

Astoria
Community Development District

Meeting Agenda

December 13, 2023

AGENDA

Astonia

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

December 6, 2023

**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, December 13, 2023, at 1:00 PM at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

Zoom Video Join Link: <https://us06web.zoom.us/j/81658640015>

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

Meeting ID: 816 5864 0015

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers 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 November 8, 2023 Board of Supervisors Meeting
4. Public Hearing
 - A. Public Hearing on the Adoption of Parking and Towing Policies for the District
 - i. Discussion Regarding Parking Maps for Astonia and Astonia North Areas
 - a) Consideration of Proposal from GMS for Parking Signage Throughout the District
 - ii. Consideration of Resolution 2024-04 Adopting Parking and Towing Policies for the District
5. Consideration of 2024 Data Sharing & Usage Agreement with Polk County Property Appraiser
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Discussion Regarding Signage Maps for Roundabouts Throughout the District
 - a) Consideration of Proposal from GMS for Roundabout Signage
 - ii. Consideration of Proposal from GMS to Add Dog Park And Dog Waste Stations to Phase 3 Dog Park

¹ Comments will be limited to three (3) minutes

- iii. Consideration of Addendum from District Janitorial Maintenance Provider to Add Phase 3 Trash and Pet Stations Collection to Current Contract
 - D. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet & Income Statement
- 7. Other Business
- 8. Supervisors Requests and Audience Comments
- 9. 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, **November 8, 2023** at 1:00 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Brent Elliott
Halsey Carson
Karen Ritchie

Chairman
Vice Chairperson
Assistant Secretary

Also present were:

Jill Burns
Lauren Gentry
Corey Roberts
Bryan Hunter *by Zoom*
Allen Bailey

District Manager, GMS
District Counsel, KVV Law
District Counsel, KVV Law
District Engineer, Hunter Engineering
Field Manager, 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

Ms. Burns opened up the public comment period and asked for any comments. An audience member commented about the on-street parking.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the October 11, 2023
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the October 11, 2023 Board of Supervisors Meeting. Ms. Burns asked for any questions, comments, or corrections to the minutes. The Board had no changes to the minutes.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Minutes of the October 11, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Presentation and Approval of Preliminary Supplemental Engineer’s Report for Assessment Area Four Bonds dated October 11, 2023

Mr. Hunter stated this is basically a supplemental report for assessment area four which addresses in more detail the capital improvements needed for Phase 6 which is Pine Point or Pine Tree Trail Townhomes, 168 townhome lots. The report includes an amendment to composite exhibit 7 which is a summary of probable cost and includes a new exhibit 8 which is a legal description of the new assessment area four for Pine Point and the townhomes. It also includes exhibit 9 which is a map depicting all six phases but that has not changed. It is really just a summary describing in more detail assessment area four, the 168-unit townhomes and an update to the cost because we have better information now.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Preliminary Supplemental Engineer’s Report for Assessment Area Four Bonds dated October 11, 2023, was approved.

FIFTH ORDER OF BUSINESS

Ratification of Limited Liability Company Affidavit for Deed for Astonia North

Ms. Burns stated this has already been executed so they are just looking for a motion to ratify that.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Limited Liability Company Affidavit for Deed for Astonia North, was ratified.

SIXTH ORDER OF BUSINESS

Ratification of Special Warranty Deed for Astonia North

Ms. Burns asked for a motion to ratify this as well.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Special Warranty Deed for Astonia North, was ratified.

SEVENTH ORDER OF BUSINESS Staff Reports**A. Attorney**

Ms. Gentry stated nothing to report other than the bond issuance is being pushed back a bit so will continue to stay on top of that and make sure everything is being done when the time is right.

B. Engineer

Mr. Hunter stated nothing really other than some good news in that all inspections may be completed out at Chateau assessment area three, the 232-unit townhomes for those who are interested. There is still a final administrative closeout but the county has made the second lift station inspection there today and things went well. Ms. Burns asked if there is still landscaping. Mr. Bailey stated yes, they are watching it. Ms. Burns stated they would do a review of it and get a quote to add it to the contract. A Board member asked if everything else is already done in two and three like landscaping and amenities. Mr. Bailey stated they are still in the process of handing over Phase 2 and 3. We walked through a few weeks ago and there were still some punch items that needed to be looked at. He noted some of the vegetation hasn't been getting the irrigation that it is supposed to. He stated they had Prince fix the back flow so the water gets to plants and we don't lose them. There are still a few things that need to be addressed. The dog park for Phase 3 is going in this week or beginning of next week. Ms. Gentry stated they would look at anything that is needed to complete the turnover to the District in the next few weeks or months. She asked if it is assessment area two and three or just three. Ms. Burns stated phase 2 and 3 is assessment area two and assessment area three is the Chateau.

C. Field Manager's Report

Mr. Bailey stated the amenity opening sign has been removed since it has been in place and everyone knows it is accessible. The ponds have been cleaned of construction trash which is an ongoing them to keep up with. The mail kiosk near the amenity center was pressure washed to deal with iron and algae build up. A safety bar in the men's bathroom had come lose so that was reattached. The do not enter signs have been completed. He noted he has had no reports of that road being used since installing the signs. He is waiting for review of the pond bank sod installation and will be out there to check everything on that and see how it is going.

i. Consideration of Proposals for Swing Sets at Playground

- a) Metal Frame**
- b) Wood Frame**

Mr. Bailey stated the first set is steel and it is \$12,183.60. This would include a barrier and mulch with the swing set. The proposed location is next to the area where the shade currently is. They believe this would fit two swing bays with four swings. The second quote was from a company that uses treated wood. It is in three parts, and altogether comes out to \$13,155.53. This would give a wood barrier mulch and wood framed swing set which would have two swings in it. Ms. Burns stated esthetically and maintenance wise steel would be the way to go. A Board member asked how they would pay for this. Ms. Burns stated based on the cost, we do have the capital reserve transfer that was \$50,000. Board members recommended to not do anything right now.

ii. Consideration of Proposal for Solar Lights at Mail Kiosks

Mr. Bailey stated a resident requested to have solar lights installed at the mail kiosks. There is one at the amenity center and one in Astoria North near the playground. He noted the proposal he set forth is to set two solar lights inside that mail gazebo, one in each corner at Astoria North and the amenity center. The proposal is for \$1,035 for materials and installation and each location would have two sets of lights.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Proposal for Solar Lights at Mail Kiosks, was approved.

