

*Astoria*  
*Community Development District*

*Meeting Agenda*

*August 10, 2022*

# AGENDA

# *Astonia*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

August 3, 2022

**Board of Supervisors  
Astonia  
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Astonia Community Development District** will be held **Wednesday, August 10, 2022, at 1:00 PM at 4900 Dundee Rd., Winter Haven, Florida 33884.**

**Zoom Video Join Link:** <https://us06web.zoom.us/j/86467453122>

**Call-In Information:** 1-646-876-9923

**Meeting ID:** 864 6745 3122

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the July 13, 2022 Board of Supervisors Meeting
4. Public Hearings
  - A. Public Hearing on the Adoption of the Fiscal Year 2023 Budget
    - i. Consideration of Resolution 2022-13 Adopting the District's Fiscal Year 2023 Budget and Appropriating Funds
    - ii. Consideration of Fiscal Year 2022/2023 Budget Deficit Funding Agreement with Chateau at Astonia, LLC
    - iii. Consideration of Fiscal Year 2022/2023 Budget Deficit Funding Agreement with Pine Tree Trail Property, LLC
  - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

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<sup>1</sup> Comments will be limited to three (3) minutes

- i. Consideration of Resolution 2022-14 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2022-15 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2023
6. Consideration of Assignment of Contractor Agreement
7. Consideration of Letter for Underwriter Services from FMS Bonds
8. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report (*to be provided under separate cover*)
  - D. District Manager's Report
    - i. Check Register
    - ii. Balance Sheet & Income Statement
9. Other Business
10. Supervisors Requests and Audience Comments
11. Adjournment

# MINUTES

**MINUTES OF MEETING  
ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Astonia Community Development District was held Wednesday, **July 13, 2022** at 1:00 p.m. at 4900 Dundee Rd., Winter Haven, Florida.

Present and constituting a quorum:

Brent Elliott	Chairman
Halsey Carson	Vice Chair
Branden Eckenrode	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	KE Law
Bryan Hunter <i>by phone</i>	Hunter Engineering
Clayton Smith	GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. Three Supervisors were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no members of the public present for the meeting.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the May 11, 2022  
Board of Supervisors Meeting**

Ms. Burns presented the May 11, 2022 Board of Supervisors meeting minutes and asked for any comments, changes, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the Minutes of the May 11, 2022, Board of Supervisors Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Presentation and Approval of Second Amended and Restated Master Assessment Methodology dated July 13, 2022**

Ms. Burns stated that this included the costs for the existing District as well as the areas that were just added with the boundary amendment. This master report establishes a methodology that allocates debt to the properties based on the properties that benefit the District’s capital improvement plan. Ms. Burns also reviewed the tables included in this methodology.

Mr. Van Wyk asked Ms. Burns if this methodology was consistent with the previous master methodology prepared. She responded that it was. He also asked if the benefit was greater than or equal to the burden placed on the parcels by the amount of the assessments. Ms. Burns said yes. Mr. Van Wyk asked Ms. Burns if it was her opinion that the assessments provided in the tables is reasonable and fairly apportioned across all of the product types. Ms. Burns replied with yes.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the Second Amended and Restated Master Assessment Methodology dated July 13, 2022, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-09 Declaring Special Assessments on Boundary Amendment Parcels**

Ms. Burns noted that this kicks off the assessment process for the area and the hearing set needs to be at least 30 days away.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Resolution 2022-09 Declaring Special Assessments on Boundary Amendment Parcels, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-10 Setting a Public Hearing on the Imposition of Special Assessments on Boundary Amendment Parcels**

Ms. Burns stated that the suggested date was September 14, 2022 at 1:00 p.m.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Resolution 2022-10 Setting Public Hearing on the Imposition

of Special Assessments on Boundary Amendment Parcels, Set for September 14, 2022 at 1:00 p.m., was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-11  
Setting a Public Hearing Expressing the  
District’s Intent to Utilize the Uniform  
Method of Levying, Collecting, and  
Enforcing Non-Ad Valorem Assessments  
on Boundary Amendment Parcels**

Ms. Burns noted that this was already done for the existing parcels in the District, but this allows for the Polk County tax bill to be used to collect the assessments when ready to do so. The suggested date was September 14, 2022 at 1:00 p.m.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Resolution 2022-11 Setting a Public Hearing Expressing the District’s Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments on Boundary Amendment Parcels, Set for September 14, 2022 at 1:00 p.m., was approved.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Notice of Boundary  
Amendment**

Ms. Burns noted that this was reported in the public record and was a notice that the District expanded their boundary.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the Notice of Boundary Amendment, was ratified.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-12  
Designating a Date, Time, and Location  
for a Landowners’ Meeting and Election**

Ms. Burns noted that there are 3 seats up for election. This meeting needs to be held the first Tuesday of November. The suggested date is November 1, 2022 at 11:30 a.m. The suggested location was the Lake Alfred Library.



On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Resolution 2022-12 Designating a Date, Time and Location for a Landowners' Meeting and Election, Set for November 1, 2022 at 11:30 a.m. at the Lake Alfred Library, was approved.

**TENTH ORDER OF BUSINESS**

**Acceptance of Fiscal Year 2021 Audit Report**

Ms. Burns stated that this was considered a clean audit and there were no instances of non-compliance. This was submitted to the state by the deadline.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Accepting the Fiscal Year 2021 Audit Report, was approved.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk stated that they had filed the notice for the boundary amendment. He also stated that the evaluation went well.

**B. Engineer**

**i. Ratification of Stormwater Needs Analysis Report**

Mr. Hunter stated that there were several active projects at the time and offered to answer any questions. Ms. Burns stated that the Stormwater Needs Analysis Report was submitted by the deadline and it just needs to be ratified.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the Stormwater Needs Analysis Report, was ratified.

The Board asked Mr. Hunter if they were able to transfer any ponds into operation permits from construction permits. Mr. Hunter said that he would check on that.

**C. Field Manager's Report**

Mr. Smith gave a brief review of the field manager's report. He brought a mulching project to the Board, this was for them to mulch the entrance.

On MOTION by Mr. Eckenrode, seconded by Mr. Elliott, with all in favor, Mulching the Entrance in the Amount of \$2,100, was approved.

Mr. Smith also brought to the Board that Astonia North needed to be added to the current landscaping contract.

On MOTION by Mr. Eckenrode, seconded by Mr. Elliott, with all in favor, Adding Astonia North to the Existing Landscaping Contract, was approved.

Mr. Smith also brought to the Board that the Astonia North pond maintenance needed to be added to the existing contract.

On MOTION by Mr. Eckenrode, seconded by Mr. Elliott, with all in favor, Adding the Astonia North Pond Maintenance to the Existing Landscaping Contract, was approved.

**D. District Manager’s Report**

**i. Check Register**

Ms. Burns stated that the check register was included in the agenda packet for review and the total was \$31,684.70 through May 31<sup>st</sup>.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the Check Register, was approved.

**ii. Balance Sheet & Income Statement**

Ms. Burns stated the financial statements were included in the package for review. There was no action necessary by the Board.

**TWELFTH ORDER OF BUSINESS**

**Other Business**

Mr. Hunter stated for the record that Astonia South phases 1-3 have been transferred to the CDD, not to the developer or HOA. He also stated that he checked SWFWMD’s database and expected their approval and transfer very soon because their records say they signed off on everything.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience  
Comments**

There being none, the next item followed.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns adjourned the meeting.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION IV

# SECTION A

# SECTION 1

**RESOLUTION 2022-13**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Astonia Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

**SECTION 1. BUDGET**

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

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Astonia Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND (SERIES 2020)	\$ _____
DEBT SERVICE FUND (SERIES 2021)	\$ _____
DEBT SERVICES FUND (SERIES 2021 NORTH PARCEL)	\$ _____

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not



increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

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

**PASSED AND ADOPTED THIS 10TH DAY OF AUGUST, 2022.**

ATTEST:

**ASTONIA COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** FY 2022/2023 Adopted Budget



**Astonia**  
**Community Development District**

**Proposed Budget**  
**FY 2023**



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**Astonia**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments - Tax Roll	\$128,782	\$125,519	\$3,263	\$128,782	\$682,762
Assessments - Direct	\$0	\$0	\$0	\$0	\$43,667
Assessments - Lot Closings	\$0	\$2,700	\$0	\$2,700	\$0
Developer Contributions	\$196,863	\$25,000	\$33,670	\$58,670	\$0
Boundary Amendment Contribution	\$0	\$17,513	\$0	\$17,513	\$0
<b>Total Revenues</b>	<b>\$ 325,645</b>	<b>\$ 170,732</b>	<b>\$ 36,933</b>	<b>\$ 207,665</b>	<b>\$ 726,430</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$12,000	\$0	\$3,000	\$3,000	\$12,000
Engineering	\$15,000	\$1,250	\$3,000	\$4,250	\$15,000
Attorney	\$25,000	\$9,683	\$3,228	\$12,910	\$25,000
Annual Audit	\$5,000	\$5,400	\$0	\$5,400	\$5,500
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Arbitrage	\$1,300	\$0	\$900	\$900	\$900
Dissemination	\$7,000	\$5,350	\$1,750	\$7,100	\$7,000
Trustee Fees	\$7,000	\$4,041	\$2,959	\$7,000	\$7,000
Management Fees	\$36,050	\$27,038	\$9,012	\$36,050	\$37,853
Information Technology	\$1,800	\$1,300	\$500	\$1,800	\$1,800
Website Maintenance	\$1,200	\$950	\$250	\$1,200	\$1,200
Telephone	\$150	\$0	\$50	\$50	\$100
Postage & Delivery	\$500	\$111	\$37	\$148	\$500
Insurance	\$5,500	\$5,175	\$0	\$5,175	\$5,822
Printing & Binding	\$500	\$29	\$23	\$51	\$500
Legal Advertising	\$10,000	\$982	\$3,703	\$4,685	\$9,000
Contingency	\$2,000	\$602	\$135	\$737	\$2,200
Office Supplies	\$450	\$8	\$5	\$14	\$350
Boundary Amendment Expense	\$0	\$25,614	\$1,500	\$27,114	\$0
Travel Per Diem	\$660	\$0	\$30	\$30	\$660
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Total Administrative</b>	<b>\$ 136,285</b>	<b>\$ 92,707</b>	<b>\$ 30,082</b>	<b>\$ 122,789</b>	<b>\$ 137,560</b>
<i>Operations &amp; Maintenance</i>					
<b>Field Services</b>					
Property Insurance	\$5,000	\$0	\$0	\$0	\$10,000
Field Management	\$15,000	\$1,250	\$1,875	\$3,125	\$15,750
Landscape Maintenance	\$55,000	\$15,508	\$7,153	\$22,661	\$175,000
Landscape Replacement	\$7,500	\$0	\$3,750	\$3,750	\$35,000
Lake Maintenance	\$15,000	\$2,800	\$3,975	\$6,775	\$20,000
Streetlights	\$12,000	\$5,408	\$1,803	\$7,210	\$20,500
Electric	\$5,000	\$1,195	\$3,805	\$5,000	\$8,000
Water & Sewer	\$5,000	\$23,056	\$7,685	\$30,741	\$90,000
Sidewalk & Asphalt Maintenance	\$500	\$0	\$250	\$250	\$2,500
Irrigation Repairs	\$5,000	\$884	\$295	\$1,179	\$15,000
General Repairs & Maintenance	\$15,000	\$200	\$2,500	\$2,700	\$17,000
Contingency	\$5,000	\$0	\$1,485	\$1,485	\$10,000
<b>Subtotal Field Expenses</b>	<b>\$ 145,000</b>	<b>\$ 50,301</b>	<b>\$ 34,575</b>	<b>\$ 84,876</b>	<b>\$ 418,750</b>

**Astonia**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Amenity Expenses</b>					
Amenity - Electric	\$7,200	\$0	\$0	\$0	\$15,000
Amenity - Water	\$2,500	\$0	\$0	\$0	\$10,000
Playground Lease	\$7,000	\$0	\$0	\$0	\$0
Internet	\$1,500	\$0	\$0	\$0	\$3,000
Pest Control	\$360	\$0	\$0	\$0	\$720
Janitorial Service	\$2,700	\$0	\$0	\$0	\$7,400
Security Services	\$7,500	\$0	\$0	\$0	\$33,800
Pool Maintenance	\$8,100	\$0	\$0	\$0	\$20,200
Amenity Repairs & Maintenance	\$2,500	\$0	\$0	\$0	\$15,000
Amenity Access Management	\$0	\$0	\$0	\$0	\$5,000
Contingency	\$5,000	\$0	\$0	\$0	\$10,000
<b>Subtotal Amenity Expenses</b>	<b>\$ 44,360</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 120,120</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 189,360</b>	<b>\$ 50,301</b>	<b>\$ 34,575</b>	<b>\$ 84,876</b>	<b>\$ 538,870</b>
<i>Other Financing Sources &amp; Uses</i>					
Capital Reserves	\$0	\$0	\$0	\$0	\$50,000
<b>Total Other Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>
<b>Total Expenditures</b>	<b>\$ 325,645</b>	<b>\$ 143,008</b>	<b>\$ 64,657</b>	<b>\$ 207,665</b>	<b>\$ 726,430</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$27,724</b>	<b>(\$27,724)</b>	<b>\$0</b>	<b>\$0</b>

Net Assessments	\$682,762
Add: Discounts & Collections 7%	\$51,391
Gross Assessments	<u>\$734,153</u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	1013.00	1013	1.00	\$682,762.46	\$674.00	\$724.73
Unplatted - Boundary	64.79	400	0.16	\$43,667.04	\$109.17	\$117.38
<b>Total ERU's</b>	<b>1077.79</b>	<b>1413</b>		<b>\$726,429.50</b>		

**Astoria**  
**Community Development District**  
GENERAL FUND BUDGET

**REVENUES:**

*Assessments*

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year.

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**EXPENDITURES:**

**Administrative:**

*Supervisor Fees*

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

*Engineering*

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

*Attorney*

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

*Annual Audit*

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

*Assessment Administration*

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

*Arbitrage*

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2019 bonds.

*Dissemination*

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2019 bond series.

*Trustee Fees*

The District will incur trustee related costs with the issuance of its' Series 2019 bonds.

**Astonia**  
**Community Development District**  
GENERAL FUND BUDGET

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, hosting, electronic compliance with Florida Statutes and other electronic data requirements.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Contingency

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

**Astonia**  
**Community Development District**  
GENERAL FUND BUDGET

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

**Operations & Maintenance:**

**Field Services**

Property Insurance

The District's property insurance coverages.

Field Management

Represents the costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Lake Maintenance

The District will also provide monthly aquatic management services for inspection and treatment of lakes throughout the District.

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.



**Astoria**  
**Community Development District**  
GENERAL FUND BUDGET

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

**Amenity Expenses**

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity - Water

Represents estimated water charges for the District's amenity facilities.

Internet

Internet service will be added for use at the Amenity Center.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents the costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

**Astoria**  
**Community Development District**  
GENERAL FUND BUDGET

Amenity Access Management

Represents the cost of managing access to the District's amenity facilities.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

**Other Expenses:**

Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

# Astonia

## Community Development District

### Proposed Budget Debt Service Fund Series 2020

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments - On Roll	\$ 220,403	\$ 218,273	\$ 2,130	\$ 220,403	\$ 217,578
Assessments - Direct	\$ -	\$ 34,233	\$ -	\$ 34,233	\$ -
Assessments - Prepayment	\$ -	\$ 44,075	\$ -	\$ 44,075	\$ -
Interest Income	\$ -	\$ 54	\$ 9	\$ 63	\$ -
Carry Forward Surplus	\$ 73,661	\$ 43,382	\$ -	\$ 43,382	\$ 75,778
<b>Total Revenues</b>	<b>\$ 294,064</b>	<b>\$ 340,018</b>	<b>\$ 2,139</b>	<b>\$ 342,157</b>	<b>\$ 293,357</b>
<b>Expenses</b>					
Interest- 11/01	\$ 73,366	\$ 73,366	\$ -	\$ 73,366	\$ 71,450
Special Call - 02/01	\$ -	\$ 40,000	\$ -	\$ 40,000	\$ -
Interest - 02/01	\$ -	\$ 392	\$ -	\$ 392	\$ -
Special Call - 05/01	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -
Principal - 05/01	\$ 70,000	\$ 70,000	\$ -	\$ 70,000	\$ 75,000
Interest - 05/01	\$ 73,366	\$ 72,581	\$ -	\$ 72,581	\$ 71,450
<b>Total Expenditures</b>	<b>\$ 216,731</b>	<b>\$ 266,339</b>	<b>\$ -</b>	<b>\$ 266,339</b>	<b>\$ 217,900</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ (40)	\$ -	\$ (40)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (40)</b>	<b>\$ -</b>	<b>\$ (40)</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 77,332</b>	<b>\$ 73,639</b>	<b>\$ 2,139</b>	<b>\$ 75,778</b>	<b>\$ 75,457</b>

\*Carry forward less amount in Reserve funds.

<b>Series 2020</b>	
Interest - 11/01	\$70,419
Total	<u>\$70,419</u>

**Astoria**  
**Community Development District**  
**Series 2020 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/22	\$ 3,710,000.00	\$ -	\$ 71,450.00	\$ 71,450.00
05/01/23	\$ 3,710,000.00	\$ 75,000.00	\$ 71,450.00	
11/01/23	\$ 3,635,000.00	\$ -	\$ 70,418.75	\$ 216,868.75
05/01/24	\$ 3,635,000.00	\$ 75,000.00	\$ 70,418.75	
11/01/24	\$ 3,560,000.00	\$ -	\$ 69,387.50	\$ 214,806.25
05/01/25	\$ 3,560,000.00	\$ 75,000.00	\$ 69,387.50	
11/01/25	\$ 3,485,000.00	\$ -	\$ 68,356.25	\$ 212,743.75
05/01/26	\$ 3,485,000.00	\$ 80,000.00	\$ 68,356.25	
11/01/26	\$ 3,405,000.00	\$ -	\$ 67,006.25	\$ 215,362.50
05/01/27	\$ 3,405,000.00	\$ 85,000.00	\$ 67,006.25	
11/01/27	\$ 3,320,000.00	\$ -	\$ 65,571.88	\$ 217,578.13
05/01/28	\$ 3,320,000.00	\$ 85,000.00	\$ 65,571.88	
11/01/28	\$ 3,235,000.00	\$ -	\$ 64,137.50	\$ 214,709.38
05/01/29	\$ 3,235,000.00	\$ 90,000.00	\$ 64,137.50	
11/01/29	\$ 3,145,000.00	\$ -	\$ 62,618.75	\$ 216,756.25
05/01/30	\$ 3,145,000.00	\$ 90,000.00	\$ 62,618.75	
11/01/30	\$ 3,055,000.00	\$ -	\$ 61,100.00	\$ 213,718.75
05/01/31	\$ 3,055,000.00	\$ 95,000.00	\$ 61,100.00	
11/01/31	\$ 2,960,000.00	\$ -	\$ 59,200.00	\$ 215,300.00
05/01/32	\$ 2,960,000.00	\$ 100,000.00	\$ 59,200.00	
11/01/32	\$ 2,860,000.00	\$ -	\$ 57,200.00	\$ 216,400.00
05/01/33	\$ 2,860,000.00	\$ 105,000.00	\$ 57,200.00	
11/01/33	\$ 2,755,000.00	\$ -	\$ 55,100.00	\$ 217,300.00
05/01/34	\$ 2,755,000.00	\$ 105,000.00	\$ 55,100.00	
11/01/34	\$ 2,650,000.00	\$ -	\$ 53,000.00	\$ 213,100.00
05/01/35	\$ 2,650,000.00	\$ 110,000.00	\$ 53,000.00	
11/01/35	\$ 2,540,000.00	\$ -	\$ 50,800.00	\$ 213,800.00

**Astonia**  
**Community Development District**  
**Series 2020 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
05/01/36	\$ 2,540,000.00	\$ 115,000.00	\$ 50,800.00	
11/01/36	\$ 2,425,000.00	\$ -	\$ 48,500.00	\$ 214,300.00
05/01/37	\$ 2,425,000.00	\$ 120,000.00	\$ 48,500.00	
11/01/37	\$ 2,305,000.00	\$ -	\$ 46,100.00	\$ 214,600.00
05/01/38	\$ 2,305,000.00	\$ 125,000.00	\$ 46,100.00	
11/01/38	\$ 2,180,000.00	\$ -	\$ 43,600.00	\$ 214,700.00
05/01/39	\$ 2,180,000.00	\$ 130,000.00	\$ 43,600.00	
11/01/39	\$ 2,050,000.00	\$ -	\$ 41,000.00	\$ 214,600.00
05/01/40	\$ 2,050,000.00	\$ 135,000.00	\$ 41,000.00	
11/01/40	\$ 1,915,000.00	\$ -	\$ 38,300.00	\$ 214,300.00
05/01/41	\$ 1,915,000.00	\$ 140,000.00	\$ 38,300.00	
11/01/41	\$ 1,775,000.00	\$ -	\$ 35,500.00	\$ 213,800.00
05/01/42	\$ 1,775,000.00	\$ 145,000.00	\$ 35,500.00	
11/01/42	\$ 1,630,000.00	\$ -	\$ 32,600.00	\$ 213,100.00
05/01/43	\$ 1,630,000.00	\$ 155,000.00	\$ 32,600.00	
11/01/43	\$ 1,475,000.00	\$ -	\$ 29,500.00	\$ 217,100.00
05/01/44	\$ 1,475,000.00	\$ 160,000.00	\$ 29,500.00	
11/01/44	\$ 1,315,000.00	\$ -	\$ 26,300.00	\$ 215,800.00
05/01/45	\$ 1,315,000.00	\$ 165,000.00	\$ 26,300.00	
11/01/45	\$ 1,150,000.00	\$ -	\$ 23,000.00	\$ 214,300.00
05/01/46	\$ 1,150,000.00	\$ 175,000.00	\$ 23,000.00	
11/01/46	\$ 975,000.00	\$ -	\$ 19,500.00	\$ 217,500.00
05/01/47	\$ 975,000.00	\$ 180,000.00	\$ 19,500.00	
11/01/47	\$ 795,000.00	\$ -	\$ 15,900.00	\$ 215,400.00
05/01/48	\$ 795,000.00	\$ 185,000.00	\$ 15,900.00	\$ -
11/01/48	\$ 610,000.00	\$ -	\$ 12,200.00	\$ 213,100.00
05/01/49	\$ 610,000.00	\$ 195,000.00	\$ 12,200.00	\$ -
11/01/49	\$ 415,000.00	\$ -	\$ 8,300.00	\$ 215,500.00
05/01/50	\$ 415,000.00	\$ 205,000.00	\$ 8,300.00	\$ -
11/01/50	\$ 210,000.00	\$ -	\$ 4,200.00	\$ 217,500.00
05/01/51	\$ 210,000.00	\$ 210,000.00	\$ 4,200.00	\$ 214,200.00
		<b>\$ 3,710,000.00</b>	<b>\$ 2,599,693.75</b>	<b>\$ 6,309,693.75</b>

# Astonia

## Community Development District

### Proposed Budget Debt Service Fund Series 2021

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments - Direct	\$ 176,660	\$ -	\$ 176,660	\$ 176,660	\$ 558,040
Interest Income	\$ -	\$ 110	\$ 37	\$ 147	\$ -
Carry Forward Surplus	\$ 275,786	\$ 275,792	\$ -	\$ 275,792	\$ 182,703
<b>Total Revenues</b>	<b>\$ 452,446</b>	<b>\$ 275,902</b>	<b>\$ 176,697</b>	<b>\$ 452,598</b>	<b>\$ 740,743</b>
<b>Expenses</b>					
Interest- 11/01	\$ 99,126	\$ 99,126	\$ -	\$ 99,126	\$ 176,660
Principal - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 205,000
Interest - 05/01	\$ 176,660	\$ 176,660	\$ -	\$ 176,660	\$ 176,660
<b>Total Expenditures</b>	<b>\$ 275,786</b>	<b>\$ 275,786</b>	<b>\$ -</b>	<b>\$ 275,786</b>	<b>\$ 558,320</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ 5,891	\$ -	\$ 5,891	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ 5,891</b>	<b>\$ -</b>	<b>\$ 5,891</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 176,660</b>	<b>\$ 6,006</b>	<b>\$ 176,697</b>	<b>\$ 182,703</b>	<b>\$ 182,423</b>

\*Carry forward less amount in Reserve funds.

<b>Series 2021</b>	
Interest - 11/01	<u>\$174,098</u>
Total	<u><u>\$174,098</u></u>

**Astoria**  
**Community Development District**  
**Series 2021 Special Assessment Bonds Area 2**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/22	\$ 10,065,000.00	\$ -	\$ 176,660.00	\$ 353,320.00
05/01/23	\$ 10,065,000.00	\$ 205,000.00	\$ 176,660.00	
11/01/23	\$ 9,860,000.00	\$ -	\$ 174,097.50	\$ 555,757.50
05/01/24	\$ 9,860,000.00	\$ 210,000.00	\$ 174,097.50	
11/01/24	\$ 9,650,000.00	\$ -	\$ 171,472.50	\$ 555,570.00
05/01/25	\$ 9,650,000.00	\$ 215,000.00	\$ 171,472.50	
11/01/25	\$ 9,215,000.00	\$ -	\$ 168,785.00	\$ 555,257.50
05/01/26	\$ 9,215,000.00	\$ 220,000.00	\$ 168,785.00	
11/01/26	\$ 9,215,000.00	\$ -	\$ 166,035.00	\$ 554,820.00
05/01/27	\$ 9,215,000.00	\$ 225,000.00	\$ 166,035.00	
11/01/27	\$ 8,990,000.00	\$ -	\$ 162,660.00	\$ 553,695.00
05/01/28	\$ 8,990,000.00	\$ 235,000.00	\$ 162,660.00	
11/01/28	\$ 8,755,000.00	\$ -	\$ 159,135.00	\$ 556,795.00
05/01/29	\$ 8,755,000.00	\$ 240,000.00	\$ 159,135.00	
11/01/29	\$ 8,515,000.00	\$ -	\$ 155,535.00	\$ 554,670.00
05/01/30	\$ 8,515,000.00	\$ 250,000.00	\$ 155,535.00	
11/01/30	\$ 8,265,000.00	\$ -	\$ 151,785.00	\$ 557,320.00
05/01/31	\$ 8,265,000.00	\$ 255,000.00	\$ 151,785.00	
11/01/31	\$ 8,010,000.00	\$ -	\$ 147,960.00	\$ 554,745.00
05/01/32	\$ 8,010,000.00	\$ 265,000.00	\$ 147,960.00	
11/01/32	\$ 7,745,000.00	\$ -	\$ 143,720.00	\$ 556,680.00
05/01/33	\$ 7,745,000.00	\$ 275,000.00	\$ 143,720.00	
11/01/33	\$ 7,470,000.00	\$ -	\$ 139,320.00	\$ 558,040.00
05/01/34	\$ 7,470,000.00	\$ 280,000.00	\$ 139,320.00	
11/01/34	\$ 7,190,000.00	\$ -	\$ 134,840.00	\$ 554,160.00
05/01/35	\$ 7,190,000.00	\$ 290,000.00	\$ 134,840.00	
11/01/35	\$ 6,900,000.00	\$ -	\$ 130,200.00	\$ 555,040.00

**Astoria**  
**Community Development District**  
**Series 2021 Special Assessment Bonds Area 2**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
05/01/36	\$ 6,900,000.00	\$ 300,000.00	\$ 130,200.00	
11/01/36	\$ 6,600,000.00	\$ -	\$ 125,400.00	\$ 555,600.00
05/01/37	\$ 6,600,000.00	\$ 310,000.00	\$ 125,400.00	
11/01/37	\$ 6,290,000.00	\$ -	\$ 120,440.00	\$ 555,840.00
05/01/38	\$ 6,290,000.00	\$ 320,000.00	\$ 120,440.00	
11/01/38	\$ 5,970,000.00	\$ -	\$ 115,320.00	\$ 555,760.00
05/01/39	\$ 5,970,000.00	\$ 330,000.00	\$ 115,320.00	
11/01/39	\$ 5,640,000.00	\$ -	\$ 110,040.00	\$ 555,360.00
05/01/40	\$ 5,640,000.00	\$ 340,000.00	\$ 110,040.00	
11/01/40	\$ 5,300,000.00	\$ -	\$ 104,600.00	\$ 554,640.00
05/01/41	\$ 5,300,000.00	\$ 350,000.00	\$ 104,600.00	
11/01/41	\$ 4,950,000.00	\$ -	\$ 99,000.00	\$ 553,600.00
05/01/42	\$ 4,950,000.00	\$ 365,000.00	\$ 99,000.00	
11/01/42	\$ 4,585,000.00	\$ -	\$ 91,700.00	\$ 555,700.00
05/01/43	\$ 4,585,000.00	\$ 380,000.00	\$ 91,700.00	
11/01/43	\$ 4,205,000.00	\$ -	\$ 84,100.00	\$ 555,800.00
05/01/44	\$ 4,205,000.00	\$ 395,000.00	\$ 84,100.00	
11/01/44	\$ 3,810,000.00	\$ -	\$ 76,200.00	\$ 555,300.00
05/01/45	\$ 3,810,000.00	\$ 410,000.00	\$ 76,200.00	
11/01/45	\$ 3,400,000.00	\$ -	\$ 68,000.00	\$ 554,200.00
05/01/46	\$ 3,400,000.00	\$ 430,000.00	\$ 68,000.00	
11/01/46	\$ 2,970,000.00	\$ -	\$ 59,400.00	\$ 557,400.00
05/01/47	\$ 2,970,000.00	\$ 445,000.00	\$ 59,400.00	
11/01/47	\$ 2,525,000.00	\$ -	\$ 50,500.00	\$ 554,900.00
05/01/48	\$ 2,525,000.00	\$ 465,000.00	\$ 50,500.00	\$ -
11/01/48	\$ 2,060,000.00	\$ -	\$ 41,200.00	\$ 556,700.00
05/01/49	\$ 2,060,000.00	\$ 485,000.00	\$ 41,200.00	\$ -
11/01/49	\$ 1,575,000.00	\$ -	\$ 31,500.00	\$ 557,700.00
05/01/50	\$ 1,575,000.00	\$ 505,000.00	\$ 31,500.00	\$ -
11/01/50	\$ 1,070,000.00	\$ -	\$ 21,400.00	\$ 557,900.00
05/01/51	\$ 1,070,000.00	\$ 525,000.00	\$ 21,400.00	
11/01/51	\$ 545,000.00	\$ -	\$ 10,900.00	\$ 557,300.00
05/01/52	\$ 545,000.00	\$ 545,000.00	\$ 10,900.00	\$ 555,900.00
		<b>\$ 10,065,000.00</b>	<b>\$ 6,783,810.00</b>	<b>\$ 17,025,470.00</b>



# Astonia

## Community Development District

### Proposed Budget Debt Service Fund Series 2021 North Parcel

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments - Direct	\$ 390,873	\$ 364,403	\$ 26,469	\$ 390,873	\$ 395,373
Interest Income	\$ -	\$ 87	\$ 29	\$ 116	\$ -
Carry Forward Surplus	\$ 69,489	\$ 69,493	\$ -	\$ 69,493	\$ 126,336
<b>Total Revenues</b>	<b>\$ 460,362</b>	<b>\$ 433,983</b>	<b>\$ 26,498</b>	<b>\$ 460,481</b>	<b>\$ 521,709</b>
<b>Expenses</b>					
Interest- 11/01	\$ 69,489	\$ 69,489	\$ -	\$ 69,489	\$ 122,030
Principal - 05/01	\$ 145,000	\$ 145,000	\$ -	\$ 145,000	\$ 150,000
Interest - 05/01	\$ 123,843	\$ 123,843	\$ -	\$ 123,843	\$ 122,030
<b>Total Expenditures</b>	<b>\$ 338,332</b>	<b>\$ 338,332</b>	<b>\$ -</b>	<b>\$ 338,332</b>	<b>\$ 394,060</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ 4,187	\$ -	\$ 4,187	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ 4,187</b>	<b>\$ -</b>	<b>\$ 4,187</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 122,030</b>	<b>\$ 99,838</b>	<b>\$ 26,498</b>	<b>\$ 126,336</b>	<b>\$ 127,649</b>

\*Carry forward less amount in Reserve funds.

