



# **Astonia**

## **Community Development District**

**Proposed Budget**  
**FY 2026**



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

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Assessments - Tax Roll	\$ 915,963	\$ 873,144	\$ 42,819	\$ 915,963	\$ 915,963
Assessments - Direct	\$ 97,229	\$ 48,615	\$ 48,615	\$ 97,229	\$ 97,229
<b>Total Revenues</b>	<b>\$ 1,013,192</b>	<b>\$ 921,759</b>	<b>\$ 91,433</b>	<b>\$ 1,013,192</b>	<b>\$ 1,013,192</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ -	\$ 7,000	\$ 7,000	\$ 12,000
FICA Expense	\$ -	\$ -	\$ 536	\$ 536	\$ 918
Engineering	\$ 15,000	\$ 375	\$ 1,750	\$ 3,625	\$ 15,000
Attorney	\$ 30,000	\$ 6,001	\$ 8,401	\$ 14,402	\$ 30,000
Annual Audit	\$ 6,700	\$ -	\$ 9,200	\$ 9,200	\$ 9,300
Assessment Administration	\$ 6,825	\$ 6,825	\$ -	\$ 6,825	\$ 7,030
Arbitrage	\$ 2,250	\$ -	\$ 2,250	\$ 2,250	\$ 2,250
Dissemination	\$ 13,125	\$ 5,469	\$ 7,656	\$ 13,125	\$ 13,519
Disclosure Software	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 20,205	\$ 8,297	\$ 11,260	\$ 19,557	\$ 21,512
Management Fees	\$ 45,000	\$ 18,750	\$ 26,250	\$ 45,000	\$ 46,350
Information Technology	\$ 1,890	\$ 788	\$ 1,103	\$ 1,890	\$ 1,854
Website Maintenance	\$ 1,260	\$ 525	\$ 735	\$ 1,260	\$ 1,236
Telephone	\$ 100	\$ -	\$ 75	\$ 75	\$ 100
Postage & Delivery	\$ 1,200	\$ 873	\$ 1,222	\$ 2,094	\$ 2,500
Insurance	\$ 7,699	\$ 6,161	\$ -	\$ 6,161	\$ 7,085
Copies	\$ 200	\$ -	\$ 100	\$ 100	\$ 200
Legal Advertising	\$ 2,500	\$ 2,037	\$ 3,494	\$ 5,531	\$ 6,000
Contingency	\$ 2,200	\$ 536	\$ 751	\$ 1,287	\$ 2,200
Office Supplies	\$ 250	\$ 12	\$ 60	\$ 72	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 168,579</b>	<b>\$ 56,822</b>	<b>\$ 81,842</b>	<b>\$ 140,164</b>	<b>\$ 184,479</b>
<i>Operations &amp; Maintenance</i>					
<b>Field Services</b>					
Property Insurance	\$ 27,500	\$ 19,384	\$ -	\$ 19,384	\$ 22,292
Field Management	\$ 17,530	\$ 7,304	\$ 10,226	\$ 17,530	\$ 20,000
Landscape Maintenance	\$ 255,000	\$ 90,414	\$ 126,580	\$ 216,994	\$ 245,000
Landscape Replacement	\$ 35,000	\$ 12,233	\$ 15,000	\$ 27,233	\$ 35,000
Lake Maintenance	\$ 30,000	\$ 8,125	\$ 11,375	\$ 19,500	\$ 30,000
Streetlights	\$ 48,000	\$ 18,336	\$ 25,670	\$ 44,006	\$ 48,000
Electric	\$ 15,872	\$ 1,117	\$ 1,564	\$ 2,681	\$ 15,872
Water & Sewer	\$ 92,192	\$ 12,561	\$ 17,586	\$ 30,147	\$ 72,192
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 15,000	\$ 5,071	\$ 7,099	\$ 12,170	\$ 15,000
General Repairs & Maintenance	\$ 17,000	\$ 12,230	\$ 3,522	\$ 15,752	\$ 17,000
Contingency	\$ 7,000	\$ 12,545	\$ -	\$ 12,545	\$ 15,000
<b>Subtotal Field Expenses</b>	<b>\$ 562,593</b>	<b>\$ 199,319</b>	<b>\$ 219,871</b>	<b>\$ 419,191</b>	<b>\$ 537,856</b>

