



***ASTURIA
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Budget Workshop

***Tuesday
April 9, 2024
6:00 p.m.***

***Location:
Asturia Clubhouse,
14575 Promenade Parkway
Odessa, FL 33556***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.



Community Development District

c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132

Board of Supervisors
Asturia Community Development District

Dear Board Members,

The Workshop of the Board of Supervisors of the Asturia Community Development District is scheduled for **Tuesday, April 9, 2023, at 6:00 p.m.** at the **Asturia Clubhouse, 14575 Promenade Parkway Odessa, FL 33556.**

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-737 or sviera@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Sydney Viera

Sydney Viera
District Manager

Cc: Attorney
Engineer
District Records



Meeting Date: Tuesday, April 9, 2024
Time: 6:00 p.m.
Location: Asturia Clubhouse
14575 Promenade Parkway
Odessa, FL 33556

[Click Here to Join the Meeting Online](#)
Dial-in Number: 1-904-348-0776
Meeting ID: 766 858 449#
(Mute/Unmute: *6)

Budget Workshop Agenda

The full agenda package will be posted to the CDD website when it becomes available, or it may be requested by contacting jleger@vestapropertyservices.com

I. Call to Order

II. Audience Comments *(Limited to 3 Minutes per Individual)*

III. Budget Review

A. February 2024 Financial Statement [Exhibit 1](#)

B. 2023 Reserve Study [Exhibit 2](#)

C. FY 2024-2025 Preliminary Budget [Exhibit 3](#)

IV. Adjournment

EXHIBIT 1

Astoria
Community Development District

Financial Statements
(Unaudited)

February 29, 2024

**Asturia CDD
Balance Sheet
February 29, 2024**

	General Fund	Reserve Fund	DS Series 2014	DS Series 2016	Capital Projects Series 2016	Total
Assets:						
Cash	\$ 737,348	\$ -	-	-	\$ -	\$ 737,348
Money Market	1,585,284	-	-	-	-	1,585,284
Investments:						
Revenue Fund	-	-	99,213	9,847	-	109,060
Principal	-	-	-	0	-	0
Interest Fund	-	-	30	7	-	37
Reserve	-	-	293,059	74,281	-	367,341
Prepayment	-	-	1	16	-	17
Sinking Fund	-	-	61	1	-	62
Acquisition & Construction	-	-	-	-	4,403	4,403
Deposits (Utility)	6,446	-	-	-	-	6,446
Prepaid Expenses	120	-	-	-	-	120
Accounts Receivable	-	-	-	-	-	-
Assessment Receivable - On Roll	22,822	4,471	12,544	3,155	-	42,992
Assessment Receivable - On Roll Excess	-	-	-	-	-	-
Assessment Receivable - Prior Year	-	-	-	-	-	-
Due From Other Funds	-	242,229	552,491	138,960	-	933,681
Total Assets	\$ 2,352,020	\$ 246,700	957,399	226,268	\$ 4,403	\$ 3,786,790
Liabilities:						
Accounts Payable	\$ 70,867	\$ -	\$ -	\$ -	\$ -	\$ 70,867
Sales Tax Payable	4	-	-	-	-	4
Accrued Expenses	11,723	-	-	-	-	11,723
Due to Other Funds	933,681	-	-	-	-	933,681
Due to General Fund	-	-	-	-	-	-
Due to Developer	-	-	-	-	-	-
Deferred Revenue On Roll	22,822	4,471	12,544	3,155	-	42,992
Rental Deposits	1,500	-	-	-	-	1,500
Fund Balance:						
Nonspendable						
Prepays and Deposits	6,566	-	-	-	-	6,566
Restricted For:						
Debt Service	-	-	944,855	223,113	-	1,167,968
Capital Projects	-	-	-	-	4,403	8,805
Unassigned	1,304,857	242,229	-	-	-	1,542,684
Total Liabilities and Fund Balance	\$ 2,352,020	\$ 246,700	957,399	226,268	\$ 4,403	\$ 3,786,790

Asturia CDD
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For the Period of October 1, 2023 to February 29, 2024

