



Rizzetta & Company

Astoria Community Development District

**Board of Supervisors' Meeting
September 28, 2021**

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

www.asturiacdd.org

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT**

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

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

September 21, 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, September 28, 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. Field Inspection Report.....Tab 2
 - C. Landscape Response to Inspection Report
(under separate cover)
 - D. District Engineer
 - E. District Counsel
 - F. District Manager
 1. Presentation of July Financial Statement....Tab 3
- 4. BUSINESS ITEMS**
 - A. Consideration of Berger Audit Engagement
Letter for FY 2021-2025.....Tab 4
 - B. Consideration of Second Addendum –
Contract for Professional District Services.....Tab 5
 - C. Consideration of Waste Station Proposal.....Tab 6
 - D. Consideration of Blue Water Aquatics
Planting Proposal.....Tab 7
 - E. Consideration of EGIS Proposal and
Discussion of Invoice Increase.....Tab 8
 - F. Review of Landscape RFP Ranking Sheet and
Consideration of New Landscape Company.....Tab 9
 - G. Update on LMP Phase 4 Addendum
 - H. Discussion of Disbursement of Funds Resolution
 - I. Discussion of Paint on Corner of Renesance & Secret Cove

- 5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors'
Regular Meeting held on August 24, 2021.....Tab 10
 - B. Consideration of the Operations & Maintenance
Expenditures for August 2021.....Tab 11
- 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 1

Monthly Operations Report – September 2021



Asturia Community Development District (CDD)
14575 Promenade Parkway, Odessa, FL 33556
Phone: 813-510-3601 **Email:** clubmanager@asturiacdd.org

Clubhouse Operations/Maintenance Updates

- Did safety check on all bridge & walkway pillars in the community (X2)
- Detailed cleaning of pool deck tables
- Deep fitness center cleaning, including restrooms (X2)
- Detailed cleaning of glass on clubhouse doors
- Removed spider webs from clubhouse poolside overhang
- Worked on getting details for new potential classes
- Ordered lounge (18) & pool (4) chair slings
- Worked with LMP to get pool palm trees up to code with pool lighting standards (Photo's not accepted later; Did not meet engineer's requirements)
- Documented & reported multiple zones that need landscaper's attention
- Weed treatment around pool deck area
- Detailed ant treatment around playground & West side of Trails Edge (Near small retention pond)
- Detailed ant treatment down South East side of Promenade
- Finalized with Romaner on repair of Trails Edge crosswalk sign
- Detailed ant & wasp treatment at clubhouse & close surrounding areas
- Deep cleaning of clubhouse floors to make scratches less visible (From normal wear & tear)
- Gathered & disposed of loose shrubbery & palm branches around the pool palm beds & open grass areas
- Normal daily routine for facility, safety & trash checks
- Normal daily routine of handling/resolving any resident
- Weekly update on community bulletin board
- Create/send out monthly newsletter via email blast
- Send out all needed community updates via email blasts



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Full Community Walkthroughs/Checks

- 9/1-9/30 – Routine trash pickup (Alternate zones every day/week)
- 9/1 – Safety/hazard checks & blow mulch
- 9/3 – Check/treat for ants/wasps
- 9/8 – Safety checks & blow mulch
- 9/10 – Check/treat for ants/wasps
- 9/15 – Safety checks & blow mulch
- 9/17 – Check/treat for ants/wasps
- 9/22 - Safety checks & blow mulch
- 9/24 – Check/treat for ants/wasps

[Safety/hazard checks would include but not limited to playground, bridges & any outside district amenities]

Pool & Pool Deck Checks

- 9/1-9/30 – Daily neatening of furniture, checking trash/trash bags & wipe down/clean all tables when needed (Multiple times a day needed during the spring & summer months as well)

Vendor Services Performed and/or Site Visits

- **Fit Rev**
 - Check treadmill with new belt
- **Stellar Electrical**
 - Troubleshoot lit West Asturia sign

Upcoming Food Trucks

- Remainder of September/October
 - 9/17: Just Smokin' BBQ 5-8pm
The Kake Shoppe (Dessert Truck)
 - 9/21: Auntie Anne's Pretzels 5-8pm



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- 9/24: Wing Box 5-8pm
Craving Donuts (Dessert Truck)
- 10/1: Williamsburg Cucina 5-8pm
TBD (Dessert Truck)
- 10/8: Mr. C's Grilled Cheese 5-8pm
Howdy Doodles (Dessert Truck)
- 10/15: Gulf Cart 5-8pm
TBD (Dessert Truck)
- 10/22: Slider Guys 5-8pm
TBD (Dessert Truck)

- 10/29: TBD 5-8pm
TBD (Dessert Truck)

Board of Supervisor's Requests

- Update on delivery for pool lounge chair/chair slings
- Work with 'Amenity Services Manager' for updated staffing & rental plan

Resident Requests

- To discuss issues with small children in the fitness center when staff isn't present or able to enforce the 16 or older rule

[Last Updated: 9/16/2021]



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Tab 2

ASTURIA

FIELD INSPECTION REPORT



September 9, 2021
Rizzetta & Company
Jason Liggett –Field Services Manager



Rizzetta & Company
Professionals in Community Management

Summary, Clubhouse

General Updates, Recent & Upcoming Maintenance Events, Important Notices:

- Improve the weed control in the beds throughout the site.
- Improve the detail throughout the project.

The following are action items for LMP to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** indicates an issue to be handled by Staff and **Bold, underlined black** indicates an update or question for the BOS.

1. Treat the nutsedge in the Zoysia Turf on Cornerstone Street in front of the community parking lot.
2. Remove the vines from the Viburnum Suspensum around the community center parking lot.



3. Treat the Zoysia Turf for turf weeds in the front field of the community center.
4. Treat the crack weeds on the walkways around the amenity center.
5. During my inspection, the Coleus need dead heading to improve the growth habit.

6. Treat the pavers for crack weeds on the walk up to the Fitness center doors.



7. Treat the Jasmine bed on the southside of the amenity center with a selective herbicide.
8. Remove the torpedo grass growing from the Podocarpus hedge on the exterior of the black fence of the pool area.
9. Remove the tall weeds growing in the ornamental grasses in the backside of the pool area.
10. Remove the weeds from the Jasmine beds as you walk up to the mailboxes at the cornerstone park.

Clubhouse, Asturian Parkway, Promenade Parkway

11. Treat the tree rings on Cornerstone street the beds are full of weeds.
12. Throughout the Cornerstone Park we have a good amount of bed weeds. Let's get these treated.

13. During my inspection, the drain on the backside of this park is still covered with debris.(Pic 13)



14. Treat the beds around the irrigation pump in the front of the amenity center.
15. Remove the weeds from the Jasmine on the center island of Asturian Parkway.
16. The coleus are being allowed to grow to tall with no pinching. These need to be pinches to improve the growth outwards instead of up.
17. Remove the weeds from the corner Jasmine bed on the corner of Asturian Parkway and Promenade Parkway.
18. Remove the weeds from the Jasmine bed at the intersection of Promenade Parkway and Gathering Way. During my inspection they have been string trimmed down but need to be treated.
19. Remove the tall weeds growing in the Liriope at the Lantower Asturia entrance.

20. Remove the tall weeds growing in the ornamental grass beds on Promenade Parkway going toward the back entrance. Would be on the inbound side.

21. Remove the weeds from the Jasmine beds at the StoneTable Court and Caravan Avenue center island.

22. Remove the tall weeds growing in the Liriope at the Hearth Avenue and Caravan Avenue park area.

23. Remove the weeds at the Eve Court park in the drift roses and Jasmine beds.(Pic 23)



24. Treat the bed weeds at the dead end on Trails Edge Boulevard. Remove the vines from the Viburnum Suspensum.
25. Remove the vines from the Viburnum Suspensum at the dead end on Long Bow Way.
26. During my inspection, the Renaissance parks were in need to detail. There was a lot of weed pressure in the beds.
27. LMP to detail the Posado Lane and Aviles Parkway park area. During my inspection some of the plant material was not visible because of weeds.

Promenade Parkway, Caravan Parks, Long Bow Way, Aviles

28. Treat the beds weeds at the Last Park on Aviles Parkway before the dead end.

29. Remove the weeds through the pool area containers. During my inspection they were in bad shape.(Pic 29,29a)



Tab 3



Rizzetta & Company

Astoria Community Development District

**Financial Statements
(Unaudited)**

July 31, 2021

Prepared by: Rizzetta & Company, Inc.

asturiacdd.org
rizzetta.com

Astoria Community Development District

Balance Sheet

As of 7/31/2021

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	Total Government Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets							
Cash In Bank	168,942	0	0	180	169,122	0	0
Cash On Hand	0	0	0	0	0	0	0
Investments	5,979	0	805,405	105,369	916,752	0	0
Investments - Reserve	0	10,037	0	0	10,037	0	0
Accounts Receivable	4,236	0	4,585	0	8,822	0	0
Prepaid Expenses	208	0	0	0	208	0	0
Deposits	17,318	0	0	0	17,318	0	0
Due From Others	0	0	0	0	0	0	0
Due From Other Funds	0	0	3,454	0	3,454	0	0
Amount Available in Debt Service	0	0	0	0	0	0	812,610
Amount To Be Provided Debt Service	0	0	0	0	0	0	8,457,390
Fixed Assets	0	0	0	0	0	31,005,735	0
Total Assets	196,684	10,037	813,444	105,549	1,125,714	31,005,735	9,270,000
Liabilities							
Accounts Payable	13,494	0	0	0	13,494	0	0
Accrued Expenses Payable	29,838	0	0	0	29,838	0	0
Other Current Liabilities	26	0	834	0	860	0	0
Deposits Held	1,000	0	0	0	1,000	0	0
Due To Others	0	0	0	0	0	0	0
Due To Other Funds	3,454	0	0	0	3,454	0	0
Lease Obligation	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	9,270,000
Total Liabilities	47,813	0	834	0	48,647	0	9,270,000
Fund Equity & Other Credits							
Beginning Fund Balance	0	10,037	1,241,556	776	1,252,368	31,005,735	0
Net Change in Fund Balance	148,871	0	(428,946)	104,773	(175,302)	0	0
Total Fund Equity & Other Credits	148,871	10,037	812,610	105,549	1,077,067	31,005,735	0
Total Liabilities & Fund Equity	196,684	10,037	813,444	105,549	1,125,714	31,005,735	9,270,000