# Astonia

## Community Development District

### Proposed Budget

### General Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<b>Amenity Expenses</b>					
Amenity - Electric	\$ 17,250	\$ 3,699	\$ 6,650	\$ 10,349	\$ 17,250
Amenity - Water	\$ 33,770	\$ 9,345	\$ 13,083	\$ 22,427	\$ 33,770
Internet	\$ 3,000	\$ 500	\$ 700	\$ 1,200	\$ 3,000
Pest Control	\$ 1,500	\$ 625	\$ 875	\$ 1,500	\$ 1,500
Janitorial Service	\$ 16,500	\$ 5,540	\$ 7,756	\$ 13,296	\$ 20,000
Security Services	\$ 34,000	\$ 13,071	\$ 18,299	\$ 31,369	\$ 34,000
Pool Maintenance	\$ 36,000	\$ 12,500	\$ 17,500	\$ 30,000	\$ 36,000
Amenity Repairs & Maintenance	\$ 15,000	\$ 2,000	\$ 2,800	\$ 4,800	\$ 15,000
Amenity Management	\$ 15,000	\$ 6,250	\$ 8,750	\$ 15,000	\$ 15,000
Holiday Lights	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Contingency	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
<b>Subtotal Amenity Expenses</b>	<b>\$ 182,020</b>	<b>\$ 53,529</b>	<b>\$ 81,412</b>	<b>\$ 134,942</b>	<b>\$ 200,520</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 744,613</b>	<b>\$ 252,848</b>	<b>\$ 301,284</b>	<b>\$ 554,132</b>	<b>\$ 738,376</b>
<u>Other Financing Sources &amp; Uses</u>					
Capital Reserves	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ 90,338
<b>Total Other Expenses</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 90,338</b>
<b>Total Expenditures</b>	<b>\$ 1,013,192</b>	<b>\$ 309,670</b>	<b>\$ 483,126</b>	<b>\$ 794,296</b>	<b>\$ 1,013,192</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 612,089</b>	<b>\$ (391,693)</b>	<b>\$ 218,896</b>	<b>\$ -</b>

Net Assessments	\$ 1,013,192
Add: Discounts & Collections 7%	\$76,262
Gross Assessments	<u>\$1,089,454</u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted - Single Family	1013.00	1013	1.00	\$781,693.80	\$771.66	\$829.74
Platted - Chateau at Astonia	174.00	232	0.75	\$134,269.22	\$578.75	\$622.31
Unplatted Direct - Pine Tree Trail	126.00	168	0.75	\$97,229.44	\$578.75	\$622.31
<b>Total ERU's</b>	<b>1313.00</b>	<b>1413</b>		<b>\$1,013,192.46</b>		

FY2026 Gross	FY2025 Gross	Increase/ (Decrease)
\$829.74	\$ 829.74	\$ 0.00
\$622.31	\$ 622.31	\$ (0.00)
\$622.31	\$ 622.31	\$ (0.00)

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

**REVENUES:**

*Assessments*

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

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**EXPENDITURES:**

**Administrative:**

*Supervisor Fees*

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

*Engineering*

The District's engineer 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), Series 2023 and Series 2024 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 (Area 2 and North Parcel), Series 2023 and Series 2024 bond series.

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

Disclosure Software

The District has contracted with DTS to provide software platform for filing various reports required in accordance with the Continuing Disclosure Agreements for the various bond issue(s).

Trustee Fees

The District will incur trustee related costs with the issuance of its' Series 2020, Series 2021 (Area 2 and North Parcel), Series 2023 and Series 2024 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.

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

Contingency

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

Office Supplies

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

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.

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

Water & Sewer

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

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.



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

*Amenity Repairs & Maintenance*

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

*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.

*Holiday Lights*

Represents the cost of adding holiday lighting to the district's amenities annually.