	FY2024				
	Adopted	Current	Actual	Variance	% of
	Budget	Month	Year-to-Date	+ / (-)	Budget
<u>Revenue</u>					
Special Assessments - Tax Collector	\$ 1,020,959	7,025	1,005,162	\$ (15,797)	98.45%
Special Assessments - Discounts	-	-	-	-	0.00%
Other Miscellaneous Revenues	15,000	-	2,381	(12,620)	15.87%
Interest	-	6,179	10,651	10,651	0.00%
Room Rentals	4,000	405	3,121	(879)	78.01%
Event Fees	2,500	-	-	(2,500)	0.00%
Access Cards	200	-	240	40	120.00%
Total Revenues	1,042,659	13,609	1,021,554	(21,105)	97.98%
<u>Expenditures</u>					
Administrative					
Payroll - Board of Supervisors	15,000	1,000	5,000	(10,000)	33.33%
FICA Taxes	1,377	83	413	(965)	29.96%
Profsrv - Arbitrage Rebate	1,300	-	650	(650)	50.00%
Profsrv - Engineering	20,000	900	3,255	(16,745)	16.28%
Profsrv - Legal Services - General	30,000	758	7,793	(22,207)	25.98%
Profsrv - Legal Services - Land Use	20,000	58	477	(19,523)	2.38%
Profsrv - Legal Services - Defect	10,000	-	-	(10,000)	0.00%
Profsrv - Management Consulting	60,000	4,000	20,000	(40,000)	33.33%
Profsrv - Trustee Fees	8,500	-	500	(8,000)	5.88%
Auditing Services	3,600	-	-	(3,600)	0.00%
Website Hosting/Email Services	5,500	-	4,156	(1,344)	75.57%
Mailed Notices - Postage	1,000	12	80	(920)	8.05%
Public Officials Insurance	4,103	-	3,458	(645)	84.28%
Legal Advertising	1,500	254	580	(920)	38.69%
Tax Collector/Property Appraiser Fees	650	-	-	(650)	0.00%
Dues, Licenses, Subscriptions	175	-	175	-	100.00%
Total Administrative	182,705	7,064	46,537	(136,168)	25.47%
Utility Services					
Electricity - Streetlights	219,365	12,337	65,076	(154,289)	29.67%
Utility - Irrigation	5,134	-	-	(5,134)	0.00%
Utility Services	1,380	-	-	(1,380)	0.00%
Utility - Recreation Facilities	24,150	-	-	(24,150)	0.00%
Total Utility Services	250,029	12,337	65,076	(184,953)	26.03%

Garbage/Solid Waste Services

Garbage - Recreation Facility	1,500	76	382	(1,118)	25.45%
Solid Waste Assessment	670	-	1,250	580	186.52%
Total Garbage/Solid Waste Services	2,170	76	1,631	(539)	75.18%

Water/Sewer Comb Services

Utility - Reclaimed Water	40,000	4,262	17,377	(22,623)	43.44%
Utility - Potable Water	15,000	-	-	(15,000)	0.00%
Total Water/Sewer Comb Services	55,000	4,262	17,377	(37,623)	31.60%

Stormwater Control

Stormwater Assessment	900	-	624	(276)	69.31%
Aquatic Maintenance	18,000	890	4,450	(13,550)	24.72%
Total Stormwater Control	18,900	890	5,074	(13,826)	26.85%

Other Physical Environment

Insurance - Property	20,605	-	20,714	109	100.53%
Insurance - General Liability	5,000	-	6,289	1,289	125.78%
R&M - Irrigation	10,000	-	-	(10,000)	0.00%
Landscape Maintenance - General	142,200	10,750	60,425	(81,775)	42.49%
Landscape Maintenance - Fertilization	9,600	800	1,600	(8,000)	16.67%
Landscape Maintenance - Pest Control	5,100	425	850	(4,250)	16.67%
Landscape Maintenance - Irrigation	12,000	2,566	6,290	(5,711)	52.41%
Landscape Maintenance - Mulch	24,750	-	22,900	(1,850)	92.53%
Landscape Maintenance - Annuals	11,340	-	7,875	(3,465)	69.44%
Landscape Replacement	25,000	-	-	(25,000)	0.00%
Holiday Lighting & Decorations	3,000	-	3,020	20	100.67%
Total Other Physical Environment	268,595	14,541	129,963	(138,633)	48.39%

Road and Street Facilities

R&M - Sidewalks	10,000	-	-	(10,000)	0.00%
Roadway - Repair & Maintenance	25,000	-	-	(25,000)	0.00%
R&M - Pressure Washing	3,000	-	-	(3,000)	0.00%
Total Road and Street Facilities	38,000	-	-	(38,000)	0.00%