D. District Manager’s Report

i. Check Register

Ms. Burns presented the check register from September 1st through September 30th totaling \$57,577.01 to the Board and asked for approval.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Check Register totaling \$57,577.01, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns stated the financial statements through September were included in the package for review. There was no action necessary from the Board. She stated she would be happy to answer any questions anyone might have.

iii. Discussion Regarding Resident Request for Trash Can at Entrance and Dog Waste Stations

Ms. Burns stated there have been a couple of complaints about trash at the front entrance from kids getting on the bus in the morning and leaving their trash laying around so a resident is requesting a trash can at the entrance. She noted esthetically a trash can at the entrance wouldn't be the best bet and is something they can monitor. She stated the other request was for dog waste stations. She stated generally they recommend putting them near amenity facilities or open tracts and not throughout the community. If the Board is interested in putting them near amenity tracts or in certain areas, they could identify a few areas and bring them back. She noted the cost is usually about \$500 a piece and an ongoing cost to have them emptied. She stated they will see if this is something they want to pursue down the line.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Ms. Burns opened the meeting for questions from the audience.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Secretary/Assistant Secretary

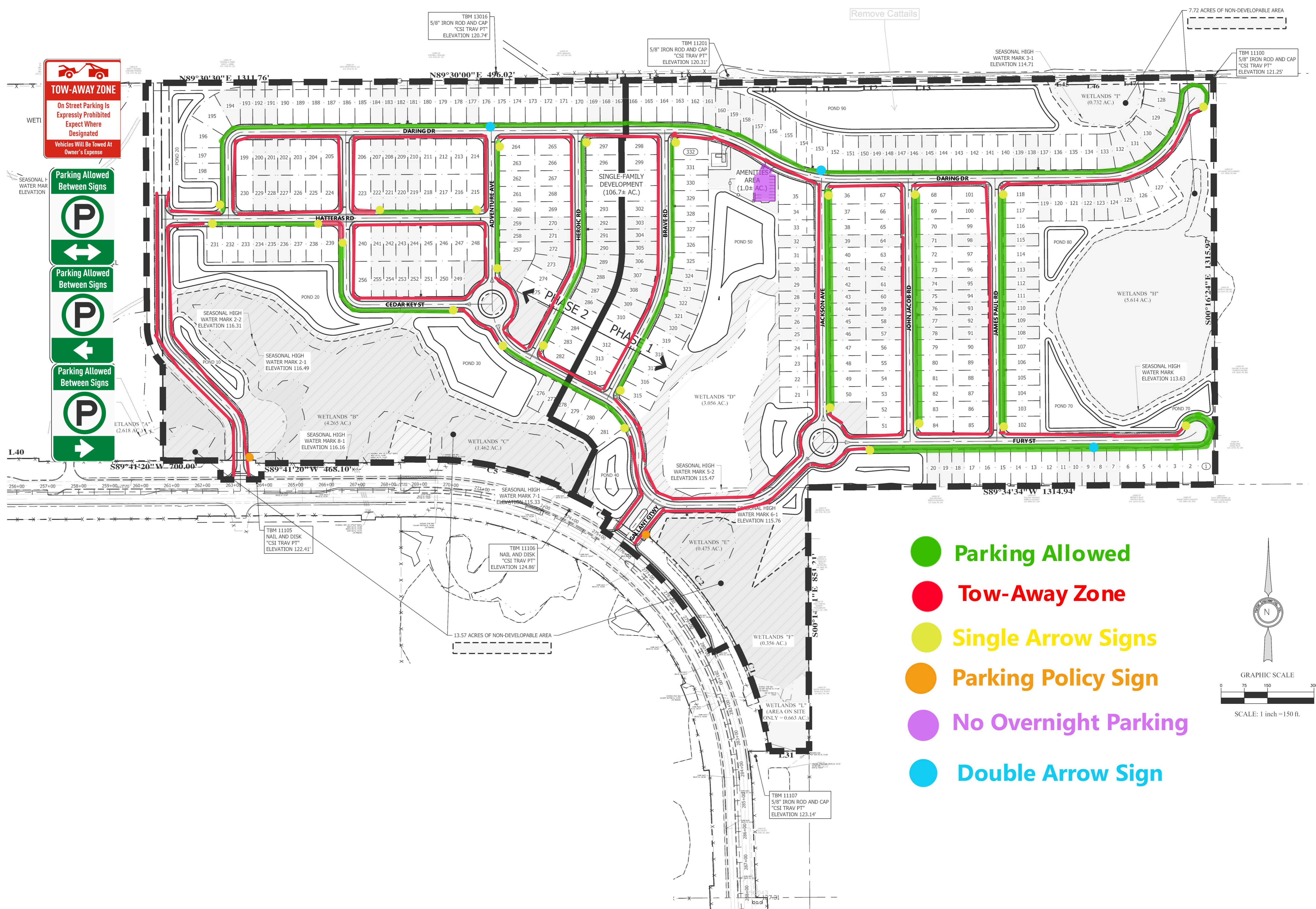
Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

ASTONIA NORTH CDD PARKING PLAN



TOW-AWAY ZONE
On Street Parking Is Expressly Prohibited Expect Where Designated
Vehicles Will Be Towed At Owner's Expense

Parking Allowed Between Signs

P

↔

Parking Allowed Between Signs

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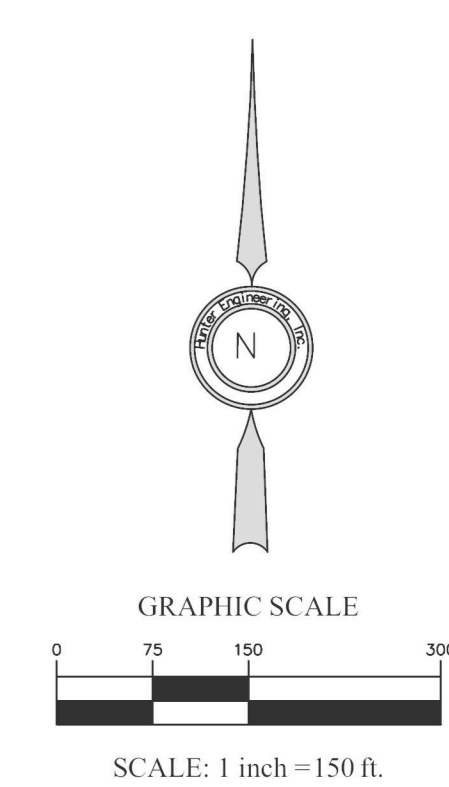
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Parking Allowed Between Signs

P

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- Parking Allowed
- Tow-Away Zone
- Single Arrow Signs
- Parking Policy Sign
- No Overnight Parking
- Double Arrow Sign



Astoria CDD Street Parking Plan

- Parking Allowed
- Tow-Away Zone
- Single Arrow Sign
- No Overnight Parking
- Parking Policy Rules
- Double Arrow Sign



TOW-AWAY ZONE

On Street Parking Is Expressly Prohibited Expect Where Designated

Vehicles Will Be Towed At Owner's Expense

Parking Allowed Between Signs

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Parking Allowed Between Signs