See Notes to Unaudited Financial Statements

Asturia Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 7/31/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Revenues					
Interest Earnings					
Interest Earnings	0	0	24	24	0.00%
Special Assessments					
Tax Roll	667,214	667,214	671,236	4,021	(0.60)%
Off Roll	41,793	41,793	41,793	0	0.00%
Contributions From Private Sources					
Developer Contributions	20,000	20,000	73,257	53,257	(266.28)%
Miscellaneous Revenue					
Event Rental	2,500	2,083	2,355	272	5.79%
Total Revenues	<u>731,507</u>	<u>731,090</u>	<u>788,665</u>	<u>57,574</u>	<u>(7.81)%</u>
Expenditures					
Legislative					
Supervisor Fees	4,400	3,667	6,600	(2,933)	(50.00)%
Financial & Administrative					
Administrative Services	5,400	4,500	4,500	0	16.66%
District Management	19,914	16,595	16,595	0	16.66%
District Engineer	2,500	2,083	9,200	(7,117)	(268.00)%
Disclosure Report	7,500	7,500	5,000	2,500	33.33%
Trustees Fees	7,500	7,500	8,500	(1,000)	(13.33)%
Tax Collector/Property Appraiser Fees	150	150	150	0	0.00%
Financial & Revenue Collections	3,600	3,000	3,000	0	16.66%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Accounting Services	18,000	15,000	15,000	0	16.66%
Auditing Services	4,000	4,000	3,600	400	10.00%
Arbitrage Rebate Calculation	1,500	500	500	0	66.66%
Public Officials Liability Insurance	3,000	3,000	2,960	40	1.33%
Legal Advertising	1,500	1,250	2,530	(1,280)	(68.64)%
Dues, Licenses & Fees	500	500	175	325	65.00%
Mailed Notices - Postage	1,000	833	0	833	100.00%
Website Hosting, Maintenance, Backup & Email	7,500	6,453	3,438	3,016	54.16%
Legal Counsel					
District Counsel	20,000	16,667	35,196	(18,529)	(75.97)%
Law Enforcement					

Asturia Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 7/31/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Off Duty Deputy Services	0	0	1,000	(1,000)	0.00%
Electric Utility Services					
Utility Services	1,200	1,000	541	459	54.95%
Utility - Recreation Facilities	20,000	16,667	17,923	(1,256)	10.38%
Utility - Irrigation	1,800	1,500	1,898	(398)	(5.44)%
Utility - Street Lights	119,000	99,167	135,185	(36,018)	(13.60)%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	400	333	340	(7)	15.00%
Solid Waste Assessment	525	525	609	(84)	(15.92)%
Water-Sewer Combination Services					
Utility - Reclaimed	70,000	58,333	50,515	7,818	27.83%
Stormwater Control					
Aquatic Maintenance	10,280	8,567	6,340	2,227	38.32%
Stormwater Assessment	900	900	903	(3)	(0.33)%
Other Physical Environment					
General Liability Insurance	3,150	3,150	3,229	(79)	(2.50)%
Property & Casualty Insurance	13,527	13,527	13,528	(1)	0.00%
Entry & Walls Maintenance	500	417	0	417	100.00%
Landscape Maintenance	185,000	154,167	141,551	12,616	23.48%
Landscape ROW Mowings	1,000	833	500	333	50.00%
Holiday Decorations	5,000	5,000	3,995	1,005	20.10%
Landscape Replacement Plants, Shrubs, Trees	2,000	1,667	4,340	(2,673)	(117.00)%
Field Operations	8,400	7,000	6,000	1,000	28.57%
Road & Street Facilities					
Street/Parking Lot Sweeping	500	417	0	417	100.00%
Roadway Repair & Maintenance	5,000	4,167	921	3,246	81.58%
Sidewalk Repair & Maintenance	2,000	1,667	0	1,667	100.00%
Parks & Recreation					
Employee - Salaries	92,100	76,750	70,037	6,713	23.95%
Management Contract	10,800	9,000	9,000	0	16.66%
Pool Service Contract	10,440	8,700	8,700	0	16.66%
Fitness Equipment Lease	900	750	0	750	100.00%
Pool Permits	300	300	280	20	6.66%
Pool Furniture Repairs & Replacement	3,500	2,917	1,802	1,115	48.52%
Amenity Maintenance & Repair	5,000	4,167	8,428	(4,261)	(68.55)%

Asturia Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 7/31/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Facility A/C & Heating Maintenance & Repair	1,500	1,250	930	320	38.02%
Telephone, Fax, Internet	2,000	1,667	2,581	(914)	(29.04)%
Clubhouse - Facility Janitorial Service	4,875	4,063	1,035	3,028	78.76%
Clubhouse - Facility Janitorial Supplies	1,500	1,250	2,212	(962)	(47.48)%
Wildlife Management Services	16,800	14,000	6,375	7,625	62.05%
Boardwalk & Bridge Maintenance	500	417	0	417	100.00%
Miscellaneous Expense	0	0	3,200	(3,200)	0.00%
Pest Control & Termite Bond	660	550	587	(37)	11.03%
Security System Monitoring & Maintenance	550	458	3,736	(3,278)	(579.25)%
Dog Waste Station Supplies	8,036	6,697	6,847	(150)	14.80%
Dog Park Maintenance	250	208	168	40	32.80%
Office Supplies	150	125	1,333	(1,208)	(788.82)%
Special Events					
Special Events	6,500	5,417	1,284	4,133	80.24%
Contingency					
Miscellaneous Contingency	2,000	1,667	0	1,667	100.00%
Total Expenditures	<u>731,507</u>	<u>617,551</u>	<u>639,794</u>	<u>(22,242)</u>	<u>12.54%</u>
Excess Revenues Over/(Under) Expenditures	<u>0</u>	<u>113,539</u>	<u>148,871</u>	<u>35,332</u>	<u>0.00%</u>
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>113,539</u>	<u>148,871</u>	<u>35,332</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>113,539</u></u>	<u><u>148,871</u></u>	<u><u>35,332</u></u>	<u><u>0.00%</u></u>

Astoria Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2020 Through 7/31/2021

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0.00%
Total Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	10,037	10,037	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>10,037</u></u>	<u><u>10,037</u></u>	<u><u>0.00%</u></u>

Asturia Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund-Series 2014

From 10/1/2020 Through 7/31/2021

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	144	144	0.00%
Special Assessments				
Tax Roll	562,222	565,613	3,391	0.60%
Total Revenues	<u>562,222</u>	<u>565,757</u>	<u>3,535</u>	<u>0.63%</u>
Expenditures				
Debt Service Payments				
Interest	427,222	429,133	(1,910)	(0.44)%
Principal	135,000	135,000	0	0.00%
Total Expenditures	<u>562,222</u>	<u>564,133</u>	<u>(1,910)</u>	<u>(0.34)%</u>
Excess of Revenues Over (Under) Expenditures	0	1,624	1,624	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	1,624	1,624	0.00%
Fund Balance, Beginning of Period	0	554,622	554,622	0.00%
Fund Balance, End of Period	<u>0</u>	<u>556,246</u>	<u>556,246</u>	<u>0.00%</u>

Asturia Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund-Series 2016

From 10/1/2020 Through 7/31/2021

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	29	29	0.00%
Special Assessments				
Tax Roll	100,736	101,178	442	0.43%
Off Roll	41,042	41,042	0	0.00%
Total Revenues	<u>141,779</u>	<u>142,250</u>	<u>471</u>	<u>0.33%</u>
Expenditures				
Debt Service Payments				
Interest	101,779	103,258	(1,479)	(1.45)%
Principal	40,000	40,000	0	0.00%
Total Expenditures	<u>141,779</u>	<u>143,258</u>	<u>(1,479)</u>	<u>(1.04)%</u>
Excess of Revenues Over (Under) Expenditures	0	(1,008)	(1,008)	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(113,194)	(113,194)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	(114,202)	(114,202)	0.00%
Fund Balance, Beginning of Period	0	238,869	238,869	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>124,667</u></u>	<u><u>124,667</u></u>	<u><u>0.00%</u></u>

Asturia Community Development District

Statement of Revenues and Expenditures

202 - Debt Service Fund-Series 2018

From 10/1/2020 Through 7/31/2021

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	49	49	0.00%
Special Assessments				
Off Roll	40,045	3,337	(36,708)	(91.66)%
Prepayments	0	174,108	174,108	0.00%
Total Revenues	<u>40,045</u>	<u>177,494</u>	<u>137,450</u>	<u>343.24%</u>
Expenditures				
Debt Service Payments				
Interest	40,045	23,863	16,182	40.41%
Principal	0	470,000	(470,000)	0.00%
Total Expenditures	<u>40,045</u>	<u>493,863</u>	<u>(453,818)</u>	<u>(1,133.28)%</u>
Excess of Revenues Over (Under) Expenditures	0	(316,368)	(316,368)	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	(316,368)	(316,368)	0.00%
Fund Balance, Beginning of Period	0	448,065	448,065	0.00%
Fund Balance, End of Period	<u>0</u>	<u>131,696</u>	<u>131,696</u>	<u>0.00%</u>

Astoria Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects Fund-Series 2016

From 10/1/2020 Through 7/31/2021

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	415	415	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>415</u></u>	<u><u>415</u></u>	<u><u>0.00%</u></u>

Astoria Community Development District

Statement of Revenues and Expenditures

302 - Capital Projects Fund-Series 2018

From 10/1/2020 Through 7/31/2021

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	19	19	0.00%
Total Revenues	<u>0</u>	<u>19</u>	<u>19</u>	<u>0.00%</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	8,440	(8,440)	0.00%
Total Expenditures	<u>0</u>	<u>8,440</u>	<u>(8,440)</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(8,421)</u>	<u>(8,421)</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	113,194	113,194	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>104,773</u>	<u>104,773</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	361	361	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>105,134</u></u>	<u><u>105,134</u></u>	<u><u>0.00%</u></u>

