$1,405.97	\$271.53	23.94%
<b>Total</b>	<b>\$2,409.44</b>	<b>\$2,680.97</b>	<b>\$271.53</b>	<b>11.27%</b>

**ASTURIA COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

<b>TOTAL O&amp;M BUDGET</b>		<b>\$879,461.00</b>
<b>COLLECTION COSTS @</b>	2%	<b>\$18,711.94</b>
<b>EARLY PAYMENT DISCOUNT @</b>	4%	<b>\$37,423.87</b>
<b>TOTAL O&amp;M ASSESSMENT</b>		<b><u>\$935,596.81</u></b>

					<b>\$768,086.17</b>			<b>\$148,574.47</b>			<b>\$18,936.17</b>						
UNITS ASSESSED					ALLOCATION OF EQUALIZED COSTS			ALLOCATION OF STRATIFIED COSTS			ALLOCATION OF RESERVE FUND			PER LOT ANNUAL ASSESSMENT			
LOT SIZE	O&M	SERIES 2014 A-1	SERIES 2016 A-1		EAU FACTOR	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL BUDGET	PER UNIT ASSESSMENT	TOTAL O&M	2014 A-1 DEBT SERVICE <sup>(2)</sup>	2016 A-1 DEBT SERVICE <sup>(2)</sup>	TOTAL <sup>(3)</sup>
Single Family 36' TND Phase 1	32	32	0		1.00	\$36,794.55	\$1,149.83	0.65	\$5,243.27	\$163.85	1.00	\$907.12	\$28.35	\$1,342.03	\$950.00	\$0.00	\$2,292.03
Single Family 45' TND Phase 1	41	41	0		1.00	\$47,143.01	\$1,149.83	0.82	\$8,397.42	\$204.81	1.00	\$1,162.25	\$28.35	\$1,382.99	\$1,100.00	\$0.00	\$2,482.99
Single Family 55' TND Phase 1	57	57	0		1.00	\$65,540.29	\$1,149.83	1.00	\$14,268.79	\$250.32	1.00	\$1,615.81	\$28.35	\$1,428.50	\$1,250.00	\$0.00	\$2,678.50
Single Family 55' Phase 1	69	69	0		1.00	\$79,338.24	\$1,149.83	1.00	\$17,272.74	\$250.32	1.00	\$1,955.98	\$28.35	\$1,428.50	\$1,300.00	\$0.00	\$2,728.50
Single Family 65' Phase 1	49	49	0		1.00	\$56,341.65	\$1,149.83	1.18	\$14,496.36	\$295.84	1.00	\$1,389.03	\$28.35	\$1,474.02	\$1,350.00	\$0.00	\$2,824.02
Single Family 55' Phase 2	126	126	0		1.00	\$144,878.53	\$1,149.83	1.00	\$31,541.53	\$250.32	1.00	\$3,571.79	\$28.35	\$1,428.50	\$1,300.00	\$0.00	\$2,728.50
Single Family 65' Phase 2	31	31	0		1.00	\$35,644.72	\$1,149.83	1.18	\$9,171.17	\$295.84	1.00	\$878.77	\$28.35	\$1,474.02	\$1,350.00	\$0.00	\$2,824.02
Single Family 45' TND Phase 3	43	43	0		1.00	\$49,442.67	\$1,149.83	0.82	\$8,807.05	\$204.81	1.00	\$1,218.95	\$28.35	\$1,382.99	\$1,100.00	\$0.00	\$2,482.99
Single Family 55' TND Phase 3	25	25	0		1.00	\$28,745.74	\$1,149.83	1.00	\$6,258.24	\$250.32	1.00	\$708.69	\$28.35	\$1,428.50	\$1,250.00	\$0.00	\$2,678.50
Single Family 65' Phase 3	8	8	0		1.00	\$9,198.64	\$1,149.83	1.18	\$2,366.75	\$295.84	1.00	\$226.78	\$28.35	\$1,474.02	\$1,350.00	\$0.00	\$2,824.02
Townhomes Phase 3	108	0	108		1.00	\$124,181.60	\$1,149.83	0.40	\$10,814.24	\$100.13	1.00	\$3,061.54	\$28.35	\$1,278.31	\$0.00	\$500.00	\$1,778.31
Single Family 55' Phase 3	22	0	22		1.00	\$25,296.25	\$1,149.83	1.00	\$5,507.25	\$250.32	1.00	\$623.65	\$28.35	\$1,428.50	\$0.00	\$1,300.00	\$2,728.50
Single Family 65' Phase 3	18	0	18		1.00	\$20,696.93	\$1,149.83	1.18	\$5,325.19	\$295.84	1.00	\$510.26	\$28.35	\$1,474.02	\$0.00	\$1,350.00	\$2,824.02
Single Family 65' Phase 4	22	0	22		1.00	\$25,296.25	\$1,149.83	1.18	\$6,508.57	\$295.84	1.00	\$623.65	\$28.35	\$1,474.02	\$0.00	\$1,350.00	\$2,824.02
TH Phase 5	10	0	10		1.00	\$11,498.30	\$1,149.83	0.40	\$1,001.32	\$100.13	1.00	\$283.48	\$28.35	\$1,278.31	\$0.00	\$500.00	\$1,778.31
Single Family 50' Phase 5	7	0	7		1.00	\$8,048.81	\$1,149.83	0.91	\$1,594.60	\$227.79	1.00	\$198.43	\$28.35	\$1,405.97	\$0.00	\$1,275.00	\$2,680.97
<b>TOTAL</b>	<b>668</b>	<b>481</b>	<b>187</b>			<b><u>\$768,086.17</u></b>			<b><u>\$148,574.47</u></b>			<b><u>\$18,936.17</u></b>					
						<b><u>(\$46,085.17)</u></b>			<b><u>(\$8,914.47)</u></b>			<b><u>(\$1,136.17)</u></b>					
						<b><u>\$722,001.00</u></b>			<b><u>\$139,660.00</u></b>			<b><u>\$17,800.00</u></b>					

<sup>(1)</sup> Reflects the number of total lots with Series 2014 and Series 2016 debt outstanding.

<sup>(2)</sup> 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.

<sup>(3)</sup> Annual assessment that will appear on November 2021 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 6

## RESOLUTION 2021-08

**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 2021/2022; 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, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”), 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 2021/2022; 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 24<sup>th</sup> day of August, 2021.

ATTEST:

**ASTURIA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll



## Exhibit A



Rizzetta & Company

# Asturia Community Development District

[Asturiacdd.org](http://Asturiacdd.org)

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**Proposed Budget for Fiscal Year  
2021-2022**

**Presented by: Rizzetta & Company, Inc.**

**5844 Old Pasco Road, Ste#100  
Wesley Chapel, FL 33544  
Phone: 813-994-1001**

[rizzetta.com](http://rizzetta.com)

## TABLE OF CONTENTS

	<u>Page</u>
<b>General Fund Budget Account Category Descriptions</b>	<b>3</b>
<b>Reserve Fund Budget Account Category Descriptions</b>	<b>10</b>
<b>Debt Service Fund Budget Account Category Descriptions</b>	<b>11</b>
<b>General Fund Budget for Fiscal Year 2021/2022</b>	<b>12</b>
<b>Reserve Fund Budget for Fiscal Year 2021/2022</b>	<b>14</b>
<b>Debt Service Fund Budget for Fiscal Year 2021/2022</b>	<b>15</b>
<b>Assessments Charts for Fiscal Year 2021/2022</b>	<b>16</b>



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.

**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.

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## **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.

**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.



**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.

**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.

## 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.

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### 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.

