

Astoria
Community Development District

Meeting Agenda

December 10, 2025

AGENDA

Astonia

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

December 3, 2025

Board of Supervisors Meeting Astonia Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Astonia Community Development District** will be held **Wednesday, December 10, 2025, at 1:00 PM at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

Call-In: +13052241968

Meeting ID: 867 8298 0965

Zoom Link: <https://us06web.zoom.us/j/86782980965>

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes)
3. Approval of Minutes of the November 12, 2025 Board of Supervisors Meeting
4. Organizational Matters
 - A. Consideration of Letter of Interest from Louis Smith
 - B. Appointment of Individual to Fill Board Vacancy
 - C. Consideration of Resolution 2026-01 Appointing an Assistant Secretary
5. Consideration of Resolution 2026-04 Rescheduling Public Hearing to Amend Rules of Procedure
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Discussion of Lighting on Hatteras
 - a) Current Demands
 - b) GMS
 - c) Map, Details, Sample Photo
 - D. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

MINUTES

**MINUTES OF MEETING
ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Astonia Community Development District was held on Wednesday, **November 12, 2025**, at 1:00 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Halsey Carson
Cody Hatmaker
Gary Hatmaker

Chairperson
Vice Chairman
Assistant Secretary

Also present were:

Katie O'Rourke
Jill Burns
Savannah Hancock via zoom
Bryan Hunter via zoom
Allen Bailey

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. O'Rourke called the meeting to order and called the roll at 1:00 p.m. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. O'Rourke opened the public comment period.

Resident (Larry Williamson) commented that the fence on Daring Drive keeps getting damaged or destroyed because of the need to create a pass through to walk through the grassy area. He suggested capping it off and maybe putting a gate. His other concern was the lights on Ernie Caldwell, and he wants to make sure this is something that is still being considered. His third topic is the stop sign at the intersection of Gallant Gateway and Adventure Avenue. He explained that

they were thinking the stop sign that was recently installed might have been for the end of the entryway for Astonia instead of Astonia North. He asked for consideration to have two stop signs added on Adventure Avenue approaching Gallant Gateway and to have the stop sign on Gallant Gateway removed so traffic doesn't back up onto Ernie Caldwell.

Ms. O'Rourke responded that they do have the discussion of fence replacement and discussion to add stop signs to those areas on the agenda. Regarding the lights, she stated the CDD is not responsible for those lights, they are county owned lights and will be the county's responsibility to replace those lights. She explained that the most they can do is continue to report the lights to the county to have them addressed as soon as possible.

THIRD ORDER OF BUSINESS

Approval of Minutes of the October 2, 2025 Board of Supervisors Meeting

Ms. O'Rourke presented the minutes of the October 2, 2025, Board of Supervisors meeting. She asked for any comments, questions, or corrections to the minutes. The Board had no changes.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Minutes of the October 2, 2025, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individual to Fill Board Vacancy in Seat #1 (Exp. 11/2026)**
- B. Administration of Oath of Office to Newly Appointed Individual**
- C. Consideration of Resolution 2026-01 Appointing an Assistant Secretary**

The Board members had no appointments for the vacant Board seat at this time, this item was tabled to a future meeting agenda.

FIFTH ORDER OF BUSINESS

Consideration of Irrigation Cost Share Agreement with Pine Pointe HOA

Ms. O'Rourke stated there is one meter for this phase that services both the CDD common areas and the private townhome lots. She explained that because the CDD pays for irrigation of the common areas, this agreement allocates the water usage based on percentage of property, so the account will be in their name and they will bill the CDD for the CDD's portion of the bill, which is about 4% of the bill to pay for the irrigation of those common areas.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Irrigation Cost Share Agreement with Pine Pointe HOA, was approved.

SIXTH ORDER OF BUSINESS**Presentation of Arbitrage Rebate Report for Series 2020 Bonds**

Ms. O'Rourke presented the Arbitrage Rebate Report for the Series 2020 bonds included in the agenda package. She explained that under internal revenue code, the District needs to demonstrate that they do not earn more interest than they pay on the bonds. In the report, she stated it shows a negative amount listed on page 4, which does indicate that they do not earn more interest than they pay on the bonds. She stated this is an independent report required by the Trust Indenture.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Arbitrage Rebate Report for Series 2020 Bonds, was accepted.

SEVENTH ORDER OF BUSINESS**Consideration of Arbitrage Proposal for Series 2024 AA4**

Ms. O'Rourke stated this is a proposal from AMTEC to prepare the report required under the trust indenture to review arbitrage rebate liabilities for the Series 2024 AA4 bonds.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Arbitrage Proposal for Series 2024 AA4, were approved.

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

Ms. Hancock reminded the Board to do their ethics training by December 31st.

B. Engineer

Mr. Hunter had nothing to report.