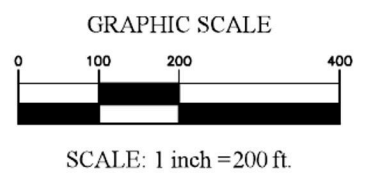
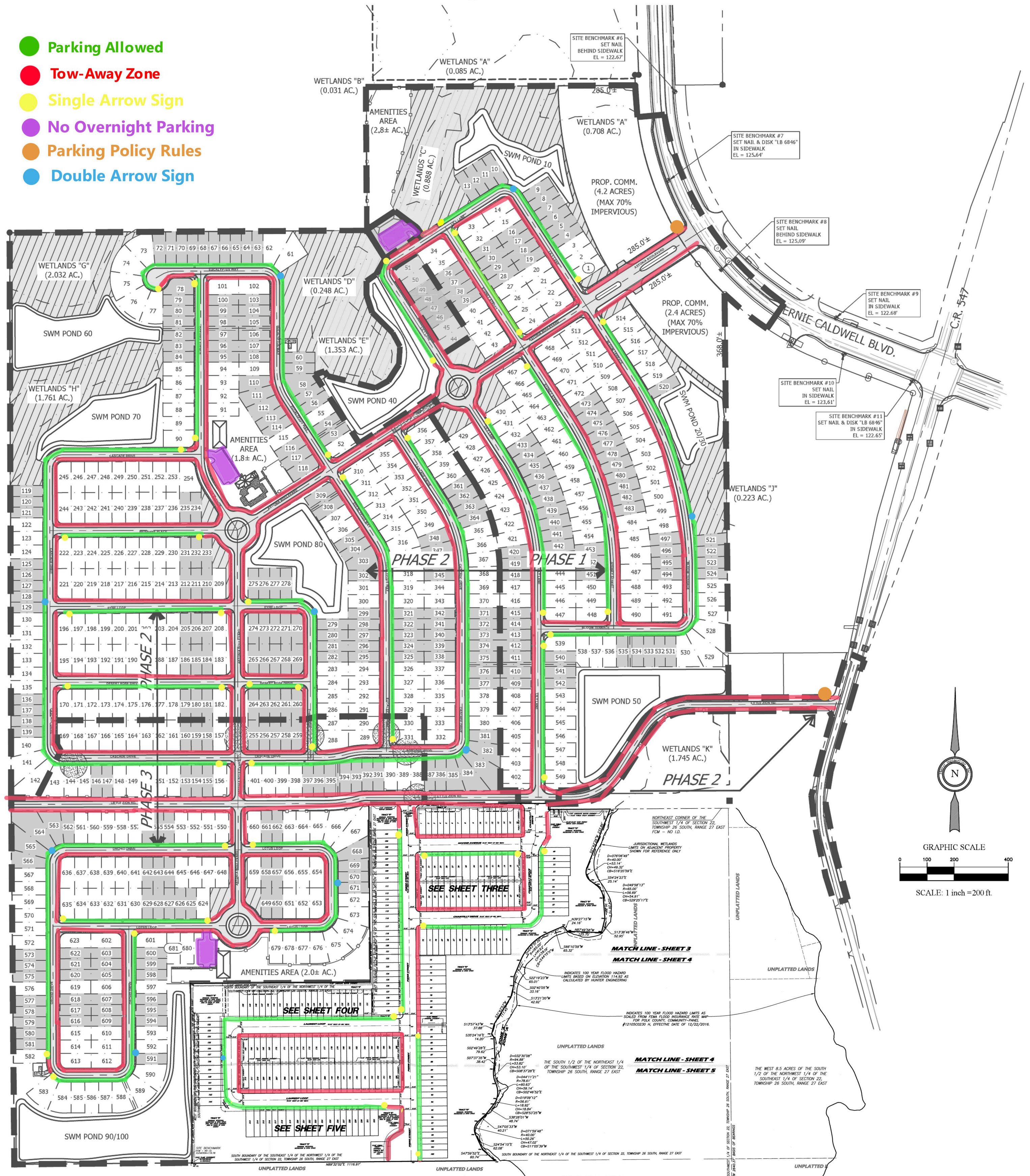
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Parking Allowed Between Signs

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SEE SHEET THREE

SEE SHEET FOUR

SEE SHEET FIVE

TEMPORARY CUL-DE-SAC & ACCESS ROAD DETAIL/SECTION

SECTION (a)



Governmental
Management Services - CF

Maintenance Services
Phone: 407-460-4424
Email:
Abailey@gmscfl.com

Bill To/District Astonia CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
Install Parking Signage - Install 96 parking policy related signs with concrete anchors.	

Qty	Description	Unit Price	Line Total
88	Labor	\$47.50	\$4,180.00
5	Mobilization	\$65.00	\$325.00
	Equipment		\$355.00
	Materials		\$10,996.61
		Total Due:	\$15,856.61

This Proposal is Valid for 30 days.

Client Signature: _____

SECTION 2

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND 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 in Polk County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, the Board of Supervisors of the District (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, policies, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, the District desires to adopt *Rules Relating to Overnight Parking and Parking Enforcement* (“Rules”), attached hereto as **Exhibit A** and incorporated herein, pursuant to the provisions of Sections 190.011(5) and 190.035 and Chapter 120, *Florida Statutes*; and

WHEREAS, the District has properly noticed for rule development and rulemaking regarding the Rules and a public hearing was held at a meeting of the Board on December 13, 2023; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Rules for immediate use and application.

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

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated herein.

SECTION 2. The District hereby adopts the Rules, attached hereto as **Exhibit A**.

SECTION 3. If any provision of this Resolution or the Rules is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

[Continue onto next page]

PASSED AND ADOPTED this 13th day of December 2023.

ATTEST:

**ASTONIA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Rules Relating to Overnight Parking and Parking Enforcement

ASTONIA COMMUNITY DEVELOPMENT DISTRICT
RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, *Florida Statutes*, and on December 13, 2023 at a duly noticed public meeting, the Board of Supervisors of the Astonia Community Development District (“District”) adopted the following policy to govern overnight parking and parking enforcement on certain District property (the “Policy”). This Policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Policy is intended to provide the District’s residents and paid users with a means to remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from areas that are not designated for parking.

SECTION 2. DEFINITIONS.

- A. *Commercial Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B. *Designated Parking Areas.* Areas which have been explicitly approved for parking by the District, including areas indicated by asphalt markings and areas designated on the map attached hereto as **Exhibit A** and indicated by signage.
- C. *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- D. *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- E. *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- F. *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- G. *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. **Any District Property not designated as a Designated Parking Area is a Tow-Away Zone.**
- H. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

SECTION 3. DESIGNATED PARKING AREAS. Parking is permitted only in Designated Parking Areas, as indicated by asphalt markings for parking spaces and as indicated on the map attached hereto as **Exhibit A** for certain on-street parking areas. On-street parking is expressly prohibited on District roadways except where indicated. **Any Vehicle parked on District Property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways and property entrances.**

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. All District Property which is not explicitly designated for parking shall hereby be established as “Tow-Away Zones” for all Vehicles, including Commercial Vehicles, Vessels, Recreational Vehicles as set forth in Section 5 herein (“**Tow-Away Zone**”).