## 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 2021-2022**

Chart of Accounts Classification	Actual YTD through 06/30/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
<b>REVENUES</b>							
Interest Earnings							
Interest Earnings	\$ 22	\$ 29	\$ -	\$ 29	\$ -	\$ -	
Special Assessments							
Tax Roll*	\$ 671,236	\$ 671,236	\$ 667,214	\$ 4,022	\$ 846,661	\$ 179,447	
Off Roll*	\$ 41,793	\$ 41,793	\$ 41,793	\$ -	\$ -	\$ (41,793)	
Contributions & Donations from Private		\$ -					
Developer Contributions	\$ 73,257	\$ 86,257	\$ 20,000	\$ 66,257	\$ -	\$ (20,000)	
Other Miscellaneous Revenues							
Event Rental	\$ 1,981	\$ 2,641	\$ 2,500	\$ 141	\$ -	\$ (2,500)	
Miscellaneous Revenues (Cost Share Agreement-Landtower)	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	
<b>TOTAL REVENUES</b>	<b>\$ 788,289</b>	<b>\$ 801,957</b>	<b>\$ 731,507</b>	<b>\$ 70,450</b>	<b>\$ 861,661</b>	<b>\$ 130,154</b>	
<b>TOTAL REVENUES AND BALANCE</b>	<b>\$ 788,289</b>	<b>\$ 801,957</b>	<b>\$ 731,507</b>	<b>\$ 70,450</b>	<b>\$ 861,661</b>	<b>\$ 130,154</b>	
<b>EXPENDITURES - ADMINISTRATIVE</b>							
Legislative							
Supervisor Fees	\$ 6,000	\$ 8,000	\$ 4,400	\$ (3,600)	\$ 7,600	\$ 3,200	
Financial & Administrative							
Administrative Services	\$ 4,050	\$ 5,400	\$ 5,400	\$ -	\$ 5,130	\$ (270)	
District Management	\$ 14,936	\$ 19,915	\$ 19,914	\$ (1)	\$ 18,918	\$ (996)	
District Engineer	\$ 8,800	\$ 11,733	\$ 2,500	\$ (9,233)	\$ 5,000	\$ 2,500	
Disclosure Report	\$ 5,000	\$ 5,000	\$ 7,500	\$ 2,500	\$ 5,000	\$ (2,500)	
Trustees Fees	\$ 8,500	\$ 8,500	\$ 7,500	\$ (1,000)	\$ 8,500	\$ 1,000	
Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	\$ 150	\$ -	\$ 150	\$ -	
Financial & Revenue Collections	\$ 2,700	\$ 3,600	\$ 3,600	\$ -	\$ 3,420	\$ (180)	
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 4,750	\$ (250)	
Accounting Services	\$ 13,500	\$ 18,000	\$ 18,000	\$ -	\$ 17,100	\$ (900)	
Auditing Services	\$ 3,600	\$ 3,600	\$ 4,000	\$ 400	\$ 3,575	\$ (25)	
Arbitrage Rebate Calculation	\$ 500	\$ 667	\$ 1,500	\$ 833	\$ 1,000	\$ (500)	
Public Officials Liability Insurance	\$ 2,960	\$ 2,960	\$ 3,000	\$ 40	\$ 3,256	\$ 256	
Legal Advertising	\$ 2,398	\$ 3,197	\$ 1,500	\$ (1,697)	\$ 1,500	\$ -	
Dues, Licenses & Fees	\$ 175	\$ 233	\$ 500	\$ 267	\$ 500	\$ -	
Mailed Notices - Postage	\$ -	\$ -	\$ 1,000	\$ -	\$ 600	\$ (400)	
Website Hosting, Maintenance, Backup &	\$ 3,248	\$ 4,331	\$ 7,500	\$ 3,169	\$ 5,500	\$ (2,000)	
Legal Counsel							
District Counsel	\$ 32,890	\$ 43,853	\$ 20,000	\$ (23,853)	\$ 27,000	\$ 7,000	
<b>Administrative Subtotal</b>	<b>\$ 114,407</b>	<b>\$ 144,139</b>	<b>\$ 112,964</b>	<b>\$ (32,175)</b>	<b>\$ 118,499</b>	<b>\$ 5,535</b>	
<b>EXPENDITURES - FIELD OPERATIONS</b>							
Law Enforcement							
Off Duty Deputy Services	\$ 1,000	\$ 1,000	\$ -	\$ (1,000)	\$ -	\$ -	
Electric Utility Services							
Utility Services	\$ 561	\$ 748	\$ 1,200	\$ 452	\$ 1,200	\$ -	
Utility - Recreation Facilities	\$ 15,157	\$ 20,209	\$ 20,000	\$ (209)	\$ 21,000	\$ 1,000	
Utility-Irrigation	\$ 1,701	\$ 2,268	\$ 1,800	\$ (468)	\$ 1,800	\$ -	
Street Lights	\$ 121,740	\$ 162,320	\$ 119,000	\$ (43,320)	\$ 119,000	\$ -	
Garbage/Solid Waste Control Services							
Garbage - Recreation Facility	\$ 306	\$ 408	\$ 400	\$ (8)	\$ 425	\$ 25	
Solid Waste Assessment	\$ 609	\$ 609	\$ 525	\$ (84)	\$ 625	\$ 100	
Water-Sewer Combination Services							
Utility - Reclaimed	\$ 44,898	\$ 59,864	\$ 70,000	\$ 10,136	\$ 55,000	\$ (15,000)	
Stormwater Control							
Aquatic Maintenance	\$ 5,700	\$ 7,600	\$ 10,280	\$ 2,680	\$ 7,760	\$ (2,520)	

**Proposed Budget**  
**Astoria Community Development District**  
**General Fund**  
**Fiscal Year 2021-2022**

Chart of Accounts Classification	Actual YTD through 06/30/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
Stormwater Assessment	\$ 903	\$ 903	\$ 900	\$ (3)	\$ 900	\$ -	
Midge-Fly Services	\$ -	\$ -	\$ -	\$ -	\$ -		
Other Physical Environment							
General Liability Insurance	\$ 3,229	\$ 3,229	\$ 3,150	\$ (79)	\$ 3,552	\$ 402	
Property Insurance	\$ 13,528	\$ 13,528	\$ 13,527	\$ (1)	\$ 14,881	\$ 1,354	
Entry & Walls Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ -	\$ (500)	
Landscape Maintenance	\$ 130,266	\$ 173,688	\$ 185,000	\$ 11,312	\$ 202,036	\$ 17,036	Phase 4 added
Landscape ROW mowings	\$ 500	\$ 667	\$ 1,000	\$ 333	\$ -	\$ (1,000)	
Holiday Decorations	\$ 3,995	\$ 3,995	\$ 5,000	\$ 1,005	\$ 2,000	\$ (3,000)	
Landscape Replacement Plants, Shrubs,	\$ 4,340	\$ 5,787	\$ 2,000	\$ (3,787)	\$ 2,000	\$ -	
Field Operations	\$ 5,400	\$ 7,200	\$ 8,400	\$ 1,200	\$ 7,200	\$ (1,200)	
Irrigation Repairs & Maint.	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	New line item
Road & Street Facilities							
Street/ Parking Lot Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ -	\$ (500)	Deleted this line item
Roadway Repair & Maintenance	\$ 921	\$ 1,228	\$ 5,000	\$ 3,772	\$ 5,000	\$ -	
Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
Pressure Washing of Community Areas	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	New line item
Parks & Recreation							
Employment Salaries	\$ 63,288	\$ 84,384	\$ 92,100	\$ 7,716	\$ 77,553	\$ (14,547)	Board approved Option 4
Management Contract	\$ 8,100	\$ 10,800	\$ 10,800		\$ 7,800	\$ (3,000)	Board approved Option 4
Pool Service Contract	\$ 7,830	\$ 10,440	\$ 10,440	\$ -	\$ 10,440	\$ -	
Fitness Equipment Maintenance & Repair	\$ -	\$ -	\$ 900	\$ 900	\$ 2,500	\$ 1,600	
Pool Permits	\$ 280	\$ 280	\$ 300	\$ -	\$ 300	\$ -	
Pool Furniture repair & replacement	\$ -	\$ -	\$ 3,500	\$ 3,500	\$ 3,500	\$ -	
Amenity Maintenance & Repair	\$ 10,013	\$ 13,351	\$ 5,000	\$ (8,351)	\$ 2,500	\$ (2,500)	
Facility A/C & Heating Maintenance & Repair	\$ 465	\$ 620	\$ 1,500	\$ 880	\$ 1,500	\$ -	
Telephone Fax, Internet	\$ 2,335	\$ 3,113	\$ 2,000	\$ (1,113)	\$ 3,200	\$ 1,200	
Clubhouse - Facility Janitorial Service	\$ 1,035	\$ 1,380	\$ 4,875	\$ 3,495	\$ -	\$ (4,875)	
Clubhouse - Facility Janitorial Supplies	\$ 2,021	\$ 2,695	\$ 1,500	\$ (1,195)	\$ 1,600	\$ 100	
Wildlife Management Services	\$ 6,375	\$ 8,500	\$ 16,800	\$ 8,300	\$ 2,400	\$ (14,400)	
Boardwalk and Bridge Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 1,000	\$ 500	
Misc. Expense	\$ 3,200	\$ 4,267	\$ -	\$ (4,267)	\$ 2,000	\$ 2,000	
Pest Control	\$ 532	\$ 709	\$ 660	\$ (49)	\$ 660	\$ -	
Security System Monitoring & Maintenance	\$ 3,297	\$ 4,396	\$ 550	\$ (3,846)	\$ 3,800	\$ 3,250	
Park Garbage & Dog Waste Station Service							
Park Garbage & Dog Waste Station Supplies	\$ 6,162	\$ 8,216	\$ 8,036	\$ (180)	\$ 8,216	\$ 180	
Dog Park Maintenance	\$ 168	\$ 224	\$ 250	\$ 26	\$ 250	\$ -	
Office Supplies	\$ 1,333	\$ 1,777	\$ 150	\$ (1,627)	\$ 150	\$ -	
Special Events							
Special Events	\$ 1,293	\$ 1,724	\$ 6,500	\$ 4,776	\$ 2,000	\$ (4,500)	
Contingency							
Miscellaneous Contingency	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 159,414	\$ 157,414	increase due to RASI #4
<b>Field Operations Subtotal</b>	<b>\$ 472,481</b>	<b>\$ 621,127</b>	<b>\$ 618,543</b>	<b>\$ (2,604)</b>	<b>\$ 743,162</b>	<b>\$ 124,619</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 586,888</b>	<b>\$ 765,266</b>	<b>\$ 731,507</b>	<b>\$ (34,779)</b>	<b>\$ 861,661</b>	<b>\$ 130,154</b>	
<b>EXCESS OF REVENUES OVER</b>	<b>\$ 201,401</b>	<b>\$ 36,691</b>	<b>\$ -</b>	<b>\$ 35,671</b>	<b>\$ -</b>	<b>\$ -</b>	



