

Astoria
Community Development District

Meeting Agenda

April 9, 2025

AGENDA

Astonia

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

April 2, 2025

Board of Supervisors Meeting Astonia Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Astonia Community Development District** will be held **Wednesday, April 9, 2025, at 1:00 PM at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

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

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

Meeting ID: 816 5864 0015

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes)
3. Approval of Minutes of the March 19, 2025 Board of Supervisors Meeting
4. Consideration of Resolution 2025-04 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: August 13, 2025) and Setting the Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal for Astonia North Sign Beam Replacement
 - ii. Consideration of Proposal from Janitorial Maintenance Vendor to Add Weekend Janitorial Services to Current Contract
 - D. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet & Income Statement
6. Other Business
7. Supervisors Requests and Audience Comments
8. Adjournment

MINUTES

**MINUTES OF MEETING
ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Astonia Community Development District was held **Wednesday, March 19, 2025**, at 1:00 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Brent Elliott	Chairman (<i>Resigned during meeting</i>)
Timothy Todd	Chairman (<i>Elected Chairman during meetin</i>)
Halsey Carson	Vice Chairperson
Cody Hatmaker	Appointed as Assistant Secretary
Corey Hatmaker	Appointed as Assistant Secretary
Gary Hatmaker	Appointed as Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Monica Virgen	District Manager, GMS
Katie O'Rourke <i>by Zoom</i>	District Manager, GMS
Chris Loy <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Lauren Gentry <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Tula Haff	Center State
Bryan Hunter <i>by Zoom</i>	District Engineer, Hunter Engineering
Allen Bailey	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns asked if there were any public comments before the meeting started. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the January 8,
2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes for the January 8, 2025 Board of Supervisors meeting and asked for any comments, questions, or concerns. The Board had no changes to the minutes.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Minutes of the January 8, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS Organizational Matters

A. Acceptance of Resignation of Brian Walsh (Seat #3) & Milton Andrade (Seat #4)

Ms. Burns stated they had received two letters of resignation: one from Brian Walsh and another from Milton Andrade. She asked for a motion to accept both of the letters of resignation.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Accepting the Resignation of Brian Walsh (Seat #3) & Milton Andrade (Seat #4), was approved.

B. Appointments to Fill Vacant Board Seat #3 and Vacant Board Seat #4

Ms. Burns stated that two seats, seats #3 and seat #4, were vacant. She asked if anyone had any nominations to fill the seats. For seat #3, Mr. Carson nominated Mr. Cody Hatmaker.

On MOTION by Mr. Carson, seconded by Mr. Todd, with all in favor, Appointing Cody Hatmaker to Seat #3, was approved.

For seat #4, Mr. Carson nominated Mr. Corey Hatmaker.

On MOTION by Mr. Carson, seconded by Mr. Todd, with all in favor, Appointing Corey Hatmaker to Seat #4, was approved.

C. Administration of Oaths to Newly Appointed Supervisors

Ms. Burns stated that she would swear in both Cody and Corey Hatmaker. She administered the oaths of office to both newly appointed Supervisors.

Ms. Burns reviewed Mr. Brent Elliott's resignation from the Board and asked if there was a motion to accept the resignation.

On MOTION by Mr. Todd, seconded by Mr. Carson, with all in favor, Accepting the Resignation of Mr. Brent Elliott, was approved.

**Mr. Elliott left the meeting at 1:04 p.m.*

Ms. Burns noted there was a vacancy in Seat #2. She asked if there were any nominations to fill the vacancy. Mr. Carson nominated Gary Hatmaker to Seat #2.

On MOTION by Mr. Carson, seconded by Mr. Todd, with all in favor, Appointing Gary Hatmaker to Seat #2, was approved.

Ms. Burns swore in Mr. Gary Hatmaker and administered his oath of office. Ms. Gentry reviewed the Sunshine Law and Public Records law and provided some background information about the CDD.

D. Consideration of Resolution 2025-04 Electing Officers

Ms. Burns stated that they were electing officers because many positions on the Board had changed. She noted that they needed to elect a Chair and a Vice Chair, and then the other three Supervisors would be Assistant Secretaries.

On MOTION by Mr. Carson, seconded by Mr. Todd, with all in favor, Resolution 2025-04 Electing Officers Appointing Timothy Todd as Chairman, Halsey Carson as Vice Chairman, and Corey Hatmaker, Cody Hatmaker, Gary Hatmaker, and Monica Virgen as Assistant Secretaries, was approved.

**Mr. Corey Hatmaker and Gary Hatmaker left the meeting at 1:08 p.m.*

FIFTH ORDER OF BUSINESS

Review and Ranking of Landscape Maintenance Services Proposals Received from Request for Proposals

Ms. Burns stated that seven proposals were received. She noted that they had tripped the bid threshold and had to go through the formal RFP process. She added that all seven responses in full had been sent to the Board members prior to the meeting so they could be reviewed ahead of

time. The proposals were reviewed, the Board evaluated scoring criteria, and Mr. Bailey reviewed the information in the proposals.

Mr. Bailey stated that the information listed had given them general pricing over a four-year average in the first-year essentials and the prices for the extra services. Mr. Bailey listed the criteria they used to do the evaluation: the proposal, the landscape experience, the qualifying personnel, the machinery, equipment, and manpower, and the cost over four years. Mr. Bailey stated that the Board could accept the rankings and send a notice of intent to award, or the Board could review all the rankings and provide their own score.

Mr. Bailey stated they were looking for a motion to accept the rankings as outlined and authorized staff to send notice of award to Weber who was the #1 ranked proposer.

On a motion by Mr. Carson, seconded by Mr. Todd, with all in favor, Ranking Weber as the #1 Proposer for Landscape Maintenance Services Proposals Received from Request for Proposals, was approved.

SIXTH ORDER OF BUSINESS

Discussion Regarding Overflow Parking Signage

A. Consideration of Proposal for Overflow Parking Signage Material & Installation

Ms. Burns stated the consideration for a proposal for overflow parking, signage, and material installation was being reviewed and discussed. She added that Ms. Virgen had done most of the work and could speak about this item. Ms. Burns stated that because there were assigned parking spots on the roadway track, there wasn't a street parking policy like in other phases. Ms. Burns noted they had trouble with the three parking spaces with people leaving commercial vehicles, overnight trailers, and larger items that had been taking up the spots in areas designed for overflow parking. Ms. Burns asked Ms. Virgen to speak about the current policy and what it allows for.

Ms. Virgen stated that the policy for parking regular vehicles in these overflow lots applied to the rest of the community on the roadways. She noted that the main issue was overnight parking of commercial vehicles, trailers, and the policy was not being enforced because there were no current signages. In the past, the residents didn't have issues parking their commercial vehicles or trailers in these lots. Ms. Virgen added that she could send a mailed notice to the specific phase to inform residents, but she thinks the new signage would be sufficient. She said they want to make

sure that the residents have notice of the policies. She noted they would begin by implementing towing the vehicle. There was a mailed notice sent for all the other residents in the surrounding phases because they were enforcing single-sided street parking and all of those issues that went along with that. Ms. Virgen stated that the signs will read, “No Overnight Parking of Commercial/Recreational Vehicles. Overnight Hours: 10:00 p.m. to 6:00 a.m.” She asked for a motion to approve.

On MOTION by Mr. Carson, seconded by Mr. Todd, with all in favor, the Proposal for Overnight Parking Signage, Material, and Installation, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns stated that this annual renewal and the contract agreement, the next item, would allow them to get the parcels within the District. Ms. Burns noted they would take one motion to approve these agreement renewals.

EIGHTH ORDER OF BUSINESS

Consideration of 2025 Contract Agreement with Polk County Property Appraiser

Ms. Burns stated there would be one motion to approve item numbers seven and eight.

