

Astoria
Community Development District

Meeting Agenda

August 11, 2021

AGENDA

Astonia

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

August 4, 2021

**Board of Supervisors
Astonia
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Astonia Community Development District** will be held **Wednesday, August 11, 2021, at 1:00 PM at 4900 Dundee Rd., Winter Haven, Florida 33884.**

Zoom Video Join Link: <https://us06web.zoom.us/j/84694640501>

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

Meeting ID: 846 9464 0501

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. Ratification of Joint Letter from Hopping, Green & Sams and KE Law Group Regarding District Counsel Representation
4. Consideration of Fee Agreement with KE Law Group
5. Approval of Minutes of the July 14, 2021, Board of Supervisors Meeting
6. Public Hearings
 - A. Public Hearing on the Adoption of the Fiscal Year 2022 Budget
 - i. Consideration of Resolution 2021-19 Adoption of the District's Fiscal Year 2022 Budget and Appropriating Funds

¹ Comments will be limited to three (3) minutes

- B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
 - i. Consideration of Resolution 2021-20 Imposing Special Assessments and Certifying an Assessment Roll
7. Consideration of Assignment and Amendment to the Boundary Amendment Funding Agreement with Center State Development, LLC and Chateau at Astonia, LLC
8. Consideration of Resolution 2021-21 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2022
9. Consideration of Resolution 2021-22 Re-Designating the Registered Agent for the District
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet & Income Statement
11. Other Business
12. Supervisors Requests and Audience Comments
13. Adjournment

SECTION III

Hopping Green & Sams

Attorneys and Counselors

July 22, 2021

VIA ELECTRONIC MAIL

Astoria CDD
c/o Jill Burns
Governmental Management Services-Central Florida
219 East Livingston Street
Orlando, Florida 32801
Jburns@gmscfl.com


RE: JOINT LETTER BY HOPPING GREEN & SAMS AND KE LAW GROUP, PLLC, ANNOUNCING THE DEPARTURE OF ROY VAN WYK, JERE EARLYWINE, SARAH WARREN, AND JENNIFER KILINSKI TO KE LAW GROUP, PLLC

Dear Jill,

As of July 19, 2021, Roy Van Wyk, Jere Earlywine, Sarah Warren, Lauren Gentry, and Jennifer Kilinski ("Attorneys") will be withdrawing as Attorneys from Hopping Green & Sams, P.A. ("HGS") and will be working for KE Law Group, PLLC ("KE Law"). Attorneys have provided services in connection with this Firm's representation of the Client on the above referenced matter(s) (the "Client Matters"). While Attorneys through their new firm, KE Law, and HGS, are each prepared to continue as the Clients' legal counsel with respect to the Client Matters, it is the Client's choice as to who should serve as its legal counsel, and whether the Client Matters and files should be transferred to KE Law, or remain with HGS.

Please select one of the following alternatives:

1. ALTERNATIVE #1. The Client asks that the Client Matters be transferred to Attorneys and their new firm, KE Law. Please transfer to Attorneys and their new firm all original files and electronic files relating to the Client Matters. The Client understands that HGS will have the right to keep a copy of those files. HGS's legal representation of the Client will cease on the date of HGS's receipt of their written notice. After that date, Attorneys and their new firm, KE Law, will be responsible for legal representation of the Client in the Client Matters. To the extent that HGS is holding any trust funds or other property of the Client, HGS is further instructed to transfer such funds or property KE Law.

 7-22-21
(Please sign if you want Alternative #1; [DATE]
otherwise, do not sign on this line.)

2. ALTERNATIVE #2. The Client does not want any files or pending matters transferred to Attorneys or their new firm. HGS should continue to serve as the Clients' legal counsel for all pending matters until the attorney-client relationship is changed sometime after the date of this document. All Client Matters and files should remain in the custody of HGS until further notice.

(Please sign if you want Alternative #2; [DATE]
otherwise, do not sign this line.)

3. If you do not want either Alternative #1 or Alternative #2, please advise us what we should do

regarding your matters and files.

(Please sign here if you have [DATE]
Given instructions under Alternative
#3; otherwise do not sign on this line.)

After you have completed and signed this form, please send a copy via electronic mail to JasonM@hgslaw.com, AmyC@hgslaw.com and MarkS@hgslaw.com, with a copy to roy@kelawgroup.com, jere@kelawgroup.com, sarah@kelawgroup.com, lauren@kelawgroup.com, jennifer@kelawgroup.com.

Thank you for your consideration and assistance.

HOPPING GREEN & SAMS, P.A.



By: Jonathan Johnson

Its: President

Date: July 22, 2021

KE LAW GROUP, PLLC



By: Jere Earlywine

Its: Authorized Member

Date: July 22, 2021

SECTION IV



P.O. Box 6386, Tallahassee, Florida 32314

**KE LAW GROUP, PLLC
FEE AGREEMENT
ASTONIA CDD**

I. PARTIES

THIS AGREEMENT is made and entered into by and between the following parties:

- A. Astonia Community Development District (“Client”)
Jill Burns, District Manager
219 East Livingston Street
Orlando, Florida 32801

and

- B. KE LAW GROUP PLLC, (“KE Law”)
P.O. Box 6386
Tallahassee, FL 32314

II. SCOPE OF SERVICES

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain KE Law as its attorney and legal representative for counseling and representation for the purpose of providing advice and counsel regarding the Astonia Community Development District.

- B. KE Law accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above.

III. CLIENT FILES

The files and work product material (“client file”) of the Client generated or received by KE Law will be maintained by KE Law in its regular offices. At the conclusion of the representation, the client file will be stored by KE Law for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that KE Law may confidentially destroy or shred the client file, unless KE Law is provided a written request from the Client requesting return of the client file, to which KE Law will return the client file at the Client’s expense.

IV. FEES

A. The Client agrees to compensate KE Law for services rendered in connection with any matters covered by this Agreement according to the agreed upon hourly billing rates for individual KE Law lawyers, plus actual expenses incurred by KE Law in accordance with the attached standard Expense Reimbursement Policy (Attachment A, incorporated herein by reference). The hourly rates of the attorneys who are initially expected to handle the bulk of Client's work are Roy Van Wyk at \$365/hour, Sarah Warren at \$350/hour. Associate attorneys will be billed between \$265/hour to \$285/hour. To the extent other KE Law attorneys or law clerks provide work on this matter, those rates will be provided to Client. Paralegals are billed at \$170/hour and the range of hourly rates for KE Law attorneys is \$265-\$450/hour.

1. Bond Validation - Billed at Hourly Rates
2. First Bond Issuance - \$45,000 Including Expenses
3. Each Subsequent Bond Issuance – To be Negotiated

B. To the extent practicable and consistent with the requirements of sound legal representation, KE Law will attempt to reduce Client's bills by assigning each task to the person best able to perform it at the lowest rate so long as he or she has the requisite knowledge and experience. KE Law's hourly billing rates are reevaluated annually prior to the beginning of the calendar year and are subject to change each year at that time. Client agrees to KE Law's annual rate increases to the extent hourly rates are not increased beyond \$15/hour for attorneys working on this matter.

C. In addition to billing for hourly rates, KE Law will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached standard Expense Reimbursement Policy (Attachment A).

V. FLORIDA EXECUTIVE AND LEGISLATIVE BRANCH LOBBYING LAWS

Florida law requires any individual participating in executive or legislative branch lobbying to register as an executive or legislative branch lobbyist and report any fees associated with such representation. To the extent that KE Law represents Client on matters before executive branch agencies, or before applicable legislative entities, Client agrees to sign client consent forms required by Florida lobbying law and agrees to registration of KE Law attorneys as lobbyists and the reporting of fees associated with such representation.

VI. BILLING AND PAYMENT

The Client agrees to pay KE Law monthly billings for fees and expenses incurred within thirty (30) days following receipt of a statement from KE Law. KE Law shall not be obligated to perform further legal services under this Fee Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of fees shall be a basis for KE Law to immediately withdraw from the representation without regard to remaining actions necessitating attention by KE Law as part of the representation.

VII. DEFAULT

In the event of a dispute arising under this Agreement, whether or not a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VIII. CONFLICTS

It is important to disclose that KE Law represents a number of special districts, builders, developers, and other entities throughout Florida relating to community development districts and other special districts. By accepting this Agreement Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) KE Law will be able to provide competent and diligent representation of Client, regardless of KE Law's other representations, and (3) there is not a substantial risk that KE Law's representation of Client would be materially limited by KE Law's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this fee proposal will constitute your waiver of any "conflict" with KE Law's representation of various special districts, builders, developers, and other entities relating to community development districts and other special districts in Florida.

VIII. TERMINATION

Either party may terminate this Fee Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

IX. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by KE Law and the Client. The contract formed between KE Law and the Client shall be the operational contract between the parties.

X. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

Astonia Community
Development District

KE Law Group, PLLC

By: _____

By: _____

Date: _____

Date: _____

ATTACHMENT A

KE LAW GROUP PLLC EXPENSE REIMBURSEMENT POLICY

The following is KE Law Groups' standard expense reimbursement policy.

This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter. All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Interest

. For all statements outstanding ninety (90) days past the invoice date, simple interest at a rate of one percent (1%) per month (twelve percent per annum) will be assessed on the outstanding fees and expenses.

Printing and Mailing

. In-house photocopying and printing is charged at \$0.25 per page (black & white) and \$.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

. Outgoing facsimile transmissions are charged at \$1.00 per page. There is no charge for incoming faxes.

Postage and Delivery.

. Postage is billed at actual cost.

. Overnight delivery is billed at actual cost.

. Local messenger service is billed at the IRS approved reimbursement rate.

Computerized Legal Research

. Charges for computerized legal research are billed at an amount approximating actual cost.

Travel

. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at the IRS approved reimbursement rate.

Consultants

. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consultants are employed by the firm, their charges are passed-through with no mark-up. The client is responsible for notifying the firm of any billing arrangements or procedures which the client requires of the consultant.

Other Expenses.

. Other outside expenses, such as court reporters, agency copies, etc. are billed at actual cost.

Word Processing and Secretarial Overtime

. No charge is made for word processing.

No charge is made for secretarial overtime except in major litigation matters where unusual overtime demands are imposed.

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, **July 14, 2021** at 1:00 p.m. at 4900 Dundee Rd., Winter Haven, Florida.

Present and constituting a quorum:

Reggie Baxter	Chairman
Brian Walsh <i>joined late</i>	Vice Chairman
Halsey Carson	Assistant Secretary
Brent Elliott	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	Hopping Green & Sams
Dennis Wood <i>via Zoom</i>	District Engineer, Wood & Associates
Bob Adams	Developer's Office

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

There were no members of the public present for the meeting.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the June 9, 2021
Board of Supervisors Meeting**

Ms. Burns asked for any questions, comments, or corrections to the June 9, 2021 meeting minutes. Hearing no changes, she asked for a motion to approve.

On MOTION by Mr. Elliott, seconded by Mr. Baxter, with all in favor, the Minutes of the June 9, 2021 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Opening the Public Hearing, was approved.

A. Public Hearing on the Imposition of Special Assessments on Boundary Amendment Parcels

i. Presentation of Engineer's Reports

Ms. Burns asked Mr. Wood if he would give a brief overview of his Engineer's Report. Mr. Woods elaborated on the original 3 Phases in his report for the Board. He stated that Phase 1 consisted of 191 lots, Phase 2 consisted of 206 lots, and Phase 3 consists of 184 lots. The acreage totaled 159.93. He stated that the changes included combining and renumbering some of the Phases. The updated report showed that the original Phases 2 and 3 are now included in Phase 2, which then consisted of 490 lots. He elaborated that Phase 3 was being referred to now as Astoria North. Mr. Wood also explained that a portion of the CDD had expanded and that there would be updated information in the Engineer's Report. Mr. Wood went over the cost per phase as well. Phase 1 was estimated at \$5,080,000, Phase 2 was \$13,020,000, and Astoria North was \$7,820,000. The total estimate cost of all 3 Phases was \$25,920,000. Mr. Wood offered to answer any questions over the Engineer's Report.

Mr. Van Wyk asked Mr. Wood if the improvements he provided in his report provide special benefit to the lands within the District? Mr. Wood replied that they do provide special benefit. Mr. Van Wyk asked if the costs within the report were reasonable for the improvements he outlined in the report. Mr. Wood replied that they were reasonable. Mr. Van Wyk asked if there were any reasons why they could not construct the improvements that were outlined in the report. Mr. Wood replied that there were not any reasons to his knowledge.

On MOTION by Mr. Baxter, seconded by Mr. Elliott, with all in favor, the Engineer's Report, was approved.

ii. Presentation of Amended and Restated Master Assessment Methodology

Ms. Burns noted that the Board recently approved a Master Assessment Methodology dated February 13, 2020. Ms. Burns reviewed the attached tables in the agenda for the Board.

Mr. Van Wyk asked if the report was consistent with the original Master Assessment Methodology report. Ms. Burns replied with yes. Mr. Van Wyk asked if the report changed any of

the existing assessments on the lands on Phase 1. Ms. Burns replied with no. Mr. Van Wyk asked if the expansion parcels subject to assessments received special benefits to the improvements proposed to be funded. Ms. Burns replied with yes. Mr. Van Wyk asked if the benefits in the report are at least equal or exceed the assessment level imposed upon the property. Ms. Burns answered yes. Mr. Van Wyk asked if the assessments were reasonably and fairly allocated across the property. Ms. Burns replied that they were.