Parks and Recreation - General

Profsrv - Field Mgmt	70,000	1,032	5,569	(64,431)	7.96%
Profsrv - Pool Maintenance	12,600	-	5,135	(7,465)	40.75%
Profsrv - Wildlife Management Service	2,400	-	168	(2,232)	7.02%
Contracts - Cleaning Services	16,000	1,350	6,450	(9,550)	40.31%
Contracts - Pest Control	660	55	275	(385)	41.67%
Telephone/Fax/Internet Services	3,600	292	1,040	(2,560)	28.88%
R&M - Fitness Equipment	4,500	318	4,688	188	104.19%
Amenity Maintenance & Repairs	10,000	593	1,497	(8,503)	14.97%
Facility A/C & Heating Maint & Repair	1,500	-	-	(1,500)	0.00%
Boardwalk and Bridge Maintenance	2,500	-	-	(2,500)	0.00%
Pool Furniture Repair & Replacement	4,000	-	-	(4,000)	0.00%

Security System Monitoring & Maint	12,000	-	-	(12,000)	0.00%
Dog Park Maintenance	500	-	-	(500)	0.00%
Dog Park Mulching	2,000	-	1,800	(200)	90.00%
Office Supplies	600	-	-	(600)	0.00%
Clubhouse - Facility Janitorial Supplies	3,600	80	325	(3,275)	9.04%
Garbage & Dog Waste Station Supplies	3,000	-	640	(2,360)	21.33%
Pool Permits	300	-	-	(300)	0.00%
Total Parks and Recreation - General	149,760	3,720	27,588	(122,172)	18.42%
Special Events					
Special Events	2,500	-	-	(2,500)	0.00%
Total Special Events	2,500	-	-	(2,500)	0.00%
Contingency					
Misc - Contingency	25,000	1,529	21,645	(3,355)	86.58%
Total Contingency	25,000	1,529	21,645	(3,355)	86.58%
Reserves					
Reserve - Roads	50,000	-	-	(50,000)	0.00%
Total Reserves	50,000	-	-	(50,000)	0.00%
Total Expenditures	1,042,659	44,419.72	314,891	(727,768)	30.20%
Revenues Over (Under) Expenditures	-	(30,811)	706,663	706,663	0.00%
Other Financing Sources (Uses)					
Transfer In	-	-	-	-	0.00%
Transfer Out	-	-	-	-	0.00%
Total Other Financing Sources (Uses)	-	-	-	-	0.00%
Net Change in Fund Balance			706,663		
Fund Balance - Beginning			604,760		
Fund Balance - Ending			1,311,423		

**Asturia CDD
Reserve Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For the Period of October 1, 2023 to February 29, 2024**

	FY2023 Adopted Budget	Current Month	Actual Year-to-Date	Variance + / (-)	% of Budget
<u>Revenue</u>					
Special Assessments - Tax Collector	\$ 200,000	\$ 1,367	\$ 196,905	\$ (3,095)	98.45%
Total Revenues	200,000	1,367	196,905	(3,095)	98.45%
<u>Expenditures</u>					
Total Expenditures	-	-	-	-	0.00%
Revenues Over (Under) Expenditures	200,000	1,367	196,905	(3,095)	98.45%
<u>Other Financing Sources (Uses)</u>					
Transfer In	-	-	-	-	0.00%
Transfer Out	-	-	-	-	0.00%
Total Other Financing Sources (Uses)	-	-	-	-	0.00%
Net Change in Fund Balance			196,905		
Fund Balance - Beginning			45,324		
Fund Balance - Ending			242,229		

Asturia CDD
Debt Service - Series 2014
Statement of Revenue, Expenditures and Changes in Fund Balance
For the Period of October 1, 2023 to February 29, 2024

	FY2023 Adopted Budget		Actual Year-to-Date
<u>Revenue</u>			
Special Assessments - On-Roll (Net)	\$ 561,174		\$ 552,491
Interest	-		10,251
Total Revenues	561,174		562,742
 <u>Expenditures</u>			
Interest Expense			
November 1, 2023	202,053		202,053
May 1, 2024	197,453		-
Principal Retirement			
May 1, 2024	160,000		-
Total Expenditures	559,506		202,053
 Revenues Over (Under) Expenditures	 1,668		 360,690
 Other Financing Sources (Uses)			
Transfer In			-
Transfer Out			-
Total Other Financing Sources (Uses)			-
 Net Change in Fund Balance			 360,690
Fund Balance - Beginning			584,165
Fund Balance - Ending			\$ 944,855

Asturia CDD
Debt Service - Series 2016
Statement of Revenue, Expenditures and Changes in Fund Balance
For the Period of October 1, 2023 to February 29, 2024