<b>Series 2021</b>	
Interest - 11/01	<u>\$120,155</u>
Total	<u><u>\$120,155</u></u>

**Astonia**  
**Community Development District**  
**Series 2021 Special Assessment Bonds North Parcel**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/22	\$ 7,010,000.00	\$ -	\$ 122,030.00	\$ 390,872.50
05/01/23	\$ 7,010,000.00	\$ 150,000.00	\$ 122,030.00	
11/01/23	\$ 6,860,000.00	\$ -	\$ 120,155.00	\$ 392,185.00
05/01/24	\$ 6,860,000.00	\$ 155,000.00	\$ 120,155.00	
11/01/24	\$ 6,705,000.00	\$ -	\$ 118,217.50	\$ 393,372.50
05/01/25	\$ 6,705,000.00	\$ 160,000.00	\$ 118,217.50	
11/01/25	\$ 6,380,000.00	\$ -	\$ 116,217.50	\$ 394,435.00
05/01/26	\$ 6,380,000.00	\$ 165,000.00	\$ 116,217.50	
11/01/26	\$ 6,380,000.00	\$ -	\$ 114,155.00	\$ 395,372.50
05/01/27	\$ 6,380,000.00	\$ 165,000.00	\$ 114,155.00	
11/01/27	\$ 6,215,000.00	\$ -	\$ 111,680.00	\$ 390,835.00
05/01/28	\$ 6,215,000.00	\$ 170,000.00	\$ 111,680.00	
11/01/28	\$ 6,045,000.00	\$ -	\$ 109,130.00	\$ 390,810.00
05/01/29	\$ 6,045,000.00	\$ 175,000.00	\$ 109,130.00	
11/01/29	\$ 5,870,000.00	\$ -	\$ 106,505.00	\$ 390,635.00
05/01/30	\$ 5,870,000.00	\$ 185,000.00	\$ 106,505.00	
11/01/30	\$ 5,685,000.00	\$ -	\$ 103,730.00	\$ 395,235.00
05/01/31	\$ 5,685,000.00	\$ 190,000.00	\$ 103,730.00	
11/01/31	\$ 5,495,000.00	\$ -	\$ 100,880.00	\$ 394,610.00
05/01/32	\$ 5,495,000.00	\$ 195,000.00	\$ 100,880.00	
11/01/32	\$ 5,300,000.00	\$ -	\$ 97,760.00	\$ 393,640.00
05/01/33	\$ 5,300,000.00	\$ 200,000.00	\$ 97,760.00	
11/01/33	\$ 5,100,000.00	\$ -	\$ 94,560.00	\$ 392,320.00
05/01/34	\$ 5,100,000.00	\$ 205,000.00	\$ 94,560.00	
11/01/34	\$ 4,895,000.00	\$ -	\$ 91,280.00	\$ 390,840.00
05/01/35	\$ 4,895,000.00	\$ 215,000.00	\$ 91,280.00	
11/01/35	\$ 4,680,000.00	\$ -	\$ 87,840.00	\$ 394,120.00

**Astoria**  
**Community Development District**  
**Series 2021 Special Assessment Bonds North Parcel**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
05/01/36	\$ 4,680,000.00	\$ 220,000.00	\$ 87,840.00	
11/01/36	\$ 4,460,000.00	\$ -	\$ 84,320.00	\$ 392,160.00
05/01/37	\$ 4,460,000.00	\$ 230,000.00	\$ 84,320.00	
11/01/37	\$ 4,230,000.00	\$ -	\$ 80,640.00	\$ 394,960.00
05/01/38	\$ 4,230,000.00	\$ 235,000.00	\$ 80,640.00	
11/01/38	\$ 3,995,000.00	\$ -	\$ 76,880.00	\$ 392,520.00
05/01/39	\$ 3,995,000.00	\$ 245,000.00	\$ 76,880.00	
11/01/39	\$ 3,750,000.00	\$ -	\$ 72,960.00	\$ 394,840.00
05/01/40	\$ 3,750,000.00	\$ 250,000.00	\$ 72,960.00	
11/01/40	\$ 3,500,000.00	\$ -	\$ 68,960.00	\$ 391,920.00
05/01/41	\$ 3,500,000.00	\$ 260,000.00	\$ 68,960.00	
11/01/41	\$ 3,240,000.00	\$ -	\$ 64,800.00	\$ 393,760.00
05/01/42	\$ 3,240,000.00	\$ 270,000.00	\$ 64,800.00	
11/01/42	\$ 2,970,000.00	\$ -	\$ 59,400.00	\$ 394,200.00
05/01/43	\$ 2,970,000.00	\$ 280,000.00	\$ 59,400.00	
11/01/43	\$ 2,690,000.00	\$ -	\$ 53,800.00	\$ 393,200.00
05/01/44	\$ 2,690,000.00	\$ 290,000.00	\$ 53,800.00	
11/01/44	\$ 2,400,000.00	\$ -	\$ 48,000.00	\$ 391,800.00
05/01/45	\$ 2,400,000.00	\$ 305,000.00	\$ 48,000.00	
11/01/45	\$ 2,095,000.00	\$ -	\$ 41,900.00	\$ 394,900.00
05/01/46	\$ 2,095,000.00	\$ 315,000.00	\$ 41,900.00	
11/01/46	\$ 1,780,000.00	\$ -	\$ 35,600.00	\$ 392,500.00
05/01/47	\$ 1,780,000.00	\$ 330,000.00	\$ 35,600.00	
11/01/47	\$ 1,450,000.00	\$ -	\$ 29,000.00	\$ 394,600.00
05/01/48	\$ 1,450,000.00	\$ 340,000.00	\$ 29,000.00	\$ -
11/01/48	\$ 1,110,000.00	\$ -	\$ 22,200.00	\$ 391,200.00
05/01/49	\$ 1,110,000.00	\$ 355,000.00	\$ 22,200.00	\$ -
11/01/49	\$ 755,000.00	\$ -	\$ 15,100.00	\$ 392,300.00
05/01/50	\$ 755,000.00	\$ 370,000.00	\$ 15,100.00	\$ -
11/01/50	\$ 385,000.00	\$ -	\$ 7,700.00	\$ 392,800.00
05/01/51	\$ 385,000.00	\$ 385,000.00	\$ 7,700.00	\$ 392,700.00
		<b>\$ 7,010,000.00</b>	<b>\$ 4,510,800.00</b>	<b>\$ 11,789,642.50</b>

# SECTION 2

**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023 FUNDING AGREEMENT**  
**CHATEAU AT ASTONIA**

This agreement (“**Agreement**”) is made and entered into this \_\_\_ day of August, 2022, by and between:

**Astonia Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Polk County, Florida (hereinafter "**District**"), and

**Chateau at Astonia, LLC**, a Florida limited liability company and a landowner in the District (hereinafter "**Developer**") with an address of 4900 Dundee Road, Winter Haven, FL 33884.

**RECITALS**

**WHEREAS**, the District was established by an ordinance adopted by the County Commission of Polk County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

**WHEREAS**, the Developer presently owns and/or is developing the majority of all real property described in the area described at **Exhibit A**, attached hereto and incorporated herein (“**Property**”), which is currently planned for 232 lots within the District, and which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

**WHEREAS**, the District is adopting its general fund budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023 Budget**”); and

**WHEREAS**, this Fiscal Year 2022/2023 Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

**WHEREAS**, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the Fiscal Year 2022/2023 Budget, or utilizing such other revenue sources as may be available to it; and

**WHEREAS**, in lieu of levying assessments on the Property in the amount needed to fund the Fiscal Year 2022/2023 Budget, the Developer is willing to provide such funds as are necessary

to allow the District to proceed with its operations as described in **Exhibit B** for the 232 lots anticipated to be constructed on the Property; and

**WHEREAS**, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit B** to the Property; and

**WHEREAS**, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect non-ad valorem assessments as authorized by law against the 232 lots planned for the Property located within the District for the activities, operations and services set forth in **Exhibit B**; and

**WHEREAS**, the Developer and the District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit A** and otherwise as provided herein.

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

1. **RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. **FUNDING.** The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion, within fifteen (15) days of written request by the District. Amendments to the Fiscal Year 2022/2023 Budget as shown on **Exhibit B** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. In no way shall the foregoing in any way affect the District's ability to levy special assessments upon the property within the District, including any property owned by Developer, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District's Budget or otherwise. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. The funding currently anticipated to be provided by the Developer is \$ [REDACTED]; but such amount may change based on the funding needs of the District.

3. **CONTINUING LIEN.** District shall have the right to file a continuing lien upon the Property described in **Exhibit A** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for Fiscal Year 2022/2023 Budget" in the public records of Polk County, Florida ("**County**"), stating among other things, the description of the real property and the amount due as of the recording of

the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for Fiscal Year 2022/2023 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement, or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in the District's sole discretion, that such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit A** after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

4. **ALTERNATIVE COLLECTION METHODS.** In the event the Developer fails to make payments due to the District pursuant to this Agreement, and the District first provides Developer with written notice of the delinquency to the address identified in this Agreement and such delinquency is not cured within five (5) business days of the notice, then the District shall have the following remedies:

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for the County. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, Florida Statutes, or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the County property appraiser. The Developer hereby waives and/or relinquishes any rights it may have to challenge, object to or otherwise fail to pay such assessments if imposed, as well as the means of collection thereof.

5. **AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

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

7. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

8. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 2 and 3 above.

9. **THIRD-PARTY RIGHTS; TRANSFER OF PROPERTY.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. In the event of such sale or disposition, Developer may place into escrow an amount equal to the then-unfunded portion of the Fiscal Year 2022/2023 Budget to fund any budgeted expenses that may arise during the remainder of the fiscal year. Upon confirmation of the deposit of said funds into escrow, and evidence of an assignment to, and assumption by the purchaser, of this Agreement, Developer's obligation under this Agreement shall be deemed fulfilled and this Agreement terminated. The Developer shall give 90 days' prior written notice to the District under this Agreement of any such sale or disposition.

10. **FLORIDA LAW GOVERNS.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

11. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

12. **PUBLIC RECORDS.** The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and treated as such in accordance with Florida law.



13. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

14. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

**IN WITNESS WHEREOF,** the parties execute this Agreement the day and year first written above.

Attest:

**Astonia Community  
Development District**

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

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

**Chateau at Astonia, LLC**  
a Florida limited liability company

By: Center State Development 2, LLC, its  
Manager

By: HRB Land investments, LLC, its  
Manager

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: Harold R. Baxter  
Its: Manager

**EXHIBIT A:** Chateau at Astonia Property Description

**EXHIBIT B:** Fiscal Year 2022/2023 Budget

**EXHIBIT A: Chateau at Astonia Property Description**

**EXHIBIT B: Fiscal Year 2022/2023 Budget**



**Astonia**  
**Community Development District**

**Proposed Budget**  
**FY 2023**



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**Astonia**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments - Tax Roll	\$128,782	\$125,519	\$3,263	\$128,782	\$682,762
Assessments - Direct	\$0	\$0	\$0	\$0	\$43,667
Assessments - Lot Closings	\$0	\$2,700	\$0	\$2,700	\$0
Developer Contributions	\$196,863	\$25,000	\$33,670	\$58,670	\$0
Boundary Amendment Contribution	\$0	\$17,513	\$0	\$17,513	\$0
<b>Total Revenues</b>	<b>\$ 325,645</b>	<b>\$ 170,732</b>	<b>\$ 36,933</b>	<b>\$ 207,665</b>	<b>\$ 726,430</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$12,000	\$0	\$3,000	\$3,000	\$12,000
Engineering	\$15,000	\$1,250	\$3,000	\$4,250	\$15,000
Attorney	\$25,000	\$9,683	\$3,228	\$12,910	\$25,000
Annual Audit	\$5,000	\$5,400	\$0	\$5,400	\$5,500
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Arbitrage	\$1,300	\$0	\$900	\$900	\$900
Dissemination	\$7,000	\$5,350	\$1,750	\$7,100	\$7,000
Trustee Fees	\$7,000	\$4,041	\$2,959	\$7,000	\$7,000
Management Fees	\$36,050	\$27,038	\$9,012	\$36,050	\$37,853
Information Technology	\$1,800	\$1,300	\$500	\$1,800	\$1,800
Website Maintenance	\$1,200	\$950	\$250	\$1,200	\$1,200
Telephone	\$150	\$0	\$50	\$50	\$100
Postage & Delivery	\$500	\$111	\$37	\$148	\$500
Insurance	\$5,500	\$5,175	\$0	\$5,175	\$5,822
Printing & Binding	\$500	\$29	\$23	\$51	\$500
Legal Advertising	\$10,000	\$982	\$3,703	\$4,685	\$9,000
Contingency	\$2,000	\$602	\$135	\$737	\$2,200
Office Supplies	\$450	\$8	\$5	\$14	\$350
Boundary Amendment Expense	\$0	\$25,614	\$1,500	\$27,114	\$0
Travel Per Diem	\$660	\$0	\$30	\$30	\$660
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Total Administrative</b>	<b>\$ 136,285</b>	<b>\$ 92,707</b>	<b>\$ 30,082</b>	<b>\$ 122,789</b>	<b>\$ 137,560</b>
<i>Operations &amp; Maintenance</i>					
<b>Field Services</b>					
Property Insurance	\$5,000	\$0	\$0	\$0	\$10,000
Field Management	\$15,000	\$1,250	\$1,875	\$3,125	\$15,750
Landscape Maintenance	\$55,000	\$15,508	\$7,153	\$22,661	\$175,000
Landscape Replacement	\$7,500	\$0	\$3,750	\$3,750	\$35,000
Lake Maintenance	\$15,000	\$2,800	\$3,975	\$6,775	\$20,000
Streetlights	\$12,000	\$5,408	\$1,803	\$7,210	\$20,500
Electric	\$5,000	\$1,195	\$3,805	\$5,000	\$8,000
Water & Sewer	\$5,000	\$23,056	\$7,685	\$30,741	\$90,000
Sidewalk & Asphalt Maintenance	\$500	\$0	\$250	\$250	\$2,500
Irrigation Repairs	\$5,000	\$884	\$295	\$1,179	\$15,000
General Repairs & Maintenance	\$15,000	\$200	\$2,500	\$2,700	\$17,000
Contingency	\$5,000	\$0	\$1,485	\$1,485	\$10,000
<b>Subtotal Field Expenses</b>	<b>\$ 145,000</b>	<b>\$ 50,301</b>	<b>\$ 34,575</b>	<b>\$ 84,876</b>	<b>\$ 418,750</b>

**Astonia**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Amenity Expenses</b>					
Amenity - Electric	\$7,200	\$0	\$0	\$0	\$15,000
Amenity - Water	\$2,500	\$0	\$0	\$0	\$10,000
Playground Lease	\$7,000	\$0	\$0	\$0	\$0
Internet	\$1,500	\$0	\$0	\$0	\$3,000
Pest Control	\$360	\$0	\$0	\$0	\$720
Janitorial Service	\$2,700	\$0	\$0	\$0	\$7,400
Security Services	\$7,500	\$0	\$0	\$0	\$33,800
Pool Maintenance	\$8,100	\$0	\$0	\$0	\$20,200
Amenity Repairs & Maintenance	\$2,500	\$0	\$0	\$0	\$15,000
Amenity Access Management	\$0	\$0	\$0	\$0	\$5,000
Contingency	\$5,000	\$0	\$0	\$0	\$10,000
<b>Subtotal Amenity Expenses</b>	<b>\$ 44,360</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 120,120</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 189,360</b>	<b>\$ 50,301</b>	<b>\$ 34,575</b>	<b>\$ 84,876</b>	<b>\$ 538,870</b>
<i>Other Financing Sources &amp; Uses</i>					
Capital Reserves	\$0	\$0	\$0	\$0	\$50,000
<b>Total Other Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>
<b>Total Expenditures</b>	<b>\$ 325,645</b>	<b>\$ 143,008</b>	<b>\$ 64,657</b>	<b>\$ 207,665</b>	<b>\$ 726,430</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$27,724</b>	<b>(\$27,724)</b>	<b>\$0</b>	<b>\$0</b>

Net Assessments	\$682,762
Add: Discounts & Collections 7%	\$51,391
Gross Assessments	<u>\$734,153</u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	1013.00	1013	1.00	\$682,762.46	\$674.00	\$724.73
Unplatted - Boundary	64.79	400	0.16	\$43,667.04	\$109.17	\$117.38
<b>Total ERU's</b>	<b>1077.79</b>	<b>1413</b>		<b>\$726,429.50</b>		

**Astoria**  
**Community Development District**  
GENERAL FUND BUDGET

**REVENUES:**

Assessments

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year.

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**EXPENDITURES:**

**Administrative:**

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2019 bonds.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2019 bond series.

Trustee Fees

The District will incur trustee related costs with the issuance of its' Series 2019 bonds.



**Astonia**  
**Community Development District**  
GENERAL FUND BUDGET

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, hosting, electronic compliance with Florida Statutes and other electronic data requirements.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Contingency

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

**Astonia**  
**Community Development District**  
GENERAL FUND BUDGET

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

**Operations & Maintenance:**

**Field Services**

Property Insurance

The District's property insurance coverages.

Field Management

Represents the costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Lake Maintenance

The District will also provide monthly aquatic management services for inspection and treatment of lakes throughout the District.

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

**Astoria**  
**Community Development District**  
GENERAL FUND BUDGET

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

**Amenity Expenses**

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity - Water

Represents estimated water charges for the District's amenity facilities.

Internet

Internet service will be added for use at the Amenity Center.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents the costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

**Astoria**  
**Community Development District**  
GENERAL FUND BUDGET

Amenity Access Management

Represents the cost of managing access to the District's amenity facilities.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

**Other Expenses:**

Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

# Astonia

## Community Development District

### Proposed Budget Debt Service Fund Series 2020

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments - On Roll	\$ 220,403	\$ 218,273	\$ 2,130	\$ 220,403	\$ 217,578
Assessments - Direct	\$ -	\$ 34,233	\$ -	\$ 34,233	\$ -
Assessments - Prepayment	\$ -	\$ 44,075	\$ -	\$ 44,075	\$ -
Interest Income	\$ -	\$ 54	\$ 9	\$ 63	\$ -
Carry Forward Surplus	\$ 73,661	\$ 43,382	\$ -	\$ 43,382	\$ 75,778
<b>Total Revenues</b>	<b>\$ 294,064</b>	<b>\$ 340,018</b>	<b>\$ 2,139</b>	<b>\$ 342,157</b>	<b>\$ 293,357</b>
<b>Expenses</b>					
Interest- 11/01	\$ 73,366	\$ 73,366	\$ -	\$ 73,366	\$ 71,450
Special Call - 02/01	\$ -	\$ 40,000	\$ -	\$ 40,000	\$ -
Interest - 02/01	\$ -	\$ 392	\$ -	\$ 392	\$ -
Special Call - 05/01	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -
Principal - 05/01	\$ 70,000	\$ 70,000	\$ -	\$ 70,000	\$ 75,000
Interest - 05/01	\$ 73,366	\$ 72,581	\$ -	\$ 72,581	\$ 71,450
<b>Total Expenditures</b>	<b>\$ 216,731</b>	<b>\$ 266,339</b>	<b>\$ -</b>	<b>\$ 266,339</b>	<b>\$ 217,900</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ (40)	\$ -	\$ (40)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (40)</b>	<b>\$ -</b>	<b>\$ (40)</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 77,332</b>	<b>\$ 73,639</b>	<b>\$ 2,139</b>	<b>\$ 75,778</b>	<b>\$ 75,457</b>

\*Carry forward less amount in Reserve funds.

<b>Series 2020</b>	
Interest - 11/01	\$70,419
Total	<u>\$70,419</u>

**Astoria**  
**Community Development District**  
**Series 2020 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/22	\$ 3,710,000.00	\$ -	\$ 71,450.00	\$ 71,450.00
05/01/23	\$ 3,710,000.00	\$ 75,000.00	\$ 71,450.00	
11/01/23	\$ 3,635,000.00	\$ -	\$ 70,418.75	\$ 216,868.75
05/01/24	\$ 3,635,000.00	\$ 75,000.00	\$ 70,418.75	
11/01/24	\$ 3,560,000.00	\$ -	\$ 69,387.50	\$ 214,806.25
05/01/25	\$ 3,560,000.00	\$ 75,000.00	\$ 69,387.50	
11/01/25	\$ 3,485,000.00	\$ -	\$ 68,356.25	\$ 212,743.75
05/01/26	\$ 3,485,000.00	\$ 80,000.00	\$ 68,356.25	
11/01/26	\$ 3,405,000.00	\$ -	\$ 67,006.25	\$ 215,362.50
05/01/27	\$ 3,405,000.00	\$ 85,000.00	\$ 67,006.25	
11/01/27	\$ 3,320,000.00	\$ -	\$ 65,571.88	\$ 217,578.13
05/01/28	\$ 3,320,000.00	\$ 85,000.00	\$ 65,571.88	
11/01/28	\$ 3,235,000.00	\$ -	\$ 64,137.50	\$ 214,709.38
05/01/29	\$ 3,235,000.00	\$ 90,000.00	\$ 64,137.50	
11/01/29	\$ 3,145,000.00	\$ -	\$ 62,618.75	\$ 216,756.25
05/01/30	\$ 3,145,000.00	\$ 90,000.00	\$ 62,618.75	
11/01/30	\$ 3,055,000.00	\$ -	\$ 61,100.00	\$ 213,718.75
05/01/31	\$ 3,055,000.00	\$ 95,000.00	\$ 61,100.00	
11/01/31	\$ 2,960,000.00	\$ -	\$ 59,200.00	\$ 215,300.00
05/01/32	\$ 2,960,000.00	\$ 100,000.00	\$ 59,200.00	
11/01/32	\$ 2,860,000.00	\$ -	\$ 57,200.00	\$ 216,400.00
05/01/33	\$ 2,860,000.00	\$ 105,000.00	\$ 57,200.00	
11/01/33	\$ 2,755,000.00	\$ -	\$ 55,100.00	\$ 217,300.00
05/01/34	\$ 2,755,000.00	\$ 105,000.00	\$ 55,100.00	
11/01/34	\$ 2,650,000.00	\$ -	\$ 53,000.00	\$ 213,100.00
05/01/35	\$ 2,650,000.00	\$ 110,000.00	\$ 53,000.00	
11/01/35	\$ 2,540,000.00	\$ -	\$ 50,800.00	\$ 213,800.00

**Astonia**  
**Community Development District**  
**Series 2020 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
05/01/36	\$ 2,540,000.00	\$ 115,000.00	\$ 50,800.00	
11/01/36	\$ 2,425,000.00	\$ -	\$ 48,500.00	\$ 214,300.00
05/01/37	\$ 2,425,000.00	\$ 120,000.00	\$ 48,500.00	
11/01/37	\$ 2,305,000.00	\$ -	\$ 46,100.00	\$ 214,600.00
05/01/38	\$ 2,305,000.00	\$ 125,000.00	\$ 46,100.00	
11/01/38	\$ 2,180,000.00	\$ -	\$ 43,600.00	\$ 214,700.00
05/01/39	\$ 2,180,000.00	\$ 130,000.00	\$ 43,600.00	
11/01/39	\$ 2,050,000.00	\$ -	\$ 41,000.00	\$ 214,600.00
05/01/40	\$ 2,050,000.00	\$ 135,000.00	\$ 41,000.00	
11/01/40	\$ 1,915,000.00	\$ -	\$ 38,300.00	\$ 214,300.00
05/01/41	\$ 1,915,000.00	\$ 140,000.00	\$ 38,300.00	
11/01/41	\$ 1,775,000.00	\$ -	\$ 35,500.00	\$ 213,800.00
05/01/42	\$ 1,775,000.00	\$ 145,000.00	\$ 35,500.00	
11/01/42	\$ 1,630,000.00	\$ -	\$ 32,600.00	\$ 213,100.00
05/01/43	\$ 1,630,000.00	\$ 155,000.00	\$ 32,600.00	
11/01/43	\$ 1,475,000.00	\$ -	\$ 29,500.00	\$ 217,100.00
05/01/44	\$ 1,475,000.00	\$ 160,000.00	\$ 29,500.00	
11/01/44	\$ 1,315,000.00	\$ -	\$ 26,300.00	\$ 215,800.00
05/01/45	\$ 1,315,000.00	\$ 165,000.00	\$ 26,300.00	
11/01/45	\$ 1,150,000.00	\$ -	\$ 23,000.00	\$ 214,300.00
05/01/46	\$ 1,150,000.00	\$ 175,000.00	\$ 23,000.00	
11/01/46	\$ 975,000.00	\$ -	\$ 19,500.00	\$ 217,500.00
05/01/47	\$ 975,000.00	\$ 180,000.00	\$ 19,500.00	
11/01/47	\$ 795,000.00	\$ -	\$ 15,900.00	\$ 215,400.00
05/01/48	\$ 795,000.00	\$ 185,000.00	\$ 15,900.00	\$ -
11/01/48	\$ 610,000.00	\$ -	\$ 12,200.00	\$ 213,100.00
05/01/49	\$ 610,000.00	\$ 195,000.00	\$ 12,200.00	\$ -
11/01/49	\$ 415,000.00	\$ -	\$ 8,300.00	\$ 215,500.00
05/01/50	\$ 415,000.00	\$ 205,000.00	\$ 8,300.00	\$ -
11/01/50	\$ 210,000.00	\$ -	\$ 4,200.00	\$ 217,500.00
05/01/51	\$ 210,000.00	\$ 210,000.00	\$ 4,200.00	\$ 214,200.00
		<b>\$ 3,710,000.00</b>	<b>\$ 2,599,693.75</b>	<b>\$ 6,309,693.75</b>

# Astonia

## Community Development District

### Proposed Budget Debt Service Fund Series 2021

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments - Direct	\$ 176,660	\$ -	\$ 176,660	\$ 176,660	\$ 558,040
Interest Income	\$ -	\$ 110	\$ 37	\$ 147	\$ -
Carry Forward Surplus	\$ 275,786	\$ 275,792	\$ -	\$ 275,792	\$ 182,703
<b>Total Revenues</b>	<b>\$ 452,446</b>	<b>\$ 275,902</b>	<b>\$ 176,697</b>	<b>\$ 452,598</b>	<b>\$ 740,743</b>
<b>Expenses</b>					
Interest- 11/01	\$ 99,126	\$ 99,126	\$ -	\$ 99,126	\$ 176,660
Principal - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 205,000
Interest - 05/01	\$ 176,660	\$ 176,660	\$ -	\$ 176,660	\$ 176,660
<b>Total Expenditures</b>	<b>\$ 275,786</b>	<b>\$ 275,786</b>	<b>\$ -</b>	<b>\$ 275,786</b>	<b>\$ 558,320</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ 5,891	\$ -	\$ 5,891	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ 5,891</b>	<b>\$ -</b>	<b>\$ 5,891</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 176,660</b>	<b>\$ 6,006</b>	<b>\$ 176,697</b>	<b>\$ 182,703</b>	<b>\$ 182,423</b>

\*Carry forward less amount in Reserve funds.