On MOTION by Mr. Baxter, seconded by Mr. Elliott, with all in favor, the Amended and Restated Master Assessment Methodology Report, was approved.

iii. Consideration of Resolution 2021-14 Levying Special Assessments

Ms. Burns noted this was included in the Board’s package and she reviewed the main components. She offered to answer any questions. Hearing none,

On MOTION by Mr. Baxter, seconded by Mr. Elliott, with all in favor, Resolution 2021-14 Levying Special Assessments, was approved.

iv. Consideration of Amended and Restated Notice of Special Assessments

Ms. Burns noted that this would update the prior notice that was recorded to include the new plans that were within the District. She stated they were looking for a motion to authorize counsel to record.

On MOTION by Mr. Elliott, seconded by Mr. Baxter, with all in favor, Authorization for Counsel to Record the Amended and Restated Notice of Special Assessments, was approved.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Closing the Public Hearing, was approved.

B. Public Hearing on the District’s Use of the Uniform Method of Levying, Collection & Enforcement of Non-Ad Valorem Assessments on Boundary Amendment Parcels

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Mr. Baxter, seconded by Mr. Elliott, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2021-15 Expressing the District’s Intent to Utilize the Uniform Method of Collection

Ms. Burns noted that their agenda packets included this information.

On MOTION by Mr. Baxter, seconded by Mr. Elliott, with all in favor, Resolution 2021-15 Expressing the District’s Intent to Utilize the Uniform Method of Collection, was approved.

On MOTION by Mr. Baxter, seconded by Mr. Elliott, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-16 Supplemental Assessment Resolution for Assessment Area Two (Series 2021) – ADDED

Ms. Burns presented the resolution that sets forth the particular terms of the sale of the Assessment Area 2 bonds and confirms the levy of special assessments that secures the assessment area to the bonds. The Board had no questions.

On MOTION by Mr. Baxter, seconded by Mr. Elliott, with all in favor, Resolution 2021-16 Supplemental Assessment Resolution for Assessment Area Two (Series 2021), was approved.

A. Consideration of Notice of Imposition of Assessment Area Two Special Assessments – ADDED

Ms. Burns reviewed the notice for the Board. She noted this will be recorded for the potential property owners to inform them of the lien on the property. She asked for a motion authorizing counsel to record the notice.

On MOTION by Mr. Elliott, seconded by Mr. Baxter, with all in favor, Authorization for Counsel to Record the Notice of Imposition of Assessment Area Two Special Assessments, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2021-17 Supplemental Assessment Resolution for North Parcel Assessment Area (Series 2021) – ADDED

Ms. Burns presented the resolution that sets forth the particular terms of the sale of the North Parcel bonds. The Board had no questions.

On MOTION by Mr. Baxter, seconded by Mr. Elliott, with all in favor, Resolution 2021-17 Supplemental Assessment Resolution for North Parcel Assessment Area (Series 2021), was approved.

A. Consideration of Notice of Imposition of North Parcel Assessment Area Special Assessments – ADDED

Ms. Burns reviewed the notice for the Board. The Board had no questions.

On MOTION by Mr. Baxter, seconded by Mr. Elliott, with all in favor, Authorization for Counsel to Record the Notice of Imposition of North Parcel Assessment Area Special Assessments, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Assignment and Amendment to the Boundary Amendment Funding Agreement with CenterState Development, LLC and Chateau at Astoria, LLC

Ms. Burns stated that this consideration had been tabled and would be added to the next meeting agenda.

**Brian Walsh joined the meeting at this time*

EIGHTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2020 Audit Report

Ms. Burns stated that the full report was included in their package. She pointed the Board towards page 26 which was where they found the 2020 audit report. Ms. Burns confirmed that this was a clean audit and that it was submitted to the state.

On MOTION by Mr. Baxter, seconded by Mr. Elliott, with all in favor, the Fiscal Year 2020 Audit Report, was accepted.

NINTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Van Wyk had nothing further to report.

B. Engineer

Mr. Wood had nothing further to report. There being none, the next item followed.

C. District Manager’s Report

i. Balance Sheet & Income Statement

Ms. Burns stated the financial packets were included in the package. The Board did not have any questions.

TENTH ORDER OF BUSINESS Other Business

There being none, the next item followed

ELEVENTH ORDER OF BUSINESS Supervisor’s Requests and Audience Comments

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. Baxter, seconded by Mr. Walsh with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

SECTION A

SECTION 1

RESOLUTION 2021-19

THE ANNUAL APPROPRIATION RESOLUTION OF THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors (“**Board**”) of the Astonia Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Astonia Community Development District for the Fiscal Year Ending September 30, 2022.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$1,532,517 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$325,645</u>
SERIES 2020 DEBT SERVICE FUND	<u>\$294,064</u>
SERIES 2021 AA2 DEBT SERVICE FUND	<u>\$452,446</u>
SERIES 2021 NORTH PARCEL DEBT SERVICE FUND	<u>\$460,362</u>
TOTAL ALL FUNDS	<u>\$1,532,517</u>

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total

appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11TH DAY OF AUGUST 2021.

ATTEST:

**ASTONIA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Astonia
Community Development District

Proposed Budget
FY 2022



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16-17	Amortization Schedule

Astonia

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Projected Thru 9/30/21	Proposed Budget FY2022
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Revenues

Assessments - Tax Roll	\$0	\$0	\$0	\$0	\$128,782
Developer Contributions	\$154,915	\$80,000	\$25,977	\$105,977	\$196,863

Total Revenues	\$ 154,915	\$ 80,000	\$ 25,977	\$ 105,977	\$ 325,645
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Expenditures

Administrative

Supervisor Fees	\$12,000	\$0	\$3,000	\$3,000	\$12,000
Engineering	\$15,000	\$0	\$7,500	\$7,500	\$15,000
Attorney	\$25,000	\$14,121	\$7,060	\$21,181	\$25,000
Annual Audit	\$4,000	\$0	\$2,800	\$2,800	\$5,000
Assessment Administration	\$5,000	\$0	\$0	\$0	\$5,000
Arbitrage	\$650	\$0	\$0	\$0	\$1,300
Dissemination	\$5,000	\$3,750	\$1,250	\$5,000	\$7,000
Trustee Fees	\$3,550	\$0	\$3,550	\$3,550	\$7,000
Management Fees	\$35,000	\$26,250	\$8,750	\$35,000	\$36,050
Information Technology	\$1,500	\$1,125	\$375	\$1,500	\$1,800
Website Maintenance	\$850	\$0	\$850	\$850	\$1,200
Telephone	\$300	\$0	\$50	\$50	\$150
Postage & Delivery	\$1,000	\$23	\$60	\$83	\$500
Insurance	\$5,000	\$5,000	\$0	\$5,000	\$5,500
Printing & Binding	\$1,000	\$65	\$135	\$200	\$500
Legal Advertising	\$10,000	\$1,366	\$1,030	\$2,396	\$10,000
Contingency	\$5,000	\$1,019	\$420	\$1,439	\$2,000
Office Supplies	\$625	\$13	\$61	\$74	\$450
Boundary Amendment Expense	\$0	\$16,148	\$0	\$16,148	\$0
Travel Per Diem	\$660	\$0	\$30	\$30	\$660
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$ 131,310	\$ 69,055	\$ 36,921	\$ 105,977	\$ 136,285

Operations & Maintenance

Field Services

Property Insurance	\$5,000	\$0	\$0	\$0	\$5,000
Field Management	\$3,750	\$0	\$0	\$0	\$15,000
Landscape Maintenance	\$9,490	\$0	\$0	\$0	\$55,000
Landscape Replacement	\$850	\$0	\$0	\$0	\$7,500
Lake Maintenance	\$0	\$0	\$0	\$0	\$15,000
Streetlights	\$1,575	\$0	\$0	\$0	\$12,000
Electric	\$225	\$0	\$0	\$0	\$5,000
Water & Sewer	\$90	\$0	\$0	\$0	\$5,000
Sidewalk & Asphalt Maintenance	\$125	\$0	\$0	\$0	\$500
Irrigation Repairs	\$625	\$0	\$0	\$0	\$5,000
General Repairs & Maintenance	\$1,250	\$0	\$0	\$0	\$15,000
Contingency	\$625	\$0	\$0	\$0	\$5,000
Subtotal Field Expenses	\$ 23,605	-	-	-	\$ 145,000

Astonia

Community Development District

Proposed Budget General Fund

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Proposed Budget
Amenity Expenses					
Amenity - Electric	\$0	\$0	\$0	\$0	\$7,200
Amenity - Water	\$0	\$0	\$0	\$0	\$2,500
Playground Lease	\$0	\$0	\$0	\$0	\$7,000
Internet	\$0	\$0	\$0	\$0	\$1,500
Pest Control	\$0	\$0	\$0	\$0	\$360
Janitorial Service	\$0	\$0	\$0	\$0	\$2,700
Security Services	\$0	\$0	\$0	\$0	\$7,500
Pool Maintenance	\$0	\$0	\$0	\$0	\$8,100
Amenity Repairs & Maintenance	\$0	\$0	\$0	\$0	\$2,500
Contingency	\$0	\$0	\$0	\$0	\$5,000
Subtotal Amenity Expenses	\$ -	\$ -	\$ -	\$ -	\$ 44,360
Total Operations & Maintenance	\$ 23,605	\$ -	\$ -	\$ -	\$ 189,360
Total Expenditures	\$ 154,915	\$ 69,055	\$ 36,921	\$ 105,977	\$ 325,645
Excess Revenues/(Expenditures)	\$0	\$10,945	(\$10,944)	\$0	(\$0)

Net Assessments	\$128,782
Add: Discounts & Collections 7%	\$9,693
Gross Assessments	<u>\$138,475</u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	191.00	191.00	1.00	\$128,781.75	\$674.25	\$725.00
Total ERU's	191.00	191		\$128,781.75		

Astonia
Community Development District
GENERAL FUND BUDGET

REVENUES:

Assessments – Tax Roll

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.

Developer Contributions

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for 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 will be providing 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 will be providing 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 will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Astonia
Community Development District
GENERAL FUND BUDGET

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2019 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 2019 bond series.

Trustee Fees

The District will incur trustee related costs with the issuance of its' Series 2019 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 accounting and information systems, District's website creation and maintenance, hosting, electronic compliance with Florida Statutes and other electronic data requirements.

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.

Astonia
Community Development District
GENERAL FUND BUDGET

Printing & Binding

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.

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.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

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 estimated costs of contracting 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.

Astoria
Community Development District
GENERAL FUND BUDGET

Landscape Maintenance

Represents the estimated 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

The District will also provide 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.

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.

Astonia
Community Development District
GENERAL FUND BUDGET

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.

Playground Lease

The District has entered into a leasing agreement for playgrounds and pool furniture installed in the community with WHFS, LLC

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.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Astonia
Community Development District
GENERAL FUND BUDGET

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 Debt Service Fund Series 2020

Description	Proposed Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Projected Thru 9/30/21	Proposed Budget FY2022
Revenues					
Assessments - On Roll	\$ -	\$ -	\$ -	\$ -	\$ 220,403
Assessments - Direct	\$ 73,366	\$ -	\$ 73,366	\$ 73,366	\$ -
Interest Income	\$ -	\$ 12	\$ -	\$ 12	\$ -
Carry Forward Surplus	\$ 88,446	\$ 88,446	\$ -	\$ 88,446	\$ 73,661
Total Revenues	\$ 161,812	\$ 88,459	\$ 73,366	\$ 161,824	\$ 294,064
Expenses					
Interest- 11/01	\$ -	\$ -	\$ -	\$ -	\$ 73,366
Principal - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 70,000
Interest - 05/01	\$ 88,446	\$ 88,446	\$ -	\$ 88,446	\$ 73,366
Total Expenditures	\$ 88,446	\$ 88,446	\$ -	\$ 88,446	\$ 216,731
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ 283	\$ -	\$ 283	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 283	\$ -	\$ 283	\$ -
Excess Revenues/(Expenditures)	\$ 73,366	\$ 295	\$ 73,366	\$ 73,661	\$ 77,332

*Carry forward less amount in Reserve funds.