	FY2023 Adopted Budget	Actual Year-to-Date
<u>Revenue</u>		
Special Assessments - On-Roll (Net)	\$ 141,144	\$ 138,960
Interest		2,256
Total Revenues	141,144	141,217
 <u>Expenditures</u>		
Interest Expense		
May 1, 2024	48,499	-
November 1, 2023	47,476	48,499
Principal Retirement		
May 1, 2024	45,000	-
Total Expenditures	140,975	48,499
Revenues Over (Under) Expenditures	169	92,717
 Other Financing Sources (Uses)		
Transfer In		-
Transfer Out		(2,153)
Total Other Financing Sources (Uses)		(2,153)
Net Change in Fund Balance		90,564
Fund Balance - Beginning		132,549
Fund Balance - Ending		\$ 223,113

Asturia CDD
Capital Project - Series 2016
Statement of Revenue, Expenditures and Changes in Fund Balance
For the Period of October 1, 2023 to February 29, 2024

	Actual Year-to-Date
<u>Revenue</u>	
Interest	\$ 82
Total Revenues	82
 <u>Expenditures</u>	
Capital Projects	-
Total Expenditures	-
 Revenues Over (Under) Expenditures	 82
 Other Financing Sources (Uses)	
Transfer In	2,153
Transfer Out	-
Total Other Financing Sources (Uses)	2,153
 Net Change in Fund Balance	 2,235
Fund Balance - Beginning	2,167
Fund Balance - Ending	\$ 4,403

Asturia CDD
Cash Reconciliation - General Fund
February 29, 2024

Balance per Bank Statement	\$	740,086.18
Deposits Outstanding		-
Checks Outstanding		2,738.60
Adjusted Bank Balance	<u>\$</u>	<u>737,347.58</u>
Beginning Bank Balance per Books	\$	794,859.54
Cash Receipts & Credits		13,794.72
Cash Disbursements		71,306.68
Balance per Books	<u>\$</u>	<u>737,347.58</u>