**Asturia CDD
Investment Summary
July 31, 2021**

<u>Account</u>	<u>Investment</u>	<u>Balance as of July 31, 2021</u>
The Bank of Tampa	Business Money Market	\$ 5,979
	Total General Fund Investments	<u>\$ 5,979</u>
The Bank of Tampa - ICS Israel Discount Bank of New York	Business Money Market	\$ 10,037
	Total Reserve Fund Investments	<u>\$ 10,037</u>
Hancock Bank Series 2014 Reserve A-1	Federated Government Obligation #5	\$ 287,959
Hancock Bank Series 2014 Sinking Fund A-1	Federated Government Obligation #5	1
Hancock Bank Series 2014 Revenue A-1	Federated Government Obligation #5	265,356
Hancock Bank Series 2016 Revenue A-1	Federated Government Obligation #5	46,570
Hancock Bank Series 2016 Reserve A-1	Federated Government Obligation #5	72,989
Hancock Bank Series 2018 Revenue A-2	Federated Government Obligation #5	132,529
Hancock Bank Series 2018 Principle A-2	Federated Government Obligation #5	1
	Total Debt Service Fund Investments	<u>\$ 805,405</u>
Hancock Bank Series 2016 Construction	Federated Government Obligation #5	\$ 415
Hancock Bank Series 2018 Construction	Federated Government Obligation #5	104,954
	Total Capital Projects Fund Investments	<u>\$ 105,369</u>

Astoria Community Development District

Summary A/R Ledger

001 - General Fund

From 7/1/2021 Through 7/31/2021

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2020	SR 54 Land Associates, LLC	FY20-21	<u>4,236.32</u>
		Total 001 - General Fund	4,236.32

Astoria Community Development District

Summary A/R Ledger

201 - Debt Service Fund-Series 2016

From 7/1/2021 Through 7/31/2021

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2020	SR 54 Land Associates, LLC	FY20-21	<u>4,585.22</u>
		Total 201 - Debt Service Fund-Series 2016	<u>4,585.22</u>
Report Balance			<u><u>8,821.54</u></u>

Asturia Community Development District
Aged Payables by Invoice Date
Aging Date - 6/1/2021
001 - General Fund
From 7/1/2021 Through 7/31/2021

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Duke Energy	6/29/2021	Duke Electric Summary 06/21	Electric Summary 06/21	2,433.52
Tampa Poop 911 LLC	7/1/2021	A072021	Clean Pet Waste Stations & Trash Cans 07/21	684.66
Professor Cool, LLC	7/14/2021	3369	AC Units Maintenance 07/21	324.90
Best Termite & Pest Control, Inc.	7/16/2021	1096969	Pest Control 07/21	55.00
Times Publishing Company	7/21/2021	0000171847 07/21/21	Account #122995 Legal Advertising 07/21	131.20
BrightHouse Networks	7/22/2021	065826701072221	14575 Promenade Pkway 07/21	245.75
Clean Sweep Supply Co., Inc.	7/23/2021	1188	Clubhouse Supplies 07/21	164.25
Rizzetta Amenity Services, Inc.	7/23/2021	INV00000000008972	Amenity Management Services 07/23/21	3,367.62
Duke Energy	7/26/2021	02017 22358 07/21	000 Aviles Parkway Lite 07/21	3,119.16
Richard D Jensen	7/27/2021	RJ072721	Board of Supervisors Meeting 07/27/21	200.00
Jean-Jacques Darius	7/27/2021	JD072721	Board of Supervisors Meeting 07/27/21	200.00
Jonathan Tietz	7/27/2021	JT072721	Board of Supervisors Meeting 07/27/21	200.00
Duke Energy	7/29/2021	Duke Electric Summary 07/21	Electric Summary 07/21	2,368.14
Report Total				13,494.20

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Bonds - Series 2016

Construction Account Activity Through July 31, 2021

Inflows:	Debt Proceeds	\$	4,682,857.20
	Underwriter Discount		99,700.00
	Total Bond Proceeds:		4,782,557.20
	Interest Income		5,832.70
	Transfer from Reserve A-1 & A-2		3,357.32
	Total Inflows	\$	4,791,747.22

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status As of 07/31/21
08/19/16	COI	Underwriter Discount	\$ (99,700.00)	Cleared
08/19/16	COI	Bryant Miller Olive	(34,000.00)	Cleared
08/19/16	COI	Greenberg Traurig	(20,000.00)	Cleared
08/19/16	COI	Nabors Giblin Nickerson	(6,000.00)	Cleared
08/19/16	COI	Hopping Green & Sams	(31,500.00)	Cleared
08/19/16	COI	Rizzetta & Co., Inc.	(5,000.00)	Cleared
08/19/16	COI	Rizzetta & Co., Inc.	(20,000.00)	Cleared
09/01/16	COI	US Bank	(2,650.00)	Cleared
09/01/16	COI	Image Master	(1,250.00)	Cleared
		Total COI:	(220,100.00)	
08/30/16	CR1	Florida Design Consultants, Inc.	(430.00)	Cleared
08/30/16	CR2	Florida Design Consultants, Inc.	(1,648.17)	Cleared
08/30/16	CR3	Florida Design Consultants, Inc.	(16,533.94)	Cleared
08/30/16	CR4	Florida Design Consultants, Inc.	(630.00)	Cleared
08/30/16	CR5	Hopping Green & Sams	(451.00)	Cleared
08/30/16	CR6	Prosser, Inc.	(29.12)	Cleared
08/30/16	CR7	RIPA & Associates, LLC	(256,046.88)	Cleared
08/30/16	CR8	RIPA & Associates, LLC	(56,339.64)	Cleared
08/30/16	CR9	RIPA & Associates, LLC	(402,918.21)	Cleared
09/30/16	CR10	RIPA & Associates, LLC	(1,041,258.55)	Cleared
09/30/16	CR11	Hopping Green & Sams	(554.99)	Cleared
09/30/16	CR12	Florida Design Consultants, Inc.	(562.50)	Cleared

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Bonds - Series 2016

Construction Account Activity Through July 31, 2021

09/30/16	CR13	Florida Design Consultants, Inc.	(16,408.00)	Cleared
10/31/16	CR14	Florida Design Consultants, Inc	(140.00)	Cleared
10/31/16	CR15	Florida Design Consultants, Inc	(3,052.50)	Cleared
10/31/16	CR16	Florida Design Consultants, Inc	(18,965.75)	Cleared
10/31/16	CR17	Hopping Green & Sams	(369.00)	Cleared
10/31/16	CR18	RIPA & associates, LLC	(3,750.00)	Cleared
10/31/16	CR19	RIPA & associates, LLC	(808,001.55)	Cleared
10/31/16	CR20	Universal Engineering Sciences	(6,105.75)	Cleared
10/31/16	CR21	WRA	(5,775.00)	Cleared
11/29/16	CR22	Hopping Green & Sams	(451.00)	Cleared
11/29/16	CR23	RIPA & associates, LLC	(524,179.42)	Cleared
11/29/16	CR24	Universal Engineering Sciences	(4,179.00)	Cleared
12/13/16	CR25	Arete Industries	(5,850.00)	Cleared
12/13/16	CR26	Florida Design Consultants, Inc	(4,967.25)	Cleared
12/13/16	CR27	Prosser, Inc.	(14.56)	Cleared
01/06/17	CR28	RIPA & Associates, LLC	(629,838.33)	Cleared
01/06/17	CR29	Florida Design Consultants, Inc	(1,017.50)	Cleared
01/06/17	CR31	Florida Design Consultants, Inc	(654.00)	Cleared
01/06/17	CR32	Florida Design Consultants, Inc	(3,822.50)	Cleared
01/06/17	CR33	Florida Design Consultants, Inc	(420.00)	Cleared
01/06/17	CR34	WRA	(725.00)	Cleared
01/25/17	CR35	RIPA & Associates, LLC	(578,224.28)	Cleared
02/07/17	CR36	Arete Industries	(850.00)	Cleared
02/07/17	CR37	Florida Design Consultants, Inc	(8,426.00)	Cleared
02/07/17	CR38	Raysor Transportation Consulting	(8,580.00)	Cleared
02/07/17	CR39	Universal Engineering Sciences	(17,445.75)	Cleared
06/19/17	CR40	Florida Design Consultants, Inc	(1,131.18)	Cleared
06/19/17	CR41	Florida Design Consultants, Inc	(2,310.00)	Cleared
07/19/17	CR42	Florida Design Consultants, Inc	(2,140.00)	Cleared
07/19/17	CR43	Florida Design Consultants, Inc	(1,040.00)	Cleared
09/30/17	CR44	Florida Design Consultants, Inc	(481.25)	Cleared
09/30/17	CR45	Prosser, Inc.	(750.00)	Cleared
09/30/17	CR46	WRA	(6,706.00)	Cleared
10/30/17	CR47	Prosser, Inc.	(788.28)	Cleared
10/30/17	CR48	Florida Design Consultant	(330.00)	Cleared

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Bonds - Series 2016

Construction Account Activity Through July 31, 2021

02/28/18	CR49	Hopping Green & Sams	(389.50)	Cleared
09/30/18	CR 50	Brightview Landscape Development, Inc.	(11,977.91)	Cleared
09/30/18	CR 51	Brightview Landscape Development, Inc.	(106,980.95)	Cleared
09/30/18	CR 52	WRA	(6,247.65)	Cleared
06/30/20	CR 82	Hopping Green & Sams	(344.50)	Cleared

Total Requisitions: (4,571,232.36)

Total COI and Requisitions: (4,791,332.36)

Total Outflows: (4,791,332.36)

Series 2016 Construction Account Balance at July 31, 2021 \$ 414.86

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Bonds - Series 2018**

Construction Account Activity Through July 31, 2021

Inflows:	Debt Proceeds	\$	4,321,800.00
	Underwriter Discount		88,200.00
			4,410,000.00
	Interest Income		132,191.78
		Total Inflows \$	4,542,191.78