Series 2020	
Interest - 11/01/22	\$72,403
Total	\$72,403

Astoria
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicpal	Interest	Total
05/01/21	\$ 3,830,000.00	\$ -	\$ 88,446.34	
11/01/21	\$ 3,830,000.00	\$ -	\$ 73,365.63	\$ 161,811.96
05/01/22	\$ 3,830,000.00	\$ 70,000.00	\$ 73,365.63	
11/01/22	\$ 3,760,000.00	\$ -	\$ 72,403.13	\$ 215,768.75
05/01/23	\$ 3,760,000.00	\$ 75,000.00	\$ 72,403.13	
11/01/23	\$ 3,685,000.00	\$ -	\$ 71,371.88	\$ 218,775.00
05/01/24	\$ 3,685,000.00	\$ 75,000.00	\$ 71,371.88	
11/01/24	\$ 3,610,000.00	\$ -	\$ 70,340.63	\$ 216,712.50
05/01/25	\$ 3,610,000.00	\$ 80,000.00	\$ 70,340.63	
11/01/25	\$ 3,530,000.00	\$ -	\$ 69,240.63	\$ 219,581.25
05/01/26	\$ 3,530,000.00	\$ 80,000.00	\$ 69,240.63	
11/01/26	\$ 3,450,000.00	\$ -	\$ 67,890.63	\$ 217,131.25
05/01/27	\$ 3,450,000.00	\$ 85,000.00	\$ 67,890.63	
11/01/27	\$ 3,365,000.00	\$ -	\$ 66,456.25	\$ 219,346.88
05/01/28	\$ 3,365,000.00	\$ 85,000.00	\$ 66,456.25	
11/01/28	\$ 3,280,000.00	\$ -	\$ 65,021.88	\$ 216,478.13
05/01/29	\$ 3,280,000.00	\$ 90,000.00	\$ 65,021.88	
11/01/29	\$ 3,190,000.00	\$ -	\$ 63,503.13	\$ 218,525.00
05/01/30	\$ 3,190,000.00	\$ 95,000.00	\$ 63,503.13	
11/01/30	\$ 3,095,000.00	\$ -	\$ 61,900.00	\$ 220,403.13
05/01/31	\$ 3,095,000.00	\$ 95,000.00	\$ 61,900.00	
11/01/31	\$ 3,000,000.00	\$ -	\$ 60,000.00	\$ 216,900.00
05/01/32	\$ 3,000,000.00	\$ 100,000.00	\$ 60,000.00	
11/01/32	\$ 2,900,000.00	\$ -	\$ 58,000.00	\$ 218,000.00
05/01/33	\$ 2,900,000.00	\$ 105,000.00	\$ 58,000.00	
11/01/33	\$ 2,795,000.00	\$ -	\$ 55,900.00	\$ 218,900.00
05/01/34	\$ 2,795,000.00	\$ 110,000.00	\$ 55,900.00	
11/01/34	\$ 2,685,000.00	\$ -	\$ 53,700.00	\$ 219,600.00
05/01/35	\$ 2,685,000.00	\$ 115,000.00	\$ 53,700.00	
11/01/35	\$ 2,570,000.00	\$ -	\$ 51,400.00	\$ 220,100.00

Astoria
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicpal	Interest	Total
05/01/36	\$ 2,570,000.00	\$ 115,000.00	\$ 51,400.00	
11/01/36	\$ 2,455,000.00	\$ -	\$ 49,100.00	\$ 215,500.00
05/01/37	\$ 2,455,000.00	\$ 120,000.00	\$ 49,100.00	
11/01/37	\$ 2,335,000.00	\$ -	\$ 46,700.00	\$ 215,800.00
05/01/38	\$ 2,335,000.00	\$ 125,000.00	\$ 46,700.00	
11/01/38	\$ 2,210,000.00	\$ -	\$ 44,200.00	\$ 215,900.00
05/01/39	\$ 2,210,000.00	\$ 130,000.00	\$ 44,200.00	
11/01/39	\$ 2,080,000.00	\$ -	\$ 41,600.00	\$ 215,800.00
05/01/40	\$ 2,080,000.00	\$ 140,000.00	\$ 41,600.00	
11/01/40	\$ 1,940,000.00	\$ -	\$ 38,800.00	\$ 220,400.00
05/01/41	\$ 1,940,000.00	\$ 145,000.00	\$ 38,800.00	
11/01/41	\$ 1,795,000.00	\$ -	\$ 35,900.00	\$ 219,700.00
05/01/42	\$ 1,795,000.00	\$ 150,000.00	\$ 35,900.00	
11/01/42	\$ 1,645,000.00	\$ -	\$ 32,900.00	\$ 218,800.00
05/01/43	\$ 1,645,000.00	\$ 155,000.00	\$ 32,900.00	
11/01/43	\$ 1,490,000.00	\$ -	\$ 29,800.00	\$ 217,700.00
05/01/44	\$ 1,490,000.00	\$ 160,000.00	\$ 29,800.00	
11/01/44	\$ 1,330,000.00	\$ -	\$ 26,600.00	\$ 216,400.00
05/01/45	\$ 1,330,000.00	\$ 170,000.00	\$ 26,600.00	
11/01/45	\$ 1,160,000.00	\$ -	\$ 23,200.00	\$ 219,800.00
05/01/46	\$ 1,160,000.00	\$ 175,000.00	\$ 23,200.00	
11/01/46	\$ 985,000.00	\$ -	\$ 19,700.00	\$ 217,900.00
05/01/47	\$ 985,000.00	\$ 180,000.00	\$ 19,700.00	
11/01/47	\$ 805,000.00	\$ -	\$ 16,100.00	\$ 215,800.00
05/01/48	\$ 805,000.00	\$ 190,000.00	\$ 16,100.00	\$ -
11/01/48	\$ 615,000.00	\$ -	\$ 12,300.00	\$ 218,400.00
05/01/49	\$ 615,000.00	\$ 195,000.00	\$ 12,300.00	\$ -
11/01/49	\$ 420,000.00	\$ -	\$ 8,400.00	\$ 215,700.00
05/01/50	\$ 420,000.00	\$ 205,000.00	\$ 8,400.00	\$ -
11/01/50	\$ 215,000.00	\$ -	\$ 4,300.00	\$ 217,700.00
05/01/51	\$ 215,000.00	\$ 215,000.00	\$ 4,300.00	\$ 219,300.00
		\$ 3,830,000.00	\$ 2,868,633.84	\$ 6,698,633.84

Astonia

Community Development District

Proposed Budget Debt Service Fund Series 2021

Description	Proposed Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Projected Thru 9/30/21	Proposed Budget FY2022
Revenues					
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 176,660
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 275,786
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 452,446
Expenses					
Interest- 11/01	\$ -	\$ -	\$ -	\$ -	\$ 99,126
Interest - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 176,660
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 275,786
Other Financing Sources/(Uses)					
Bond Proceeds	\$ 833,826	\$ -	\$ 833,826	\$ 833,826	\$ -
Total Other Financing Sources/(Uses)	\$ 833,826	\$ -	\$ 833,826	\$ 833,826	\$ -
Excess Revenues/(Expenditures)	\$ 833,826	\$ -	\$ 833,826	\$ 833,826	\$ 176,660

*Carry forward less amount in Reserve funds.

Series 2021	
Interest - 11/01/22	<u>\$176,660</u>
Total	<u><u>\$176,660</u></u>

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

Date	Balance	Prinicpal	Interest	Total
11/01/21	\$ 10,065,000.00	\$ -	\$ 99,125.89	\$ 99,125.89
05/01/22	\$ 10,065,000.00	\$ -	\$ 176,660.00	
11/01/22	\$ 10,065,000.00	\$ -	\$ 176,660.00	\$ 353,320.00
05/01/23	\$ 10,065,000.00	\$ 205,000.00	\$ 176,660.00	
11/01/23	\$ 9,860,000.00	\$ -	\$ 174,097.50	\$ 555,757.50
05/01/24	\$ 9,860,000.00	\$ 210,000.00	\$ 174,097.50	
11/01/24	\$ 9,650,000.00	\$ -	\$ 171,472.50	\$ 555,570.00
05/01/25	\$ 9,650,000.00	\$ 215,000.00	\$ 171,472.50	
11/01/25	\$ 9,215,000.00	\$ -	\$ 168,785.00	\$ 555,257.50
05/01/26	\$ 9,215,000.00	\$ 220,000.00	\$ 168,785.00	
11/01/26	\$ 9,215,000.00	\$ -	\$ 166,035.00	\$ 554,820.00
05/01/27	\$ 9,215,000.00	\$ 225,000.00	\$ 166,035.00	
11/01/27	\$ 8,990,000.00	\$ -	\$ 162,660.00	\$ 553,695.00
05/01/28	\$ 8,990,000.00	\$ 235,000.00	\$ 162,660.00	
11/01/28	\$ 8,755,000.00	\$ -	\$ 159,135.00	\$ 556,795.00
05/01/29	\$ 8,755,000.00	\$ 240,000.00	\$ 159,135.00	
11/01/29	\$ 8,515,000.00	\$ -	\$ 155,535.00	\$ 554,670.00
05/01/30	\$ 8,515,000.00	\$ 250,000.00	\$ 155,535.00	
11/01/30	\$ 8,265,000.00	\$ -	\$ 151,785.00	\$ 557,320.00
05/01/31	\$ 8,265,000.00	\$ 255,000.00	\$ 151,785.00	
11/01/31	\$ 8,010,000.00	\$ -	\$ 147,960.00	\$ 554,745.00
05/01/32	\$ 8,010,000.00	\$ 265,000.00	\$ 147,960.00	
11/01/32	\$ 7,745,000.00	\$ -	\$ 143,720.00	\$ 556,680.00
05/01/33	\$ 7,745,000.00	\$ 275,000.00	\$ 143,720.00	
11/01/33	\$ 7,470,000.00	\$ -	\$ 139,320.00	\$ 558,040.00
05/01/34	\$ 7,470,000.00	\$ 280,000.00	\$ 139,320.00	
11/01/34	\$ 7,190,000.00	\$ -	\$ 134,840.00	\$ 554,160.00
05/01/35	\$ 7,190,000.00	\$ 290,000.00	\$ 134,840.00	
11/01/35	\$ 6,900,000.00	\$ -	\$ 130,200.00	\$ 555,040.00

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

Date	Balance	Prinicpal	Interest	Total
05/01/36	\$ 6,900,000.00	\$ 300,000.00	\$ 130,200.00	
11/01/36	\$ 6,600,000.00	\$ -	\$ 125,400.00	\$ 555,600.00
05/01/37	\$ 6,600,000.00	\$ 310,000.00	\$ 125,400.00	
11/01/37	\$ 6,290,000.00	\$ -	\$ 120,440.00	\$ 555,840.00
05/01/38	\$ 6,290,000.00	\$ 320,000.00	\$ 120,440.00	
11/01/38	\$ 5,970,000.00	\$ -	\$ 115,320.00	\$ 555,760.00
05/01/39	\$ 5,970,000.00	\$ 330,000.00	\$ 115,320.00	
11/01/39	\$ 5,640,000.00	\$ -	\$ 110,040.00	\$ 555,360.00
05/01/40	\$ 5,640,000.00	\$ 340,000.00	\$ 110,040.00	
11/01/40	\$ 5,300,000.00	\$ -	\$ 104,600.00	\$ 554,640.00
05/01/41	\$ 5,300,000.00	\$ 350,000.00	\$ 104,600.00	
11/01/41	\$ 4,950,000.00	\$ -	\$ 99,000.00	\$ 553,600.00
05/01/42	\$ 4,950,000.00	\$ 365,000.00	\$ 99,000.00	
11/01/42	\$ 4,585,000.00	\$ -	\$ 91,700.00	\$ 555,700.00
05/01/43	\$ 4,585,000.00	\$ 380,000.00	\$ 91,700.00	
11/01/43	\$ 4,205,000.00	\$ -	\$ 84,100.00	\$ 555,800.00
05/01/44	\$ 4,205,000.00	\$ 395,000.00	\$ 84,100.00	
11/01/44	\$ 3,810,000.00	\$ -	\$ 76,200.00	\$ 555,300.00
05/01/45	\$ 3,810,000.00	\$ 410,000.00	\$ 76,200.00	
11/01/45	\$ 3,400,000.00	\$ -	\$ 68,000.00	\$ 554,200.00
05/01/46	\$ 3,400,000.00	\$ 430,000.00	\$ 68,000.00	
11/01/46	\$ 2,970,000.00	\$ -	\$ 59,400.00	\$ 557,400.00
05/01/47	\$ 2,970,000.00	\$ 445,000.00	\$ 59,400.00	
11/01/47	\$ 2,525,000.00	\$ -	\$ 50,500.00	\$ 554,900.00
05/01/48	\$ 2,525,000.00	\$ 465,000.00	\$ 50,500.00	\$ -
11/01/48	\$ 2,060,000.00	\$ -	\$ 41,200.00	\$ 556,700.00
05/01/49	\$ 2,060,000.00	\$ 485,000.00	\$ 41,200.00	\$ -
11/01/49	\$ 1,575,000.00	\$ -	\$ 31,500.00	\$ 557,700.00
05/01/50	\$ 1,575,000.00	\$ 505,000.00	\$ 31,500.00	\$ -
11/01/50	\$ 1,070,000.00	\$ -	\$ 21,400.00	\$ 557,900.00
05/01/51	\$ 1,070,000.00	\$ 525,000.00	\$ 21,400.00	
11/01/51	\$ 545,000.00	\$ -	\$ 10,900.00	\$ 557,300.00
05/01/52	\$ 545,000.00	\$ 545,000.00	\$ 10,900.00	\$ 555,900.00
		\$ 10,065,000.00	\$ 7,059,595.89	\$ 17,124,595.89

Astonia

Community Development District

Proposed Budget Debt Service Fund Series 2021 North Parcel

Description	Proposed Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Projected Thru 9/30/21	Proposed Budget FY2022
Revenues					
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 390,873
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 69,489
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 460,362
Expenses					
Interest- 11/01	\$ -	\$ -	\$ -	\$ -	\$ 69,489
Principal - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 145,000
Interest - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 123,843
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 338,332
Other Financing Sources/(Uses)					
Bond Proceeds	\$ 464,862	\$ -	\$ 464,862	\$ 464,862	\$ -
Total Other Financing Sources/(Uses)	\$ 464,862	\$ -	\$ 464,862	\$ 464,862	\$ -
Excess Revenues/(Expenditures)	\$ 464,862	\$ -	\$ 464,862	\$ 464,862	\$ 122,030

*Carry forward less amount in Reserve funds.

