

Astoria
Community Development District

Meeting Agenda

May 8, 2024

AGENDA

Astonia

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

May 1, 2024

**Board of Supervisors
Astonia
Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of the **Astonia Community Development District** will be held **Wednesday, May 8, 2024, 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 March 5, 2024 Board of Supervisors Meeting
4. Consideration of Resolution 2024-06 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: July 10, 2024), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2024/2025 Budget and the Imposition of Operations and Maintenance Assessments
5. Consideration of Resolution 2024-07 Designating a Date, Time, and Location for a Landowners' Meeting and Election (November 13, 2024)
6. Consideration of Conveyance Documents for Chateau at Astonia Common Areas
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal for Bench Installation throughout the Community
 - D. District Manager's Report
 - i. Check Register
 - a) February 24, 2024 through March 20, 2024
 - b) March 30, 2024 through April 30, 2024
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters—656
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

¹ Comments will be limited to three (3) minutes

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, **March 5, 2024**, at 10:15 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Brent Elliott	Chairman
Halsey Carson	Vice Chairperson
Karen Ritchie	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Lauren Gentry	District Counsel, Kilinski Van Wyk
Bryan Hunter <i>by Zoom</i>	District Engineer, Hunter Engineering
Allen Bailey	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 noted there are no members of the public present in person or via Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the December 13,
2023 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the December 13, 2023 Board of Supervisors Meeting. She 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 December 13, 2023 Board of Supervisors Meeting, were approved.
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FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2024-05
Ratifying Series 2024 Bonds**

Ms. Burns stated the District closed on the assessment four area bonds on January 30th and this resolution ratifies, confirms, and approves all of the actions taken by staff and officers in coordination with the closing of the bonds.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2024-05 Ratifying Series 2024 Bonds, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Third Amended and
Restated Disclosure of Public Financing**

Ms. Burns stated this has already been recorded in the public record so just a motion to ratify. This is to put potential property owners in assessment area four on notice regarding the recent bond issuance.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Third Amended and Restated Disclosure of Public Financing, was ratified.

SIXTH ORDER OF BUSINESS

**Ratification of Special Warranty Deeds for
Phase 1, Phase 2, and Phase 3**

Ms. Gentry stated these convey the property to the CDD for the Phase, 1, Phase 2, and Phase 3 properties.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Special Warranty Deeds for Phase 1, Phase 2, and Phase 3, were ratified.

SEVENTH ORDER OF BUSINESS

**Ratification of Pine Tree Trail Assignment
Documents**

Ms. Gentry noted this assigns the private construction contract for Pine Tree Trail with Con-Sur to the District so that the District is the owner for the purposes of that contract.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Pine Tree Trail Assignment Documents, were ratified.

EIGHTH ORDER OF BUSINESS

Consideration of 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser

Ms. Burns noted this is the annual renewal of their agreement that the District needs in order to collect assessments on roll.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

Ms. Burns stated the parking policy was approved by the Board at a previous meeting and right now the Chateau portion is still under construction so the towing vendor is not towing in that phase. They started towing as of yesterday when that policy went into effect. The Chateau’s portion had one side of street parking to be consistent with other areas. The townhome phase has parallel parking spots in front and some overflow lots that were designed as additional parking areas. Outside of those areas, just the spots that are utilized and you cannot park anywhere else. Mr. Bailey noted there is a lot in the back and at the bottom near the mailboxes is a lot and parallel parking on the right side. Ms. Burns noted for now the towing vendor is not towing from that area and they will reevaluate if signage is needed. She noted since there is no street parking spots a policy may not be needed for that area. Ms. Gentry recommended a motion to approve how it is being treated now and at the next meeting do an amended resolution with a map attached.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Direction not to Perform any Towing right now in the Chateau Portion, was approved.

A. Attorney

Ms. Gentry had nothing specific to report. She noted with the Pine Tree Trail assignment documents, a note for the record that those do include a Demand Note Agreement in lieu of the normal payment performance bonds. Florida Statute allows this alternative form of security when

it is approved by a government entity. It also includes a temporary construction and access easement agreement.

B. Engineer

Mr. Hunter had nothing to report.

C. Field Manager's Report

Mr. Bailey presented the field manager's report that included signage straightening, debris removal, repair patch on James Paul Road, landscape installation at Astonia North entrance, security camera installation at amenity center, and dog park rule signage and waste station installed in Phase 3.

i. Consideration of Addendum to Add Chateau at Astonia Area to Pond Maintenance Contract

Mr. Bailey presented the proposal from Aquatic Weed Management for monthly pond maintenance on four ponds for \$300 per month which will add \$3,600 per year to the current contract.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Addendum to Add Chateau at Astonia Area to Pond Maintenance Contract, was approved.

ii. Consideration of Addendum to Add Chateau at Astonia Area to Landscape Maintenance Contract

Mr. Bailey presented the proposal from Prince to take over landscaping at the Chateau for \$23,520 per year. This will encompass the areas marked in green on the map on page 130 of the agenda package.

On MOTION by Mr. Elliott, seconded by Ms. Ritchie, with all in favor, the Addendum to Add Chateau at Astonia Area to Landscape Maintenance Contract, was approved.

D. District Manager's Report

i. Check Register

Ms. Burns presented the check register and offered to answer any questions from the Board. Hearing none, she asked for a motion to approve.

On MOTION by Mr. Elliott, seconded by Mr. Carson, 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 from the Board.

iii. Discussion Regarding April 10, 2024 Meeting Room Availability

Ms. Burns noted this room will not be available for the April 10 meeting. She stated they do need to hold that meeting to work on the preliminary budget for the upcoming year. They can keep the same date but change the location. Monday the 8th is available at the same time or Wednesday the 17th in the morning at 9:00. A Board member recommended Monday the 8th at 1:00.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

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

- Eddie Sportas (1083 Cascade Dr.) – Thanked everyone for their hard work. He asked about adding a fountain and benches around the retention ponds. Ms. Burns noted fountains are for esthetics and require a ton of maintenance. There is a contingency budget for resident requests such as benches so they could get a quote per bench and look at doing a few this year then add more in future years.

TWELFTH 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

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2024/2025; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Astonia Community Development District (“**District**”) prior to June 15, 2024, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” 219 East Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2024, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Wednesday, July 10, 2024
HOUR: 1:00 PM
LOCATION: Holiday Inn—Winter Haven
200 Cypress Gardens Blvd.
Winter Haven, Florida 33880

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to Polk County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. 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.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 8TH DAY OF MAY 2024.

ATTEST:

**ASTONIA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Astonia
Community Development District

Proposed Budget
FY 2025



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Astonia
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Tax Roll	\$ 771,546	\$ 753,954	\$ 17,593	\$ 771,546	\$ 939,183
Assessments - Direct	\$ 21,464	\$ 16,098	\$ 5,366	\$ 21,464	\$ 99,694
Miscellaneous Income	\$ -	\$ 500	\$ -	\$ 500	\$ -
Total Revenues	\$ 793,010	\$ 770,552	\$ 22,958	\$ 793,510	\$ 1,038,877
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ -	\$ -	\$ -	\$ 12,000
Engineering	\$ 15,000	\$ 2,500	\$ 8,000	\$ 12,000	\$ 15,000
Attorney	\$ 25,000	\$ 10,112	\$ 12,134	\$ 22,246	\$ 30,000
Annual Audit	\$ 6,600	\$ -	\$ 6,600	\$ 6,600	\$ 6,700
Assessment Administration	\$ 6,500	\$ 6,500	\$ -	\$ 6,500	\$ 6,825
Arbitrage	\$ 2,250	\$ 900	\$ 1,350	\$ 2,250	\$ 2,250
Dissemination	\$ 9,500	\$ 5,417	\$ 6,250	\$ 11,667	\$ 13,125
Trustee Fees	\$ 19,126	\$ 4,041	\$ 16,163	\$ 20,203	\$ 20,205
Management Fees	\$ 40,124	\$ 20,062	\$ 20,062	\$ 40,124	\$ 45,000
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,260
Telephone	\$ 100	\$ -	\$ 75	\$ 75	\$ 100
Postage & Delivery	\$ 900	\$ 1,879	\$ 1,129	\$ 3,008	\$ 1,200
Insurance	\$ 6,695	\$ 5,758	\$ -	\$ 5,758	\$ 7,699
Copies	\$ 200	\$ 0	\$ 45	\$ 45	\$ 200
Legal Advertising	\$ 6,250	\$ 1,456	\$ 5,857	\$ 7,313	\$ 2,500
Contingency	\$ 2,200	\$ 417	\$ 501	\$ 918	\$ 2,200
Office Supplies	\$ 250	\$ 17	\$ 90	\$ 107	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 155,870	\$ 60,734	\$ 79,756	\$ 141,990	\$ 168,579
<i>Operations & Maintenance</i>					
Field Services					
Property Insurance	\$ 20,000	\$ 15,979	\$ -	\$ 15,979	\$ 27,500
Field Management	\$ 16,695	\$ 8,348	\$ 8,348	\$ 16,695	\$ 17,530
Landscape Maintenance	\$ 245,000	\$ 90,167	\$ 96,137	\$ 186,304	\$ 255,000
Landscape Replacement	\$ 35,000	\$ 945	\$ 2,191	\$ 3,136	\$ 35,000
Lake Maintenance	\$ 25,000	\$ 8,250	\$ 7,950	\$ 16,200	\$ 30,000
Streetlights	\$ 25,500	\$ 16,164	\$ 19,397	\$ 35,562	\$ 45,000
Electric	\$ 8,000	\$ 6,498	\$ 7,798	\$ 14,297	\$ 17,871
Water & Sewer	\$ 20,000	\$ 44,085	\$ 52,902	\$ 96,986	\$ 111,534
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 15,000	\$ 2,999	\$ 3,598	\$ 6,597	\$ 15,000
General Repairs & Maintenance	\$ 17,000	\$ 4,199	\$ 3,522	\$ 7,721	\$ 17,000
Contingency	\$ 10,000	\$ 14,953	\$ 550	\$ 15,503	\$ 10,000
Subtotal Field Expenses	\$ 439,695	\$ 212,586	\$ 203,643	\$ 416,229	\$ 583,935