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status As of 07/31/21
05/15/18	COI	Underwriter Discount	\$ (88,200.00)	Cleared
05/15/18	COI	Bryant Miller Olive	(34,000.00)	Cleared
05/15/18	COI	Greenberg Traurig	(20,000.00)	Cleared
05/15/18	COI	Nabors Giblin Nickerson	(6,000.00)	Cleared
05/15/18	COI	Hopping Green & Sams	(31,500.00)	Cleared
05/15/18	COI	Rizzetta & Co., Inc.	(5,000.00)	Cleared
05/15/18	COI	Rizzetta & Co., Inc.	(20,000.00)	Cleared
05/15/18	COI	Hancock Bank	(5,000.00)	Cleared
09/30/18	COI	Imagemasters	(1,500.00)	Cleared
		Total COI:	(211,200.00)	
06/11/18	CR#1	Ripe & Associates, LLC	(109,534.50)	Cleared
06/11/18	CR#2	Universal Engineering Services	(1,396.35)	Cleared
07/31/18	CR#3	Hopping Green & Sams	(758.50)	Cleared
07/31/18	CR#4	Ripe & Associates, LLC	(795,782.70)	Cleared
07/31/18	CR#5	WRA, Inc	(2,375.00)	Cleared
08/31/18	CR#6	Florida Design Consultants	(520.00)	Cleared
08/31/18	CR#7	Ripe & Associates, LLC	(1,994,589.88)	Cleared
08/31/18	CR#8	Universal Engineering Services	(3,306.30)	Cleared
08/31/18	CR#9	Florida Design Consultants	(160.00)	Cleared
08/31/18	CR#10	Hopping Green & Sams	(369.00)	Cleared
08/31/18	CR#11	Prosser, Inc.	(4,645.00)	Cleared
08/31/18	CR#12	Ripe & Associates, LLC	(1,285,862.46)	Cleared
08/31/18	CR#13	Universal Engineering Services	(3,258.15)	Cleared
01/31/20	CR#74	Raysor Transportation Consulting	(1,220.00)	Cleared
01/31/20	CR#75	Southern Land Services	(1,136.00)	Cleared

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Bonds - Series 2018**

Construction Account Activity Through July 31, 2021

03/31/20	CR#76	Florida Design Consultants	(320.00)	Cleared
03/31/20	CR#77	Hopping Green & Sams	(291.50)	Cleared
06/30/20	CR#78	Florida Design Consultants	(4,480.00)	Cleared
06/30/20	CR#79	Hopping Green & Sams	(1,986.75)	Cleared
06/30/20	CR#80	Raysor Transportation Consulting	(4,406.00)	Cleared
07/31/20	CR#83	Raysor Transportation Consulting	(1,200.00)	Cleared
01/31/21	CR#90	Florida Design Consultants	(3,940.00)	Cleared
01/31/21	CR#91	Raysor Transportation Consulting	(4,500.00)	Cleared
Total Requisitions:			(4,226,038.09)	
Total COI and Requisitions:			(4,437,238.09)	
Total Outflows:			(4,437,238.09)	
Series 2018 Construction Account Balance at July 31, 2021			\$	<u>104,953.69</u>

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
Custody Construction - Series 2018

Custody Construction Account Activity Through July 31, 2021

Inflows:	Developer Contributions	\$	2,701,047.12
	Excess Funding Transferred from S2016 Custody		<u>2,680.09</u>
	Total Inflows:	\$	<u>2,703,727.21</u>

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status As of 07/31/21
08/31/18	CUS 12	RIPA & Associates, LLC	\$ (76,081.35)	Cleared
09/30/18	CUS 14	Florida Design Consultants, Inc.	(800.00)	Cleared
09/30/18	CUS 15	Hopping Green & Sams	(1,127.50)	Cleared
09/30/18	CUS 16	Prosser, Inc.	(4,645.00)	Cleared
09/30/18	CUS 17	Raysor Transportation Consulting	(31,580.00)	Cleared
09/30/18	CUS 18	RIPA & Associates, LLC	(339,030.99)	Cleared
09/30/18	CUS 19	Universal Engineering Sciences	(7,768.20)	Cleared
09/30/18	CUS 20	WRA	(1,229.48)	Cleared
10/31/18	CUS 21	Florida Design Consultants, Inc.	(1,220.00)	Cleared
10/31/18	CUS 22	Hopping Green & Sams	(594.50)	Cleared
10/31/18	CUS 23	Prosser, Inc.	(3,315.80)	Cleared
10/31/18	CUS 24	RIPA & Associates, LLC	(19,891.50)	Cleared
10/31/18	CUS 25	RIPA & Associates, LLC	(559,325.52)	Cleared
10/31/18	CUS 26	Universal Engineering Sciences	(3,761.05)	Cleared
11/30/18	CUS 27	Pasco County BOCC	(8,565.83)	Cleared
11/30/18	CUS 28	RIPA & Associates, LLC	(4,920.00)	Cleared
11/30/18	CUS 29	RIPA & Associates, LLC	(263,347.56)	Cleared
11/30/18	CUS 30	Florida Design Consultants, Inc.	(720.00)	Cleared
01/31/19	CUS 31	Asturia CDD	(6,798.77)	Cleared
01/31/19	CUS 32	Florida Design Consultants, Inc	(400.00)	Cleared
01/31/19	CUS 33	Hopping Green & Sams	(456.95)	Cleared
01/31/19	CUS 34	Prosser, Inc.	(22,235.00)	Cleared
01/31/19	CUS 35	Raysor Transportation Consulting	(6,600.00)	Cleared
01/31/19	CUS 36	RIPA & Associates, LLC	(414,146.97)	Cleared
02/28/19	CUS 37	RIPA & Associates, LLC	(136,955.71)	Cleared

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
Custody Construction - Series 2018

Custody Construction Account Activity Through July 31, 2021

02/28/19	CUS 38	Florida Design Consultants, Inc	(880.00)	Cleared
02/28/19	CUS 39	Universal Engineering Sciences	(4,782.90)	Cleared
02/28/19	CUS 40	Prosser, Inc.	(412.50)	Cleared
02/28/19	CUS 41	Hopping Green & Sams	(594.50)	Cleared
02/28/19	CUS 42	RIPA & Associates, LLC	(663,850.86)	Cleared
03/31/19	CUS 43	Florida Design Consultants, Inc	(320.00)	Cleared
03/31/19	CUS 44	RIPA & Associates, LLC	(3,290.00)	Cleared
03/31/19	CUS 45	Universal Engineering Sciences	(3,145.80)	Cleared
03/31/19	CUS 46	Florida Design Consultants, Inc	(2,397.50)	Cleared
03/31/19	CUS 47	Raysor Transportation Consulting	(13,760.00)	Cleared
03/31/19	CUS 48	Universal Engineering Sciences	(9,202.00)	Cleared
05/31/19	CUS 49	Florida Design Consultants, Inc	(8,032.50)	Cleared
05/31/19	CUS 50	Universal Engineering Sciences	(2,541.25)	Cleared
05/31/19	CUS 51	GameTime	(12,626.30)	Cleared
06/30/19	CUS 52	Florida Design Consultants, Inc	(312.50)	Cleared
06/30/19	CUS 53	Hopping Green & Sams	(945.00)	Cleared
06/30/19	CUS 54	WRA	(2,500.00)	Cleared
07/31/19	CUS 55	Florida Design Consultants, Inc	(400.00)	Cleared
07/31/19	CUS 56	Prosser, Inc.	(11,441.65)	Cleared
08/31/19	CUS 57	Florida Design Consultants, Inc	(160.00)	Cleared
08/31/19	CUS 58	Hopping Green & Sams	(79.50)	Cleared
08/31/19	CUS 59	Southern Land Services	(2,966.00)	Cleared
08/31/19	CUS 60	WRA	(2,547.56)	Cleared
09/30/19	CUS 61	Hopping Green & Sams	(106.00)	Cleared
09/30/19	CUS 62	Southern Land Services	(2,904.00)	Cleared
09/30/19	CUS 63	WRA	(5,039.40)	Cleared
09/30/19	CUS 64	Raysor Transportation Consulting	(4,300.00)	Cleared
09/30/19	CUS 65	Southern Land Services	(2,688.00)	Cleared
11/30/19	CUS 66	CRS Building Corporation	(2,084.00)	Cleared
11/30/19	CUS 67	Prosser, Inc.	(412.50)	Cleared
11/30/19	CUS 68	Raysor Transportation Consulting	(900.00)	Cleared

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
Custody Construction - Series 2018**

Custody Construction Account Activity Through July 31, 2021

11/30/19	CUS 69	Southern Land Services	(752.00)	Cleared
11/30/19	CUS 70	SR 54 Land Associates, LLC	(1,914.00)	Cleared
12/31/19	CUS 71	Florida Design Consultants, Inc	(320.00)	Cleared
12/31/19	CUS 72	Hopping Green & Sams	(106.00)	Cleared
12/31/19	CUS 73	Southern Land Services	(648.00)	Cleared
06/30/20	CUS 81	WRA, Inc.	(2,500.00)	Cleared
09/01/20	CUS 84	Raysor Transportation Consulting	(2,900.00)	Cleared
09/30/20	CUS 85	Florida Design Consultants	(2,970.00)	Cleared
09/30/20	CUS 86	Hopping Green & Sams	(432.22)	Cleared
09/30/20	CUS 87	Raysor Transportation Consulting	(1,400.00)	Cleared
09/30/20	CUS 88	WRA, Inc.	(6,750.00)	Cleared
09/30/20	CUS 89	Raysor Transportation Consulting	(1,715.00)	Cleared
Total Requisitions:			<u>(2,703,547.12)</u>	

Total Outflows: (2,703,547.12)

Series 2018 Custody Account Balance at July 31, 2021 \$ 180.09

**Asturia Community Development District
Notes to Unaudited Financial Statements
July 31, 2021**

Balance Sheet

1. Trust statement activity has been recorded through 07/31/21.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY20-21 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 4



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

August 19, 2021

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

The Objective and Scope of the Audit of the Financial Statements

You have requested that we audit the financial statements of Asturia Community Development District, which comprise governmental activities and each major fund for the General Fund as of and for the year ended September 30, 2021, 2022, 2023, 2024, and 2025 which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2021, 2022, 2023, 2024, and 2025.

Our audit will be conducted with the objective of our expressing an opinion on the financial statements.

The Responsibilities of the Auditor

We will conduct the audit in accordance with auditing standards generally accepted in the United States of America and "Government Auditing Standards" issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with generally accepted auditing standards. Also, an audit is not designed to detect errors or fraud that are immaterial to the financial statements.

Fort Pierce / Stuart

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Astoria Community Development District
August 19, 2021
Page 2

In making our risk assessments, we consider internal control relevant to Astoria Community Development District's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

We will also communicate to the Board any fraud involving senior management and fraud that causes a material misstatement of the financial statements that becomes known to us during the audit, and any instances of noncompliance with laws and regulations that we become aware of during the audit.