Series 2021	
Interest - 11/01/22	\$122,030
Total	\$122,030

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

Date	Balance	Prinicpal	Interest	Total
11/01/21	\$ 7,155,000.00	\$ -	\$ 69,489.40	\$ 69,489.40
05/01/22	\$ 7,155,000.00	\$ 145,000.00	\$ 123,842.50	
11/01/22	\$ 7,010,000.00	\$ -	\$ 122,030.00	\$ 390,872.50
05/01/23	\$ 7,010,000.00	\$ 150,000.00	\$ 122,030.00	
11/01/23	\$ 6,860,000.00	\$ -	\$ 120,155.00	\$ 392,185.00
05/01/24	\$ 6,860,000.00	\$ 155,000.00	\$ 120,155.00	
11/01/24	\$ 6,705,000.00	\$ -	\$ 118,217.50	\$ 393,372.50
05/01/25	\$ 6,705,000.00	\$ 160,000.00	\$ 118,217.50	
11/01/25	\$ 6,380,000.00	\$ -	\$ 116,217.50	\$ 394,435.00
05/01/26	\$ 6,380,000.00	\$ 165,000.00	\$ 116,217.50	
11/01/26	\$ 6,380,000.00	\$ -	\$ 114,155.00	\$ 395,372.50
05/01/27	\$ 6,380,000.00	\$ 165,000.00	\$ 114,155.00	
11/01/27	\$ 6,215,000.00	\$ -	\$ 111,680.00	\$ 390,835.00
05/01/28	\$ 6,215,000.00	\$ 170,000.00	\$ 111,680.00	
11/01/28	\$ 6,045,000.00	\$ -	\$ 109,130.00	\$ 390,810.00
05/01/29	\$ 6,045,000.00	\$ 175,000.00	\$ 109,130.00	
11/01/29	\$ 5,870,000.00	\$ -	\$ 106,505.00	\$ 390,635.00
05/01/30	\$ 5,870,000.00	\$ 185,000.00	\$ 106,505.00	
11/01/30	\$ 5,685,000.00	\$ -	\$ 103,730.00	\$ 395,235.00
05/01/31	\$ 5,685,000.00	\$ 190,000.00	\$ 103,730.00	
11/01/31	\$ 5,495,000.00	\$ -	\$ 100,880.00	\$ 394,610.00
05/01/32	\$ 5,495,000.00	\$ 195,000.00	\$ 100,880.00	
11/01/32	\$ 5,300,000.00	\$ -	\$ 97,760.00	\$ 393,640.00
05/01/33	\$ 5,300,000.00	\$ 200,000.00	\$ 97,760.00	
11/01/33	\$ 5,100,000.00	\$ -	\$ 94,560.00	\$ 392,320.00
05/01/34	\$ 5,100,000.00	\$ 205,000.00	\$ 94,560.00	
11/01/34	\$ 4,895,000.00	\$ -	\$ 91,280.00	\$ 390,840.00
05/01/35	\$ 4,895,000.00	\$ 215,000.00	\$ 91,280.00	
11/01/35	\$ 4,680,000.00	\$ -	\$ 87,840.00	\$ 394,120.00

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

Date	Balance	Prinicipal	Interest	Total	
05/01/36	\$ 4,680,000.00	\$ 220,000.00	\$ 87,840.00		
11/01/36	\$ 4,460,000.00	\$ -	\$ 84,320.00	\$ 392,160.00	
05/01/37	\$ 4,460,000.00	\$ 230,000.00	\$ 84,320.00		
11/01/37	\$ 4,230,000.00	\$ -	\$ 80,640.00	\$ 394,960.00	
05/01/38	\$ 4,230,000.00	\$ 235,000.00	\$ 80,640.00		
11/01/38	\$ 3,995,000.00	\$ -	\$ 76,880.00	\$ 392,520.00	
05/01/39	\$ 3,995,000.00	\$ 245,000.00	\$ 76,880.00		
11/01/39	\$ 3,750,000.00	\$ -	\$ 72,960.00	\$ 394,840.00	
05/01/40	\$ 3,750,000.00	\$ 250,000.00	\$ 72,960.00		
11/01/40	\$ 3,500,000.00	\$ -	\$ 68,960.00	\$ 391,920.00	
05/01/41	\$ 3,500,000.00	\$ 260,000.00	\$ 68,960.00		
11/01/41	\$ 3,240,000.00	\$ -	\$ 64,800.00	\$ 393,760.00	
05/01/42	\$ 3,240,000.00	\$ 270,000.00	\$ 64,800.00		
11/01/42	\$ 2,970,000.00	\$ -	\$ 59,400.00	\$ 394,200.00	
05/01/43	\$ 2,970,000.00	\$ 280,000.00	\$ 59,400.00		
11/01/43	\$ 2,690,000.00	\$ -	\$ 53,800.00	\$ 393,200.00	
05/01/44	\$ 2,690,000.00	\$ 290,000.00	\$ 53,800.00		
11/01/44	\$ 2,400,000.00	\$ -	\$ 48,000.00	\$ 391,800.00	
05/01/45	\$ 2,400,000.00	\$ 305,000.00	\$ 48,000.00		
11/01/45	\$ 2,095,000.00	\$ -	\$ 41,900.00	\$ 394,900.00	
05/01/46	\$ 2,095,000.00	\$ 315,000.00	\$ 41,900.00		
11/01/46	\$ 1,780,000.00	\$ -	\$ 35,600.00	\$ 392,500.00	
05/01/47	\$ 1,780,000.00	\$ 330,000.00	\$ 35,600.00		
11/01/47	\$ 1,450,000.00	\$ -	\$ 29,000.00	\$ 394,600.00	
05/01/48	\$ 1,450,000.00	\$ 340,000.00	\$ 29,000.00	\$ -	
11/01/48	\$ 1,110,000.00	\$ -	\$ 22,200.00	\$ 391,200.00	
05/01/49	\$ 1,110,000.00	\$ 355,000.00	\$ 22,200.00	\$ -	
11/01/49	\$ 755,000.00	\$ -	\$ 15,100.00	\$ 392,300.00	
05/01/50	\$ 755,000.00	\$ 370,000.00	\$ 15,100.00	\$ -	
11/01/50	\$ 385,000.00	\$ -	\$ 7,700.00	\$ 392,800.00	
05/01/51	\$ 385,000.00	\$ 385,000.00	\$ 7,700.00	\$ 392,700.00	
\$ 7,155,000.00				\$ 4,704,131.90	\$ 11,859,131.90

SECTION B

SECTION 1

RESOLUTION 2021-20

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Astonia Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, certain infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”), attached hereto as **Exhibit “A;”** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. Tax Roll Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**

B. Direct Bill Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2021; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2021, 25% due no later than February 1, 2022 and 25% due no later than May 1, 2022. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2021/2022, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 11th day of August 2021.

ATTEST:

**ASTONIA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

- Exhibit A:** Budget
- Exhibit B:** Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Astonia
Community Development District

Proposed Budget
FY 2022



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Astonia

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Projected Thru 9/30/21	Proposed Budget FY2022
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Revenues

Assessments - Tax Roll	\$0	\$0	\$0	\$0	\$128,782
Developer Contributions	\$154,915	\$80,000	\$25,977	\$105,977	\$196,863

Total Revenues	\$ 154,915	\$ 80,000	\$ 25,977	\$ 105,977	\$ 325,645
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Expenditures

Administrative

Supervisor Fees	\$12,000	\$0	\$3,000	\$3,000	\$12,000
Engineering	\$15,000	\$0	\$7,500	\$7,500	\$15,000
Attorney	\$25,000	\$14,121	\$7,060	\$21,181	\$25,000
Annual Audit	\$4,000	\$0	\$2,800	\$2,800	\$5,000
Assessment Administration	\$5,000	\$0	\$0	\$0	\$5,000
Arbitrage	\$650	\$0	\$0	\$0	\$1,300
Dissemination	\$5,000	\$3,750	\$1,250	\$5,000	\$7,000
Trustee Fees	\$3,550	\$0	\$3,550	\$3,550	\$7,000
Management Fees	\$35,000	\$26,250	\$8,750	\$35,000	\$36,050
Information Technology	\$1,500	\$1,125	\$375	\$1,500	\$1,800
Website Maintenance	\$850	\$0	\$850	\$850	\$1,200
Telephone	\$300	\$0	\$50	\$50	\$150
Postage & Delivery	\$1,000	\$23	\$60	\$83	\$500
Insurance	\$5,000	\$5,000	\$0	\$5,000	\$5,500
Printing & Binding	\$1,000	\$65	\$135	\$200	\$500
Legal Advertising	\$10,000	\$1,366	\$1,030	\$2,396	\$10,000
Contingency	\$5,000	\$1,019	\$420	\$1,439	\$2,000
Office Supplies	\$625	\$13	\$61	\$74	\$450
Boundary Amendment Expense	\$0	\$16,148	\$0	\$16,148	\$0
Travel Per Diem	\$660	\$0	\$30	\$30	\$660
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$ 131,310	\$ 69,055	\$ 36,921	\$ 105,977	\$ 136,285

Operations & Maintenance

Field Services

Property Insurance	\$5,000	\$0	\$0	\$0	\$5,000
Field Management	\$3,750	\$0	\$0	\$0	\$15,000
Landscape Maintenance	\$9,490	\$0	\$0	\$0	\$55,000
Landscape Replacement	\$850	\$0	\$0	\$0	\$7,500
Lake Maintenance	\$0	\$0	\$0	\$0	\$15,000
Streetlights	\$1,575	\$0	\$0	\$0	\$12,000
Electric	\$225	\$0	\$0	\$0	\$5,000
Water & Sewer	\$90	\$0	\$0	\$0	\$5,000
Sidewalk & Asphalt Maintenance	\$125	\$0	\$0	\$0	\$500
Irrigation Repairs	\$625	\$0	\$0	\$0	\$5,000
General Repairs & Maintenance	\$1,250	\$0	\$0	\$0	\$15,000
Contingency	\$625	\$0	\$0	\$0	\$5,000
Subtotal Field Expenses	\$ 23,605	-	-	-	\$ 145,000

Astonia

Community Development District

Proposed Budget General Fund

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Proposed Budget
Amenity Expenses					
Amenity - Electric	\$0	\$0	\$0	\$0	\$7,200
Amenity - Water	\$0	\$0	\$0	\$0	\$2,500
Playground Lease	\$0	\$0	\$0	\$0	\$7,000
Internet	\$0	\$0	\$0	\$0	\$1,500
Pest Control	\$0	\$0	\$0	\$0	\$360
Janitorial Service	\$0	\$0	\$0	\$0	\$2,700
Security Services	\$0	\$0	\$0	\$0	\$7,500
Pool Maintenance	\$0	\$0	\$0	\$0	\$8,100
Amenity Repairs & Maintenance	\$0	\$0	\$0	\$0	\$2,500
Contingency	\$0	\$0	\$0	\$0	\$5,000
Subtotal Amenity Expenses	\$ -	\$ -	\$ -	\$ -	\$ 44,360
Total Operations & Maintenance	\$ 23,605	\$ -	\$ -	\$ -	\$ 189,360
Total Expenditures	\$ 154,915	\$ 69,055	\$ 36,921	\$ 105,977	\$ 325,645
Excess Revenues/(Expenditures)	\$0	\$10,945	(\$10,944)	\$0	(\$0)

Net Assessments	\$128,782
Add: Discounts & Collections 7%	\$9,693
Gross Assessments	\$138,475

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	191.00	191.00	1.00	\$128,781.75	\$674.25	\$725.00
Total ERU's	191.00	191		\$128,781.75		

Astonia
Community Development District
GENERAL FUND BUDGET

REVENUES:

Assessments – Tax Roll

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.

Developer Contributions

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for 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 will be providing 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 will be providing 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 will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Astonia
Community Development District
GENERAL FUND BUDGET

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2019 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 2019 bond series.

Trustee Fees

The District will incur trustee related costs with the issuance of its' Series 2019 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 accounting and information systems, District's website creation and maintenance, hosting, electronic compliance with Florida Statutes and other electronic data requirements.

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.

Astoria
Community Development District
GENERAL FUND BUDGET

Printing & Binding

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.

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.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

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 estimated costs of contracting 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.

Astoria
Community Development District
GENERAL FUND BUDGET

Landscape Maintenance

Represents the estimated 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

The District will also provide 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.

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.

Astonia
Community Development District
GENERAL FUND BUDGET

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.

Playground Lease

The District has entered into a leasing agreement for playgrounds and pool furniture installed in the community with WHFS, LLC

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.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Astonia
Community Development District
GENERAL FUND BUDGET

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 Debt Service Fund Series 2020

Description	Proposed Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Projected Thru 9/30/21	Proposed Budget FY2022
Revenues					
Assessments - On Roll	\$ -	\$ -	\$ -	\$ -	\$ 220,403
Assessments - Direct	\$ 73,366	\$ -	\$ 73,366	\$ 73,366	\$ -
Interest Income	\$ -	\$ 12	\$ -	\$ 12	\$ -
Carry Forward Surplus	\$ 88,446	\$ 88,446	\$ -	\$ 88,446	\$ 73,661
Total Revenues	\$ 161,812	\$ 88,459	\$ 73,366	\$ 161,824	\$ 294,064
Expenses					
Interest- 11/01	\$ -	\$ -	\$ -	\$ -	\$ 73,366
Principal - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 70,000
Interest - 05/01	\$ 88,446	\$ 88,446	\$ -	\$ 88,446	\$ 73,366
Total Expenditures	\$ 88,446	\$ 88,446	\$ -	\$ 88,446	\$ 216,731
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ 283	\$ -	\$ 283	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 283	\$ -	\$ 283	\$ -
Excess Revenues/(Expenditures)	\$ 73,366	\$ 295	\$ 73,366	\$ 73,661	\$ 77,332

*Carry forward less amount in Reserve funds.