C. Field Manager's Report

Mr. Bailey presented the field manager's report. He stated the second dog park gate was pulled off its hinges and was reattached, the amenity shower was repainted to improve appearance, the sod on Orchid Drive was installed to fix a barren area, the phosphate treatment of the pool was completed, the new brighter lights were installed at the Astonia North monument, the ponds in the District are free of any large growths of algae or vegetation and the cooler weather will help keep any growth down, the backflow on Astonia Boulevard was hit by a driver damaging the landscape and the county repaired the backflow, and they sent the driver's insurance to EGIS to seek compensation.

i. Discussion of Lighting on Hatteras

Mr. Bailey presented a proposal from Current Demands Electrical & Security Services to install two solar lights on Hatteras for a total of \$3,116.08. After discussion, the Board decided on a not to exceed for \$3,116.08 to check with another vendor and see if they can do it cheaper.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Proposal for Lighting on Hatteras NTE for \$3,116.08, was approved.

ii. Consideration of Fence Replacement

Mr. Bailey presented proposals for the Board to consider regarding the fence replacement on Daring Drive and possibly adding a gate to try to prevent further damage to the fence. After discussion, the Board decided to replace the fence panels for the smaller section and remove the top bar for the larger section to see how that does to monitor for gate installation.

iii. Discussion of Additional Stop Signs

Mr. Bailey presented options for the Board to consider regarding the additional stop signs. After discussion, it was decided to approve the proposal to add two additional stop signs.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Proposal to Add Two Additional Stop Signs, was approved.

iv. Consideration of Proposal for Parking Signage

Mr. Bailey presented a proposal to add two no parking on street signs on each entrance into Chateau.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Proposal for Parking Signage, was approved.

D. District Manager's Report**i. Check Register**

Ms. O'Rourke stated that the check register for September 01, 2025, through September 30, 2025, totals \$73,300.20, and is included in the package for review. She added that all of the invoices were checked for accuracy and offered to take questions; otherwise, she is looking for a motion to approve.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. O'Rourke noted that financial statements are included in the package for review. She stated that these were the unaudited financials, and that there was no action necessary from the Board. She stated she was happy to answer any questions; there were none.

NINTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS**Supervisor's Requests and Audience Comments**

Ms. O'Rourke opened the public comment period.

Lewis Smith commented wanting to add dog waste stations and wanting to join the Board of Supervisors. Ms. O'Rourke provided her contact information and let him know he can submit his interest to her via email.

ELEVENTH ORDER OF BUSINESS**Adjournment**

Ms. O'Rourke adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

SECTION A

From: L SMITH <gophillies1985@verizon.net>
Subject: CDD Meeting
Date: November 12, 2025 at 3:03:10 PM EST
To: "korourke@gmscfl.com" <korourke@gmscfl.com>
Reply-To: L SMITH <gophillies1985@verizon.net>

Ms. O'Rourke,

Good afternoon my name is Louis Smith and we met today at the Astonia CDD meeting. This email is to inform you of my interest in filling the empty board chair position.

While I understand it might not be for a resident, I see this as a win-win situation for all concerned. I am willing to fill an empty spot on the board, and this may start the transition of resident involvement with the CDD.

Please let me know what is required to move this request forward.

Here is my primary phone number

757-871-0162

v/r

Louis

SECTION C

RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF ASTONIA
COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN
ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR
AN EFFECTIVE DATE.**

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

WHEREAS, the Board of Supervisors of the District desires to appoint Assistant Secretaries.

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

SECTION 1. _____ is appointed Assistant Secretary.

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

PASSED AND ADOPTED this 10th day of December 2025.

ATTEST:

**ASTONIA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION 5

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTION OF THE DISTRICT MANAGER AND DISTRICT STAFF IN AMENDING THE DATE OF THE PUBLIC HEARING FOR THE PURPOSE OF ADOPTING AMENDED AND RESTATED RULES OF PROCEDURE; AMENDING RESOLUTION 2026-01 DESIGNATING A DATE, TIME, AND LOCATION OF PUBLIC HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District’s Board of Supervisors (“**Board**”) adopted Resolution 2026-01, on October 8, 2025, scheduling the public hearing for the purpose of adopting Amended and Restated Rules of Procedure for December 10, 2026; and

WHEREAS, the Board now desires to ratify the District Manager’s and District Staff’s actions in rescheduling the meeting date of the public hearing on the Amended and Restated Rules of Procedure to **February 11, 2026**, and causing notice thereof to be provided pursuant to Florida law; and

WHEREAS, the Board further desires to amend Resolution 2026-01 to reflect the same.

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

SECTION 1. Resolution 2026-01, as amended on the record, is hereby amended to reflect the change of meeting date of the public hearing for the following date, time, and location:

DATE:	February 11, 2026
HOURL:	5:00 p.m.
LOCATION:	Lake Alfred Public Library 245 N. Seminole Avenue Lake Alfred, Florida 33850

SECTION 2. The actions of the District Manager and District Staff in re-noticing the public hearing on the Amended and Restated Rules of Procedure are hereby ratified and approved.

SECTION 3. Notice of this public hearing shall be published in the manner prescribed in Florida law.

SECTION 4. Except as otherwise provided herein, all of the provisions of Resolution 2026-01 continue in full force and effect.

SECTION 5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 10TH DAY OF DECEMBER 2025.