**Proposed Budget  
Asturia Community Development District  
Debt Service  
Fiscal Year 2021/2022**

Chart of Accounts Classification	Series 2014A-1	Series 2016A-1	Budget for 2021/2022
<b>REVENUES</b>			
Special Assessments			
Net Special Assessments	\$ 562,222.08	\$ 141,613.92	\$ 703,836.00
<b>TOTAL REVENUES</b>	<b>\$ 562,222.08</b>	<b>\$ 141,613.92</b>	<b>\$ 703,836.00</b>
<b>EXPENDITURES</b>			
<b>Administrative</b>			
Financial & Administrative			
Debt Service Obligation	\$ 562,222.08	\$ 141,613.92	\$ 703,836.00
<b>Administrative Subtotal</b>	<b>\$ 562,222.08</b>	<b>\$ 141,613.92</b>	<b>\$ 703,836.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 562,222.08</b>	<b>\$ 141,613.92</b>	<b>\$ 703,836.00</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Collection Costs (2%) and Early Payment Discount (4%) : 6.0%

**Gross assessments** **\$ 748,125.00**

**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.



Asturia Community Development District

FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2021/2022 O&M Budget		\$879,461.00
Collection Cost @ 2%	2%	\$18,711.94
Early Payment Discount @ 4%	4%	\$37,423.87
<b>2021/2022 Total:</b>		<b>\$935,596.81</b>

2020/2021 O&M Budget	\$709,007.00
2021/2022 O&M Budget	\$879,461.00
<b>Total Difference:</b>	<b>\$170,454.00</b>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2020/2021	2021/2022	\$	%
<b>Series 2014A-1 Debt Service - SF 36' TND - Phase 1</b>	\$950.00	\$950.00	\$0.00	0.00%
<b>Operations/Maintenance - SF 36' TND - Phase 1</b>	\$1,071.40	\$1,342.03	\$270.63	25.26%
<b>Total</b>	<b>\$2,021.40</b>	<b>\$2,292.03</b>	<b>\$270.63</b>	<b>13.39%</b>
<b>Series 2014A-1 Debt Service - SF 45' TND - Phase 1</b>	\$1,100.00	\$1,100.00	\$0.00	0.00%
<b>Operations/Maintenance - SF 45' TND - Phase 1</b>	\$1,111.78	\$1,382.99	\$271.21	24.39%
<b>Total</b>	<b>\$2,211.78</b>	<b>\$2,482.99</b>	<b>\$271.21</b>	<b>12.26%</b>
<b>Series 2014A-1 Debt Service - SF 55' TND - Phase 1</b>	\$1,250.00	\$1,250.00	\$0.00	0.00%
<b>Operations/Maintenance - SF 55' TND - Phase 1</b>	\$1,156.65	\$1,428.50	\$271.85	23.50%
<b>Total</b>	<b>\$2,406.65</b>	<b>\$2,678.50</b>	<b>\$271.85</b>	<b>11.30%</b>
<b>Series 2014A-1 Debt Service - SF 55' - Phase 1</b>	\$1,300.00	\$1,300.00	\$0.00	0.00%
<b>Operations/Maintenance - SF 55' - Phase 1</b>	\$1,156.65	\$1,428.50	\$271.85	23.50%
<b>Total</b>	<b>\$2,456.65</b>	<b>\$2,728.50</b>	<b>\$271.85</b>	<b>11.07%</b>
<b>Series 2014A-1 Debt Service - SF 65' - Phase 1</b>	\$1,350.00	\$1,350.00	\$0.00	0.00%
<b>Operations/Maintenance - SF 65' - Phase 1</b>	\$1,201.51	\$1,474.02	\$272.51	22.68%
<b>Total</b>	<b>\$2,551.51</b>	<b>\$2,824.02</b>	<b>\$272.51</b>	<b>10.68%</b>
<b>Series 2014A-1 Debt Service - SF 55' - Phase 2</b>	\$1,300.00	\$1,300.00	\$0.00	0.00%
<b>Operations/Maintenance - SF 55' - Phase 2</b>	\$1,156.65	\$1,428.50	\$271.85	23.50%
<b>Total</b>	<b>\$2,456.65</b>	<b>\$2,728.50</b>	<b>\$271.85</b>	<b>11.07%</b>
<b>Series 2014A-1 Debt Service - SF 65' - Phase 2</b>	\$1,350.00	\$1,350.00	\$0.00	0.00%
<b>Operations/Maintenance - SF 65' - Phase 2</b>	\$1,201.51	\$1,474.02	\$272.51	22.68%
<b>Total</b>	<b>\$2,551.51</b>	<b>\$2,824.02</b>	<b>\$272.51</b>	<b>10.68%</b>
<b>Series 2014A-1 Debt Service - SF 45' TND - Phase 3</b>	\$1,100.00	\$1,100.00	\$0.00	0.00%
<b>Operations/Maintenance - SF 45' TND - Phase 3</b>	\$1,111.78	\$1,382.99	\$271.21	24.39%
<b>Total</b>	<b>\$2,211.78</b>	<b>\$2,482.99</b>	<b>\$271.21</b>	<b>12.26%</b>
<b>Series 2014A-1 Debt Service - SF 55' TND - Phase 3</b>	\$1,250.00	\$1,250.00	\$0.00	0.00%
<b>Operations/Maintenance - SF 55' TND - Phase 3</b>	\$1,156.65	\$1,428.50	\$271.85	23.50%
<b>Total</b>	<b>\$2,406.65</b>	<b>\$2,678.50</b>	<b>\$271.85</b>	<b>11.30%</b>
<b>Series 2014A-1 Debt Service - SF 65' - Phase 3</b>	\$1,350.00	\$1,350.00	\$0.00	0.00%
<b>Operations/Maintenance - SF 65' - Phase 3</b>	\$1,201.51	\$1,474.02	\$272.51	22.68%
<b>Total</b>	<b>\$2,551.51</b>	<b>\$2,824.02</b>	<b>\$272.51</b>	<b>10.68%</b>

Asturia Community Development District

FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2021/2022 O&M Budget		\$879,461.00
Collection Cost @	2%	\$18,711.94
Early Payment Discount @	4%	\$37,423.87
2021/2022 Total:		<u>\$935,596.81</u>