Series 2020	
Interest - 11/01/22	\$72,403
Total	\$72,403

Astoria
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicpal	Interest	Total
05/01/21	\$ 3,830,000.00	\$ -	\$ 88,446.34	
11/01/21	\$ 3,830,000.00	\$ -	\$ 73,365.63	\$ 161,811.96
05/01/22	\$ 3,830,000.00	\$ 70,000.00	\$ 73,365.63	
11/01/22	\$ 3,760,000.00	\$ -	\$ 72,403.13	\$ 215,768.75
05/01/23	\$ 3,760,000.00	\$ 75,000.00	\$ 72,403.13	
11/01/23	\$ 3,685,000.00	\$ -	\$ 71,371.88	\$ 218,775.00
05/01/24	\$ 3,685,000.00	\$ 75,000.00	\$ 71,371.88	
11/01/24	\$ 3,610,000.00	\$ -	\$ 70,340.63	\$ 216,712.50
05/01/25	\$ 3,610,000.00	\$ 80,000.00	\$ 70,340.63	
11/01/25	\$ 3,530,000.00	\$ -	\$ 69,240.63	\$ 219,581.25
05/01/26	\$ 3,530,000.00	\$ 80,000.00	\$ 69,240.63	
11/01/26	\$ 3,450,000.00	\$ -	\$ 67,890.63	\$ 217,131.25
05/01/27	\$ 3,450,000.00	\$ 85,000.00	\$ 67,890.63	
11/01/27	\$ 3,365,000.00	\$ -	\$ 66,456.25	\$ 219,346.88
05/01/28	\$ 3,365,000.00	\$ 85,000.00	\$ 66,456.25	
11/01/28	\$ 3,280,000.00	\$ -	\$ 65,021.88	\$ 216,478.13
05/01/29	\$ 3,280,000.00	\$ 90,000.00	\$ 65,021.88	
11/01/29	\$ 3,190,000.00	\$ -	\$ 63,503.13	\$ 218,525.00
05/01/30	\$ 3,190,000.00	\$ 95,000.00	\$ 63,503.13	
11/01/30	\$ 3,095,000.00	\$ -	\$ 61,900.00	\$ 220,403.13
05/01/31	\$ 3,095,000.00	\$ 95,000.00	\$ 61,900.00	
11/01/31	\$ 3,000,000.00	\$ -	\$ 60,000.00	\$ 216,900.00
05/01/32	\$ 3,000,000.00	\$ 100,000.00	\$ 60,000.00	
11/01/32	\$ 2,900,000.00	\$ -	\$ 58,000.00	\$ 218,000.00
05/01/33	\$ 2,900,000.00	\$ 105,000.00	\$ 58,000.00	
11/01/33	\$ 2,795,000.00	\$ -	\$ 55,900.00	\$ 218,900.00
05/01/34	\$ 2,795,000.00	\$ 110,000.00	\$ 55,900.00	
11/01/34	\$ 2,685,000.00	\$ -	\$ 53,700.00	\$ 219,600.00
05/01/35	\$ 2,685,000.00	\$ 115,000.00	\$ 53,700.00	
11/01/35	\$ 2,570,000.00	\$ -	\$ 51,400.00	\$ 220,100.00

Astoria
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicpal	Interest	Total
05/01/36	\$ 2,570,000.00	\$ 115,000.00	\$ 51,400.00	
11/01/36	\$ 2,455,000.00	\$ -	\$ 49,100.00	\$ 215,500.00
05/01/37	\$ 2,455,000.00	\$ 120,000.00	\$ 49,100.00	
11/01/37	\$ 2,335,000.00	\$ -	\$ 46,700.00	\$ 215,800.00
05/01/38	\$ 2,335,000.00	\$ 125,000.00	\$ 46,700.00	
11/01/38	\$ 2,210,000.00	\$ -	\$ 44,200.00	\$ 215,900.00
05/01/39	\$ 2,210,000.00	\$ 130,000.00	\$ 44,200.00	
11/01/39	\$ 2,080,000.00	\$ -	\$ 41,600.00	\$ 215,800.00
05/01/40	\$ 2,080,000.00	\$ 140,000.00	\$ 41,600.00	
11/01/40	\$ 1,940,000.00	\$ -	\$ 38,800.00	\$ 220,400.00
05/01/41	\$ 1,940,000.00	\$ 145,000.00	\$ 38,800.00	
11/01/41	\$ 1,795,000.00	\$ -	\$ 35,900.00	\$ 219,700.00
05/01/42	\$ 1,795,000.00	\$ 150,000.00	\$ 35,900.00	
11/01/42	\$ 1,645,000.00	\$ -	\$ 32,900.00	\$ 218,800.00
05/01/43	\$ 1,645,000.00	\$ 155,000.00	\$ 32,900.00	
11/01/43	\$ 1,490,000.00	\$ -	\$ 29,800.00	\$ 217,700.00
05/01/44	\$ 1,490,000.00	\$ 160,000.00	\$ 29,800.00	
11/01/44	\$ 1,330,000.00	\$ -	\$ 26,600.00	\$ 216,400.00
05/01/45	\$ 1,330,000.00	\$ 170,000.00	\$ 26,600.00	
11/01/45	\$ 1,160,000.00	\$ -	\$ 23,200.00	\$ 219,800.00
05/01/46	\$ 1,160,000.00	\$ 175,000.00	\$ 23,200.00	
11/01/46	\$ 985,000.00	\$ -	\$ 19,700.00	\$ 217,900.00
05/01/47	\$ 985,000.00	\$ 180,000.00	\$ 19,700.00	
11/01/47	\$ 805,000.00	\$ -	\$ 16,100.00	\$ 215,800.00
05/01/48	\$ 805,000.00	\$ 190,000.00	\$ 16,100.00	\$ -
11/01/48	\$ 615,000.00	\$ -	\$ 12,300.00	\$ 218,400.00
05/01/49	\$ 615,000.00	\$ 195,000.00	\$ 12,300.00	\$ -
11/01/49	\$ 420,000.00	\$ -	\$ 8,400.00	\$ 215,700.00
05/01/50	\$ 420,000.00	\$ 205,000.00	\$ 8,400.00	\$ -
11/01/50	\$ 215,000.00	\$ -	\$ 4,300.00	\$ 217,700.00
05/01/51	\$ 215,000.00	\$ 215,000.00	\$ 4,300.00	\$ 219,300.00
		\$ 3,830,000.00	\$ 2,868,633.84	\$ 6,698,633.84

Astonia

Community Development District

Proposed Budget Debt Service Fund Series 2021

Description	Proposed Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Projected Thru 9/30/21	Proposed Budget FY2022
Revenues					
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 176,660
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 275,786
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 452,446
Expenses					
Interest- 11/01	\$ -	\$ -	\$ -	\$ -	\$ 99,126
Interest - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 176,660
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 275,786
Other Financing Sources/(Uses)					
Bond Proceeds	\$ 833,826	\$ -	\$ 833,826	\$ 833,826	\$ -
Total Other Financing Sources/(Uses)	\$ 833,826	\$ -	\$ 833,826	\$ 833,826	\$ -
Excess Revenues/(Expenditures)	\$ 833,826	\$ -	\$ 833,826	\$ 833,826	\$ 176,660

*Carry forward less amount in Reserve funds.

Series 2021	
Interest - 11/01/22	<u>\$176,660</u>
Total	<u><u>\$176,660</u></u>

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

Date	Balance	Prinicpal	Interest	Total
11/01/21	\$ 10,065,000.00	\$ -	\$ 99,125.89	\$ 99,125.89
05/01/22	\$ 10,065,000.00	\$ -	\$ 176,660.00	
11/01/22	\$ 10,065,000.00	\$ -	\$ 176,660.00	\$ 353,320.00
05/01/23	\$ 10,065,000.00	\$ 205,000.00	\$ 176,660.00	
11/01/23	\$ 9,860,000.00	\$ -	\$ 174,097.50	\$ 555,757.50
05/01/24	\$ 9,860,000.00	\$ 210,000.00	\$ 174,097.50	
11/01/24	\$ 9,650,000.00	\$ -	\$ 171,472.50	\$ 555,570.00
05/01/25	\$ 9,650,000.00	\$ 215,000.00	\$ 171,472.50	
11/01/25	\$ 9,215,000.00	\$ -	\$ 168,785.00	\$ 555,257.50
05/01/26	\$ 9,215,000.00	\$ 220,000.00	\$ 168,785.00	
11/01/26	\$ 9,215,000.00	\$ -	\$ 166,035.00	\$ 554,820.00
05/01/27	\$ 9,215,000.00	\$ 225,000.00	\$ 166,035.00	
11/01/27	\$ 8,990,000.00	\$ -	\$ 162,660.00	\$ 553,695.00
05/01/28	\$ 8,990,000.00	\$ 235,000.00	\$ 162,660.00	
11/01/28	\$ 8,755,000.00	\$ -	\$ 159,135.00	\$ 556,795.00
05/01/29	\$ 8,755,000.00	\$ 240,000.00	\$ 159,135.00	
11/01/29	\$ 8,515,000.00	\$ -	\$ 155,535.00	\$ 554,670.00
05/01/30	\$ 8,515,000.00	\$ 250,000.00	\$ 155,535.00	
11/01/30	\$ 8,265,000.00	\$ -	\$ 151,785.00	\$ 557,320.00
05/01/31	\$ 8,265,000.00	\$ 255,000.00	\$ 151,785.00	
11/01/31	\$ 8,010,000.00	\$ -	\$ 147,960.00	\$ 554,745.00
05/01/32	\$ 8,010,000.00	\$ 265,000.00	\$ 147,960.00	
11/01/32	\$ 7,745,000.00	\$ -	\$ 143,720.00	\$ 556,680.00
05/01/33	\$ 7,745,000.00	\$ 275,000.00	\$ 143,720.00	
11/01/33	\$ 7,470,000.00	\$ -	\$ 139,320.00	\$ 558,040.00
05/01/34	\$ 7,470,000.00	\$ 280,000.00	\$ 139,320.00	
11/01/34	\$ 7,190,000.00	\$ -	\$ 134,840.00	\$ 554,160.00
05/01/35	\$ 7,190,000.00	\$ 290,000.00	\$ 134,840.00	
11/01/35	\$ 6,900,000.00	\$ -	\$ 130,200.00	\$ 555,040.00

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

Date	Balance	Prinicpal	Interest	Total
05/01/36	\$ 6,900,000.00	\$ 300,000.00	\$ 130,200.00	
11/01/36	\$ 6,600,000.00	\$ -	\$ 125,400.00	\$ 555,600.00
05/01/37	\$ 6,600,000.00	\$ 310,000.00	\$ 125,400.00	
11/01/37	\$ 6,290,000.00	\$ -	\$ 120,440.00	\$ 555,840.00
05/01/38	\$ 6,290,000.00	\$ 320,000.00	\$ 120,440.00	
11/01/38	\$ 5,970,000.00	\$ -	\$ 115,320.00	\$ 555,760.00
05/01/39	\$ 5,970,000.00	\$ 330,000.00	\$ 115,320.00	
11/01/39	\$ 5,640,000.00	\$ -	\$ 110,040.00	\$ 555,360.00
05/01/40	\$ 5,640,000.00	\$ 340,000.00	\$ 110,040.00	
11/01/40	\$ 5,300,000.00	\$ -	\$ 104,600.00	\$ 554,640.00
05/01/41	\$ 5,300,000.00	\$ 350,000.00	\$ 104,600.00	
11/01/41	\$ 4,950,000.00	\$ -	\$ 99,000.00	\$ 553,600.00
05/01/42	\$ 4,950,000.00	\$ 365,000.00	\$ 99,000.00	
11/01/42	\$ 4,585,000.00	\$ -	\$ 91,700.00	\$ 555,700.00
05/01/43	\$ 4,585,000.00	\$ 380,000.00	\$ 91,700.00	
11/01/43	\$ 4,205,000.00	\$ -	\$ 84,100.00	\$ 555,800.00
05/01/44	\$ 4,205,000.00	\$ 395,000.00	\$ 84,100.00	
11/01/44	\$ 3,810,000.00	\$ -	\$ 76,200.00	\$ 555,300.00
05/01/45	\$ 3,810,000.00	\$ 410,000.00	\$ 76,200.00	
11/01/45	\$ 3,400,000.00	\$ -	\$ 68,000.00	\$ 554,200.00
05/01/46	\$ 3,400,000.00	\$ 430,000.00	\$ 68,000.00	
11/01/46	\$ 2,970,000.00	\$ -	\$ 59,400.00	\$ 557,400.00
05/01/47	\$ 2,970,000.00	\$ 445,000.00	\$ 59,400.00	
11/01/47	\$ 2,525,000.00	\$ -	\$ 50,500.00	\$ 554,900.00
05/01/48	\$ 2,525,000.00	\$ 465,000.00	\$ 50,500.00	\$ -
11/01/48	\$ 2,060,000.00	\$ -	\$ 41,200.00	\$ 556,700.00
05/01/49	\$ 2,060,000.00	\$ 485,000.00	\$ 41,200.00	\$ -
11/01/49	\$ 1,575,000.00	\$ -	\$ 31,500.00	\$ 557,700.00
05/01/50	\$ 1,575,000.00	\$ 505,000.00	\$ 31,500.00	\$ -
11/01/50	\$ 1,070,000.00	\$ -	\$ 21,400.00	\$ 557,900.00
05/01/51	\$ 1,070,000.00	\$ 525,000.00	\$ 21,400.00	
11/01/51	\$ 545,000.00	\$ -	\$ 10,900.00	\$ 557,300.00
05/01/52	\$ 545,000.00	\$ 545,000.00	\$ 10,900.00	\$ 555,900.00
		\$ 10,065,000.00	\$ 7,059,595.89	\$ 17,124,595.89

Astonia

Community Development District

Proposed Budget Debt Service Fund Series 2021 North Parcel

Description	Proposed Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Projected Thru 9/30/21	Proposed Budget FY2022
Revenues					
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 390,873
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 69,489
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 460,362
Expenses					
Interest- 11/01	\$ -	\$ -	\$ -	\$ -	\$ 69,489
Principal - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 145,000
Interest - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 123,843
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 338,332
Other Financing Sources/(Uses)					
Bond Proceeds	\$ 464,862	\$ -	\$ 464,862	\$ 464,862	\$ -
Total Other Financing Sources/(Uses)	\$ 464,862	\$ -	\$ 464,862	\$ 464,862	\$ -
Excess Revenues/(Expenditures)	\$ 464,862	\$ -	\$ 464,862	\$ 464,862	\$ 122,030

*Carry forward less amount in Reserve funds.