On MOTION by Mr. Todd, seconded by Mr. Carson, with all in favor, the 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser and the 2025 Contract Agreement with Polk County Property Appraiser, were approved.

NINTH ORDER OF BUSINESS

Ratification of Event Authorization Form for HOA Event on March 14, 2025

Ms. Burns asked the Board if they recalled that they had previously approved a form authorizing the HOA to host events on CDD property, depending on the type of event and the delegated authority of their staff and the amenities staff for those events. Ms. Burns stated that this was a ratification of their submitted event.

On MOTION by Mr. Todd, seconded by Mr. Carson, with all in favor, the Event Authorization Form for the HOA Event on March 14, 2025, was ratified.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry informed the Board that they were monitoring what was happening in Tallahassee for the legislative session. She said they kept track of any bills that might impact CDD clients. She noted they were watching a bill that repealed the requirement for reporting goals and objectives that was adopted last year. There was a bill that proposed to increase the dollar amounts of sovereign immunity limitations that had been introduced within the last few years but hadn't passed yet. Ms. Gentry added that a bill would change how assessments are collected on agricultural property, which could impact some of the Districts in their beginning development stages. Ms. Virgen noted that she would have a full report on anything that needed CDD attention.

B. Engineer

Mr. Hunter had nothing specific to report.

C. Field Manager's Report

i. Consideration of Proposal for Dog Waste Stations and Recommended Locations

a) Consideration of Janitorial Proposal for Dog Station Maintenance

Mr. Bailey reported that some poster signs had been removed. He also stated that some of the street signs had come down and had been placed back up. A gate that wasn't closing correctly was repaired. He noted they had added a mesh barrier around the pool mechanics so little hands couldn't reach through. He said that the new foxtail palm had been installed. No idle signs were installed at the north and south entrances where cars were parked to pick up students.

Mr. Bailey reviewed a proposal for four dog stations totaling \$1,900, which would cover the purchase and installation. Mr. Bailey noted that the residents of Astoria North had requested these stations.

On MOTION by Mr. Todd, seconded by Mr. Carson, with all in favor, the Proposal for Dog Waste Stations and Recommended Locations, was approved.

Mr. Bailey noted that adding the four dog stations would increase the monthly janitor fee by around \$200. Ms. Burns stated that they would send the proposal and then amend the janitorial contract to include the four waste stations.

On MOTION by Mr. Todd, seconded by Mr. Carson, with all in favor, the Janitorial Proposal for Dog Station Maintenance, was approved.

ii. Consideration of Proposal for Solar Lights at Mailboxes on Lily Lane

Mr. Bailey stated that this was a resident's request. The resident thought it was too dark at night.

On MOTION by Mr. Todd, seconded by Mr. Carson, with all in favor, the Proposal for Solar Lights at Mailboxes on Lily Lane, was approved.

iii. Consideration of Proposal for Solar Lights at Dog Park

Mr. Bailey presented the proposal for solar lights at the dog park. After a detailed discussion, the Board decided to decline the proposal.

iv. Consideration of Proposal for Plant Replacement on Little Zion Road

Mr. Bailey proposed replacing some plants and making minor adjustments to the pine bark. The total cost of the update was \$3,665. The Board decided to hold off and see what plants come in before considering future adjustments.

v. Consideration of Proposal for Sod Replacement at Dog Park

Mr. Bailey presented the proposal for the sod replacement at the dog park. The Board decided not to take action on this proposal.

vi. Consideration of Proposal for Astoria North Monument Area Plant Beautification

Mr. Bailey presented the proposal for the beautification of the Astoria North Monument area plant. The Board directed Mr. Bailey to work with Mr. Todd to get quotes for when they review with Weber what their recommendations would be and also directed Mr. Bailey and Mr. Todd to work on the landscape replacement line item to enhance the areas where there were issues.

On MOTION by Mr. Todd, seconded by Mr. Carson, with all in favor, Authorizing Mr. Todd to Work with Mr. Bailey on Landscaping Proposals, was approved.

D. District Manager’s Report

i. Check Register

ii. Balance Sheet & Income Statement

Ms. Burns presented the check register and balance and income statement for the Board. She offered to answer any questions on the invoices; otherwise, she was looking for a motion to approve.

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

ELEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Ms. Burns said they would begin transferring the District to Ms. Monica Virgen. Ms. Burns added that she would be stepping away and bringing Ms. Virgen in on some of the meetings for the next couple of months. Ms. Burns noted that Ms. Virgen would take the lead with some of the residents and some of the issues. She noted that she would still be around, but they may be hearing more from Ms. Virgen than herself.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Astonia Community Development District (“**District**”) prior to June 15, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	Wednesday, August 13, 2025
HOUR:	1:00PM
LOCATION:	Holiday Inn—Winter Haven 200 Cypress Gardens Blvd. Winter Haven, Florida 33880

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 9TH DAY OF APRIL 2025.

ATTEST:

**ASTONIA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2026

Astonia
Community Development District

Proposed Budget
FY 2026



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Astonia
Community Development District
Proposed Budget
General Fund

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

Astonia

Community Development District

Proposed Budget

General Fund

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

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

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

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

Astonia
Community Development District
GENERAL FUND BUDGET

REVENUES:

Assessments

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

Engineering

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District has contracted to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District contracted with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2020, Series 2021 (Area 2 and North Parcel), Series 2023 and Series 2024 bonds.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2020, Series 2021 (Area 2 and North Parcel), Series 2023 and Series 2024 bond series.

Astoria
Community Development District
GENERAL FUND BUDGET

Disclosure Software

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

Trustee Fees

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

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Astoria
Community Development District
GENERAL FUND BUDGET

Contingency

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

Office Supplies

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

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Services

Property Insurance

The District's property insurance coverages.

Field Management

Represents the costs of contract services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Lake Maintenance

Represents monthly aquatic management services for inspection and treatment of lakes throughout the District.

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Astoria
Community Development District
GENERAL FUND BUDGET

Water & Sewer

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

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

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

Amenity Expenses

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity - Water

Represents estimated water charges for the District's amenity facilities.

Internet

Internet service will be added for use at the Amenity Center.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents the costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool.

Astoria
Community Development District
GENERAL FUND BUDGET

Amenity Repairs & Maintenance

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

Amenity Management

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

Holiday Lights

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

Contingency

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

Other Expenses:

Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

Astoria
Community Development District
Proposed Budget
Capital Reserve

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

Astoria

Community Development District

Proposed Budget Debt Service Fund Series 2020

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments - On Roll	\$ 220,403	\$ 207,697	\$ 12,706	\$ 220,403	\$ 220,403
Interest Income	\$ 3,000	\$ 2,911	\$ 1,456	\$ 4,367	\$ 3,500
Carry Forward Surplus	\$ 89,765	\$ 85,552	\$ -	\$ 85,552	\$ 94,848
Total Revenues	\$ 313,168	\$ 296,161	\$ 14,162	\$ 310,322	\$ 318,751
Expenses					
Interest- 11/01	\$ 69,288	\$ 69,288	\$ -	\$ 69,288	\$ 68,256
Principal - 05/01	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 80,000
Interest - 05/01	\$ 69,288	\$ -	\$ 69,288	\$ 69,288	\$ 68,256
Total Expenditures	\$ 213,575	\$ 69,288	\$ 144,288	\$ 213,576	\$ 216,513
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (1,899)	\$ -	\$ (1,899)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (1,899)	\$ -	\$ (1,899)	\$ -
Excess Revenues/(Expenditures)	\$ 99,593	\$ 224,974	\$ (130,126)	\$ 94,848	\$ 102,239

Series 2020	
Interest - 11/01	<u>\$66,906</u>
Total	<u><u>\$66,906</u></u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Single Family - 40'	58.40	73	0.80	\$72,967.89	\$1,000	\$1,075
Single Family - 50'	118.00	118	1.00	\$147,435.11	\$1,249	\$1,343
Total ERU's	176.40	191		\$220,403.00		

Astoria
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

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

Astonia
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

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

Astonia

Community Development District

Proposed Budget Debt Service Fund Series 2021

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

*Carry forward less amount in Reserve funds.