SECTION 5. EXCEPTIONS.

- A. ON-STREET PARKING EXCEPTIONS.** Commercial Vehicles, Recreational Vehicles, and Vessels are not permitted to be parked on-street Overnight and shall be subject to towing at Owner’s expense.
- B. ABANDONED/BROKEN-DOWN VEHICLES.** Abandoned and/or broken-down Vehicles are not permitted to be parked on District Property at any time and are subject to towing at the Owner’s expense.
- C. PARKING DURING AMENITY HOURS.** Vehicles may park in the designated parking areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Otherwise, no Overnight parking is permitted at the amenity facilities.
- D. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by a Parking Pass issued by the District.
- E. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.S.P.S., U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District’s Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.

- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in a Tow-Away Zone.

- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES OR DESIGNATED PARKING AREAS. The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow-Away Zones or Designated Parking Areas as the District acquires additional common areas. Such designations of new Tow-Away Zones and Designated Parking Areas are subject to proper signage and notice prior to enforcement of these rules in such areas.

EXHIBIT A – *Designated Parking Areas (As Denoted by Highlighting & Map Keys)*

Effective date: **December 13, 2023**

EXHIBIT A
Designated Parking Areas

SECTION V



Marsha M. Faux, CFA, ASA
POLK COUNTY PROPERTY APPRAISER

Revised 12/2023
ADA Compliant

2024 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "Agreement," establishes the terms and conditions under which the Astonia CDD hereinafter referred to as "agency," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in FS 119.071.

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with FS 282.3185 and FS 501.171 and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as "confidential data," will be protected as follows:

- 1. The agency will not release confidential data that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The agency will not present the confidential data in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The agency shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The agency shall ensure any employee granted access to confidential data is subject to the terms and conditions of this Agreement.
5. The agency shall ensure any third party granted access to confidential data is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the agency by the third party before personal identifying information is released.
6. The agency agrees to comply with all regulations for the security of confidential personal information as defined in FS 501.171.
7. The agency, when defined as "local government" by FS 282.3185, is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on January 1, 2024, and shall run until December 31, 2024, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew. A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: [Handwritten Signature]
Print: Marsha M. Faux CFA, ASA
Title: Polk County Property Appraiser
Date: December 1, 2023

Agency: Astonia CDD
Signature:
Print:
Title:
Date:

Please email the signed agreement to pataxroll@polk-county.net.

SECTION VI

SECTION C



Astonia CDD

Field Management Report



December 13th , 2023

Allen Bailey

Field Manager

GMS

Completed

Solar Lights

✚ Solar lights have been installed at the Amenity and Astonia North mail kiosks.



Pond Trash Removal



✚ GMS staff cleaned Astonia ponds of debris and trash to mitigate build up from construction.

Complete

Irrigation

✚ The irrigation line for Phase 2 was repair.



Sod Installation



✚ The stormwater pond next to 877 Daring Dr has had its sod installed. It looks to be establishing.

In Progress

Phases 2 and 3 Landscape



✚ The landscape in phases 2 and 3 is being monitored after extended periods of no irrigation.



✚ The emergency repairs done by the Landscaper appears to be revitalizing some plants.