*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 FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<b><u>Revenues</u></b>					
Carry Forward Surplus	\$ 51,155	\$ 80,317	\$ -	\$ 80,317	\$ 183,724
Interest	\$ -	\$ 1,419	\$ 1,987	\$ 3,407	\$ 3,000
<b>Total Revenues</b>	<b>\$ 51,155</b>	<b>\$ 81,736</b>	<b>\$ 1,987</b>	<b>\$ 83,724</b>	<b>\$ 186,724</b>
<b><u>Expenditures</u></b>					
Contingency	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
<b>Total Expenditures</b>	<b>\$ 1,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,000</b>
<b><u>Other Financing Sources &amp; Uses</u></b>					
Transfer In/(Out)	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ 90,338
<b>Total Other Sources/(Uses)</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 90,338</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 150,155</b>	<b>\$ 81,736</b>	<b>\$ 101,987</b>	<b>\$ 183,724</b>	<b>\$ 276,062</b>

# Astonia

## Community Development District

### Proposed Budget Debt Service Fund Series 2020

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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#### **Revenues**

Assessments - On Roll	\$ 220,403	\$ 207,697	\$ 12,706	\$ 220,403	\$ 220,403
Interest Income	\$ 3,000	\$ 2,911	\$ 1,456	\$ 4,367	\$ 3,500
Carry Forward Surplus	\$ 89,765	\$ 85,552	\$ -	\$ 85,552	\$ 94,848
<b>Total Revenues</b>	<b>\$ 313,168</b>	<b>\$ 296,161</b>	<b>\$ 14,162</b>	<b>\$ 310,322</b>	<b>\$ 318,751</b>

#### **Expenses**

Interest- 11/01	\$ 69,288	\$ 69,288	\$ -	\$ 69,288	\$ 68,256
Principal - 05/01	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 80,000
Interest - 05/01	\$ 69,288	\$ -	\$ 69,288	\$ 69,288	\$ 68,256
<b>Total Expenditures</b>	<b>\$ 213,575</b>	<b>\$ 69,288</b>	<b>\$ 144,288</b>	<b>\$ 213,576</b>	<b>\$ 216,513</b>

#### **Other Financing Sources/(Uses)**

Transfer In/(Out)	\$ -	\$ (1,899)	\$ -	\$ (1,899)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (1,899)</b>	<b>\$ -</b>	<b>\$ (1,899)</b>	<b>\$ -</b>

<b>Excess Revenues/(Expenditures)</b>	<b>\$ 99,593</b>	<b>\$ 224,974</b>	<b>\$ (130,126)</b>	<b>\$ 94,848</b>	<b>\$ 102,239</b>
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<b>Series 2020</b>	
Interest - 11/01	<b>\$66,906</b>
Total	<b>\$66,906</b>

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
<b>Total ERU's</b>	<b>176.40</b>	<b>191</b>		<b>\$220,403.00</b>		