Series 2021	
Interest - 11/01	<u>\$166,035</u>
Total	<u><u>\$166,035</u></u>

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

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

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

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

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

Astonia

Community Development District

Proposed Budget Debt Service Fund Series 2021 North Parcel

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

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

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Single Family - 40'	111.20	139	0.80	\$144,560.00	\$1,040	\$1,118
Single Family - 50'	193.00	193	1.00	\$250,900.00	\$1,300	\$1,398
Total ERU's	304.20	332		\$395,460.00		

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

Date	Balance	Prinicpal	Interest	Total
11/01/25	\$ 6,380,000.00	\$ -	\$ 116,217.50	\$ 394,435.00
05/01/26	\$ 6,380,000.00	\$ 165,000.00	\$ 116,217.50	
11/01/26	\$ 6,380,000.00	\$ -	\$ 114,155.00	\$ 395,372.50
05/01/27	\$ 6,380,000.00	\$ 165,000.00	\$ 114,155.00	
11/01/27	\$ 6,215,000.00	\$ -	\$ 111,680.00	\$ 390,835.00
05/01/28	\$ 6,215,000.00	\$ 170,000.00	\$ 111,680.00	
11/01/28	\$ 6,045,000.00	\$ -	\$ 109,130.00	\$ 390,810.00
05/01/29	\$ 6,045,000.00	\$ 175,000.00	\$ 109,130.00	
11/01/29	\$ 5,870,000.00	\$ -	\$ 106,505.00	\$ 390,635.00
05/01/30	\$ 5,870,000.00	\$ 185,000.00	\$ 106,505.00	
11/01/30	\$ 5,685,000.00	\$ -	\$ 103,730.00	\$ 395,235.00
05/01/31	\$ 5,685,000.00	\$ 190,000.00	\$ 103,730.00	
11/01/31	\$ 5,495,000.00	\$ -	\$ 100,880.00	\$ 394,610.00
05/01/32	\$ 5,495,000.00	\$ 195,000.00	\$ 100,880.00	
11/01/32	\$ 5,300,000.00	\$ -	\$ 97,760.00	\$ 393,640.00
05/01/33	\$ 5,300,000.00	\$ 200,000.00	\$ 97,760.00	
11/01/33	\$ 5,100,000.00	\$ -	\$ 94,560.00	\$ 392,320.00
05/01/34	\$ 5,100,000.00	\$ 205,000.00	\$ 94,560.00	
11/01/34	\$ 4,895,000.00	\$ -	\$ 91,280.00	\$ 390,840.00
05/01/35	\$ 4,895,000.00	\$ 215,000.00	\$ 91,280.00	
11/01/35	\$ 4,680,000.00	\$ -	\$ 87,840.00	\$ 394,120.00
05/01/36	\$ 4,680,000.00	\$ 220,000.00	\$ 87,840.00	
11/01/36	\$ 4,460,000.00	\$ -	\$ 84,320.00	\$ 392,160.00
05/01/37	\$ 4,460,000.00	\$ 230,000.00	\$ 84,320.00	
11/01/37	\$ 4,230,000.00	\$ -	\$ 80,640.00	\$ 394,960.00
05/01/38	\$ 4,230,000.00	\$ 235,000.00	\$ 80,640.00	
11/01/38	\$ 3,995,000.00	\$ -	\$ 76,880.00	\$ 392,520.00
05/01/39	\$ 3,995,000.00	\$ 245,000.00	\$ 76,880.00	
11/01/39	\$ 3,750,000.00	\$ -	\$ 72,960.00	\$ 394,840.00
05/01/40	\$ 3,750,000.00	\$ 250,000.00	\$ 72,960.00	
11/01/40	\$ 3,500,000.00	\$ -	\$ 68,960.00	\$ 391,920.00
05/01/41	\$ 3,500,000.00	\$ 260,000.00	\$ 68,960.00	
11/01/41	\$ 3,240,000.00	\$ -	\$ 64,800.00	\$ 393,760.00
05/01/42	\$ 3,240,000.00	\$ 270,000.00	\$ 64,800.00	
11/01/42	\$ 2,970,000.00	\$ -	\$ 59,400.00	\$ 394,200.00
05/01/43	\$ 2,970,000.00	\$ 280,000.00	\$ 59,400.00	
11/01/43	\$ 2,690,000.00	\$ -	\$ 53,800.00	\$ 393,200.00
05/01/44	\$ 2,690,000.00	\$ 290,000.00	\$ 53,800.00	
11/01/44	\$ 2,400,000.00	\$ -	\$ 48,000.00	\$ 391,800.00
05/01/45	\$ 2,400,000.00	\$ 305,000.00	\$ 48,000.00	
11/01/45	\$ 2,095,000.00	\$ -	\$ 41,900.00	\$ 394,900.00
05/01/46	\$ 2,095,000.00	\$ 315,000.00	\$ 41,900.00	
11/01/46	\$ 1,780,000.00	\$ -	\$ 35,600.00	\$ 392,500.00
05/01/47	\$ 1,780,000.00	\$ 330,000.00	\$ 35,600.00	
11/01/47	\$ 1,450,000.00	\$ -	\$ 29,000.00	\$ 394,600.00
05/01/48	\$ 1,450,000.00	\$ 340,000.00	\$ 29,000.00	\$ -
11/01/48	\$ 1,110,000.00	\$ -	\$ 22,200.00	\$ 391,200.00
05/01/49	\$ 1,110,000.00	\$ 355,000.00	\$ 22,200.00	\$ -
11/01/49	\$ 755,000.00	\$ -	\$ 15,100.00	\$ 392,300.00
05/01/50	\$ 755,000.00	\$ 370,000.00	\$ 15,100.00	\$ -
11/01/50	\$ 385,000.00	\$ -	\$ 7,700.00	\$ 392,800.00
05/01/51	\$ 385,000.00	\$ 385,000.00	\$ 7,700.00	\$ 392,700.00
		\$ 6,860,000.00	\$ 4,510,800.00	\$ 11,789,642.50

Astonia

Community Development District

Proposed Budget Debt Service Fund Series 2023

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

*Carry forward less amount in Reserve funds.

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

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

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

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

Astonia

Community Development District

Proposed Budget Debt Service Fund Series 2024

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

*Carry forward less amount in Reserve funds.

