

Astonia

Community Development District

Proposed Budget
FY 2024



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Astonia
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<u>Revenues</u>					
Assessments - Tax Roll	\$ 658,449	\$ 656,549	\$ 1,899	\$ 658,449	\$ 771,546
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 21,464
Assessments - Lot Closings	\$ -	\$ 389	\$ -	\$ 389	\$ -
Developer Contributions	\$ 43,576	\$ 25,000	\$ -	\$ 25,000	\$ -
Total Revenues	\$ 702,025	\$ 681,938	\$ 1,899	\$ 683,837	\$ 793,010
<u>Expenditures</u>					
<u>Administrative</u>					
Supervisor Fees	\$ 12,000	\$ -	\$ 7,000	\$ 7,000	\$ 12,000
Engineering	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Attorney	\$ 25,000	\$ 3,217	\$ 4,504	\$ 7,722	\$ 25,000
Annual Audit	\$ 5,500	\$ -	\$ 5,500	\$ 5,500	\$ 6,600
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 6,500
Arbitrage	\$ 900	\$ -	\$ 1,350	\$ 1,350	\$ 2,250
Dissemination	\$ 7,000	\$ 2,917	\$ 4,667	\$ 7,583	\$ 9,500
Trustee Fees	\$ 7,000	\$ 4,041	\$ 7,004	\$ 11,044	\$ 19,126
Management Fees	\$ 37,853	\$ 15,772	\$ 22,080	\$ 37,853	\$ 40,124
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ 1,200
Telephone	\$ 100	\$ -	\$ 50	\$ 50	\$ 100
Postage & Delivery	\$ 500	\$ 371	\$ 519	\$ 890	\$ 900
Insurance	\$ 5,822	\$ 5,563	\$ -	\$ 5,563	\$ 6,695
Copies	\$ 500	\$ -	\$ 50	\$ 50	\$ 200
Legal Advertising	\$ 9,000	\$ 1,832	\$ 4,359	\$ 6,191	\$ 6,250
Contingency	\$ 2,200	\$ 206	\$ 288	\$ 493	\$ 2,200
Office Supplies	\$ 350	\$ 11	\$ 11	\$ 22	\$ 250
Travel Per Diem	\$ 660	\$ -	\$ 30	\$ 30	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 137,560	\$ 40,355	\$ 66,662	\$ 107,017	\$ 155,870
<u>Operations & Maintenance</u>					
<u>Field Services</u>					
Property Insurance	\$ 10,000	\$ 1,956	\$ -	\$ 1,956	\$ 20,000
Field Management	\$ 15,750	\$ 3,125	\$ 4,375	\$ 7,500	\$ 16,695
Landscape Maintenance	\$ 175,000	\$ 41,431	\$ 58,004	\$ 99,435	\$ 245,000
Landscape Replacement	\$ 35,000	\$ 1,640	\$ 2,617	\$ 4,257	\$ 35,000
Lake Maintenance	\$ 20,000	\$ 9,850	\$ 11,935	\$ 21,785	\$ 25,000
Streetlights	\$ 20,500	\$ 6,701	\$ 9,381	\$ 16,082	\$ 25,500
Electric	\$ 8,000	\$ -	\$ 4,000	\$ 4,000	\$ 8,000
Water & Sewer	\$ 90,000	\$ 2,368	\$ 3,315	\$ 5,682	\$ 20,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 15,000	\$ 1,911	\$ 2,675	\$ 4,586	\$ 15,000
General Repairs & Maintenance	\$ 17,000	\$ -	\$ 2,500	\$ 2,500	\$ 17,000
Contingency	\$ 10,000	\$ 13	\$ 1,000	\$ 1,013	\$ 10,000
Subtotal Field Expenses	\$ 418,750	\$ 68,995	\$ 101,052	\$ 170,047	\$ 439,695