Astonia

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Amenity Expenses					
Amenity - Electric	\$ 15,000	\$ 1,757	\$ 5,700	\$ 7,457	\$ 17,250
Amenity - Water	\$ 10,000	\$ 7,942	\$ 25,200	\$ 33,142	\$ 38,113
Internet	\$ 3,000	\$ 440	\$ 480	\$ 920	\$ 3,000
Pest Control	\$ 720	\$ 3,714	\$ 750	\$ 4,464	\$ 1,500
Janitorial Service	\$ 15,000	\$ 7,545	\$ 8,100	\$ 15,645	\$ 16,500
Security Services	\$ 34,000	\$ 4,602	\$ 3,871	\$ 8,473	\$ 34,000
Pool Maintenance	\$ 36,000	\$ 15,000	\$ 15,000	\$ 30,000	\$ 36,000
Amenity Repairs & Maintenance	\$ 15,000	\$ 2,821	\$ 4,679	\$ 7,500	\$ 15,000
Amenity Management	\$ 6,750	\$ 3,375	\$ 3,375	\$ 6,750	\$ 15,000
Contingency	\$ 10,000	\$ -	\$ 2,856	\$ 2,856	\$ 10,000
Subtotal Amenity Expenses	\$ 145,470	\$ 47,196	\$ 70,011	\$ 117,207	\$ 186,363
Total Operations & Maintenance	\$ 585,165	\$ 259,781	\$ 273,654	\$ 533,436	\$ 770,298
<i>Other Financing Sources & Uses</i>					
Capital Reserves	\$ 51,975	\$ -	\$ 51,975	\$ 51,975	\$ 100,000
Total Other Expenses	\$ 51,975	\$ -	\$ 51,975	\$ 51,975	\$ 100,000
Total Expenditures	\$ 793,010	\$ 320,515	\$ 405,385	\$ 727,401	\$ 1,038,877
Excess Revenues/(Expenditures)	\$ -	\$ 450,036	\$ (382,427)	\$ 66,110	\$ -

Net Assessments	\$ 1,038,877
Add: Discounts & Collections 7%	\$78,195
Gross Assessments	<u>\$1,117,072</u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	1013.00	1013	1.00	\$801,509.94	\$791.22	\$850.78
Platted - Chateau at Astonia	174.00	232	0.75	\$137,672.98	\$593.42	\$638.08
Unplatted Direct - Pine Tree Trail	126.00	168	0.75	\$99,694.23	\$593.42	\$638.08
Total ERU's	1313.00	1413		\$1,038,877.15		

	FY2025	FY2024	Increase/ (Decrease)
\$	791.22	650.00	\$ 141.23
\$	593.42	487.50	\$ 105.92
\$	593.42	127.76	\$ 465.66

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.

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, Series 2021 (Area 2 and North Parcel) and anticipated 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 2020, Series 2021 bond series and anticipated bonds.

Astoria
Community Development District
GENERAL FUND BUDGET

Trustee Fees

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

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.

Astonia
Community Development District
GENERAL FUND BUDGET

Amenity Management

Provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

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 FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Carry Forward Surplus	\$ 29,395	\$ -	\$ -	\$ -	\$ 51,365
Total Revenues	\$ 29,395	\$ -	\$ -	\$ -	\$ 51,365
Expenditures					
Contingency	\$ -	\$ 610	\$ -	\$ 610	\$ 1,000
Total Expenditures	\$ -	\$ 610	\$ -	\$ 610	\$ 1,000
<i>Other Financing Sources & Uses</i>					
Transfer In/(Out)	\$ 51,975	\$ -	\$ 51,975	\$ 51,975	\$ 100,000
Total Other Sources/(Uses)	\$ 51,975	\$ -	\$ 51,975	\$ 51,975	\$ 100,000
Excess Revenues/(Expenditures)	\$ 81,370	\$ (610)	\$ 51,975	\$ 51,365	\$ 150,365

Astoria

Community Development District

Proposed Budget Debt Service Fund Series 2020

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - On Roll	\$ 220,403	\$ 212,914	\$ 7,489	\$ 220,403	\$ 220,403
Interest Income	\$ -	\$ 5,240	\$ 6,288	\$ 11,529	\$ -
Carry Forward Surplus	\$ 78,762	\$ 185,610	\$ -	\$ 185,610	\$ 89,882
Total Revenues	\$ 299,165	\$ 403,764	\$ 13,778	\$ 417,542	\$ 310,285
Expenses					
Interest- 11/01	\$ 70,319	\$ 70,319	\$ -	\$ 70,319	\$ 69,288
Principal - 05/01	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 75,000
Interest - 05/01	\$ 70,319	\$ -	\$ 70,319	\$ 70,319	\$ 69,288
Total Expenditures	\$ 215,638	\$ 70,319	\$ 145,319	\$ 215,638	\$ 213,575
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (112,022)	\$ -	\$ (112,022)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (112,022)	\$ -	\$ (112,022)	\$ -
Excess Revenues/(Expenditures)	\$ 83,527	\$ 221,423	\$ (131,541)	\$ 89,882	\$ 96,710

Series 2020	
Interest - 11/01	<u>\$68,256</u>
Total	<u><u>\$68,256</u></u>

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
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
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
		\$ 3,630,000.00	\$ 2,522,743.75	\$ 6,227,743.75

Astonia

Community Development District

Proposed Budget Debt Service Fund Series 2021

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ 558,500	\$ 545,766	\$ 12,734	\$ 558,500	\$ 558,500
Interest Income	\$ -	\$ 17,687	\$ 26,530	\$ 44,216	\$ -
Carry Forward Surplus	\$ 204,197	\$ 208,444	\$ -	\$ 208,444	\$ 252,965
Total Revenues	\$ 762,697	\$ 771,897	\$ 39,263	\$ 811,160	\$ 811,465
Expenses					
Interest- 11/01	\$ 174,098	\$ 174,098	\$ -	\$ 174,098	\$ 171,473
Principal - 05/01	\$ 210,000	\$ -	\$ 210,000	\$ 210,000	\$ 215,000
Interest - 05/01	\$ 174,098	\$ -	\$ 174,098	\$ 174,098	\$ 171,473
Total Expenditures	\$ 558,195	\$ 174,098	\$ 384,098	\$ 558,195	\$ 557,945
Excess Revenues/(Expenditures)	\$ 204,502	\$ 597,799	\$ (344,834)	\$ 252,965	\$ 253,520

Series 2021

Interest - 11/01	\$168,785
Total	\$168,785

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		

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

Date	Balance	Principal	Interest	Total
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
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
		\$ 9,860,000.00	\$ 6,783,810.00	\$ 17,025,470.00

Astonia

Community Development District

Proposed Budget Debt Service Fund Series 2021 North Parcel

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ 395,460	\$ 386,444	\$ 9,016	\$ 395,460	\$ 395,460
Interest Income	\$ -	\$ 7,860	\$ 11,791	\$ 19,651	\$ -
Carry Forward Surplus	\$ 149,761	\$ 149,988	\$ -	\$ 149,988	\$ 169,789
Total Revenues	\$ 545,221	\$ 544,292	\$ 20,807	\$ 565,099	\$ 565,249
Expenses					
Interest- 11/01	\$ 120,155	\$ 120,155	\$ -	\$ 120,155	\$ 118,218
Principal - 05/01	\$ 155,000	\$ -	\$ 155,000	\$ 155,000	\$ 160,000
Interest - 05/01	\$ 120,155	\$ -	\$ 120,155	\$ 120,155	\$ 118,218
Total Expenditures	\$ 395,310	\$ 120,155	\$ 275,155	\$ 395,310	\$ 396,435
Excess Revenues/(Expenditures)	\$ 149,911	\$ 424,137	\$ (254,348)	\$ 169,789	\$ 168,814

Series 2021	
Interest - 11/01	<u>\$116,218</u>
Total	<u><u>\$116,218</u></u>

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		

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

Date	Balance	Principal	Interest	Total
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
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
		\$ 6,860,000.00	\$ 4,510,800.00	\$ 11,789,642.50

Astonia

Community Development District

Proposed Budget Debt Service Fund Series 2023

Description	Proposed Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Tax Roll	\$ 278,389	\$ 272,041	\$ 6,347	\$ 278,389	\$ 278,389
Assessments - Direct	\$ 120,593	\$ 120,593	\$ -	\$ 120,593	\$ -
Interest Income	\$ -	\$ 4,555	\$ 5,466	\$ 10,021	\$ -
Carry Forward Surplus	\$ -	\$ 1,796	\$ -	\$ 1,796	\$ 122,855
Total Revenues	\$ 398,982	\$ 398,986	\$ 11,813	\$ 410,799	\$ 401,244
Expenses					
Interest- 11/01	\$ 120,593	\$ 120,593	\$ -	\$ 120,593	\$ 106,154
Principal - 06/01	\$ 60,000	\$ -	\$ 60,000	\$ 60,000	\$ 65,000
Interest - 06/01	\$ 107,459	\$ -	\$ 107,459	\$ 107,459	\$ 106,154
Total Expenditures	\$ 288,052	\$ 120,593	\$ 167,459	\$ 288,053	\$ 277,309
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ 109	\$ -	\$ 109	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 109	\$ -	\$ 109	\$ -
Excess Revenues/(Expenditures)	\$ 110,930	\$ 278,502	\$ (155,646)	\$ 122,855	\$ 123,935

Series 2023	
Interest - 11/01	<u>\$104,741</u>
Total	<u><u>\$104,741</u></u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Town Home	174.00	232	0.75	\$278,388.66	\$1,200	\$1,290
Total ERU's	174.00	232		\$278,388.66		

Astoria
Community Development District
Series 2023 Special Assessment Bonds Area 3
Amortization Schedule