ATTEST:

**ASTONIA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

SECTION 6

SECTION C

Astonia CDD

Field Management Report



December 10th, 2025

Allen Bailey

Field Manager

GMS

Completed

No Trespassing Sign



- ✚ The No Trespassing signs have been placed at the amenity.
- ✚ These will allow the Sheriff to enforce trespassing at the amenity.

Stop Sign



- ✚ The stop sign currently at Astoina North has been adjusted for better traffic flow.

Complete

Fence Repair



- ✚ The fence at the end of Fury Street was knocked over by a tree limb.
- ✚ It has been placed back up.

Fence Opening



- ✚ The section of fence on Daring Dr has been opened as requested.

Complete

Holiday Lights

✚ The holiday lights have been placed throughout the district.



Review

Ponds



✚ The ponds in the district are free of any large growths of algae or vegetation. The water levels have lowered over the past month.



Review

Landscape



✚ The landscape throughout the district is doing well, as we see cooler weather.



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 i

SECTION a)

Current Demands Electrical & Security Services, In

2315 Commerce Point Drive, Suite 100
Lakeland, FL 33801
+18635834443
service@currentdemands.com



Estimate

ADDRESS	SHIP TO	ESTIMATE	GMS19105R1
GOVERNMENTAL MANAGEMENT SERVICES	GOVERNMENTAL MANAGEMENT SERVICES	DATE	10/02/2025
ASTONIA CDD	ASTONIA CDD	EXPIRATION	11/02/2025
6200 LEE VISTA BLVD, SUITE 300	608 BLOOM TERRACE	DATE	
ORLANDO, FL 32822	DAVENPORT, FL 33837		

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
NOTE	ESTIMATE TO INSTALL 2) LED SOLAR POWERED POLE LIGHTS TO ILLUMINATE BACK ENTRANCE TO SUBDIVISION	1	0.00	0.00T
ELECTRICAL PROJECT MATERIALS	12000 WATT LED STREET LIGHT OUTDOOR COMMERCIAL PARKING LOT LIGHTS	2	499.56	999.12T
ELECTRICAL PROJECT MATERIALS	20' TALL GALVANIZED STEEL SOLAR STREET LIGHT POST	2	215.98	431.96T
MISCELLANEOUS MATERIALS	MISCELLANEOUS: 2) SONA TUBES, 14) 60LB BAGS OF CONCRETE	1	185.00	185.00T
ELECTRICAL LABOR	ELECTRICAL LABOR	1	1,500.00	1,500.00

Contact Current Demands Electrical & Security Services, Inc. to pay.	SUBTOTAL	3,116.08
	TAX	0.00
	TOTAL	\$3,116.08

Accepted By

Accepted Date

SECTION b)



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
Bus Stop Tables	
Installation of 2 Solar lights roughly 12 ft off the ground, as noted on the attached map. They will be cemented in place for security.	

Qty	Description	Unit Price	Line Total
12	Labor	\$55.00	\$660.00
1	Mobilization	\$65.00	\$65.00
	Equipment		\$95.00
	Materials		\$1,076.00
Total Due:			\$1,896.00

This Proposal is Valid for 30 days.

Client Signature: _____

SECTION c)



Light Color	cool white
Lighting Method	LED
Wattage	6000 watts
Bulb Base	GU10
Controller Type	Remote Control
Switch Type	Remote
Water Resistance Level	Waterproof
Brightness	450000 lumen
Efficiency	75 lumens/watt



[Click to see full view](#)

ufus

[What is the motion sensor range?](#)

[Can it be mounted on a wall?](#)

[Does it have an automatic on/off feature?](#)

[Ask something else](#)

SECTION D

SECTION i

Astoria

Community Development District

Summary of Invoices

October 01, 2025 to October 31, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	10/3/25	579-582	\$ 1,205.15
	10/10/25	583-589	\$ 16,576.05
	10/14/25	590-594	\$ 1,749.51
	10/17/25	595-601	\$ 44,827.73
	10/24/25	602-604	\$ 6,130.12
	10/28/25	605-606	\$ 84,747.00
Total			\$ 155,235.56