The funds that you have told us are maintained by Astoria Community Development District and that are to be included as part of our audit are listed below:

1. General Fund
2. Reserve Fund
3. Debt Service Fund

Astoria Community Development District
August 19, 2021
Page 3

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;
2. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not evaluate subsequent events earlier than the date of the management representation letter referred to below;
3. For the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
4. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation and other matters;
 - b. Additional information that we may request from management for the purpose of the audit; and
 - c. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this letter; and;
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Astoria Community Development District
August 19, 2021
Page 4

Management is responsible for identifying and ensuring that Astoria Community Development District complies with the laws and regulations applicable to its activities, and for informing us about all known material violations of such laws or regulations. In addition, management is responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the entity involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements. Management is also responsible for informing us of its knowledge of any allegations of fraud or suspected fraud affecting the entity received in communications from employees, former employees, analysts, regulators, or others.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud or suspected fraud affecting the entity.

Astoria Community Development District agrees that it will not associate us with any public or private securities offering without first obtaining our consent. Therefore, Astoria Community Development District agrees to contact us before it includes our reports or otherwise makes reference to us, in any public or private securities offering.

Because Berger, Toombs, Elam, Gaines & Frank will rely on Astoria Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, Astoria Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Astoria Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

Records and Assistance

If circumstances arise relating to the condition of the Astoria Community Development District's records, the availability of appropriate audit evidence, or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgment, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including declining to express an opinion, issuing a report, or withdrawing from the engagement.

During the course of our engagement, we may accumulate records containing data that should be reflected in the Astoria Community Development District books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

Astoria Community Development District
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Page 5

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with Aimee Brandon. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Other Relevant Information

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.

Either party may unilaterally terminate this agreement, with or without cause, upon sixty (60) days written notice subject to the condition that the District will pay all invoices for services rendered prior to the date of termination.

Fees, Costs and Access to Workpapers

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the years ending September 30, 2021, 2022, and 2023 will not exceed \$3,575, and the fee for the years ending September 30, 2024 and 2025 will not exceed \$3,715, unless the scope of the engagement is changed, the assistance which Astoria Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment.

In the event we are requested or authorized by Astoria Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for Astoria Community Development District, Astoria Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency.

Asturia Community Development District
August 19, 2021
Page 6

Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.

Information Security – Miscellaneous Terms

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of Asturia Community Development District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. Asturia Community Development District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of Asturia Community Development District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this arrangement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

Reporting

We will issue a written report upon completion of our audit of Asturia Community Development District's financial statements. Our report will be addressed to the Board of Asturia Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

In addition to our report on Asturia Community Development District's financial statements, we will also issue the following types of reports:

- Reports on internal control and compliance with laws, regulations, and the provisions of contracts or grant agreements. We will report on any internal control findings and/or noncompliance which could have a material effect on the financial statements;
- Management letter required by the Auditor General, State of Florida; and
- Attestation reports required by the Auditor General, State of Florida.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and Asturia Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.

Astoria Community Development District
August 19, 2021
Page 7

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

*Berger Toombs Elam
Gaines & Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK
J. W. Gaines, CPA

Confirmed on behalf of the addressee:



**BAGGETT
REUTIMANN
& ASSOCIATES, CPAs, PA**

Judson B. Baggett
MBA, CPA, CYA, Partner
Marci Reutimann
CPA, Partner

6815 Dairy Road
Zephyrhills, FL 33542
(813) 788-2155
(813) 782-8606

Report on the Firm's System of Quality Control

To the Partners

October 30, 2019

Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, (the firm), in effect for the year ended May 31, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of *pass*.

Baggett, Reutimann & Associates, CPAs PA
BAGGETT, REUTIMANN & ASSOCIATES, CPAs, PA
Signed Electronically by Baggett, Reutimann & Associates, CPAs PA. U.S. IRIS® email jul@baggettga.com

**ADDENDUM TO ENGAGEMENT LETTER
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
DATED AUGUST 19, 2021**

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that 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 completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**RIZZETTA & COMPANY
5844 OLD PASCO ROAD, SUITE 100
WESLEY CHAPEL, FL 33544
PHONE: 813.933.5571**

Auditor:  _____

**District: Asturia Community
Development District**

Title: Director

By: _____

Title: _____

Date: August 19, 2021

Date: _____

Tab 5

SECOND ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

This Second Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2018 (the “**Effective Date**”), by and between **Asturia Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional District Services dated October 1, 2018 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)



Rizzetta & Company

2021-07-27 – WJR/RPS

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

ASTURIA COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit B – Schedule of Fees



Rizzetta & Company

2021-07-27 – WJR/RPS

EXHIBIT B Schedule of Fees

STANDARD ON-GOING SERVICES

Standard On-Going Services will be billed in advance monthly according to the following schedule:

STANDARD ON-GOING SERVICES:		
Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:		
	Monthly	Annually
Management	\$1,576.50	\$18,918
Administrative	\$427.50	\$5,130
Accounting	\$1,425.00	\$17,100
Financial & Revenue Collections	\$285.00	\$3,420
Assessment Roll ⁽¹⁾		\$4,750
Total Standard On-Going Services	\$3,714.00	\$49,318

⁽¹⁾ Assessment Roll is paid in one lump-sum payment at the time the roll is completed

ADDITIONAL SERVICES:

Extended and Continued Meetings	Hourly	\$ 175
Special/Additional Meetings	Per Occurrence	Upon Request
Modifications and Certifications to Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Special Assessment Allocation Report	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request



Rizzetta & Company

2021-07-27 – WJR/RPS

Response to Extensive Public
Records Requests

Hourly

Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Senior Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Hourly

Upon Request

ADDITIONAL THIRD-PARTY SERVICES:

Pre-Payment Collections/Estoppel/Lien Releases:

Lot/ Homeowner	Per Occurrence	Upon Request
Bulk Parcel(s)	Per Occurrence	Upon Request



Rizzetta & Company

2021-07-27 – WJR/RPS

Tab 6



Bybypoo LLC Services Estimate

Estimate expired on September 12, 2021

Estimate #000005

August 29, 2021

Customer

Jon Tietz
 CDD
 Seat1@asturiacdd.org
 +1 (727) 809-2118
 14575 promonade pkwy
 Odessa, FL

Message

Hi Jon,

I have put together an estimate for you. There are 3 choices. I can only include so many poop bags for free because they are the most costly part of the service even at wholesale prices. We will beat your annual budgeted amount. The \$9000 spend in the last year includes cost for extra bags and for time to scoop target areas. Hopefully this quote will work out for you.

We look forward to working with you in the future.

Kristin Carson
 Owner/Operator

Waste Stations Only



12 stations service at \$7.50/station Includes:

- Empty and replace can bag
- Remove waste

Up to 12 boxes of roll bags per month (\$5/box at cost)

Wipe down station

Perimeter scoop

Flat bag/card header stations: 5 free card header bags per month. (Cost \$8/pack)

Roll bag stations: 12 free boxes/month (cost \$5/box).

Scoop target areas is free up to 15-25 minutes per visit. Will work with management to locate areas quickly for time savings. **Additional time is extra at 25-60 minutes \$20-\$40. We use location apps to pinpoint and time visits and movement. ALL Services NOT TO EXCEED \$8,000 per year.

Station Service, flat bags and Target Area Scoop



Service includes:

Station empty & remove

Replace can bag

Wipe down station

Perimeter scoop 20' out

Flat bags (usually \$8/pack at cost)

Scoop at target areas away from stations as directed.

Flat bag/card header stations: 5 free card header bags per month. (Wholesale Cost \$8/pack)

Roll bag stations: 12 free boxes/month (wholesale cost \$5/box).

Scoop target areas is free up to 15-25 minutes per visit. Will work with management to locate areas quickly for time savings. **Additional time is extra at 25-60 minutes \$20-\$40. We use location apps to pinpoint and time visits and movement. ALL Services NOT TO EXCEED \$8,000 per year.

Install With Contract



Installation of 3 Stations \$0

With 3 year service contract on 15 stations @ \$7.50/station based on type of station.

Flat bag/card header stations: 5 free card header bags per month. (Cost \$8/pack)

Roll bag stations: 12 free boxes/month (cost \$5/box).

Service contract includes:

Station perimeter scoop 6' - 20'

Empty can bag and replace bag

Wipe down station

Replace free up to number of boxes or card headers above at wholesale cost.

Scoop target areas is free up to 15-25 minutes per visit. Will work with management to locate areas quickly for time savings. **Additional time is extra at 25-60 minutes \$20-\$40. We use location apps to pinpoint and time visits and movement. ALL Services NOT TO EXCEED \$8,000 per year.

Inclusive Price Quote VIP



All station service, bags & new stations installed with extra target scooping:

\$8000 per year. 3 year contract.

ByByPoo, LLC

bybypoo@mail.com

+1 (727) 515-1414

Tab 7

**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

Item A:

	SPECIES	Quantity	Size
Pond 2:	Jointed Spikerush	157	bare root
	Pickereel Weed	157	bare root
	Duck Potato	157	bare root
Pond 5:	Jointed Spikerush	244	bare root
	Pickereel Weed	244	bare root
	Duck Potato	244	bare root
Pond 3500B:	Jointed Spikerush	154	bare root
	Pickereel 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.