Series 2021	
Interest - 11/01/22	\$122,030
Total	\$122,030

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

Date	Balance	Prinicpal	Interest	Total
11/01/21	\$ 7,155,000.00	\$ -	\$ 69,489.40	\$ 69,489.40
05/01/22	\$ 7,155,000.00	\$ 145,000.00	\$ 123,842.50	
11/01/22	\$ 7,010,000.00	\$ -	\$ 122,030.00	\$ 390,872.50
05/01/23	\$ 7,010,000.00	\$ 150,000.00	\$ 122,030.00	
11/01/23	\$ 6,860,000.00	\$ -	\$ 120,155.00	\$ 392,185.00
05/01/24	\$ 6,860,000.00	\$ 155,000.00	\$ 120,155.00	
11/01/24	\$ 6,705,000.00	\$ -	\$ 118,217.50	\$ 393,372.50
05/01/25	\$ 6,705,000.00	\$ 160,000.00	\$ 118,217.50	
11/01/25	\$ 6,380,000.00	\$ -	\$ 116,217.50	\$ 394,435.00
05/01/26	\$ 6,380,000.00	\$ 165,000.00	\$ 116,217.50	
11/01/26	\$ 6,380,000.00	\$ -	\$ 114,155.00	\$ 395,372.50
05/01/27	\$ 6,380,000.00	\$ 165,000.00	\$ 114,155.00	
11/01/27	\$ 6,215,000.00	\$ -	\$ 111,680.00	\$ 390,835.00
05/01/28	\$ 6,215,000.00	\$ 170,000.00	\$ 111,680.00	
11/01/28	\$ 6,045,000.00	\$ -	\$ 109,130.00	\$ 390,810.00
05/01/29	\$ 6,045,000.00	\$ 175,000.00	\$ 109,130.00	
11/01/29	\$ 5,870,000.00	\$ -	\$ 106,505.00	\$ 390,635.00
05/01/30	\$ 5,870,000.00	\$ 185,000.00	\$ 106,505.00	
11/01/30	\$ 5,685,000.00	\$ -	\$ 103,730.00	\$ 395,235.00
05/01/31	\$ 5,685,000.00	\$ 190,000.00	\$ 103,730.00	
11/01/31	\$ 5,495,000.00	\$ -	\$ 100,880.00	\$ 394,610.00
05/01/32	\$ 5,495,000.00	\$ 195,000.00	\$ 100,880.00	
11/01/32	\$ 5,300,000.00	\$ -	\$ 97,760.00	\$ 393,640.00
05/01/33	\$ 5,300,000.00	\$ 200,000.00	\$ 97,760.00	
11/01/33	\$ 5,100,000.00	\$ -	\$ 94,560.00	\$ 392,320.00
05/01/34	\$ 5,100,000.00	\$ 205,000.00	\$ 94,560.00	
11/01/34	\$ 4,895,000.00	\$ -	\$ 91,280.00	\$ 390,840.00
05/01/35	\$ 4,895,000.00	\$ 215,000.00	\$ 91,280.00	
11/01/35	\$ 4,680,000.00	\$ -	\$ 87,840.00	\$ 394,120.00

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

Date	Balance	Prinicipal	Interest	Total
05/01/36	\$ 4,680,000.00	\$ 220,000.00	\$ 87,840.00	
11/01/36	\$ 4,460,000.00	\$ -	\$ 84,320.00	\$ 392,160.00
05/01/37	\$ 4,460,000.00	\$ 230,000.00	\$ 84,320.00	
11/01/37	\$ 4,230,000.00	\$ -	\$ 80,640.00	\$ 394,960.00
05/01/38	\$ 4,230,000.00	\$ 235,000.00	\$ 80,640.00	
11/01/38	\$ 3,995,000.00	\$ -	\$ 76,880.00	\$ 392,520.00
05/01/39	\$ 3,995,000.00	\$ 245,000.00	\$ 76,880.00	
11/01/39	\$ 3,750,000.00	\$ -	\$ 72,960.00	\$ 394,840.00
05/01/40	\$ 3,750,000.00	\$ 250,000.00	\$ 72,960.00	
11/01/40	\$ 3,500,000.00	\$ -	\$ 68,960.00	\$ 391,920.00
05/01/41	\$ 3,500,000.00	\$ 260,000.00	\$ 68,960.00	
11/01/41	\$ 3,240,000.00	\$ -	\$ 64,800.00	\$ 393,760.00
05/01/42	\$ 3,240,000.00	\$ 270,000.00	\$ 64,800.00	
11/01/42	\$ 2,970,000.00	\$ -	\$ 59,400.00	\$ 394,200.00
05/01/43	\$ 2,970,000.00	\$ 280,000.00	\$ 59,400.00	
11/01/43	\$ 2,690,000.00	\$ -	\$ 53,800.00	\$ 393,200.00
05/01/44	\$ 2,690,000.00	\$ 290,000.00	\$ 53,800.00	
11/01/44	\$ 2,400,000.00	\$ -	\$ 48,000.00	\$ 391,800.00
05/01/45	\$ 2,400,000.00	\$ 305,000.00	\$ 48,000.00	
11/01/45	\$ 2,095,000.00	\$ -	\$ 41,900.00	\$ 394,900.00
05/01/46	\$ 2,095,000.00	\$ 315,000.00	\$ 41,900.00	
11/01/46	\$ 1,780,000.00	\$ -	\$ 35,600.00	\$ 392,500.00
05/01/47	\$ 1,780,000.00	\$ 330,000.00	\$ 35,600.00	
11/01/47	\$ 1,450,000.00	\$ -	\$ 29,000.00	\$ 394,600.00
05/01/48	\$ 1,450,000.00	\$ 340,000.00	\$ 29,000.00	\$ -
11/01/48	\$ 1,110,000.00	\$ -	\$ 22,200.00	\$ 391,200.00
05/01/49	\$ 1,110,000.00	\$ 355,000.00	\$ 22,200.00	\$ -
11/01/49	\$ 755,000.00	\$ -	\$ 15,100.00	\$ 392,300.00
05/01/50	\$ 755,000.00	\$ 370,000.00	\$ 15,100.00	\$ -
11/01/50	\$ 385,000.00	\$ -	\$ 7,700.00	\$ 392,800.00
05/01/51	\$ 385,000.00	\$ 385,000.00	\$ 7,700.00	\$ 392,700.00
		\$ 7,155,000.00	\$ 4,704,131.90	\$ 11,859,131.90

**Astonia CDD
FY 22 Assessment Roll**

Onroll Billing

PARCEL ID	PROP DSCR1	Units	Type	O&M	Series 2020 Debt	Series 2021 Debt	Total
27262270609600010	ASTONIA PB 185 PGS 7-12 LOT 1	1	50	\$725.00	\$1,343.49		\$2,068.49
27262270609600020	ASTONIA PB 185 PGS 7-12 LOT 2	1	50	\$725.00	\$1,343.49		\$2,068.49
27262270609600030	ASTONIA PB 185 PGS 7-12 LOT 3	1	50	\$725.00	\$1,343.49		\$2,068.49
27262270609600040	ASTONIA PB 185 PGS 7-12 LOT 4	1	40	\$725.00	\$1,074.80		\$1,799.80
27262270609600050	ASTONIA PB 185 PGS 7-12 LOT 5	1	40	\$725.00	\$1,074.80		\$1,799.80
27262270609600060	ASTONIA PB 185 PGS 7-12 LOT 6	1	40	\$725.00	\$1,074.80		\$1,799.80
27262270609600070	ASTONIA PB 185 PGS 7-12 LOT 7	1	40	\$725.00	\$1,074.80		\$1,799.80
27262270609600080	ASTONIA PB 185 PGS 7-12 LOT 8	1	40	\$725.00	\$1,074.80		\$1,799.80
27262270609600090	ASTONIA PB 185 PGS 7-12 LOT 9	1	40	\$725.00	\$1,074.80		\$1,799.80
27262270609600100	ASTONIA PB 185 PGS 7-12 LOT 10	1	40	\$725.00	\$1,074.80		\$1,799.80
27262270609600110	ASTONIA PB 185 PGS 7-12 LOT 11	1	40	\$725.00	\$1,074.80		\$1,799.80
27262270609600120	ASTONIA PB 185 PGS 7-12 LOT 12	1	40	\$725.00	\$1,074.80		\$1,799.80
27262270609600130	ASTONIA PB 185 PGS 7-12 LOT 13	1	40	\$725.00	\$1,074.80		\$1,799.80
27262270609600140	ASTONIA PB 185 PGS 7-12 LOT 14	1	50	\$725.00	\$1,343.49		\$2,068.49
27262270609600150	ASTONIA PB 185 PGS 7-12 LOT 15	1	50	\$725.00	\$1,343.49		\$2,068.49
27262270609600160	ASTONIA PB 185 PGS 7-12 LOT 16	1	40	\$725.00	\$1,074.80		\$1,799.80
27262270609600170	ASTONIA PB 185 PGS 7-12 LOT 17	1	40	\$725.00	\$1,074.80		\$1,799.80
27262270609600180	ASTONIA PB 185 PGS 7-12 LOT 18	1	40	\$725.00	\$1,074.80		\$1,799.80
27262270609600190	ASTONIA PB 185 PGS 7-12 LOT 19	1	40	\$725.00	\$1,074.80		\$1,799.80
27262270609600200	ASTONIA PB 185 PGS 7-12 LOT 20	1	50	\$725.00	\$1,343.49		\$2,068.49
27262270609600210	ASTONIA PB 185 PGS 7-12 LOT 21	1	50	\$725.00	\$1,343.49		\$2,068.49
27262270609600220	ASTONIA PB 185 PGS 7-12 LOT 22	1	50	\$725.00	\$1,343.49		\$2,068.49
27262270609600230	ASTONIA PB 185 PGS 7-12 LOT 23	1	50	\$725.00	\$1,343.49		\$2,068.49
27262270609600240	ASTONIA PB 185 PGS 7-12 LOT 24	1	50	\$725.00	\$1,343.49		\$2,068.49
27262270609600250	ASTONIA PB 185 PGS 7-12 LOT 25	1	50	\$725.00	\$1,343.49		\$2,068.49
27262270609600260	ASTONIA PB 185 PGS 7-12 LOT 26	1	50	\$725.00	\$1,343.49		\$2,068.49
27262270609600270	ASTONIA PB 185 PGS 7-12 LOT 27	1	50	\$725.00	\$1,343.49		\$2,068.49
27262270609600280	ASTONIA PB 185 PGS 7-12 LOT 28	1	40	\$725.00	\$1,074.80		\$1,799.80
27262270609600290	ASTONIA PB 185 PGS 7-12 LOT 29	1	40	\$725.00	\$1,074.80		\$1,799.80
27262270609600300	ASTONIA PB 185 PGS 7-12 LOT 30	1	40	\$725.00	\$1,074.80		\$1,799.80
27262270609600310	ASTONIA PB 185 PGS 7-12 LOT 31	1	40	\$725.00	\$1,074.80		\$1,799.80
27262270609600320	ASTONIA PB 185 PGS 7-12 LOT 32	1	50	\$725.00	\$1,343.49		\$2,068.49
27262270609600330	ASTONIA PB 185 PGS 7-12 LOT 33	1	50	\$725.00	\$1,343.49		\$2,068.49
27262270609600340	ASTONIA PB 185 PGS 7-12 LOT 34	1	50	\$725.00	\$1,343.49		\$2,068.49
27262270609600350	ASTONIA PB 185 PGS 7-12 LOT 35	1	50	\$725.00	\$1,343.49		\$2,068.49
27262270609600360	ASTONIA PB 185 PGS 7-12 LOT 36	1	40	\$725.00	\$1,074.80		\$1,799.80
27262270609600370	ASTONIA PB 185 PGS 7-12 LOT 37	1	40	\$725.00	\$1,074.80		\$1,799.80
27262270609600380	ASTONIA PB 185 PGS 7-12 LOT 38	1	40	\$725.00	\$1,074.80		\$1,799.80
27262270609600390	ASTONIA PB 185 PGS 7-12 LOT 39	1	40	\$725.00	\$1,074.80		\$1,799.80
27262270609600400	ASTONIA PB 185 PGS 7-12 LOT 40	1	50	\$725.00	\$1,343.49		\$2,068.49
27262270609600410	ASTONIA PB 185 PGS 7-12 LOT 41	1	50	\$725.00	\$1,343.49		\$2,068.49
27262270609600420	ASTONIA PB 185 PGS 7-12 LOT 42	1	50	\$725.00	\$1,343.49		\$2,068.49
27262270609600430	ASTONIA PB 185 PGS 7-12 LOT 43	1	50	\$725.00	\$1,343.49		\$2,068.49
272622706096004020	ASTONIA PB 185 PGS 7-12 LOT 402	1	50	\$650.00	\$1,250.00		\$1,900.00
272622706096004030	ASTONIA PB 185 PGS 7-12 LOT 403	1	50	\$650.00	\$1,250.00		\$1,900.00
272622706096004040	ASTONIA PB 185 PGS 7-12 LOT 404	1	50	\$650.00	\$1,250.00		\$1,900.00
272622706096004050	ASTONIA PB 185 PGS 7-12 LOT 405	1	50	\$650.00	\$1,250.00		\$1,900.00
272622706096004060	ASTONIA PB 185 PGS 7-12 LOT 406	1	50	\$650.00	\$1,250.00		\$1,900.00
272622706096004070	ASTONIA PB 185 PGS 7-12 LOT 407	1	50	\$650.00	\$1,250.00		\$1,900.00
272622706096004080	ASTONIA PB 185 PGS 7-12 LOT 408	1	50	\$650.00	\$1,250.00		\$1,900.00
272622706096004090	ASTONIA PB 185 PGS 7-12 LOT 409	1	40	\$650.00	\$1,074.80		\$1,724.80
272622706096004100	ASTONIA PB 185 PGS 7-12 LOT 410	1	40	\$650.00	\$1,074.80		\$1,724.80
272622706096004110	ASTONIA PB 185 PGS 7-12 LOT 411	1	40	\$650.00	\$1,074.80		\$1,724.80
272622706096004120	ASTONIA PB 185 PGS 7-12 LOT 412	1	40	\$650.00	\$1,074.80		\$1,724.80
272622706096004130	ASTONIA PB 185 PGS 7-12 LOT 413	1	40	\$650.00	\$1,074.80		\$1,724.80
272622706096004140	ASTONIA PB 185 PGS 7-12 LOT 414	1	40	\$650.00	\$1,074.80		\$1,724.80