Date	Balance	Principal	Interest	Total
12/15/24	\$ 4,105,000.00	\$ -	\$ 106,154.38	\$ 273,613.75
06/15/25	\$ 4,105,000.00	\$ 65,000.00	\$ 106,154.38	
12/15/25	\$ 4,040,000.00	\$ -	\$ 104,740.63	\$ 275,895.00
06/15/26	\$ 4,040,000.00	\$ 70,000.00	\$ 104,740.63	
12/15/26	\$ 3,970,000.00	\$ -	\$ 103,218.13	\$ 277,958.75
06/15/27	\$ 3,970,000.00	\$ 70,000.00	\$ 103,218.13	
12/15/27	\$ 3,900,000.00	\$ -	\$ 101,695.63	\$ 274,913.75
06/15/28	\$ 3,900,000.00	\$ 75,000.00	\$ 101,695.63	
12/15/28	\$ 3,825,000.00	\$ -	\$ 100,064.38	\$ 276,760.00
06/15/29	\$ 3,825,000.00	\$ 80,000.00	\$ 100,064.38	
12/15/29	\$ 3,745,000.00	\$ -	\$ 98,324.38	\$ 278,388.75
06/15/30	\$ 3,745,000.00	\$ 80,000.00	\$ 98,324.38	
12/15/30	\$ 3,665,000.00	\$ -	\$ 96,584.38	\$ 274,908.75
06/15/31	\$ 3,665,000.00	\$ 85,000.00	\$ 96,584.38	
12/15/31	\$ 3,580,000.00	\$ -	\$ 94,406.25	\$ 275,990.63
06/15/32	\$ 3,580,000.00	\$ 90,000.00	\$ 94,406.25	
12/15/32	\$ 3,490,000.00	\$ -	\$ 92,100.00	\$ 276,506.25
06/15/33	\$ 3,490,000.00	\$ 95,000.00	\$ 92,100.00	
12/15/33	\$ 3,395,000.00	\$ -	\$ 89,665.63	\$ 276,765.63
06/15/34	\$ 3,395,000.00	\$ 100,000.00	\$ 89,665.63	
12/15/34	\$ 3,295,000.00	\$ -	\$ 87,103.13	\$ 276,768.75
06/15/35	\$ 3,295,000.00	\$ 105,000.00	\$ 87,103.13	
12/15/35	\$ 3,190,000.00	\$ -	\$ 84,412.50	\$ 276,515.63
06/15/36	\$ 3,190,000.00	\$ 110,000.00	\$ 84,412.50	
12/15/36	\$ 3,080,000.00	\$ -	\$ 81,593.75	\$ 276,006.25
06/15/37	\$ 3,080,000.00	\$ 115,000.00	\$ 81,593.75	
12/15/37	\$ 2,965,000.00	\$ -	\$ 78,646.88	\$ 275,240.63
06/15/38	\$ 2,965,000.00	\$ 120,000.00	\$ 78,646.88	
12/15/38	\$ 2,845,000.00	\$ -	\$ 75,571.88	\$ 274,218.75
06/15/39	\$ 2,845,000.00	\$ 130,000.00	\$ 75,571.88	
12/15/39	\$ 2,715,000.00	\$ -	\$ 72,240.63	\$ 277,812.50
06/15/40	\$ 2,715,000.00	\$ 135,000.00	\$ 72,240.63	
12/15/40	\$ 2,580,000.00	\$ -	\$ 68,781.25	\$ 276,021.88
06/15/41	\$ 2,580,000.00	\$ 140,000.00	\$ 68,781.25	
12/15/41	\$ 2,440,000.00	\$ -	\$ 65,193.75	\$ 273,975.00
06/15/42	\$ 2,440,000.00	\$ 150,000.00	\$ 65,193.75	
12/15/42	\$ 2,290,000.00	\$ -	\$ 61,350.00	\$ 276,543.75
06/15/43	\$ 2,290,000.00	\$ 155,000.00	\$ 61,350.00	
12/15/43	\$ 2,135,000.00	\$ -	\$ 57,378.13	\$ 273,728.13
06/15/44	\$ 2,135,000.00	\$ 165,000.00	\$ 57,378.13	
12/15/44	\$ 1,970,000.00	\$ -	\$ 52,943.75	\$ 275,321.88
06/15/45	\$ 1,970,000.00	\$ 175,000.00	\$ 52,943.75	
12/15/45	\$ 1,795,000.00	\$ -	\$ 48,240.63	\$ 276,184.38
06/15/46	\$ 1,795,000.00	\$ 185,000.00	\$ 48,240.63	
12/15/46	\$ 1,610,000.00	\$ -	\$ 43,268.75	\$ 276,509.38
06/15/47	\$ 1,610,000.00	\$ 195,000.00	\$ 43,268.75	
12/15/47	\$ 1,415,000.00	\$ -	\$ 38,028.13	\$ 276,296.88
06/15/48	\$ 1,415,000.00	\$ 205,000.00	\$ 38,028.13	
12/15/48	\$ 1,210,000.00	\$ -	\$ 32,518.75	\$ 275,546.88
06/15/49	\$ 1,210,000.00	\$ 215,000.00	\$ 32,518.75	
12/15/49	\$ 995,000.00	\$ -	\$ 26,740.63	\$ 274,259.38
06/15/50	\$ 995,000.00	\$ 230,000.00	\$ 26,740.63	\$ -
12/15/50	\$ 765,000.00	\$ -	\$ 20,559.38	\$ 277,300.00
06/15/51	\$ 765,000.00	\$ 240,000.00	\$ 20,559.38	\$ -
12/15/51	\$ 525,000.00	\$ -	\$ 14,109.38	\$ 274,668.75
06/15/52	\$ 525,000.00	\$ 255,000.00	\$ 14,109.38	\$ -
12/15/52	\$ 270,000.00	\$ -	\$ 7,256.25	\$ 276,365.63
06/15/53	\$ 270,000.00	\$ 270,000.00	\$ 7,256.25	\$ 277,256.25
		\$ 4,165,000.00	\$ 4,233,835.17	\$ 8,398,835.17

Astonia

Community Development District

Proposed Budget Debt Service Fund Series 2024

Description	Proposed Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ 251,983
Interest Income	\$ -	\$ 1,626	\$ 2,439	\$ 4,065	\$ -
Carry Forward Surplus*	\$ -	\$ -	\$ -	\$ -	\$ 103,148
Total Revenues	\$ -	\$ 1,626	\$ 2,439	\$ 4,065	\$ 355,130
Expenses					
Interest- 11/01	\$ -	\$ -	\$ 50,092	\$ 50,092	\$ 99,083
Principal - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Interest - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 99,083
Total Expenditures	\$ -	\$ -	\$ 50,092	\$ 50,092	\$ 248,166
Other Financing Sources/(Uses)					
Bond Proceeds	\$ -	\$ 401,158	\$ -	\$ 401,158	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 401,158	\$ -	\$ 401,158	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 402,784	\$ (47,653)	\$ 355,130	\$ 106,964

*Carry forward less amount in Reserve funds.

Series 2024	
Interest - 11/01	\$97,958
Total	\$97,958

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Town Home	126	168	0.75	\$251,982.50	\$1,500	\$1,613
Total ERU's	126.00	168		\$251,982.50		

Astonia
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
05/01/24	\$ 3,640,000.00	\$ -	\$ 50,092.02	\$ -
11/01/24	\$ 3,640,000.00	\$ -	\$ 99,083.13	\$ 149,175.15
05/01/25	\$ 3,640,000.00	\$ 50,000.00	\$ 99,083.13	
11/01/25	\$ 3,590,000.00	\$ -	\$ 97,958.13	\$ 247,041.25
05/01/26	\$ 3,590,000.00	\$ 55,000.00	\$ 97,958.13	
11/01/26	\$ 3,535,000.00	\$ -	\$ 96,720.63	\$ 249,678.75
05/01/27	\$ 3,535,000.00	\$ 55,000.00	\$ 96,720.63	
11/01/27	\$ 3,480,000.00	\$ -	\$ 95,483.13	\$ 247,203.75
05/01/28	\$ 3,480,000.00	\$ 60,000.00	\$ 95,483.13	
11/01/28	\$ 3,420,000.00	\$ -	\$ 94,133.13	\$ 249,616.25
05/01/29	\$ 3,420,000.00	\$ 65,000.00	\$ 94,133.13	
11/01/29	\$ 3,355,000.00	\$ -	\$ 92,670.63	\$ 251,803.75
05/01/30	\$ 3,355,000.00	\$ 65,000.00	\$ 92,670.63	
11/01/30	\$ 3,290,000.00	\$ -	\$ 91,208.13	\$ 248,878.75
05/01/31	\$ 3,290,000.00	\$ 70,000.00	\$ 91,208.13	
11/01/31	\$ 3,220,000.00	\$ -	\$ 89,633.13	\$ 250,841.25
05/01/32	\$ 3,220,000.00	\$ 70,000.00	\$ 89,633.13	
11/01/32	\$ 3,150,000.00	\$ -	\$ 87,751.88	\$ 247,385.00
05/01/33	\$ 3,150,000.00	\$ 75,000.00	\$ 87,751.88	
11/01/33	\$ 3,075,000.00	\$ -	\$ 85,736.25	\$ 248,488.13
05/01/34	\$ 3,075,000.00	\$ 80,000.00	\$ 85,736.25	
11/01/34	\$ 2,995,000.00	\$ -	\$ 83,586.25	\$ 249,322.50
05/01/35	\$ 2,995,000.00	\$ 85,000.00	\$ 83,586.25	
11/01/35	\$ 2,910,000.00	\$ -	\$ 81,301.88	\$ 249,888.13
05/01/36	\$ 2,910,000.00	\$ 90,000.00	\$ 81,301.88	
11/01/36	\$ 2,820,000.00	\$ -	\$ 78,883.13	\$ 250,185.00
05/01/37	\$ 2,820,000.00	\$ 95,000.00	\$ 78,883.13	
11/01/37	\$ 2,725,000.00	\$ -	\$ 76,330.00	\$ 250,213.13
05/01/38	\$ 2,725,000.00	\$ 100,000.00	\$ 76,330.00	
11/01/38	\$ 2,625,000.00	\$ -	\$ 73,642.50	\$ 249,972.50
05/01/39	\$ 2,625,000.00	\$ 105,000.00	\$ 73,642.50	
11/01/39	\$ 2,520,000.00	\$ -	\$ 70,820.63	\$ 249,463.13
05/01/40	\$ 2,520,000.00	\$ 110,000.00	\$ 70,820.63	
11/01/40	\$ 2,410,000.00	\$ -	\$ 67,864.38	\$ 248,685.00
05/01/41	\$ 2,410,000.00	\$ 115,000.00	\$ 67,864.38	
11/01/41	\$ 2,295,000.00	\$ -	\$ 64,773.75	\$ 247,638.13
05/01/42	\$ 2,295,000.00	\$ 125,000.00	\$ 64,773.75	
11/01/42	\$ 2,170,000.00	\$ -	\$ 61,414.38	\$ 251,188.13
05/01/43	\$ 2,170,000.00	\$ 130,000.00	\$ 61,414.38	
11/01/43	\$ 2,040,000.00	\$ -	\$ 57,920.63	\$ 249,335.00
05/01/44	\$ 2,040,000.00	\$ 135,000.00	\$ 57,920.63	
11/01/44	\$ 1,905,000.00	\$ -	\$ 54,292.50	\$ 247,213.13
05/01/45	\$ 1,905,000.00	\$ 145,000.00	\$ 54,292.50	
11/01/45	\$ 1,760,000.00	\$ -	\$ 50,160.00	\$ 249,452.50
05/01/46	\$ 1,760,000.00	\$ 155,000.00	\$ 50,160.00	
11/01/46	\$ 1,605,000.00	\$ -	\$ 45,742.50	\$ 250,902.50
05/01/47	\$ 1,605,000.00	\$ 165,000.00	\$ 45,742.50	
11/01/47	\$ 1,440,000.00	\$ -	\$ 41,040.00	\$ 251,782.50
05/01/48	\$ 1,440,000.00	\$ 170,000.00	\$ 41,040.00	
11/01/48	\$ 1,270,000.00	\$ -	\$ 36,195.00	\$ 247,235.00
05/01/49	\$ 1,270,000.00	\$ 180,000.00	\$ 36,195.00	
11/01/49	\$ 1,090,000.00	\$ -	\$ 31,065.00	\$ 247,260.00
05/01/50	\$ 1,090,000.00	\$ 195,000.00	\$ 31,065.00	
11/01/50	\$ 895,000.00	\$ -	\$ 25,507.50	\$ 251,572.50
05/01/51	\$ 895,000.00	\$ 205,000.00	\$ 25,507.50	
11/01/51	\$ 690,000.00	\$ -	\$ 19,665.00	\$ 250,172.50
05/01/52	\$ 690,000.00	\$ 215,000.00	\$ 19,665.00	
11/01/52	\$ 475,000.00	\$ -	\$ 13,537.50	\$ 248,202.50
05/01/53	\$ 475,000.00	\$ 230,000.00	\$ 13,537.50	
11/01/53	\$ 245,000.00	\$ -	\$ 6,982.50	\$ 250,520.00
05/01/54	\$ 245,000.00	\$ 245,000.00	\$ 6,982.50	\$ 251,982.50
		\$ 3,640,000.00	\$ 3,992,298.27	\$ 7,632,298.27