<b>Series 2021</b>	
Interest - 11/01	<u>\$174,098</u>
Total	<u><u>\$174,098</u></u>



**Astoria**  
**Community Development District**  
**Series 2021 Special Assessment Bonds Area 2**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/22	\$ 10,065,000.00	\$ -	\$ 176,660.00	\$ 353,320.00
05/01/23	\$ 10,065,000.00	\$ 205,000.00	\$ 176,660.00	
11/01/23	\$ 9,860,000.00	\$ -	\$ 174,097.50	\$ 555,757.50
05/01/24	\$ 9,860,000.00	\$ 210,000.00	\$ 174,097.50	
11/01/24	\$ 9,650,000.00	\$ -	\$ 171,472.50	\$ 555,570.00
05/01/25	\$ 9,650,000.00	\$ 215,000.00	\$ 171,472.50	
11/01/25	\$ 9,215,000.00	\$ -	\$ 168,785.00	\$ 555,257.50
05/01/26	\$ 9,215,000.00	\$ 220,000.00	\$ 168,785.00	
11/01/26	\$ 9,215,000.00	\$ -	\$ 166,035.00	\$ 554,820.00
05/01/27	\$ 9,215,000.00	\$ 225,000.00	\$ 166,035.00	
11/01/27	\$ 8,990,000.00	\$ -	\$ 162,660.00	\$ 553,695.00
05/01/28	\$ 8,990,000.00	\$ 235,000.00	\$ 162,660.00	
11/01/28	\$ 8,755,000.00	\$ -	\$ 159,135.00	\$ 556,795.00
05/01/29	\$ 8,755,000.00	\$ 240,000.00	\$ 159,135.00	
11/01/29	\$ 8,515,000.00	\$ -	\$ 155,535.00	\$ 554,670.00
05/01/30	\$ 8,515,000.00	\$ 250,000.00	\$ 155,535.00	
11/01/30	\$ 8,265,000.00	\$ -	\$ 151,785.00	\$ 557,320.00
05/01/31	\$ 8,265,000.00	\$ 255,000.00	\$ 151,785.00	
11/01/31	\$ 8,010,000.00	\$ -	\$ 147,960.00	\$ 554,745.00
05/01/32	\$ 8,010,000.00	\$ 265,000.00	\$ 147,960.00	
11/01/32	\$ 7,745,000.00	\$ -	\$ 143,720.00	\$ 556,680.00
05/01/33	\$ 7,745,000.00	\$ 275,000.00	\$ 143,720.00	
11/01/33	\$ 7,470,000.00	\$ -	\$ 139,320.00	\$ 558,040.00
05/01/34	\$ 7,470,000.00	\$ 280,000.00	\$ 139,320.00	
11/01/34	\$ 7,190,000.00	\$ -	\$ 134,840.00	\$ 554,160.00
05/01/35	\$ 7,190,000.00	\$ 290,000.00	\$ 134,840.00	
11/01/35	\$ 6,900,000.00	\$ -	\$ 130,200.00	\$ 555,040.00

**Astoria**  
**Community Development District**  
**Series 2021 Special Assessment Bonds Area 2**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
05/01/36	\$ 6,900,000.00	\$ 300,000.00	\$ 130,200.00	
11/01/36	\$ 6,600,000.00	\$ -	\$ 125,400.00	\$ 555,600.00
05/01/37	\$ 6,600,000.00	\$ 310,000.00	\$ 125,400.00	
11/01/37	\$ 6,290,000.00	\$ -	\$ 120,440.00	\$ 555,840.00
05/01/38	\$ 6,290,000.00	\$ 320,000.00	\$ 120,440.00	
11/01/38	\$ 5,970,000.00	\$ -	\$ 115,320.00	\$ 555,760.00
05/01/39	\$ 5,970,000.00	\$ 330,000.00	\$ 115,320.00	
11/01/39	\$ 5,640,000.00	\$ -	\$ 110,040.00	\$ 555,360.00
05/01/40	\$ 5,640,000.00	\$ 340,000.00	\$ 110,040.00	
11/01/40	\$ 5,300,000.00	\$ -	\$ 104,600.00	\$ 554,640.00
05/01/41	\$ 5,300,000.00	\$ 350,000.00	\$ 104,600.00	
11/01/41	\$ 4,950,000.00	\$ -	\$ 99,000.00	\$ 553,600.00
05/01/42	\$ 4,950,000.00	\$ 365,000.00	\$ 99,000.00	
11/01/42	\$ 4,585,000.00	\$ -	\$ 91,700.00	\$ 555,700.00
05/01/43	\$ 4,585,000.00	\$ 380,000.00	\$ 91,700.00	
11/01/43	\$ 4,205,000.00	\$ -	\$ 84,100.00	\$ 555,800.00
05/01/44	\$ 4,205,000.00	\$ 395,000.00	\$ 84,100.00	
11/01/44	\$ 3,810,000.00	\$ -	\$ 76,200.00	\$ 555,300.00
05/01/45	\$ 3,810,000.00	\$ 410,000.00	\$ 76,200.00	
11/01/45	\$ 3,400,000.00	\$ -	\$ 68,000.00	\$ 554,200.00
05/01/46	\$ 3,400,000.00	\$ 430,000.00	\$ 68,000.00	
11/01/46	\$ 2,970,000.00	\$ -	\$ 59,400.00	\$ 557,400.00
05/01/47	\$ 2,970,000.00	\$ 445,000.00	\$ 59,400.00	
11/01/47	\$ 2,525,000.00	\$ -	\$ 50,500.00	\$ 554,900.00
05/01/48	\$ 2,525,000.00	\$ 465,000.00	\$ 50,500.00	\$ -
11/01/48	\$ 2,060,000.00	\$ -	\$ 41,200.00	\$ 556,700.00
05/01/49	\$ 2,060,000.00	\$ 485,000.00	\$ 41,200.00	\$ -
11/01/49	\$ 1,575,000.00	\$ -	\$ 31,500.00	\$ 557,700.00
05/01/50	\$ 1,575,000.00	\$ 505,000.00	\$ 31,500.00	\$ -
11/01/50	\$ 1,070,000.00	\$ -	\$ 21,400.00	\$ 557,900.00
05/01/51	\$ 1,070,000.00	\$ 525,000.00	\$ 21,400.00	
11/01/51	\$ 545,000.00	\$ -	\$ 10,900.00	\$ 557,300.00
05/01/52	\$ 545,000.00	\$ 545,000.00	\$ 10,900.00	\$ 555,900.00
		<b>\$ 10,065,000.00</b>	<b>\$ 6,783,810.00</b>	<b>\$ 17,025,470.00</b>

# Astonia

## Community Development District

### Proposed Budget Debt Service Fund Series 2021 North Parcel

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments - Direct	\$ 390,873	\$ 364,403	\$ 26,469	\$ 390,873	\$ 395,373
Interest Income	\$ -	\$ 87	\$ 29	\$ 116	\$ -
Carry Forward Surplus	\$ 69,489	\$ 69,493	\$ -	\$ 69,493	\$ 126,336
<b>Total Revenues</b>	<b>\$ 460,362</b>	<b>\$ 433,983</b>	<b>\$ 26,498</b>	<b>\$ 460,481</b>	<b>\$ 521,709</b>
<b>Expenses</b>					
Interest- 11/01	\$ 69,489	\$ 69,489	\$ -	\$ 69,489	\$ 122,030
Principal - 05/01	\$ 145,000	\$ 145,000	\$ -	\$ 145,000	\$ 150,000
Interest - 05/01	\$ 123,843	\$ 123,843	\$ -	\$ 123,843	\$ 122,030
<b>Total Expenditures</b>	<b>\$ 338,332</b>	<b>\$ 338,332</b>	<b>\$ -</b>	<b>\$ 338,332</b>	<b>\$ 394,060</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ 4,187	\$ -	\$ 4,187	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ 4,187</b>	<b>\$ -</b>	<b>\$ 4,187</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 122,030</b>	<b>\$ 99,838</b>	<b>\$ 26,498</b>	<b>\$ 126,336</b>	<b>\$ 127,649</b>

\*Carry forward less amount in Reserve funds.

<b>Series 2021</b>	
Interest - 11/01	<u>\$120,155</u>
Total	<u><u>\$120,155</u></u>

**Astoria**  
**Community Development District**  
**Series 2021 Special Assessment Bonds North Parcel**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/22	\$ 7,010,000.00	\$ -	\$ 122,030.00	\$ 390,872.50
05/01/23	\$ 7,010,000.00	\$ 150,000.00	\$ 122,030.00	
11/01/23	\$ 6,860,000.00	\$ -	\$ 120,155.00	\$ 392,185.00
05/01/24	\$ 6,860,000.00	\$ 155,000.00	\$ 120,155.00	
11/01/24	\$ 6,705,000.00	\$ -	\$ 118,217.50	\$ 393,372.50
05/01/25	\$ 6,705,000.00	\$ 160,000.00	\$ 118,217.50	
11/01/25	\$ 6,380,000.00	\$ -	\$ 116,217.50	\$ 394,435.00
05/01/26	\$ 6,380,000.00	\$ 165,000.00	\$ 116,217.50	
11/01/26	\$ 6,380,000.00	\$ -	\$ 114,155.00	\$ 395,372.50
05/01/27	\$ 6,380,000.00	\$ 165,000.00	\$ 114,155.00	
11/01/27	\$ 6,215,000.00	\$ -	\$ 111,680.00	\$ 390,835.00
05/01/28	\$ 6,215,000.00	\$ 170,000.00	\$ 111,680.00	
11/01/28	\$ 6,045,000.00	\$ -	\$ 109,130.00	\$ 390,810.00
05/01/29	\$ 6,045,000.00	\$ 175,000.00	\$ 109,130.00	
11/01/29	\$ 5,870,000.00	\$ -	\$ 106,505.00	\$ 390,635.00
05/01/30	\$ 5,870,000.00	\$ 185,000.00	\$ 106,505.00	
11/01/30	\$ 5,685,000.00	\$ -	\$ 103,730.00	\$ 395,235.00
05/01/31	\$ 5,685,000.00	\$ 190,000.00	\$ 103,730.00	
11/01/31	\$ 5,495,000.00	\$ -	\$ 100,880.00	\$ 394,610.00
05/01/32	\$ 5,495,000.00	\$ 195,000.00	\$ 100,880.00	
11/01/32	\$ 5,300,000.00	\$ -	\$ 97,760.00	\$ 393,640.00
05/01/33	\$ 5,300,000.00	\$ 200,000.00	\$ 97,760.00	
11/01/33	\$ 5,100,000.00	\$ -	\$ 94,560.00	\$ 392,320.00
05/01/34	\$ 5,100,000.00	\$ 205,000.00	\$ 94,560.00	
11/01/34	\$ 4,895,000.00	\$ -	\$ 91,280.00	\$ 390,840.00
05/01/35	\$ 4,895,000.00	\$ 215,000.00	\$ 91,280.00	
11/01/35	\$ 4,680,000.00	\$ -	\$ 87,840.00	\$ 394,120.00

**Astoria**  
**Community Development District**  
**Series 2021 Special Assessment Bonds North Parcel**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
05/01/36	\$ 4,680,000.00	\$ 220,000.00	\$ 87,840.00	
11/01/36	\$ 4,460,000.00	\$ -	\$ 84,320.00	\$ 392,160.00
05/01/37	\$ 4,460,000.00	\$ 230,000.00	\$ 84,320.00	
11/01/37	\$ 4,230,000.00	\$ -	\$ 80,640.00	\$ 394,960.00
05/01/38	\$ 4,230,000.00	\$ 235,000.00	\$ 80,640.00	
11/01/38	\$ 3,995,000.00	\$ -	\$ 76,880.00	\$ 392,520.00
05/01/39	\$ 3,995,000.00	\$ 245,000.00	\$ 76,880.00	
11/01/39	\$ 3,750,000.00	\$ -	\$ 72,960.00	\$ 394,840.00
05/01/40	\$ 3,750,000.00	\$ 250,000.00	\$ 72,960.00	
11/01/40	\$ 3,500,000.00	\$ -	\$ 68,960.00	\$ 391,920.00
05/01/41	\$ 3,500,000.00	\$ 260,000.00	\$ 68,960.00	
11/01/41	\$ 3,240,000.00	\$ -	\$ 64,800.00	\$ 393,760.00
05/01/42	\$ 3,240,000.00	\$ 270,000.00	\$ 64,800.00	
11/01/42	\$ 2,970,000.00	\$ -	\$ 59,400.00	\$ 394,200.00
05/01/43	\$ 2,970,000.00	\$ 280,000.00	\$ 59,400.00	
11/01/43	\$ 2,690,000.00	\$ -	\$ 53,800.00	\$ 393,200.00
05/01/44	\$ 2,690,000.00	\$ 290,000.00	\$ 53,800.00	
11/01/44	\$ 2,400,000.00	\$ -	\$ 48,000.00	\$ 391,800.00
05/01/45	\$ 2,400,000.00	\$ 305,000.00	\$ 48,000.00	
11/01/45	\$ 2,095,000.00	\$ -	\$ 41,900.00	\$ 394,900.00
05/01/46	\$ 2,095,000.00	\$ 315,000.00	\$ 41,900.00	
11/01/46	\$ 1,780,000.00	\$ -	\$ 35,600.00	\$ 392,500.00
05/01/47	\$ 1,780,000.00	\$ 330,000.00	\$ 35,600.00	
11/01/47	\$ 1,450,000.00	\$ -	\$ 29,000.00	\$ 394,600.00
05/01/48	\$ 1,450,000.00	\$ 340,000.00	\$ 29,000.00	\$ -
11/01/48	\$ 1,110,000.00	\$ -	\$ 22,200.00	\$ 391,200.00
05/01/49	\$ 1,110,000.00	\$ 355,000.00	\$ 22,200.00	\$ -
11/01/49	\$ 755,000.00	\$ -	\$ 15,100.00	\$ 392,300.00
05/01/50	\$ 755,000.00	\$ 370,000.00	\$ 15,100.00	\$ -
11/01/50	\$ 385,000.00	\$ -	\$ 7,700.00	\$ 392,800.00
05/01/51	\$ 385,000.00	\$ 385,000.00	\$ 7,700.00	\$ 392,700.00
		<b>\$ 7,010,000.00</b>	<b>\$ 4,510,800.00</b>	<b>\$ 11,789,642.50</b>

# SECTION 3

**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023 FUNDING AGREEMENT**  
**PINE TREE TRAIL PROPERTY**

This agreement (“**Agreement**”) is made and entered into this \_\_\_ day of August, 2022, by and between:

**Astonia Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Polk County, Florida (hereinafter "**District**"), and

**Pine Tree Trail Property, LLC**, a Florida limited liability company and a landowner in the District (hereinafter "**Developer**") with an address of 4900 Dundee Road, Winter Haven, FL 33884.

**RECITALS**

**WHEREAS**, the District was established by an ordinance adopted by the County Commission of Polk County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

**WHEREAS**, the Developer presently owns and/or is developing the majority of all real property described in the area described at **Exhibit A**, attached hereto and incorporated herein (“**Property**”), which is currently planned for 168 lots within the District, and which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

**WHEREAS**, the District is adopting its general fund budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023 Budget**”); and

**WHEREAS**, this Fiscal Year 2022/2023 Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

**WHEREAS**, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the Fiscal Year 2022/2023 Budget, or utilizing such other revenue sources as may be available to it; and

**WHEREAS**, in lieu of levying assessments on the Property in the amount needed to fund the Fiscal Year 2022/2023 Budget, the Developer is willing to provide such funds as are necessary





the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for Fiscal Year 2022/2023 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement, or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in the District's sole discretion, that such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit A** after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

4. **ALTERNATIVE COLLECTION METHODS.** In the event the Developer fails to make payments due to the District pursuant to this Agreement, and the District first provides Developer with written notice of the delinquency to the address identified in this Agreement and such delinquency is not cured within five (5) business days of the notice, then the District shall have the following remedies:

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for the County. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, Florida Statutes, or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the County property appraiser. The Developer hereby waives and/or relinquishes any rights it may have to challenge, object to or otherwise fail to pay such assessments if imposed, as well as the means of collection thereof.

5. **AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

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

7. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

8. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 2 and 3 above.

9. **THIRD-PARTY RIGHTS; TRANSFER OF PROPERTY.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. In the event of such sale or disposition, Developer may place into escrow an amount equal to the then-unfunded portion of the Fiscal Year 2022/2023 Budget to fund any budgeted expenses that may arise during the remainder of the fiscal year. Upon confirmation of the deposit of said funds into escrow, and evidence of an assignment to, and assumption by the purchaser, of this Agreement, Developer's obligation under this Agreement shall be deemed fulfilled and this Agreement terminated. The Developer shall give 90 days' prior written notice to the District under this Agreement of any such sale or disposition.

10. **FLORIDA LAW GOVERNS.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

11. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

12. **PUBLIC RECORDS.** The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and treated as such in accordance with Florida law.

13. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

14. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

**IN WITNESS WHEREOF,** the parties execute this Agreement the day and year first written above.

Attest:

**Astonia Community  
Development District**

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

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

**Pine Tree Trail Property, LLC**  
a Florida limited liability company

By: Center State Development 2, LLC, its  
Manager

By: HRB Land investments, LLC, its  
Manager

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: Harold R. Baxter  
Its: Manager

**EXHIBIT A:** Pine Tree Trail Property Description

**EXHIBIT B:** Fiscal Year 2022/2023 Budget

**EXHIBIT A: Pine Tree Trail Property Description**

**EXHIBIT B: Fiscal Year 2022/2023 Budget**



**Astonia**  
**Community Development District**

**Proposed Budget**  
**FY 2023**



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**Astonia**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments - Tax Roll	\$128,782	\$125,519	\$3,263	\$128,782	\$682,762
Assessments - Direct	\$0	\$0	\$0	\$0	\$43,667
Assessments - Lot Closings	\$0	\$2,700	\$0	\$2,700	\$0
Developer Contributions	\$196,863	\$25,000	\$33,670	\$58,670	\$0
Boundary Amendment Contribution	\$0	\$17,513	\$0	\$17,513	\$0
<b>Total Revenues</b>	<b>\$ 325,645</b>	<b>\$ 170,732</b>	<b>\$ 36,933</b>	<b>\$ 207,665</b>	<b>\$ 726,430</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$12,000	\$0	\$3,000	\$3,000	\$12,000
Engineering	\$15,000	\$1,250	\$3,000	\$4,250	\$15,000
Attorney	\$25,000	\$9,683	\$3,228	\$12,910	\$25,000
Annual Audit	\$5,000	\$5,400	\$0	\$5,400	\$5,500
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Arbitrage	\$1,300	\$0	\$900	\$900	\$900
Dissemination	\$7,000	\$5,350	\$1,750	\$7,100	\$7,000
Trustee Fees	\$7,000	\$4,041	\$2,959	\$7,000	\$7,000
Management Fees	\$36,050	\$27,038	\$9,012	\$36,050	\$37,853
Information Technology	\$1,800	\$1,300	\$500	\$1,800	\$1,800
Website Maintenance	\$1,200	\$950	\$250	\$1,200	\$1,200
Telephone	\$150	\$0	\$50	\$50	\$100
Postage & Delivery	\$500	\$111	\$37	\$148	\$500
Insurance	\$5,500	\$5,175	\$0	\$5,175	\$5,822
Printing & Binding	\$500	\$29	\$23	\$51	\$500
Legal Advertising	\$10,000	\$982	\$3,703	\$4,685	\$9,000
Contingency	\$2,000	\$602	\$135	\$737	\$2,200
Office Supplies	\$450	\$8	\$5	\$14	\$350
Boundary Amendment Expense	\$0	\$25,614	\$1,500	\$27,114	\$0
Travel Per Diem	\$660	\$0	\$30	\$30	\$660
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Total Administrative</b>	<b>\$ 136,285</b>	<b>\$ 92,707</b>	<b>\$ 30,082</b>	<b>\$ 122,789</b>	<b>\$ 137,560</b>
<i>Operations &amp; Maintenance</i>					
<b>Field Services</b>					
Property Insurance	\$5,000	\$0	\$0	\$0	\$10,000
Field Management	\$15,000	\$1,250	\$1,875	\$3,125	\$15,750
Landscape Maintenance	\$55,000	\$15,508	\$7,153	\$22,661	\$175,000
Landscape Replacement	\$7,500	\$0	\$3,750	\$3,750	\$35,000
Lake Maintenance	\$15,000	\$2,800	\$3,975	\$6,775	\$20,000
Streetlights	\$12,000	\$5,408	\$1,803	\$7,210	\$20,500
Electric	\$5,000	\$1,195	\$3,805	\$5,000	\$8,000
Water & Sewer	\$5,000	\$23,056	\$7,685	\$30,741	\$90,000
Sidewalk & Asphalt Maintenance	\$500	\$0	\$250	\$250	\$2,500
Irrigation Repairs	\$5,000	\$884	\$295	\$1,179	\$15,000
General Repairs & Maintenance	\$15,000	\$200	\$2,500	\$2,700	\$17,000
Contingency	\$5,000	\$0	\$1,485	\$1,485	\$10,000
<b>Subtotal Field Expenses</b>	<b>\$ 145,000</b>	<b>\$ 50,301</b>	<b>\$ 34,575</b>	<b>\$ 84,876</b>	<b>\$ 418,750</b>



**Astonia**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Amenity Expenses</b>					
Amenity - Electric	\$7,200	\$0	\$0	\$0	\$15,000
Amenity - Water	\$2,500	\$0	\$0	\$0	\$10,000
Playground Lease	\$7,000	\$0	\$0	\$0	\$0
Internet	\$1,500	\$0	\$0	\$0	\$3,000
Pest Control	\$360	\$0	\$0	\$0	\$720
Janitorial Service	\$2,700	\$0	\$0	\$0	\$7,400
Security Services	\$7,500	\$0	\$0	\$0	\$33,800
Pool Maintenance	\$8,100	\$0	\$0	\$0	\$20,200
Amenity Repairs & Maintenance	\$2,500	\$0	\$0	\$0	\$15,000
Amenity Access Management	\$0	\$0	\$0	\$0	\$5,000
Contingency	\$5,000	\$0	\$0	\$0	\$10,000
<b>Subtotal Amenity Expenses</b>	<b>\$ 44,360</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 120,120</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 189,360</b>	<b>\$ 50,301</b>	<b>\$ 34,575</b>	<b>\$ 84,876</b>	<b>\$ 538,870</b>
<i>Other Financing Sources &amp; Uses</i>					
Capital Reserves	\$0	\$0	\$0	\$0	\$50,000
<b>Total Other Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>
<b>Total Expenditures</b>	<b>\$ 325,645</b>	<b>\$ 143,008</b>	<b>\$ 64,657</b>	<b>\$ 207,665</b>	<b>\$ 726,430</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$27,724</b>	<b>(\$27,724)</b>	<b>\$0</b>	<b>\$0</b>

Net Assessments	\$682,762
Add: Discounts & Collections 7%	\$51,391
Gross Assessments	<u>\$734,153</u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	1013.00	1013	1.00	\$682,762.46	\$674.00	\$724.73
Unplatted - Boundary	64.79	400	0.16	\$43,667.04	\$109.17	\$117.38
<b>Total ERU's</b>	<b>1077.79</b>	<b>1413</b>		<b>\$726,429.50</b>		

**Astoria**  
**Community Development District**  
GENERAL FUND BUDGET

**REVENUES:**

Assessments

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year.

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**EXPENDITURES:**

**Administrative:**

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2019 bonds.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2019 bond series.

Trustee Fees

The District will incur trustee related costs with the issuance of its' Series 2019 bonds.

**Astonia**  
**Community Development District**  
GENERAL FUND BUDGET

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, hosting, electronic compliance with Florida Statutes and other electronic data requirements.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Contingency

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

**Astoria**  
**Community Development District**  
GENERAL FUND BUDGET

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

**Operations & Maintenance:**

**Field Services**

Property Insurance

The District's property insurance coverages.

Field Management

Represents the costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Lake Maintenance

The District will also provide monthly aquatic management services for inspection and treatment of lakes throughout the District.

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

**Astoria**  
**Community Development District**  
GENERAL FUND BUDGET

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

**Amenity Expenses**

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity - Water

Represents estimated water charges for the District's amenity facilities.

Internet

Internet service will be added for use at the Amenity Center.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents the costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

**Astoria**  
**Community Development District**  
GENERAL FUND BUDGET

Amenity Access Management

Represents the cost of managing access to the District's amenity facilities.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

**Other Expenses:**

Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

# Astonia

## Community Development District

### Proposed Budget Debt Service Fund Series 2020

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments - On Roll	\$ 220,403	\$ 218,273	\$ 2,130	\$ 220,403	\$ 217,578
Assessments - Direct	\$ -	\$ 34,233	\$ -	\$ 34,233	\$ -
Assessments - Prepayment	\$ -	\$ 44,075	\$ -	\$ 44,075	\$ -
Interest Income	\$ -	\$ 54	\$ 9	\$ 63	\$ -
Carry Forward Surplus	\$ 73,661	\$ 43,382	\$ -	\$ 43,382	\$ 75,778
<b>Total Revenues</b>	<b>\$ 294,064</b>	<b>\$ 340,018</b>	<b>\$ 2,139</b>	<b>\$ 342,157</b>	<b>\$ 293,357</b>
<b>Expenses</b>					
Interest- 11/01	\$ 73,366	\$ 73,366	\$ -	\$ 73,366	\$ 71,450
Special Call - 02/01	\$ -	\$ 40,000	\$ -	\$ 40,000	\$ -
Interest - 02/01	\$ -	\$ 392	\$ -	\$ 392	\$ -
Special Call - 05/01	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -
Principal - 05/01	\$ 70,000	\$ 70,000	\$ -	\$ 70,000	\$ 75,000
Interest - 05/01	\$ 73,366	\$ 72,581	\$ -	\$ 72,581	\$ 71,450
<b>Total Expenditures</b>	<b>\$ 216,731</b>	<b>\$ 266,339</b>	<b>\$ -</b>	<b>\$ 266,339</b>	<b>\$ 217,900</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ (40)	\$ -	\$ (40)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (40)</b>	<b>\$ -</b>	<b>\$ (40)</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 77,332</b>	<b>\$ 73,639</b>	<b>\$ 2,139</b>	<b>\$ 75,778</b>	<b>\$ 75,457</b>

\*Carry forward less amount in Reserve funds.