Item A: 1,665 Plants x \$0.90 ea. **\$1,498.50**

TOTAL COST of JOB	\$1,498.50
--------------------------	-------------------

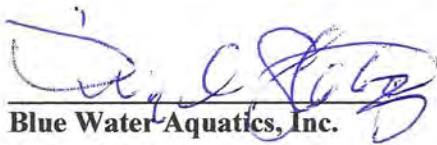
INTERNET LINKS FOR EACH SPECIES:

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

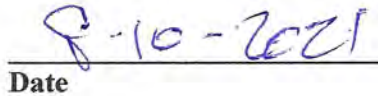
Pickerelweed <https://plants.ifas.ufl.edu/plant-directory/pontederia-cordata/>

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 8

INVOICE



Customer	Astoria Community Development District
Acct #	741
Date	09/01/2021
Customer Service	Kristina Rudez
Page	1 of 1

**Astoria Community Development District
c/o Rizzetta and Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

Payment Information	
Invoice Summary	\$ 20,807.00
Payment Amount	
Payment for:	Invoice#13962
100121685	

Thank You

Please detach and return with payment



Customer: Astoria Community Development District

Invoice	Effective	Transaction	Description	Amount
13962	10/01/2021	Renew policy	Policy #100121685 10/01/2021-10/01/2022 Florida Insurance Alliance Package - Renew policy Due Date: 9/1/2021	20,807.00

Total
\$ 20,807.00

Thank You

*FOR PAYMENTS SENT OVERNIGHT:
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453*

Remit Payment To: Egis Insurance Advisors, LLC Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	(321)233-9939	Date
	sclimer@egisadvisors.com	09/01/2021



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Asturia Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects more than 800 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Complimentary risk management services including on-site loss control, property schedule verification and contract reviews
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms. FIA members’ property claims resulting from Hurricane Irma in 2017 amounted to less than 4% of the per occurrence coverage available.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

**Asturia Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

Term: October 1, 2021 to October 1, 2022

Quote Number: 100121685

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling	\$2,400,890
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$207,500

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	3 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery		Included
TRIA		Included

*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$14,309

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile
X	Section II B1	Business Income	\$1,000,000 in any one occurrence
X	Section II B2	Additional Expenses	\$1,000,000 in any one occurrence
X	FIA 120	Active Assailant(s)	\$1,000,000 in any one occurrence

CRIME COVERAGE

Description	Limit	Deductible
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	<p>Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.</p> <p>See item Four for Hired or Borrowed Autos.</p>	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	<p>Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism</p> <p>See item Four for Hired or Borrowed Autos.</p>	Not Included
Physical Damage Collision Coverage	N/A	<p>Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto</p> <p>See item Four for Hired or Borrowed Autos.</p>	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate



PREMIUM SUMMARY

**Asturia Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

Term: October 1, 2021 to October 1, 2022

Quote Number: 100121685

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$14,309
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,390
Public Officials and Employment Practices Liability	\$3,108
TOTAL PREMIUM DUE	\$20,807

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT

Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2021, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Asturia Community Development District

(Name of Local Governmental Entity)

By: _____
Signature

Print Name

Witness By: _____
Signature

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2021

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

**Asturia Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 100% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

- | | | | |
|-------------------------------------|--------------------------|--------------|--------------------------|
| <input checked="" type="checkbox"/> | Building and Content TIV | \$2,400,890 | As per schedule attached |
| <input checked="" type="checkbox"/> | Inland Marine | \$207,500 | As per schedule attached |
| <input type="checkbox"/> | Auto Physical Damage | Not Included | |

Signature: _____ Date: _____

Name: _____

Title: _____



Property Schedule
Asturia Community Development District

Schedule Items Effective As of: 10/01/2021

Policy No.: 100121685
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	
1	Playground Equipment		2015	10/01/2021	\$60,000		\$60,000
	14826 Renaissance Avenue Odessa FL 33556		Non combustible	10/01/2022			
2	Clubhouse		2016	10/01/2021	\$600,000		\$740,000
	14575 Promenade Parkway Odessa FL 33556 Complex		Joisted masonry	10/01/2022	\$140,000		
				Metal panel			
3	Fitness Building		2016	10/01/2021	\$669,390		\$779,390
	14575 Promenade Parkway Odessa FL 33556 Complex		Joisted masonry	10/01/2022	\$110,000		
				Metal panel			
4	Swimming Pool		2016	10/01/2021	\$272,000		\$272,000
	14575 Promenade Parkway Odessa FL 33556		Below ground liquid storage tank / pool	10/01/2022			
5	Shade Structure		2016	10/01/2021	\$12,000		\$12,000
	14575 Promenade Parkway Odessa FL 33556		Property in the Open	10/01/2022			
6	Dog Park		2018	10/01/2021	\$25,000		\$25,000
	14575 Promenade Parkway Odessa FL 33556		Non combustible	10/01/2022			
7	Small Park		2018	10/01/2021	\$7,500		\$7,500
	Verona Lane and Trails Edge Blvd Odessa FL 33556		Non combustible	10/01/2022			

Sign: _____ Print Name: _____ Date: _____



Asturia Community Development District

Policy No.: 100121685
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address				Const Type	Term Date		Contents Value	Roof Yr Blt
	Roof Shape	Roof Pitch							
8	Decorative Knee Wall - Clubhouse		2016	10/01/2021	\$80,000		\$80,000		
	14575 Promenade Parkway Odessa FL 33556		Masonry non combustible	10/01/2022					
9	Dumpster Enclosure		2016	10/01/2021	\$15,000		\$15,000		
	14575 Promenade Parkway Odessa FL 33556		Masonry non combustible	10/01/2022					
10	Pool Fence		2016	10/01/2021	\$35,000		\$35,000		
	14575 Promenade Parkway Odessa FL 33556		Non combustible	10/01/2022					
11	Pool Furniture in the Open		2016	10/01/2021	\$40,000		\$40,000		
	14575 Promenade Parkway Odessa FL 33556		Property in the Open	10/01/2022					
12	Entry Monument		2016	10/01/2021	\$50,000		\$50,000		
	Asturian Pkwy & SR 54 Odessa FL 33556		Masonry non combustible	10/01/2022					
13	Bridge		2016	10/01/2021	\$100,000		\$100,000		
	Caravan Ave Renaissance Ave Odessa FL 33556		Frame	10/01/2022					
14	Boardwalk		2016	10/01/2021	\$95,000		\$95,000		
	Aviles Pkwy Odessa FL 33556		Frame	10/01/2022					

Sign: _____

Print Name: _____

Date: _____



Asturia Community Development District

Policy No.: 100121685
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address				Const Type	Term Date		Contents Value	Roof Yr Blt
	Roof Shape	Roof Pitch							
15	Benches in the Open		2016	10/01/2021	\$10,000		\$10,000		
	Various Odessa FL 33556		Property in the Open	10/01/2022					
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address				Const Type	Term Date		Contents Value	Roof Yr Blt
	Roof Shape	Roof Pitch							
16	Mail Kiosks		2016	10/01/2021	\$60,000		\$60,000		
	Various Odessa FL 33556		Non combustible	10/01/2022					
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address				Const Type	Term Date		Contents Value	Roof Yr Blt
	Roof Shape	Roof Pitch							
17	Playground Fence		2016	10/01/2021	\$20,000		\$20,000		
	14827 Renaissance Ave Odessa FL 33556		Non combustible	10/01/2022					
Total:			Building Value	Contents Value	Insured Value				
			\$2,150,890	\$250,000	\$2,400,890				

Sign: _____

Print Name: _____

Date: _____



Asturia Community Development District

Policy No.: 100121685
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department Description	Serial Number	Classification Code	Eff. Date Term Date	Value	Deductible
1	Amenity Light Poles		Other inland marine	10/01/2021 10/01/2022	\$100,000	\$1,000
2	Pool Chair Lift		Other inland marine	10/01/2021 10/01/2022	\$7,500	\$1,000
3	Decorative Street Signs		Other inland marine	10/01/2021 10/01/2022	\$100,000	\$1,000
				Total	\$207,500	

Sign: _____

Print Name: _____

Date: _____

Tab 9

Asturia CDD
Landscape Irrigation Maintenance Services RFP - November 2020
Bid Ranking

			Jacques Darius	Lane Gardner	Richard Jensen	Walter O'Shea	Jonathan Tietz	Totals	
Brightview								0.00	
		Personnel (20)						0.00	
		Experience (20)						0.00	
initial term	\$162,613.00	Understanding Scope (15)						0.00	
1st annual renewal	\$162,613.00	Financial Capacity (5)						0.00	
2nd annual renewal	\$162,613.00	Contract Price (25)	20.25	20.25	20.25	20.25	20.25	101.25	
		Reasonableness (15)						0.00	Rank
Three (3) yr. avg.	\$162,613.00	Totals	20.25	20.25	20.25	20.25	20.25	101.25	7
Capital Land Management								0.00	
		Personnel (20)						0.00	
		Experience (20)						0.00	
initial term	\$194,000.00	Understanding Scope (15)						0.00	
1st annual renewal	\$194,000.00	Financial Capacity (5)						0.00	
2nd annual renewal	\$194,000.00	Contract Price (25)	16.97	16.97	16.97	16.97	16.97	84.85	
		Reasonableness (15)						0.00	Rank
Three (3) yr. avg.	\$194,000.00	Totals	16.97	16.97	16.97	16.97	16.97	84.85	9
Cepra								0.00	
		Personnel (20)						0.00	
		Experience (20)						0.00	
initial term	\$219,960.00	Understanding Scope (15)						0.00	
1st annual renewal	\$221,790.70	Financial Capacity (5)						0.00	
2nd annual renewal	\$225,488.71	Contract Price (25)	14.80	14.80	14.80	14.80	14.80	74.00	
		Reasonableness (15)						0.00	Rank
Three (3) yr. avg.	\$222,413.14	Totals	14.80	14.80	14.80	14.80	14.80	74.00	10
Down To Earth								0.00	
		Personnel (20)						0.00	
		Experience (20)						0.00	
initial term	\$160,912.00	Understanding Scope (15)						0.00	
1st annual renewal	\$160,912.00	Financial Capacity (5)						0.00	
2nd annual renewal	\$160,912.00	Contract Price (25)	20.46	20.46	20.46	20.46	20.46	102.30	
		Reasonableness (15)						0.00	Rank
Three (3) yr. avg.	\$160,912.00	Totals	20.46	20.46	20.46	20.46	20.46	102.30	6
Landscape Maintenance Professionals								0.00	
		Personnel (20)						0.00	
		Experience (20)						0.00	
initial term	\$152,317.00	Understanding Scope (15)						0.00	
1st annual renewal	\$152,317.00	Financial Capacity (5)						0.00	
2nd annual renewal	\$152,317.00	Contract Price (25)	21.62	21.62	21.62	21.62	21.62	108.10	
		Reasonableness (15)						0.00	Rank
Three (3) yr. avg.	\$152,317.00	Totals	21.62	21.62	21.62	21.62	21.62	108.10	4
Mainscape								0.00	
		Personnel (20)						0.00	
		Experience (20)						0.00	
initial term	\$135,556.32	Understanding Scope (15)						0.00	
1st annual renewal	\$138,223.58	Financial Capacity (5)						0.00	
2nd annual renewal	\$140,854.27	Contract Price (25)	23.82	23.82	23.82	23.82	23.82	119.10	
		Reasonableness (15)						0.00	Rank
Three (3) yr. avg.	\$138,211.39	Totals	23.82	23.82	23.82	23.82	23.82	119.10	3
Redtree Landscape Systems								0.00	
		Personnel (20)						0.00	
		Experience (20)						0.00	
initial term	\$131,700.00	Understanding Scope (15)						0.00	
1st annual renewal	\$131,700.00	Financial Capacity (5)						0.00	
2nd annual renewal	\$131,700.00	Contract Price (25)	25.00	25.00	25.00	25.00	25.00	125.00	
		Reasonableness (15)						0.00	Rank
Three (3) yr. avg.	\$131,700.00	Totals	25.00	25.00	25.00	25.00	25.00	125.00	1
Sunrise								0.00	
		Personnel (20)						0.00	
		Experience (20)						0.00	
initial term	\$178,817.00	Understanding Scope (15)						0.00	
1st annual renewal	\$178,817.00	Financial Capacity (5)						0.00	
2nd annual renewal	\$178,817.00	Contract Price (25)	18.41	18.41	18.41	18.41	18.41	92.05	
		Reasonableness (15)						0.00	Rank
Three (3) yr. avg.	\$178,817.00	Totals	18.41	18.41	18.41	18.41	18.41	92.05	8
Trimac Outdoor								0.00	
		Personnel (20)						0.00	
		Experience (20)						0.00	
initial term	\$135,547.00	Understanding Scope (15)						0.00	
1st annual renewal	\$135,547.00	Financial Capacity (5)						0.00	
2nd annual renewal	\$135,547.00	Contract Price (25)	24.29	24.29	24.29	24.29	24.29	121.45	
		Reasonableness (15)						0.00	Rank
Three (3) yr. avg.	\$135,547.00	Totals	24.29	24.29	24.29	24.29	24.29	121.45	2
Yellowstone								0.00	
		Personnel (20)						0.00	
		Experience (20)						0.00	
initial term	\$154,392.00	Understanding Scope (15)						0.00	
1st annual renewal	\$154,392.00	Financial Capacity (5)						0.00	
2nd annual renewal	\$154,392.00	Contract Price (25)	21.33	21.33	21.33	21.33	21.33	106.65	
		Reasonableness (15)						0.00	Rank
Three (3) yr. avg.	\$154,392.00	Totals	21.33	21.33	21.33	21.33	21.33	106.65	5