SECTION V

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Astonia Community Development District (“**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, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*],” and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Karen Ritchie	11/2024
2	Halsey Carson	11/2024
3	Brian Walsh	11/2026
4	Milton Andrade	11/2026
5	Brent Elliott	11/2024

This year, Seat 1, currently held by Karen Ritchie, Seat 2, currently held by Halsey Carson, and Seat 5, currently held by Brent Elliott, are subject to election by landowners in November 2024. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER’S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the **13th day of November, 2024, at 1:00 p.m., and located at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880.**

3. **PUBLICATION.** The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners’ meeting and election have been announced by the Board at its **April 8, 2024** meeting. A sample notice of

landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Governmental Management Services – Central Florida LLC, located at 219 East Livingston Street, Orlando, Florida 32801.

5. **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.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 8TH DAY OF MAY 2024.

**ASTONIA COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

CHAIRPERSON / VICE CHAIRPERSON

SECRETARY / ASST. SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Astonia Community Development District (“**District**”) the location of which is generally described as comprising a parcel or parcels of land containing approximately 326.50 acres, located north and south of Little Zion Road in Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District’s Board of Supervisors (“**Board**”, and individually, “**Supervisor**”). Immediately following the landowners’ meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: Wednesday, November 13, 2024
TIME: 1:00 PM
PLACE: Holiday Inn—Winter Haven
200 Cypress Gardens Blvd.
Winter Haven, Florida 33880

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services, LLC – Central Florida 219 E. Livingston St., Orlando, Florida 32801, Tel: (407) 841-5524 or (877) 855-5251 (“**District Manager’s Office**”). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager’s Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager’s Office, at least 48 hours before the hearing. 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 Manager’s Office.

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

Jill Burns
District Manager
Run Date(s): _____ & _____

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Wednesday, November 13, 2024**

TIME: **1:00 PM**

LOCATION: **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida
33880**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District (“**District**”) has been established and the landowners have held their initial election, there shall be a subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors (“**Board**”) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners’ meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election in a landowner seat. The two candidates receiving the highest number of votes shall be elected to serve for a 4-year period, and the remaining candidate elected shall serve for a 2-year period. The term of office for the successful landowner candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**ASTONIA COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING – WEDNESDAY, NOVEMBER 13, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Astonia Community Development District to be held at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880**, on **Wednesday, November 13, 2024, at 1:00 p.m.**, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2019), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING – Wednesday, November 13, 2024

For Election (3 Supervisors): The two candidates receiving the highest number of votes shall be elected to serve for a 4-year period, and the remaining candidate elected shall serve for a 2-year period, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Astonia Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
5		

Date: _____

Signed: _____

Printed Name: _____

SECTION VI

PREPARED BY AND RETURN TO:

Lauren Gentry, Esquire
KILINSKI | VAN WYK PLLC
517 E. College Avenue
Tallahassee, Florida 32301

SPECIAL WARRANTY DEED
[CHATEAU AT ASTONIA]

THIS SPECIAL WARRANTY DEED is executed as of this ___ day of _____ 2024, by _____, a _____, with a mailing address of _____ (hereinafter called the “grantor”), in favor of **ASTONIA COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (hereinafter called the “grantee”).

[Wherever used herein, the terms “grantor” and “grantee” shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

WITNESSETH:

That the grantor, for and in consideration of the sum of Ten Dollars and Zero Cents (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Polk County, Florida, further described as follows:

Tracts A, B, C, D, E, F, and G, together with all internal roads and rights-of-way, and together with the landscape buffer easements and private drainage easements for the purposes indicated, as depicted on the plat titled “Chateau at Astonia,” recorded at Plat Book 198, pages 25 et seq., of the Official Records of Polk County, Florida.

Subject to restrictions, covenants, conditions and easements, of record; however, reference hereto shall not be deemed to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under grantor.

Grantor represents that grantor has complied with the requirements of Section 196.295, *Florida Statutes*.

RESERVATION OF EASEMENT

GRANTOR(S) hereby reserves unto itself and its successors and assigns, and grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property and Easement areas, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for any drainage, hardscaping, landscaping, irrigation, wetland and related improvements, as applicable, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property and Easement areas; provided, however, that grantor's reservation of rights hereunder shall not be deemed to impose any obligations on grantor to maintain, repair or replace any part of the Property or Easement areas or improvements located thereon.

[Signatures on following page]

IN WITNESS WHEREOF, the Parties have caused this Special Warranty Deed to be executed as of the day and year first written above.

Dated this __ day of _____ 2024.

GRANTOR:

Signed, sealed and delivered
in the presence of:

a Florida limited liability company

Print Name: _____

By: _____

Its: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

SWORN TO AND SUBSCRIBED before me by means of physical presence or online notarization this __ day of _____ 2024, by _____, on behalf of _____, a Florida limited liability company.

[notary seal]

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

ACCEPTANCE BY GRANTEE

By execution of this Special Warranty Deed, grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this __ day of _____ 2024.

Signed, sealed and delivered
in the presence of:

Witnesses:

**ASTONIA COMMUNITY DEVELOPMENT
DISTRICT**, a local unit of special-purpose
government established under Chapter 190 of the
Florida Statutes

Name: _____

By: _____
Chairperson
Board of Supervisors

Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this __ day of _____ 2024, by Brent Elliott, as Chairperson of the Board of Supervisors of the Astonia Community Development District.

[notary seal]

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

SECTION VII

SECTION C

Astonia CDD

Field Management Report



May 8th 2024

Allen Bailey

Field Manager

GMS

Completed

Amenity Lights

✚ The light in the overhang at the amenity had come loose and staff resecured them in place.



District Signage



✚ Signs throughout the district have been straightened after being found leaning.

Complete

Dog Park Gate

✚ The dog park side gate hinge has been repaired to prevent dogs from escaping.



Sod Laid On Eucalyptus Way

✚ Sod has been laid on Eucalyptus Way. This has improved the area's overall appearance.



Complete

Sod Laid On Daring Drive



✚ Sod has been laid at the Cul-Da-Sac on Daring Drive. This area has been an on going concern for residents.

Review

Ponds



✚ The district ponds overall are clear of unwanted vegetation and look outstanding.

New Landscape



✚ The new landscape at Astoria North looks health and filling out with the onset of Spring.

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



Governmental
Management Services - CF

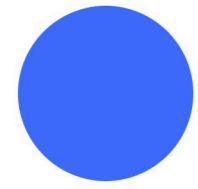
Maintenance Services
Phone: 407-201-1514
Email:
Abailey@gmscfl.com

Bill To/District Astonia CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Astonia Benches	
Install 6 inground-mounted benches at the indicated locations on the attached map.	