<b>Series 2020</b>	
Interest - 11/01	\$70,419
Total	<u><u>\$70,419</u></u>

**Astoria**  
**Community Development District**  
**Series 2020 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/22	\$ 3,710,000.00	\$ -	\$ 71,450.00	\$ 71,450.00
05/01/23	\$ 3,710,000.00	\$ 75,000.00	\$ 71,450.00	
11/01/23	\$ 3,635,000.00	\$ -	\$ 70,418.75	\$ 216,868.75
05/01/24	\$ 3,635,000.00	\$ 75,000.00	\$ 70,418.75	
11/01/24	\$ 3,560,000.00	\$ -	\$ 69,387.50	\$ 214,806.25
05/01/25	\$ 3,560,000.00	\$ 75,000.00	\$ 69,387.50	
11/01/25	\$ 3,485,000.00	\$ -	\$ 68,356.25	\$ 212,743.75
05/01/26	\$ 3,485,000.00	\$ 80,000.00	\$ 68,356.25	
11/01/26	\$ 3,405,000.00	\$ -	\$ 67,006.25	\$ 215,362.50
05/01/27	\$ 3,405,000.00	\$ 85,000.00	\$ 67,006.25	
11/01/27	\$ 3,320,000.00	\$ -	\$ 65,571.88	\$ 217,578.13
05/01/28	\$ 3,320,000.00	\$ 85,000.00	\$ 65,571.88	
11/01/28	\$ 3,235,000.00	\$ -	\$ 64,137.50	\$ 214,709.38
05/01/29	\$ 3,235,000.00	\$ 90,000.00	\$ 64,137.50	
11/01/29	\$ 3,145,000.00	\$ -	\$ 62,618.75	\$ 216,756.25
05/01/30	\$ 3,145,000.00	\$ 90,000.00	\$ 62,618.75	
11/01/30	\$ 3,055,000.00	\$ -	\$ 61,100.00	\$ 213,718.75
05/01/31	\$ 3,055,000.00	\$ 95,000.00	\$ 61,100.00	
11/01/31	\$ 2,960,000.00	\$ -	\$ 59,200.00	\$ 215,300.00
05/01/32	\$ 2,960,000.00	\$ 100,000.00	\$ 59,200.00	
11/01/32	\$ 2,860,000.00	\$ -	\$ 57,200.00	\$ 216,400.00
05/01/33	\$ 2,860,000.00	\$ 105,000.00	\$ 57,200.00	
11/01/33	\$ 2,755,000.00	\$ -	\$ 55,100.00	\$ 217,300.00
05/01/34	\$ 2,755,000.00	\$ 105,000.00	\$ 55,100.00	
11/01/34	\$ 2,650,000.00	\$ -	\$ 53,000.00	\$ 213,100.00
05/01/35	\$ 2,650,000.00	\$ 110,000.00	\$ 53,000.00	
11/01/35	\$ 2,540,000.00	\$ -	\$ 50,800.00	\$ 213,800.00



**Astonia**  
**Community Development District**  
**Series 2020 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
05/01/36	\$ 2,540,000.00	\$ 115,000.00	\$ 50,800.00	
11/01/36	\$ 2,425,000.00	\$ -	\$ 48,500.00	\$ 214,300.00
05/01/37	\$ 2,425,000.00	\$ 120,000.00	\$ 48,500.00	
11/01/37	\$ 2,305,000.00	\$ -	\$ 46,100.00	\$ 214,600.00
05/01/38	\$ 2,305,000.00	\$ 125,000.00	\$ 46,100.00	
11/01/38	\$ 2,180,000.00	\$ -	\$ 43,600.00	\$ 214,700.00
05/01/39	\$ 2,180,000.00	\$ 130,000.00	\$ 43,600.00	
11/01/39	\$ 2,050,000.00	\$ -	\$ 41,000.00	\$ 214,600.00
05/01/40	\$ 2,050,000.00	\$ 135,000.00	\$ 41,000.00	
11/01/40	\$ 1,915,000.00	\$ -	\$ 38,300.00	\$ 214,300.00
05/01/41	\$ 1,915,000.00	\$ 140,000.00	\$ 38,300.00	
11/01/41	\$ 1,775,000.00	\$ -	\$ 35,500.00	\$ 213,800.00
05/01/42	\$ 1,775,000.00	\$ 145,000.00	\$ 35,500.00	
11/01/42	\$ 1,630,000.00	\$ -	\$ 32,600.00	\$ 213,100.00
05/01/43	\$ 1,630,000.00	\$ 155,000.00	\$ 32,600.00	
11/01/43	\$ 1,475,000.00	\$ -	\$ 29,500.00	\$ 217,100.00
05/01/44	\$ 1,475,000.00	\$ 160,000.00	\$ 29,500.00	
11/01/44	\$ 1,315,000.00	\$ -	\$ 26,300.00	\$ 215,800.00
05/01/45	\$ 1,315,000.00	\$ 165,000.00	\$ 26,300.00	
11/01/45	\$ 1,150,000.00	\$ -	\$ 23,000.00	\$ 214,300.00
05/01/46	\$ 1,150,000.00	\$ 175,000.00	\$ 23,000.00	
11/01/46	\$ 975,000.00	\$ -	\$ 19,500.00	\$ 217,500.00
05/01/47	\$ 975,000.00	\$ 180,000.00	\$ 19,500.00	
11/01/47	\$ 795,000.00	\$ -	\$ 15,900.00	\$ 215,400.00
05/01/48	\$ 795,000.00	\$ 185,000.00	\$ 15,900.00	\$ -
11/01/48	\$ 610,000.00	\$ -	\$ 12,200.00	\$ 213,100.00
05/01/49	\$ 610,000.00	\$ 195,000.00	\$ 12,200.00	\$ -
11/01/49	\$ 415,000.00	\$ -	\$ 8,300.00	\$ 215,500.00
05/01/50	\$ 415,000.00	\$ 205,000.00	\$ 8,300.00	\$ -
11/01/50	\$ 210,000.00	\$ -	\$ 4,200.00	\$ 217,500.00
05/01/51	\$ 210,000.00	\$ 210,000.00	\$ 4,200.00	\$ 214,200.00
		<b>\$ 3,710,000.00</b>	<b>\$ 2,599,693.75</b>	<b>\$ 6,309,693.75</b>

# Astonia

## Community Development District

### Proposed Budget Debt Service Fund Series 2021

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments - Direct	\$ 176,660	\$ -	\$ 176,660	\$ 176,660	\$ 558,040
Interest Income	\$ -	\$ 110	\$ 37	\$ 147	\$ -
Carry Forward Surplus	\$ 275,786	\$ 275,792	\$ -	\$ 275,792	\$ 182,703
<b>Total Revenues</b>	<b>\$ 452,446</b>	<b>\$ 275,902</b>	<b>\$ 176,697</b>	<b>\$ 452,598</b>	<b>\$ 740,743</b>
<b>Expenses</b>					
Interest- 11/01	\$ 99,126	\$ 99,126	\$ -	\$ 99,126	\$ 176,660
Principal - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 205,000
Interest - 05/01	\$ 176,660	\$ 176,660	\$ -	\$ 176,660	\$ 176,660
<b>Total Expenditures</b>	<b>\$ 275,786</b>	<b>\$ 275,786</b>	<b>\$ -</b>	<b>\$ 275,786</b>	<b>\$ 558,320</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ 5,891	\$ -	\$ 5,891	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ 5,891</b>	<b>\$ -</b>	<b>\$ 5,891</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 176,660</b>	<b>\$ 6,006</b>	<b>\$ 176,697</b>	<b>\$ 182,703</b>	<b>\$ 182,423</b>

\*Carry forward less amount in Reserve funds.

<b>Series 2021</b>	
Interest - 11/01	<u>\$174,098</u>
Total	<u><u>\$174,098</u></u>

**Astoria**  
**Community Development District**  
**Series 2021 Special Assessment Bonds Area 2**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/22	\$ 10,065,000.00	\$ -	\$ 176,660.00	\$ 353,320.00
05/01/23	\$ 10,065,000.00	\$ 205,000.00	\$ 176,660.00	
11/01/23	\$ 9,860,000.00	\$ -	\$ 174,097.50	\$ 555,757.50
05/01/24	\$ 9,860,000.00	\$ 210,000.00	\$ 174,097.50	
11/01/24	\$ 9,650,000.00	\$ -	\$ 171,472.50	\$ 555,570.00
05/01/25	\$ 9,650,000.00	\$ 215,000.00	\$ 171,472.50	
11/01/25	\$ 9,215,000.00	\$ -	\$ 168,785.00	\$ 555,257.50
05/01/26	\$ 9,215,000.00	\$ 220,000.00	\$ 168,785.00	
11/01/26	\$ 9,215,000.00	\$ -	\$ 166,035.00	\$ 554,820.00
05/01/27	\$ 9,215,000.00	\$ 225,000.00	\$ 166,035.00	
11/01/27	\$ 8,990,000.00	\$ -	\$ 162,660.00	\$ 553,695.00
05/01/28	\$ 8,990,000.00	\$ 235,000.00	\$ 162,660.00	
11/01/28	\$ 8,755,000.00	\$ -	\$ 159,135.00	\$ 556,795.00
05/01/29	\$ 8,755,000.00	\$ 240,000.00	\$ 159,135.00	
11/01/29	\$ 8,515,000.00	\$ -	\$ 155,535.00	\$ 554,670.00
05/01/30	\$ 8,515,000.00	\$ 250,000.00	\$ 155,535.00	
11/01/30	\$ 8,265,000.00	\$ -	\$ 151,785.00	\$ 557,320.00
05/01/31	\$ 8,265,000.00	\$ 255,000.00	\$ 151,785.00	
11/01/31	\$ 8,010,000.00	\$ -	\$ 147,960.00	\$ 554,745.00
05/01/32	\$ 8,010,000.00	\$ 265,000.00	\$ 147,960.00	
11/01/32	\$ 7,745,000.00	\$ -	\$ 143,720.00	\$ 556,680.00
05/01/33	\$ 7,745,000.00	\$ 275,000.00	\$ 143,720.00	
11/01/33	\$ 7,470,000.00	\$ -	\$ 139,320.00	\$ 558,040.00
05/01/34	\$ 7,470,000.00	\$ 280,000.00	\$ 139,320.00	
11/01/34	\$ 7,190,000.00	\$ -	\$ 134,840.00	\$ 554,160.00
05/01/35	\$ 7,190,000.00	\$ 290,000.00	\$ 134,840.00	
11/01/35	\$ 6,900,000.00	\$ -	\$ 130,200.00	\$ 555,040.00

**Astoria**  
**Community Development District**  
**Series 2021 Special Assessment Bonds Area 2**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
05/01/36	\$ 6,900,000.00	\$ 300,000.00	\$ 130,200.00	
11/01/36	\$ 6,600,000.00	\$ -	\$ 125,400.00	\$ 555,600.00
05/01/37	\$ 6,600,000.00	\$ 310,000.00	\$ 125,400.00	
11/01/37	\$ 6,290,000.00	\$ -	\$ 120,440.00	\$ 555,840.00
05/01/38	\$ 6,290,000.00	\$ 320,000.00	\$ 120,440.00	
11/01/38	\$ 5,970,000.00	\$ -	\$ 115,320.00	\$ 555,760.00
05/01/39	\$ 5,970,000.00	\$ 330,000.00	\$ 115,320.00	
11/01/39	\$ 5,640,000.00	\$ -	\$ 110,040.00	\$ 555,360.00
05/01/40	\$ 5,640,000.00	\$ 340,000.00	\$ 110,040.00	
11/01/40	\$ 5,300,000.00	\$ -	\$ 104,600.00	\$ 554,640.00
05/01/41	\$ 5,300,000.00	\$ 350,000.00	\$ 104,600.00	
11/01/41	\$ 4,950,000.00	\$ -	\$ 99,000.00	\$ 553,600.00
05/01/42	\$ 4,950,000.00	\$ 365,000.00	\$ 99,000.00	
11/01/42	\$ 4,585,000.00	\$ -	\$ 91,700.00	\$ 555,700.00
05/01/43	\$ 4,585,000.00	\$ 380,000.00	\$ 91,700.00	
11/01/43	\$ 4,205,000.00	\$ -	\$ 84,100.00	\$ 555,800.00
05/01/44	\$ 4,205,000.00	\$ 395,000.00	\$ 84,100.00	
11/01/44	\$ 3,810,000.00	\$ -	\$ 76,200.00	\$ 555,300.00
05/01/45	\$ 3,810,000.00	\$ 410,000.00	\$ 76,200.00	
11/01/45	\$ 3,400,000.00	\$ -	\$ 68,000.00	\$ 554,200.00
05/01/46	\$ 3,400,000.00	\$ 430,000.00	\$ 68,000.00	
11/01/46	\$ 2,970,000.00	\$ -	\$ 59,400.00	\$ 557,400.00
05/01/47	\$ 2,970,000.00	\$ 445,000.00	\$ 59,400.00	
11/01/47	\$ 2,525,000.00	\$ -	\$ 50,500.00	\$ 554,900.00
05/01/48	\$ 2,525,000.00	\$ 465,000.00	\$ 50,500.00	\$ -
11/01/48	\$ 2,060,000.00	\$ -	\$ 41,200.00	\$ 556,700.00
05/01/49	\$ 2,060,000.00	\$ 485,000.00	\$ 41,200.00	\$ -
11/01/49	\$ 1,575,000.00	\$ -	\$ 31,500.00	\$ 557,700.00
05/01/50	\$ 1,575,000.00	\$ 505,000.00	\$ 31,500.00	\$ -
11/01/50	\$ 1,070,000.00	\$ -	\$ 21,400.00	\$ 557,900.00
05/01/51	\$ 1,070,000.00	\$ 525,000.00	\$ 21,400.00	
11/01/51	\$ 545,000.00	\$ -	\$ 10,900.00	\$ 557,300.00
05/01/52	\$ 545,000.00	\$ 545,000.00	\$ 10,900.00	\$ 555,900.00
		<b>\$ 10,065,000.00</b>	<b>\$ 6,783,810.00</b>	<b>\$ 17,025,470.00</b>

# Astonia

## Community Development District

### Proposed Budget Debt Service Fund Series 2021 North Parcel

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments - Direct	\$ 390,873	\$ 364,403	\$ 26,469	\$ 390,873	\$ 395,373
Interest Income	\$ -	\$ 87	\$ 29	\$ 116	\$ -
Carry Forward Surplus	\$ 69,489	\$ 69,493	\$ -	\$ 69,493	\$ 126,336
<b>Total Revenues</b>	<b>\$ 460,362</b>	<b>\$ 433,983</b>	<b>\$ 26,498</b>	<b>\$ 460,481</b>	<b>\$ 521,709</b>
<b>Expenses</b>					
Interest- 11/01	\$ 69,489	\$ 69,489	\$ -	\$ 69,489	\$ 122,030
Principal - 05/01	\$ 145,000	\$ 145,000	\$ -	\$ 145,000	\$ 150,000
Interest - 05/01	\$ 123,843	\$ 123,843	\$ -	\$ 123,843	\$ 122,030
<b>Total Expenditures</b>	<b>\$ 338,332</b>	<b>\$ 338,332</b>	<b>\$ -</b>	<b>\$ 338,332</b>	<b>\$ 394,060</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ 4,187	\$ -	\$ 4,187	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ 4,187</b>	<b>\$ -</b>	<b>\$ 4,187</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 122,030</b>	<b>\$ 99,838</b>	<b>\$ 26,498</b>	<b>\$ 126,336</b>	<b>\$ 127,649</b>

\*Carry forward less amount in Reserve funds.

<b>Series 2021</b>	
Interest - 11/01	<u>\$120,155</u>
Total	<u><u>\$120,155</u></u>

**Astonia**  
**Community Development District**  
**Series 2021 Special Assessment Bonds North Parcel**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/22	\$ 7,010,000.00	\$ -	\$ 122,030.00	\$ 390,872.50
05/01/23	\$ 7,010,000.00	\$ 150,000.00	\$ 122,030.00	
11/01/23	\$ 6,860,000.00	\$ -	\$ 120,155.00	\$ 392,185.00
05/01/24	\$ 6,860,000.00	\$ 155,000.00	\$ 120,155.00	
11/01/24	\$ 6,705,000.00	\$ -	\$ 118,217.50	\$ 393,372.50
05/01/25	\$ 6,705,000.00	\$ 160,000.00	\$ 118,217.50	
11/01/25	\$ 6,380,000.00	\$ -	\$ 116,217.50	\$ 394,435.00
05/01/26	\$ 6,380,000.00	\$ 165,000.00	\$ 116,217.50	
11/01/26	\$ 6,380,000.00	\$ -	\$ 114,155.00	\$ 395,372.50
05/01/27	\$ 6,380,000.00	\$ 165,000.00	\$ 114,155.00	
11/01/27	\$ 6,215,000.00	\$ -	\$ 111,680.00	\$ 390,835.00
05/01/28	\$ 6,215,000.00	\$ 170,000.00	\$ 111,680.00	
11/01/28	\$ 6,045,000.00	\$ -	\$ 109,130.00	\$ 390,810.00
05/01/29	\$ 6,045,000.00	\$ 175,000.00	\$ 109,130.00	
11/01/29	\$ 5,870,000.00	\$ -	\$ 106,505.00	\$ 390,635.00
05/01/30	\$ 5,870,000.00	\$ 185,000.00	\$ 106,505.00	
11/01/30	\$ 5,685,000.00	\$ -	\$ 103,730.00	\$ 395,235.00
05/01/31	\$ 5,685,000.00	\$ 190,000.00	\$ 103,730.00	
11/01/31	\$ 5,495,000.00	\$ -	\$ 100,880.00	\$ 394,610.00
05/01/32	\$ 5,495,000.00	\$ 195,000.00	\$ 100,880.00	
11/01/32	\$ 5,300,000.00	\$ -	\$ 97,760.00	\$ 393,640.00
05/01/33	\$ 5,300,000.00	\$ 200,000.00	\$ 97,760.00	
11/01/33	\$ 5,100,000.00	\$ -	\$ 94,560.00	\$ 392,320.00
05/01/34	\$ 5,100,000.00	\$ 205,000.00	\$ 94,560.00	
11/01/34	\$ 4,895,000.00	\$ -	\$ 91,280.00	\$ 390,840.00
05/01/35	\$ 4,895,000.00	\$ 215,000.00	\$ 91,280.00	
11/01/35	\$ 4,680,000.00	\$ -	\$ 87,840.00	\$ 394,120.00

**Astoria**  
**Community Development District**  
**Series 2021 Special Assessment Bonds North Parcel**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
05/01/36	\$ 4,680,000.00	\$ 220,000.00	\$ 87,840.00	
11/01/36	\$ 4,460,000.00	\$ -	\$ 84,320.00	\$ 392,160.00
05/01/37	\$ 4,460,000.00	\$ 230,000.00	\$ 84,320.00	
11/01/37	\$ 4,230,000.00	\$ -	\$ 80,640.00	\$ 394,960.00
05/01/38	\$ 4,230,000.00	\$ 235,000.00	\$ 80,640.00	
11/01/38	\$ 3,995,000.00	\$ -	\$ 76,880.00	\$ 392,520.00
05/01/39	\$ 3,995,000.00	\$ 245,000.00	\$ 76,880.00	
11/01/39	\$ 3,750,000.00	\$ -	\$ 72,960.00	\$ 394,840.00
05/01/40	\$ 3,750,000.00	\$ 250,000.00	\$ 72,960.00	
11/01/40	\$ 3,500,000.00	\$ -	\$ 68,960.00	\$ 391,920.00
05/01/41	\$ 3,500,000.00	\$ 260,000.00	\$ 68,960.00	
11/01/41	\$ 3,240,000.00	\$ -	\$ 64,800.00	\$ 393,760.00
05/01/42	\$ 3,240,000.00	\$ 270,000.00	\$ 64,800.00	
11/01/42	\$ 2,970,000.00	\$ -	\$ 59,400.00	\$ 394,200.00
05/01/43	\$ 2,970,000.00	\$ 280,000.00	\$ 59,400.00	
11/01/43	\$ 2,690,000.00	\$ -	\$ 53,800.00	\$ 393,200.00
05/01/44	\$ 2,690,000.00	\$ 290,000.00	\$ 53,800.00	
11/01/44	\$ 2,400,000.00	\$ -	\$ 48,000.00	\$ 391,800.00
05/01/45	\$ 2,400,000.00	\$ 305,000.00	\$ 48,000.00	
11/01/45	\$ 2,095,000.00	\$ -	\$ 41,900.00	\$ 394,900.00
05/01/46	\$ 2,095,000.00	\$ 315,000.00	\$ 41,900.00	
11/01/46	\$ 1,780,000.00	\$ -	\$ 35,600.00	\$ 392,500.00
05/01/47	\$ 1,780,000.00	\$ 330,000.00	\$ 35,600.00	
11/01/47	\$ 1,450,000.00	\$ -	\$ 29,000.00	\$ 394,600.00
05/01/48	\$ 1,450,000.00	\$ 340,000.00	\$ 29,000.00	\$ -
11/01/48	\$ 1,110,000.00	\$ -	\$ 22,200.00	\$ 391,200.00
05/01/49	\$ 1,110,000.00	\$ 355,000.00	\$ 22,200.00	\$ -
11/01/49	\$ 755,000.00	\$ -	\$ 15,100.00	\$ 392,300.00
05/01/50	\$ 755,000.00	\$ 370,000.00	\$ 15,100.00	\$ -
11/01/50	\$ 385,000.00	\$ -	\$ 7,700.00	\$ 392,800.00
05/01/51	\$ 385,000.00	\$ 385,000.00	\$ 7,700.00	\$ 392,700.00
		<b>\$ 7,010,000.00</b>	<b>\$ 4,510,800.00</b>	<b>\$ 11,789,642.50</b>

# SECTION B



# SECTION 1

**RESOLUTION 2022-14**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), attached hereto as **Exhibit “A,”** and

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

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

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

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

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

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

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

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

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

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

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

**A. Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**

**B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 25% due no later than October 1, 2022, 25% due no later than December 1, 2022, 25% due no later than February 1, 2023 and 25% due no later than May 1, 2023. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022/2023, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

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

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

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

**PASSED AND ADOPTED** this 10th day of August, 2022.

ATTEST:

**ASTONIA COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

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

- Exhibit A:** Budget
- Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)



**Astonia**  
**Community Development District**

**Proposed Budget**  
**FY 2023**



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**Astonia**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments - Tax Roll	\$128,782	\$125,519	\$3,263	\$128,782	\$682,762
Assessments - Direct	\$0	\$0	\$0	\$0	\$43,667
Assessments - Lot Closings	\$0	\$2,700	\$0	\$2,700	\$0
Developer Contributions	\$196,863	\$25,000	\$33,670	\$58,670	\$0
Boundary Amendment Contribution	\$0	\$17,513	\$0	\$17,513	\$0
<b>Total Revenues</b>	<b>\$ 325,645</b>	<b>\$ 170,732</b>	<b>\$ 36,933</b>	<b>\$ 207,665</b>	<b>\$ 726,430</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$12,000	\$0	\$3,000	\$3,000	\$12,000
Engineering	\$15,000	\$1,250	\$3,000	\$4,250	\$15,000
Attorney	\$25,000	\$9,683	\$3,228	\$12,910	\$25,000
Annual Audit	\$5,000	\$5,400	\$0	\$5,400	\$5,500
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Arbitrage	\$1,300	\$0	\$900	\$900	\$900
Dissemination	\$7,000	\$5,350	\$1,750	\$7,100	\$7,000
Trustee Fees	\$7,000	\$4,041	\$2,959	\$7,000	\$7,000
Management Fees	\$36,050	\$27,038	\$9,012	\$36,050	\$37,853
Information Technology	\$1,800	\$1,300	\$500	\$1,800	\$1,800
Website Maintenance	\$1,200	\$950	\$250	\$1,200	\$1,200
Telephone	\$150	\$0	\$50	\$50	\$100
Postage & Delivery	\$500	\$111	\$37	\$148	\$500
Insurance	\$5,500	\$5,175	\$0	\$5,175	\$5,822
Printing & Binding	\$500	\$29	\$23	\$51	\$500
Legal Advertising	\$10,000	\$982	\$3,703	\$4,685	\$9,000
Contingency	\$2,000	\$602	\$135	\$737	\$2,200
Office Supplies	\$450	\$8	\$5	\$14	\$350
Boundary Amendment Expense	\$0	\$25,614	\$1,500	\$27,114	\$0
Travel Per Diem	\$660	\$0	\$30	\$30	\$660
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Total Administrative</b>	<b>\$ 136,285</b>	<b>\$ 92,707</b>	<b>\$ 30,082</b>	<b>\$ 122,789</b>	<b>\$ 137,560</b>
<i>Operations &amp; Maintenance</i>					
<b>Field Services</b>					
Property Insurance	\$5,000	\$0	\$0	\$0	\$10,000
Field Management	\$15,000	\$1,250	\$1,875	\$3,125	\$15,750
Landscape Maintenance	\$55,000	\$15,508	\$7,153	\$22,661	\$175,000
Landscape Replacement	\$7,500	\$0	\$3,750	\$3,750	\$35,000
Lake Maintenance	\$15,000	\$2,800	\$3,975	\$6,775	\$20,000
Streetlights	\$12,000	\$5,408	\$1,803	\$7,210	\$20,500
Electric	\$5,000	\$1,195	\$3,805	\$5,000	\$8,000
Water & Sewer	\$5,000	\$23,056	\$7,685	\$30,741	\$90,000
Sidewalk & Asphalt Maintenance	\$500	\$0	\$250	\$250	\$2,500
Irrigation Repairs	\$5,000	\$884	\$295	\$1,179	\$15,000
General Repairs & Maintenance	\$15,000	\$200	\$2,500	\$2,700	\$17,000
Contingency	\$5,000	\$0	\$1,485	\$1,485	\$10,000
<b>Subtotal Field Expenses</b>	<b>\$ 145,000</b>	<b>\$ 50,301</b>	<b>\$ 34,575</b>	<b>\$ 84,876</b>	<b>\$ 418,750</b>



**Astonia**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Amenity Expenses</b>					
Amenity - Electric	\$7,200	\$0	\$0	\$0	\$15,000
Amenity - Water	\$2,500	\$0	\$0	\$0	\$10,000
Playground Lease	\$7,000	\$0	\$0	\$0	\$0
Internet	\$1,500	\$0	\$0	\$0	\$3,000
Pest Control	\$360	\$0	\$0	\$0	\$720
Janitorial Service	\$2,700	\$0	\$0	\$0	\$7,400
Security Services	\$7,500	\$0	\$0	\$0	\$33,800
Pool Maintenance	\$8,100	\$0	\$0	\$0	\$20,200
Amenity Repairs & Maintenance	\$2,500	\$0	\$0	\$0	\$15,000
Amenity Access Management	\$0	\$0	\$0	\$0	\$5,000
Contingency	\$5,000	\$0	\$0	\$0	\$10,000
<b>Subtotal Amenity Expenses</b>	<b>\$ 44,360</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 120,120</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 189,360</b>	<b>\$ 50,301</b>	<b>\$ 34,575</b>	<b>\$ 84,876</b>	<b>\$ 538,870</b>
<i>Other Financing Sources &amp; Uses</i>					
Capital Reserves	\$0	\$0	\$0	\$0	\$50,000
<b>Total Other Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>
<b>Total Expenditures</b>	<b>\$ 325,645</b>	<b>\$ 143,008</b>	<b>\$ 64,657</b>	<b>\$ 207,665</b>	<b>\$ 726,430</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$27,724</b>	<b>(\$27,724)</b>	<b>\$0</b>	<b>\$0</b>

Net Assessments	\$682,762
Add: Discounts & Collections 7%	\$51,391
Gross Assessments	<u>\$734,153</u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	1013.00	1013	1.00	\$682,762.46	\$674.00	\$724.73
Unplatted - Boundary	64.79	400	0.16	\$43,667.04	\$109.17	\$117.38
<b>Total ERU's</b>	<b>1077.79</b>	<b>1413</b>		<b>\$726,429.50</b>		

**Astonia**  
**Community Development District**  
GENERAL FUND BUDGET

**REVENUES:**

Assessments

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year.