Astonia
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Amenity Expenses					
Amenity - Electric	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Amenity - Water	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Internet	\$ 3,000	\$ -	\$ 1,500	\$ 1,500	\$ 3,000
Pest Control	\$ 720	\$ -	\$ 360	\$ 360	\$ 720
Janitorial Service	\$ 7,400	\$ 500	\$ 700	\$ 1,200	\$ 15,000
Security Services	\$ 30,000	\$ -	\$ 15,000	\$ 15,000	\$ 34,000
Pool Maintenance	\$ 20,200	\$ -	\$ 10,100	\$ 10,100	\$ 36,000
Amenity Repairs & Maintenance	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Amenity Access Management	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 6,750
Contingency	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Subtotal Amenity Expenses	\$ 116,320	\$ 500	\$ 55,160	\$ 55,660	\$ 145,470
Total Operations & Maintenance	\$ 535,070	\$ 69,495	\$ 156,212	\$ 225,707	\$ 585,165
<u>Other Financing Sources & Uses</u>					
Capital Reserves	\$ 29,395	\$ -	\$ 29,395	\$ 29,395	\$ 51,975
Total Other Expenses	\$ 29,395	\$ -	\$ 29,395	\$ 29,395	\$ 51,975
Total Expenditures	\$ 702,025	\$ 109,850	\$ 252,269	\$ 362,119	\$ 793,010
Excess Revenues/(Expenditures)	\$ -	\$ 572,088	\$ (250,370)	\$ 321,718	\$ -

Net Assessments	\$ 793,010
Add: Discounts & Collections 7%	\$59,689
Gross Assessments	<u>\$852,699</u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	1013.00	1013	1.00	\$658,446.94	\$650.00	\$698.92
Platted - Chateau at Astonia	174.00	232	0.75	\$113,099.47	\$487.50	\$524.19
Unplatted Direct - Pine Tree Trail	33.02	168	0.20	\$21,463.71	\$127.76	\$137.38
Total ERU's	1220.02	1413		\$793,010.12		

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.

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 provides 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 provides 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 has contracted to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District contracted with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2020, and Series 2021 (Area 2 and North Parcel).

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 2020 and Series 2021 bond series.

Astonia
Community Development District
GENERAL FUND BUDGET

Trustee Fees

The District will incur trustee related costs with the issuance of its' Series 2020 and Series 2021 (Area 2 and North Parcel) bonds.

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 information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

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.

Copies

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.

Astoria
Community Development District
GENERAL FUND BUDGET

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.

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 contract 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 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

Represents 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.

Astonia
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
Capital Reserve

Description	Adopted Budget FY2023	Actuals Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 29,395
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 29,395
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Other Financing Sources & Uses</i>					
Transfer In/(Out)	\$ 29,395	\$ -	\$ 29,395	\$ 29,395	\$ 51,975
Total Other Sources/(Uses)	\$ 29,395	\$ -	\$ 29,395	\$ 29,395	\$ 51,975
Excess Revenues/(Expenditures)	\$ 29,395	\$ -	\$ 29,395	\$ 29,395	\$ 81,370

Astonia

Community Development District

Proposed Budget Debt Service Fund Series 2020

Description	Adopted Budget FY2023	Actuals Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments - On Roll	\$ 217,578	\$ 217,254	\$ 324	\$ 217,578	\$ 220,403
Interest Income	\$ -	\$ 3,038	\$ 1,519	\$ 4,556	\$ -
Carry Forward Surplus	\$ 75,778	\$ 77,328	\$ -	\$ 77,328	\$ 73,828
Total Revenues	\$ 293,357	\$ 297,619	\$ 1,843	\$ 299,462	\$ 294,231
Expenses					
Interest- 11/01	\$ 71,450	\$ 71,450	\$ -	\$ 71,450	\$ 70,319
Special Call - 05/01	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Principal - 05/01	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 75,000
Interest - 05/01	\$ 71,450	\$ -	\$ 71,450	\$ 71,450	\$ 70,319
Total Expenditures	\$ 217,900	\$ 76,450	\$ 146,450	\$ 222,900	\$ 215,638
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (2,734)	\$ -	\$ (2,734)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (2,734)	\$ -	\$ (2,734)	\$ -
Excess Revenues/(Expenditures)	\$ 75,457	\$ 218,435	\$ (144,607)	\$ 73,828	\$ 78,594

*Carry forward less amount in Reserve funds.

Series 2020	
Interest - 11/01	\$69,288
Total	\$69,288

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Single Family - 40'	58.40	73	0.80	\$72,967.89	\$1,000	\$1,075
Single Family - 50'	118.00	118	1.00	\$147,435.11	\$1,249	\$1,343
Total ERU's	176.40	191		\$220,403.00		