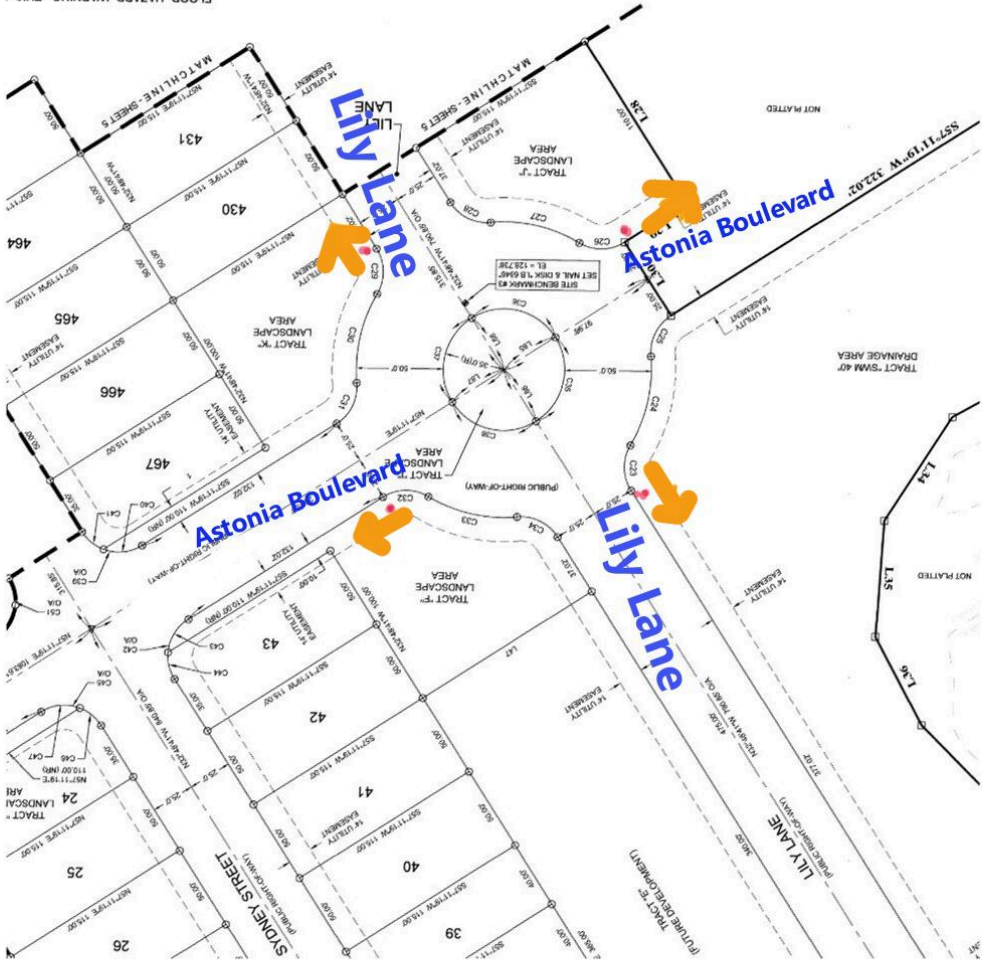
Conclusion

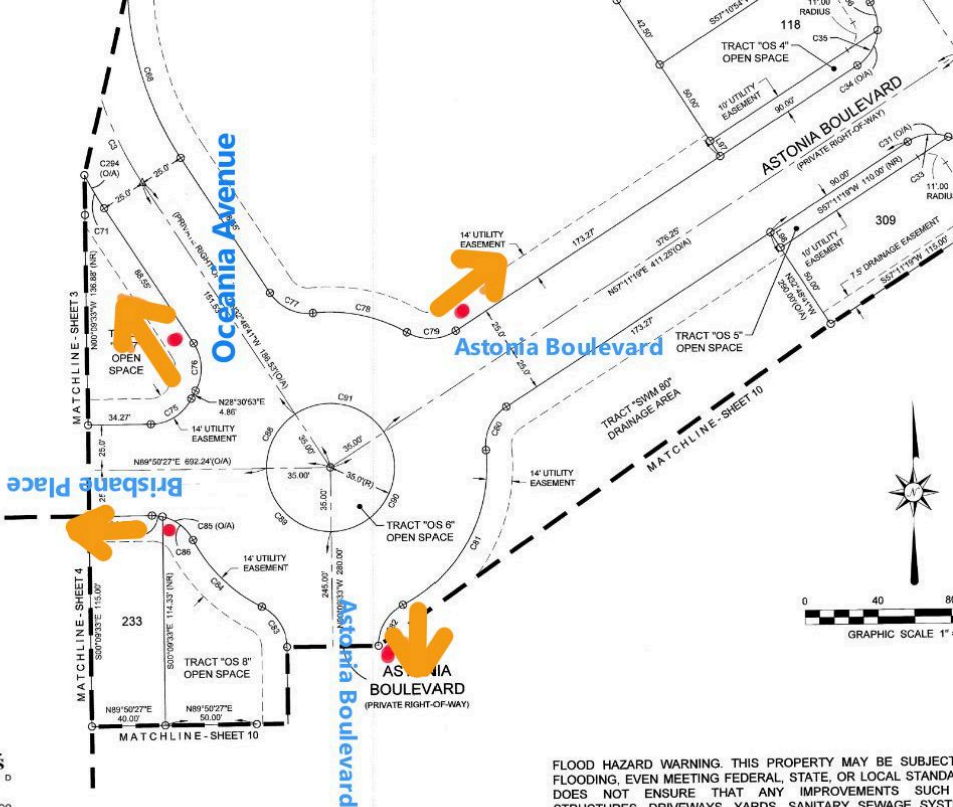
For any questions or comments regarding the above information, please contact me by phone at 407-460-4424, or by email at abailey@gmscfl.com. Thank you.

Respectfully,
Allen Bailey

SECTION 1

FLOOD HAZARD WARNING: THIS DOES NOT ENSURE THAT ALL STRUCTURES, DRIVEWAYS, YARD AND WATER SYSTEMS, WILL NOT BE DAMAGED DURING FLOODING EVENTS.

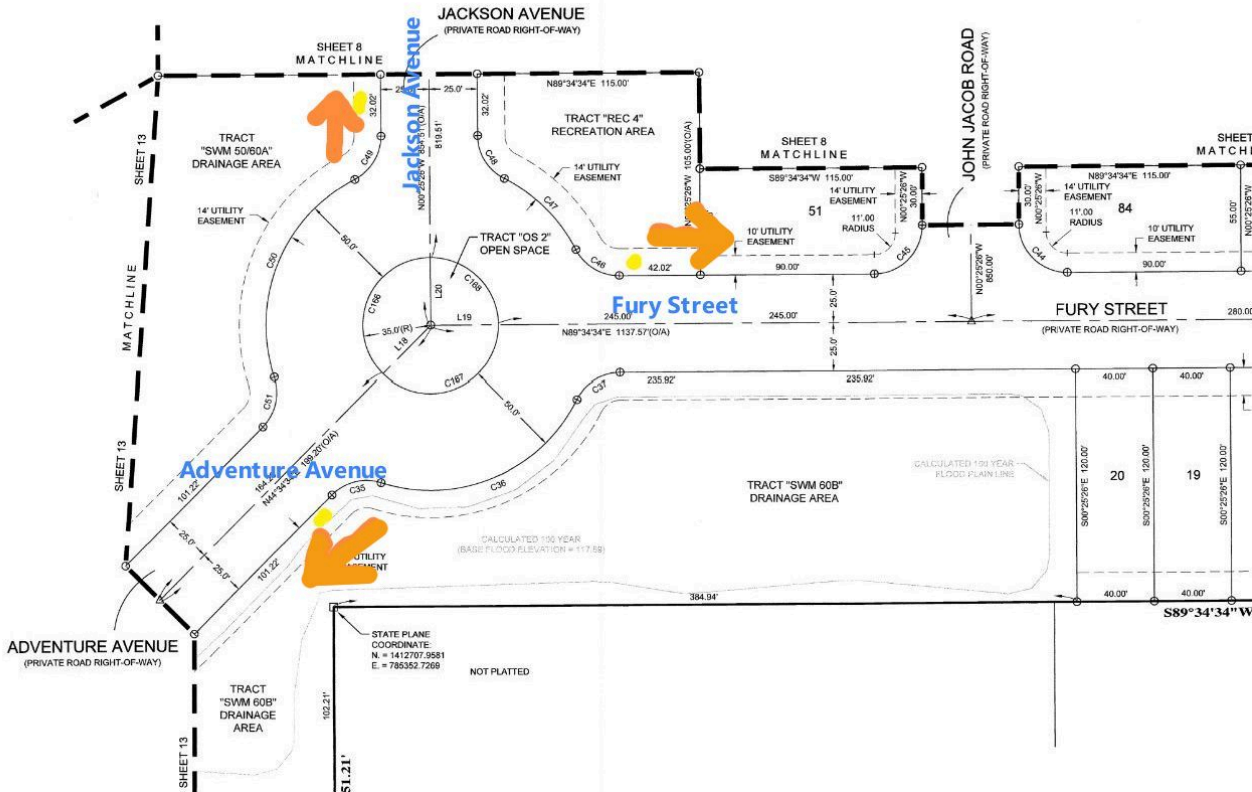




ING EDGE
SERVICES
 CORPORATION

CHANGE DRIVE
 O, FLORIDA 32809
 (407) 351-6730
 (7) 351-9691

FLOOD HAZARD WARNING. THIS PROPERTY MAY BE SUBJECT TO FLOODING, EVEN MEETING FEDERAL, STATE, OR LOCAL STANDARDS. THIS MAP DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS, WILL NOT BE FLOODED IN CERTAIN EVENTS.



SECTION (a)



Governmental
Management Services - CF

Maintenance Services
Phone: 407-460-4424
Email:
abailey@gmscfl.com

Bill To/District Astonia CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
Street name signs on roundabouts We have noted 18 street name signs that would need to be placed up. Along with 11 yield signs and 11 posts. To make each roundabout uniform having a name blade and yield sign.	

Qty	Description	Unit Price	Line Total
16	Labor	\$47.50	\$760.00
1	Mobilization	\$65.00	\$65.00
	Equipment		\$75.00
	Materials		\$3,726.46
		Total Due:	\$4,581.68

This Proposal is Valid for 30 days.