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**EXPENDITURES:**

**Administrative:**

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2019 bonds.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2019 bond series.

Trustee Fees

The District will incur trustee related costs with the issuance of its' Series 2019 bonds.

**Astonia**  
**Community Development District**  
GENERAL FUND BUDGET

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, hosting, electronic compliance with Florida Statutes and other electronic data requirements.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Contingency

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

**Astonia**  
**Community Development District**  
GENERAL FUND BUDGET

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

**Operations & Maintenance:**

**Field Services**

Property Insurance

The District's property insurance coverages.

Field Management

Represents the costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Lake Maintenance

The District will also provide monthly aquatic management services for inspection and treatment of lakes throughout the District.

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

**Astoria**  
**Community Development District**  
GENERAL FUND BUDGET

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

**Amenity Expenses**

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity - Water

Represents estimated water charges for the District's amenity facilities.

Internet

Internet service will be added for use at the Amenity Center.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents the costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

**Astoria**  
**Community Development District**  
GENERAL FUND BUDGET

Amenity Access Management

Represents the cost of managing access to the District's amenity facilities.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

**Other Expenses:**

Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

# Astonia

## Community Development District

### Proposed Budget Debt Service Fund Series 2020

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments - On Roll	\$ 220,403	\$ 218,273	\$ 2,130	\$ 220,403	\$ 217,578
Assessments - Direct	\$ -	\$ 34,233	\$ -	\$ 34,233	\$ -
Assessments - Prepayment	\$ -	\$ 44,075	\$ -	\$ 44,075	\$ -
Interest Income	\$ -	\$ 54	\$ 9	\$ 63	\$ -
Carry Forward Surplus	\$ 73,661	\$ 43,382	\$ -	\$ 43,382	\$ 75,778
<b>Total Revenues</b>	<b>\$ 294,064</b>	<b>\$ 340,018</b>	<b>\$ 2,139</b>	<b>\$ 342,157</b>	<b>\$ 293,357</b>
<b>Expenses</b>					
Interest- 11/01	\$ 73,366	\$ 73,366	\$ -	\$ 73,366	\$ 71,450
Special Call - 02/01	\$ -	\$ 40,000	\$ -	\$ 40,000	\$ -
Interest - 02/01	\$ -	\$ 392	\$ -	\$ 392	\$ -
Special Call - 05/01	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -
Principal - 05/01	\$ 70,000	\$ 70,000	\$ -	\$ 70,000	\$ 75,000
Interest - 05/01	\$ 73,366	\$ 72,581	\$ -	\$ 72,581	\$ 71,450
<b>Total Expenditures</b>	<b>\$ 216,731</b>	<b>\$ 266,339</b>	<b>\$ -</b>	<b>\$ 266,339</b>	<b>\$ 217,900</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ (40)	\$ -	\$ (40)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (40)</b>	<b>\$ -</b>	<b>\$ (40)</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 77,332</b>	<b>\$ 73,639</b>	<b>\$ 2,139</b>	<b>\$ 75,778</b>	<b>\$ 75,457</b>

\*Carry forward less amount in Reserve funds.

<b>Series 2020</b>	
Interest - 11/01	\$70,419
Total	<u>\$70,419</u>

**Astoria**  
**Community Development District**  
**Series 2020 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/22	\$ 3,710,000.00	\$ -	\$ 71,450.00	\$ 71,450.00
05/01/23	\$ 3,710,000.00	\$ 75,000.00	\$ 71,450.00	
11/01/23	\$ 3,635,000.00	\$ -	\$ 70,418.75	\$ 216,868.75
05/01/24	\$ 3,635,000.00	\$ 75,000.00	\$ 70,418.75	
11/01/24	\$ 3,560,000.00	\$ -	\$ 69,387.50	\$ 214,806.25
05/01/25	\$ 3,560,000.00	\$ 75,000.00	\$ 69,387.50	
11/01/25	\$ 3,485,000.00	\$ -	\$ 68,356.25	\$ 212,743.75
05/01/26	\$ 3,485,000.00	\$ 80,000.00	\$ 68,356.25	
11/01/26	\$ 3,405,000.00	\$ -	\$ 67,006.25	\$ 215,362.50
05/01/27	\$ 3,405,000.00	\$ 85,000.00	\$ 67,006.25	
11/01/27	\$ 3,320,000.00	\$ -	\$ 65,571.88	\$ 217,578.13
05/01/28	\$ 3,320,000.00	\$ 85,000.00	\$ 65,571.88	
11/01/28	\$ 3,235,000.00	\$ -	\$ 64,137.50	\$ 214,709.38
05/01/29	\$ 3,235,000.00	\$ 90,000.00	\$ 64,137.50	
11/01/29	\$ 3,145,000.00	\$ -	\$ 62,618.75	\$ 216,756.25
05/01/30	\$ 3,145,000.00	\$ 90,000.00	\$ 62,618.75	
11/01/30	\$ 3,055,000.00	\$ -	\$ 61,100.00	\$ 213,718.75
05/01/31	\$ 3,055,000.00	\$ 95,000.00	\$ 61,100.00	
11/01/31	\$ 2,960,000.00	\$ -	\$ 59,200.00	\$ 215,300.00
05/01/32	\$ 2,960,000.00	\$ 100,000.00	\$ 59,200.00	
11/01/32	\$ 2,860,000.00	\$ -	\$ 57,200.00	\$ 216,400.00
05/01/33	\$ 2,860,000.00	\$ 105,000.00	\$ 57,200.00	
11/01/33	\$ 2,755,000.00	\$ -	\$ 55,100.00	\$ 217,300.00
05/01/34	\$ 2,755,000.00	\$ 105,000.00	\$ 55,100.00	
11/01/34	\$ 2,650,000.00	\$ -	\$ 53,000.00	\$ 213,100.00
05/01/35	\$ 2,650,000.00	\$ 110,000.00	\$ 53,000.00	
11/01/35	\$ 2,540,000.00	\$ -	\$ 50,800.00	\$ 213,800.00



**Astoria**  
**Community Development District**  
**Series 2020 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
05/01/36	\$ 2,540,000.00	\$ 115,000.00	\$ 50,800.00	
11/01/36	\$ 2,425,000.00	\$ -	\$ 48,500.00	\$ 214,300.00
05/01/37	\$ 2,425,000.00	\$ 120,000.00	\$ 48,500.00	
11/01/37	\$ 2,305,000.00	\$ -	\$ 46,100.00	\$ 214,600.00
05/01/38	\$ 2,305,000.00	\$ 125,000.00	\$ 46,100.00	
11/01/38	\$ 2,180,000.00	\$ -	\$ 43,600.00	\$ 214,700.00
05/01/39	\$ 2,180,000.00	\$ 130,000.00	\$ 43,600.00	
11/01/39	\$ 2,050,000.00	\$ -	\$ 41,000.00	\$ 214,600.00
05/01/40	\$ 2,050,000.00	\$ 135,000.00	\$ 41,000.00	
11/01/40	\$ 1,915,000.00	\$ -	\$ 38,300.00	\$ 214,300.00
05/01/41	\$ 1,915,000.00	\$ 140,000.00	\$ 38,300.00	
11/01/41	\$ 1,775,000.00	\$ -	\$ 35,500.00	\$ 213,800.00
05/01/42	\$ 1,775,000.00	\$ 145,000.00	\$ 35,500.00	
11/01/42	\$ 1,630,000.00	\$ -	\$ 32,600.00	\$ 213,100.00
05/01/43	\$ 1,630,000.00	\$ 155,000.00	\$ 32,600.00	
11/01/43	\$ 1,475,000.00	\$ -	\$ 29,500.00	\$ 217,100.00
05/01/44	\$ 1,475,000.00	\$ 160,000.00	\$ 29,500.00	
11/01/44	\$ 1,315,000.00	\$ -	\$ 26,300.00	\$ 215,800.00
05/01/45	\$ 1,315,000.00	\$ 165,000.00	\$ 26,300.00	
11/01/45	\$ 1,150,000.00	\$ -	\$ 23,000.00	\$ 214,300.00
05/01/46	\$ 1,150,000.00	\$ 175,000.00	\$ 23,000.00	
11/01/46	\$ 975,000.00	\$ -	\$ 19,500.00	\$ 217,500.00
05/01/47	\$ 975,000.00	\$ 180,000.00	\$ 19,500.00	
11/01/47	\$ 795,000.00	\$ -	\$ 15,900.00	\$ 215,400.00
05/01/48	\$ 795,000.00	\$ 185,000.00	\$ 15,900.00	\$ -
11/01/48	\$ 610,000.00	\$ -	\$ 12,200.00	\$ 213,100.00
05/01/49	\$ 610,000.00	\$ 195,000.00	\$ 12,200.00	\$ -
11/01/49	\$ 415,000.00	\$ -	\$ 8,300.00	\$ 215,500.00
05/01/50	\$ 415,000.00	\$ 205,000.00	\$ 8,300.00	\$ -
11/01/50	\$ 210,000.00	\$ -	\$ 4,200.00	\$ 217,500.00
05/01/51	\$ 210,000.00	\$ 210,000.00	\$ 4,200.00	\$ 214,200.00
		<b>\$ 3,710,000.00</b>	<b>\$ 2,599,693.75</b>	<b>\$ 6,309,693.75</b>

# Astonia

## Community Development District

### Proposed Budget Debt Service Fund Series 2021

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments - Direct	\$ 176,660	\$ -	\$ 176,660	\$ 176,660	\$ 558,040
Interest Income	\$ -	\$ 110	\$ 37	\$ 147	\$ -
Carry Forward Surplus	\$ 275,786	\$ 275,792	\$ -	\$ 275,792	\$ 182,703
<b>Total Revenues</b>	<b>\$ 452,446</b>	<b>\$ 275,902</b>	<b>\$ 176,697</b>	<b>\$ 452,598</b>	<b>\$ 740,743</b>
<b>Expenses</b>					
Interest- 11/01	\$ 99,126	\$ 99,126	\$ -	\$ 99,126	\$ 176,660
Principal - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 205,000
Interest - 05/01	\$ 176,660	\$ 176,660	\$ -	\$ 176,660	\$ 176,660
<b>Total Expenditures</b>	<b>\$ 275,786</b>	<b>\$ 275,786</b>	<b>\$ -</b>	<b>\$ 275,786</b>	<b>\$ 558,320</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ 5,891	\$ -	\$ 5,891	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ 5,891</b>	<b>\$ -</b>	<b>\$ 5,891</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 176,660</b>	<b>\$ 6,006</b>	<b>\$ 176,697</b>	<b>\$ 182,703</b>	<b>\$ 182,423</b>

\*Carry forward less amount in Reserve funds.

<b>Series 2021</b>	
Interest - 11/01	<u>\$174,098</u>
Total	<u><u>\$174,098</u></u>

**Astoria**  
**Community Development District**  
**Series 2021 Special Assessment Bonds Area 2**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/22	\$ 10,065,000.00	\$ -	\$ 176,660.00	\$ 353,320.00
05/01/23	\$ 10,065,000.00	\$ 205,000.00	\$ 176,660.00	
11/01/23	\$ 9,860,000.00	\$ -	\$ 174,097.50	\$ 555,757.50
05/01/24	\$ 9,860,000.00	\$ 210,000.00	\$ 174,097.50	
11/01/24	\$ 9,650,000.00	\$ -	\$ 171,472.50	\$ 555,570.00
05/01/25	\$ 9,650,000.00	\$ 215,000.00	\$ 171,472.50	
11/01/25	\$ 9,215,000.00	\$ -	\$ 168,785.00	\$ 555,257.50
05/01/26	\$ 9,215,000.00	\$ 220,000.00	\$ 168,785.00	
11/01/26	\$ 9,215,000.00	\$ -	\$ 166,035.00	\$ 554,820.00
05/01/27	\$ 9,215,000.00	\$ 225,000.00	\$ 166,035.00	
11/01/27	\$ 8,990,000.00	\$ -	\$ 162,660.00	\$ 553,695.00
05/01/28	\$ 8,990,000.00	\$ 235,000.00	\$ 162,660.00	
11/01/28	\$ 8,755,000.00	\$ -	\$ 159,135.00	\$ 556,795.00
05/01/29	\$ 8,755,000.00	\$ 240,000.00	\$ 159,135.00	
11/01/29	\$ 8,515,000.00	\$ -	\$ 155,535.00	\$ 554,670.00
05/01/30	\$ 8,515,000.00	\$ 250,000.00	\$ 155,535.00	
11/01/30	\$ 8,265,000.00	\$ -	\$ 151,785.00	\$ 557,320.00
05/01/31	\$ 8,265,000.00	\$ 255,000.00	\$ 151,785.00	
11/01/31	\$ 8,010,000.00	\$ -	\$ 147,960.00	\$ 554,745.00
05/01/32	\$ 8,010,000.00	\$ 265,000.00	\$ 147,960.00	
11/01/32	\$ 7,745,000.00	\$ -	\$ 143,720.00	\$ 556,680.00
05/01/33	\$ 7,745,000.00	\$ 275,000.00	\$ 143,720.00	
11/01/33	\$ 7,470,000.00	\$ -	\$ 139,320.00	\$ 558,040.00
05/01/34	\$ 7,470,000.00	\$ 280,000.00	\$ 139,320.00	
11/01/34	\$ 7,190,000.00	\$ -	\$ 134,840.00	\$ 554,160.00
05/01/35	\$ 7,190,000.00	\$ 290,000.00	\$ 134,840.00	
11/01/35	\$ 6,900,000.00	\$ -	\$ 130,200.00	\$ 555,040.00

**Astoria**  
**Community Development District**  
**Series 2021 Special Assessment Bonds Area 2**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
05/01/36	\$ 6,900,000.00	\$ 300,000.00	\$ 130,200.00	
11/01/36	\$ 6,600,000.00	\$ -	\$ 125,400.00	\$ 555,600.00
05/01/37	\$ 6,600,000.00	\$ 310,000.00	\$ 125,400.00	
11/01/37	\$ 6,290,000.00	\$ -	\$ 120,440.00	\$ 555,840.00
05/01/38	\$ 6,290,000.00	\$ 320,000.00	\$ 120,440.00	
11/01/38	\$ 5,970,000.00	\$ -	\$ 115,320.00	\$ 555,760.00
05/01/39	\$ 5,970,000.00	\$ 330,000.00	\$ 115,320.00	
11/01/39	\$ 5,640,000.00	\$ -	\$ 110,040.00	\$ 555,360.00
05/01/40	\$ 5,640,000.00	\$ 340,000.00	\$ 110,040.00	
11/01/40	\$ 5,300,000.00	\$ -	\$ 104,600.00	\$ 554,640.00
05/01/41	\$ 5,300,000.00	\$ 350,000.00	\$ 104,600.00	
11/01/41	\$ 4,950,000.00	\$ -	\$ 99,000.00	\$ 553,600.00
05/01/42	\$ 4,950,000.00	\$ 365,000.00	\$ 99,000.00	
11/01/42	\$ 4,585,000.00	\$ -	\$ 91,700.00	\$ 555,700.00
05/01/43	\$ 4,585,000.00	\$ 380,000.00	\$ 91,700.00	
11/01/43	\$ 4,205,000.00	\$ -	\$ 84,100.00	\$ 555,800.00
05/01/44	\$ 4,205,000.00	\$ 395,000.00	\$ 84,100.00	
11/01/44	\$ 3,810,000.00	\$ -	\$ 76,200.00	\$ 555,300.00
05/01/45	\$ 3,810,000.00	\$ 410,000.00	\$ 76,200.00	
11/01/45	\$ 3,400,000.00	\$ -	\$ 68,000.00	\$ 554,200.00
05/01/46	\$ 3,400,000.00	\$ 430,000.00	\$ 68,000.00	
11/01/46	\$ 2,970,000.00	\$ -	\$ 59,400.00	\$ 557,400.00
05/01/47	\$ 2,970,000.00	\$ 445,000.00	\$ 59,400.00	
11/01/47	\$ 2,525,000.00	\$ -	\$ 50,500.00	\$ 554,900.00
05/01/48	\$ 2,525,000.00	\$ 465,000.00	\$ 50,500.00	\$ -
11/01/48	\$ 2,060,000.00	\$ -	\$ 41,200.00	\$ 556,700.00
05/01/49	\$ 2,060,000.00	\$ 485,000.00	\$ 41,200.00	\$ -
11/01/49	\$ 1,575,000.00	\$ -	\$ 31,500.00	\$ 557,700.00
05/01/50	\$ 1,575,000.00	\$ 505,000.00	\$ 31,500.00	\$ -
11/01/50	\$ 1,070,000.00	\$ -	\$ 21,400.00	\$ 557,900.00
05/01/51	\$ 1,070,000.00	\$ 525,000.00	\$ 21,400.00	
11/01/51	\$ 545,000.00	\$ -	\$ 10,900.00	\$ 557,300.00
05/01/52	\$ 545,000.00	\$ 545,000.00	\$ 10,900.00	\$ 555,900.00
		<b>\$ 10,065,000.00</b>	<b>\$ 6,783,810.00</b>	<b>\$ 17,025,470.00</b>

# Astonia

## Community Development District

### Proposed Budget Debt Service Fund Series 2021 North Parcel

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments - Direct	\$ 390,873	\$ 364,403	\$ 26,469	\$ 390,873	\$ 395,373
Interest Income	\$ -	\$ 87	\$ 29	\$ 116	\$ -
Carry Forward Surplus	\$ 69,489	\$ 69,493	\$ -	\$ 69,493	\$ 126,336
<b>Total Revenues</b>	<b>\$ 460,362</b>	<b>\$ 433,983</b>	<b>\$ 26,498</b>	<b>\$ 460,481</b>	<b>\$ 521,709</b>
<b>Expenses</b>					
Interest- 11/01	\$ 69,489	\$ 69,489	\$ -	\$ 69,489	\$ 122,030
Principal - 05/01	\$ 145,000	\$ 145,000	\$ -	\$ 145,000	\$ 150,000
Interest - 05/01	\$ 123,843	\$ 123,843	\$ -	\$ 123,843	\$ 122,030
<b>Total Expenditures</b>	<b>\$ 338,332</b>	<b>\$ 338,332</b>	<b>\$ -</b>	<b>\$ 338,332</b>	<b>\$ 394,060</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ 4,187	\$ -	\$ 4,187	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ 4,187</b>	<b>\$ -</b>	<b>\$ 4,187</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 122,030</b>	<b>\$ 99,838</b>	<b>\$ 26,498</b>	<b>\$ 126,336</b>	<b>\$ 127,649</b>

\*Carry forward less amount in Reserve funds.

<b>Series 2021</b>	
Interest - 11/01	<u>\$120,155</u>
Total	<u><u>\$120,155</u></u>

**Astonia**  
**Community Development District**  
**Series 2021 Special Assessment Bonds North Parcel**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/22	\$ 7,010,000.00	\$ -	\$ 122,030.00	\$ 390,872.50
05/01/23	\$ 7,010,000.00	\$ 150,000.00	\$ 122,030.00	
11/01/23	\$ 6,860,000.00	\$ -	\$ 120,155.00	\$ 392,185.00
05/01/24	\$ 6,860,000.00	\$ 155,000.00	\$ 120,155.00	
11/01/24	\$ 6,705,000.00	\$ -	\$ 118,217.50	\$ 393,372.50
05/01/25	\$ 6,705,000.00	\$ 160,000.00	\$ 118,217.50	
11/01/25	\$ 6,380,000.00	\$ -	\$ 116,217.50	\$ 394,435.00
05/01/26	\$ 6,380,000.00	\$ 165,000.00	\$ 116,217.50	
11/01/26	\$ 6,380,000.00	\$ -	\$ 114,155.00	\$ 395,372.50
05/01/27	\$ 6,380,000.00	\$ 165,000.00	\$ 114,155.00	
11/01/27	\$ 6,215,000.00	\$ -	\$ 111,680.00	\$ 390,835.00
05/01/28	\$ 6,215,000.00	\$ 170,000.00	\$ 111,680.00	
11/01/28	\$ 6,045,000.00	\$ -	\$ 109,130.00	\$ 390,810.00
05/01/29	\$ 6,045,000.00	\$ 175,000.00	\$ 109,130.00	
11/01/29	\$ 5,870,000.00	\$ -	\$ 106,505.00	\$ 390,635.00
05/01/30	\$ 5,870,000.00	\$ 185,000.00	\$ 106,505.00	
11/01/30	\$ 5,685,000.00	\$ -	\$ 103,730.00	\$ 395,235.00
05/01/31	\$ 5,685,000.00	\$ 190,000.00	\$ 103,730.00	
11/01/31	\$ 5,495,000.00	\$ -	\$ 100,880.00	\$ 394,610.00
05/01/32	\$ 5,495,000.00	\$ 195,000.00	\$ 100,880.00	
11/01/32	\$ 5,300,000.00	\$ -	\$ 97,760.00	\$ 393,640.00
05/01/33	\$ 5,300,000.00	\$ 200,000.00	\$ 97,760.00	
11/01/33	\$ 5,100,000.00	\$ -	\$ 94,560.00	\$ 392,320.00
05/01/34	\$ 5,100,000.00	\$ 205,000.00	\$ 94,560.00	
11/01/34	\$ 4,895,000.00	\$ -	\$ 91,280.00	\$ 390,840.00
05/01/35	\$ 4,895,000.00	\$ 215,000.00	\$ 91,280.00	
11/01/35	\$ 4,680,000.00	\$ -	\$ 87,840.00	\$ 394,120.00

**Astoria**  
**Community Development District**  
**Series 2021 Special Assessment Bonds North Parcel**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
05/01/36	\$ 4,680,000.00	\$ 220,000.00	\$ 87,840.00	
11/01/36	\$ 4,460,000.00	\$ -	\$ 84,320.00	\$ 392,160.00
05/01/37	\$ 4,460,000.00	\$ 230,000.00	\$ 84,320.00	
11/01/37	\$ 4,230,000.00	\$ -	\$ 80,640.00	\$ 394,960.00
05/01/38	\$ 4,230,000.00	\$ 235,000.00	\$ 80,640.00	
11/01/38	\$ 3,995,000.00	\$ -	\$ 76,880.00	\$ 392,520.00
05/01/39	\$ 3,995,000.00	\$ 245,000.00	\$ 76,880.00	
11/01/39	\$ 3,750,000.00	\$ -	\$ 72,960.00	\$ 394,840.00
05/01/40	\$ 3,750,000.00	\$ 250,000.00	\$ 72,960.00	
11/01/40	\$ 3,500,000.00	\$ -	\$ 68,960.00	\$ 391,920.00
05/01/41	\$ 3,500,000.00	\$ 260,000.00	\$ 68,960.00	
11/01/41	\$ 3,240,000.00	\$ -	\$ 64,800.00	\$ 393,760.00
05/01/42	\$ 3,240,000.00	\$ 270,000.00	\$ 64,800.00	
11/01/42	\$ 2,970,000.00	\$ -	\$ 59,400.00	\$ 394,200.00
05/01/43	\$ 2,970,000.00	\$ 280,000.00	\$ 59,400.00	
11/01/43	\$ 2,690,000.00	\$ -	\$ 53,800.00	\$ 393,200.00
05/01/44	\$ 2,690,000.00	\$ 290,000.00	\$ 53,800.00	
11/01/44	\$ 2,400,000.00	\$ -	\$ 48,000.00	\$ 391,800.00
05/01/45	\$ 2,400,000.00	\$ 305,000.00	\$ 48,000.00	
11/01/45	\$ 2,095,000.00	\$ -	\$ 41,900.00	\$ 394,900.00
05/01/46	\$ 2,095,000.00	\$ 315,000.00	\$ 41,900.00	
11/01/46	\$ 1,780,000.00	\$ -	\$ 35,600.00	\$ 392,500.00
05/01/47	\$ 1,780,000.00	\$ 330,000.00	\$ 35,600.00	
11/01/47	\$ 1,450,000.00	\$ -	\$ 29,000.00	\$ 394,600.00
05/01/48	\$ 1,450,000.00	\$ 340,000.00	\$ 29,000.00	\$ -
11/01/48	\$ 1,110,000.00	\$ -	\$ 22,200.00	\$ 391,200.00
05/01/49	\$ 1,110,000.00	\$ 355,000.00	\$ 22,200.00	\$ -
11/01/49	\$ 755,000.00	\$ -	\$ 15,100.00	\$ 392,300.00
05/01/50	\$ 755,000.00	\$ 370,000.00	\$ 15,100.00	\$ -
11/01/50	\$ 385,000.00	\$ -	\$ 7,700.00	\$ 392,800.00
05/01/51	\$ 385,000.00	\$ 385,000.00	\$ 7,700.00	\$ 392,700.00
		<b>\$ 7,010,000.00</b>	<b>\$ 4,510,800.00</b>	<b>\$ 11,789,642.50</b>

**Astonia CDD  
FY 23 Assessment Roll**

PARCEL ID	PROP DSCR1	PROP DSCR2	UNITS	TYPE	O&M	SERIES 2020 DEBT	SERIES 2021 DEBT	TOTAL
272615704225000010	ASTONIA NORTH PB 188 PGS 47-61	LOT 1	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225000020	ASTONIA NORTH PB 188 PGS 47-61	LOT 2	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225000030	ASTONIA NORTH PB 188 PGS 47-61	LOT 3	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225000040	ASTONIA NORTH PB 188 PGS 47-61	LOT 4	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225000050	ASTONIA NORTH PB 188 PGS 47-61	LOT 5	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225000060	ASTONIA NORTH PB 188 PGS 47-61	LOT 6	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225000070	ASTONIA NORTH PB 188 PGS 47-61	LOT 7	1	40'	\$724.73		\$1,118.28	\$1,843.01
272615704225000080	ASTONIA NORTH PB 188 PGS 47-61	LOT 8	1	40'	\$724.73		\$1,118.28	\$1,843.01
272615704225000090	ASTONIA NORTH PB 188 PGS 47-61	LOT 9	1	40'	\$724.73		\$1,118.28	\$1,843.01
272615704225000100	ASTONIA NORTH PB 188 PGS 47-61	LOT 10	1	40'	\$724.73		\$1,118.28	\$1,843.01
272615704225000110	ASTONIA NORTH PB 188 PGS 47-61	LOT 11	1	40'	\$724.73		\$1,118.28	\$1,843.01
272615704225000120	ASTONIA NORTH PB 188 PGS 47-61	LOT 12	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225000130	ASTONIA NORTH PB 188 PGS 47-61	LOT 13	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225000140	ASTONIA NORTH PB 188 PGS 47-61	LOT 14	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225000150	ASTONIA NORTH PB 188 PGS 47-61	LOT 15	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225000160	ASTONIA NORTH PB 188 PGS 47-61	LOT 16	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225000170	ASTONIA NORTH PB 188 PGS 47-61	LOT 17	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225000180	ASTONIA NORTH PB 188 PGS 47-61	LOT 18	1	40'	\$724.73		\$1,118.28	\$1,843.01
272615704225000190	ASTONIA NORTH PB 188 PGS 47-61	LOT 19	1	40'	\$724.73		\$1,118.28	\$1,843.01
272615704225000200	ASTONIA NORTH PB 188 PGS 47-61	LOT 20	1	40'	\$724.73		\$1,118.28	\$1,843.01
272615704225000210	ASTONIA NORTH PB 188 PGS 47-61	LOT 21	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225000220	ASTONIA NORTH PB 188 PGS 47-61	LOT 22	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225000230	ASTONIA NORTH PB 188 PGS 47-61	LOT 23	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225000240	ASTONIA NORTH PB 188 PGS 47-61	LOT 24	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225000250	ASTONIA NORTH PB 188 PGS 47-61	LOT 25	1	40'	\$724.73		\$1,118.28	\$1,843.01
272615704225000260	ASTONIA NORTH PB 188 PGS 47-61	LOT 26	1	40'	\$724.73		\$1,118.28	\$1,843.01
272615704225000270	ASTONIA NORTH PB 188 PGS 47-61	LOT 27	1	40'	\$724.73		\$1,118.28	\$1,843.01
272615704225000280	ASTONIA NORTH PB 188 PGS 47-61	LOT 28	1	40'	\$724.73		\$1,118.28	\$1,843.01
272615704225000290	ASTONIA NORTH PB 188 PGS 47-61	LOT 29	1	40'	\$724.73		\$1,118.28	\$1,843.01
272615704225000300	ASTONIA NORTH PB 188 PGS 47-61	LOT 30	1	40'	\$724.73		\$1,118.28	\$1,843.01
272615704225000310	ASTONIA NORTH PB 188 PGS 47-61	LOT 31	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225000320	ASTONIA NORTH PB 188 PGS 47-61	LOT 32	1	40'	\$724.73		\$1,118.28	\$1,843.01
272615704225000330	ASTONIA NORTH PB 188 PGS 47-61	LOT 33	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225000340	ASTONIA NORTH PB 188 PGS 47-61	LOT 34	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225000350	ASTONIA NORTH PB 188 PGS 47-61	LOT 35	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225000360	ASTONIA NORTH PB 188 PGS 47-61	LOT 36	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225000370	ASTONIA NORTH PB 188 PGS 47-61	LOT 37	1	50'	\$724.73		\$1,397.85	\$2,122.58