2020/2021 O&M Budget	\$709,007.00
2021/2022 O&M Budget	\$879,461.00
Total Difference:	<u>\$170,454.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2020/2021	2021/2022	\$	%
Series 2016A-1 Debt Service - Townhomes - Phase 3	\$500.00	\$500.00	\$0.00	0.00%
Operations/Maintenance - Townhomes - Phase 3	\$1,008.58	\$1,278.31	\$269.73	26.74%
<b>Total</b>	<b>\$1,508.58</b>	<b>\$1,778.31</b>	<b>\$269.73</b>	<b>17.88%</b>
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	\$1,156.65	\$1,428.50	\$271.85	23.50%
<b>Total</b>	<b>\$2,456.65</b>	<b>\$2,728.50</b>	<b>\$271.85</b>	<b>11.07%</b>
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	\$1,201.51	\$1,474.02	\$272.51	22.68%
<b>Total</b>	<b>\$2,551.51</b>	<b>\$2,824.02</b>	<b>\$272.51</b>	<b>10.68%</b>
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	\$1,201.51	\$1,474.02	\$272.51	22.68%
<b>Total</b>	<b>\$2,551.51</b>	<b>\$2,824.02</b>	<b>\$272.51</b>	<b>10.68%</b>
Series 2016A-1 Debt Service - TH - Phase 5	\$500.00	\$500.00	\$0.00	0.00%
Operations/Maintenance - TH - Phase 5	\$1,008.58	\$1,278.31	\$269.73	26.74%
<b>Total</b>	<b>\$1,508.58</b>	<b>\$1,778.31</b>	<b>\$269.73</b>	<b>17.88%</b>
Series 2016A-1 Debt Service - SF 50' - Phase 5	\$1,275.00	\$1,275.00	\$0.00	0.00%
Operations/Maintenance - SF 50' - Phase 5	\$1,134.44	\$1,405.97	\$271.53	23.94%
<b>Total</b>	<b>\$2,409.44</b>	<b>\$2,680.97</b>	<b>\$271.53</b>	<b>11.27%</b>

**ASTURIA COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

<b>TOTAL O&amp;M BUDGET</b>		<b>\$879,461.00</b>
<b>COLLECTION COSTS @</b>	2%	<b>\$18,711.94</b>
<b>EARLY PAYMENT DISCOUNT @</b>	4%	<b>\$37,423.87</b>
<b>TOTAL O&amp;M ASSESSMENT</b>		<b><u>\$935,596.81</u></b>

					<b>\$768,086.17</b>			<b>\$148,574.47</b>			<b>\$18,936.17</b>						
<b>UNITS ASSESSED</b>					<b>ALLOCATION OF EQUALIZED COSTS</b>			<b>ALLOCATION OF STRATIFIED COSTS</b>			<b>ALLOCATION OF RESERVE FUND</b>			<b>PER LOT ANNUAL ASSESSMENT</b>			
<b>LOT SIZE</b>	<b>PHASE</b>	<b>O&amp;M</b>	<b>SERIES 2014 A-1</b>	<b>SERIES 2016 A-1</b>	<b>EAU FACTOR</b>	<b>TOTAL BUDGET</b>	<b>PER UNIT ASSESSMENT</b>	<b>EAU FACTOR</b>	<b>TOTAL BUDGET</b>	<b>PER UNIT ASSESSMENT</b>	<b>EAU FACTOR</b>	<b>TOTAL BUDGET</b>	<b>PER UNIT ASSESSMENT</b>	<b>TOTAL O&amp;M</b>	<b>2014 A-1 DEBT SERVICE (2)</b>	<b>2016 A-1 DEBT SERVICE (2)</b>	<b>TOTAL (3)</b>
Single Family 36' TND	Phase 1	32	32	0	1.00	\$36,794.55	\$1,149.83	0.65	\$5,243.27	\$163.85	1.00	\$907.12	\$28.35	\$1,342.03	\$950.00	\$0.00	\$2,292.03
Single Family 45' TND	Phase 1	41	41	0	1.00	\$47,143.01	\$1,149.83	0.82	\$8,397.42	\$204.81	1.00	\$1,162.25	\$28.35	\$1,382.99	\$1,100.00	\$0.00	\$2,482.99
Single Family 55' TND	Phase 1	57	57	0	1.00	\$65,540.29	\$1,149.83	1.00	\$14,268.79	\$250.32	1.00	\$1,615.81	\$28.35	\$1,428.50	\$1,250.00	\$0.00	\$2,678.50
Single Family 55'	Phase 1	69	69	0	1.00	\$79,338.24	\$1,149.83	1.00	\$17,272.74	\$250.32	1.00	\$1,955.98	\$28.35	\$1,428.50	\$1,300.00	\$0.00	\$2,728.50
Single Family 65'	Phase 1	49	49	0	1.00	\$56,341.65	\$1,149.83	1.18	\$14,496.36	\$295.84	1.00	\$1,389.03	\$28.35	\$1,474.02	\$1,350.00	\$0.00	\$2,824.02
Single Family 55'	Phase 2	126	126	0	1.00	\$144,878.53	\$1,149.83	1.00	\$31,541.53	\$250.32	1.00	\$3,571.79	\$28.35	\$1,428.50	\$1,300.00	\$0.00	\$2,728.50
Single Family 65'	Phase 2	31	31	0	1.00	\$35,644.72	\$1,149.83	1.18	\$9,171.17	\$295.84	1.00	\$878.77	\$28.35	\$1,474.02	\$1,350.00	\$0.00	\$2,824.02
Single Family 45' TND	Phase 3	43	43	0	1.00	\$49,442.67	\$1,149.83	0.82	\$8,807.05	\$204.81	1.00	\$1,218.95	\$28.35	\$1,382.99	\$1,100.00	\$0.00	\$2,482.99
Single Family 55' TND	Phase 3	25	25	0	1.00	\$28,745.74	\$1,149.83	1.00	\$6,258.24	\$250.32	1.00	\$708.69	\$28.35	\$1,428.50	\$1,250.00	\$0.00	\$2,678.50
Single Family 65'	Phase 3	8	8	0	1.00	\$9,198.64	\$1,149.83	1.18	\$2,366.75	\$295.84	1.00	\$226.78	\$28.35	\$1,474.02	\$1,350.00	\$0.00	\$2,824.02
Townhomes	Phase 3	108	0	108	1.00	\$124,181.60	\$1,149.83	0.40	\$10,814.24	\$100.13	1.00	\$3,061.54	\$28.35	\$1,278.31	\$0.00	\$500.00	\$1,778.31
Single Family 55'	Phase 3	22	0	22	1.00	\$25,296.25	\$1,149.83	1.00	\$5,507.25	\$250.32	1.00	\$623.65	\$28.35	\$1,428.50	\$0.00	\$1,300.00	\$2,728.50
Single Family 65'	Phase 3	18	0	18	1.00	\$20,696.93	\$1,149.83	1.18	\$5,325.19	\$295.84	1.00	\$510.26	\$28.35	\$1,474.02	\$0.00	\$1,350.00	\$2,824.02
Single Family 65'	Phase 4	22	0	22	1.00	\$25,296.25	\$1,149.83	1.18	\$6,508.57	\$295.84	1.00	\$623.65	\$28.35	\$1,474.02	\$0.00	\$1,350.00	\$2,824.02
TH	Phase 5	10	0	10	1.00	\$11,498.30	\$1,149.83	0.40	\$1,001.32	\$100.13	1.00	\$283.48	\$28.35	\$1,278.31	\$0.00	\$500.00	\$1,778.31
Single Family 50'	Phase 5	7	0	7	1.00	\$8,048.81	\$1,149.83	0.91	\$1,594.60	\$227.79	1.00	\$198.43	\$28.35	\$1,405.97	\$0.00	\$1,275.00	\$2,680.97
<b>TOTAL</b>		<b>668</b>	<b>481</b>	<b>187</b>		<b>\$768,086.17</b>			<b>\$148,574.47</b>			<b>\$18,936.17</b>					
						<b>(\$46,085.17)</b>			<b>(\$8,914.47)</b>			<b>(\$1,136.17)</b>					
						<b>\$722,001.00</b>			<b>\$139,660.00</b>			<b>\$17,800.00</b>					

<sup>(1)</sup> Reflects the number of total lots with Series 2014 and Series 2016 debt outstanding.

<sup>(2)</sup> 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.