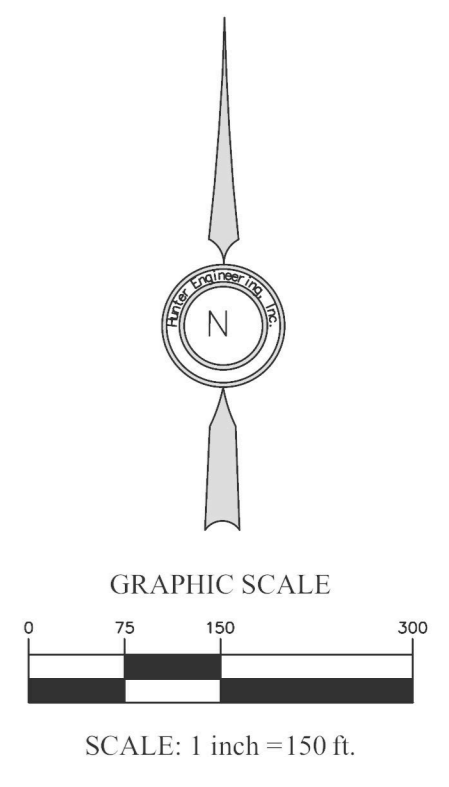
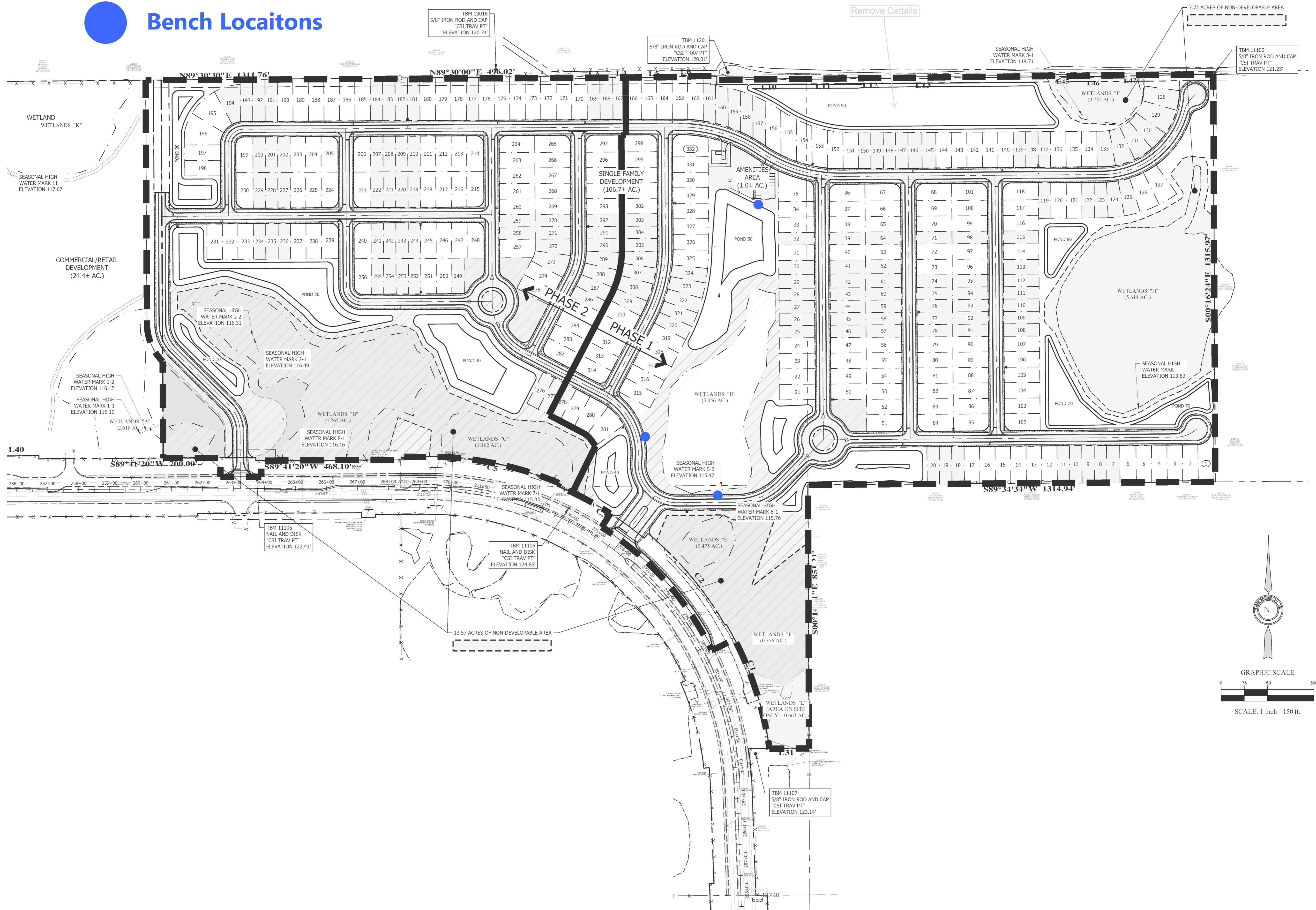
Qty	Description	Unit Price	Line Total
16	Labor	\$47.50	\$760.00
2	Mobilization	\$65.00	\$130.00
	Equipment		\$95.00
	Materials		\$3,102.00
		Total Due:	\$4,087.00

This Proposal is Valid for 30 days.

Client Signature: _____



Bench Locaitons





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

SECTION D

SECTION 1

SECTION (a)

Astoria Community Development District

Summary of Invoices

February 24, 2024 to March 29, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	3/1/24	290	\$ 250.00
	3/7/24	291	\$ 432.00
	3/8/24	292-294	\$ 4,212.99
	3/15/24	295-300	\$ 28,148.45
	3/22/24	301-302	\$ 668.90
Total			\$ 33,712.34

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
3/01/24	00027	1/27/24	57140312	202401	330	57200	48100			*	125.00			
			PEST CONTROL JAN24											
		2/26/24	57140313	202402	330	57200	48100			*	125.00			
			PEST CONTROL FEB24											
			MASSEY SERVICES										250.00	000290
3/07/24	00011	2/19/24	8566	202403	300	20700	10100			*	189.00			
			033 NP FR#4											
		2/20/24	8112	202403	300	20700	10100			*	243.00			
			032 FR#6											
			KILINSKI / VAN WYK PLLC										432.00	000291
3/08/24	00019	2/28/24	17369	202402	320	53800	47000			*	750.00			
			N. POND HERBICIDE FEB24											
		2/28/24	17369	202402	320	53800	47000			*	575.00			
			POND HERBICIDE FEB24											
			AQUATIC WEED MANAGEMENT, INC										1,325.00	000292
3/08/24	00028	2/29/24	00062663	202402	310	51300	48000			*	387.99			
			NOTICE OF BOS MEETING											
			GANNETT MEDIA CORP DBA GANNETT										387.99	000293
3/08/24	00025	3/01/24	22084	202403	320	53800	46500			*	2,500.00			
			POOL MAINTENANCE MAR24											
			MCDONNELL CORPORATION DBA RESORT										2,500.00	000294
3/15/24	00021	2/29/24	11775	202402	330	57200	48200			*	1,350.00			
			CLEANING SVCS FEB24											
			CSS CLEAN STAR SERVICES CENTRAL FL										1,350.00	000295
3/15/24	00023	12/11/23	106371	202312	330	57200	48000			*	572.60			
			INSTALL NEW PLATES/LEVERS											
			CURRENT DEMANDS ELECTRICAL &										572.60	000296
3/15/24	00001	1/31/24	110	202401	330	57200	48000			*	2,248.68			
			AMENITY REPAIRS JAN24											
		3/01/24	108	202403	310	51300	34000			*	3,343.67			
			MANAGEMENT FEES MAR24											
		3/01/24	108	202403	310	51300	35100			*	100.00			
			WEBSITE ADMIN MAR24											
		3/01/24	108	202403	310	51300	35200			*	150.00			
			INFORMATION TECH MAR24											
		3/01/24	108	202403	310	51300	31300			*	1,041.67			
			DISSEMINATION SVCS MAR24											
		3/01/24	108	202403	330	57200	48300			*	562.50			
			AMENITY ACCESS MAR24											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/24	108		202403 310-51300-51000	OFFICE SUPPLIES MAR24		*	1.47		
3/01/24	108		202403 310-51300-42000	POSTAGE MAR24		*	32.23		
3/01/24	109		202403 320-53800-34000	FIELD MANAGEMENT MAR24		*	1,391.25		
GOVERNMENTAL MANAGEMENT SERVICES-								8,871.47	000297
3/15/24	00020	3/04/24	22206FEB 202402 310-51300-31100	REVIEW/APPROVE REQUISITNS		*	250.00		
		3/04/24	22206JAN 202401 310-51300-31100	REVIEW/APPROVE BOND CERT		*	250.00		
		3/04/24	22206MAR 202403 310-51300-31100	REVIEW/APPROVE REQUISITNS		*	125.00		
HUNTER ENGINEERING, INC.								625.00	000298
3/15/24	00010	2/05/24	11714 202402 320-53800-47300	REPLACE BROKEN SPRAY HEAD		*	61.40		
		3/01/24	11871 202403 320-53800-46200	LANDSCAPE MAINT MAR24		*	14,719.58		
		3/01/24	11871 202403 320-53800-46200	AMENITY LANDSCAPE MAR24		*	1,303.24		
PRINCE & SONS INC.								16,084.22	000299
3/15/24	00032	2/29/24	11641921 202402 330-53800-48100	SECURITY SVCS FEB24		*	645.16		
SECURITAS SECURITY SERVICES USA INC								645.16	000300
3/22/24	00011	3/18/24	9050 202402 310-51300-31500	GENERAL COUNSEL FEB24		*	580.00		
KILINSKI / VAN WYK PLLC								580.00	000301
3/22/24	00010	3/10/24	12013 202403 320-53800-47300	REPLACE BROKEN SPRAY HEAD		*	88.90		
PRINCE & SONS INC.								88.90	000302
TOTAL FOR BANK B							33,712.34		
TOTAL FOR REGISTER							33,712.34		

SECTION (b)

Astoria
Community Development District

Summary of Invoices

March 30, 2024 to April 30, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	4/5/24	303-304	\$ 15,391.89
	4/15/24	305-311	\$ 85,691.63
	4/19/24	312-313	\$ 18,207.82
	4/25/24	314	\$ 58.50
	4/29/24	315-316	\$ 3,217.86
Total			\$ 122,567.70