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

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

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

Date	Balance	Principal	Interest	Total
05/01/36	\$ 2,535,000.00	\$ 115,000.00	\$ 50,700.00	
11/01/36	\$ 2,420,000.00	\$ -	\$ 48,400.00	\$ 214,100.00
05/01/37	\$ 2,420,000.00	\$ 120,000.00	\$ 48,400.00	
11/01/37	\$ 2,300,000.00	\$ -	\$ 46,000.00	\$ 214,400.00
05/01/38	\$ 2,300,000.00	\$ 125,000.00	\$ 46,000.00	
11/01/38	\$ 2,175,000.00	\$ -	\$ 43,500.00	\$ 214,500.00
05/01/39	\$ 2,175,000.00	\$ 130,000.00	\$ 43,500.00	
11/01/39	\$ 2,045,000.00	\$ -	\$ 40,900.00	\$ 214,400.00
05/01/40	\$ 2,045,000.00	\$ 135,000.00	\$ 40,900.00	
11/01/40	\$ 1,910,000.00	\$ -	\$ 38,200.00	\$ 214,100.00
05/01/41	\$ 1,910,000.00	\$ 140,000.00	\$ 38,200.00	
11/01/41	\$ 1,770,000.00	\$ -	\$ 35,400.00	\$ 213,600.00
05/01/42	\$ 1,770,000.00	\$ 145,000.00	\$ 35,400.00	
11/01/42	\$ 1,625,000.00	\$ -	\$ 32,500.00	\$ 212,900.00
05/01/43	\$ 1,625,000.00	\$ 155,000.00	\$ 32,500.00	
11/01/43	\$ 1,470,000.00	\$ -	\$ 29,400.00	\$ 216,900.00
05/01/44	\$ 1,470,000.00	\$ 160,000.00	\$ 29,400.00	
11/01/44	\$ 1,310,000.00	\$ -	\$ 26,200.00	\$ 215,600.00
05/01/45	\$ 1,310,000.00	\$ 165,000.00	\$ 26,200.00	
11/01/45	\$ 1,145,000.00	\$ -	\$ 22,900.00	\$ 214,100.00
05/01/46	\$ 1,145,000.00	\$ 175,000.00	\$ 22,900.00	
11/01/46	\$ 970,000.00	\$ -	\$ 19,400.00	\$ 217,300.00
05/01/47	\$ 970,000.00	\$ 180,000.00	\$ 19,400.00	
11/01/47	\$ 790,000.00	\$ -	\$ 15,800.00	\$ 215,200.00
05/01/48	\$ 790,000.00	\$ 185,000.00	\$ 15,800.00	\$ -
11/01/48	\$ 605,000.00	\$ -	\$ 12,100.00	\$ 212,900.00
05/01/49	\$ 605,000.00	\$ 195,000.00	\$ 12,100.00	\$ -
11/01/49	\$ 410,000.00	\$ -	\$ 8,200.00	\$ 215,300.00
05/01/50	\$ 410,000.00	\$ 200,000.00	\$ 8,200.00	\$ -
11/01/50	\$ 210,000.00	\$ -	\$ 4,200.00	\$ 212,400.00
05/01/51	\$ 210,000.00	\$ 210,000.00	\$ 4,200.00	\$ 214,200.00
		<b>\$ 3,555,000.00</b>	<b>\$ 2,522,743.75</b>	<b>\$ 6,227,743.75</b>

# Astonia

## Community Development District

### Proposed Budget Debt Service Fund Series 2021

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Assessments	\$ 558,500	\$ 532,394	\$ 26,106	\$ 558,500	\$ 558,500
Interest Income	\$ 5,000	\$ 12,001	\$ 6,001	\$ 18,002	\$ 10,000
Carry Forward Surplus	\$ 252,208	\$ 532,046	\$ -	\$ 532,046	\$ 271,584
<b>Total Revenues</b>	<b>\$ 815,708</b>	<b>\$ 1,076,442</b>	<b>\$ 32,107</b>	<b>\$ 1,108,549</b>	<b>\$ 840,084</b>
<b>Expenses</b>					
Interest- 11/01	\$ 171,473	\$ 171,473	\$ -	\$ 171,473	\$ 168,785
Principal - 05/01	\$ 215,000	\$ -	\$ 215,000	\$ 215,000	\$ 220,000
Interest - 05/01	\$ 171,473	\$ -	\$ 171,473	\$ 171,473	\$ 168,785
<b>Total Expenditures</b>	<b>\$ 557,945</b>	<b>\$ 171,473</b>	<b>\$ 386,473</b>	<b>\$ 557,945</b>	<b>\$ 557,570</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ (279,020)	\$ -	\$ (279,020)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (279,020)</b>	<b>\$ -</b>	<b>\$ (279,020)</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 257,763</b>	<b>\$ 625,949</b>	<b>\$ (354,365)</b>	<b>\$ 271,584</b>	<b>\$ 282,514</b>

\*Carry forward less amount in Reserve funds.