Tab 10

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, August 24, 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	Board Supervisor, Chair
Lane Gardner	Board Supervisor, Vice Chair
Richard Jensen	Board Supervisor, Asst. Secretary
Jacques Darius	Board Supervisor, Asst. Secretary

Also present were:

Matthew Huber	Regional District Manager; Rizzetta & Co., Inc.
Daryl Adams	District Manager; Rizzetta & Co., Inc.
Jonathan Johnson	District Counsel; Hopping Green & Sams (via conf call)
Jason Liggett	Field Service Manager; Rizzetta & Co., Inc. (via conf call)
Justin Lawrence	Clubhouse Manager
Kelly Klukowski	Rizzetta Amenity Services, Inc.
Erwing Martinez	Landscape Maintenance Professionals "LMP"
Tyree Brown	Landscape Maintenance Professionals "LMP"
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: holiday decorations, Blue Water Aquatics Planting Proposal, Lantower expenses, lounge chair repairs, gym equipment, landscaping issues and algae bloom in the ponds.

THIRD ORDER OF BUSINESS

Staff Reports

A. Clubhouse Manager

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

30 Mr. Lawrence requested rental refunds for residents during Covid-19. The Board gave
31 direction to refund those residents that were not able to rent the clubhouse due to Covid-
32 19.

33
34 Mr. Lawrence gave an update on the pool chairs. He notified the Board that the slings
35 were ordered 2-3 weeks ago and that it will probably be another 2-3 weeks before they
36 come in.

37
38 Mr. Darius addressed his confusion with the notice that Mr. Lawrence sent out to
39 residents regarding clubhouse hours. Mr. Gruhl from RASI requested further direction
40 from the Board regarding clubhouse hours and security measures. Mr. Tietz suggested
41 keeping the clubhouse open on the weekends with full staff and having certain days
42 during the week with no staff allowing access for residents with access cards.

43
44 Mr. Jensen suggested creating a formal committee to handle things like these and other
45 important items that effect the residents.

46
On a motion from Mr. Darius, seconded by Mr. Gardner, the Board agrees to allow Mr. Tietz to work with RASI to help create the clubhouse and staff schedule for the Asturia Community Development District.

47
48 **B. Field Inspection Report**

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

50
51 The Board had questions regarding treatment in pond # 6, weeds around the pool and
52 general maintenance & detailing.

53
54 A brief discussion was held regarding holding LMP invoices for review.

55
56 **C. Landscape Report**

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

58
59 A brief discussion ensued regarding the LMP contract. Mr. Tietz suggested notifying
60 LMP that if improvements with the landscaping are not made then a termination notice
61 will be sent. Mr. Brown gave verbal notice to terminate their contract in 60 days with the
62 letter being received on 8/25/2021.

63
On a motion from Mr. Tietz, seconded by Mr. Darius, the Board made a recommendation to withhold \$2,812.15 from LMP for landscape deficiencies for the Asturia Community Development District.

64
65 **D. District Engineer**

66 The District Engineer had no updates at this time.

67
68
69 **E. District Counsel**

70 District Counsel had no updates at this time.

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F. District Manager

The Board received an update from Mr. Huber.

Mr. Huber reminded the Board that their final budget meeting will be held September 28, 2021 at 6:00 p.m.

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FOURTH ORDER OF BUSINESS

**Public Hearing on Adopting Fiscal Year
2021/2022 Budget**

Mr. Huber asked the Board for a Motion to Open the Public Hearing on Adopting Fiscal Year 2021/2022 Budget.

On a Motion by Mr. Tietz, seconded by Mr. Darius, with all in favor, the Board of Supervisors Opened the Public Hearing on Adopting Fiscal Year 2021/2022 Budget, for Asturia Community Development District.

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There were no public comments at this time.

On a Motion by Mr. Tietz, seconded by Mr. Jensen, with all in favor, the Board of Supervisors Closed the Public Hearing on Adopting Fiscal Year 2021/2022 Budget, for Asturia Community Development District.

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FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2021-07, Adopting
Fiscal Year 2021/2022 Budget**

Mr. Huber presented Resolution 2021-07, Adopting Fiscal Year 2021/2022 Budget to the Board of Supervisors.

On a Motion by Mr. Tietz, seconded by Mr. Darius, with all in favor, the Board of Supervisors adopted Resolution 2021-07, Adopting Fiscal Year 2021/2022 Budget, for Asturia Community Development District.

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SIXTH ORDER OF BUSINESS

**Public Hearing on Certifying Assessment Roll
and Levy of Assessments for Fiscal Year
2021/2022**

Mr. Huber asked the Board for a Motion to Open the Public Hearing on Adopting Levy of Assessments for Fiscal Year 2021/2022.

On a Motion by Mr. Gardner, seconded by Mr. Tietz, with all in favor, the Board of Supervisors Opened the Public Hearing on Adopting Levy of Assessments for Fiscal Year 2021/2022, for Asturia Community Development District.

102
103 There were no public comments at this time.
104

On a Motion by Mr. Tietz, seconded by Mr. Darius, with all in favor, the Board of Supervisors Closed the Public Hearing on Adopting Levy of Assessments for Fiscal Year 2021/2022, for Asturia Community Development District.

105
106 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-08, Certifying
an Assessment Roll and Levying Assessments**

107
108
109 Mr. Huber presented Resolution 2021-08, Certifying an Assessment Roll and Levying of
110 Assessments for Fiscal Year 2021/2022 to the Board of Supervisors.
111

On a Motion by Mr. Tietz, seconded by Mr. Jensen, with all in favor, the Board of Supervisors adopted Resolution 2021-08, Certifying an Assessment Roll and Levying of Assessment for Fiscal Year 2021/2022, for Asturia Community Development District.

112
113 **EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-09, Adopting
the Fiscal Year 2021/2022 Meeting Schedule**

114
115
116 Mr. Huber presented Resolution 2021-09, Adopting Fiscal Year 2021-2022 Meeting
117 Schedule to the Board of Supervisors. The Board directed staff to change all meeting times from
118 1:00 p.m. to 6:00 p.m.
119

On a Motion by Mr. Tietz, seconded by Mr. Darius, with all in favor, the Board of Supervisors approved Resolution 2021-09, Adopting Fiscal Year 2021/2021 Meeting Schedule, as amended, for Asturia Community Development District.

120
121 **NINTH ORDER OF BUSINESS**

Consideration of LMP Phase 4 Addendum

122
123 The Board held a brief discussion and asked District Engineer to provide an updated
124 maintenance map. This item will be tabled to the next regular Board meeting.
125

126 **TENTH ORDER OF BUSINESS**

**Consideration of Lantower Monument Sign
Proposal**

127
128
129 The Board discussed the Lantower Monument Sign Proposal and agreed that all legal fees
130 should be paid by Lantower.
131

On a motion from Mr. Tietz, seconded by Mr. Darius, the Board approved the Lantower Monument Proposal in substantial form and allow for Mr. Tietz to make changes and execute for the Asturia Community Development District.

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ELEVENTH ORDER OF BUSINESS **Consideration of Blue Water Aquatics Planting Proposal**

After a brief discussion, the Board agreed to table this proposal to the next regular meeting.

TWELFTH ORDER OF BUSINESS **Consideration of Fit-Rev Proposal for Gym Equipment**

The Board tabled this item to the next regular meeting.

THIRTEENTH ORDER OF BUSINESS **Discussion of Disbursement of Funds Resolution**

The Board tabled this item to the next regular meeting.

FOURTEENTH ORDER OF BUSINESS **Consideration of the Minutes of the Board of Supervisors Regular Meeting held on June 22, 2021**

The Board received the Minutes for the Board of Supervisors' Regular Meeting that was held on June 22, 2021.

On a motion from Mr. Gardner, seconded by Mr. Tietz, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on June 22, 2021 for the Asturia Community Development District.

FIFTEENTH ORDER OF BUSINESS **Consideration of the Minutes of the Board of Supervisors Regular Meeting held on July 27, 2021**

The Board received the consideration of the Minutes of the Board of Supervisors' Regular Meeting held on July 27, 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 July 27, 2021 for the Asturia Community Development District.