<sup>(3)</sup> Annual assessment that will appear on November 2021 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 7

**RESOLUTION 2021-09**

**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 24<sup>th</sup> DAY OF AUGUST 2021.**

**ASTURIA COMMUNITY  
DEVELOPMENT DISTRICT**

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**CHAIRMAN / VICE CHAIRMAN**

**ATTEST:**

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**SECRETARY / ASST. SECRETARY**

**EXHIBIT “A”**  
**BOARD OF SUPERVISORS MEETING DATES**  
**ASTURIA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2021/2022**

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

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 6:00 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 8**



**BID FORM**

**ASTURIA CDD LANDSCAPE & IRRIGATION MAINTENANCE**

**PHASE 4 ADDENDUM ONE**

(AREA TO BE MAINTENANCED IS SHOWN ON MAP)

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

**PART 1**

**General Landscape Maintenance** **\$ 7,509.00 Yr.**

**PART 2**

**Fertilization (All labor and materials)** **\$ 231.00 Yr.**  
 (Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
N/A	N/A	N/A	N/A	N/A

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
MAR	25-0-11 W PRE-M	.5 LB N/1,000 SF	30 POUNDS	\$33.00
APR	25-0-11 W PRE-M	.5 LB N/1,000 SF	30 POUNDS	\$33.00
JUN	25-0-11	1 LB N/1,000 SF	60 POUNDS	\$66.00
AUG	FERROUS SULFATE	2 OZ/ 1,000 SF	30 OUNCES	\$33.00
OCT	25-0-11 W PRE-M	1 LB N/1,000 SF	60 POUNDS	\$66.00

ZOYSIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
N/A	N/A	N/A	N/A	N/A

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
N/A	N/A	N/A	N/A	N/A

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
N/A	N/A	N/A	N/A	N/A

**PART 3**

**Pest Control** (All labor and materials)  
(if entire pesticide allowance is required) \*

**\$ 60.00 \_\_\_\_\_ Yr.**

\* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

**PART 4**

**Irrigation** (All labor and materials)

\$ N/A /Yr.

**GRAND TOTAL (PARTS 1, 2, 3 & 4)**

**This is what contract will be written for**

\$ 7,800.00 /Yr

Contractor/Firm Name Landscape Maintenance Professionals, Inc.

Firm Address PO Box 267

City/State/Zip Seffner, Fl 33583

Phone Number (813) 757-6500 Fax Number (813) 757-6501

Name and Title of Representative Sott A. Carlson Vice President  
(Please Print)

Representative's Signature \_\_\_\_\_

Date \_\_\_\_\_

## **Tab 9**

**LICENSE AGREEMENT BETWEEN ASTURIA COMMUNITY DEVELOPMENT  
DISTRICT AND LANTOWER ASTURIA TAMPA GP LLC  
REGARDING THE INSTALLATION OF A MONUMENT SIGN ON DISTRICT  
PROPERTY**

THIS LICENSE AGREEMENT (“Agreement”) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by and between:

**Asturia Community Development District**, a local unit of special-purpose government established and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida, and whose mailing address is 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (the “District”); and

**Lantower Asturia Tampa GP LLC**, a Delaware limited liability company, with an address of 15175 Integra Junction, Odessa, Florida 33556 (the “Licensee”).

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining public infrastructure improvements; and

**WHEREAS**, the Licensee is currently developing property contiguous to the District for certain luxury living facilities (the “Lantower Development”); and

**WHEREAS**, the Licensee has asked the District for a license to install and maintain a monument sign on the District’s property and for which the District is agreeable under the terms and conditions set forth herein; and

**WHEREAS**, the District agrees to grant the Licensee a non-exclusive license for access and use of property within the District for the purpose of installing and maintaining only the sign located on the District property, at the location set forth herein in **Exhibit A**, attached hereto and incorporated hereby this References (the “Property”); and

**WHEREAS**, the District and the Licensee desire to set forth the terms of their mutual agreement regarding the access and use of the Property.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the District and the Licensee agree as follows:

**1. INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

**2. GRANT OF LICENSE.** The District hereby grants to the Licensee a non-exclusive license to install and maintain a monument sign on the Property set forth in **Exhibit A**. Such

installation and signage shall be installed in full compliance with this Agreement, the specifications set forth in the attached **Exhibit B**, which is incorporated herein by reference, and applicable laws, regulations and codes, including, but not limited to, line of site and advertising requirements. The content of the sign shall be substantially as depicted in **Exhibit B**.

**3. CONDITIONS ON THE LICENSE.** The License granted in Paragraph 2, above, is subject to the following terms and conditions:

**A.** The Licensee's access to and use of District property for the purposes contemplated by this Agreement is limited to the scope of the License granted herein and solely on the Property set forth herein.

**B.** The Licensee shall be fully responsible for the installation of the sign and any maintenance, damage, removal, or other incidentals associated with the installation, maintenance, ongoing use, and removal of the sign. The District shall not be responsible for the sign or any actions, inactions, events, or otherwise occurring as a result of the grant of this License.

**C.** The Licensee agrees to maintain the Lantower Development in accordance with all requirements of the covenants and restrictions imposed by the Asturia Property Owners Association, Inc.

**D.** The District may terminate this License at any time, in its absolute and sole discretion and Licensee shall be entitled to no remuneration.

**4. ACCESS.** The District hereby grants the Licensee and its contractors the limited right to access the Property for the purposes described in this Agreement. The Licensee shall use all due care to accomplish the installation, maintenance, and removal of the sign without damage to the property of the District, including the Property, and its residents and landowners, or any District improvements. The Licensee shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of the Licensee's use of the Property under this Agreement, including any damage caused by the installation, maintenance, or removal of the sign. The Licensee shall be responsible for returning the Property to its original or better condition upon removal of the sign. Any such repairs shall be at the Licensee's sole expense. The provisions of this Paragraph 4 shall survive termination of this Agreement.

**5. EFFECTIVE DATE; TERM.** This Agreement shall become effective on the date first written above and shall continue in full force and effect until revoked or terminated in accordance with Paragraph 6 below.

**6. REVOCATION, SUSPENSION AND TERMINATION.** The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended or revoked, with or without cause, at the sole discretion of the District. In the event the District exercises its right to suspend or revoke the License, the District shall provide written notice to the Licensee of the suspension or revocation. The Licensee shall remove the sign, at its sole cost, within ten (10) days of the effective date of the suspension or revocation, unless otherwise agreed

to in writing by the District. The Licensee may terminate this Agreement upon written notice to the District. The Licensee shall not be entitled to any compensation, off sets, incidental costs or any other payment under this Agreement whatsoever. The provisions of Paragraphs 4 and 9 shall survive any revocation, suspension or termination of this Agreement.

7. **INSURANCE.** The Licensee shall, at its own expense, maintain insurance during the term of this Agreement, with limits of liability not less than the following General Liability Bodily Injury (including contractual) \$1,000,000/\$2,000,000 and General Liability Property Damage (including contractual) \$1,000,000/\$2,000,000. The District and its supervisors, officers, staff, employees, representatives and agents shall be named as an additional insured. The Licensee shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

8. **COMPLIANCE WITH LAWS, RULES AND POLICIES.** The Licensee shall comply at all times with relevant statutes and regulations applicable to the purposes contemplated by this Agreement and shall, upon request of the District, provide proof of such compliance.

9. **INDEMNIFICATION.**

A. Obligations under this paragraph shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

B. The Licensee will defend, indemnify, save and hold the District and its supervisors, officers, staff, employees, representatives, and agents ("District Indemnitees") harmless from all loss, damage or injury, including all judgments, liens, liabilities, debts and obligations arising from the acts or omissions of the Licensee, its members, managers, agents, subcontractors or assigns in connection with the purposes of this Agreement.

C. For purposes of this section, "acts or omissions" on the part of the Licensee and its members, managers, agents, assigns or subcontractors, includes, but is not limited to:

- i. Installation of the sign in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency having jurisdiction, unless such permit, license, certification, consent, or other approval is first obtained;

- ii. Any claims of false advertisement, copyright infringement, trademark, or patent violations; and
- iii. Any claims resulting from personal injury and property damage.

**D.** The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Paragraph 9 shall survive the termination of this Agreement.

**10. SOVEREIGN IMMUNITY.** Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**11. RECOVERY OF COSTS AND FEES.** In the event the District is required to enforce this Agreement by court proceedings or otherwise, then if successful, the District shall be entitled to recover from the Licensee all fees and costs incurred, including reasonable attorneys' fees and costs.

**12. DEFAULT.** In the event Licensee shall fail to perform any covenant, term, or provision of this Agreement, then the District shall have the right to immediately terminate this Agreement and Licensee shall remove any signage from District Property and repair the District Property to the same or better condition.

**13. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

**14. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**15. ASSIGNMENT.** Neither the District nor the Licensee may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

**16. INDEPENDENT CONTRACTOR.** In all matters relating to this Agreement, the Licensee shall act as an independent contractor. Neither the Licensee nor any individual employed by the Licensee in connection with the use of the Property are employees of the District under the meaning or application of any federal or state laws. The Licensee agrees to assume all liabilities and obligations imposed by one or more of such laws with respect to its employees in the use of the Property. The Licensee shall have no authority to assume or create any obligation, express or implied, on behalf of the District and the Licensee shall have no authority to represent the District as agent, employee or in any other capacity.