#### Series 2021

Interest - 11/01	<u>\$166,035</u>
Total	<u><u>\$166,035</u></u>

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

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

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

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

Date	Balance	Principal	Interest	Total
05/01/36	\$ 6,900,000.00	\$ 300,000.00	\$ 130,200.00	
11/01/36	\$ 6,600,000.00	\$ -	\$ 125,400.00	\$ 555,600.00
05/01/37	\$ 6,600,000.00	\$ 310,000.00	\$ 125,400.00	
11/01/37	\$ 6,290,000.00	\$ -	\$ 120,440.00	\$ 555,840.00
05/01/38	\$ 6,290,000.00	\$ 320,000.00	\$ 120,440.00	
11/01/38	\$ 5,970,000.00	\$ -	\$ 115,320.00	\$ 555,760.00
05/01/39	\$ 5,970,000.00	\$ 330,000.00	\$ 115,320.00	
11/01/39	\$ 5,640,000.00	\$ -	\$ 110,040.00	\$ 555,360.00
05/01/40	\$ 5,640,000.00	\$ 340,000.00	\$ 110,040.00	
11/01/40	\$ 5,300,000.00	\$ -	\$ 104,600.00	\$ 554,640.00
05/01/41	\$ 5,300,000.00	\$ 350,000.00	\$ 104,600.00	
11/01/41	\$ 4,950,000.00	\$ -	\$ 99,000.00	\$ 553,600.00
05/01/42	\$ 4,950,000.00	\$ 365,000.00	\$ 99,000.00	
11/01/42	\$ 4,585,000.00	\$ -	\$ 91,700.00	\$ 555,700.00
05/01/43	\$ 4,585,000.00	\$ 380,000.00	\$ 91,700.00	
11/01/43	\$ 4,205,000.00	\$ -	\$ 84,100.00	\$ 555,800.00
05/01/44	\$ 4,205,000.00	\$ 395,000.00	\$ 84,100.00	
11/01/44	\$ 3,810,000.00	\$ -	\$ 76,200.00	\$ 555,300.00
05/01/45	\$ 3,810,000.00	\$ 410,000.00	\$ 76,200.00	
11/01/45	\$ 3,400,000.00	\$ -	\$ 68,000.00	\$ 554,200.00
05/01/46	\$ 3,400,000.00	\$ 430,000.00	\$ 68,000.00	
11/01/46	\$ 2,970,000.00	\$ -	\$ 59,400.00	\$ 557,400.00
05/01/47	\$ 2,970,000.00	\$ 445,000.00	\$ 59,400.00	
11/01/47	\$ 2,525,000.00	\$ -	\$ 50,500.00	\$ 554,900.00
05/01/48	\$ 2,525,000.00	\$ 465,000.00	\$ 50,500.00	\$ -
11/01/48	\$ 2,060,000.00	\$ -	\$ 41,200.00	\$ 556,700.00
05/01/49	\$ 2,060,000.00	\$ 485,000.00	\$ 41,200.00	\$ -
11/01/49	\$ 1,575,000.00	\$ -	\$ 31,500.00	\$ 557,700.00
05/01/50	\$ 1,575,000.00	\$ 505,000.00	\$ 31,500.00	\$ -
11/01/50	\$ 1,070,000.00	\$ -	\$ 21,400.00	\$ 557,900.00
05/01/51	\$ 1,070,000.00	\$ 525,000.00	\$ 21,400.00	
11/01/51	\$ 545,000.00	\$ -	\$ 10,900.00	\$ 557,300.00
05/01/52	\$ 545,000.00	\$ 545,000.00	\$ 10,900.00	\$ 555,900.00
		<b>\$ 9,650,000.00</b>	<b>\$ 7,059,595.89</b>	<b>\$ 17,124,595.89</b>



# Astonia

## Community Development District

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

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Assessments	\$ 395,460	\$ 376,975	\$ 18,485	\$ 395,460	\$ 395,460
Interest Income	\$ 3,000	\$ 5,685	\$ 2,843	\$ 8,528	\$ 3,000
Carry Forward Surplus	\$ 170,790	\$ 172,026	\$ -	\$ 172,026	\$ 179,579
<b>Total Revenues</b>	<b>\$ 569,250</b>	<b>\$ 554,686</b>	<b>\$ 21,328</b>	<b>\$ 576,014</b>	<b>\$ 578,039</b>
<b>Expenses</b>					
Interest- 11/01	\$ 118,218	\$ 118,218	\$ -	\$ 118,218	\$ 116,218
Principal - 05/01	\$ 160,000	\$ -	\$ 160,000	\$ 160,000	\$ 165,000
Interest - 05/01	\$ 118,218	\$ -	\$ 118,218	\$ 118,218	\$ 116,218
<b>Total Expenditures</b>	<b>\$ 396,435</b>	<b>\$ 118,218</b>	<b>\$ 278,218</b>	<b>\$ 396,435</b>	<b>\$ 397,435</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 172,815</b>	<b>\$ 436,468</b>	<b>\$ (256,890)</b>	<b>\$ 179,579</b>	<b>\$ 180,604</b>