PARCEL ID	PROP DSCR1	Units	Type	O&M	Series 2020 Debt	Series 2021 Debt	Total	
272622706096005370	ASTONIA PB 185 PGS 7-12 LOT 537	1	50	\$725.00	\$1,343.49		\$2,068.49	
272622706096005380	ASTONIA PB 185 PGS 7-12 LOT 538	1	50	\$725.00	\$1,343.49		\$2,068.49	
272622706096005390	ASTONIA PB 185 PGS 7-12 LOT 539	1	50	\$725.00	\$1,343.49		\$2,068.49	
272622706096005400	ASTONIA PB 185 PGS 7-12 LOT 540	1	40	\$725.00	\$1,074.80		\$1,799.80	
272622706096005410	ASTONIA PB 185 PGS 7-12 LOT 541	1	40	\$650.00	\$1,074.80		\$1,724.80	
272622706096005420	ASTONIA PB 185 PGS 7-12 LOT 542	1	40	\$650.00	\$1,074.80		\$1,724.80	
272622706096005430	ASTONIA PB 185 PGS 7-12 LOT 543	1	50	\$650.00	\$1,250.00		\$1,900.00	
272622706096005440	ASTONIA PB 185 PGS 7-12 LOT 544	1	50	\$650.00	\$1,250.00		\$1,900.00	
272622706096005450	ASTONIA PB 185 PGS 7-12 LOT 545	1	50	\$650.00	\$1,250.00		\$1,900.00	
272622706096005460	ASTONIA PB 185 PGS 7-12 LOT 546	1	50	\$650.00	\$1,250.00		\$1,900.00	
272622706096005470	ASTONIA PB 185 PGS 7-12 LOT 547	1	50	\$650.00	\$1,250.00		\$1,900.00	
272622706096005480	ASTONIA PB 185 PGS 7-12 LOT 548	1	50	\$650.00	\$1,250.00		\$1,900.00	
272622706096005490	ASTONIA PB 185 PGS 7-12 LOT 549	1	50	\$650.00	\$1,250.00		\$1,900.00	
Total Gross Onroll Assessments		191		\$134,725.00	\$234,281.01	\$0.00	\$369,006.01	
Total Net Onroll Assessments				\$125,294.25	\$217,881.34	\$0.00	\$343,175.59	
Gross O&M Direct Bill Contribution*				\$3,750.00	\$0.00	\$0.00	\$0.00	
Direct Billing		Acres						
North Parcel Assessment Area								
272615000000023000	COMM NW COR OF SW1/4 RUN N89-	107.50		\$0.00	\$0.00	\$425,226.00	\$425,226.00	
Total North Parcel Assessment Area Gross Direct Billing				\$0.00	\$0.00	\$425,226.00	\$425,226.00	
Total North Parcel Assessment Area Net Direct Billing				\$0.00	\$0.00	\$395,460.18	\$395,460.18	
Assessment Area Two								
272622000000032010	SE1/4 OF NW1/4 LESS RD R/W &	13.91		\$0.00	\$0.00	\$24,687.50	\$24,687.50	
272622000000033010	NW1/4 OF NW1/4 LESS N 16 ACRES	23.30		\$0.00	\$0.00	\$41,354.28	\$41,354.28	
272622000000034010	SW1/4 OF NW1/4 LESS MAINT R/W	39.86		\$0.00	\$0.00	\$70,727.54	\$70,727.54	
272622000000043010	NW1/4 OF SW1/4 LESS SE1/4 &	29.97		\$0.00	\$0.00	\$53,187.67	\$53,187.67	
Total Assessment Area Two Gross Direct Billing				107.04	\$0.00	\$0.00	\$189,956.99	\$189,956.99
Total Assessment Area Two Net Direct Billing				\$0.00	\$0.00	\$176,660.00	\$176,660.00	
Total Gross Assessments				\$138,475.00	\$234,281.01	\$189,956.99	\$558,963.00	
Total Net Assessments				\$125,294.25	\$217,881.34	\$176,660.00	\$519,835.59	

* O&M contribution to be made by Ernie Caldwell Properties to offset the O&M reduction to properties on the tax roll

SECTION VII

ASSIGNMENT AND AMENDMENT TO THE BOUNDARY AMENDMENT FUNDING AGREEMENT

THIS ASSIGNMENT AND AMENDMENT OF BOUNDARY AMENDMENT FUNDING AGREEMENT (“Assignment”) is entered into as of the 11th day of August, 2021, by and between **CENTER STATE DEVELOPMENT, LLC**, a Florida limited liability company (“Assignor”) and **CHATEAU AT ASTONIA, LLC**, a Florida limited liability company (“Assignee” also referred to as the “Developer” in the Agreement, hereinafter defined), whose mailing address is 4900 Dundee Road, Winter Haven, Florida 33884, and is acknowledged and accepted by the **ASTONIA COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established and existing pursuant to Chapter 190, *Florida Statutes* (the “District”).

WITNESSETH

WHEREAS, Assignor and the District previously entered into the *Boundary Amendment Funding Agreement* dated June 9, 2021, which agreement is attached hereto as **Exhibit A** (“Agreement”), and incorporated herein by this reference, for the purpose of providing funding for the boundary amendment of the District; and

WHEREAS, Assignee subsequently became the primary developer of the lands described in the Agreement and desires to provide funds necessary to complete the boundary amendment of such lands and the Assignor desires to assign the Agreement to Assignee; and

WHEREAS, pursuant to Sections 6 and 10 of the Agreement, Assignee now desires to accept an assignment of the Agreement and assume all of its rights and obligations under the Agreement, as amended by this instrument, and accept the assignment of the Agreement, and the District desires to express that it agrees with and has no objection to such assignment

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Assignee, the receipt and sufficiency of which are acknowledged, Assignor and Assignee agree as follows, and the District consents to, acknowledges and accepts the following:

1. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Assignment.
2. The District consents to the assignment of the Agreement to Chateau at Astonia, LLC as the Assignee.
3. Assignor hereby transfers and assigns to Assignee the rights, duties, obligations and responsibilities of the Assignor under the Agreement, and Assignee hereby acknowledges, accepts and assumes the rights, duties, obligations and responsibilities of the Assignor under the Agreement.
4. Upon this Assignment, notices pursuant to the Agreement shall be in writing and shall be delivered to the parties as follows:

If to the District:	Astonia Community Development District 219 East Livingston Street Orlando, Florida 32801 Attn: Jillian Burns
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With a copy to: KE Law Group, PLLC
P.O. Box 6386
Tallahassee, Florida 32314
Attn: Roy Van Wyk

If to Developer: Chateau at Astonia, LLC
4900 Dundee Road
Winter Haven, Florida 338845
Attn: Bob Adams

With a copy to: Peterson & Myers, P.A.
225 East Lemon Street
Lakeland, Florida 33801
Attn: Bart Allen

5. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties. Except as described herein, all remaining terms and conditions of the Agreement are hereby adopted, reaffirmed and incorporated as if restate herein.

6. This Assignment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, this Assignment has been executed as of the date and year first above written.

WITNESS:

ASSIGNOR:

CENTER STATE DEVELOPMENT, LLC, a Florida limited liability company

By: RJA Land and Development, LLC
Its: Manager

Print name

Robert J. Adams
Manager of RJA Land and Development, LLC

WITNESS:

ASSIGNEE:

CHATEAU AT ASTONIA, LLC, a Florida limited liability company

By: Center State Development, LLC
Its: Manager

By: HRB Land Investments, LLC
Its: Manager of Center State

Development, LLC

Print name

Harold R. Baxter
Manager of HRB Land Investments, LLC

CONSENTED TO, ACKNOWLEDGED AND ACCEPTED BY:

ATTEST:

DISTRICT:

ASTONIA COMMUNITY DEVELOPMENT DISTRICT

Print name

Chairperson, Board of Supervisors

EXHIBIT A: Boundary Amendment Funding Agreement, dated June 9, 2021

Composite Exhibit A
Boundary Amendment Funding Agreement

**BOUNDARY AMENDMENT FUNDING AGREEMENT BETWEEN
THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT
AND CENTER STATE DEVELOPMENT, LLC**

THIS AGREEMENT ("Agreement") is made and entered into this 9th day of June 2021, by and between:

ASTONIA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of c/o Governmental Management Services-Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the "District"), and

CENTER STATE DEVELOPMENT, LLC, a Florida limited liability company, a primary developer within the District, with a mailing address of 4900 Dundee Road, Winter Haven, Florida 33884 ("Developer").

RECITALS

WHEREAS, the District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* ("Act"), as established by Ordinance No. 2020-002, as amended by Ordinance No. 2021-023, effective January 7, 2020 and April 6, 2021, respectively (together, the "Ordinance"), adopted by the County Commission of Polk County, Florida ("County"), and being situated in Polk County, Florida; and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 267.15 acres of land, more or less, as more fully described in the Ordinance; and

WHEREAS, Developer has approached the District and requested the District petition to further amend its boundaries to include additional lands to the District; and

WHEREAS, the amendment proposed by Developer will add approximately 28.9 acres of additional land to the boundaries of the District, resulting in the District being comprised of approximately 296.05 acres; and

WHEREAS, the District agrees to petition to amend its boundary in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the County and such other actions as are necessary in furtherance of the boundary amendment process; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal,

engineering, and managerial staff, to provide such services as are necessary throughout the boundary amendment process; and

WHEREAS, any such work shall only be performed in accord with the authorizations of the District's Board of Supervisors ("Board"); and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the Board; and

WHEREAS, Developer desires to provide sufficient funds to the District to reimburse the District for any such expenditures including but not limited to legal, engineering, and other consultant fees, filing fees, administrative, and other expenses, if any.

NOW, THEREFORE, based upon good and valuable consideration and mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1. PROVISION OF FUNDS. Developer agrees to make available to the District such monies as are necessary to enable the District to proceed with the boundary amendment and to provide such monies as are necessary to enable District staff, including legal, engineering, and managerial staff, to assist in the boundary amendment process and proceedings. Developer will make such funds available monthly, within fifteen (15) days of a written request by the District. The funds shall be placed in the District's depository as determined by the District.

SECTION 2. DISTRICT USE OF FUNDS. The District agrees to use such funds solely for the fees, costs, and other expenditures accruing or accrued for seeking an amendment to the boundaries of the District in accord with Chapter 190, *Florida Statutes*. The District agrees to use good faith best efforts to proceed in an expeditious manner with the preparation and filing of the petition and related materials to seek the amendment of the District's boundary pursuant to Chapter 190, *Florida Statutes*, and with the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District's boundary. The District also agrees to make monthly requests for necessary funds from Developer for reimbursement for services of the boundary amendment team, as described in Section 1 of this Agreement. The District shall not reimburse Developer for funds made available to the District under this Agreement.

SECTION 3. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

SECTION 4. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing

party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 5. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

SECTION 6. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing executed by both parties hereto.

SECTION 7. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

SECTION 8. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

- A.** If to the District: Astonia Community Development District
219 East Livingston Street
Orlando, Florida 32801
Attn: Jillian Burns
- With a copy to: Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: Roy Van Wyk
- B.** If to Developer: Center State Development, LLC
4900 Dundee Road
Winter Haven, Florida 33884
Attn: Bob Adams
- With a copy to: Peterson & Myers, P.A.
225 E. Lemon St.
Lakeland, Florida 33801
Attn: Bart Allen

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day.

Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addresses set forth in this Agreement.

SECTION 9. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

SECTION 10. ASSIGNMENT. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

SECTION 11. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

SECTION 12. EFFECTIVE DATE. The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties.