**Astoria CDD
Check Register
FY24**

Date	Number	Name	Memo	Deposits	Payments	Balance
9/30/2023			Balance forward			658,525.21
10/01/2023	1053	Egis Insurance Advisors	Policy #100123685 10/1/23 - 10/01/24		29,611.00	628,914.21
10/02/2023	ACH100223	Frontier	Service 9/7-10/6		69.98	628,844.23
10/02/2023	100145	RedTree Landscape Systems, LLC	Invoice: 14816 (Reference: Irrigation Repair 08.08.23.)		1,132.25	627,711.98
10/02/2023	100146	Romaner Graphics	Invoice: 21878 (Reference: Reinstall "Curve" Sign at Promenade & Portico.)		120.00	627,591.98
10/06/2023	1006ACH1	ADP, Inc.	Payroll Processing Fees		110.83	627,481.15
10/06/2023	1054	Tampa Holiday Lighting	2023 Holiday Lighting		3,020.00	624,461.15
10/10/2023	1055	Site Masters of Florida, LLC	Fenland / Alimara Erosion Repairs Final		3,600.00	620,861.15
10/10/2023	100147	Vesta District Services	Invoice: 413495 (Reference: Monthly DM Services.)		5,000.00	615,861.15
10/10/2023	100148	Complete IT Corp	Invoice: B688CC27-0008 (Reference: Monthly Hosted Phone Seat.)		41.04	615,820.11
10/10/2023	100149	RedTree Landscape Systems, LLC	Invoice: 14911 (Reference: Monthly Maintenance.)		12,975.00	602,845.11
10/10/2023	100150	DCSI, Inc.	Invoice: 31234 (Reference: Service Call 09.15.23.)		125.00	602,720.11
10/10/2023	100151	Innersync Studio	Invoice: 21716 (Reference: Annual Website/PDF Service, Oct 2023-Sep 2024.)		1,537.50	601,182.61
10/11/2023	100152	Best Termite and Pest Control, Inc.	Invoice: 1231143 (Reference: Monthly Pest Control Service.)		55.00	601,127.61
10/11/2023	100153	Electro Sanitation Services	Invoice: INV-000014 (Reference: Monthly Cleaning Service - Sep 2023.) Invoice: INV-000015 (Re...		1,287.85	599,839.76
10/11/2023	100154	Suncoast Pool Service	Invoice: 9691 (Reference: Swimming Pool Svc - Oct 2023.)		1,027.00	598,812.76
10/11/2023	100155	Blue Water Aquatics, Inc.	Invoice: 30700 (Reference: Aquatic Services - Sep 2023.)		890.00	597,922.76
10/11/2023	100156	RedTree Landscape Systems, LLC	Invoice: 15038 (Reference: Irrigation Repair 08.19.23.) Invoice: 15041 (Reference: Irrigation...		964.25	596,958.51
10/11/2023	100157	Coastal Waste & Recycling, Inc.	Invoice: SW0000412508 (Reference: Monthly Waste P/U - Oct 2023.)		77.08	596,881.43
10/13/2023	104	Glen Penning	P/R BOS Meeting 9/26/23		184.70	596,696.73
10/13/2023	1013ACH1	Jean-Jacques Darius	P/R BOS Meeting 9/26/23		184.70	596,512.03
10/13/2023	1013ACH2	Jonathan Tietz	P/R BOS Meeting 9/26/23		184.70	596,327.33
10/13/2023	103	Marie Pearson	P/R BOS Meeting 9/26/23		184.70	596,142.63
10/13/2023	1013ACH3	Ryan Grillo	PR 9/23/23 - 10/06/23		518.48	595,624.15
10/13/2023	102	Susan Coppa	P/R BOS Meeting 9/26/23		160.70	595,463.45
10/13/2023	1013ACH4	ADP, Inc.	Workers Comp		68.93	595,394.52
10/13/2023	1013ACH5	ADP, Inc.	Payroll Tax		297.78	595,096.74
10/16/2023	1ACH101623	Duke Energy Payment Processing	000 Promenade PKY Lite 8/25- 9/22		296.86	594,799.88
10/16/2023	2ACH101623	Duke Energy Payment Processing	000 Promenade PKY Lite 08/25-9/22		100.24	594,699.64
10/16/2023	1057	Stephen Brock	Room Rental Refund		250.00	594,449.64
10/18/2023	1ACH101823	Duke Energy Payment Processing	14807 Renaissance Ave Irrigation 8/26- 9/25		30.79	594,418.85
10/18/2023	3ACH101823	Duke Energy Payment Processing	14721 State Road 54 Lite 08/25-09/22		5,621.44	588,797.41
10/18/2023	2ACH101823	Duke Energy Payment Processing	14826 Renaissance Ave Irrigation 8/26 -9/25		30.79	588,766.62
10/18/2023	4ACH101823	Duke Energy Payment Processing	15381 Aviles PKWY Pump Irrigation 8/26- 9/25		30.79	588,735.83
10/18/2023	5ACH101823	Duke Energy Payment Processing	15246 Caravan Ave Irrigation 8/26- 9/25		30.79	588,705.04
10/18/2023	7ACH101823	Duke Energy Payment Processing	2781 Long Bow Way Irrigation 8/26- 9/25		30.79	588,674.25
10/18/2023	6ACH101823	Duke Energy Payment Processing	0000 Aviles PKY Lite 8/26-9/22		2,034.30	586,639.95
10/18/2023	8ACH101823	Duke Energy Payment Processing	0000 Aviles PKY Lite PH2 A&B SL 8/25-9/22		2,599.55	584,040.40
10/18/2023	9ACH101823	Duke Energy Payment Processing	15301 Aviles PKWY Pump Irrigation 8/26-9/25		30.79	584,009.61
10/18/2023	10ACH01823	Duke Energy Payment Processing	14700 Trails Edge Blvd Irrigation 8/26- 9/25		30.79	583,978.82
10/18/2023	11ACH101823	Duke Energy Payment Processing	15233 Renaissance Ave Irrigation 8/25-9/25		30.79	583,948.03
10/18/2023	12ACH101823	Duke Energy Payment Processing	14575 Promenade PKWY Amenity Center 08/26- 9/25		1,604.86	582,343.17