Astonia
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

Date		Balance	Principal		Interest		Total
05/01/23	\$	3,705,000.00	\$	75,000.00	\$	71,350.00	
11/01/23	\$	3,630,000.00	\$	-	\$	70,318.75	\$ 216,668.75
05/01/24	\$	3,630,000.00	\$	75,000.00	\$	70,318.75	
11/01/24	\$	3,555,000.00	\$	-	\$	69,287.50	\$ 214,606.25
05/01/25	\$	3,555,000.00	\$	75,000.00	\$	69,287.50	
11/01/25	\$	3,480,000.00	\$	-	\$	68,256.25	\$ 212,543.75
05/01/26	\$	3,480,000.00	\$	80,000.00	\$	68,256.25	
11/01/26	\$	3,400,000.00	\$	-	\$	66,906.25	\$ 215,162.50
05/01/27	\$	3,400,000.00	\$	85,000.00	\$	66,906.25	
11/01/27	\$	3,315,000.00	\$	-	\$	65,471.88	\$ 217,378.13
05/01/28	\$	3,315,000.00	\$	85,000.00	\$	65,471.88	
11/01/28	\$	3,230,000.00	\$	-	\$	64,037.50	\$ 214,509.38
05/01/29	\$	3,230,000.00	\$	90,000.00	\$	64,037.50	
11/01/29	\$	3,140,000.00	\$	-	\$	62,518.75	\$ 216,556.25
05/01/30	\$	3,140,000.00	\$	90,000.00	\$	62,518.75	
11/01/30	\$	3,050,000.00	\$	-	\$	61,000.00	\$ 213,518.75
05/01/31	\$	3,050,000.00	\$	95,000.00	\$	61,000.00	
11/01/31	\$	2,955,000.00	\$	-	\$	59,100.00	\$ 215,100.00
05/01/32	\$	2,955,000.00	\$	100,000.00	\$	59,100.00	
11/01/32	\$	2,855,000.00	\$	-	\$	57,100.00	\$ 216,200.00
05/01/33	\$	2,855,000.00	\$	105,000.00	\$	57,100.00	
11/01/33	\$	2,750,000.00	\$	-	\$	55,000.00	\$ 217,100.00
05/01/34	\$	2,750,000.00	\$	105,000.00	\$	55,000.00	
11/01/34	\$	2,645,000.00	\$	-	\$	52,900.00	\$ 212,900.00
05/01/35	\$	2,645,000.00	\$	110,000.00	\$	52,900.00	
11/01/35	\$	2,535,000.00	\$	-	\$	50,700.00	\$ 213,600.00

Astoria
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/36	\$ 2,535,000.00	\$ 115,000.00	\$ 50,700.00	
11/01/36	\$ 2,420,000.00	\$ -	\$ 48,400.00	\$ 214,100.00
05/01/37	\$ 2,420,000.00	\$ 120,000.00	\$ 48,400.00	
11/01/37	\$ 2,300,000.00	\$ -	\$ 46,000.00	\$ 214,400.00
05/01/38	\$ 2,300,000.00	\$ 125,000.00	\$ 46,000.00	
11/01/38	\$ 2,175,000.00	\$ -	\$ 43,500.00	\$ 214,500.00
05/01/39	\$ 2,175,000.00	\$ 130,000.00	\$ 43,500.00	
11/01/39	\$ 2,045,000.00	\$ -	\$ 40,900.00	\$ 214,400.00
05/01/40	\$ 2,045,000.00	\$ 135,000.00	\$ 40,900.00	
11/01/40	\$ 1,910,000.00	\$ -	\$ 38,200.00	\$ 214,100.00
05/01/41	\$ 1,910,000.00	\$ 140,000.00	\$ 38,200.00	
11/01/41	\$ 1,770,000.00	\$ -	\$ 35,400.00	\$ 213,600.00
05/01/42	\$ 1,770,000.00	\$ 145,000.00	\$ 35,400.00	
11/01/42	\$ 1,625,000.00	\$ -	\$ 32,500.00	\$ 212,900.00
05/01/43	\$ 1,625,000.00	\$ 155,000.00	\$ 32,500.00	
11/01/43	\$ 1,470,000.00	\$ -	\$ 29,400.00	\$ 216,900.00
05/01/44	\$ 1,470,000.00	\$ 160,000.00	\$ 29,400.00	
11/01/44	\$ 1,310,000.00	\$ -	\$ 26,200.00	\$ 215,600.00
05/01/45	\$ 1,310,000.00	\$ 165,000.00	\$ 26,200.00	
11/01/45	\$ 1,145,000.00	\$ -	\$ 22,900.00	\$ 214,100.00
05/01/46	\$ 1,145,000.00	\$ 175,000.00	\$ 22,900.00	
11/01/46	\$ 970,000.00	\$ -	\$ 19,400.00	\$ 217,300.00
05/01/47	\$ 970,000.00	\$ 180,000.00	\$ 19,400.00	
11/01/47	\$ 790,000.00	\$ -	\$ 15,800.00	\$ 215,200.00
05/01/48	\$ 790,000.00	\$ 185,000.00	\$ 15,800.00	\$ -
11/01/48	\$ 605,000.00	\$ -	\$ 12,100.00	\$ 212,900.00
05/01/49	\$ 605,000.00	\$ 195,000.00	\$ 12,100.00	\$ -
11/01/49	\$ 410,000.00	\$ -	\$ 8,200.00	\$ 215,300.00
05/01/50	\$ 410,000.00	\$ 200,000.00	\$ 8,200.00	\$ -
11/01/50	\$ 210,000.00	\$ -	\$ 4,200.00	\$ 212,400.00
05/01/51	\$ 210,000.00	\$ 210,000.00	\$ 4,200.00	\$ 214,200.00
		\$ 3,705,000.00	\$ 2,522,743.75	\$ 6,227,743.75