SIXTEENTH ORDER OF BUSINESS **Consideration of the Operation and Maintenance Expenditures for July 2021**

The Board received the Operation and Maintenance Expenditures for July 2021 in the amount of \$47,044.92.

On a motion from Mr. Tietz, seconded by Mr. Darius, the Board approved to ratify the invoices from the O&M Expenditures for July 2021 in the amount of \$47,044.92 for the Asturia Community Development District.

SEVENTEENTH ORDER OF BUSINESS Supervisors' Requests

During the Supervisor Request, the Board agreed to gather more amenity proposals and discuss further at the next meeting.

On a motion from Mr. Tietz, seconded by Mr. Darius, the Board agreed to gather more amenity proposals and discuss further at the next meeting for Asturia Community Development District.

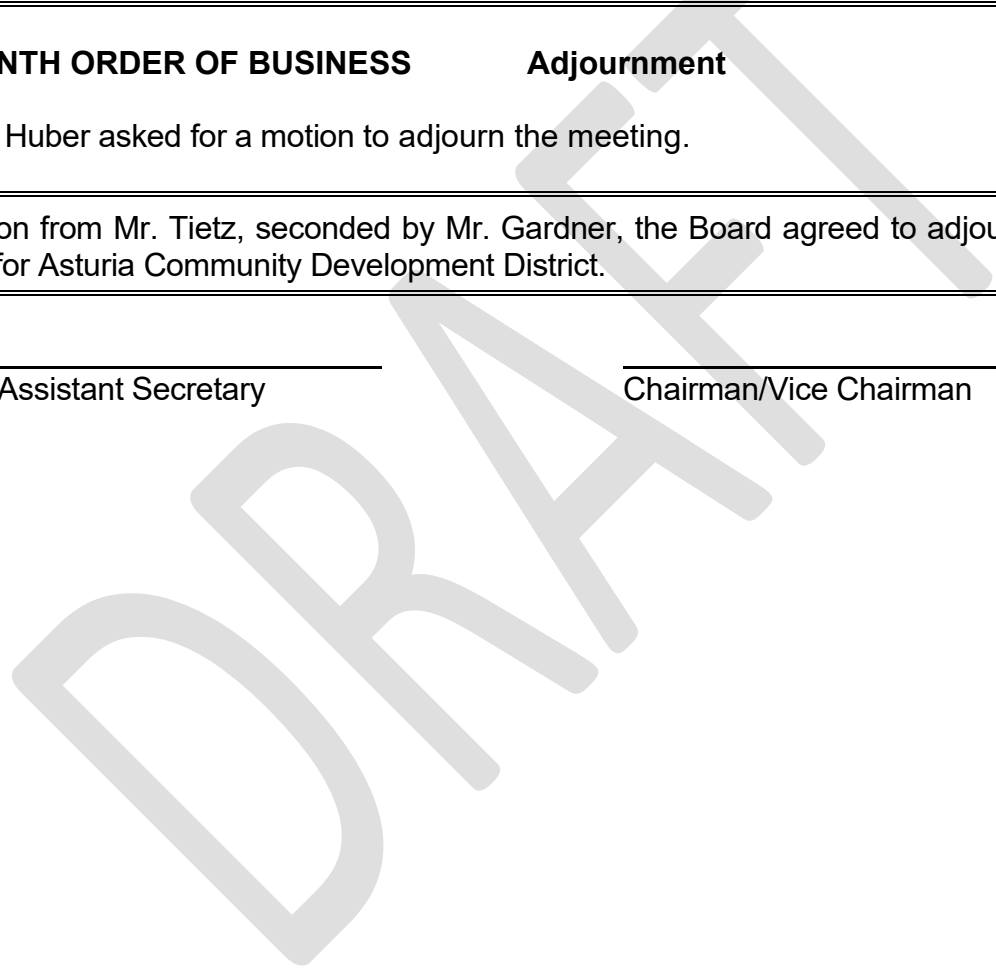
EIGHTEENTH ORDER OF BUSINESS Adjournment

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 9:09 p.m. for Asturia Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman



Tab 11

ASTURIA COMMUNITY DEVELOPMENT DISTRICT

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

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

www.asturiacdd.org

Operation and Maintenance Expenditures August 2021 For Board Approval

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

The total items being presented: **\$76,606.90**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Astoria Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2021 Through August 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Best Termite & Pest Control, Inc.	002916	1096969	Pest Control 07/21	\$ 55.00
Brighthouse Networks	002917	065826701072221	14575 Promenade Pkway 07/21	\$ 245.75
Clean Sweep Supply Co., Inc.	002919	1188	Clubhouse Supplies 07/21	\$ 164.25
Clean Sweep Supply Co., Inc.	002938	1401	Clubhouse Supplies 08/21	\$ 51.45
County Sanitation	002929	18100067	Clubhouse Dumpster 08/21	\$ 34.00
DCSI, Inc	002930	28868	Alarm Monitoring Service 08/21	\$ 59.99
Duke Energy	002915	Duke Electric Summary 06/21	Electric Summary 06/21	\$ 2,433.52
Duke Energy	002915	Duke Electric Summary 07/21	Electric Summary 07/21	\$ 2,368.14
Duke Energy	002920	02017 22358 07/21	000 Aviles Parkway Lite 07/21	\$ 3,119.16
Duke Energy	002931	93427 56422 07/21	0000 Promenade Pky Street Lights 06/21-07/21	\$ 986.64
Duke Energy	002939	13808 69448 07/21	14721 State Rd 54 Lite 07/21	\$ 6,863.83

Asturia Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2021 Through August 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	002945	66842 45114 07/21	0000 Aviles Pky Street Lights Phase 3 07/21	\$ 2,480.81
Florida Design Consultants, Inc.	002932	42871	Engineering Services 07/21	\$ 400.00
Geraldine Pergola	002934	080421 Geraldine Pergola	Refund of Rental Deposit 08/21	\$ 250.00
Jean-Jacques Darius	002921	JD072721	Board of Supervisors Meeting 07/27/21	\$ 200.00
Jean-Jacques Darius	002947	JD082421	Board of Supervisors Meeting 08/24/21	\$ 200.00
Jonathan Tietz	002927	JT072721	Board of Supervisors Meeting 07/27/21	\$ 200.00
Jonathan Tietz	002950	JT082421	Board of Supervisors Meeting 08/24/21	\$ 200.00
Landscape Maintenance Professionals, Inc.	002940	160985	Repair Line Leaks 06/21	\$ 201.00
Landscape Maintenance Professionals, Inc.	002940	160988	Replace Spray Heads 06/21	\$ 1,788.00
Landscape Maintenance Professionals, Inc.	002940	160989	Replace Damaged Irrigation Wire 06/21	\$ 212.26
Landscape Maintenance Professionals, Inc.	002940	161088	Grounds Maintenance 07/21	\$ 11,284.58

Astoria Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2021 Through August 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	002940	161309	Replace Spray Heads 06/21	\$ 133.34
Landscape Maintenance Professionals, Inc.	002940	161368	Relocate Spray Heads 06/21	\$ 338.00
Landscape Maintenance Professionals, Inc.	002940	162041	Install Rainbird Sensor 06/21	\$ 129.00
Landscape Maintenance Professionals, Inc.	002940	162094	Repair Main Line Leak & Replaced Cable 06/21	\$ 2,241.02
Landscape Maintenance Professionals, Inc.	002940	162241	Summer Mix Flower Rotation 08/21	\$ 4,237.00
Landscape Maintenance Professionals, Inc.	002949	161772	Grounds Maintenance 08/21	\$ 8,472.43
Landscape Maintenance Professionals, Inc.	002949	162327	Fertilizer 08/21	\$ 3,876.00
Landscape Maintenance Professionals, Inc.	002949	162328	Pest Control 08/21	\$ 200.00
Landscape Maintenance Professionals, Inc.	002949	162329	Pest Control 08/21	\$ 275.00
Landscape Maintenance Professionals, Inc.	002949	162330	Pest Control 08/21	\$ 300.00
Michelle Giokas	002946	081821 Michelle Giokas	Refund of Rental Deposit 08/21	\$ 650.00

Astoria Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2021 Through August 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Michelle YoungDyke	002937	080321 Michelle YoungDyke	Refund of Rental Deposit 08/21	\$ 250.00
Pasco County	002933	Water Summary 07/21	Water Summary 07/21	\$ 4,476.74
Professor Cool, LLC	002923	3369	AC Units Maintenance 07/21	\$ 324.90
Richard D Jensen	002922	RJ072721	Board of Supervisors Meeting 07/27/21	\$ 200.00
Richard D Jensen	002948	RJ082421	Board of Supervisors Meeting 08/24/21	\$ 200.00
Rizzetta & Company, Inc.	002924	INV0000060315	District Management Fees 08/21	\$ 4,509.50
Rizzetta & Company, Inc.	002935	INV0000060462	Mass Mailing 08/21	\$ 922.62
Rizzetta Amenity Services, Inc.	002925	INV00000000008972	Amenity Management Services 07/23/21	\$ 3,367.62
Rizzetta Amenity Services, Inc.	002941	INV00000000008995	Amenity Management Services 08/06/21	\$ 3,975.88
Rizzetta Amenity Services, Inc.	002941	INV00000000009018	Out Of Pocket Expenses 07/21	\$ 80.11
Rizzetta Technology Services, LLC	002926	INV0000007797	Email & Website Hosting Services 08/21	\$ 190.00

Asturia Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2021 Through August 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Technology Services, LLC	002942	INV0000007677	Email & Website Hosting Services 07/21	\$ 190.00
Romaner Graphics	002936	20690	Repair Pedestrian Crossing Sign 08/21	\$ 410.00
Suncoast Pool Service	002943	7450	Monthly Pool Service 08/21	\$ 870.00
Tampa Poop 911 LLC	002918	A072021	Clean Pet Waste Stations & Trash Cans 07/21	\$ 684.66
Times Publishing Company	002928	0000168766 08/04/21	Account #122995 Legal Advertising 08/21	\$ 1,049.50
Times Publishing Company	002928	0000171847 07/21/21	Account #122995 Legal Advertising 07/21	\$ 131.20
Times Publishing Company	002944	0000168771 08/11/21	Account #122995 Legal Advertising 08/21	<u>\$ 124.00</u>
Report Total				<u>\$ 76,606.90</u>