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 12/08/25		PAGE 1	
*** CHECK DATES 10/01/2025 - 10/31/2025 ***		ASTONIA CDD-GENERAL FUND													
		BANK B ASTONIA GENERAL FUND													
CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #								
10/03/25	00018	9/26/25 09262025	202509 300-20700-10000	TXFER TAX RCPTS S2021 AA2	*	464.12									
				ASTONIA CDD/US BANK			464.12	000579							
10/03/25	00018	9/26/25 09262025	202509 300-20700-10000	TXFER OF TAX RCPTS S2020	*	181.06									
				ASTONIA CDD/US BANK			181.06	000580							
10/03/25	00018	9/26/25 09262025	202509 300-20700-10000	TXFER TAX RCPTS S2021 NOR	*	328.63									
				ASTONIA CDD/US BANK			328.63	000581							
10/03/25	00018	9/26/25 09262025	202509 300-20700-10000	TXFER OF TAX RCPTS S2023	*	231.34									
				ASTONIA CDD/US BANK			231.34	000582							
10/10/25	00019	8/28/25 20286	202508 320-53800-47000	POND HERBICIDE AUG25	*	875.00									
		8/28/25 20286	202508 320-53800-47000	N. POND HERBICIDE AUG25	*	750.00									
		8/28/25 20293	202508 320-53800-47000	POND HERBICIDE AUG25	*	275.00									
				AQUATIC WEED MANAGEMENT, INC			1,900.00	000583							
10/10/25	00021	8/27/25 15805	202508 330-57200-48200	CLEANING SVCS AUG25	*	1,280.00									
				CSS CLEAN STAR SERVICES CENTRAL FL			1,280.00	000584							
10/10/25	00004	10/01/25 93471	202510 310-51300-54000	SPECIAL DISTRICT FEE FY26	*	175.00									
				FLORIDA DEPARTMENT OF COMMERCE			175.00	000585							
10/10/25	00028	9/30/25 00073509	202509 310-51300-48000	NOT OF BOS MTG-9/2/25	*	342.09									
		9/30/25 00073509	202509 310-51300-48000	NOT OF BOS MTG-9/25/25	*	308.56									
				GANNETT MEDIA CORP DBA GANNETT			650.65	000586							
10/10/25	00001	9/15/25 188	202510 310-51300-31700	ASSESSMENT ROLL FY26	*	7,030.00									
				GOVERNMENTAL MANAGEMENT SERVICES-CF			7,030.00	000587							
10/10/25	00025	8/18/25 28599	202508 320-53800-46500	POOP CLEAN UP	*	200.00									
		9/01/25 28772	202509 320-53800-46500	POOL MAINTENANCE-SEP25	*	2,500.00									
				MCDONNELL CORPORATION			2,700.00	000588							

ASTO ASIONIA CDD IARAUJO															

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
10/10/25	00032	9/30/25 12314777	202509 330-53800-48100 SECURITY SVCS SEP25	SECURITAS SECURITY SERVICES USA INC	*	2,840.40	2,840.40 000589
10/14/25	00018	10/13/25 10132025	202510 300-20700-10000 TXFER OF TAX RCPTS S2020	ASTONIA CDD/US BANK	*	17.65	17.65 000590
10/14/25	00018	10/13/25 10132025	202510 300-20700-10000 TXFER TAX RCPTS S2021 AA2	ASTONIA CDD/US BANK	*	45.25	45.25 000591
10/14/25	00018	10/13/25 10132025	202510 300-20700-10000 TXFER TAX RCPTS S2021 NOR	ASTONIA CDD/US BANK	*	32.05	32.05 000592
10/14/25	00018	10/13/25 10132025	202510 300-20700-10000 TXFER OF TAX RCPTS S2023	ASTONIA CDD/US BANK	*	22.56	22.56 000593
10/14/25	00011	10/07/25 13369	202509 310-51300-31500 ATTORNEY SVCS-SEP25	KILINSKI VAN WYK PLLC	*	1,632.00	1,632.00 000594
10/17/25	00026	10/16/25 7362-10-	202510 310-51300-31200 SPECIAL ASSESS BONDS S20	AMTEC	*	450.00	450.00 000595
10/17/25	00021	9/23/25 16047	202509 330-57200-48200 CLEANING SVCS SEP25	CSS CLEAN STAR SERVICES CENTRAL FL	*	1,400.00	1,400.00 000596
10/17/25	00045	8/29/25 12	202508 320-53800-48000 RPR FENCE/REMOVE TRASH		*	1,600.00	
		8/29/25 5	202508 320-53800-48000 STRIGHTEN SIGNS		*	110.00	
		8/29/25 6	202508 320-53800-48000 REINSTALL PARKING SIGN		*	330.00	
		8/29/25 9	202508 320-53800-48000 INSPECT AREA/REMOVE TRASH		*	210.00	
		9/15/25 10	202509 320-53800-48000 RPR FALLING FENCE		*	595.00	
				GOVERNMENTAL MANAGEMENT SERVICES-			2,845.00 000597
10/17/25	00001	10/01/25 189	202510 310-51300-34000 MANAGEMENT FEES-OCT25		*	3,862.50	