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/05/24	00003	4/02/24	21892	202404 320-53800-45000	GEN LIAB-PROPERTY ADDED	*	612.00		
								612.00	000303

4/05/24	00001	2/29/24	113	202402 320-53800-48000	GENERAL MAINTENANCE FEB24	*	906.39		
		2/29/24	114	202402 320-53800-49000	PARKING SIGNAGE INSTALL	*	13,873.50		
								14,779.89	000304

4/15/24	00019	3/31/24	17511	202403 320-53800-47000	POND HERBICIDE MAR24	*	875.00		
		3/31/24	17511	202403 320-53800-47000	N. POND HERBICIDE MAR24	*	750.00		
								1,625.00	000305

4/15/24	00018	4/12/24	04122024	202404 300-20700-10000	TXFER TAX RCPTS S2020	*	10,526.52		
		4/12/24	04122024	202404 300-20700-10000	TXFER TAX RCPTS S2021 AA2	*	26,982.90		
		4/12/24	04122024	202404 300-20700-10000	TXFER TAX RCPTS S2021 NRT	*	19,105.88		
		4/12/24	04122024	202404 300-20700-10000	TXFER TAX RCPTS S2023	*	13,449.82		
								70,065.12	000306

4/15/24	00021	3/29/24	11971	202403 330-57200-48200	CLEANING SVCS MAR24	*	1,270.00		
								1,270.00	000307

4/15/24	00001	4/01/24	111	202404 310-51300-34000	MANAGEMENT FEES APR24	*	3,343.67		
		4/01/24	111	202404 310-51300-35100	WEBSITE ADMIN APR24	*	100.00		
		4/01/24	111	202404 310-51300-35200	INFORMATION TECH APR24	*	150.00		
		4/01/24	111	202404 310-51300-31300	DISSEMINATION SVCS APR24	*	1,041.67		
		4/01/24	111	202404 330-57200-48300	AMENITY ACCESS APR24	*	562.50		
		4/01/24	111	202404 310-51300-51000	OFFICE SUPPLIES APR24	*	4.24		
		4/01/24	111	202404 310-51300-42000	POSTAGE APR24	*	49.62		
		4/01/24	112	202404 320-53800-34000	FIELD MANAGEMENT APR24	*	1,391.25		
								6,642.95	000308

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/15/24	00020	3/29/24	22225	202403	310	51300	31100		HUNTER ENGINEERING, INC.	*	375.00	625.00	000309
									REVIEW/APPROVE REQUISITNS				
		3/29/24	22226	202403	310	51300	31100		BOS MEETING MAR24	*	250.00		
4/15/24	00025	4/01/24	22377	202404	320	53800	46500		MCDONNELL CORPORATION DBA RESORT	*	2,500.00	2,500.00	000310
									POOL MAINTENANCE APR24				
4/15/24	00032	3/31/24	11679026	202403	330	57200	48100		SECURITAS SECURITY SERVICES USA INC	*	2,963.56	2,963.56	000311
									SECURITY SVCS MAR24				
4/19/24	00027	3/22/24	57475265	202403	330	57200	48100		MASSEY SERVICES	*	125.00	125.00	000312
									PEST CONTROL MAR24				
4/19/24	00010	4/01/24	12140	202404	320	53800	46200		PRINCE & SONS INC.	*	14,719.58	18,082.82	000313
									LANDSCAPE MAINT APR24				
		4/01/24	12140	202404	320	53800	46200		AMENITY LANDSCAPE APR24	*	1,303.24		
		4/01/24	12140	202404	320	53800	46200		CHATEAU LANDSCAPE APR24	*	2,060.00		
4/25/24	00011	12/17/23	8112	202404	300	20700	10100		KILINSKI VAN WYK PLLC	*	58.50	58.50	000314
									033 NP FR#5				
4/29/24	00003	4/22/24	22342	202404	320	53800	45000		EGIS INSURANCE ADVISORS, LLC	*	1,007.00	1,007.00	000315
									GEN LIAB-PROPERTY INCREAS				
4/29/24	00011	4/17/24	9064	202403	310	51300	31500		KILINSKI VAN WYK PLLC	*	2,210.86	2,210.86	000316
									GENERAL COUNSEL MAR24				
TOTAL FOR BANK B											122,567.70		
TOTAL FOR REGISTER											122,567.70		

SECTION 2

Astonia
Community Development District

Unaudited Financial Reporting
March 31, 2024



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Astoria
Community Development District
Combined Balance Sheet
March 31, 2024

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Operating Account - 7555	\$ 313,531	\$ -	\$ -	\$ -	\$ 313,531
Operating Account - 4324	\$ 551,719	\$ -	\$ -	\$ -	\$ 551,719
Capital Reserve - 3840	\$ -	\$ 28,785	\$ -	\$ -	\$ 28,785
Due From Developer	\$ -	\$ -	\$ -	\$ 59	\$ 59
Due From General Fund	\$ -	\$ -	\$ 60,132	\$ -	\$ 60,132
Investments:					
<u>Series 2020</u>					
Reserve	\$ -	\$ -	\$ 108,689	\$ -	\$ 108,689
Revenue	\$ -	\$ -	\$ 211,764	\$ -	\$ 211,764
Prepayment	\$ -	\$ -	\$ 213	\$ -	\$ 213
Construction	\$ -	\$ -	\$ -	\$ 1,820	\$ 1,820
<u>Series 2021 A2</u>					
Reserve	\$ -	\$ -	\$ 558,040	\$ -	\$ 558,040
Revenue	\$ -	\$ -	\$ 574,642	\$ -	\$ 574,642
<u>Series 2021 North Parcel</u>					
Reserve	\$ -	\$ -	\$ 197,686	\$ -	\$ 197,686
Revenue	\$ -	\$ -	\$ 407,739	\$ -	\$ 407,739
<u>Series 2023</u>					
Reserve	\$ -	\$ -	\$ 139,194	\$ -	\$ 139,194
Interest	\$ -	\$ -	\$ 109	\$ -	\$ 109
Revenue	\$ -	\$ -	\$ 266,850	\$ -	\$ 266,850
Cost of Issuance	\$ -	\$ -	\$ -	\$ 0	\$ 0
<u>Series 2024</u>					
Reserve	\$ -	\$ -	\$ 251,983	\$ -	\$ 251,983
Interest	\$ -	\$ -	\$ 149,175	\$ -	\$ 149,175
Revenue	\$ -	\$ -	\$ 1,626	\$ -	\$ 1,626
Construction	\$ -	\$ -	\$ -	\$ 1,368,410	\$ 1,368,410
Cost of Issuance	\$ -	\$ -	\$ -	\$ 105	\$ 105
Total Assets	\$ 865,249	\$ 28,785	\$ 2,927,842	\$ 1,370,394	\$ 5,192,271
Liabilities:					
Accounts Payable	\$ 21,388	\$ -	\$ -	\$ -	\$ 21,388
Contracts Payable	\$ -	\$ -	\$ -	\$ 59	\$ 59
Retainage Payable	\$ -	\$ -	\$ -	\$ 0	\$ 0
Due To Debt Service	\$ 60,132	\$ -	\$ -	\$ -	\$ 60,132
Total Liabilities	\$ 81,521	\$ -	\$ -	\$ 59	\$ 81,580
Fund Balances:					
Restricted for:					
Debt Service	\$ -	\$ -	\$ 2,927,842	\$ -	\$ 2,927,842
Capital Projects	\$ -	\$ -	\$ -	\$ 1,370,335	\$ 1,370,335
Assigned for:					
Capital Reserves	\$ -	\$ 28,785	\$ -	\$ -	\$ 28,785
Unassigned	\$ 783,729	\$ -	\$ -	\$ -	\$ 783,729
Total Fund Balances	\$ 783,729	\$ 28,785	\$ 2,927,842	\$ 1,370,335	\$ 5,110,691
Total Liabilities & Fund Balance	\$ 865,249	\$ 28,785	\$ 2,927,842	\$ 1,370,394	\$ 5,192,270

Astonia
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues				
Assesments - Tax Roll	\$ 771,546	\$ 771,546	\$ 753,954	\$ (17,592)
Assesments - Direct	\$ 21,464	\$ 16,098	\$ 16,098	\$ -
Miscellaneous Income	\$ -	\$ -	\$ 500	\$ 500
Total Revenues	\$ 793,010	\$ 787,644	\$ 770,552	\$ (17,092)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 6,000	\$ -	\$ 6,000
Engineering	\$ 15,000	\$ 7,500	\$ 2,500	\$ 5,000
Attorney	\$ 25,000	\$ 12,500	\$ 10,112	\$ 2,388
Annual Audit	\$ 6,600	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
Arbitrage	\$ 2,250	\$ 900	\$ 900	\$ -
Dissemination	\$ 9,500	\$ 4,750	\$ 5,417	\$ (667)
Trustee Fees	\$ 19,126	\$ 4,041	\$ 4,041	\$ -
Management Fees	\$ 40,124	\$ 20,062	\$ 20,062	\$ -
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Administration	\$ 1,200	\$ 600	\$ 600	\$ -
Telephone	\$ 100	\$ 50	\$ -	\$ 50
Postage & Delivery	\$ 900	\$ 450	\$ 1,879	\$ (1,429)
Insurance	\$ 6,695	\$ 6,695	\$ 5,758	\$ 937
Printing & Binding	\$ 200	\$ 100	\$ 0	\$ 100
Legal Advertising	\$ 6,250	\$ 3,125	\$ 1,456	\$ 1,669
Contingency	\$ 2,200	\$ 1,100	\$ 417	\$ 683
Office Supplies	\$ 250	\$ 125	\$ 17	\$ 108
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 155,870	\$ 75,573	\$ 60,734	\$ 14,839