Astonia

Community Development District

Proposed Budget Debt Service Fund Series 2021

Description	Adopted Budget FY2023	Actuals Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments	\$ 558,040	\$ 556,892	\$ 1,148	\$ 558,040	\$ 558,500
Interest Income	\$ -	\$ 7,333	\$ 3,666	\$ 10,999	\$ -
Carry Forward Surplus	\$ 182,703	\$ 175,716	\$ -	\$ 175,716	\$ 186,435
Total Revenues	\$ 740,743	\$ 739,941	\$ 4,815	\$ 744,755	\$ 744,935
Expenses					
Interest- 11/01	\$ 176,660	\$ 176,660	\$ -	\$ 176,660	\$ 174,098
Principal - 05/01	\$ 205,000	\$ -	\$ 205,000	\$ 205,000	\$ 210,000
Interest - 05/01	\$ 176,660	\$ -	\$ 176,660	\$ 176,660	\$ 174,098
Total Expenditures	\$ 558,320	\$ 176,660	\$ 381,660	\$ 558,320	\$ 558,195
Excess Revenues/(Expenditures)	\$ 182,423	\$ 563,281	\$ (376,845)	\$ 186,435	\$ 186,740

*Carry forward less amount in Reserve funds.

Series 2021

Interest - 11/01	\$171,473
Total	<u><u>\$171,473</u></u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Single Family - 40'	172.80	216	0.80	\$216,000.00	\$1,000	\$1,075
Single Family - 50'	274.00	274	1.00	\$342,500.00	\$1,250	\$1,344
Total ERU's	446.80	490		\$558,500.00		

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

Astonia
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
		\$ 10,065,000.00	\$ 6,783,810.00	\$ 17,025,470.00

Astonia

Community Development District

Proposed Budget Debt Service Fund Series 2021 North Parcel

Description	Adopted Budget FY2023	Actuals Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments	\$ 395,373	\$ 394,321	\$ 1,051	\$ 395,373	\$ 395,460
Interest Income	\$ -	\$ 5,546	\$ 2,773	\$ 8,319	\$ -
Carry Forward Surplus	\$ 126,336	\$ 127,687	\$ -	\$ 127,687	\$ 137,319
Total Revenues	\$ 521,709	\$ 527,554	\$ 3,824	\$ 531,379	\$ 532,779
Expenses					
Interest- 11/01	\$ 122,030	\$ 122,030	\$ -	\$ 122,030	\$ 120,155
Principal - 05/01	\$ 150,000	\$ -	\$ 150,000	\$ 150,000	\$ 155,000
Interest - 05/01	\$ 122,030	\$ -	\$ 122,030	\$ 122,030	\$ 120,155
Total Expenditures	\$ 394,060	\$ 122,030	\$ 272,030	\$ 394,060	\$ 395,310
Excess Revenues/(Expenditures)	\$ 127,649	\$ 405,524	\$ (268,206)	\$ 137,319	\$ 137,469

*Carry forward less amount in Reserve funds.

Series 2021	
Interest - 11/01	\$118,218
Total	\$118,218

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Single Family - 40'	111.20	139	0.80	\$144,560.00	\$1,040	\$1,118
Single Family - 50'	193.00	193	1.00	\$250,900.00	\$1,300	\$1,398
Total ERU's	304.20	332		\$395,460.00		

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
		\$ 7,010,000.00	\$ 4,510,800.00	\$ 11,789,642.50