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

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

Astoria
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/25	\$ 3,590,000.00	\$ -	\$ 97,958.13	\$ 247,041.25
05/01/26	\$ 3,590,000.00	\$ 55,000.00	\$ 97,958.13	
11/01/26	\$ 3,535,000.00	\$ -	\$ 96,720.63	\$ 249,678.75
05/01/27	\$ 3,535,000.00	\$ 55,000.00	\$ 96,720.63	
11/01/27	\$ 3,480,000.00	\$ -	\$ 95,483.13	\$ 247,203.75
05/01/28	\$ 3,480,000.00	\$ 60,000.00	\$ 95,483.13	
11/01/28	\$ 3,420,000.00	\$ -	\$ 94,133.13	\$ 249,616.25
05/01/29	\$ 3,420,000.00	\$ 65,000.00	\$ 94,133.13	
11/01/29	\$ 3,355,000.00	\$ -	\$ 92,670.63	\$ 251,803.75
05/01/30	\$ 3,355,000.00	\$ 65,000.00	\$ 92,670.63	
11/01/30	\$ 3,290,000.00	\$ -	\$ 91,208.13	\$ 248,878.75
05/01/31	\$ 3,290,000.00	\$ 70,000.00	\$ 91,208.13	
11/01/31	\$ 3,220,000.00	\$ -	\$ 89,633.13	\$ 250,841.25
05/01/32	\$ 3,220,000.00	\$ 70,000.00	\$ 89,633.13	
11/01/32	\$ 3,150,000.00	\$ -	\$ 87,751.88	\$ 247,385.00
05/01/33	\$ 3,150,000.00	\$ 75,000.00	\$ 87,751.88	
11/01/33	\$ 3,075,000.00	\$ -	\$ 85,736.25	\$ 248,488.13
05/01/34	\$ 3,075,000.00	\$ 80,000.00	\$ 85,736.25	
11/01/34	\$ 2,995,000.00	\$ -	\$ 83,586.25	\$ 249,322.50
05/01/35	\$ 2,995,000.00	\$ 85,000.00	\$ 83,586.25	
11/01/35	\$ 2,910,000.00	\$ -	\$ 81,301.88	\$ 249,888.13

Astonia
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/36	\$ 2,910,000.00	\$ 90,000.00	\$ 81,301.88	
11/01/36	\$ 2,820,000.00	\$ -	\$ 78,883.13	\$ 250,185.00
05/01/37	\$ 2,820,000.00	\$ 95,000.00	\$ 78,883.13	
11/01/37	\$ 2,725,000.00	\$ -	\$ 76,330.00	\$ 250,213.13
05/01/38	\$ 2,725,000.00	\$ 100,000.00	\$ 76,330.00	
11/01/38	\$ 2,625,000.00	\$ -	\$ 73,642.50	\$ 249,972.50
05/01/39	\$ 2,625,000.00	\$ 105,000.00	\$ 73,642.50	
11/01/39	\$ 2,520,000.00	\$ -	\$ 70,820.63	\$ 249,463.13
05/01/40	\$ 2,520,000.00	\$ 110,000.00	\$ 70,820.63	
11/01/40	\$ 2,410,000.00	\$ -	\$ 67,864.38	\$ 248,685.00
05/01/41	\$ 2,410,000.00	\$ 115,000.00	\$ 67,864.38	
11/01/41	\$ 2,295,000.00	\$ -	\$ 64,773.75	\$ 247,638.13
05/01/42	\$ 2,295,000.00	\$ 125,000.00	\$ 64,773.75	
11/01/42	\$ 2,170,000.00	\$ -	\$ 61,414.38	\$ 251,188.13
05/01/43	\$ 2,170,000.00	\$ 130,000.00	\$ 61,414.38	
11/01/43	\$ 2,040,000.00	\$ -	\$ 57,920.63	\$ 249,335.00
05/01/44	\$ 2,040,000.00	\$ 135,000.00	\$ 57,920.63	
11/01/44	\$ 1,905,000.00	\$ -	\$ 54,292.50	\$ 247,213.13
05/01/45	\$ 1,905,000.00	\$ 145,000.00	\$ 54,292.50	
11/01/45	\$ 1,760,000.00	\$ -	\$ 50,160.00	\$ 249,452.50
05/01/46	\$ 1,760,000.00	\$ 155,000.00	\$ 50,160.00	
11/01/46	\$ 1,605,000.00	\$ -	\$ 45,742.50	\$ 250,902.50
05/01/47	\$ 1,605,000.00	\$ 165,000.00	\$ 45,742.50	
11/01/47	\$ 1,440,000.00	\$ -	\$ 41,040.00	\$ 251,782.50
05/01/48	\$ 1,440,000.00	\$ 170,000.00	\$ 41,040.00	
11/01/48	\$ 1,270,000.00	\$ -	\$ 36,195.00	\$ 247,235.00
05/01/49	\$ 1,270,000.00	\$ 180,000.00	\$ 36,195.00	
11/01/49	\$ 1,090,000.00	\$ -	\$ 31,065.00	\$ 247,260.00
05/01/50	\$ 1,090,000.00	\$ 195,000.00	\$ 31,065.00	
11/01/50	\$ 895,000.00	\$ -	\$ 25,507.50	\$ 251,572.50
05/01/51	\$ 895,000.00	\$ 205,000.00	\$ 25,507.50	
11/01/51	\$ 690,000.00	\$ -	\$ 19,665.00	\$ 250,172.50
05/01/52	\$ 690,000.00	\$ 215,000.00	\$ 19,665.00	
11/01/52	\$ 475,000.00	\$ -	\$ 13,537.50	\$ 248,202.50
05/01/53	\$ 475,000.00	\$ 230,000.00	\$ 13,537.50	
11/01/53	\$ 245,000.00	\$ -	\$ 6,982.50	\$ 250,520.00
05/01/54	\$ 245,000.00	\$ 245,000.00	\$ 6,982.50	\$ 251,982.50
		\$ 3,640,000.00	\$ 3,992,298.27	\$ 7,632,298.27

SECTION V

SECTION C

Astonia CDD

Field Management Report



April 9th, 2025

Allen Bailey

Field Manager

GMS

Completed

Astonia North Playground Gate



- ✚ The gate to the playground of Astonia North's was removed from its hinges.
- ✚ The gate has been placed back to ensure the playground is safe for children.

Tow Away Sign



- ✚ The tow-away sign at Aston North was removed from the post.
- ✚ The sign has been placed back to ensure proper notice.

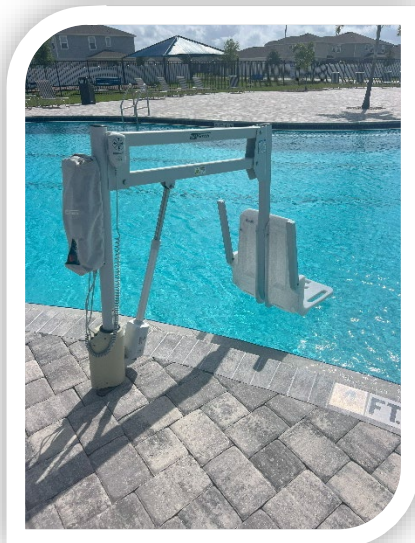
Complete

Debris Removal



- ✚ The amenity had a nailed 2x4 left at the playground.
- ✚ This has been removed to ensure the playground is safe for residents.

Chair Lift



- ✚ The damaged chair lift rotational motor has been replaced and is operational.

Complete

Signs Removed



✚ The Ryan Homes signs have been removed from Astonia Blvd.

Review

Cul-de-sac Landscape



✚ The landscape in the cal-de-sacs is seeing healthy growth and filling out as we move more into Spring.



Conclusion

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

Respectfully,
Allen Bailey

SECTION 1



PROPOSAL # BRE3254

5217 Macoso Court
New Port Richey, Florida 34655
Ph (727)271-4946
Fax (727)264-8736
signatureprivacywalls@gmail.com

DATE: 03/25/2025
BID EXPIRES 30 DAYS FROM ABOVE DATE

SOLD TO PROJECT: **GMS- Central Florida**
Astonia North in Davenport

ATTN: **Allen Bailey**
EMAIL: abailey@gmscfl.com

Scope of Work: **to replace 1 beam on a sign**
1 To replacce 1 damaged beam and install the new beam at project above

Qty	UM	Price	Amount
1	LS	2950.00	\$ 2,950.00

TOTAL **\$ 2,950.00**

Additional option(if needed only):

TERMS OF PAYMENT: NET 30 FROM THE DATE OF COMPLETION OF WORK

Note: This proposal is based on estimated quantity (LF). Actual LF Installed will be billed. Signature Privacy walls of FL, Inc. will not be responsible if any damage occurst to the sidewalk, landscaping and sod around the panel that will be replaced. Signature Privacy Walls will not replace any sod or landscaping after repair is completed.