Client Signature: _____

SECTION 2



Governmental
Management Services - CF

Maintenance Services
Phone: 407-201-1514
Email:
Abailey@gmscfl.com

Bill To/District Astonia CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
Phase 3 Dog Park Install 2 dog waste stations and 2 dog park signs.	

Qty	Description	Unit Price	Line Total
6	Labor	\$47.50	\$285.00
1	Mobilization	\$65.00	\$65.00
	Equipment		\$30.00
	Materials		\$750.93
		Total Due:	\$1,130.93

This Proposal is Valid for 30 days.

Client Signature: _____

SECTION 3



PROPOSAL

DATE	December 5, 2023
CUSTOMER NAME	Astoria CDD
ADDRESS	Davenport
REQUESTED BY	Allen Bailey
LOCATION OF JOB	Community Area

Trash and Pet Stations collection, twice a week	\$ 50 per station/month
Doggie waste bags, as needed, 200 bags per box	\$ 10.00/box

Materials and equipment are included on the proposal

Please call us if you have any question and thank you for your business, we appreciate it very much.

Sincerely,

CSS Clean Star Services of Central Florida, INC

Tracy Chacon
(407) 456-9174
tchacon@starcss.com

Sandro Di Lollo
(407) 668-1338
sdilollo@starcss.com

SECTION D

SECTION 1

Astoria
Community Development District

Summary of Invoices

October 01,2023 through October 31, 2023

Fund	Date	Check No.'s	Amount
General Fund			
	10/20/23	232-236	\$ 14,704.92
	10/27/23	237-242	\$ 24,246.02
	10/31/23	243	\$ 2,252.47
Total			\$ 41,203.41

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/20/23	00004	10/02/23	89359	202310	310	51300	54000		SPECIAL DISTRICT FEE FY24	*	175.00		
DEPARTMENT OF ECONOMIC OPPORTUNITY												175.00	000232
10/20/23	00001	10/01/23	91	202310	310	51300	34000		MANAGEMENT FEES-OCT23	*	3,343.67		
		10/01/23	91	202310	310	51300	35100		WEBSITE MANAGEMENT-OCT23	*	100.00		
		10/01/23	91	202310	310	51300	35200		INFORMATION TECH-OCT23	*	150.00		
		10/01/23	91	202310	310	51300	31300		DISSEMINATION SVCS-OCT23	*	583.33		
		10/01/23	91	202310	330	57200	48300		AMENITY ACCESS MGMT-OCT23	*	562.50		
		10/01/23	91	202310	310	51300	51000		OFFICE SUPPLIES	*	3.75		
		10/01/23	91	202310	310	51300	42000		POSTAGE	*	113.62		
		10/01/23	92	202310	320	53800	34000		FIELD MANAGEMENT-OCT23	*	1,391.25		
		10/01/23	93	202310	310	51300	31700		ASSESSMENT ROLL-FY24	*	6,500.00		
GOVERNMENTAL MANAGEMENT SERVICES-												12,748.12	000233
10/20/23	00020	10/05/23	22140	202308	310	51300	31100		ENGINEERING SVCS-AUG23	*	1,000.00		
HUNTER ENGINEERING, INC.												1,000.00	000234
10/20/23	00011	10/13/23	7579	202309	310	51300	31500		ATTORNEY SVCS-SEP23	*	446.50		
KILINSKI / VAN WYK PLLC												446.50	000235
10/20/23	00009	9/30/23	00059084	202309	310	51300	48000		NOT BOS MEETING FY 23/24	*	335.30		
CA FLORIDA HOLDINGS, LLC												335.30	000236
10/27/23	00019	9/29/23	16618	202309	320	53800	47000		MONTHLY POND HERBICIDE	*	575.00		
		9/29/23	16618	202309	320	53800	47000		N. MONTHLY POND HERBICIDE	*	750.00		
AQUATIC WEED MANAGEMENT, INC												1,325.00	000237
10/27/23	00021	9/26/23	10744	202309	330	57200	48200		TRASH COLLECTION SVC-SEPT	*	773.50		
CSS CLEAN STAR SERVICES CENTRAL FL												773.50	000238

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/27/23	00023	5/24/23	105383	202305	330	53800	48100		ACCESS/CAMERA LABOR	*	6,391.44		
CURRENT DEMANDS ELECTRICAL &												6,391.44	000239
10/27/23	00001	8/31/23	90	202308	330	57200	49000		AMENITY REPAIR-AUG23	*	2,556.40		
GOVERNMENTAL MANAGEMENT SERVICES-												2,556.40	000240
10/27/23	00010	9/05/23	10023	202309	320	53800	47300		RPLCD HEADS / NOZZELS	*	286.33		
		10/01/23	10245	202310	320	53800	46200		LANDSCAPE MAINT-OCT23	*	8,749.59		
		10/01/23	10245	202310	320	53800	46200		AMENITY-OCT23	*	1,303.24		
		10/03/23	10384	202310	320	53800	47300		RPLCD BROKEN HEADS	*	274.42		
		10/05/23	10405	202310	320	53800	47300		REPAIR STUCK VALVE	*	86.10		
PRINCE & SONS INC.												10,699.68	000241
10/27/23	00025	10/01/23	20599	202310	320	53800	46500		POOL MAINTENANCE-OCT23	*	2,500.00		
RESORT POOL SERVICES												2,500.00	000242
10/31/23	00011	1/18/23	5482	202310	300	20700	10100		SER21 FR#1	*	682.47		
		7/16/23	6901	202310	300	20700	10100		SER23 FR#2	*	328.50		
		7/17/23	7082	202310	300	20700	10100		SER23 FR#2	*	693.50		
		9/20/23	7336	202310	300	20700	10100		SER21 NP FR#1	*	109.50		
		9/20/23	7337	202310	300	20700	10100		SER21 FR#4	*	438.50		
KILINSKI / VAN WYK PLLC												2,252.47	000243
TOTAL FOR BANK A											41,203.41		
TOTAL FOR REGISTER											41,203.41		

SECTION 2

Astonia
Community Development District

Unaudited Financial Reporting
October 31, 2023



Table of Contents

1	<hr/> <u>Balance Sheet</u>
2-3	<hr/> <u>General Fund</u>
4	<hr/> <u>Capital Reserve Fund</u>
5	<hr/> <u>Debt Service Fund - Series 2020</u>
6	<hr/> <u>Debt Service Fund - Series 2021 A2</u>
7	<hr/> <u>Debt Service Fund - Series 2021 North Parcel</u>
8	<hr/> <u>Debt Service Fund - Series 2023</u>
9	<hr/> <u>Capital Projects Fund - Series 2020</u>
10	<hr/> <u>Capital Projects Fund - Series 2021 A2</u>
11	<hr/> <u>Capital Projects Fund - Series 2021 North Parcel</u>
12	<hr/> <u>Capital Projects Fund - Series 2023</u>
13-14	<hr/> <u>Month to Month</u>
15	<hr/> <u>Long Term Debt Schedule</u>