SECTION 13. PUBLIC RECORDS. Developer understands and agrees that all documents of any kind provided to the District or to District staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accord with Florida law.

SECTION 14. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

SECTION 15. SOVEREIGN IMMUNITY. Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

SECTION 16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 17. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[Signatures on next page]

IN WITNESS THEREOF, the parties execute this agreement the day and year first written above.

ATTEST:

**ASTONIA COMMUNITY
DEVELOPMENT DISTRICT**


Secretary/Assistant Secretary



Vice Chairperson, Board of Supervisors

WITNESS (for Developer):

**CENTER STATE DEVELOPMENT,
LLC, a Florida limited liability company**

By: RJA Land and Development, LLC
Its: Manager


Print Name: Brent Elliott


Robert J. Adams
Manager of RJA Land and Development, LLC

SECTION VIII

RESOLUTION 2021-21

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2021-2022; AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2021-2022 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2021-2022 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 11th day of August 2021

ATTEST:

**ASTONIA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2021-2022 Annual Meeting Schedule

Exhibit A

**BOARD OF SUPERVISORS MEETING DATES
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021-2022**

The Board of Supervisors of the Astonia Community Development District will hold their regular meetings for Fiscal Year 2021-2022 at 4900 Dundee Road, Winter Haven, FL 33884 at 1:00 p.m. on the 2nd Wednesday of each month, unless otherwise indicated as follows:

**October 13, 2021
November 10, 2021
December 8, 2021
January 12, 2022
February 9, 2022
March 9, 2022
April 13, 2022
May 11, 2022
June 8, 2022
July 13, 2022
August 10, 2022
September 14, 2022**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. 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 Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that 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 such appeal is to be based.

District Manager

SECTION IX

RESOLUTION 2021-22

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

SECTION 1. Jill Burns is hereby designated as the Registered Agent for the Astonia Community Development District.

SECTION 2. The District’s Registered Office shall be located at Governmental Management Services—Central Florida, 219 East Livingston Street, Orlando, Florida 32801.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with Polk County, and the Florida Department of Economic Opportunity.

SECTION 4. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 11th day of August 2021

ATTEST:

**ASTONIA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION X

SECTION C

SECTION 1

ASTONIA
Community Development District

Summary of Checks

May 06, 2021 to August 05, 2021

Bank	Date	Check No.'s		Amount
General Fund	7/23/21	37-38	\$	24,671.37
Total			\$	24,671.37

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/23/21	00001	5/01/21	22 202105 310-51300-34000	MANAGEMENT FEES - MAY 21	*	2,916.67	
		5/01/21	22 202105 310-51300-35200	INFORMATION TECH - MAY 21	*	125.00	
		5/01/21	22 202105 310-51300-31300	DISSEMINATION SVCS-MAY 21	*	416.67	
		5/01/21	22 202105 310-51300-51000	OFFICE SUPPLIES	*	2.62	
		5/01/21	22 202105 310-51300-42000	POSTAGE	*	1.71	
		5/01/21	22 202105 310-51300-42500	COPIES	*	6.90	
		6/01/21	23 202106 310-51300-34000	MANAGEMENT FEES - JUN 21	*	2,916.67	
		6/01/21	23 202106 310-51300-35200	INFORMATION TECH - JUN 21	*	125.00	
		6/01/21	23 202106 310-51300-31300	DISSEMINATION SVCS-JUN2=I	*	416.67	
		6/01/21	23 202106 310-51300-51000	OFFICE SUPPLIES	*	2.62	
		6/01/21	23 202106 310-51300-42000	POSTAGE	*	2.24	
		6/01/21	23 202106 310-51300-42500	COPIES	*	14.40	
		7/01/21	24 202107 310-51300-34000	MANAGEMENT FEES - JUL 21	*	2,916.67	
		7/01/21	24 202107 310-51300-35200	INFORMATION TECH - JUL 21	*	125.00	
		7/01/21	24 202107 310-51300-31300	DISSEMINATION SVCS-JUL 21	*	416.67	
		7/01/21	24 202107 310-51300-51000	OFFICE SUPPLIES	*	2.56	
		7/01/21	24 202107 310-51300-42000	POSTAGE	*	9.05	
		7/01/21	24 202107 310-51300-42500	COPIES	*	3.45	
GOVERNMENTAL MANAGEMENT SERVICES-							10,420.57 000037
7/23/21	00002	4/21/21	121697 202103 310-51300-31500	RVW.DOC/CONFER/RESOL/AMND	*	1,565.99	
		4/21/21	121720 202103 310-51300-31500	BOUNDARY AMENDMENT - 2021	*	2,617.03	
		5/31/21	122910 202104 310-51300-31500	RVW.REPRT/CONFER/PREP.MTG	*	3,281.24	
		5/31/21	122911 202104 310-51300-31500	BOUNDARY AMENDMENT - 2021	*	3,016.98	

AP300R
*** CHECK NOS. 000037-000038

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
ASTONIA CDD-GENERAL FUND
BANK A GENERAL FUND

RUN 8/05/21

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		6/30/21 123619	202105 310-51300-31500	GEN.COUNSEL/MTHLY.MEETING	*	3,769.56		
-----							HOPPING GREEN & SAMS	14,250.80 000038
						TOTAL FOR BANK A	24,671.37	
						TOTAL FOR REGISTER	24,671.37	

SECTION 2

Astonia
Community Development District

Unaudited Financial Reporting
June 30, 2021



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Astoria
Community Development District
Combined Balance Sheet
June 30, 2021

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account	\$ 32,923	\$ -	\$ -	\$ 32,923
Investments				
Series 2020				
Reserve	\$ -	\$ 220,403	\$ -	\$ 220,403
Interest	\$ -	\$ 292	\$ -	\$ 292
Revenue	\$ -	\$ 3	\$ -	\$ 3
Construction	\$ -	\$ -	\$ 7	\$ 7
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Due From Developer	\$ -	\$ -	\$ -	\$ -
Total Assets	\$ 32,923	\$ 220,698	\$ 7	\$ 253,627
Liabilities:				
Accounts Payable	\$ 21,198	\$ -	\$ -	\$ 21,198
Contracts Payable	\$ -	\$ -	\$ -	\$ -
Retainage Payable	\$ -	\$ -	\$ 79,282	\$ 79,282
Due To Capital Project	\$ -	\$ -	\$ -	\$ -
Due To Developer	\$ -	\$ -	\$ -	\$ -
Deferred Revenue	\$ -	\$ -	\$ -	\$ -
Total Liabilities	\$ 21,198	\$ -	\$ 79,282	\$ 100,480
Fund Balances:				
Unassigned	\$ 11,725	\$ -	\$ -	\$ 11,725
Assigned For Debt Service	\$ -	\$ 220,698	\$ -	\$ 220,698
Reserved For Capital Projects	\$ -	\$ -	\$ (79,276)	\$ (79,276)
Total Fund Balances	\$ 11,725	\$ 220,698	\$ (79,276)	\$ 153,147
Total Liabilities & Fund Balance	\$ 32,923	\$ 220,698	\$ 7	\$ 253,627

Astoria
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2021

	Adopted Budget	Prorated Budget Thru 06/30/21	Actual Thru 06/30/21	Variance
Revenues				
Developer Contributions	\$ 154,915	\$ 80,000	\$ 80,000	\$ -
Total Revenues	\$ 154,915	\$ 80,000	\$ 80,000	\$ -
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ -	\$ 9,000
Engineering	\$ 15,000	\$ 11,250	\$ -	\$ 11,250
Attorney	\$ 25,000	\$ 18,750	\$ 14,121	\$ 4,629
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 650	\$ 488	\$ -	\$ 488
Dissemination	\$ 5,000	\$ 3,750	\$ 3,750	\$ -
Trustee Fees	\$ 3,550	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 26,250	\$ 26,250	\$ (0)
Information Technology	\$ 2,350	\$ 1,763	\$ 1,125	\$ 638
Telephone	\$ 300	\$ 225	\$ -	\$ 225
Postage & Delivery	\$ 1,000	\$ 750	\$ 23	\$ 727
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Printing & Binding	\$ 1,000	\$ 750	\$ 65	\$ 685
Legal Advertising	\$ 10,000	\$ 7,500	\$ 1,366	\$ 6,134
Other Current Charges	\$ 5,000	\$ 3,750	\$ 1,019	\$ 2,731
Office Supplies	\$ 625	\$ 469	\$ 13	\$ 456
Boundary Amendment Expense	\$ 660	\$ 495	\$ 16,148	\$ (15,653)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 131,310	\$ 90,364	\$ 69,055	\$ 21,309
Operations & Maintenance				
Field Services				
Property Insurance	\$ 5,000	\$ -	\$ -	\$ -
Field Management	\$ 3,750	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 9,490	\$ -	\$ -	\$ -
Landscape Replacement	\$ 850	\$ -	\$ -	\$ -
Streetlights	\$ 1,575	\$ -	\$ -	\$ -
Electric	\$ 225	\$ -	\$ -	\$ -
Water & Sewer	\$ 90	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ 125	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 625	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ 1,250	\$ -	\$ -	\$ -
Contingency	\$ 625	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 23,605	\$ -	\$ -	\$ -
Total Expenditures	\$ 154,915	\$ 90,364	\$ 69,055	\$ 21,309
Excess Revenues (Expenditures)	\$ -		\$ 10,945	
Fund Balance - Beginning	\$ -		\$ 780	
Fund Balance - Ending	\$ -		\$ 11,725	

Astoria
Community Development District
Debt Service Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2021

	Adopted Budget	Prorated Budget Thru 06/30/21	Actual Thru 06/30/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ 12	\$ 12
Total Revenues	\$ -	\$ -	\$ 12	\$ 12
Expenditures:				
Interest Payment - 11/1	\$ -	\$ -	\$ -	\$ -
Interest Payment - 5/1	\$ -	\$ -	\$ 88,446	\$ (88,446)
Total Expenditures	\$ -	\$ -	\$ 88,446	\$ (88,446)
Other Financing Sources/(Uses)				
Transfer In/Out	\$ -	\$ -	\$ 283	\$ 283
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 283	\$ 283
Excess Revenues (Expenditures)	\$ -	\$ -	\$ (88,151)	
Fund Balance - Beginning	\$ -	\$ -	\$ 308,849	
Fund Balance - Ending	\$ -	\$ -	\$ 220,698	

Astonia

Community Development District

Capital Projects Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2021

	Adopted	Prorated Budget	Actual		
	Budget	Thru 06/30/21	Thru 06/30/21		Variance
Revenues					
Interest	\$ -	\$ -	\$ 24	\$	24
Developer Contributions	\$ -	\$ -	\$ 1,435,101	\$	1,435,101
Total Revenues	\$ -	\$ -	\$ 1,435,124	\$	1,435,124
Expenditures:					
Capital Outlay	\$ -	\$ -	\$ 2,686,573	\$	(2,686,573)
Capital Outlay - Cost Of Issuance	\$ -	\$ -	\$ 6,341	\$	(6,341)
Total Expenditures	\$ -	\$ -	\$ 2,692,914	\$	(2,692,914)
Other Financing Sources/(Uses)					
Transfer In/Out	\$ -	\$ -	\$ (283)	\$	(283)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (283)	\$	(283)
Excess Revenues (Expenditures)	\$ -		\$ (1,258,073)		
Fund Balance - Beginning	\$ -		\$ 1,178,797		
Fund Balance - Ending	\$ -		\$ (79,276)		

Astoria
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Developer Contributions	\$ 5,000	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 80,000
Total Revenues	\$ 5,000	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 80,000
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ 3,750
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,605	\$ 146	\$ 1,707	\$ 577	\$ 1,470	\$ 1,566	\$ 3,281	\$ 3,770	\$ -	\$ -	\$ -	\$ -	\$ 14,121
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ 26,250
Information Technology	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ 1,125
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 3	\$ -	\$ 1	\$ 14	\$ 1	\$ 1	\$ -	\$ 2	\$ 2	\$ -	\$ -	\$ -	\$ 23
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Printing & Binding	\$ 39	\$ 1	\$ -	\$ -	\$ 3	\$ -	\$ -	\$ 7	\$ 14	\$ -	\$ -	\$ -	\$ 65
Legal Advertising	\$ 505	\$ -	\$ -	\$ 438	\$ -	\$ 423	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,366
Other Current Charges	\$ 65	\$ 265	\$ 120	\$ 120	\$ 120	\$ 120	\$ 135	\$ 35	\$ 38	\$ -	\$ -	\$ -	\$ 1,019
Office Supplies	\$ 3	\$ 3	\$ 0	\$ -	\$ 3	\$ 0	\$ -	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ 13
Boundary Amendment Expense	\$ -	\$ -	\$ -	\$ 2,353	\$ 3,773	\$ 7,006	\$ 3,017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,148
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 10,853	\$ 3,873	\$ 5,286	\$ 6,959	\$ 8,829	\$ 12,574	\$ 9,892	\$ 7,274	\$ 3,516	\$ -	\$ -	\$ -	\$ 69,055

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 10,853	\$ 3,873	\$ 5,286	\$ 6,959	\$ 8,829	\$ 12,574	\$ 9,892	\$ 7,274	\$ 3,516	\$ -	\$ -	\$ -	\$ 69,055
Excess Revenues (Expenditures)	\$ (5,853)	\$ (3,873)	\$ 19,714	\$ (6,959)	\$ (8,829)	\$ 12,426	\$ (9,892)	\$ (7,274)	\$ 21,484	\$ -	\$ -	\$ -	\$ 10,945