Seller: Signature Privacy Walls of FL, Inc.

Buyer: GMS- Central Florida

Signature & Title

Date Accepted:

SECTION 2



PROPOSAL

DATE	April 1, 2025
CUSTOMER NAME	Astonia
ADDRESS	Davenport
REQUESTED BY	Allen Bailey
LOCATION OF JOB	Pool Restroom and cabana facilities

Janitorial Services on the weekends to be Saturdays and Sundays, every week, Additionally to the current 3 days a week contracted

\$ 460.00 monthly

Materials and equipment are included on the proposal

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

Sincerely,

CSS Clean Star Services of Central Florida, INC

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

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

SECTION D

SECTION 1

Astoria
Community Development District

Summary of Invoices

February 01, 2025 to February 28, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	2/7/25	453-454	\$ 3,544.10
	2/17/25	455-456	\$ 8,051.14
	2/21/25	457-466	\$ 43,949.94
	2/28/25	467-469	\$ 930.89
Total			\$ 56,476.07

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/07/25	00028	1/31/25	00069315	202501	310	51300	48000		NOT LANDS/IRRI SVC PROPSL	*	1,044.22		
									GANNETT MEDIA CORP DBA GANNETT			1,044.22	000453
2/07/25	00032	1/31/25	12040865	202501	330	53800	48100		SECURITY SVCS JAN25	*	2,499.88		
									SECURITAS SECURITY SERVICES USA INC			2,499.88	000454
2/17/25	00001	2/01/25	146	202502	310	51300	34000		MANAGEMENT FEES FEB25	*	3,750.00		
		2/01/25	146	202502	310	51300	35100		WEBSITE ADMIN FEB25	*	105.00		
		2/01/25	146	202502	310	51300	35200		INFORMATION TECH FEB25	*	157.50		
		2/01/25	146	202502	310	51300	31300		DISSEMINATION SVCS FEB25	*	1,093.75		
		2/01/25	146	202502	330	57200	48300		AMENITY ACCESS FEB25	*	1,250.00		
		2/01/25	146	202502	310	51300	51000		OFFICE SUPPLIES FEB25	*	2.95		
		2/01/25	146	202502	310	51300	42000		POSTAGE FEB25	*	106.11		
		2/01/25	147	202502	320	53800	34000		FIELD MANAGEMENT FEB25	*	1,460.83		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			7,926.14	000455
2/17/25	00027	1/02/25	63543211	202501	330	57200	48100		PEST CONTROL JAN25	*	125.00		
									MASSEY SERVICES			125.00	000456
2/21/25	00019	1/31/25	19107	202501	320	53800	47000		POND HERBICIDE JAN25	*	875.00		
		1/31/25	19107	202501	320	53800	47000		N. POND HERBICIDE JAN25	*	750.00		
									AQUATIC WEED MANAGEMENT, INC			1,625.00	000457
2/21/25	00018	2/17/25	02172025	202502	300	20700	10000		TXFER TAX RCPTS S2021 AA2	*	6,417.57		
									ASTONIA CDD/US BANK			6,417.57	000458
2/21/25	00018	2/17/25	02172025	202502	300	20700	10000		TXFER TAX RCPTS S2021 NOR	*	4,544.13		
									ASTONIA CDD/US BANK			4,544.13	000459
2/21/25	00018	2/17/25	02172025	202502	300	20700	10000		TXFER OF TAX RCPTS S2023	*	3,198.89		
									ASTONIA CDD/US BANK			3,198.89	000460
									ASTO ASIONIA CDD IARAUJO				

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/21/25	00018	2/17/25 02172025	202502 300-20700-10000	TXFER OF TAX RCPTS S2020 ASTONIA CDD/US BANK	*	2,503.62	2,503.62 000461
2/21/25	00021	1/28/25 14175	202501 330-57200-48200	CLEANING SVCS JAN25 CSS CLEAN STAR SERVICES CENTRAL FL	*	1,050.00	1,050.00 000462
2/21/25	00001	12/31/24 145	202412 320-53800-48000	INTALL NEW FAN IN POOL AR GOVERNMENTAL MANAGEMENT SERVICES-CF	*	1,211.58	1,211.58 000463
2/21/25	00011	2/17/25 11513	202501 310-51300-31500	GENERAL COUNSEL JAN25 KILINSKI VAN WYK PLLC	*	2,325.08	2,325.08 000464
2/21/25	00025	2/01/25 26378	202502 320-53800-46500	POOL MAINTENANCE FEB25 MCDONNELL CORPORATION DBA RESORT	*	2,500.00	2,500.00 000465
2/21/25	00010	2/01/25 16223	202502 320-53800-46200	LANDSCAPE MAINT FEB25	*	14,719.58	
		2/01/25 16223	202502 320-53800-46200	AMENITY LANDSCAPE FEB25	*	1,303.24	
		2/01/25 16223	202502 320-53800-46200	CHATEAU LANDSCAPE FEB25	*	2,060.00	
		2/08/25 16406	202502 320-53800-47300	RPLC FOXTAIL PALM/AMENITY PRINCE & SONS INC.	*	491.25	18,574.07 000466
2/28/25	00038	2/26/25 22025DEC	202412 320-53800-43200	HOA REIMBURSEMENT DEC24	*	199.93	
		2/26/25 22025JAN	202501 320-53800-43200	HOA REIMBURSEMENT JAN25 CHATEAU AT ASTONIA COA INC.	*	154.13	354.06 000467
2/28/25	00020	2/26/25 22409	202501 310-51300-31100	REVIEW/APPROVE REQUISITNS	*	125.00	
		2/26/25 22410	202501 310-51300-31100	BOS MEETING JAN25 HUNTER ENGINEERING, INC.	*	250.00	375.00 000468
2/28/25	00010	2/14/25 16499	202502 320-53800-47300	REPAIR MAINLINE LEAK	*	66.38	
		2/18/25 16483	202502 320-53800-47300	RPLC SPRAYS/CLOGGED NOZZL PRINCE & SONS INC.	*	135.45	201.83 000469
TOTAL FOR BANK B						56,476.07	
ASTO ASIONIA CDD IARAUJO							

SECTION 2

Astonia
Community Development District

Unaudited Financial Reporting
February 28, 2025



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Astoria
Community Development District
Combined Balance Sheet
February 28, 2025

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Operating Account - 7555	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Account	\$ 1,069,842	\$ 81,736	\$ -	\$ -	\$ 1,151,578
Due From General Fund	\$ -	\$ -	\$ 2,131	\$ -	\$ 2,131
Investments:					
<u>Series 2020</u>					
Reserve	\$ -	\$ -	\$ 108,689	\$ -	\$ 108,689
Revenue	\$ -	\$ -	\$ 224,432	\$ -	\$ 224,432
Prepayment	\$ -	\$ -	\$ 222	\$ -	\$ 222
Construction	\$ -	\$ -	\$ -	\$ 6,481	\$ 6,481
<u>Series 2021 A2</u>					
Reserve	\$ -	\$ -	\$ 279,020	\$ -	\$ 279,020
Revenue	\$ -	\$ -	\$ 625,128	\$ -	\$ 625,128
<u>Series 2021 North Parcel</u>					
Reserve	\$ -	\$ -	\$ 197,686	\$ -	\$ 197,686
Revenue	\$ -	\$ -	\$ 435,887	\$ -	\$ 435,887
<u>Series 2023</u>					
Reserve	\$ -	\$ -	\$ 139,194	\$ -	\$ 139,194
Revenue	\$ -	\$ -	\$ 291,487	\$ -	\$ 291,487
<u>Series 2024</u>					
Reserve	\$ -	\$ -	\$ 251,983	\$ -	\$ 251,983
Interest	\$ -	\$ -	\$ 107	\$ -	\$ 107
Revenue	\$ -	\$ -	\$ 15,913	\$ -	\$ 15,913
Construction	\$ -	\$ -	\$ -	\$ 15,763	\$ 15,763
Total Assets	\$ 1,069,842	\$ 81,736	\$ 2,571,880	\$ 22,304	\$ 3,745,761
Liabilities:					
Accounts Payable	\$ 14,083	\$ -	\$ -	\$ -	\$ 14,083
Due To Debt Service	\$ 2,131	\$ -	\$ -	\$ -	\$ 2,131
Total Liabilities	\$ 16,214	\$ -	\$ -	\$ 0	\$ 16,214
Fund Balances:					
Restricted for:					
Debt Service	\$ -	\$ -	\$ 2,571,880	\$ -	\$ 2,571,880
Capital Projects	\$ -	\$ -	\$ -	\$ 22,303	\$ 22,303
Assigned for:					
Capital Reserves	\$ -	\$ 81,736	\$ -	\$ -	\$ 81,736
Unassigned	\$ 1,053,628	\$ -	\$ -	\$ -	\$ 1,053,628
Total Fund Balances	\$ 1,053,628	\$ 81,736	\$ 2,571,880	\$ 22,303	\$ 3,729,547
Total Liabilities & Fund Balance	\$ 1,069,842	\$ 81,736	\$ 2,571,880	\$ 22,304	\$ 3,745,761