**17. NOTICES.** All notices, requests, consents, and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

**A.** If to the District: Asturia Community Development District  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, Florida 33544  
Attn: District Manager

With a copy to: Hopping, Green & Sams, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301  
Attn: District Counsel

**B.** If to the Licensee: Lantower Asturia Tampa GP LLC  
15175 Integra Junction  
Odessa, Florida 33556  
Attn: \_\_\_\_\_

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

**18. INTERFERENCE BY THIRD PARTY.** The District shall be solely responsible for enforcing its rights under this Agreement against any interfering party. Nothing contained herein shall limit or impair the District’s right to protect its rights from interference by a third party to this Agreement.

**19. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Matt Huber** (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public

records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 994-1001, [INFO@RIZZETTA.COM](mailto:INFO@RIZZETTA.COM), AND 5844 PASCO RD., SUITE 100, WESLEY CHAPEL, FLORIDA 33544.**

**20. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Pasco County, Florida.

**21. ARM'S LENGTH NEGOTIATION.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

**22. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason of, or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended nor shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and be binding upon the parties hereto and their respective representatives, successors and assigns.

**23. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of each of the parties hereto, each of the parties has complied with all the requirements of law and each of the parties has full power and authority to comply with the terms and conditions of this Agreement.

**24. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**25. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

**26. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

**IN WITNESS WHEREOF,** the parties hereto have signed this Agreement to be effective on the day and year first written above.

**Attest:**

**ASTURIA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
(Signature of Witness)

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Its: \_\_\_\_\_

**Witness:**

**LANTOWER ASTURIA TAMPA GP LLC**

\_\_\_\_\_  
(Signature of Witness)

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Property

**Exhibit B:** Sign Contents, Specifications, etc.

**Exhibit A**  
License Property

**Exhibit B**  
Sign Specifications

# Tab 10



**Special Service Agreement**

This agreement, dated August 6, 2021, is made between Blue Water Aquatics, Inc. and Customer:

**Asturia CDD  
C/O Rizzetta & Company  
5844 Old Pasco Road Suite 100  
Wesley Chapel, FL 33544**

Both Customer and Blue Water Aquatics, Inc. agree to the following terms and conditions:

- General Conditions:** Blue Water Aquatics, Inc. will provide the following services: *Supply and install Native Aquatic Plants in Pond #2, #5 and Pond 3500B along the shallow littoral shorelines of the ponds. Plants will be planted on 3 feet on center and two rows will be planted*

<b>Item A:</b>	<b>SPECIES</b>	<b>Quantity</b>	<b>Size</b>
<b>Pond 2:</b>	Jointed Spikerush	157	bare root
	Pickerel Weed	157	bare root
	Duck Potato	157	bare root
<b>Pond 5:</b>	Jointed Spikerush	244	bare root
	Pickerel Weed	244	bare root
	Duck Potato	244	bare root
<b>Pond 3500B:</b>	Jointed Spikerush	154	bare root
	Pickerel Weed	154	bare root
	Duck Potato	154	bare root

- Contract Services:** Customer agrees to pay Blue Water Aquatics, Inc. the following amount for these specific water management services.

<b>Item A:</b>	1,665 Plants x \$0.90 ea.	<b>\$1,498.50</b>
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<b>TOTAL COST of JOB</b>	<b>\$1,498.50</b>
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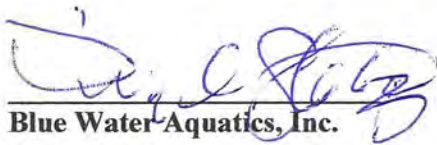
**INTERNET LINKS FOR EACH SPECIES:**

**Jointed Spikerush** <https://plants.ifas.ufl.edu/plant-directory/eleocharis-interstincta/>

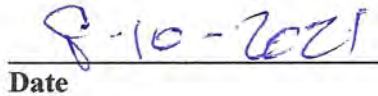
**Pickerelweed** <https://plants.ifas.ufl.edu/plant-directory/pontederia-cordata/>

**Duck Potato** <https://plants.ifas.ufl.edu/plant-directory/sagittaria-lancifolia/>

3. **Schedule of payment:** Customer agrees to pay Blue Water Aquatics, Inc. within thirty (30) days of invoice at Blue Water's office in New Port Richey, Florida.

  
Blue Water Aquatics, Inc.

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

  
Date

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



# Tab 11



FitRev Inc.  
 4424 N. Lois Ave - Tampa, Florida 33614 -  
 Phone: 8138702966 - Fax: 8138702896 - Email: sales@fitrev.com

## QUOTE

Quote	Date	Sales Rep:
AAAQ29548	07/22/21	Tyler Johnson

### Sold To:

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

Phone: 813-510-3601

Fax:

### Ship To:

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

Phone: 813-510-3601

Fax:

Qty	Manuf.	Manuf #	Description	Unit Price	Ext. Price
1	Precor	PWDBR0408	Discovery™ Series Olympic Flat Bench	\$1,605.00	\$1,605.00
1	Precor	PWDBR0608	Discovery™ Series Olympic Squat Rack (INVENTORY SPECIAL MSRP \$1860)	\$1,100.00	\$1,100.00
1	Precor	PHRCS835BG30NA30EN	SCL 835 StairClimber (BG) P31	\$8,995.00	\$8,995.00
3	TAG	RBR-SET	TAG Rubber Plate 255lb Set (2ea-2.5,10,25,35,45 & 4ea-5's)	\$586.50	\$1,759.50
2	TAG	BAR-OLYRES	7' Olympic Bar with 700 lb capacity & 30mm shaft	\$158.00	\$316.00
1	Shipping	Shipping	Shipping and Handling	\$700.00	\$700.00
1	Installation	Installation	Installation	\$800.00	\$800.00
1	Discount	Discount1	Preferred Customer Discount	-\$3,000.00	-\$3,000.00
	Extraction	Extraction	TRADE - IN 1 LIFE FITNESS TREADMILL 1 LIFECYCLE	-\$600.00	-\$600.00

SubTotal	\$11,675.50
Sales Tax	\$768.29

<b>Total</b>	<b>\$12,443.79</b>
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**Please contact me if I can be of further assistance.**

***This quote becomes an order with signature. (see below for terms).***

**Signed:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Requested date of Installation?** \_\_\_\_\_

***Terms:***

***Orders \$5000 or less must be PREPAID. Orders more than \$5000 require a 50% deposit, an additional 25% to ship and remaining balance is due AT installation or 30 days after equipment arrives, whichever comes first.***

***Purchase orders in lieu of payment MUST be provided before order will be processed.***

***Flooring orders require a 50% deposit and remaining balance due BEFORE flooring ships***

***Equipment that is stored by FitRev or affiliate off location more than 30 days after installation date is subject to separate storage charges.***

Restocking Fee:

25% charge on all cancelled Cardio equipment plus shipping cost

50% charge on all cancelled Strength equipment plus shipping cost

Extractions are an additional cost. Cost is based on the list of equipment to be extracted.

Custom and logo items are not returnable and payment in full will be required.

***All orders remain 100% property of FITREV until paid in full***

***Quote is valid for 90 days unless otherwise stated***









## **Tab 12**



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**MINUTES OF MEETING**

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

**ASTURIA COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the **Asturia Community Development District** was held on **Tuesday, June 22, 2021 at 6:00 p.m.** at the Asturia Clubhouse, located at 14575 Promenade Parkway, Odessa, FL 33556.

Present and constituting a quorum:

Jon Tietz	<b>Board Supervisor, Chair</b>
Lane Gardner	<b>Board Supervisor, Vice Chair (via conference call)</b>
Richard Jensen	<b>Board Supervisor, Secretary</b>
Jacques Darius	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Matthew Huber	<b>District Manager; Rizzetta &amp; Co., Inc.</b>
Sarah Warren	<b>District Counsel; Hopping Green &amp; Sams (via conference call)</b>
Jason Liggett	<b>Field Service Manager; Rizzetta (via conference call)</b>
Justin Lawrence	<b>Clubhouse Manager</b>
Tyson Brown	<b>LMP</b>

Audience

**FIRST ORDER OF BUSINESS** **Call to Order**

Mr. Matthew Huber opened the regular Board of Supervisors' meeting at 6:00 p.m. Mr. Huber noted that there were audience members in attendance.