Astoria
Community Development District
Combined Balance Sheet
October 31, 2023

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Operating Account	\$ 319,504	\$ 29,295	\$ -	\$ -	\$ 348,799
Assessment Receivable	\$ 1,631	\$ -	\$ 2,903	\$ -	\$ 4,534
Investments:					
<u>Series 2020</u>					
Reserve	\$ -	\$ -	\$ 217,378	\$ -	\$ 217,378
Revenue	\$ -	\$ -	\$ 76,474	\$ -	\$ 76,474
Prepayment	\$ -	\$ -	\$ 208	\$ -	\$ 208
Construction	\$ -	\$ -	\$ -	\$ 6,202	\$ 6,202
<u>Series 2021 A2</u>					
Reserve	\$ -	\$ -	\$ 558,040	\$ -	\$ 558,040
Revenue	\$ -	\$ -	\$ 210,074	\$ -	\$ 210,074
<u>Series 2021 North Parcel</u>					
Reserve	\$ -	\$ -	\$ 197,686	\$ -	\$ 197,686
Revenue	\$ -	\$ -	\$ 150,374	\$ -	\$ 150,374
<u>Series 2023</u>					
Reserve	\$ -	\$ -	\$ 139,194	\$ -	\$ 139,194
Revenue	\$ -	\$ -	\$ 2,352	\$ -	\$ 2,352
Cost of Issuance	\$ -	\$ -	\$ -	\$ 108	\$ 108
Total Assets	\$ 321,135	\$ 29,295	\$ 1,554,683	\$ 6,310	\$ 1,911,423
Liabilities:					
Accounts Payable	\$ 23,816	\$ -	\$ -	\$ -	\$ 23,816
Retainage Payable	\$ -	\$ -	\$ -	\$ 61,938	\$ 61,938
Total Liabilities	\$ 23,816	\$ -	\$ -	\$ 61,938	\$ 85,754
Fund Balances:					
Restricted for:					
Debt Service	\$ -	\$ -	\$ 1,554,683	\$ -	\$ 1,554,683
Capital Projects	\$ -	\$ -	\$ -	\$ (55,628)	\$ (55,628)
Assigned for:					
Capital Reserves	\$ -	\$ 29,295	\$ -	\$ -	\$ 29,295
Unassigned	\$ 297,319	\$ -	\$ -	\$ -	\$ 297,319
Total Fund Balances	\$ 297,319	\$ 29,295	\$ 1,554,683	\$ (55,628)	\$ 1,825,669
Total Liabilities & Fund Balance	\$ 321,135	\$ 29,295	\$ 1,554,683	\$ 6,310	\$ 1,911,423

Astonia

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Revenues				
Assesments - Tax Roll	\$ 771,546	\$ -	\$ -	\$ -
Assesments - Direct	\$ 21,464	\$ 10,732	\$ 10,732	\$ -
Miscellaneous Income	\$ -	\$ -	\$ 500	\$ 500
Total Revenues	\$ 793,010	\$ 10,732	\$ 11,232	\$ 500

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 1,000	\$ -	\$ 1,000
Engineering	\$ 15,000	\$ 1,250	\$ -	\$ 1,250
Attorney	\$ 25,000	\$ 2,083	\$ 2,023	\$ 61
Annual Audit	\$ 6,600	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
Arbitrage	\$ 2,250	\$ 900	\$ 900	\$ -
Dissemination	\$ 9,500	\$ 792	\$ 833	\$ (42)
Trustee Fees	\$ 19,126	\$ 4,041	\$ 4,041	\$ -
Management Fees	\$ 40,124	\$ 3,344	\$ 3,344	\$ (0)
Information Technology	\$ 1,800	\$ 150	\$ 150	\$ -
Website Administration	\$ 1,200	\$ 100	\$ 100	\$ -
Telephone	\$ 100	\$ 8	\$ -	\$ 8
Postage & Delivery	\$ 900	\$ 75	\$ 114	\$ (39)
Insurance	\$ 6,695	\$ 6,695	\$ 5,758	\$ 937
Printing & Binding	\$ 200	\$ 17	\$ -	\$ 17
Legal Advertising	\$ 6,250	\$ 521	\$ 450	\$ 71
Contingency	\$ 2,200	\$ 183	\$ 39	\$ 144
Office Supplies	\$ 250	\$ 21	\$ 4	\$ 17
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 155,870	\$ 27,854	\$ 24,430	\$ 3,424

Astonia
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
<u>Operations & Maintenance</u>				
<u>Field Expenditures</u>				
Property Insurance	\$ 20,000	\$ 20,000	\$ 15,979	\$ 4,021
Field Management	\$ 16,695	\$ 1,391	\$ 1,391	\$ -
Landscape Maintenance	\$ 245,000	\$ 20,417	\$ 10,053	\$ 10,364
Landscape Replacement	\$ 35,000	\$ 2,917	\$ -	\$ 2,917
Lake Maintenance	\$ 25,000	\$ 2,083	\$ 1,325	\$ 758
Streetlights	\$ 25,500	\$ 2,125	\$ 2,905	\$ (780)
Electric	\$ 8,000	\$ 667	\$ 1,440	\$ (774)
Water & Sewer	\$ 20,000	\$ 1,667	\$ 386	\$ 1,281
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 208	\$ -	\$ 208
Irrigation Repairs	\$ 15,000	\$ 1,250	\$ 361	\$ 889
General Repairs & Maintenance	\$ 17,000	\$ 1,417	\$ -	\$ 1,417
Contingency	\$ 10,000	\$ 833	\$ -	\$ 833
Subtotal Field Expenditures	\$ 439,695	\$ 54,975	\$ 33,840	\$ 21,135
<u>Amenity Expenses</u>				
Amenity - Electric	\$ 15,000	\$ 1,250	\$ -	\$ 1,250
Amenity - Water	\$ 10,000	\$ 833	\$ -	\$ 833
Internet	\$ 3,000	\$ 250	\$ 73	\$ 177
Pest Control	\$ 720	\$ 60	\$ 125	\$ (65)
Janitorial Service	\$ 15,000	\$ 1,250	\$ 1,325	\$ (75)
Security Services	\$ 34,000	\$ 2,833	\$ 3,957	\$ (1,124)
Pool Maintenance	\$ 36,000	\$ 3,000	\$ 2,500	\$ 500
Amenity Repairs & Maintenance	\$ 15,000	\$ 1,250	\$ -	\$ 1,250
Amenity Access Management	\$ 6,750	\$ 563	\$ 563	\$ -
Contingency	\$ 10,000	\$ 833	\$ -	\$ 833
Subtotal Amenity Expenditures	\$ 145,470	\$ 12,123	\$ 8,542	\$ 3,580
Total Expenditures	\$ 741,035	\$ 94,951	\$ 66,812	\$ 28,139
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out) - Capital Reserves	\$ 51,975	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 51,975	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 51,975		\$ (55,580)	
Net Change in Fund Balance	\$ -		\$ (55,580)	
Fund Balance - Beginning	\$ -		\$ 352,899	
Fund Balance - Ending	\$ -		\$ 297,319	