Astonia
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Assesments - Tax Roll	\$ 915,963	\$ 873,144	\$ 873,144	\$ -
Assesments - Direct	\$ 97,229	\$ 48,615	\$ 48,615	\$ -
Total Revenues	\$ 1,013,192	\$ 921,759	\$ 921,759	\$ -

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 5,000	\$ -	\$ 5,000
Engineering	\$ 15,000	\$ 6,250	\$ 375	\$ 5,875
Attorney	\$ 30,000	\$ 12,500	\$ 6,001	\$ 6,499
Annual Audit	\$ 6,700	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,825	\$ 6,825	\$ 6,825	\$ -
Arbitrage	\$ 2,250	\$ -	\$ -	\$ -
Dissemination	\$ 13,125	\$ 5,469	\$ 5,469	\$ -
Trustee Fees	\$ 20,205	\$ 8,297	\$ 8,297	\$ -
Management Fees	\$ 45,000	\$ 18,750	\$ 18,750	\$ -
Information Technology	\$ 1,890	\$ 788	\$ 788	\$ -
Website Administration	\$ 1,260	\$ 525	\$ 525	\$ -
Telephone	\$ 100	\$ 42	\$ -	\$ 42
Postage & Delivery	\$ 1,200	\$ 500	\$ 873	\$ (373)
Insurance	\$ 7,699	\$ 7,699	\$ 6,161	\$ 1,538
Copies	\$ 200	\$ 83	\$ -	\$ 83
Legal Advertising	\$ 2,500	\$ 1,042	\$ 2,037	\$ (995)
Contingency	\$ 2,200	\$ 917	\$ 536	\$ 380
Office Supplies	\$ 250	\$ 104	\$ 12	\$ 92
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 168,579	\$ 74,965	\$ 56,822	\$ 18,143

Astonia
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<i>Operations & Maintenance</i>				
<i>Field Expenditures</i>				
Property Insurance	\$ 27,500	\$ 27,500	\$ 19,384	\$ 8,116
Field Management	\$ 17,530	\$ 7,304	\$ 7,304	\$ (0)
Landscape Maintenance	\$ 255,000	\$ 106,250	\$ 90,414	\$ 15,836
Landscape Replacement	\$ 35,000	\$ 14,583	\$ 12,233	\$ 2,351
Lake Maintenance	\$ 30,000	\$ 12,500	\$ 8,125	\$ 4,375
Streetlights	\$ 48,000	\$ 20,000	\$ 18,336	\$ 1,664
Electric	\$ 15,872	\$ 6,613	\$ 1,117	\$ 5,496
Water & Sewer	\$ 92,192	\$ 38,413	\$ 12,561	\$ 25,852
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Irrigation Repairs	\$ 15,000	\$ 6,250	\$ 5,071	\$ 1,179
General Repairs & Maintenance	\$ 17,000	\$ 7,083	\$ 12,230	\$ (5,146)
Contingency	\$ 7,000	\$ 7,000	\$ 12,545	\$ (5,545)
Subtotal Field Expenditures	\$ 562,593	\$ 254,539	\$ 199,319	\$ 55,220
<i>Amenity Expenses</i>				
Amenity - Electric	\$ 17,250	\$ 7,188	\$ 3,699	\$ 3,489
Amenity - Water	\$ 33,770	\$ 14,071	\$ 9,345	\$ 4,726
Internet	\$ 3,000	\$ 1,250	\$ 500	\$ 750
Pest Control	\$ 1,500	\$ 625	\$ 625	\$ -
Janitorial Service	\$ 16,500	\$ 6,875	\$ 5,540	\$ 1,335
Security Services	\$ 34,000	\$ 14,167	\$ 13,071	\$ 1,096
Pool Maintenance	\$ 36,000	\$ 15,000	\$ 12,500	\$ 2,500
Amenity Repairs & Maintenance	\$ 15,000	\$ 6,250	\$ 2,000	\$ 4,250
Amenity Access Management	\$ 15,000	\$ 6,250	\$ 6,250	\$ -
Contingency	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Subtotal Amenity Expenditures	\$ 182,020	\$ 75,842	\$ 53,529	\$ 22,312
Total Expenditures	\$ 913,192	\$ 405,345	\$ 309,670	\$ 95,675
Excess (Deficiency) of Revenues over Expenditures	\$ 0		\$ 612,089	
<i>Other Financing Sources/(Uses)</i>				
Transfer In/(Out) - Capital Reserves	\$ (100,000)	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ (100,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 612,089	
Fund Balance - Beginning	\$ -		\$ 441,539	
Fund Balance - Ending	\$ -		\$ 1,053,628	

Astonia
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 1,419	\$ 1,419
Total Revenues	\$ -	\$ -	\$ 1,419	\$ 1,419
Expenditures:				
Contingency	\$ 1,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,000	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (1,000)		\$ 1,419	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 100,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 100,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 99,000		\$ 1,419	
Fund Balance - Beginning	\$ 51,155		\$ 80,317	
Fund Balance - Ending	\$ 150,155		\$ 81,736	

Astoria
Community Development District
Debt Service Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues				
Assessments - Tax Roll	\$ 220,403	\$ 207,697	\$ 207,697	\$ -
Interest	\$ 3,000	\$ 2,911	\$ 2,911	\$ -
Total Revenues	\$ 223,403	\$ 210,608	\$ 210,608	\$ -
Expenditures:				
Interest Payment - 11/01	\$ 69,288	\$ 69,288	\$ 69,288	\$ -
Principal Payment - 05/01	\$ 75,000	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 69,288	\$ -	\$ -	\$ -
Total Expenditures	\$ 213,575	\$ 69,288	\$ 69,288	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 9,828	\$ 141,321	\$ 141,321	\$ -
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (1,899)	\$ (1,899)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (1,899)	\$ (1,899)
Net Change in Fund Balance	\$ 9,828		\$ 139,422	
Fund Balance - Beginning	\$ 89,765		\$ 194,241	
Fund Balance - Ending	\$ 99,593		\$ 333,663	