PARCEL ID	PROP DSCR1	PROP DSCR2	UNITS	TYPE	O&M	SERIES 2020 DEBT	SERIES 2021 DEBT	TOTAL
272615704225003120	ASTONIA NORTH PB 188 PGS 47-61	LOT 312	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225003130	ASTONIA NORTH PB 188 PGS 47-61	LOT 313	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225003140	ASTONIA NORTH PB 188 PGS 47-61	LOT 314	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225003150	ASTONIA NORTH PB 188 PGS 47-61	LOT 315	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225003160	ASTONIA NORTH PB 188 PGS 47-61	LOT 316	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225003170	ASTONIA NORTH PB 188 PGS 47-61	LOT 317	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225003180	ASTONIA NORTH PB 188 PGS 47-61	LOT 318	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225003190	ASTONIA NORTH PB 188 PGS 47-61	LOT 319	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225003200	ASTONIA NORTH PB 188 PGS 47-61	LOT 320	1	40'	\$724.73		\$1,118.28	\$1,843.01
272615704225003210	ASTONIA NORTH PB 188 PGS 47-61	LOT 321	1	40'	\$724.73		\$1,118.28	\$1,843.01
272615704225003220	ASTONIA NORTH PB 188 PGS 47-61	LOT 322	1	40'	\$724.73		\$1,118.28	\$1,843.01
272615704225003230	ASTONIA NORTH PB 188 PGS 47-61	LOT 323	1	40'	\$724.73		\$1,118.28	\$1,843.01
272615704225003240	ASTONIA NORTH PB 188 PGS 47-61	LOT 324	1	40'	\$724.73		\$1,118.28	\$1,843.01
272615704225003250	ASTONIA NORTH PB 188 PGS 47-61	LOT 325	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225003260	ASTONIA NORTH PB 188 PGS 47-61	LOT 326	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225003270	ASTONIA NORTH PB 188 PGS 47-61	LOT 327	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225003280	ASTONIA NORTH PB 188 PGS 47-61	LOT 328	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225003290	ASTONIA NORTH PB 188 PGS 47-61	LOT 329	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225003300	ASTONIA NORTH PB 188 PGS 47-61	LOT 330	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225003310	ASTONIA NORTH PB 188 PGS 47-61	LOT 331	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704225003320	ASTONIA NORTH PB 188 PGS 47-61	LOT 332	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704226001610	ASTONIA NORTH 2 PB 192 PGS 23-24	LOT 161	1	40'	\$724.73		\$1,118.28	\$1,843.01
272615704226001620	ASTONIA NORTH 2 PB 192 PGS 23-24	LOT 162	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704226001630	ASTONIA NORTH 2 PB 192 PGS 23-24	LOT 163	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704226001640	ASTONIA NORTH 2 PB 192 PGS 23-24	LOT 164	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704226001650	ASTONIA NORTH 2 PB 192 PGS 23-24	LOT 165	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704226001660	ASTONIA NORTH 2 PB 192 PGS 23-24	LOT 166	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704226001670	ASTONIA NORTH 2 PB 192 PGS 23-24	LOT 167	1	40'	\$724.73		\$1,118.28	\$1,843.01
272615704226001680	ASTONIA NORTH 2 PB 192 PGS 23-24	LOT 168	1	40'	\$724.73		\$1,118.28	\$1,843.01
272615704226001690	ASTONIA NORTH 2 PB 192 PGS 23-24	LOT 169	1	40'	\$724.73		\$1,118.28	\$1,843.01
272615704226001700	ASTONIA NORTH 2 PB 192 PGS 23-24	LOT 170	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704226001710	ASTONIA NORTH 2 PB 192 PGS 23-24	LOT 171	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704226001720	ASTONIA NORTH 2 PB 192 PGS 23-24	LOT 172	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704226001730	ASTONIA NORTH 2 PB 192 PGS 23-24	LOT 173	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704226001740	ASTONIA NORTH 2 PB 192 PGS 23-24	LOT 174	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704226001750	ASTONIA NORTH 2 PB 192 PGS 23-24	LOT 175	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704226001760	ASTONIA NORTH 2 PB 192 PGS 23-24	LOT 176	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704226001770	ASTONIA NORTH 2 PB 192 PGS 23-24	LOT 177	1	40'	\$724.73		\$1,118.28	\$1,843.01
272615704226001780	ASTONIA NORTH 2 PB 192 PGS 23-24	LOT 178	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704226001790	ASTONIA NORTH 2 PB 192 PGS 23-24	LOT 179	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704226001800	ASTONIA NORTH 2 PB 192 PGS 23-24	LOT 180	1	50'	\$724.73		\$1,397.85	\$2,122.58
272615704226001810	ASTONIA NORTH 2 PB 192 PGS 23-24	LOT 181	1	40'	\$724.73		\$1,118.28	\$1,843.01

PARCEL ID	PROP DSCR1	PROP DSCR2	UNITS	TYPE	O&M	SERIES 2020 DEBT	SERIES 2021 DEBT	TOTAL
272615704226001820	ASTONIA NORTH 2 PB 192 PGS 23-24	LOT 182	1	40'	\$724.73		\$1,118.28	\$1,843.01
272622706096000010	ASTONIA PB 185 PGS 7-12 LOT 1		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096000020	ASTONIA PB 185 PGS 7-12 LOT 2		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096000030	ASTONIA PB 185 PGS 7-12 LOT 3		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096000040	ASTONIA PB 185 PGS 7-12 LOT 4		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096000050	ASTONIA PB 185 PGS 7-12 LOT 5		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096000060	ASTONIA PB 185 PGS 7-12 LOT 6		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096000070	ASTONIA PB 185 PGS 7-12 LOT 7		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096000080	ASTONIA PB 185 PGS 7-12 LOT 8		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096000090	ASTONIA PB 185 PGS 7-12 LOT 9		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096000100	ASTONIA PB 185 PGS 7-12 LOT 10		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096000110	ASTONIA PB 185 PGS 7-12 LOT 11		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096000120	ASTONIA PB 185 PGS 7-12 LOT 12		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096000130	ASTONIA PB 185 PGS 7-12 LOT 13		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096000140	ASTONIA PB 185 PGS 7-12 LOT 14		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096000150	ASTONIA PB 185 PGS 7-12 LOT 15		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096000160	ASTONIA PB 185 PGS 7-12 LOT 16		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096000170	ASTONIA PB 185 PGS 7-12 LOT 17		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096000180	ASTONIA PB 185 PGS 7-12 LOT 18		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096000190	ASTONIA PB 185 PGS 7-12 LOT 19		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096000200	ASTONIA PB 185 PGS 7-12 LOT 20		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096000210	ASTONIA PB 185 PGS 7-12 LOT 21		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096000220	ASTONIA PB 185 PGS 7-12 LOT 22		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096000230	ASTONIA PB 185 PGS 7-12 LOT 23		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096000240	ASTONIA PB 185 PGS 7-12 LOT 24		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096000250	ASTONIA PB 185 PGS 7-12 LOT 25		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096000260	ASTONIA PB 185 PGS 7-12 LOT 26		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096000270	ASTONIA PB 185 PGS 7-12 LOT 27		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096000280	ASTONIA PB 185 PGS 7-12 LOT 28		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096000290	ASTONIA PB 185 PGS 7-12 LOT 29		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096000300	ASTONIA PB 185 PGS 7-12 LOT 30		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096000310	ASTONIA PB 185 PGS 7-12 LOT 31		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096000320	ASTONIA PB 185 PGS 7-12 LOT 32		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096000330	ASTONIA PB 185 PGS 7-12 LOT 33		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096000340	ASTONIA PB 185 PGS 7-12 LOT 34		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096000350	ASTONIA PB 185 PGS 7-12 LOT 35		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096000360	ASTONIA PB 185 PGS 7-12 LOT 36		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096000370	ASTONIA PB 185 PGS 7-12 LOT 37		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096000380	ASTONIA PB 185 PGS 7-12 LOT 38		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096000390	ASTONIA PB 185 PGS 7-12 LOT 39		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096000400	ASTONIA PB 185 PGS 7-12 LOT 40		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096000410	ASTONIA PB 185 PGS 7-12 LOT 41		1	50	\$724.73	\$1,343.49		\$2,068.22



PARCEL ID	PROP DSCR1	PROP DSCR2	UNITS	TYPE	O&M	SERIES 2020 DEBT	SERIES 2021 DEBT	TOTAL
27262270609600420	ASTONIA PB 185 PGS 7-12 LOT 42		1	50	\$724.73	\$1,343.49		\$2,068.22
27262270609600430	ASTONIA PB 185 PGS 7-12 LOT 43		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004020	ASTONIA PB 185 PGS 7-12 LOT 402		1	50	\$724.73	\$1,250.00		\$1,974.73
272622706096004030	ASTONIA PB 185 PGS 7-12 LOT 403		1	50	\$724.73	\$1,250.00		\$1,974.73
272622706096004040	ASTONIA PB 185 PGS 7-12 LOT 404		1	50	\$724.73	\$1,250.00		\$1,974.73
272622706096004050	ASTONIA PB 185 PGS 7-12 LOT 405		1	50	\$724.73	\$1,250.00		\$1,974.73
272622706096004060	ASTONIA PB 185 PGS 7-12 LOT 406		1	50	\$724.73	\$1,250.00		\$1,974.73
272622706096004070	ASTONIA PB 185 PGS 7-12 LOT 407		1	50	\$724.73	\$1,250.00		\$1,974.73
272622706096004080	ASTONIA PB 185 PGS 7-12 LOT 408		1	50	\$724.73	\$1,250.00		\$1,974.73
272622706096004090	ASTONIA PB 185 PGS 7-12 LOT 409		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004100	ASTONIA PB 185 PGS 7-12 LOT 410		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004110	ASTONIA PB 185 PGS 7-12 LOT 411		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004120	ASTONIA PB 185 PGS 7-12 LOT 412		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004130	ASTONIA PB 185 PGS 7-12 LOT 413		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004140	ASTONIA PB 185 PGS 7-12 LOT 414		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004150	ASTONIA PB 185 PGS 7-12 LOT 415		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004160	ASTONIA PB 185 PGS 7-12 LOT 416		1	50	\$724.73	\$1,250.00		\$1,974.73
272622706096004170	ASTONIA PB 185 PGS 7-12 LOT 417		1	50	\$724.73	\$1,250.00		\$1,974.73
272622706096004180	ASTONIA PB 185 PGS 7-12 LOT 418		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004190	ASTONIA PB 185 PGS 7-12 LOT 419		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004200	ASTONIA PB 185 PGS 7-12 LOT 420		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004210	ASTONIA PB 185 PGS 7-12 LOT 421		1	50	\$724.73	\$1,250.00		\$1,974.73
272622706096004220	ASTONIA PB 185 PGS 7-12 LOT 422		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004230	ASTONIA PB 185 PGS 7-12 LOT 423		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004240	ASTONIA PB 185 PGS 7-12 LOT 424		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004250	ASTONIA PB 185 PGS 7-12 LOT 425		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004260	ASTONIA PB 185 PGS 7-12 LOT 426		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004270	ASTONIA PB 185 PGS 7-12 LOT 427		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004280	ASTONIA PB 185 PGS 7-12 LOT 428		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004290	ASTONIA PB 185 PGS 7-12 LOT 429		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004300	ASTONIA PB 185 PGS 7-12 LOT 430		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004310	ASTONIA PB 185 PGS 7-12 LOT 431		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004320	ASTONIA PB 185 PGS 7-12 LOT 432		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004330	ASTONIA PB 185 PGS 7-12 LOT 433		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004340	ASTONIA PB 185 PGS 7-12 LOT 434		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004350	ASTONIA PB 185 PGS 7-12 LOT 435		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004360	ASTONIA PB 185 PGS 7-12 LOT 436		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004370	ASTONIA PB 185 PGS 7-12 LOT 437		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004380	ASTONIA PB 185 PGS 7-12 LOT 438		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004390	ASTONIA PB 185 PGS 7-12 LOT 439		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004400	ASTONIA PB 185 PGS 7-12 LOT 440		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004410	ASTONIA PB 185 PGS 7-12 LOT 441		1	40	\$724.73	\$1,074.80		\$1,799.53

PARCEL ID	PROP DSCR1	PROP DSCR2	UNITS	TYPE	O&M	SERIES 2020 DEBT	SERIES 2021 DEBT	TOTAL
272622706096004420	ASTONIA PB 185 PGS 7-12 LOT 442		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004430	ASTONIA PB 185 PGS 7-12 LOT 443		1	50	\$724.73	\$1,250.00		\$1,974.73
272622706096004440	ASTONIA PB 185 PGS 7-12 LOT 444		1	50	\$724.73	\$1,250.00		\$1,974.73
272622706096004450	ASTONIA PB 185 PGS 7-12 LOT 445		1	50	\$724.73	\$1,250.00		\$1,974.73
272622706096004460	ASTONIA PB 185 PGS 7-12 LOT 446		1	50	\$724.73	\$1,250.00		\$1,974.73
272622706096004470	ASTONIA PB 185 PGS 7-12 LOT 447		1	50	\$724.73	\$1,250.00		\$1,974.73
272622706096004480	ASTONIA PB 185 PGS 7-12 LOT 448		1	50	\$724.73	\$1,250.00		\$1,974.73
272622706096004490	ASTONIA PB 185 PGS 7-12 LOT 449		1	50	\$724.73	\$1,250.00		\$1,974.73
272622706096004500	ASTONIA PB 185 PGS 7-12 LOT 450		1	50	\$724.73	\$1,250.00		\$1,974.73
272622706096004510	ASTONIA PB 185 PGS 7-12 LOT 451		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004520	ASTONIA PB 185 PGS 7-12 LOT 452		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004530	ASTONIA PB 185 PGS 7-12 LOT 453		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004540	ASTONIA PB 185 PGS 7-12 LOT 454		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004550	ASTONIA PB 185 PGS 7-12 LOT 455		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004560	ASTONIA PB 185 PGS 7-12 LOT 456		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004570	ASTONIA PB 185 PGS 7-12 LOT 457		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004580	ASTONIA PB 185 PGS 7-12 LOT 458		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004590	ASTONIA PB 185 PGS 7-12 LOT 459		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004600	ASTONIA PB 185 PGS 7-12 LOT 460		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004610	ASTONIA PB 185 PGS 7-12 LOT 461		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004620	ASTONIA PB 185 PGS 7-12 LOT 462		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004630	ASTONIA PB 185 PGS 7-12 LOT 463		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004640	ASTONIA PB 185 PGS 7-12 LOT 464		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004650	ASTONIA PB 185 PGS 7-12 LOT 465		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004660	ASTONIA PB 185 PGS 7-12 LOT 466		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004670	ASTONIA PB 185 PGS 7-12 LOT 467		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004680	ASTONIA PB 185 PGS 7-12 LOT 468		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004690	ASTONIA PB 185 PGS 7-12 LOT 469		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004700	ASTONIA PB 185 PGS 7-12 LOT 470		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004710	ASTONIA PB 185 PGS 7-12 LOT 471		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004720	ASTONIA PB 185 PGS 7-12 LOT 472		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004730	ASTONIA PB 185 PGS 7-12 LOT 473		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004740	ASTONIA PB 185 PGS 7-12 LOT 474		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004750	ASTONIA PB 185 PGS 7-12 LOT 475		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004760	ASTONIA PB 185 PGS 7-12 LOT 476		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004770	ASTONIA PB 185 PGS 7-12 LOT 477		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004780	ASTONIA PB 185 PGS 7-12 LOT 478		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004790	ASTONIA PB 185 PGS 7-12 LOT 479		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004800	ASTONIA PB 185 PGS 7-12 LOT 480		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004810	ASTONIA PB 185 PGS 7-12 LOT 481		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004820	ASTONIA PB 185 PGS 7-12 LOT 482		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004830	ASTONIA PB 185 PGS 7-12 LOT 483		1	40	\$724.73	\$1,074.80		\$1,799.53

PARCEL ID	PROP DSCR1	PROP DSCR2	UNITS	TYPE	O&M	SERIES 2020 DEBT	SERIES 2021 DEBT	TOTAL
272622706096004840	ASTONIA PB 185 PGS 7-12 LOT 484		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004850	ASTONIA PB 185 PGS 7-12 LOT 485		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004860	ASTONIA PB 185 PGS 7-12 LOT 486		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004870	ASTONIA PB 185 PGS 7-12 LOT 487		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004880	ASTONIA PB 185 PGS 7-12 LOT 488		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004890	ASTONIA PB 185 PGS 7-12 LOT 489		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004900	ASTONIA PB 185 PGS 7-12 LOT 490		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004910	ASTONIA PB 185 PGS 7-12 LOT 491		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004920	ASTONIA PB 185 PGS 7-12 LOT 492		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004930	ASTONIA PB 185 PGS 7-12 LOT 493		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004940	ASTONIA PB 185 PGS 7-12 LOT 494		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004950	ASTONIA PB 185 PGS 7-12 LOT 495		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004960	ASTONIA PB 185 PGS 7-12 LOT 496		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004970	ASTONIA PB 185 PGS 7-12 LOT 497		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096004980	ASTONIA PB 185 PGS 7-12 LOT 498		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096004990	ASTONIA PB 185 PGS 7-12 LOT 499		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096005000	ASTONIA PB 185 PGS 7-12 LOT 500		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096005010	ASTONIA PB 185 PGS 7-12 LOT 501		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096005020	ASTONIA PB 185 PGS 7-12 LOT 502		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096005030	ASTONIA PB 185 PGS 7-12 LOT 503		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096005040	ASTONIA PB 185 PGS 7-12 LOT 504		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096005050	ASTONIA PB 185 PGS 7-12 LOT 505		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096005060	ASTONIA PB 185 PGS 7-12 LOT 506		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096005070	ASTONIA PB 185 PGS 7-12 LOT 507		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096005080	ASTONIA PB 185 PGS 7-12 LOT 508		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096005090	ASTONIA PB 185 PGS 7-12 LOT 509		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096005100	ASTONIA PB 185 PGS 7-12 LOT 510		1	50	\$724.73	\$1,250.00		\$1,974.73
272622706096005110	ASTONIA PB 185 PGS 7-12 LOT 511		1	50	\$724.73	\$1,250.00		\$1,974.73
272622706096005120	ASTONIA PB 185 PGS 7-12 LOT 512		1	50	\$724.73	\$1,250.00		\$1,974.73
272622706096005130	ASTONIA PB 185 PGS 7-12 LOT 513		1	50	\$724.73	\$1,250.00		\$1,974.73
272622706096005140	ASTONIA PB 185 PGS 7-12 LOT 514		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096005150	ASTONIA PB 185 PGS 7-12 LOT 515		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096005160	ASTONIA PB 185 PGS 7-12 LOT 516		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096005170	ASTONIA PB 185 PGS 7-12 LOT 517		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096005180	ASTONIA PB 185 PGS 7-12 LOT 518		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096005190	ASTONIA PB 185 PGS 7-12 LOT 519		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096005200	ASTONIA PB 185 PGS 7-12 LOT 520		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096005210	ASTONIA PB 185 PGS 7-12 LOT 521		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096005220	ASTONIA PB 185 PGS 7-12 LOT 522		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096005230	ASTONIA PB 185 PGS 7-12 LOT 523		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096005240	ASTONIA PB 185 PGS 7-12 LOT 524		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096005250	ASTONIA PB 185 PGS 7-12 LOT 525		1	50	\$724.73	\$1,343.49		\$2,068.22

PARCEL ID	PROP DSCR1	PROP DSCR2	UNITS	TYPE	O&M	SERIES 2020 DEBT	SERIES 2021 DEBT	TOTAL
272622706096005260	ASTONIA PB 185 PGS 7-12 LOT 526		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096005270	ASTONIA PB 185 PGS 7-12 LOT 527		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096005280	ASTONIA PB 185 PGS 7-12 LOT 528		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096005290	ASTONIA PB 185 PGS 7-12 LOT 529		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096005300	ASTONIA PB 185 PGS 7-12 LOT 530		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096005310	ASTONIA PB 185 PGS 7-12 LOT 531		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096005320	ASTONIA PB 185 PGS 7-12 LOT 532		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096005330	ASTONIA PB 185 PGS 7-12 LOT 533		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096005340	ASTONIA PB 185 PGS 7-12 LOT 534		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096005350	ASTONIA PB 185 PGS 7-12 LOT 535		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096005360	ASTONIA PB 185 PGS 7-12 LOT 536		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096005370	ASTONIA PB 185 PGS 7-12 LOT 537		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096005380	ASTONIA PB 185 PGS 7-12 LOT 538		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096005390	ASTONIA PB 185 PGS 7-12 LOT 539		1	50	\$724.73	\$1,343.49		\$2,068.22
272622706096005400	ASTONIA PB 185 PGS 7-12 LOT 540		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096005410	ASTONIA PB 185 PGS 7-12 LOT 541		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096005420	ASTONIA PB 185 PGS 7-12 LOT 542		1	40	\$724.73	\$1,074.80		\$1,799.53
272622706096005430	ASTONIA PB 185 PGS 7-12 LOT 543		1	50	\$724.73	\$1,250.00		\$1,974.73
272622706096005440	ASTONIA PB 185 PGS 7-12 LOT 544		1	50	\$724.73	\$1,250.00		\$1,974.73
272622706096005450	ASTONIA PB 185 PGS 7-12 LOT 545		1	50	\$724.73	\$1,250.00		\$1,974.73
272622706096005460	ASTONIA PB 185 PGS 7-12 LOT 546		1	50	\$724.73	\$1,250.00		\$1,974.73
272622706096005470	ASTONIA PB 185 PGS 7-12 LOT 547		1	50	\$724.73	\$1,250.00		\$1,974.73
272622706096005480	ASTONIA PB 185 PGS 7-12 LOT 548		1	50	\$724.73	\$1,250.00		\$1,974.73
272622706096005490	ASTONIA PB 185 PGS 7-12 LOT 549		1	50	\$724.73	\$1,250.00		\$1,974.73
272622706097000440	ASTONIA - PHASE 2 & 3 PB 192 PGS 27-41	LOT 44	1	50	\$724.73		\$1,344.09	\$2,068.82
272622706097000450	ASTONIA - PHASE 2 & 3 PB 192 PGS 27-41	LOT 45	1	50	\$724.73		\$1,344.09	\$2,068.82
272622706097000460	ASTONIA - PHASE 2 & 3 PB 192 PGS 27-41	LOT 46	1	40	\$724.73		\$1,075.27	\$1,800.00
272622706097000470	ASTONIA - PHASE 2 & 3 PB 192 PGS 27-41	LOT 47	1	40	\$724.73		\$1,075.27	\$1,800.00
272622706097000480	ASTONIA - PHASE 2 & 3 PB 192 PGS 27-41	LOT 48	1	40	\$724.73		\$1,075.27	\$1,800.00
272622706097000490	ASTONIA - PHASE 2 & 3 PB 192 PGS 27-41	LOT 49	1	40	\$724.73		\$1,075.27	\$1,800.00
272622706097000500	ASTONIA - PHASE 2 & 3 PB 192 PGS 27-41	LOT 50	1	50	\$724.73		\$1,344.09	\$2,068.82
272622706097000510	ASTONIA - PHASE 2 & 3 PB 192 PGS 27-41	LOT 51	1	50	\$724.73		\$1,344.09	\$2,068.82
272622706097000520	ASTONIA - PHASE 2 & 3 PB 192 PGS 27-41	LOT 52	1	50	\$724.73		\$1,344.09	\$2,068.82
272622706097000530	ASTONIA - PHASE 2 & 3 PB 192 PGS 27-41	LOT 53	1	40	\$724.73		\$1,075.27	\$1,800.00
272622706097000540	ASTONIA - PHASE 2 & 3 PB 192 PGS 27-41	LOT 54	1	40	\$724.73		\$1,075.27	\$1,800.00
272622706097000550	ASTONIA - PHASE 2 & 3 PB 192 PGS 27-41	LOT 55	1	50	\$724.73		\$1,344.09	\$2,068.82
272622706097000560	ASTONIA - PHASE 2 & 3 PB 192 PGS 27-41	THAT	1	40	\$724.73		\$1,075.27	\$1,800.00
272622706097000570	ASTONIA - PHASE 2 & 3 PB 192 PGS 27-41	LOT 57	1	40	\$724.73		\$1,075.27	\$1,800.00
272622706097000580	ASTONIA - PHASE 2 & 3 PB 192 PGS 27-41	LOT 58	1	40	\$724.73		\$1,075.27	\$1,800.00
272622706097000590	ASTONIA - PHASE 2 & 3 PB 192 PGS 27-41	LOT 59	1	40	\$724.73		\$1,075.27	\$1,800.00
272622706097000600	ASTONIA - PHASE 2 & 3 PB 192 PGS 27-41	LOT 60	1	40	\$724.73		\$1,075.27	\$1,800.00
272622706097000610	ASTONIA - PHASE 2 & 3 PB 192 PGS 27-41	LOT 61	1	50	\$724.73		\$1,344.09	\$2,068.82

























PARCEL ID	PROP DSCR1	PROP DSCR2	UNITS	TYPE	O&M	SERIES 2020 DEBT	SERIES 2021 DEBT	TOTAL
272622706097006720	ASTONIA - PHASE 2 & 3 PB 192 PGS 27-41	LOT 672	1	50	\$724.73		\$1,344.09	\$2,068.82
272622706097006730	ASTONIA - PHASE 2 & 3 PB 192 PGS 27-41	LOT 673	1	50	\$724.73		\$1,344.09	\$2,068.82
272622706097006740	ASTONIA - PHASE 2 & 3 PB 192 PGS 27-41	LOT 674	1	50	\$724.73		\$1,344.09	\$2,068.82
272622706097006750	ASTONIA - PHASE 2 & 3 PB 192 PGS 27-41	LOT 675	1	50	\$724.73		\$1,344.09	\$2,068.82
272622706097006760	ASTONIA - PHASE 2 & 3 PB 192 PGS 27-41	LOT 676	1	50	\$724.73		\$1,344.09	\$2,068.82
272622706097006770	ASTONIA - PHASE 2 & 3 PB 192 PGS 27-41	LOT 677	1	50	\$724.73		\$1,344.09	\$2,068.82
272622706097006780	ASTONIA - PHASE 2 & 3 PB 192 PGS 27-41	LOT 678	1	50	\$724.73		\$1,344.09	\$2,068.82
272622706097006790	ASTONIA - PHASE 2 & 3 PB 192 PGS 27-41	LOT 679	1	50	\$724.73		\$1,344.09	\$2,068.82
272622706097006800	ASTONIA - PHASE 2 & 3 PB 192 PGS 27-41	LOT 680	1	50	\$724.73		\$1,344.09	\$2,068.82
272622706097006810	ASTONIA - PHASE 2 & 3 PB 192 PGS 27-41	LOT 681	1	50	\$724.73		\$1,344.09	\$2,068.82
Gross Assessments On Roll			1013		\$734,151.49	\$234,281.01	\$1,025,763.44	\$1,994,195.94
Gross Assessments On Roll			1013		\$682,760.89	\$217,881.34	\$953,960.00	\$1,854,602.22
<b>Direct Billing</b>			<b>Acres</b>					
272616000000023000			30.02	Unplatted	\$23,110.33			\$23,110.33
272616000000023030			0.95	Unplatted	\$731.34			\$731.34
272622000000041010			15.01	Unplatted	\$11,555.17			\$11,555.17
272622000000041020			15.01	Unplatted	\$11,555.17			\$11,555.17
Gross Direct Billing			60.99		\$46,952.00	\$0.00	\$0.00	\$46,952.00
Net Direct Billing					\$43,665.36	\$0.00	\$0.00	\$43,665.36
Total Gross Assessments					\$781,103.49	\$234,281.01	\$1,025,763.44	\$2,041,147.94
Total Net Assessments					\$1,463,864.38	\$452,162.35	\$1,979,723.44	\$1,898,267.58



# SECTION V

**RESOLUTION 2022-15**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2022/2023; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

**WHEREAS**, the Board desires to adopt the Fiscal Year 2022/2023 annual meeting schedule attached as **Exhibit A**.

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

**SECTION 1.** The Fiscal Year 2022/2023 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 10th day of August, 2022.

ATTEST:

**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2022/2023 Annual Meeting Schedule

**Exhibit A: Fiscal Year 2022/2023 Annual Meeting Schedule**

**BOARD OF SUPERVISORS MEETING DATES  
ASTONIA COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022/2023**

The Board of Supervisors of the Astonia Community Development District will hold their regular meetings for Fiscal Year 2022/2023 at 1:00 PM on the 2<sup>nd</sup> Wednesday of every month at 4900 Dundee Road, Winter Haven, FL 33884, unless otherwise indicated, as follows:

**October 12, 2022  
November 9, 2022  
December 14, 2022  
January 11, 2023  
February 8, 2023  
March 8, 2023  
April 12, 2023  
May 10, 2023  
June 14, 2023  
July 12, 2023  
August 9, 2023  
September 13, 2023**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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 such appeal is to be based.