Astonia
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Expenditures:				
Contingency	\$ -	\$ -	\$ 100	\$ (100)
Total Expenditures	\$ -	\$ -	\$ 100	\$ (100)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (100)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 51,975	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 51,975	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 51,975		\$ (100)	
Fund Balance - Beginning	\$ 29,395		\$ 29,395	
Fund Balance - Ending	\$ 81,370		\$ 29,295	

Astoria
Community Development District
Debt Service Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Revenues				
Assessments - Tax Roll	\$ 220,403	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 1,158	\$ 1,158
Total Revenues	\$ 220,403	\$ -	\$ 1,158	\$ 1,158
Expenditures:				
Interest Payment - 11/01	\$ 70,319	\$ -	\$ -	\$ -
Principal - 05/01	\$ 75,000	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 70,319	\$ -	\$ -	\$ -
Total Expenditures	\$ 215,638	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,765	\$ -	\$ 1,158	\$ 1,158
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (857)	\$ (857)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (857)	\$ (857)
Net Change in Fund Balance	\$ 4,765		\$ 301	
Fund Balance - Beginning	\$ 78,762		\$ 294,299	
Fund Balance - Ending	\$ 83,527		\$ 294,600	

Astonia
Community Development District
Debt Service Fund - Series 2021 A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Revenues:				
Assessments - Direct	\$ 558,500	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 3,014	\$ 3,014
Total Revenues	\$ 558,500	\$ -	\$ 3,014	\$ 3,014
Expenditures:				
Interest Payment - 11/1	\$ 174,098	\$ -	\$ -	\$ -
Principal Payment - 05/01	\$ 210,000	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 174,098	\$ -	\$ -	\$ -
Total Expenditures	\$ 558,195	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 305		\$ 3,014	
Fund Balance - Beginning	\$ 204,197		\$ 766,484	
Fund Balance - Ending	\$ 204,502		\$ 769,497	

Astonia
Community Development District
Debt Service Fund - Series 2021 North Parcel
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Revenues:				
Assessments	\$ 395,460	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 1,366	\$ 1,366
Total Revenues	\$ 395,460	\$ -	\$ 1,366	\$ 1,366
Expenditures:				
Interest Payment - 11/1	\$ 120,155	\$ -	\$ -	\$ -
Principal - 05/01	\$ 155,000	\$ -	\$ -	\$ -
Interest Payment - 05/1	\$ 120,155	\$ -	\$ -	\$ -
Total Expenditures	\$ 395,310	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 150		\$ 1,366	
Fund Balance - Beginning	\$ 149,761		\$ 347,674	
Fund Balance - Ending	\$ 149,911		\$ 349,040	

Astonia
Community Development District
Debt Service Fund - Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 555	\$ 555
Total Revenues	\$ -	\$ -	\$ 555	\$ 555
Expenditures:				
Interest Payment - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 05/01	\$ -	\$ -	\$ -	\$ -
Interest Payment - 05/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 555	
Fund Balance - Beginning	\$ -		\$ 140,991	
Fund Balance - Ending	\$ -		\$ 141,546	

Astonia
Community Development District
Capital Projects Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 18	\$ 18
Total Revenues	\$ -	\$ -	\$ 18	\$ 18
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 18	\$ 18
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 857	\$ 857
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 857	\$ 857
Net Change in Fund Balance	\$ -		\$ 875	
Fund Balance - Beginning	\$ -		\$ 5,327	
Fund Balance - Ending	\$ -		\$ 6,202	

Astonia
Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ (61,937)	
Fund Balance - Ending	\$ -		\$ (61,937)	

Astonia
Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 256	\$ 256
Total Revenues	\$ -	\$ -	\$ 256	\$ 256
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 256	\$ (256)
Total Expenditures	\$ -	\$ -	\$ 256	\$ (256)
Net Change in Fund Balance	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ -	

Astonia
Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 0	
Net Change in Fund Balance	\$ -		\$ 0	
Fund Balance - Beginning	\$ -		\$ 107	
Fund Balance - Ending	\$ -		\$ 108	

Astoria
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessment - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment - Direct	\$ 10,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,732
Miscellaneous Income	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	500
Total Revenues	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,232
Expenditures:													
Administrative													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 2,023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,023
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,500
Arbitrage	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	900
Dissemination	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	833
Trustee Fees	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,041
Management Fees	\$ 3,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,344
Information Technology	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	150
Website Maintenance	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	114
Insurance	\$ 5,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,758
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	450
Contingency	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	39
Office Supplies	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative:	\$ 24,430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24,430

Astoria
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<i>Operations & Maintenance</i>													
<i>Field Services</i>													
Property Insurance	\$ 15,979	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,979
Field Management	\$ 1,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,391
Landscape Maintenance	\$ 10,053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,053
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 1,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,325
Streetlights	\$ 2,905	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,905
Electric	\$ 1,440	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,440
Water & Sewer	\$ 386	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 386
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 361	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 361
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Field Expenses	\$ 33,840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,840
<i>Amenity Expenses</i>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ 73	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73
Pest Control	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125
Janitorial Service	\$ 1,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,325
Security Services	\$ 3,957	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,957
Pool Maintenance	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ 563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 563
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenses	\$ 8,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,542
Total Maintenance	\$ 42,382	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,382
Total Expenditures	\$ 66,812	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,812
<i>Other Financing Sources/(Uses)</i>													
Transfer In/Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (66,312)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (55,800)

Astonia
Community Development District
Long Term Debt Report

SERIES 2020, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	2.750%, 3.375%, 4.000%	
MATURITY DATE:	5/1/2051	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$217,378	
RESERVE FUND BALANCE	\$217,378	
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)
SPECIAL CALL - 11/01/22		(\$5,000)
PRINCIPAL PAYMENT - 05/01/23		(\$75,000)
CURRENT BONDS OUTSTANDING		\$3,630,000

SERIES 2021, AREA 2 SPECIAL ASSESSMENT BONDS		
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
PRINCIPAL PAYMENT - 05/01/23		(\$205,000)
CURRENT BONDS OUTSTANDING		\$10,065,000

SERIES 2021, NORTH PARCEL SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	2.50%, 3.20%, 3.75%, 4.00%	
MATURITY DATE:	5/1/2052	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$197,686	
RESERVE FUND BALANCE	\$197,686	
BONDS OUTSTANDING - 7/20/21		\$7,155,000
PRINCIPAL PAYMENT - 05/01/22		(\$145,000)
PRINCIPAL PAYMENT - 05/01/23		(\$150,000)
CURRENT BONDS OUTSTANDING		\$7,155,000