Astonia
Community Development District
Debt Service Fund - Series 2021 A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 558,500	\$ 532,394	\$ 532,394	\$ -
Interest	\$ 5,000	\$ 5,000	\$ 12,001	\$ 7,001
Total Revenues	\$ 563,500	\$ 537,394	\$ 544,395	\$ 7,001
Expenditures:				
Interest Payment - 11/01	\$ 171,473	\$ 171,473	\$ 171,473	\$ -
Principal Payment - 05/01	\$ 215,000	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 171,473	\$ -	\$ -	\$ -
Total Expenditures	\$ 557,945	\$ 171,473	\$ 171,473	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,555		\$ 372,923	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (279,020)	\$ (279,020)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (279,020)	\$ (279,020)
Net Change in Fund Balance	\$ 5,555		\$ 93,903	
Fund Balance - Beginning	\$ 252,208		\$ 811,066	
Fund Balance - Ending	\$ 257,763		\$ 904,969	

Astonia
Community Development District
Debt Service Fund - Series 2021 North Parcel
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Assessments	\$ 395,460	\$ 376,975	\$ 376,975	\$ -
Interest	\$ 3,000	\$ 3,000	\$ 5,685	\$ 2,685
Total Revenues	\$ 398,460	\$ 379,975	\$ 382,660	\$ 2,685
Expenditures:				
Interest Payment - 11/01	\$ 118,218	\$ 118,218	\$ 118,218	\$ -
Principal Payment - 05/01	\$ 160,000	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 118,218	\$ -	\$ -	\$ -
Total Expenditures	\$ 396,435	\$ 118,218	\$ 118,218	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,025	\$ 261,757	\$ 264,443	\$ 2,685
Fund Balance - Beginning	\$ 170,790		\$ 369,712	
Fund Balance - Ending	\$ 172,815		\$ 634,155	

Astonia
Community Development District
Debt Service Fund - Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Assessments	\$ 278,389	\$ 265,376	\$ 265,376	\$ -
Interest	\$ 2,000	\$ 2,000	\$ 4,438	\$ 2,438
Total Revenues	\$ 280,389	\$ 267,376	\$ 269,814	\$ 2,438
Expenditures:				
Interest Payment - 12/01	\$ 106,154	\$ 106,154	\$ 106,154	\$ -
Principal Payment - 06/15	\$ 65,000	\$ -	\$ -	\$ -
Interest Payment - 06/15	\$ 106,154	\$ -	\$ -	\$ -
Total Expenditures	\$ 277,309	\$ 106,154	\$ 106,154	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,080	\$ 161,221	\$ 163,659	\$ 2,438
Fund Balance - Beginning	\$ 124,547		\$ 267,431	
Fund Balance - Ending	\$ 127,627		\$ 431,090	

Astoria
Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Assessments	\$ 251,983	\$ -	\$ -	\$ -
Interest	\$ 1,000	\$ 1,000	\$ 5,361	\$ 4,361
Total Revenues	\$ 252,983	\$ 1,000	\$ 5,361	\$ 4,361
Expenditures:				
Interest Payment - 11/01	\$ 99,083	\$ 99,083	\$ 99,083	\$ -
Principal Payment - 05/01	\$ 50,000	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 99,083	\$ -	\$ -	\$ -
Total Expenditures	\$ 248,166	\$ 99,083	\$ 99,083	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,816	\$ (98,083)	\$ (93,723)	\$ 4,361
Fund Balance - Beginning	\$ 106,935		\$ 361,725	
Fund Balance - Ending	\$ 111,751		\$ 268,003	

Astonia
Community Development District
Capital Projects Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 92	\$ 92
Total Revenues	\$ -	\$ -	\$ 92	\$ 92
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 92	\$ 92
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 1,899	\$ 1,899
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 1,899	\$ 1,899
Net Change in Fund Balance	\$ -		\$ 1,991	
Fund Balance - Beginning	\$ -		\$ 4,490	
Fund Balance - Ending	\$ -		\$ 6,480	

Astonia
Community Development District
Capital Projects Fund - Series 2021 A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 90	\$ 90
Total Revenues	\$ -	\$ -	\$ 90	\$ 90
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 279,050	\$ (279,050)
Total Expenditures	\$ -	\$ -	\$ 279,050	\$ (279,050)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (278,960)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 279,020	\$ 279,020
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 279,020	\$ 279,020
Net Change in Fund Balance	\$ -	\$ -	\$ 60	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 60	

Astonia
Community Development District
Capital Projects Fund - Series 2021 North Parcel
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ -	

Astonia
Community Development District
Capital Projects Fund - Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ 0	
Fund Balance - Ending	\$ -		\$ 0	

Astoria
Community Development District
Capital Projects Fund - Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 1,212	\$ 1,212
Total Revenues	\$ -	\$ -	\$ 1,212	\$ 1,212
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 137,518	\$ (137,518)
Total Expenditures	\$ -	\$ -	\$ 137,518	\$ (137,518)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (136,306)	
Fund Balance - Beginning	\$ -		\$ 152,069	
Fund Balance - Ending	\$ -		\$ 15,763	

Astoria
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessment - Tax Roll	\$ -	\$ 66,424	\$ 783,989	\$ 10,860	\$ 11,871	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 873,144
Assessment - Direct	\$ 48,615	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,615
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 921,759
Expenditures:													
Administrative													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ 125	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375
Attorney	\$ 904	\$ 1,339	\$ 1,031	\$ 2,325	\$ 403	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,001
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,825
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 1,094	\$ 1,094	\$ 1,094	\$ 1,094	\$ 1,094	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,469
Trustee Fees	\$ 4,041	\$ -	\$ -	\$ -	\$ 4,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,297
Management Fees	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,750
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 788
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 119	\$ 21	\$ 176	\$ 451	\$ 106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 873
Insurance	\$ 6,161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,161
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 992	\$ -	\$ -	\$ 1,044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,037
Contingency	\$ 107	\$ 106	\$ 106	\$ 106	\$ 112	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 536
Office Supplies	\$ 4	\$ 1	\$ 3	\$ 1	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 24,434	\$ 6,698	\$ 6,422	\$ 9,283	\$ 9,986	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,822

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	\$ 19,384	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,384
Field Management	\$ 1,461	\$ 1,461	\$ 1,461	\$ 1,461	\$ 1,461	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,304
Landscape Maintenance	\$ 18,083	\$ 18,083	\$ 18,083	\$ 18,083	\$ 18,083	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,414
Landscape Replacement	\$ 12,233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,233
Lake Maintenance	\$ 1,625	\$ 1,625	\$ 1,625	\$ 1,625	\$ 1,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,125
Streetlights	\$ 4,858	\$ 2,276	\$ 3,939	\$ 3,556	\$ 3,707	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,336
Electric	\$ 1,002	\$ -	\$ 22	\$ 41	\$ 52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,117
Water & Sewer	\$ 1,919	\$ 2,188	\$ 1,885	\$ 3,215	\$ 3,354	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,561
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 461	\$ 957	\$ 1,409	\$ 1,551	\$ 693	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,071
General Repairs & Maintenance	\$ 4,399	\$ 2,500	\$ 1,212	\$ 4,119	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,230
Contingency	\$ -	\$ 5,120	\$ 7,425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,545
Subtotal Field Expenses	\$ 65,425	\$ 34,209	\$ 37,061	\$ 33,651	\$ 28,974	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 199,319
<i>Amenity Expenses</i>													
Amenity - Electric	\$ 926	\$ -	\$ 925	\$ 935	\$ 912	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,699
Amenity - Water	\$ 2,463	\$ 2,500	\$ 349	\$ 1,965	\$ 2,067	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,345
Internet	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Pest Control	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 625
Janitorial Service	\$ 1,100	\$ 1,070	\$ 1,140	\$ 1,050	\$ 1,180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,540
Security Services	\$ 2,607	\$ 2,732	\$ 2,732	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,071
Pool Maintenance	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,500
Amenity Repairs & Maintenance	\$ 450	\$ 1,100	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Amenity Access Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,250
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenses	\$ 11,522	\$ 11,377	\$ 9,571	\$ 10,425	\$ 10,634	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,529
Total Maintenance	\$ 76,946	\$ 45,586	\$ 46,632	\$ 44,076	\$ 39,609	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 252,848
Total Expenditures	\$ 101,380	\$ 52,284	\$ 53,053	\$ 53,359	\$ 49,594	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 309,670
<i>Other Financing Sources/(Uses)</i>													
Transfer In/Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (101,380)	\$ (52,284)	\$ (53,053)	\$ (53,359)	\$ (49,594)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 612,089