District Manager

# SECTION VI

**ASSIGNMENT OF CONTRACTOR AGREEMENT**  
**SITE WORK**

Assignor: Center State Development, LLC (“**Assignor**”)  
Owner/Assignee: Astonia Community Development District (“**Assignee**” or “**District**”)  
Contractor: Blue Ox Enterprises, LLC (“**Contractor**”)  
Contract: Site Work Contract, dated April 21, 2022 (“**Contractor Agreement**” or “**Project**”)

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor, does hereby transfer, assign and convey unto Assignee, all of the rights, interests, benefits and privileges of Assignor under the Contractor Agreement, by and between Assignor and Contractor, for the above-referenced Project. Further, Assignee does hereby assume all obligations of Assignor under the Contract arising or accruing after the date hereof. Contractor hereby consents to the assignment of the Contract and all of Contractor’s rights, interests, benefits, privileges, and obligations to Assignee.

Executed in multiple counterparts to be effective the \_\_\_\_ day of \_\_\_\_\_, 2022.

**BLUE OX ENTERPRISES, LLC**

**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Printed Name: Brent Elliott  
Title: Chairperson, Board of Supervisors

**CENTER STATE DEVELOPMENT, LLC, a**  
Florida limited liability company

By: HRB LAND INVESTMENTS, LLC  
Its: Manager

By: \_\_\_\_\_  
Printed Name: Harold R. Baxter  
Title: Manager

**EXHIBITS:**

- Developer’s Affidavit and Agreement Regarding Assignment of Contractor Agreement
- Contractor’s Acknowledgment and Acceptance of Assignment and Release
- Addendum to Contractor Agreement with Exhibits:
  - Scrutinized Companies Statement
  - Public Entity Crimes Statement
  - Trench Safety Compliance Act Statement
  - Discrimination Statement

**DEVELOPER’S AFFIDAVIT AND AGREEMENT  
REGARDING ASSIGNMENT OF CONTRACTOR AGREEMENT  
BLUE OX – SITE WORK**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, personally appeared \_\_\_\_\_ as \_\_\_\_\_ of HRB Land Investments, LLC, as Manager of Center State Development, LLC (“**Developer**”), who, after being first duly sworn, deposes and says:

- (i) I, \_\_\_\_\_, serve as manager for Developer and am authorized to make this affidavit on its behalf. I make this affidavit in order to induce the Astonia Community Development District (“**District**”) to accept an assignment of the Contractor Agreement (defined below).
- (ii) The agreement (“**Contractor Agreement**”) between Developer and Blue Ox Enterprises, LLC (“**Contractor**”), dated April 21, 2022, and attached hereto as **Exhibit A**, X was competitively bid prior to its execution or \_\_\_\_\_ is below the applicable bid thresholds and was not required to be competitively prior to its execution.
- (iii) Developer, in consideration for the District’s acceptance of an assignment of the Contractor Agreement agrees to indemnify, defend, and hold harmless the District and its successors, assigns, agents, employees, staff, contractors, officers, supervisors, and representatives (together, “**Indemnitees**”), from any and all liability, loss or damage, whether monetary or otherwise, including reasonable attorneys’ fees and costs and all fees and costs of mediation or alternative dispute resolution, arising out of, wholly or in part by, or as a result of any claims, liabilities, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, or judgments, against Indemnitees and which relate in any way to the assignment of, or bid process for, the Contractor Agreement.
- (iv) Developer has obtained a release from Contractor (and all subcontractors and material suppliers thereto) acknowledging the assignment of the above referenced contract and the validity thereof, the satisfaction of the bonding requirements of Section 255.05, *Florida Statutes* (if applicable), and waiving any and all claims against the District arising as a result of or connected with this assignment. Such releases are attached as **Exhibit B**.
- (v) The Contractor has X furnished or will furnish a performance and payment bond in accordance with Section 255.05, *Florida Statutes*, which is attached hereto as **Exhibit C**, or \_\_\_\_\_ was not required to provide such a bond pursuant to Section 255.05, *Florida Statutes*.
- (vi) Developer X represents and warrants that there are no outstanding liens or claims relating to the Contractor Agreement, or \_\_\_\_\_ has posted a transfer bond in accordance with Section 713.24, *Florida Statutes*, which is attached hereto as **Exhibit D**.
- (vii) Developer represents and warrants that there are no payments to Contractor and any subcontractors or materialmen under the Contractor Agreement are outstanding and no disputes under the Contractor Agreement exist.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this \_\_\_ day of \_\_\_\_\_, 2022.

WITNESS:

**CENTER STATE DEVELOPMENT, LLC** a Florida limited liability company

By: HRB Land Investments, LLC  
Its: Manager

\_\_\_\_\_  
\_\_\_\_\_  
[Print Name]

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

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as \_\_\_\_\_ for HRB Land Investments, LLC, Manager for Center State Development, LLC.

[notary seal]

\_\_\_\_\_  
(Official Notary Signature)  
Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

- Exhibit A** Site Work Agreement by and between Developer and Blue Ox Enterprises, LLC, dated April 21, 2022
- Exhibit B** Releases
- Exhibit C** Performance and Payment Bonds

**CONTRACTOR'S ACKNOWLEDGMENT AND ACCEPTANCE OF  
ASSIGNMENT AND RELEASE  
BLUE OX – SITE WORK**

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Blue Ox Enterprises, LLC (“**Contractor**”), hereby agrees as follows:

- (i) The agreement (“**Contractor Agreement**”) between Center State Development, LLC and Contractor dated April 21, 2022, has been assigned to the Astonia Community Development District (“**District**”). Contractor acknowledges and accepts such assignment and its validity.
- (ii) Contractor represents and warrants that either:
  - a.  Contractor has or will furnish and record a performance and payment bond in accordance with Section 255.05, *Florida Statutes*, and has notified any subcontractors, material suppliers or others claiming interest in the work of the existence of the bond; or
  - b.  Contractor has not been required to furnish or provide a performance and payment bond under Section 255.05, *Florida Statutes*, and has notified any subcontractors, materialmen or others claiming interest in the work that (a) no such bond exists; (b) the District, as a local unit of special purpose government, is not an “Owner” as defined in Section 713.01(23), *Florida Statutes*; and (c) there are no lien rights available to any person providing materials or services for improvements in connection with the Improvement Agreement.
- (iii) Contractor represents and warrants that all payments to any subcontractors or materialmen under the Contractor Agreement are current, there are no past-due invoices for payment due to the Contractor under the Contractor Agreement, and there are no outstanding disputes under the Contractor Agreement.
- (iv) Contractor hereby releases and waives any claim it may have against the District as a result of or in connection with such assignment.

[CONTINUED ON NEXT PAGE]



Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this \_\_\_ day of \_\_\_\_\_, 2022.

**BLUE OX ENTERPRISES, LLC**

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

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as \_\_\_\_\_ of Blue Ox Enterprises, LLC.

\_\_\_\_\_  
(Official Notary Signature)

Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

[notary seal]

## ADDENDUM (“ADDENDUM”) TO SITE WORK CONTRACT

**1. ASSIGNMENT.** This Addendum applies to that certain Site Work Contract, dated April 21, 2022 (“**Contract**”) between the Astonia Community Development District (“**District**”) and Blue Ox Enterprises, LLC (“**Contractor**”), which Contract was assigned to the District simultaneous with the execution of this Addendum. To the extent the terms of the Contract conflict with this Addendum, the terms of this Addendum shall control.

**2. PAYMENT AND PERFORMANCE BONDS; NO LIEN RIGHTS.** Before commencing the work, and consistent with the requirements of Section 255.05, *Florida Statutes*, the Contractor shall execute, deliver to the District, and record in the public records of Polk County, Florida, a payment and performance bond with a surety insurer authorized to do business in this state as surety or, to the extent permitted by the District in its sole discretion, provide an alternative form of security as authorized under Section 255.05, *Florida Statutes*. The cost of such bond shall be added to Contractor’s proposal and shall be invoiced to the District. Such bond and/or security shall be for 100% of the project cost and shall be in effect for a full year from the time of completion of the project. Contractor agrees that the District is a local unit of special-purpose government and not an “Owner” as defined in Section 713.01(23), *Florida Statutes*. Therefore, notwithstanding anything in the Contract to the contrary, there are no lien rights available to any person providing materials or services for improvements in connection with the project. Contractor shall notify any subcontractors, material suppliers or others claiming interest in the work of the existence of the payment and performance bond.

**3. INSURANCE.** In addition to the existing additional insureds under the Contract, the District, its officers, supervisors, agents, attorneys, engineers, managers, and representatives also shall be named as additional insureds under the insurance provided pursuant to the Contract. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District’s obtaining the required insurance.

**4. LOCAL GOVERNMENT PROMPT PAYMENT ACT.** Notwithstanding any other provision of the Contract, all payments to the Contractor shall be made in a manner consistent with the Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*. Contractor shall make payments due to subcontractors and materialmen and laborers within ten (10) days in accordance with the prompt payment provisions contained in Section 218.735(6), 218.735(7), and 218.74, *Florida Statutes*. All payments due and not made within the time prescribed by Section 218.735, *Florida Statutes*, bear interest at the rate of two percent (2%) per month on the unpaid balance in accordance with Section 218.735(9), *Florida Statutes*.

**5. RETAINAGE.** The following provision addresses the holding of retainage under the Contract:

Five percent (5%) of the amount of each progress payment shall be withheld as retainage until final completion of the Work, acceptance of the Work by the Owner, satisfaction of all punch list requirements, and submission of all required documents, subject to any offsets to which the Owner is entitled. Procedures for withholding and release of

retainage shall be in accordance with Florida law, including sections 218.735 and 255.078, Florida Statutes.

**6. INDEMNIFICATION.** Contractor's indemnification, defense, and hold harmless obligations under the Contract shall continue to apply to the original indemnitees and shall further include the District and its supervisors, consultants, agents, attorneys, managers, engineers and representatives. To the extent that a maximum limit for indemnification is required by law, and not otherwise set forth in the Contract, the indemnification limit shall be the greater of the limits of the insurance amounts set forth in the Contract or Three Million Dollars (\$3,000,000), which amounts Contractor agrees bears a reasonable commercial relationship to the Contract and are enforceable, and were included as part of the bid and/or assignment documents. The Contractor's obligations hereunder are intended to be consistent with all provisions of applicable law, and to the extent found inconsistent by a court of competent jurisdiction, the Contract shall be deemed amended and/or reformed consistent with the intent of this paragraph and such that the obligations apply to the maximum limits of the law.

**7. TAX-EXEMPT DIRECT PURCHASES.** The parties agree that the District may in its sole discretion elect to undertake a direct purchase of any or all materials incorporated into the work performed according to the Contract. In such event, the following conditions shall apply:

- a. The District represents to Contractor that the District is a governmental entity exempt from Florida sales and use tax, and has provided Contractor with a copy of its Consumer Exemption Certificate.
- b. The District may elect to implement a direct purchase arrangement whereby the District will directly acquire certain materials ("**Direct Purchase Materials**") necessary for the work directly from the suppliers to take advantage of District's tax-exempt status.
- c. Prior to purchasing any materials, the Contractor shall contact the District to determine which materials will be treated as Direct Purchase Materials.
- d. The District shall issue a Certificate of Entitlement to each supplier of Direct Purchase Materials, and to the Contractor. Each Certificate of Entitlement will be in the format specified by Rule 12A-1.094(4)(c), Florida Administrative Code. Each Certificate of Entitlement shall have attached thereto the corresponding purchase order. Each Certificate of Entitlement shall affirm that (1) the attached purchase order is being issued directly to the vendor supplying the tangible personal property the Contractor will use in the identified public works; (2) the vendor's invoice will be issued directly to the District; (3) payment of the vendor's invoice will be made directly by the District to the vendor from public funds; (4) the District will take title to the tangible personal property from the vendor at the time of purchase or of delivery by the vendor; and (5) the District assumes the risk of damage or loss at the time of purchase or delivery by the vendor. Each Certificate of Entitlement shall acknowledge that if the Department of Revenue determines the purchase is not a tax-exempt purchase by a governmental entity, then the District will be responsible for any tax, penalties and interest determined to be due.
- e. The District shall issue purchase orders directly to suppliers of Direct Purchase Materials. The District shall issue a separate Certificate of Entitlement for each purchase order. Such purchase orders shall require that the supplier provide the required shipping and handling insurance and provide for delivery F.O.B. jobsite. Corresponding change orders shall be executed at the time of the direct purchase to reflect the direct purchases made by the District and if the original contract contemplated sale of materials and installation by same

person, the change order shall reflect sale of materials and installation by different legal entities.

- f. Upon delivery of the Direct Purchase Materials to the jobsite, the District shall inspect the materials and invoices to determine that they conform to the purchase order. If the materials conform, the District shall accept and take title to the Direct Purchase Materials.
- g. Suppliers shall issue invoices directly to the District. The District shall process invoices and issue payment directly to the suppliers from public funds.
- h. Upon acceptance of Direct Purchase Materials, the District shall assume risk of loss of same until they are incorporated into the project. Contractor shall be responsible for safeguarding all Direct Purchase Materials and for obtaining and managing all warranties and guarantees for all material and products.
- i. The District shall, at its option, maintain builder's risk insurance on the Direct Purchase Materials.

**8. PUBLIC RECORDS.** The Contractor agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Contract, Contractor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, Contractor must:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from 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.
- 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 Contractor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service. If the Contractor transfers all public records to the District upon completion of this Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor 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.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT**

**THE PUBLIC RECORDS CUSTODIAN AT C/O JILL BURNS,  
GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL  
FLORIDA, LLC, 219 EAST LIVINGSTON STREET,  
ORLANDO, FLORIDA 32801, PHONE (407) 841-5524, AND  
JBURNS@GMSCFL.COM**

**9. SOVEREIGN IMMUNITY.** Nothing in the Contract shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other statute, and nothing in the Contract shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

**10. NOTICES.** Notices provided to the District pursuant to the Contract shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the following individuals:

District: Astonia Community Development District  
219 East Livingston Street  
Orlando, Florida 32801  
Attn: District Manager

With a copy to: KE Law Group, PLLC  
2016 Delta Boulevard, Suite 101  
Tallahassee, Florida 32303  
Attn: District Counsel

**11. SCRUTINIZED COMPANIES STATEMENT.** Upon the Assignment, Contractor shall properly execute a sworn statement pursuant to Section 287.135(5), *Florida Statutes*, and by signing this Addendum represents that Contractor is able to execute such sworn statement. The statement shall be substantially in the form of the attached **Exhibit A**. If the Contractor is found to have submitted a false certification as provided in Section 287.135(5), *Florida Statutes*, or has been placed on the Scrutinized Companies that Boycott Israel List, or is engaged in the boycott of Israel, or has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, the District may immediately terminate the Contract.

**12. PUBLIC ENTITY CRIMES STATEMENT.** Upon the Assignment, Contractor shall properly execute a sworn statement under Section 287.133(3)(a), *Florida Statutes*, regarding public entity crimes, and by signing this Addendum represents that Contractor is able to execute such sworn statement. The statement shall be substantially in the form of the attached **Exhibit B**.

**13. TRENCH SAFETY ACT STATEMENTS.** Upon the Assignment, Contractor shall properly execute a Trench Safety Act Compliance Statement and a Trench Safety Act Compliance Cost Statement, and by signing this Addendum represents that Contractor is able to execute such sworn statement. The statements shall be substantially in the form of the attached **Exhibit C**.

**14. DISCRIMINATION STATEMENT.** Upon the Assignment, Contractor shall properly execute a sworn statement under Section 287.134(2)(a), *Florida Statutes*, regarding discriminatory vendor list, and by signing this Addendum represents that Contractor is able to execute such sworn statement. The statement shall be substantially in the form of the attached **Exhibit D**.

**15. CONSTRUCTION DEFECTS.** PURSUANT TO SECTION 558.005, FLORIDA STATUTES, ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE NOT SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

**IN WITNESS WHEREOF**, the parties hereto hereby acknowledge and agree to this Addendum, executed on this \_\_\_\_ day of \_\_\_\_\_, 2022, effective as of the date of the Assignment of the Contract.

WITNESS:

**BLUE OX ENTERPRISES, LLC**

\_\_\_\_\_  
[Print Name] \_\_\_\_\_

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

ATTEST:

**ASTONIA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
By: Brent Elliott  
Chairperson, Board of Supervisors

**Exhibit A:** Scrutinized Companies Statement  
**Exhibit B:** Public Entity Crimes Statement  
**Exhibit C:** Trench Safety Act Statement  
**Exhibit D:** Discrimination Statement

**EXHIBIT A**

**SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES,  
REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR  
SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM  
ENERGY SECTOR LIST**

**THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.**

1. This sworn statement is submitted to Astonia Community Development District by \_\_\_\_\_ (print name of authorized representative). I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of \_\_\_\_\_ (print individual’s title) for Blue Ox Enterprises, LLC, (“Contractor”), and am authorized to make this Sworn Statement on behalf of Contractor. Contractor’s business address is: \_\_\_\_\_.
2. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that, at the time of bidding or submitting a proposal for a new contract or renewal of an existing contract, is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, *Florida Statutes*, or that has business operations in Cuba or Syria is ineligible for, and may not bid on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services.
3. Based on information and belief, at the time the entity submitting this sworn statement accepts assignment of its Contract with Center State Development, LLC, to the Astonia Community Development District, neither the entity, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List and that it does not have business operations in Cuba or Syria.
4. The entity will immediately notify the Astonia Community Development District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.135(5), *Florida Statutes*, Regarding Scrutinized Companies and all of the information provided is true and correct.

\_\_\_\_\_  
Signature by authorized representative

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

Sworn to and subscribed before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as \_\_\_\_\_ of Blue Ox Enterprises, LLC.

\_\_\_\_\_  
(Official Notary Signature)

Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

[notary seal]

## EXHIBIT B

### **SWORN STATEMENT ON PUBLIC ENTITY CRIMES PURSUANT TO SECTION 287.133(2)(a), FLORIDA STATUTES**

**THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.**

1. This sworn statement is submitted to Astonia Community Development District.
2. I, \_\_\_\_\_ (print name of authorized representative) am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of \_\_\_\_\_ (print individual's title) for Blue Ox Enterprises, LLC, ("Contractor"), and am authorized to make this Sworn Statement on behalf of Contractor.
3. Contractor's business address is \_\_\_\_\_.
4. Contractor's Federal Employer Identification Number (FEIN) is \_\_\_\_\_.

(If the Contractor has no FEIN, include the Social Security Number of the individual signing this sworn statement: \_\_\_\_\_.)

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), *Florida Statutes*, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid, proposal, reply, or contract for goods or services, any lease for real property, or any contract for the construction or repair of a public building or public work, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), *Florida Statutes*, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
7. I understand that an "affiliate" as defined in Section 287.133(1)(a), *Florida Statutes*, means:
  - a. A predecessor or successor of a person convicted of a public entity crime; or,
  - b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
8. I understand that a "person" as defined in Section 287.133(1)(e), *Florida Statutes* any natural person or any entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.



9. Based on information and belief, the statement which I have marked below is true in relation to the Contractor submitting this sworn statement. (Please indicate which statement applies.)

\_\_\_\_\_ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

\_\_\_\_\_ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

\_\_\_ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

\_\_\_ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

\_\_\_ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/VENDOR EXECUTING THIS PUBLIC ENTITY CRIME AFFIDAVIT TO VERIFY THAT NONE OF THE SUBCONTRACTORS/SUPPLIERS UTILIZED FOR THIS BID/QUOTE HAVE BEEN CONVICTED OF A PUBLIC ENTITY CRIME SUBSEQUENT TO JULY 1, 1989. IN THE EVENT IT IS LATER DISCOVERED THAT A SUBCONTRACTOR/SUPPLIER HAS BEEN CONVICTED OF A PUBLIC ENTITY CRIME, THE CONTRACTOR/VENDOR SHALL SUBSTITUTE THE SUBCONTRACTOR/ SUPPLIER WITH ANOTHER WHO HAS NOT RECEIVED A CONVICTION. ANY COST ASSOCIATED WITH THIS SUBSTITUTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR/VENDOR.

[CONTINUE ON NEXT PAGE]

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), *Florida Statutes*, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2022.

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

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

Sworn to and subscribed before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as \_\_\_\_\_ of Blue Ox Enterprises, LLC.

[notary seal]

\_\_\_\_\_  
(Official Notary Signature)  
Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

**EXHIBIT C**

**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**TRENCH SAFETY ACT COMPLIANCE STATEMENT**

**INSTRUCTIONS**

Because trench excavations on this project are expected to be in excess of 5 feet, Florida’s Trench Safety Act, Sections 553.60 – 553.64, *Florida Statutes*, requires that construction on the project comply with Occupational Safety and Health Administration Standard 29 C.F.R.s. 1926.650 Subpart P. The Contractor is required to execute this Compliance Statement and the Compliance Cost Statement. The costs for complying with the Trench Safety Act must be incorporated into the Contract Price.

This form must be certified in the presence of a notary public or other officer authorized to administer oaths.

**CERTIFICATION**

1. I understand that the Trench Safety Act requires me to comply with OSHA Standard 29 C.F.R.s. 1926.650 Subpart P. I will comply with The Trench Safety Act, and I will design and provide trench safety systems at all trench excavations in excess of five feet in depth for this project.
2. The estimated cost imposed by compliance with The Trench Safety Act will be:  
\_\_\_\_\_ Dollars \$ \_\_\_\_\_  
(Written) (Figures)
3. The amount listed above has been included within the Contract Price.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Contractor:  
**BLUE OX ENTERPRISES, LLC**

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

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

Sworn to and subscribed before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as \_\_\_\_\_ of Blue Ox Enterprises, LLC.

\_\_\_\_\_  
(Official Notary Signature)  
Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

[notary seal]

**ASTONIA COMMUNITY DEVELOPMENT DISTRICT  
TRENCH SAFETY ACT COMPLIANCE COST STATEMENT**

**INSTRUCTIONS**

Because trench excavations on this Project are expected to be in excess of 5 feet, Florida’s Trench Safety Act, Sections 553.60 – 553.64, *Florida Statutes*, requires that the Contractor submit a statement of the costs of complying with the Trench Safety Act. Said costs must also be incorporated into the Contract Price. This form must be certified in the presence of a notary public or other officer authorized to administer oaths. By executing this statement, Contractor acknowledges that included in the various items of its Contract Price are costs for complying with the Florida Trench Safety Act. The Contractor further identifies the costs as follows:

Type of Trench Safety Mechanism	Quantity	Unit Cost <sup>1</sup>	Item Total Cost
<b>Project Total</b>			

Dated this \_\_\_\_ day of \_\_\_\_\_, 2022.

Subcontractor:

\_\_\_\_\_

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

Title: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

Sworn to and subscribed before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as \_\_\_\_\_ of Blue Ox Enterprises, LLC.

\_\_\_\_\_  
(Official Notary Signature)

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

Personally Known \_\_\_\_\_

OR Produced Identification \_\_\_\_\_

Type of Identification \_\_\_\_\_

[notary seal]

<sup>1</sup> Use cost per linear square foot of trench excavation used and cost per square foot of shoring used.

**EXHIBIT D**

**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**SWORN STATEMENT PURSUANT TO SECTION 287.134(2)(a), FLORIDA STATUTES,**  
**ON DISCRIMINATION**

**THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.**

1. This sworn statement is submitted to Astonia Community Development District.
2. I, \_\_\_\_\_ (print name of authorized representative) am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of \_\_\_\_\_ (print individual's title) for Blue Ox Enterprises, LLC ("Contractor"), and am authorized to make this Sworn Statement on behalf of Contractor.
3. Contractor's business address is \_\_\_\_\_.
4. Contractor's Federal Employer Identification Number (FEIN) is \_\_\_\_\_.  
  
(If the Contractor has no FEIN, include the Social Security Number of the individual signing this sworn statement: \_\_\_\_\_.)
5. I understand that a "discrimination" or "discriminated" as defined in Section 287.134(1)(b), *Florida Statutes*, means a determination of liability by a state circuit court or federal district court for a violation of any state or federal law prohibiting discrimination on the basis of race, gender, national origin, disability, or religion by an entity; if an appeal is made, the determination of liability does not occur until the completion of any appeals to a higher tribunal.
6. I understand that "discriminatory vendor list" as defined in Section 287.134(1)(c), *Florida Statutes*, means the list required to be kept by the Florida Department of Management Services pursuant to Section 287.134(3)(d), *Florida Statutes*.
7. I understand that "entity" as defined in Section 287.134(1)(e), *Florida Statutes*, means any natural person or any entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts let by a public entity, or which otherwise transacts or applies to transact business with a public entity.
8. I understand that an "affiliate" as defined in Section 287.134(1)(a), *Florida Statutes*, means:
  - a. A predecessor or successor of an entity that discriminated; or
  - b. An entity under the control of any natural person or entity that is active in the management of the entity that discriminated. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one entity of shares constituting a controlling interest in another entity, or a pooling of equipment or income among entities when not for fair market value under an arm's length agreement, shall be a prima facie case that one entity controls another entity
9. I understand that, pursuant to Section 287.134(2)(a), *Florida Statutes*, an entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier,

subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity.

Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Indicate which statement applies.)

- \_\_\_ Neither the entity submitting this sworn statement, nor any affiliate of the entity, has been placed on the discriminatory vendor list.
  
- \_\_\_ The entity submitting this sworn statement, or an affiliate of the entity, appears on the discriminatory vendor list.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/VENDOR EXECUTING THIS AFFIDAVIT TO VERIFY THAT NONE OF THE SUBCONTRACTORS/SUPPLIERS UTILIZED FOR THIS BID/QUOTE HAVE BEEN PLACED ON THE DISCRIMINATORY VENDOR LIST. IN THE EVENT IT IS LATER DISCOVERED THAT A SUBCONTRACTOR/SUPPLIER HAS BEEN PLACED ON THE DISCRIMINATORY VENDOR LIST, THE CONTRACTOR/VENDOR SHALL SUBSTITUTE THE SUBCONTRACTOR/ SUPPLIER WITH ANOTHER WHO HAS NOT PLACED ON THE DISCRIMINATORY VENDOR LIST. ANY COST ASSOCIATED WITH THIS SUBSTITUTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR/VENDOR.

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY.

\_\_\_\_\_  
Signature by authorized representative

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

Sworn to and subscribed before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as \_\_\_\_\_ of Blue Ox Enterprises, LLC.

[notary seal]

\_\_\_\_\_  
(Official Notary Signature)  
Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

# SECTION VII

**fmsbonds**  
**Municipal Bond Specialists**

August 1, 2022

Astoria Community Development District  
c/o Governmental Management Services  
219 East Livingston Street  
Orlando, Florida 32801  
Attention: Ms. Jill Burns

Re: Astoria CDD, Series 2022 Bonds

Dear Ms. Burns:

We are writing to provide you, as Astoria Community Development District (the "Issuer"), with certain disclosures relating to the captioned bond issue (the "Bonds"), as required by the Municipal Securities Rulemaking Board (MSRB) Rule G-17 as set forth in MSRB Notice 2012-25 (May 7, 2012)<sup>1</sup> (the "Notice").