**SECOND ORDER OF BUSINESS** **Audience Comments on Agenda Items**

The Board heard audience comments regarding the following: the billing of irrigation repairs, a resident request for squat rack in the gym and further clarification on Clubhouse Staffing options.

**THIRD ORDER OF BUSINESS** **Staff Reports**

**A. Clubhouse Manager Report**

The Board received the Clubhouse Manager report from Mr. Justin Lawrence.

Mr. Lawrence let the Board know that Ryan Homes requested card access to the clubhouse.

There was a brief discussion regarding business rentals and insurance policies relating to amenity facility rentals. The Board agreed to have further discussion regarding this topic at the July meeting.



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**B. Field Service Report**

The Board received the Field Service Report from Mr. Jason Liggett.

The Board had a brief conversation regarding LMP not completing weekly work, not providing their weekly report as requested and the overall lack of communication between the Field Service Manager and LMP.

**C. District Engineer**

District Engineer was not present.

**D. District Counsel**

The Board received an update from Ms. Warren.

**E. District Manager**

The Board received an update from Mr. Huber.

Mr. Huber reminded the Board of their next regular scheduled meeting to be held July 27, 2021 at 6:00 p.m. and their final budget & public hearing meeting will be held on August 24, 2021 at 6:00 p.m.

Mr. Huber provided the Board with an update on their financials.

**FOURTH ORDER OF BUSINESS**

**Consideration of Amenity Staffing Proposals**

The Board reviewed the Amenity Staffing Proposals received. A lengthy discussion ensued, and the Board agreed to table the Amenity Staffing Proposals to the July meeting and requested a scope of service and RFP for RASI and authorized Mr. Darius to take the lead on this project.

**FIFTH ORDER OF BUSINESS**

**Update on Lantower Monument Sign**

The Board held a brief discussion regarding the Lantower Monument sign and agreed to table this discussion to the July meeting.

**SIXTH ORDER OF BUSINESS**

**Discussion of Cost Sharing & Drainage Easement Agreements**

The Board reviewed the Cost Share and Drainage Easement Agreements, after a brief discussion the Board agreed to table these items to the July meeting.

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors Regular Meeting held on May 25, 2021**

The Board received the consideration of the Minutes of the Board of Supervisors' Regular Meeting held on April 25, 2021.

On a motion from Mr. Tietz, seconded by Mr. Darius, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on May 25, 2021, as amended, for the Asturia Community Development District.

80

81 **EIGHTH ORDER OF BUSINESS** **Consideration of the Operation and Maintenance**  
82 **Expenditures for April 2021**

83

84 The Board received the Operation and Maintenance Expenditures for May 2021 in the  
85 amount of \$95,168.35.

86

On a motion from Mr. Jensen, seconded by Mr. Darius, the Board approved to ratify the invoices from the O&M Expenditures for May 2021 in the amount of \$95,168.35 for the Asturia Community Development District.

87

88 **NINTH ORDER OF BUSINESS** **Supervisors' Requests**

89

90 During Supervisor Request Mr. Darius requested a process in which they are notified before  
91 the vendors are paid. The Board agreed to authorize Mr. Tietz to approve all troubled vendor  
92 invoices, specifically related to landscape services and hold payment if necessary.

93

On a motion from Mr. Jon Tietz, seconded by Mr. Darius, the Board authorizes Mr. Tietz to approve all troubled vendor invoices, specifically related to landscape services and hold payment if necessary for the Asturia Community Development District.

94

95 **TENTH ORDER OF BUSINESS** **Adjournment**

96

97 Mr. Huber asked for a motion to adjourn the meeting.

98

On a motion from Mr. Jensen, seconded by Mr. Darius, the Board agreed to adjourn the meeting at 8:32 p.m. for Asturia Community Development District.

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\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# Tab 13

**MINUTES OF MEETING**

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

**ASTURIA COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the **Asturia Community Development District** was held on **Tuesday, July 27, 2021 at 6:00 p.m.** at the Asturia Clubhouse, located at 14575 Promenade Parkway, Odessa, FL 33556.

Present and constituting a quorum:

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

Also present were:

Matthew Huber	<b>District Manager; Rizzetta &amp; Co., Inc.</b>
Daryl Adams	<b>District Manager; Rizzetta &amp; Co., Inc.</b>
Jonathan Johnson	<b>District Counsel; Hopping Green &amp; Sams</b>
Jason Liggett	<b>Field Service Manager; Rizzetta &amp; Co., Inc.</b>
Justin Lawrence	<b>Clubhouse Manager</b>
Kelly Klukowski	<b>Rizzetta Amenity Services, Inc.</b>
Erwing Martinez	<b>Landscape Maintenance Professionals "LMP"</b>

Audience Present

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Mathew Huber opened the regular Board of Supervisors' meeting at 6:00 p.m. Mr. Huber noted that there were audience members in attendance.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

The Board heard audience comments regarding the following: builder signs, authority and approval re-occurring CDD expenses, pool chair sling replacements and poor condition of the sod and lack of annual flowers installed at the clubhouse.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Clubhouse Manager**

The Board received the Clubhouse Manager report from Mr. Lawrence.

The Board held a lengthy discussion in order to address the following: food truck fees, swim class liabilities, cleaning fees for parties at the clubhouse and lifting the ban on

33 vendors allowing non-residents to provide classes. The Board agreed to lift the ban on  
34 vendors allowing non-resident classes and directed Mr. Lawrence to obtain proposals for  
35 classes at the amenity center.  
36

On a motion from Mr. Tietz, seconded by Mr. Darius, the Board agreed to lift the ban on vendors allowing non-residents to provide classes for the Asturia Community Development District.

37  
38 The Board heard updates from Mr. Lawrence regarding the residents open use and  
39 consumption of alcohol at the pool during the last weekend. The Board advised the  
40 Clubhouse Manager to document every time a resident violates the alcohol policy at the  
41 pool. The Board will review repeat offenders and consider revoking their amenity  
42 privileges.  
43

44 Mr. Darius asked if there was a timeline of when the pool chairs would be re-slung. Mr.  
45 Lawrence voiced his concern with placing the order for slings due to lack of funds in the  
46 budget line. The Board agreed that the material should be ordered as soon as possible  
47 and made a motion authorizing Mr. Lawrence to purchase the materials to re-sling the  
48 damaged chairs.  
49

On a motion from Mr. Tietz, seconded by Mr. Darius, the Board approved ordering and installing new slings/straps for the pool chairs for the Asturia Community Development District.

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**B. Field Inspection Report**

The Board received the Field Inspection report from Mr. Jason Liggett.

**C. Landscape Report**

The Board received the Landscape report from Mr. Liggett and Mr. Martinez from LMP.

Mr. Tietz requested proposals for aquatic plants on ponds.

Mr. Jensen noted that the pond in Phase 2 at the end of the bridge wasn't mowed.

**D. District Engineer**

The District Engineer had no updates at this time.

**E. District Counsel**

District Counsel had no updates at this time.

**F. District Manager**

The Board received an update from Mr. Huber.

Mr. Huber reminded the Board that their final budget meeting will be held August 24, 2021 at 6:00 p.m.

74 **FOURTH ORDER OF BUSINESS** **Consideration of Amenity Staffing Proposal**  
75 **Option #4**  
76

77 Mr. Darius reviewed the Amenity Staffing proposal for the Board and recommended option  
78 #4.

79  
80 Mr. Tietz would like to push towards the CDD utilizing more vendors in lieu of staff onsite.  
81 Mr. Tietz stated he has an issue with 40 hours of staff time.  
82

On a motion from Mr. Darius, seconded by Mr. Gardner, the Board approved the RASI Amenity Staffing Proposal, Option #4, for the Asturia Community Development District.

83  
84 **FIFTH ORDER OF BUSINESS** **Consideration of Lantower Monument Sign**  
85 **Proposal**  
86

87 The Board approved a motion for the Chairman and District Counsel to review the Lantower  
88 apartment parking agreement in conjunction with the agreement allowing/authorizing their sign to  
89 be installed on CDD property prior the next meeting.  
90

On a motion from Mr. Tietz, seconded by Mr. Darius, the Board authorized the Chairman and District Counsel to prepare and execute the Lantower Monument Proposal for the Asturia Community Development District.