ASTONIA CDD
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessments \$ 984,902.54 \$ 234,281.01 \$ 600,537.63 \$ 425,225.81 \$ 299,342.64 \$ 2,544,289.63
 Net Assessments \$ 915,959.36 \$ 217,881.34 \$ 558,500.00 \$ 395,460.00 \$ 278,388.66 \$ 2,366,189.36

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts	%					Total
								General Fund	2020 Debt Service	2021 (AA2) Debt Service	2021 (North) Debt Service	2023 Debt Service	
								38.71%	9.21%	23.60%	16.71%	11.77%	100.00%
11/15/24	10/01-10/31/24	\$12,623.11	(\$504.91)	(\$242.36)	\$0.00	\$0.00	\$11,875.84	\$4,597.17	\$1,093.54	\$2,803.10	\$1,984.80	\$1,397.23	\$11,875.84
11/19/24	11/01-11/07/24	\$70,790.87	(\$2,831.55)	(\$1,359.19)	\$0.00	\$0.00	\$66,600.13	\$25,781.12	\$6,132.61	\$15,719.86	\$11,130.85	\$7,835.69	\$66,600.13
11/26/24	11/8-11/15/24	\$98,950.73	(\$3,933.21)	(\$1,900.35)	\$0.00	\$0.00	\$93,117.17	\$36,045.96	\$8,574.33	\$21,978.77	\$15,562.62	\$10,955.49	\$93,117.17
12/01/24	Inv#4652173	\$0.00	\$0.00	\$0.00	\$0.00	(\$15,593.89)	(\$15,593.89)	(\$6,036.44)	(\$1,435.90)	(\$3,680.69)	(\$2,606.20)	(\$1,834.66)	(\$15,593.89)
12/01/24	Inv#4652174	\$0.00	\$0.00	\$0.00	\$0.00	(\$9,849.03)	(\$9,849.03)	(\$3,812.59)	(\$906.91)	(\$2,324.70)	(\$1,646.06)	(\$1,158.77)	(\$9,849.03)
12/06/24	11/16/24-11/26/24	\$436,426.45	(\$17,456.32)	(\$8,379.40)	\$0.00	\$0.00	\$410,590.73	\$158,940.97	\$37,807.65	\$96,913.17	\$68,621.82	\$48,307.12	\$410,590.73
12/20/24	11/27/24-11/30/24	\$1,689,557.55	(\$67,580.69)	(\$32,439.54)	\$0.00	\$0.00	\$1,589,537.32	\$615,314.91	\$146,366.36	\$375,184.08	\$265,658.55	\$187,013.42	\$1,589,537.32
12/27/24	12/01/24-12/15/24	\$53,411.71	(\$1,794.15)	(\$1,032.35)	\$0.00	\$0.00	\$50,585.21	\$19,581.69	\$4,657.94	\$11,939.81	\$8,454.28	\$5,951.49	\$50,585.21
01/10/25	12/16/24-12/31/24	\$29,512.64	(\$885.29)	(\$572.55)	\$0.00	\$0.00	\$28,054.80	\$10,860.10	\$2,583.32	\$6,621.87	\$4,688.78	\$3,300.72	\$28,054.79
02/03/25	10/01/24-12/31/24	\$0.00	\$0.00	\$0.00	\$3,477.62	\$0.00	\$3,477.62	\$1,346.20	\$320.22	\$820.83	\$581.21	\$409.15	\$3,477.61
02/10/25	01/01/25-01/31/25	\$28,354.65	(\$610.52)	(\$554.88)	\$0.00	\$0.00	\$27,189.25	\$10,525.04	\$2,503.62	\$6,417.57	\$4,544.13	\$3,198.89	\$27,189.25
TOTAL		\$2,419,627.71	\$ (95,596.64)	\$ (46,480.62)	\$ 3,477.62	\$ (25,442.92)	\$ 2,255,585.15	\$ 873,144.13	\$ 207,696.78	\$ 532,393.67	\$ 376,974.78	\$ 265,375.77	\$ 2,255,585.13

95%	Net Percent Collected
\$ 110,604.21	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Pine Tree Trail Property LLC 2025-01				Net Assessments			
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Debt Service Series 2024	
10/16/24	10/1/24	10403	\$48,614.86	\$48,614.86	\$48,614.86		
	2/1/25		\$24,307.43				
	3/15/25		\$149,083.13				
	5/1/25		\$24,307.43				
	9/15/25		\$97,958.13				
			\$ 344,270.98	\$ 48,614.86	\$ 48,614.86	\$ -	

Astonia
Community Development District
Long Term Debt Report

SERIES 2020, SPECIAL ASSESSMENT BONDS	
INTEREST RATES:	2.750%, 3.375%, 4.000%
MATURITY DATE:	5/1/2051
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND BALANCE	\$108,689
BONDS OUTSTANDING - 3/17/21	\$3,830,000
SPECIAL CALL - 02/01/22	(\$40,000)
PRINCIPAL PAYMENT - 05/01/22	(\$70,000)
SPECIAL CALL - 05/01/22	(\$10,000)
PRINCIPAL PAYMENT - 05/01/23	(\$75,000)
PRINCIPAL PAYMENT - 05/01/24	(\$75,000)
CURRENT BONDS OUTSTANDING	\$3,560,000

SERIES 2021, AREA 2 SPECIAL ASSESSMENT BONDS	
INTEREST RATES:	2.50%, 3.00%, 3.20%, 4.00%
MATURITY DATE:	5/1/2052
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$558,040
RESERVE FUND BALANCE	\$279,020
BONDS OUTSTANDING - 7/20/21	\$10,065,000
PRINCIPAL PAYMENT - 05/01/23	(\$205,000)
PRINCIPAL PAYMENT - 05/01/24	(\$210,000)
CURRENT BONDS OUTSTANDING	\$9,650,000

SERIES 2021, NORTH PARCEL SPECIAL ASSESSMENT BONDS	
INTEREST RATES:	2.50%, 3.00%, 3.20%, 4.00%
MATURITY DATE:	5/1/2052
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$197,686
RESERVE FUND BALANCE	\$197,686
BONDS OUTSTANDING - 7/20/21	\$7,155,000
PRINCIPAL PAYMENT - 05/01/22	(\$145,000)
PRINCIPAL PAYMENT - 05/01/23	(\$150,000)
PRINCIPAL PAYMENT - 05/01/24	(\$155,000)
CURRENT BONDS OUTSTANDING	\$6,705,000

SERIES 2023, AREA 3 SPECIAL ASSESSMENT BONDS	
INTEREST RATES:	4.350%, 5.125%, 5.375%
MATURITY DATE:	6/15/2053
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$139,194
RESERVE FUND BALANCE	\$139,194
BONDS OUTSTANDING - 05/23/23	\$4,165,000
PRINCIPAL PAYMENT - 06/01/24	(\$60,000)
CURRENT BONDS OUTSTANDING	\$4,105,000

SERIES 2024, AREA 4 SPECIAL ASSESSMENT BONDS	
INTEREST RATES:	4.500%, 5.375%, 5.700%
MATURITY DATE:	5/1/2024
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$251,983
RESERVE FUND BALANCE	\$251,983
BONDS OUTSTANDING - 01/30/24	\$3,640,000
CURRENT BONDS OUTSTANDING	\$3,640,000