ASTO ASIONIA CDD IARAUJO

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
		10/01/25	189 202510 310-51300-35100 WEBSITE MANAGEMENT-OCT25		*	103.00	
		10/01/25	189 202510 310-51300-35200 INFORMATION TECH-OCT25		*	154.50	
		10/01/25	189 202510 310-51300-31300 DISSEMINATION SVCS-OCT25		*	1,126.58	
		10/01/25	189 202510 330-57200-48300 AMENITY ACCESS MGMT-OCT25		*	1,250.00	
		10/01/25	189 202510 310-51300-51000 OFFICE SUPPLIES		*	.84	
		10/01/25	189 202510 310-51300-42000 POSTAGE		*	174.51	
		10/01/25	189 202510 310-51300-42500 COPIES		*	6.75	
		10/01/25	190 202510 320-53800-34000 FIELD MANAGEMENT-OCT25		*	1,666.67	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			8,345.35 000598
10/17/25	00027	9/17/25	67073313 202509 330-57200-48100 PEST CONTROL-SEP25		*	125.00	
				MASSEY SERVICES			125.00 000599
10/17/25	00025	9/12/25	28942 202509 320-53800-46500 REPAIR POP OFF IN POOL		*	495.00	
		10/01/25	29129 202510 320-53800-46500 POOL MAINTENANCE-OCT25		*	2,500.00	
				MCDONNELL CORPORATION			2,995.00 000600
10/17/25	00012	10/13/25	4652309 202510 300-15500-10000 1% ADMIN FEE-DEBT		*	18,303.37	
		10/13/25	4652310 202510 300-15500-10000 1% ADMIN FEE-MAINT		*	10,364.01	
				POLK COUNTY PROPERTY APPRAISER			28,667.38 000601
10/24/25	00023	8/13/25	24546 202508 330-53800-48100 NST IR INCEPTION CONTRLR		*	1,617.27	
		9/26/25	113759 202509 330-53800-48100 INSTL NEW ELECTRIC STRIKE		*	660.00	
				CURRENT DEMANDS ELECTRICAL &			2,277.27 000602
10/24/25	00046	10/23/25	1449 202510 310-51300-31302 DTS MUNI CDA SAAS 1YR SUB		*	1,500.00	
				DISCLOSURE TECHNOLOGY SERVICES LLC			1,500.00 000603
10/24/25	00045	7/31/25	1 202507 320-53800-49000 INSTALL 3 SIGNS		*	1,050.00	

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
		7/31/25 3	202507 320-53800-48000		*	200.00	
			CLEAR HOLE /CLEAN DEBRIS				
		7/31/25 4	202507 320-53800-48000		*	400.00	
			RPLCD DAMAGE FENCING				
		8/29/25 7	202508 320-53800-48000		*	55.00	
			PICK UP TRASH				
		8/29/25 8	202508 330-57200-48000		*	327.85	
			RPR/RPLCD PLAYGRD GEARS				
		9/15/25 11	202509 320-53800-48000		*	320.00	
			FIX SIGN/INSPECT FENCE				
GOVERNMENTAL MANAGEMENT SERVICES-							2,352.85 000604
10/28/25 00025	10/23/25	29333	202510 330-57200-49000		*	600.00	
			PHOSPHATE TREATMENT				
MCDONNELL CORPORATION							600.00 000605
10/28/25 00042	8/06/25	208618	202507 320-53800-46300		*	24,500.00	
			PLANT VARIES TREES				
	8/19/25	208837	202508 320-53800-46200		*	14,726.00	
			LANDSCAPE MAINT-AUG25				
	8/28/25	210068	202508 320-53800-47300		*	4,335.00	
			INSTALL 19 BUBBLERS				
	9/02/25	209911	202509 320-53800-46300		*	4,317.00	
			LANDSCAPE MAINT-SEP25				
	9/22/25	210659	202509 320-53800-46200		*	14,726.00	
			LANDSCAPE MAINT-SEP25				
	9/30/25	210930	202509 320-53800-49000		*	2,500.00	
			PLAYGROUND MULCH				
	10/01/25	211431	202510 320-53800-46300		*	4,317.00	
			LANDSCAPE MAINT-OCT25				
	10/20/25	212037	202510 320-53800-46200		*	14,726.00	
			LANDSCAPE MAINT-OCT25				
WEBER ENVIRONMENTAL SERVICES LLC							84,147.00 000606
TOTAL FOR BANK B						155,235.56	
TOTAL FOR REGISTER						155,235.56	

SECTION ii

Astonia
Community Development District

Unaudited Financial Reporting
October 31, 2025



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Capital Reserve Fund</u>
5	<u>Debt Service Fund - Series 2020</u>
6	<u>Debt Service Fund - Series 2021 A2</u>
7	<u>Debt Service Fund - Series 2021 North Parcel</u>
8	<u>Debt Service Fund - Series 2023</u>
9	<u>Debt Service Fund - Series 2024</u>
10	<u>Capital Projects Fund - Series 2020</u>
11	<u>Capital Projects Fund - Series 2021 A2</u>
12	<u>Capital Projects Fund - Series 2023</u>
13	<u>Capital Projects Fund - Series 2024</u>
14-15	<u>Month to Month</u>
16	<u>Assessment Receipt Schedule</u>
17	<u>Long Term Debt Schedule</u>