91  
92 **SIXTH ORDER OF BUSINESS** **Consideration of Swimming Classes**  
93

94 The Board agreed to consider Swimming Classes at the amenities, provided that the vendor  
95 add the CDD as additional "named" on their insurance and that the vendor provides and collects  
96 signed copies of the CDD waiver from each of their participants and provides copies to the CDD.  
97 The Board directed the Clubhouse manager to solicit a formal proposal from this vendor with the  
98 above-mentioned items included in it.  
99

100 **SEVENTH ORDER OF BUSINESS** **Discussion of Cost Sharing Agreement**  
101

102 A brief discussion ensued regarding the Cost Sharing Agreement. The Board agreed to  
103 authorize Mr. Tietz to work with the developer and District Counsel on this matter.  
104

On a motion from Mr. Gardner, seconded by Mr. Tietz, the Board authorize Mr. Tietz to work with the developer and district counsel on the Cost Sharing Agreement for the Asturia Community Development District.

105  
106 **EIGHTH ORDER OF BUSINESS** **Audience Comments**  
107

108 The Board heard audience comments regarding the following: Lantower Sign liability without  
109 a ground lease and the clubhouse being locked during operating hours and that it is not welcoming  
110 to the residents and their guests.

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**NINTH ORDER OF BUSINESS**

**Supervisors' Requests**

During the Supervisor Request, the Board requested a copy of the resolution authorizing the District Manager to pay for expenditures.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Huber asked for a motion to adjourn the meeting.

On a motion from Mr. Tietz, seconded by Mr. Gardner, the Board agreed to adjourn the meeting at 7:41 p.m. for Asturia Community Development District.
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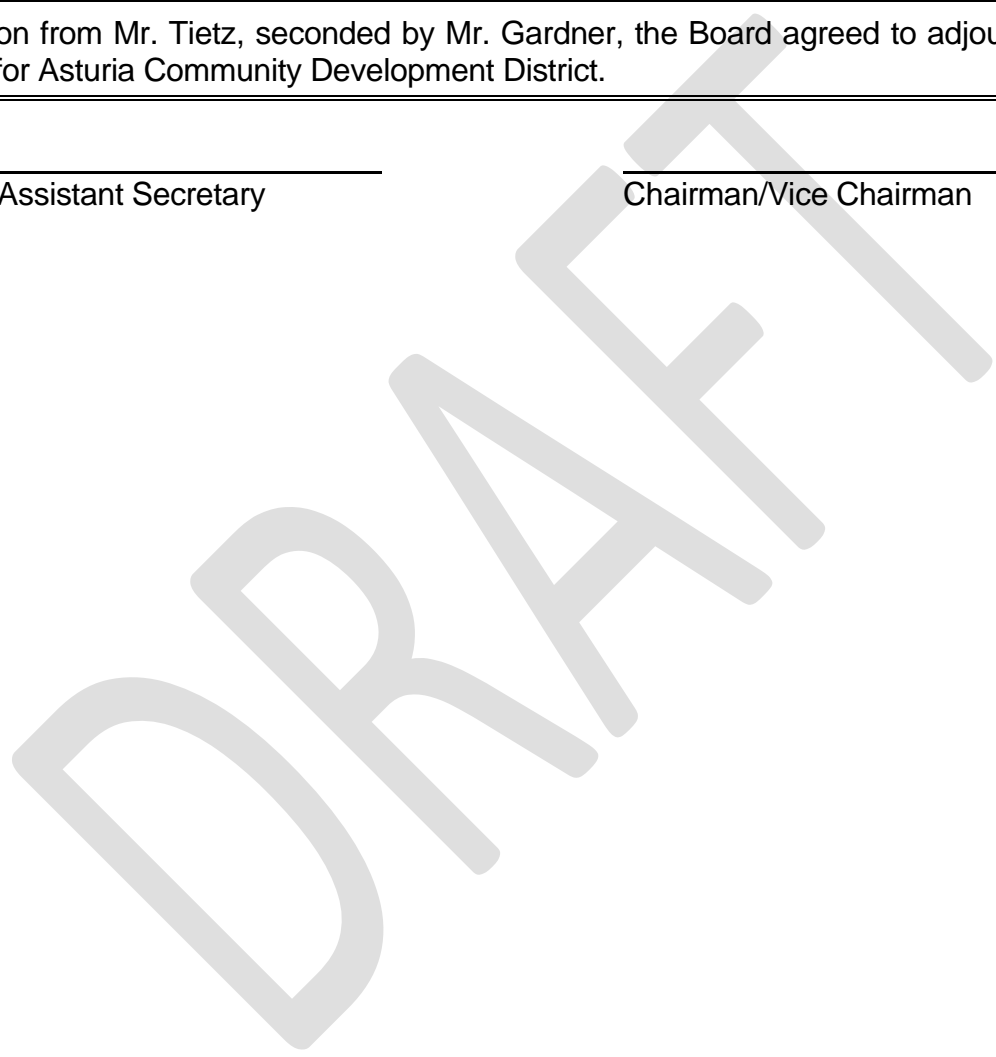
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Secretary/Assistant Secretary

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Chairman/Vice Chairman



# Tab 14



# ASTURIA COMMUNITY DEVELOPMENT DISTRICT

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

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

[www.asturiacdd.org](http://www.asturiacdd.org)

## **Operation and Maintenance Expenditures July 2021 For Board Approval**

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

The total items being presented: **\$47,044.92**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Astoria Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Amy Meredith	002911	071021 Amy Meredith	Refund of Rental Deposit 07/21	\$ 250.00
Astoria CDD	CD048	CD048	Debit Card Replenishment	\$ 985.88
Best Termite & Pest Control, Inc.	002896	1091628	Pest Control 06/21	\$ 55.00
Blue Water Aquatics, Inc.	002897	27718	Aquatic Services 06/21	\$ 640.00
Blue Water Aquatics, Inc.	002905	27755	Aquatic Services 07/21	\$ 640.00
Clean Sweep Supply Co., Inc.	002899	1008	Clubhouse Supplies 06/21	\$ 62.54
Clean Sweep Supply Co., Inc.	002906	1131	Clubhouse Supplies 07/21	\$ 27.29
County Sanitation	002900	10514337	Clubhouse Dumpster 07/21	\$ 34.00
DCSI, Inc	002907	28752	Alarm Monitoring Service 07/21	\$ 59.99
DCSI, Inc	002907	28778	AWID Prox Access Cards 07/21	\$ 379.00
Duke Energy	002893	02017 22358 06/21	000 Aviles Parkway Lite 06/21	\$ 3,176.16

# Asturia Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	002908	13808 69448 06/21	14721 State Rd 54 Lite 06/21	\$ 6,859.66
Duke Energy	002908	66842 45114 06/21	0000 Aviles Pky Street Lights Phase 3 06/21	\$ 2,479.31
Florida Department of Revenue	002901	85-8016529160C-9 06/21	Sales & Use Tax 06/21	\$ 41.21
Florida Design Consultants, Inc.	002902	42767	Engineering Services 06/21	\$ 640.00
Hopping Green & Sams	002910	120119	General Legal Services 12/20	\$ 503.50
Hopping Green & Sams	002910	120606	General Legal Services 01/21	\$ 1,590.00
Hopping Green & Sams	002910	123712	General Legal Services 05/21	\$ 3,211.93
Pasco County	002904	Water Summary 05/21	Water Summary 05/21	\$ 4,642.45
Pasco County	002904	Water Summary 06/21	Water Summary 06/21	\$ 6,497.36
Pavlo Gorb	002909	071021 Pavlo Gorb	Refund of Rental Deposit 07/21	\$ 250.00
Professor Cool, LLC	002912	3478	AC Units Maintenance 07/21	\$ 139.90

# Asturia Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	002894	INV0000059382	District Management Fees 07/21	\$ 4,509.50
Rizzetta Amenity Services, Inc.	002895	INV00000000008905	Amenity Management Services 06/25/21	\$ 3,234.22
Rizzetta Amenity Services, Inc.	002903	INV00000000008926	Out Of Pocket Expenses 06/21	\$ 83.53
Rizzetta Amenity Services, Inc.	002903	INV00000000008948	Amenity Management Services 07/09/21	\$ 4,281.22
Stellar Electrical Services, LLC	002913	07092021001	CDD Main Sign Repair 07/21	\$ 216.61
Suncoast Pool Service	002914	7370	Monthly Pool Service 07/21	\$ 870.00
Tampa Poop 911 LLC	002898	A062021	Clean Pet Waste Stations & Trash Cans 06/21	<u>\$ 684.66</u>
<b>Report Total</b>				<b><u>\$ 47,044.92</u></b>