<b>Series 2021</b>	
Interest - 11/01	<b>\$114,155</b>
<b>Total</b>	<b>\$114,155</b>

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
<b>Total ERU's</b>	<b>304.20</b>	<b>332</b>		<b>\$395,460.00</b>		

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

Date		Balance	Principal	Interest	Total
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 FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Assessments - Tax Roll	\$ 278,389	\$ 265,376	\$ 13,013	\$ 278,389	\$ 278,389
Interest Income	\$ 2,000	\$ 4,438	\$ 2,219	\$ 6,657	\$ 3,000
Carry Forward Surplus	\$ 124,547	\$ 128,237	\$ -	\$ 128,237	\$ 135,973
<b>Total Revenues</b>	<b>\$ 404,936</b>	<b>\$ 398,050</b>	<b>\$ 15,232</b>	<b>\$ 413,282</b>	<b>\$ 417,362</b>
<b>Expenses</b>					
Interest- 12/15	\$ 106,154	\$ 106,154	\$ -	\$ 106,154	\$ 104,741
Principal - 06/15	\$ 65,000	\$ -	\$ 65,000	\$ 65,000	\$ 70,000
Interest - 06/15	\$ 106,154	\$ -	\$ 106,154	\$ 106,154	\$ 104,741
<b>Total Expenditures</b>	<b>\$ 277,309</b>	<b>\$ 106,154</b>	<b>\$ 171,154</b>	<b>\$ 277,309</b>	<b>\$ 279,481</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 127,627</b>	<b>\$ 291,896</b>	<b>\$ (155,923)</b>	<b>\$ 135,973</b>	<b>\$ 137,881</b>

\*Carry forward less amount in Reserve funds.

<b>Series 2023</b>	
Interest - 11/01	<b>\$103,218</b>
<b>Total</b>	<b>\$103,218</b>

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
<b>Total ERU's</b>	<b>174.00</b>	<b>232</b>		<b>\$278,388.66</b>		

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

Date	Balance	Principal	Interest	Total
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 FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Assessments - Tax Roll	\$ 251,983	\$ -	\$ 247,041	\$ 247,041	\$ 251,983
Interest Income	\$ 1,000	\$ 5,361	\$ 2,680	\$ 8,041	\$ 3,000
Carry Forward Surplus*	\$ 106,935	\$ 109,743	\$ -	\$ 109,743	\$ 116,658
<b>Total Revenues</b>	<b>\$ 359,917</b>	<b>\$ 115,103</b>	<b>\$ 249,722</b>	<b>\$ 364,825</b>	<b>\$ 371,641</b>
<b>Expenses</b>					
Interest- 11/01	\$ 99,083	\$ 99,083	\$ -	\$ 99,083	\$ 97,958
Principal - 05/01	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 55,000
Interest - 05/01	\$ 99,083	\$ -	\$ 99,083	\$ 99,083	\$ 97,958
<b>Total Expenditures</b>	<b>\$ 248,166</b>	<b>\$ 99,083</b>	<b>\$ 149,083</b>	<b>\$ 248,166</b>	<b>\$ 250,916</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 111,751</b>	<b>\$ 16,020</b>	<b>\$ 100,638</b>	<b>\$ 116,658</b>	<b>\$ 120,725</b>

\*Carry forward less amount in Reserve funds.

<b>Series 2024</b>	
Interest - 11/01	\$96,721
<b>Total</b>	<b>\$96,721</b>

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
<b>Total ERU's</b>	<b>126.00</b>	<b>168</b>		<b>\$251,982.50</b>		

**Astonia**  
**Community Development District**  
**Series 2024 Special Assessment Bonds**  
**Amortization Schedule**

Date		Balance	Principal		Interest		Total
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

**Astonia**  
**Community Development District**  
**Series 2024 Special Assessment Bonds**  
**Amortization Schedule**

Date		Balance	Principal		Interest		Total
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