Astonia
Community Development District
Combined Balance Sheet
October 31, 2025

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Operating Account - 7555	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Account	\$ 283,544	\$ 184,785	\$ -	\$ -	\$ 468,330
State Board of Administration	\$ 238,845	\$ -	\$ -	\$ -	\$ 238,845
Prepaid Expense	\$ 28,667	\$ -	\$ -	\$ -	\$ 28,667
Due From General Fund	\$ -		\$ 5,240	\$ -	\$ 5,240
Investments:					
<u>Series 2020</u>					
Reserve	\$ -	\$ -	\$ 108,060	\$ -	\$ 108,060
Revenue	\$ -	\$ -	\$ 95,583	\$ -	\$ 95,583
Prepayment	\$ -	\$ -	\$ 226	\$ -	\$ 226
Construction	\$ -	\$ -	\$ -	\$ 9,031	\$ 9,031
<u>Series 2021 A2</u>					
Reserve	\$ -	\$ -	\$ 279,020	\$ -	\$ 279,020
Revenue	\$ -	\$ -	\$ 283,687	\$ -	\$ 283,687
Construction	\$ -	\$ -	\$ -	\$ 61	\$ 61
<u>Series 2021 North Parcel</u>					
Reserve	\$ -	\$ -	\$ 197,686	\$ -	\$ 197,686
Revenue	\$ -	\$ -	\$ 189,351	\$ -	\$ 189,351
<u>Series 2023</u>					
Reserve	\$ -	\$ -	\$ 27,839	\$ -	\$ 27,839
Revenue	\$ -	\$ -	\$ 142,635	\$ -	\$ 142,635
Construction	\$ -	\$ -	\$ -	\$ 118	\$ 118
<u>Series 2024</u>					
Reserve	\$ -	\$ -	\$ 251,983	\$ -	\$ 251,983
Revenue	\$ -	\$ -	\$ 120,400	\$ -	\$ 120,400
Construction	\$ -	\$ -	\$ -	\$ 26	\$ 26
Total Assets	\$ 551,057	\$ 184,785	\$ 1,701,710	\$ 9,237	\$ 2,446,788
Liabilities:					
Accounts Payable	\$ 43,792	\$ -	\$ -	\$ -	\$ 43,792
Due To Debt Service	\$ 5,240	\$ -	\$ -	\$ -	\$ 5,240
Total Liabilities	\$ 49,032	\$ -	\$ -	\$ 0	\$ 49,032
Fund Balances:					
Nonspendable:					
Deposits and Prepaid Items	\$ 28,667	\$ -	\$ -	\$ -	\$ 28,667
Restricted for:					
Debt Service	\$ -	\$ -	\$ 1,701,710	\$ -	\$ 1,701,710
Capital Projects	\$ -	\$ -	\$ -	\$ 9,236	\$ 9,236
Assigned for:					
Capital Reserves	\$ -	\$ 184,785	\$ -	\$ -	\$ 184,785
Unassigned	\$ 473,357	\$ -	\$ -	\$ -	\$ 473,357
Total Fund Balances	\$ 502,025	\$ 184,785	\$ 1,701,710	\$ 9,236	\$ 2,397,756
Total Liabilities & Fund Balance	\$ 551,057	\$ 184,785	\$ 1,701,710	\$ 9,237	\$ 2,446,788

Astonia
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
<u>Revenues</u>				
Assesments - Tax Roll	\$ 963,855	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ -	\$ 1,587	\$ 1,587
Miscellaneous Income	\$ -	\$ -	\$ 60	\$ 60
Total Revenues	\$ 963,855	\$ -	\$ 1,647	\$ 1,647
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ -	\$ 1,000
FICA Expense	\$ 918	\$ 77	\$ -	\$ 77
Engineering	\$ 15,000	\$ 1,250	\$ 250	\$ 1,000
Attorney	\$ 30,000	\$ 2,500	\$ 1,576	\$ 924
Annual Audit	\$ 9,300	\$ -	\$ -	\$ -
Assessment Administration	\$ 7,030	\$ 7,030	\$ 7,030	\$ (0)
Arbitrage	\$ 2,250	\$ 450	\$ 450	\$ -
Dissemination	\$ 13,519	\$ 1,127	\$ 1,127	\$ (0)
Disclosure Software	\$ 5,000	\$ 1,500	\$ 1,500	\$ -
Trustee Fees	\$ 21,512	\$ 4,445	\$ 4,445	\$ -
Management Fees	\$ 46,350	\$ 3,863	\$ 3,863	\$ -
Information Technology	\$ 1,854	\$ 155	\$ 155	\$ -
Website Administration	\$ 1,236	\$ 103	\$ 103	\$ -
Postage & Delivery	\$ 2,500	\$ 208	\$ 175	\$ 34
Insurance	\$ 7,085	\$ 7,085	\$ 6,530	\$ 555
Copies	\$ 200	\$ 17	\$ 7	\$ 10
Legal Advertising	\$ 6,000	\$ 500	\$ -	\$ 500
Contingency	\$ 2,200	\$ 183	\$ -	\$ 183
Office Supplies	\$ 250	\$ 21	\$ 1	\$ 20
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 184,379	\$ 31,687	\$ 27,384	\$ 4,302