Astoria
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<u>Operations & Maintenance</u>				
<i>Field Expenditures</i>				
Property Insurance	\$ 20,000	\$ 20,000	\$ 15,979	\$ 4,021
Field Management	\$ 16,695	\$ 8,348	\$ 8,348	\$ -
Landscape Maintenance	\$ 245,000	\$ 122,500	\$ 90,167	\$ 32,333
Landscape Replacement	\$ 35,000	\$ 17,500	\$ 945	\$ 16,555
Lake Maintenance	\$ 25,000	\$ 12,500	\$ 8,250	\$ 4,250
Streetlights	\$ 25,500	\$ 12,750	\$ 16,164	\$ (3,414)
Electric	\$ 8,000	\$ 4,000	\$ 6,498	\$ (2,498)
Water & Sewer	\$ 20,000	\$ 10,000	\$ 44,085	\$ (34,085)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Irrigation Repairs	\$ 15,000	\$ 7,500	\$ 2,999	\$ 4,501
General Repairs & Maintenance	\$ 17,000	\$ 8,500	\$ 4,199	\$ 4,301
Contingency	\$ 10,000	\$ 5,000	\$ 14,953	\$ (9,953)
Subtotal Field Expenditures	\$ 439,695	\$ 229,848	\$ 212,586	\$ 17,262
<i>Amenity Expenses</i>				
Amenity - Electric	\$ 15,000	\$ 7,500	\$ 1,757	\$ 5,743
Amenity - Water	\$ 10,000	\$ 5,000	\$ 7,942	\$ (2,942)
Internet	\$ 3,000	\$ 1,500	\$ 440	\$ 1,060
Pest Control	\$ 720	\$ 360	\$ 3,714	\$ (3,354)
Janitorial Service	\$ 15,000	\$ 7,500	\$ 7,545	\$ (45)
Security Services	\$ 34,000	\$ 17,000	\$ 4,602	\$ 12,398
Pool Maintenance	\$ 36,000	\$ 18,000	\$ 15,000	\$ 3,000
Amenity Repairs & Maintenance	\$ 15,000	\$ 7,500	\$ 2,821	\$ 4,679
Amenity Access Management	\$ 6,750	\$ 3,375	\$ 3,375	\$ -
Contingency	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Subtotal Amenity Expenditures	\$ 145,470	\$ 72,735	\$ 47,196	\$ 25,539
Total Expenditures	\$ 741,035	\$ 378,155	\$ 320,515	\$ 57,640
<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	\$ -		\$ 450,036	
Net Change in Fund Balance	\$ -		\$ 450,036	
Fund Balance - Beginning	\$ -		\$ 333,692	
Fund Balance - Ending	\$ -		\$ 783,729	

Astonia
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Expenditures:				
Contingency	\$ -	\$ -	\$ 610	\$ (610)
Total Expenditures	\$ -	\$ -	\$ 610	\$ (610)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (610)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 51,975	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 51,975	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 51,975		\$ (610)	
Fund Balance - Beginning	\$ 29,395		\$ 29,395	
Fund Balance - Ending	\$ 81,370		\$ 28,785	

Astoria
Community Development District
Debt Service Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues				
Assessments - Tax Roll	\$ 220,403	\$ 220,403	\$ 212,914	\$ (7,489)
Interest	\$ -	\$ -	\$ 5,240	\$ 5,240
Total Revenues	\$ 220,403	\$ 220,403	\$ 218,154	\$ (2,249)
Expenditures:				
Interest Payment - 11/01	\$ 70,319	\$ 70,319	\$ 70,319	\$ -
Principal - 05/01	\$ 75,000	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 70,319	\$ -	\$ -	\$ -
Total Expenditures	\$ 215,638	\$ 70,319	\$ 70,319	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,765	\$ 150,084	\$ 147,835	\$ (2,249)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (112,434)	\$ (112,434)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (112,434)	\$ (112,434)
Net Change in Fund Balance	\$ 4,765		\$ 35,401	
Fund Balance - Beginning	\$ 78,762		\$ 294,299	
Fund Balance - Ending	\$ 83,527		\$ 329,700	

Astonia
Community Development District
Debt Service Fund - Series 2021 A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 558,500	\$ 558,500	\$ 545,766	\$ (12,734)
Interest	\$ -	\$ -	\$ 17,687	\$ 17,687
Total Revenues	\$ 558,500	\$ 558,500	\$ 563,453	\$ 4,953
Expenditures:				
Interest Payment - 11/1	\$ 174,098	\$ 174,098	\$ 174,098	\$ -
Principal Payment - 05/01	\$ 210,000	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 174,098	\$ -	\$ -	\$ -
Total Expenditures	\$ 558,195	\$ 174,098	\$ 174,098	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 305		\$ 389,355	
Fund Balance - Beginning	\$ 204,197		\$ 766,484	
Fund Balance - Ending	\$ 204,502		\$ 1,155,839	

Astonia
Community Development District
Debt Service Fund - Series 2021 North Parcel
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Assessments	\$ 395,460	\$ 395,460	\$ 386,444	\$ (9,016)
Interest	\$ -	\$ -	\$ 7,860	\$ 7,860
Total Revenues	\$ 395,460	\$ 395,460	\$ 394,304	\$ (1,156)
Expenditures:				
Interest Payment - 11/1	\$ 120,155	\$ 120,155	\$ 120,155	\$ -
Principal - 05/01	\$ 155,000	\$ -	\$ -	\$ -
Interest Payment - 05/1	\$ 120,155	\$ -	\$ -	\$ -
Total Expenditures	\$ 395,310	\$ 120,155	\$ 120,155	\$ -
Net Change in Fund Balance	\$ 150		\$ 274,149	
Fund Balance - Beginning	\$ 149,761		\$ 347,674	
Fund Balance - Ending	\$ 149,911		\$ 621,823	

Astoria
Community Development District
Debt Service Fund - Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Assessments	\$ -	\$ -	\$ 272,041	\$ 272,041
Assessments - Direct	\$ -	\$ -	\$ 120,593	\$ 120,593
Interest	\$ -	\$ -	\$ 4,555	\$ 4,555
Total Revenues	\$ -	\$ -	\$ 397,190	\$ 397,190
Expenditures:				
Interest Payment - 11/1	\$ -	\$ -	\$ 120,593	\$ (120,593)
Total Expenditures	\$ -	\$ -	\$ 120,593	\$ (120,593)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 276,596	\$ 517,783
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 109	\$ 109
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 109	\$ 109
Net Change in Fund Balance	\$ -	\$ -	\$ 276,705	
Fund Balance - Beginning	\$ -		\$ 140,991	
Fund Balance - Ending	\$ -		\$ 417,696	

Astoria
Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Bond Proceeds	\$ -	\$ -	\$ 401,158	
Interest	\$ -	\$ -	\$ 1,626	\$ 1,626
Total Revenues	\$ -	\$ -	\$ 402,784	\$ 1,626
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 402,784	

Astonia
Community Development District
Capital Projects Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 105	\$ 105
Total Revenues	\$ -	\$ -	\$ 105	\$ 105
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 116,046	\$ (116,046)
Total Expenditures	\$ -	\$ -	\$ 116,046	\$ (116,046)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (115,941)	\$ 116,151
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 112,434	\$ 112,434
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 112,434	\$ 112,434
Net Change in Fund Balance	\$ -	\$ -	\$ (3,507)	
Fund Balance - Beginning	\$ -		\$ 5,327	
Fund Balance - Ending	\$ -		\$ 1,820	

Astonia
Community Development District
Capital Projects Fund - Series 2021 A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Developer Contribution	\$ -	\$ -	\$ 539	\$ 539
Total Revenues	\$ -	\$ -	\$ 539	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 539	\$ (539)
Total Expenditures	\$ -	\$ -	\$ 539	\$ (539)
Net Change in Fund Balance	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ -	

Astonia
Community Development District
Capital Projects Fund - Series 2021 North Parcel
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 503	\$ 503
Total Revenues	\$ -	\$ -	\$ 503	\$ 503
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 503	\$ (503)
Total Expenditures	\$ -	\$ -	\$ 503	\$ (503)
Net Change in Fund Balance	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ -	

Astonia
Community Development District
Capital Projects Fund - Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 1	\$ 1
Total Revenues	\$ -	\$ -	\$ 1	\$ 1
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 1	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (109)	\$ (109)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (109)	\$ (109)
Net Change in Fund Balance	\$ -	\$ -	\$ (107)	
Fund Balance - Beginning	\$ -	\$ -	\$ 107	
Fund Balance - Ending	\$ -	\$ -	\$ 0	

Astonia
Community Development District
Capital Projects Fund - Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Bond Proceeds	\$ -	\$ -	\$ 3,238,842	\$ 3,238,842
Interest	\$ -	\$ -	\$ 10,006	\$ 10,006
Total Revenues	\$ -	\$ -	\$ 3,248,849	\$ 3,248,849
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 1,636,158	\$ (1,636,158)
Capital Outlay - Cost Of Issuance	\$ -	\$ -	\$ 244,175	\$ (244,175)
Total Expenditures	\$ -	\$ -	\$ 1,880,333	\$ (1,880,333)
Net Change in Fund Balance	\$ -		\$ 1,368,515	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 1,368,515	

Astoria
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessment - Tax Roll	\$ -	\$ 37,833	\$ 684,130	\$ 5,820	\$ 13,731	\$ 12,441	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 753,954
Assessment - Direct	\$ 10,732	\$ -	\$ -	\$ -	\$ 5,366	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,098
Miscellaneous Income	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Total Revenues	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 770,552
Expenditures:													
Administrative													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ 750	\$ 250	\$ 250	\$ 250	\$ 250	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Attorney	\$ 2,023	\$ 1,599	\$ 3,988	\$ 1,922	\$ 580	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,112
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Arbitrage	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 833	\$ 833	\$ 833	\$ 833	\$ 1,042	\$ 1,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,417
Trustee Fees	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,062
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 114	\$ 40	\$ 27	\$ 469	\$ 1,198	\$ 32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,879
Insurance	\$ 5,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,758
Printing & Binding	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Legal Advertising	\$ 450	\$ 618	\$ -	\$ -	\$ 388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,456
Contingency	\$ 39	\$ -	\$ 39	\$ 47	\$ 146	\$ 146	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417
Office Supplies	\$ 4	\$ 4	\$ 3	\$ 3	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 25,180	\$ 6,938	\$ 8,735	\$ 7,118	\$ 7,198	\$ 5,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,734