The Issuer has engaged FMSbonds, Inc. ("FMS") to serve as underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. As part of our services as underwriter, FMS may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. We may also have provided such advice as part of the process of seeking to be selected to serve as your underwriter. Any such advice was provided by FMS as an underwriter and not as your financial advisor in this transaction.

The specific parameters under which FMS will underwrite the Bonds will be set forth in a Bond Resolution adopted by the Board.

Pursuant to the Notice, we are required by the MSRB to advise you that:

- MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. As such, the underwriter has financial and other interests that differ from those of the Issuer.
- Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and are, therefore, not required by federal law to act in the best interests of the Issuer without regard to their own financial or other interests.

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<sup>1</sup> Interpretive Notice Concerning the Application of MSRB Rule G-17 to underwriters of Municipal Securities (effective August 2, 2012).



- The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with its duty to sell the Bonds to investors at prices that are fair and reasonable.
- As underwriter, we will review the disclosure document for the Bonds in accordance with, and as part of, our responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.<sup>2</sup>

The underwriter will be compensated by a fee and/or an fee that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since an underwriter may have an incentive to recommend a transaction that is unnecessary or to recommend that the size of a transaction be larger than is necessary.

Please note nothing in this letter is an expressed nor an implied commitment by us to provide financing or to purchase or place the Bonds or any other securities. Any such commitment shall only be set forth in a bond purchase agreement or other appropriate form of agreement for the type of transaction undertaken by you.

Further, our participation in any transaction (contemplated herein or otherwise) remains subject to, among other things, the execution of a bond purchase agreement (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and market conditions.

FMS is acting independently in seeking to act as an underwriter in the transactions contemplated herein and shall not be deemed for any purpose to be acting as an agent, joint venturer or partner of any other principal involved in the proposed financing. FMS assumes no responsibility, express or implied, for any actions or omissions of, or the performance of services by, the other underwriters in connection with the transactions contemplated herein or otherwise.

If you or any other Issuer representatives have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, Issuer should consult with its own financial, municipal, legal, accounting, tax and other advisors, as applicable, to the extent it deems appropriate.

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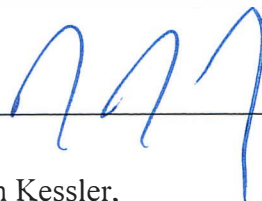
<sup>2</sup> Under federal securities law, an issuer of securities has the primary responsibility for disclosure to investors. The review of the official statement by the underwriters is solely for purposes of satisfying the underwriters' obligations under the federal securities laws and such review should not be construed by an issuer as a guarantee of the accuracy or completeness of the information in the official statement.

It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

The MSRB requires that we seek your acknowledgement that you have received this letter. Accordingly, please send me an email to that effect, or sign and return the enclosed copy of this letter to me at the address set forth above within five (5) business days of the date of this letter. Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you and the Issuer in connection with the issuance of the Bonds, and we appreciate the opportunity to assist with your financing need. Thank you.

Sincerely,

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

Jon Kessler,  
FMSbonds, Inc.

Acknowledgement:

Astoria Community Development District

# SECTION VIII

# SECTION C

*Item will be  
provided under  
separate cover.*

# SECTION D

# SECTION 1

*Astoria*  
*Community Development District*

Summary of Invoices

June 01,2022 through June 30, 2022

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund	6/2/22	94-95	\$ 3,950.00
	6/23/22	96-98	\$ 10,343.32
<b>Total</b>			<b>\$ 14,293.32</b>



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/02/22	00019	5/27/22	14454	202205	320	53800	49000		MOW 7 POND BOTTOMS 5/25	*	1,475.00		
		5/31/22	14488	202205	320	53800	47000		MONTHLY POND HERBICIDE	*	575.00		
AQUATIC WEED MANAGEMENT, INC											2,050.00	000094	
6/02/22	00008	6/01/22	22610	202205	310	51300	32200		AUDIT FYE 09/30/2021	*	1,900.00		
GRAU AND ASSOCIATES											1,900.00	000095	
6/23/22	00001	6/01/22	40	202206	310	51300	34000		MANAGEMENT FEES - JUN 22	*	3,004.17		
		6/01/22	40	202206	310	51300	35100		WEBSITE MANAGEMENT-JUN 22	*	100.00		
		6/01/22	40	202206	310	51300	35200		INFORMATION TECH - JUN 22	*	150.00		
		6/01/22	40	202206	310	51300	31300		DISSEMINATION SVCS-JUN 22	*	583.33		
		6/01/22	40	202206	310	51300	51000		OFFICE SUPPLIES	*	2.62		
		6/01/22	40	202206	310	51300	42000		POSTAGE	*	2.12		
GOVERNMENTAL MANAGEMENT SERVICES-											3,842.24	000096	
6/23/22	00011	6/08/22	2703	202205	310	51300	31500		GEN.COUNSEL/MTHLY MEETING	*	1,524.46		
KE LAW GROUP, PLLC											1,524.46	000097	
6/23/22	00010	5/23/22	6047	202205	320	53800	46200		LAWN MAINTENANCE - MAY 22	*	2,384.17		
		6/01/22	6170	202206	320	53800	46200		LAWN MAINTENANCE - JUN 22	*	2,384.17		
		6/17/22	6232	202206	320	53800	47300		RPLC SPRAYS/MPR NOZZLES	*	208.28		
PRINCE & SONS INC.											4,976.62	000098	
TOTAL FOR BANK A											14,293.32		
TOTAL FOR REGISTER											14,293.32		

## SECTION 2

***Astonia***  
***Community Development District***

***Unaudited Financial Reporting***  
***June 30, 2022***



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**Astoria**  
**Community Development District**  
**Combined Balance Sheet**  
**June 30, 2022**

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>				
Operating Account	\$ 104,555	\$ -	\$ -	\$ 104,555
Due From Developer	\$ 3,985	\$ -	\$ -	\$ 3,985
<b>Investments:</b>				
<i>Series 2020</i>				
Reserve	\$ -	\$ 218,200	\$ -	\$ 218,200
Revenue	\$ -	\$ 75,842	\$ -	\$ 75,842
Construction	\$ -	\$ -	\$ 50	\$ 50
<i>Series 2021 A2</i>				
Reserve	\$ -	\$ 558,040	\$ -	\$ 558,040
Interest	\$ -	\$ 5,891	\$ -	\$ 5,891
Revenue	\$ -	\$ 116	\$ -	\$ 116
Construction	\$ -	\$ -	\$ 1,490,065	\$ 1,490,065
<i>Series 2021 North Parcel</i>				
Reserve	\$ -	\$ 395,373	\$ -	\$ 395,373
Revenue	\$ -	\$ 99,838	\$ -	\$ 99,838
Construction	\$ -	\$ -	\$ 3	\$ 3
<b>Total Assets</b>	<b>\$ 108,540</b>	<b>\$ 1,353,299</b>	<b>\$ 1,490,117</b>	<b>\$ 2,951,957</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 27,312	\$ -	\$ -	\$ 27,312
Retainage Payable	\$ -	\$ -	\$ 79,282	\$ 79,282
<b>Total Liabilities</b>	<b>\$ 27,312</b>	<b>\$ -</b>	<b>\$ 79,282</b>	<b>\$ 106,595</b>
<b>Fund Balances:</b>				
Restricted for:				
Debt Service	\$ -	\$ 1,353,299	\$ -	\$ 1,353,299
Capital Projects	\$ -	\$ -	\$ 1,410,835	\$ 1,410,835
Unassigned	\$ 81,228	\$ -	\$ -	\$ 81,228
<b>Total Fund Balances</b>	<b>\$ 81,228</b>	<b>\$ 1,353,299</b>	<b>\$ 1,410,835</b>	<b>\$ 2,845,362</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 108,540</b>	<b>\$ 1,353,299</b>	<b>\$ 1,490,117</b>	<b>\$ 2,951,957</b>

**Astoria**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2022**

	Adopted Budget	Prorated Budget Thru 06/30/22	Actual Thru 06/30/22	Variance
<b>Revenues</b>				
Assesments - Tax Roll	\$ 128,782	\$ 128,782	\$ 125,519	\$ (3,263)
Assesments - Lots Closing	\$ -	\$ -	\$ 2,700	\$ 2,700
Developer Contributions	\$ 196,863	\$ 25,000	\$ 25,000	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 17,513	\$ 17,513
<b>Total Revenues</b>	<b>\$ 325,645</b>	<b>\$ 153,782</b>	<b>\$ 170,732</b>	<b>\$ 16,950</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ -	\$ 9,000
Engineering	\$ 15,000	\$ 11,250	\$ 1,250	\$ 10,000
Attorney	\$ 25,000	\$ 18,750	\$ 9,683	\$ 9,067
Annual Audit	\$ 5,000	\$ 5,000	\$ 5,400	\$ (400)
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,300	\$ -	\$ -	\$ -
Dissemination	\$ 7,000	\$ 5,250	\$ 5,350	\$ (100)
Trustee Fees	\$ 7,000	\$ 4,041	\$ 4,041	\$ -
Management Fees	\$ 36,050	\$ 27,038	\$ 27,038	\$ (0)
Website Administration	\$ 1,200	\$ 900	\$ 950	\$ (50)
Information Technology	\$ 1,800	\$ 1,350	\$ 1,300	\$ 50
Telephone	\$ 150	\$ 113	\$ -	\$ 113
Postage & Delivery	\$ 500	\$ 375	\$ 111	\$ 264
Insurance	\$ 5,500	\$ 5,500	\$ 5,175	\$ 325
Printing & Binding	\$ 500	\$ 375	\$ 29	\$ 346
Legal Advertising	\$ 10,000	\$ 7,500	\$ 982	\$ 6,518
Contingency	\$ 2,000	\$ 1,500	\$ 602	\$ 898
Office Supplies	\$ 450	\$ 338	\$ 8	\$ 329
Boundary Amendment Expense	\$ -	\$ -	\$ 25,614	\$ (25,614)
Travel Per Diem	\$ 660	\$ 495	\$ -	\$ 495
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 136,285</b>	<b>\$ 103,948</b>	<b>\$ 92,707</b>	<b>\$ 11,241</b>

**Astonia**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2022**

	Adopted Budget	Prorated Budget Thru 06/30/22	Actual Thru 06/30/22	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b><i>Field Expenditures</i></b>				
Property Insurance	\$ 5,000	\$ -	\$ -	\$ -
Field Management	\$ 15,000	\$ 11,250	\$ 1,250	\$ 10,000
Landscape Maintenance	\$ 55,000	\$ 41,250	\$ 15,508	\$ 25,742
Landscape Replacement	\$ 7,500	\$ 5,625	\$ -	\$ 5,625
Lake Maintenance	\$ 15,000	\$ 11,250	\$ 2,800	\$ 8,450
Streetlights	\$ 12,000	\$ 9,000	\$ 5,408	\$ 3,592
Electric	\$ 5,000	\$ 3,750	\$ 1,195	\$ 2,555
Water & Sewer	\$ 5,000	\$ 5,000	\$ 23,056	\$ (18,056)
Sidewalk & Asphalt Maintenance	\$ 500	\$ 375	\$ -	\$ 375
Irrigation Repairs	\$ 5,000	\$ 3,750	\$ 884	\$ 2,866
General Repairs & Maintenance	\$ 15,000	\$ 11,250	\$ 200	\$ 11,050
Contingency	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
<b>Subtotal Field Expenditures</b>	<b>\$ 145,000</b>	<b>\$ 106,250</b>	<b>\$ 50,301</b>	<b>\$ 55,949</b>
<b><i>Amenity Expenses</i></b>				
Amenity - Electric	\$ 7,200	\$ 5,400	\$ -	\$ 5,400
Amenity - Water	\$ 2,500	\$ 1,875	\$ -	\$ 1,875
Playground Lease	\$ 7,000	\$ 5,250	\$ -	\$ 5,250
Internet	\$ 1,500	\$ 1,125	\$ -	\$ 1,125
Pest Control	\$ 360	\$ 270	\$ -	\$ 270
Janitorial Service	\$ 2,700	\$ 2,025	\$ -	\$ 2,025
Security Services	\$ 7,500	\$ 5,625	\$ -	\$ 5,625
Pool Maintenance	\$ 8,100	\$ 6,075	\$ -	\$ 6,075
Amenity Repairs & Maintenance	\$ 2,500	\$ 1,875	\$ -	\$ 1,875
Contingency	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
<b>Subtotal Amenity Expenditures</b>	<b>\$ 44,360</b>	<b>\$ 33,270</b>	<b>\$ -</b>	<b>\$ 33,270</b>
<b>Total Expenditures</b>	<b>\$ 325,645</b>	<b>\$ 243,468</b>	<b>\$ 143,008</b>	<b>\$ 100,460</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 27,724</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 53,503</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 81,228</b>	

**Astoria**  
**Community Development District**  
**Debt Service Fund - Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2022**

	Adopted Budget	Prorated Budget Thru 06/30/22	Actual Thru 06/30/22	Variance
<b>Revenues</b>				
Assessments - Tax Roll	\$ 220,403	\$ 220,403	\$ 218,273	\$ (2,130)
Assessments - Direct	\$ -	\$ -	\$ 34,233	\$ 34,233
Assessments - Prepayment	\$ -	\$ -	\$ 44,075	\$ 44,075
Interest	\$ -	\$ -	\$ 54	\$ 54
<b>Total Revenues</b>	<b>\$ 220,403</b>	<b>\$ 220,403</b>	<b>\$ 296,636</b>	<b>\$ 76,233</b>
<b>Expenditures:</b>				
Interest Payment - 11/01	\$ 73,366	\$ 73,366	\$ 73,366	\$ -
Interest Payment - 02/01	\$ -	\$ -	\$ 392	\$ (392)
Special Call - 02/01	\$ -	\$ -	\$ 40,000	\$ (40,000)
Principal - 05/01	\$ 70,000	\$ 70,000	\$ 70,000	\$ -
Interest Payment - 05/01	\$ 73,366	\$ 73,366	\$ 72,581	\$ 785
Special Call - 05/01	\$ -	\$ -	\$ 10,000	\$ (10,000)
<b>Total Expenditures</b>	<b>\$ 216,731</b>	<b>\$ 216,732</b>	<b>\$ 266,339</b>	<b>\$ (49,607)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 3,672</b>	<b>\$ 3,671</b>	<b>\$ 30,297</b>	<b>\$ 125,841</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/Out	\$ -	\$ -	\$ (40)	\$ (40)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (40)</b>	<b>\$ (40)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 3,672</b>		<b>\$ 30,257</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 73,661</b>		<b>\$ 263,785</b>	
<b>Fund Balance - Ending</b>	<b>\$ 77,332</b>		<b>\$ 294,042</b>	



**Astonia**  
**Community Development District**  
**Debt Service Fund - Series 2021 A2**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2022**

	Adopted Budget	Prorated Budget Thru 06/30/22	Actual Thru 06/30/22	Variance
<b>Revenues:</b>				
Assessments - Direct	\$ 176,660	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 110	\$ 110
<b>Total Revenues</b>	<b>\$ 176,660</b>	<b>\$ -</b>	<b>\$ 110</b>	<b>\$ 110</b>
<b>Expenditures:</b>				
Interest Payment - 11/1	\$ 99,126	\$ 99,126	\$ 99,126	\$ -
Interest Payment - 5/1	\$ 176,660	\$ 176,660	\$ 176,660	\$ -
<b>Total Expenditures</b>	<b>\$ 275,786</b>	<b>\$ 275,786</b>	<b>\$ 275,786</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (99,126)</b>		<b>\$ (275,676)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 5,891	\$ 5,891
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,891</b>	<b>\$ 5,891</b>
<b>Net Change in Fund Balance</b>	<b>\$ (99,126)</b>		<b>\$ (269,785)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 275,786</b>		<b>\$ 833,832</b>	
<b>Fund Balance - Ending</b>	<b>\$ 176,660</b>		<b>\$ 564,046</b>	

**Astonia**  
**Community Development District**  
**Debt Service Fund - Series 2021 North Parcel**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2022**

	Adopted Budget	Prorated Budget Thru 06/30/22	Actual Thru 06/30/22	Variance
<b>Revenues:</b>				
Assessments - Direct	\$ 390,873	\$ 390,873	\$ 364,403	\$ (26,470)
Interest	\$ -	\$ -	\$ 87	\$ 87
<b>Total Revenues</b>	<b>\$ 390,873</b>	<b>\$ 390,873</b>	<b>\$ 364,490</b>	<b>\$ (26,383)</b>
<b>Expenditures:</b>				
Interest Payment - 11/1	\$ 69,489	\$ 69,489	\$ 69,489	\$ -
Principal - 05/01	\$ 145,000	\$ 145,000	\$ 145,000	\$ -
Interest Payment - 05/1	\$ 123,843	\$ 123,843	\$ 123,843	\$ -
<b>Total Expenditures</b>	<b>\$ 338,332</b>	<b>\$ 338,332</b>	<b>\$ 338,332</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 52,541</b>	<b>\$ 52,541</b>	<b>\$ 26,158</b>	<b>\$ (26,383)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 4,187	\$ 4,187
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,187</b>	<b>\$ 4,187</b>
<b>Net Change in Fund Balance</b>	<b>\$ 52,541</b>		<b>\$ 30,345</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 69,489</b>		<b>\$ 464,865</b>	
<b>Fund Balance - Ending</b>	<b>\$ 122,030</b>		<b>\$ 495,211</b>	

**Astoria**  
**Community Development District**  
**Capital Projects Fund - Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2022**

	Adopted Budget	Prorated Budget Thru 06/30/22	Actual Thru 06/30/22	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/Out	\$ -	\$ -	\$ 40	\$ 40
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40</b>	<b>\$ 40</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (79,272)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ (79,233)</b>	

**Astoria**  
**Community Development District**  
**Capital Projects Fund - Series 2021**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2022**

	Adopted Budget	Prorated Budget Thru 06/30/22	Actual Thru 06/30/22	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 489	\$ 489
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 489</b>	<b>\$ 489</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 6,114,382	\$ (6,114,382)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,114,382</b>	<b>\$ (6,114,382)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (6,113,893)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (5,891)	\$ (5,891)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (5,891)</b>	<b>\$ (5,891)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (6,119,783)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,609,848</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,490,065</b>	

**Astoria**  
**Community Development District**  
**Capital Projects Fund - Series 2021**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2022**

	Adopted Budget	Prorated Budget Thru 06/30/22	Actual Thru 06/30/22	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 43	\$ 43
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 43</b>	<b>\$ 43</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 3,405,594	\$ (3,405,594)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,405,594</b>	<b>\$ (3,405,594)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (3,405,551)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (4,187)	\$ (4,187)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (4,187)</b>	<b>\$ (4,187)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (3,409,738)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,409,741</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3</b>	

**Astoria**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues</b>													
Assessment - Tax Roll	\$ -	\$ 4,078	\$ 89,963	\$ 2,638	\$ 27,618	\$ 1,222	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,519
Assessment - Lot Closings	\$ -	\$ 2,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,700
Developer Contributions	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Boundary Amendment	\$ -	\$ -	\$ -	\$ -	\$ 5,598	\$ -	\$ 3,409	\$ 6,429	\$ 2,076	\$ -	\$ -	\$ -	\$ 17,513
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ 5,598</b>	<b>\$ -</b>	<b>\$ 3,409</b>	<b>\$ 6,429</b>	<b>\$ 2,076</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 170,732</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ 250	\$ 750	\$ -	\$ -	\$ -	\$ 1,250
Attorney	\$ 1,833	\$ 875	\$ 445	\$ 246	\$ 230	\$ 644	\$ 2,595	\$ 1,524	\$ 1,293	\$ -	\$ -	\$ -	\$ 9,683
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ 1,900	\$ -	\$ -	\$ -	\$ -	\$ 5,400
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 683	\$ 583	\$ 583	\$ -	\$ -	\$ -	\$ 5,350
Trustee Fees	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ 27,038
Information Technology	\$ 150	\$ 150	\$ 100	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 1,300
Website Maintenance	\$ 100	\$ 100	\$ 150	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 950
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 25	\$ -	\$ 35	\$ 7	\$ 5	\$ 18	\$ 1	\$ 19	\$ 2	\$ -	\$ -	\$ -	\$ 111
Insurance	\$ 5,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,175
Printing & Binding	\$ -	\$ 15	\$ 6	\$ -	\$ 1	\$ -	\$ -	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ 29
Legal Advertising	\$ 326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 656	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 982
Contingency	\$ 30	\$ 35	\$ 296	\$ 41	\$ 39	\$ 46	\$ 38	\$ 38	\$ 39	\$ -	\$ -	\$ -	\$ 602
Office Supplies	\$ 0	\$ 3	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ 8
Boundary Amendment Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,159	\$ 10,179	\$ 2,076	\$ 8,199.31	\$ -	\$ -	\$ -	\$ 25,614
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 20,442</b>	<b>\$ 4,765</b>	<b>\$ 4,620</b>	<b>\$ 4,131</b>	<b>\$ 4,112</b>	<b>\$ 9,704</b>	<b>\$ 21,156</b>	<b>\$ 9,655</b>	<b>\$ 14,123</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 92,707</b>

**Astoria**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b><i>Operations &amp; Maintenance</i></b>													
<b><i>Field Services</i></b>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ 1,250
Landscape Maintenance	\$ 1,290	\$ 1,290	\$ 1,290	\$ 1,290	\$ 1,290	\$ 1,290	\$ 1,500	\$ 3,884	\$ 2,384	\$ -	\$ -	\$ -	\$ 15,508
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750	\$ 2,050	\$ -	\$ -	\$ -	\$ -	\$ 2,800
Streetlights	\$ 785	\$ 613	\$ -	\$ 1,191	\$ 994	\$ 641	\$ 574	\$ -	\$ 610	\$ -	\$ -	\$ -	\$ 5,408
Electric	\$ 586	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 610	\$ -	\$ -	\$ -	\$ -	\$ 1,195
Water & Sewer	\$ 4,650	\$ 15,153	\$ -	\$ -	\$ 2,757	\$ -	\$ 161	\$ 168	\$ 168	\$ -	\$ -	\$ -	\$ 23,056
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ 273	\$ -	\$ -	\$ -	\$ -	\$ 403	\$ 208	\$ -	\$ -	\$ -	\$ 884
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Field Expenses</b>	<b>\$ 7,311</b>	<b>\$ 17,056</b>	<b>\$ 1,563</b>	<b>\$ 2,481</b>	<b>\$ 5,041</b>	<b>\$ 2,131</b>	<b>\$ 3,610</b>	<b>\$ 7,740</b>	<b>\$ 3,370</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,301</b>
<b><i>Amenity Expenses</i></b>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Amenity Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 27,752</b>	<b>\$ 21,821</b>	<b>\$ 6,183</b>	<b>\$ 6,612</b>	<b>\$ 9,154</b>	<b>\$ 11,834</b>	<b>\$ 24,766</b>	<b>\$ 17,394</b>	<b>\$ 17,493</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 143,008</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (27,752)</b>	<b>\$ (21,821)</b>	<b>\$ 18,817</b>	<b>\$ (6,612)</b>	<b>\$ (3,555)</b>	<b>\$ (11,834)</b>	<b>\$ (21,357)</b>	<b>\$ (10,965)</b>	<b>\$ (15,417)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 27,724</b>

**Astoria**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2022**

Net	\$	125,294.25	\$	217,881.33	\$	343,175.58
Gross	\$	134,725.00	\$	234,281.00	\$	369,006.00

**TOTAL ASSESSMENT LEVY**

**ASSESSED THROUGH COUNTY**

36.51%	63.49%	100.00%
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DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	Property Appraisal	NET RECEIPTS	O&M Portion	S2020 DSF Portion	Total
11/19/21	11/1-11/7/21	\$9,805.07	(188.26)	(392.20)	\$0.00	\$0.00	\$9,224.61	\$3,367.93	\$5,856.68	\$9,224.61
11/30/21	11/8-11/14/21	\$2,068.49	(39.72)	(82.74)	\$0.00	\$0.00	\$1,946.03	\$710.50	\$1,235.53	\$1,946.03
12/14/21	11/15-11/23/21	\$148,419.50	(2,849.66)	(5,936.75)	\$0.00	\$0.00	\$139,633.09	\$50,980.39	\$88,652.70	\$139,633.09
12/31/21	12/01-12/15/21	\$117,392.15	(2,254.34)	(4,674.97)	\$0.00	\$0.00	\$110,462.84	\$40,330.26	\$70,132.58	\$110,462.84
10/11/21	Inv#4651869	\$0.00	0.00	0.00	\$0.00	(\$2,342.81)	(\$2,342.81)	(\$855.37)	(\$1,487.44)	(\$2,342.81)
10/11/21	Inv#4651870	\$0.00	0.00	0.00	\$0.00	(\$1,347.25)	(\$1,347.25)	(\$491.88)	(\$855.37)	(\$1,347.25)
01/18/22	12/16-12/31/21	\$7,600.00	(147.44)	(\$228.00)	\$0.00	\$0.00	\$7,224.56	\$2,637.70	\$4,586.86	\$7,224.56
02/18/22	01/01/22-01/31/22	\$80,271.20	(1,543.76)	(\$3,083.09)	\$0.00	\$0.00	\$75,644.35	\$27,617.94	\$48,026.41	\$75,644.35
03/16/22	02/01/22-02/28/22	\$3,449.60	(68.30)	(\$34.48)	\$0.00	\$0.00	\$3,346.82	\$1,221.93	\$2,124.89	\$3,346.82
<b>TOTAL</b>		<b>\$369,006.01</b>	<b>(\$7,091.48)</b>	<b>(\$14,432.23)</b>	<b>\$0.00</b>		<b>\$343,792.24</b>	<b>\$125,519.40</b>	<b>\$218,272.84</b>	<b>\$343,792.24</b>

<b>100%</b>	<b>Gross Percent Collected</b>
\$ -	<b>Balance Remaining to Collect</b>

**DIRECT BILL ASSESSMENTS**

Lennar Homes LLC 2022-01		Astoria North LLC	Net Assessments	\$364,403.16	\$364,403.16
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2021 Debt Service Fund
4/22/22	4/15/22	1795753	\$312,488.19	\$312,488.19	\$312,488.19
4/22/22	4/15/22	1055	\$51,914.97	\$51,914.97	\$51,914.97
			<b>\$ 364,403.16</b>	<b>\$ 364,403</b>	<b>\$ 364,403</b>

Ernie Caldwell Properties, LLC 2022-02		Area Two	Net Assessments	\$176,660.00	\$176,660.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2021 Debt Service Fund
	11/1/21		\$88,330.00		
	2/1/22		\$44,165.00		
	5/1/22		\$44,165.00		
			<b>\$ 176,660.00</b>	<b>\$ -</b>	<b>\$ -</b>

Ernie Caldwell Properties, LLC 2022-03		O&M on Roll Portion	Net Assessments	\$3,750.00	\$3,750.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operation & Maintenance
	11/1/21		\$3,750.00		
			<b>\$ 3,750.00</b>	<b>\$ -</b>	<b>\$ -</b>



**Astonia**  
**Community Development District**  
**Long Term Debt Report**

<b>SERIES 2020, SPECIAL ASSESSMENT BONDS</b>		
INTEREST RATES:	2.750%, 3.375%, 4.000%	
MATURITY DATE:	5/1/2051	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$218,200	
RESERVE FUND BALANCE	\$218,200	
BONDS OUTSTANDING - 3/17/21		\$3,830,000
SPECIAL CALL - 02/01/22		(\$40,000)
PRINCIPAL PAYMENT - 05/01/22		(\$70,000)
SPECIAL CALL - 05/01/22		(\$10,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$3,710,000</b>

<b>SERIES 2021, AREA 2 SPECIAL ASSESSMENT BONDS</b>		
INTEREST RATES:	2.50%, 3.20%, 3.75%, 4.00%	
MATURITY DATE:	5/1/2051	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$558,040	
RESERVE FUND BALANCE	\$558,040	
BONDS OUTSTANDING - 7/20/21		\$10,065,000
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$10,065,000</b>

<b>SERIES 2021, NORTH PARCEL SPECIAL ASSESSMENT BONDS</b>		
INTEREST RATES:	2.50%, 3.20%, 3.75%, 4.00%	
MATURITY DATE:	5/1/2052	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$395,373	
RESERVE FUND BALANCE	\$395,373	
BONDS OUTSTANDING - 7/20/21		\$7,155,000
PRINCIPAL PAYMENT - 05/01/22		(\$145,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$7,155,000</b>