Astonia
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
<u>Operations & Maintenance</u>				
<u>Field Expenditures</u>				
Property Insurance	\$ 22,292	\$ 22,292	\$ 20,358	\$ 1,934
Field Management	\$ 20,000	\$ 1,667	\$ 1,667	\$ (0)
Landscape Maintenance	\$ 245,000	\$ 20,417	\$ 14,726	\$ 5,691
Landscape Replacement	\$ 35,000	\$ 2,917	\$ 4,317	\$ (1,400)
Lake Maintenance	\$ 30,000	\$ 2,500	\$ 1,900	\$ 600
Streetlights	\$ 48,000	\$ 4,000	\$ 6,199	\$ (2,199)
Electric	\$ 15,872	\$ 1,323	\$ 1,232	\$ 91
Water & Sewer	\$ 72,192	\$ 6,016	\$ 34	\$ 5,982
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 208	\$ -	\$ 208
Irrigation Repairs	\$ 15,000	\$ 1,250	\$ -	\$ 1,250
General Repairs & Maintenance	\$ 17,000	\$ 1,417	\$ -	\$ 1,417
Contingency	\$ 15,000	\$ 1,250	\$ 859	\$ 391
Subtotal Field Expenditures	\$ 537,856	\$ 65,255	\$ 51,292	\$ 13,964
<u>Amenity Expenses</u>				
Amenity - Electric	\$ 17,250	\$ 1,438	\$ 902	\$ 535
Amenity - Water	\$ 33,770	\$ 2,814	\$ -	\$ 2,814
Internet	\$ 3,000	\$ 250	\$ 120	\$ 130
Pest Control	\$ 1,500	\$ 125	\$ 125	\$ -
Janitorial Service	\$ 20,000	\$ 1,667	\$ 1,300	\$ 367
Security Services	\$ 50,770	\$ 50,770	\$ 2,659	\$ 48,111
Pool Maintenance	\$ 36,000	\$ 3,000	\$ 2,500	\$ 500
Amenity Repairs & Maintenance	\$ 15,000	\$ 15,000	\$ -	\$ 15,000
Amenity Access Management	\$ 15,000	\$ 1,250	\$ 1,250	\$ -
Pool Permit	\$ 15,000	\$ 1,250	\$ -	\$ 1,250
Contingency	\$ 10,000	\$ 833	\$ 600	\$ 233
Subtotal Amenity Expenditures	\$ 217,290	\$ 78,397	\$ 9,456	\$ 68,940
Total Expenditures	\$ 939,524	\$ 175,339	\$ 88,132	\$ 87,206
Excess (Deficiency) of Revenues over Expenditures	\$ 0		\$ (86,485)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out) - Capital Reserves	\$ (24,330)	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ (24,330)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (0)		\$ (86,485)	
Fund Balance - Beginning	\$ -		\$ 588,510	
Fund Balance - Ending	\$ (0)		\$ 502,025	

Astonia
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
<u>Revenues:</u>				
Interest	\$ 3,000	\$ 582	\$ 582	\$ -
Total Revenues	\$ 3,000	\$ 582	\$ 582	\$ -
<u>Expenditures:</u>				
Contingency	\$ 1,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,000	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,000		\$ 582	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ 24,330	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 24,330	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 26,330		\$ 582	
Fund Balance - Beginning	\$ 183,674		\$ 184,203	
Fund Balance - Ending	\$ 210,004		\$ 184,785	

Astonia
Community Development District
Debt Service Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues				
Assessments - Tax Roll	\$ 220,403	\$ -	\$ -	\$ -
Interest	\$ 4,000	\$ -	\$ -	\$ -
Total Revenues	\$ 224,403	\$ -	\$ -	\$ -
Expenditures:				
Interest Payment - 11/01	\$ 68,256	\$ -	\$ -	\$ -
Principal Payment - 05/01	\$ 80,000	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 68,256	\$ -	\$ -	\$ -
Total Expenditures	\$ 216,513	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 7,891	\$ -	\$ -	\$ -
Fund Balance - Beginning	\$ 89,765		\$ 204,656	
Fund Balance - Ending	\$ 97,656		\$ 204,656	

Astonia
Community Development District
Debt Service Fund - Series 2021 A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 558,500	\$ -	\$ -	\$ -
Interest	\$ 10,000	\$ -	\$ -	\$ -
Total Revenues	\$ 568,500	\$ -	\$ -	\$ -
Expenditures:				
Interest Payment - 11/01	\$ 168,785	\$ -	\$ -	\$ -
Principal Payment - 05/01	\$ 220,000	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 168,785	\$ -	\$ -	\$ -
Total Expenditures	\$ 557,570	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 10,930		\$ -	
Fund Balance - Beginning	\$ 285,863		\$ 564,725	
Fund Balance - Ending	\$ 296,793		\$ 564,725	

Astonia
Community Development District
Debt Service Fund - Series 2021 North Parcel
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Assessments	\$ 395,460	\$ -	\$ -	\$ -
Interest	\$ 5,000	\$ -	\$ -	\$ -
Total Revenues	\$ 400,460	\$ -	\$ -	\$ -
Expenditures:				
Interest Payment - 11/01	\$ 116,218	\$ -	\$ -	\$ -
Principal Payment - 05/01	\$ 165,000	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 116,218	\$ -	\$ -	\$ -
Total Expenditures	\$ 397,435	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,025	\$ -	\$ -	\$ -
Fund Balance - Beginning	\$ 190,028		\$ 388,466	
Fund Balance - Ending	\$ 193,053		\$ 388,466	