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	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,348
Landscape Maintenance	\$ 10,053	\$ 16,023	\$ 16,023	\$ 16,023	\$ 16,023	\$ 16,023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	90,167
Landscape Replacement	\$ -	\$ 945	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	945
Lake Maintenance	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,250
Streetlights	\$ 2,905	\$ 2,678	\$ 2,674	\$ 1,651	\$ 3,392	\$ 2,865	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,164
Electric	\$ 1,440	\$ 3,525	\$ 1,386	\$ -	\$ 36	\$ 111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,498
Water & Sewer	\$ 6,073	\$ 29,377	\$ 4,888	\$ 1,900	\$ 1,283	\$ 562	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	44,085
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 361	\$ 1,764	\$ 405	\$ 319	\$ 61	\$ 89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,999
General Repairs & Maintenance	\$ 1,148	\$ 913	\$ 1,231	\$ -	\$ 906	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,199
Contingency	\$ -	\$ 1,079	\$ -	\$ -	\$ 13,874	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,953
Subtotal Field Expenses	\$ 40,675	\$ 59,021	\$ 29,323	\$ 22,609	\$ 38,292	\$ 22,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	212,586
<i>Amenity Expenses</i>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 892	\$ 865	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,757
Amenity - Water	\$ -	\$ -	\$ -	\$ 3,960	\$ 3,752	\$ 230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,942
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Internet	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	440
Pest Control	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 3,089	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,714
Janitorial Service	\$ 1,325	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,350	\$ 1,270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,545
Security Services	\$ 3,957	\$ -	\$ -	\$ -	\$ 645	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,602
Pool Maintenance	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,000
Amenity Repairs & Maintenance	\$ -	\$ -	\$ 573	\$ 2,249	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,821
Amenity Access Management	\$ 563	\$ 563	\$ 563	\$ 563	\$ 563	\$ 563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,375
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenses	\$ 8,542	\$ 4,460	\$ 5,033	\$ 10,669	\$ 9,900	\$ 8,591	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	47,196
Total Maintenance	\$ 49,218	\$ 63,481	\$ 34,356	\$ 33,278	\$ 48,191	\$ 31,257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	259,781
Total Expenditures	\$ 74,398	\$ 70,419	\$ 43,091	\$ 40,395	\$ 55,389	\$ 36,822	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	320,515
<i>Other Financing Sources/(Uses)</i>													
Transfer In/Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Excess Revenues (Expenditures)	\$ (73,898)	\$ (70,419)	\$ (43,091)	\$ (40,395)	\$ (55,389)	\$ (36,822)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	450,036

Astonia
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

ON ROLL ASSESSMENTS

Gross Assessments	\$829,618.04	\$	234,281.01	\$	600,537.63	\$	425,225.81	\$	299,342.64	\$	2,389,005.13
Net Assessments	\$771,544.78	\$	217,881.34	\$	558,500.00	\$	395,460.00	\$	278,388.66	\$	2,221,774.77

ASSESSED THROUGH COUNTY

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts	General Fund	2020 Debt Service	2021 Debt Service: AA2	2021 Debt Service: North	2023 Debt Service	Total
11/14/23	10/01/23-10/31/23	\$ 21,302.53	\$ (852.10)	\$ (409.01)	\$ -	\$ -	\$ 20,041.42	\$ 6,959.69	\$ 1,965.39	\$ 5,037.92	\$ 3,567.23	\$ 2,511.19	\$ 20,041.42
11/17/23	11/01/23-11/05/23	\$ 61,073.53	\$ (2,443.10)	\$ (1,172.61)	\$ -	\$ -	\$ 57,457.82	\$ 19,953.10	\$ 5,634.68	\$ 14,443.49	\$ 10,227.08	\$ 7,199.47	\$ 57,457.82
11/24/23	11/06/23-11/12/23	\$ 33,424.67	\$ (1,337.03)	\$ (641.75)	\$ -	\$ -	\$ 31,445.89	\$ 10,920.07	\$ 3,083.78	\$ 7,904.73	\$ 5,597.14	\$ 3,940.17	\$ 31,445.89
12/8/23	11/13/23-11/22/23	\$ 204,652.36	\$ (8,186.18)	\$ (3,929.32)	\$ -	\$ -	\$ 192,536.86	\$ 66,861.33	\$ 18,881.39	\$ 48,399.07	\$ 34,270.18	\$ 24,124.89	\$ 192,536.86
12/21/23	11/23/23-11/30/23	\$ 1,808,111.56	\$ (72,326.19)	\$ (34,715.71)	\$ -	\$ -	\$ 1,701,069.66	\$ 590,722.08	\$ 166,817.69	\$ 427,607.43	\$ 302,778.22	\$ 213,144.24	\$ 1,701,069.66
12/29/23	12/01/23-12/15/23	\$ 106,056.31	\$ (3,675.02)	\$ (2,047.63)	\$ -	\$ -	\$ 100,333.66	\$ 34,842.37	\$ 9,839.36	\$ 25,221.44	\$ 17,858.67	\$ 12,571.82	\$ 100,333.66
12/31/23	INV#4652063	\$ -	\$ -	\$ -	\$ -	\$ (15,593.89)	\$ (15,593.89)	\$ (5,415.21)	\$ (1,529.24)	\$ (3,919.92)	\$ (2,775.60)	\$ (1,953.92)	\$ (15,593.89)
12/31/23	INV#4652064	\$ -	\$ -	\$ -	\$ -	\$ (8,296.18)	\$ (8,296.18)	\$ (2,880.97)	\$ (813.58)	\$ (2,085.46)	\$ (1,476.66)	\$ (1,039.51)	\$ (8,296.18)
1/10/24	12/16/23-12/31/23	\$ 11,774.18	\$ (353.24)	\$ (228.42)	\$ -	\$ -	\$ 11,192.52	\$ 3,886.77	\$ 1,097.61	\$ 2,813.53	\$ 1,992.19	\$ 1,402.42	\$ 11,192.52
1/16/24	10/01/23-12/31/23	\$ -	\$ -	\$ -	\$ 5,566.36	\$ -	\$ 5,566.36	\$ 1,933.00	\$ 545.87	\$ 1,399.25	\$ 990.77	\$ 697.47	\$ 5,566.36
2/9/24	01/01/24-01/31/24	\$ 41,289.66	\$ (943.43)	\$ (806.92)	\$ -	\$ -	\$ 39,539.31	\$ 13,730.62	\$ 3,877.48	\$ 9,939.22	\$ 7,037.71	\$ 4,954.28	\$ 39,539.31
3/13/24	02/01/24-02/29/24	\$ 37,203.67	\$ (647.27)	\$ (731.13)	\$ -	\$ -	\$ 35,825.27	\$ 12,440.86	\$ 3,513.25	\$ 9,005.61	\$ 6,376.64	\$ 4,488.91	\$ 35,825.27
Total		\$ 2,324,888.47	\$ (90,763.56)	\$ (44,682.50)	\$ 5,566.36	\$ (23,890.07)	\$ 2,171,118.70	\$ 753,953.71	\$ 212,913.68	\$ 545,766.31	\$ 386,443.57	\$ 272,041.43	\$ 2,171,118.70

97.72%	Net Percent Collected
\$ 50,656.07	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

AG EHC II LEN MULTI STATE 3 LLC						
2023-01						
Date Received	Due Date	Check Number	Interest	Net Assessed	Amount Received	Series 2023
11/30/23	10/1/23	2141376	\$ 120,593.30	\$ 120,593.30	\$ 120,593.30	\$ 120,593.30
			\$ 120,593.30	\$ 120,593.30	\$ 120,593.30	

Pine Tree Trail Property, LLC						
2024-01						
Date Received	Due Date	Check Number	Net Assessments	Net Assessed	Amount Received	General Fund
10/12/23	10/1/23	1024	\$ 10,732.13	\$ 10,732.13	\$ 10,732.13	\$ 10,732.13
2/1/24	2/1/24	1006	\$ 5,366.06	\$ 5,366.06	\$ 5,366.06	\$ 5,366.06
	5/1/24		\$ 5,366.06	\$ 5,366.06		
			\$ 21,464.25	\$ 21,464.25	\$ 16,098.19	\$ 16,098.19

Astoria
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	50% MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$108,689
RESERVE FUND BALANCE	\$108,689
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)
PRINCIPAL PAYMENT - 05/01/23	(\$75,000)
CURRENT BONDS OUTSTANDING	\$3,635,000

SERIES 2021, AREA 2 SPECIAL ASSESSMENT BONDS	
INTEREST RATES:	2.50%, 3.00%, 3.20%, 4.00%
MATURITY DATE:	5/1/2052
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%, 3.00%, 3.20%, 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

SERIES 2023, AREA 3 SPECIAL ASSESSMENT BONDS	
INTEREST RATES:	4.350%, 5.125%, 5.375%
MATURITY DATE:	6/15/2053
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$139,194
RESERVE FUND BALANCE	\$139,194
BONDS OUTSTANDING - 05/23/23	\$4,165,000
CURRENT BONDS OUTSTANDING	\$4,165,000

SERIES 2024, AREA 4 SPECIAL ASSESSMENT BONDS	
INTEREST RATES:	4.500%, 5.375%, 5.700%
MATURITY DATE:	5/1/2024
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$251,983
RESERVE FUND BALANCE	\$251,983
BONDS OUTSTANDING - 05/23/23	\$3,640,000
CURRENT BONDS OUTSTANDING	\$3,640,000

SECTION 3



April 19, 2024

Samantha Ham – Recording Secretary
Astonia CDD
219 E. Livingston Street
Orlando, Florida 32801-1508



RE: Astonia Community Development District Registered Voters

Dear Ms. Ham,

In response to your request, there are currently **656** voters within the Astonia Community Development District. This number of registered voters in said District is as of **April 15, 2024**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Lori Edwards". The signature is written in a cursive style.

Lori Edwards
Supervisor of Elections
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831 • Phone: (863) 534-5888

PolkElections.gov

Para asistencia en Español, por favor de llamar al (863) 534-5888