Astonia
Community Development District
Debt Service Fund - Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Assessments	\$ 278,389	\$ -	\$ -	\$ -
Interest	\$ 5,000	\$ -	\$ -	\$ -
Total Revenues	\$ 283,389	\$ -	\$ -	\$ -
Expenditures:				
Interest Payment - 12/01	\$ 104,741	\$ -	\$ -	\$ -
Principal Payment - 06/15	\$ 70,000	\$ -	\$ -	\$ -
Interest Payment - 06/15	\$ 104,741	\$ -	\$ -	\$ -
Total Expenditures	\$ 279,481	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,907	\$ -	\$ -	\$ -
Fund Balance - Beginning	\$ 143,836		\$ 171,480	
Fund Balance - Ending	\$ 147,744		\$ 171,480	

Astonia
Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Assessments	\$ 251,983	\$ -	\$ -	\$ -
Interest	\$ 5,000	\$ -	\$ -	\$ -
Total Revenues	\$ 256,983	\$ -	\$ -	\$ -
Expenditures:				
Interest Payment - 11/01	\$ 97,958	\$ -	\$ -	\$ -
Principal Payment - 05/01	\$ 55,000	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 97,958	\$ -	\$ -	\$ -
Total Expenditures	\$ 250,916	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,066	\$ -	\$ -	\$ -
Fund Balance - Beginning	\$ 125,828		\$ 372,383	
Fund Balance - Ending	\$ 131,894		\$ 372,383	

Astonia
Community Development District
Capital Projects Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ 9,031	
Fund Balance - Ending	\$ -		\$ 9,031	

Astoria
Community Development District
Capital Projects Fund - Series 2021 A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ 61	
Fund Balance - Ending	\$ -		\$ 61	

Astonia
Community Development District
Capital Projects Fund - Series 2021 North Parcel
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
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 October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ 118	
Fund Balance - Ending	\$ -		\$ 118	

Astonia
Community Development District
Capital Projects Fund - Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Developer Contribution	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ 26	
Fund Balance - Ending	\$ -		\$ 26	

Astoria
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessment - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment - Direct	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Interest Income	\$ 1,587	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,587
Miscellaneous Income	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	60
Total Revenues	\$ 1,647	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,647
Expenditures:													
Administrative													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	250
Attorney	\$ 1,576	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,576
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 7,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,030
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	450
Dissemination	\$ 1,127	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,127
Disclosure Software	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,500
Trustee Fees	\$ 4,445	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,445
Management Fees	\$ 3,863	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,863
Information Technology	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	155
Website Maintenance	\$ 103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	103
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Insurance	\$ 6,530	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,530
Printing & Binding	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative:	\$ 27,384	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	27,384

Astoria
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Operations & Maintenance</u>													
<u>Field Services</u>													
Property Insurance	\$ 20,358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,358
Field Management	\$ 1,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,667
Landscape Maintenance	\$ 14,726	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,726
Landscape Replacement	\$ 4,317	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,317
Lake Maintenance	\$ 1,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,900
Streetlights	\$ 6,199	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,199
Electric	\$ 1,232	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,232
Water & Sewer	\$ 34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	34
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ 859	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	859
Subtotal Field Expenses	\$ 51,292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	51,292
<u>Amenity Expenses</u>													
Amenity - Electric	\$ 902	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	902
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Internet	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	120
Pest Control	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	125
Janitorial Service	\$ 1,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,300
Security Services	\$ 2,659	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,659
Pool Maintenance	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,500
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Access Management	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,250
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
Subtotal Amenity Expenses	\$ 9,456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,456
Total Maintenance	\$ 60,748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	60,748
Total Expenditures	\$ 88,132	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	88,132
<u>Other Financing Sources/(Uses)</u>													
Transfer In/Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Excess Revenues (Expenditures)	\$ (86,485)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(86,485)

Astonia
Community Development District
Long Term Debt Report

SERIES 2020, SPECIAL ASSESSMENT BONDS	
INTEREST RATES:	2.750%, 3.375%, 4.000%
MATURITY DATE:	5/1/2051
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND BALANCE	\$108,060
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)
PRINCIPAL PAYMENT - 05/01/24	(\$75,000)
PRINCIPAL PAYMENT - 05/01/25	(\$75,000)
CURRENT BONDS OUTSTANDING	\$3,485,000

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	\$279,020
RESERVE FUND BALANCE	\$279,020
BONDS OUTSTANDING - 7/20/21	\$10,065,000
PRINCIPAL PAYMENT - 05/01/23	(\$205,000)
PRINCIPAL PAYMENT - 05/01/24	(\$210,000)
PRINCIPAL PAYMENT - 05/01/25	(\$215,000)
CURRENT BONDS OUTSTANDING	\$9,435,000

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)
PRINCIPAL PAYMENT - 05/01/24	(\$155,000)
PRINCIPAL PAYMENT - 05/01/25	(\$160,000)
CURRENT BONDS OUTSTANDING	\$6,545,000

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	\$27,839
RESERVE FUND BALANCE	\$27,839
BONDS OUTSTANDING - 05/23/23	\$4,165,000
PRINCIPAL PAYMENT - 06/01/24	(\$60,000)
PRINCIPAL PAYMENT - 06/01/25	(\$65,000)
CURRENT BONDS OUTSTANDING	\$4,040,000

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 - 01/30/24	\$3,640,000
PRINCIPAL PAYMENT - 05/01/25	(\$50,000)
CURRENT BONDS OUTSTANDING	\$3,590,000