10/18/2023	13ACH101823	Duke Energy Payment Processing	14575 Promenade PKY Pool 8/26- 9/25		1,003.27	581,339.90
10/18/2023	14ACH101823	Duke Energy Payment Processing	2995 Long Bow Way Irrigation 8/26- 9/25		30.79	581,309.11
10/18/2023	15ACH101823	Duke Energy Payment Processing	14731 State Road 54 8/26- 9/25		32.18	581,276.93
10/18/2023	16ACH101823	Duke Energy Payment Processing	15121 Aviles PKWY Pump Irrigatio 8/26- 9/25		30.79	581,246.14
10/18/2023	17ACH101823	Duke Energy Payment Processing	15138 Caravan Ave Irrigation 8/26- 9/25		30.79	581,215.35
10/20/2023	1ACH102023	Pasco County Utilities	15050 Caravan Ave 8/18- 9/19		27.00	581,188.35
10/20/2023	2ACH102023	Pasco County Utilities	14915 Aviles Parkway 8/18- 9/19		56.25	581,132.10
10/20/2023	3ACH102023	Pasco County Utilities	14859 Caravan Ave 8/18- 9/19		16.50	581,115.60
10/20/2023	4ACH102023	Pasco County Utilities	14450 Promenade Parkway 8/19- 9/18		153.00	580,962.60
10/20/2023	5ACH102023	Pasco County Utilities	14700 Trails Edge Blvd 8/18-9/19		84.00	580,878.60
10/20/2023	6ACH102023	Pasco County Utilities	2830 Long Bow Way 8/18- 9/19		34.50	580,844.10
10/20/2023	7ACH102023	Pasco County Utilities	14400 Trails Edge Blvd 08/18-9/19/23		12.00	580,832.10
10/20/2023	8ACH102023	Pasco County Utilities	0 Promenade Parkway 8/18- 9/19		117.00	580,715.10
10/20/2023	9ACH102023	Pasco County Utilities	2995 Long Bow Wa 8/19- 9/18		9.00	580,706.10
10/20/2023	10ACH102023	Pasco County Utilities	15381 Aviles Parkway 8/19- 9/18		9.00	580,697.10
10/20/2023	11ACH102023	Pasco County Utilities	15233 renaissance Ave 8/19- 9/18		2.25	580,694.85
10/20/2023	12ACH102023	Pasco County Utilities	15121 Aviles parkway 8/19- 9/18		2.25	580,692.60
10/20/2023	13ACH100923	Pasco County Utilities	15246 Caravan Ave 8/19- 9/18		16.50	580,676.10
10/20/2023	14ACH102023	Pasco County Utilities	14577 Promenade parkway 8/18- 9/19		18.00	580,658.10
10/20/2023	15ACH102023	Pasco County Utilities	14575 Promenade Parkway 8/18 -9/18		1,131.10	579,527.00
10/20/2023	16ACH102023	Pasco County Utilities	14502 Promenade Parkway 8/18- 9/19		65.99	579,461.01
10/20/2023	EFT102023	Florida Dept. of Revenue	Sales Tax Filing - Sep 2023		101.01	579,360.00
10/20/2023	1020ACH1	ADP, Inc.	Payroll Processing Fees		119.17	579,240.83
10/24/2023	100158	Business Observer	Invoice: 23-01699P (Reference: Legal Advertising.)		89.69	579,151.14
10/24/2023	100159	KILINSKI VAN WYK, PLLC	Invoice: 7583 (Reference: General Matters - Sep 2023.)		1,326.38	577,824.76
10/25/2023	ACH102523	Duke Energy Payment Processing	15165 State Rd 54 Monument 8/26- 9/26		291.73	577,533.03
10/25/2023			Deposit		1,390.00	578,923.03
10/27/2023	1027ACH1	Cory R. Elliott	PR 10/7/23 - 10/20/23		629.72	578,293.31
10/27/2023	1027ACH2	Ryan Grillo	PR 10/7/23 - 10/20/23		487.60	577,805.71
10/27/2023	1027ACH3	ADP, Inc.	Payroll Tax 10/7/23 - 10/20/23		233.11	577,572.60
10/27/2023	1027ACH4	ADP, Inc.	Workers Comp		36.70	577,535.90
10/31/2023	ACH103123	Frontier	Service 10/7-11/6		79.98	577,455.92
10/31/2023			Interest		52.37	577,508.29
10/31/2023					1,442.37	82,459.29
						577,508.29
11/02/2023	100160	Romaner Graphics	Invoice: 21926 (Reference: Inspection of Exit Signs.)		75.00	577,433.29
11/03/2023	1103ACH1	ADP, Inc.	Payroll Processing Fees		110.83	577,322.46
11/06/2023	100161	Best Termite and Pest Control, Inc.	Invoice: 1236230 (Reference: Pest Control Service 10.25.23.)		55.00	577,267.46
11/06/2023	100162	Electro Sanitation Services	Invoice: INV-000025 (Reference: Monthly Cleaning Service - Oct 2023.) Invoice: INV-000026 (Re...		1,357.73	575,909.73
11/06/2023	100163	FitRev Inc	Invoice: 29727 (Reference: Semi Annual Prev Maint.)		330.00	575,579.73
11/06/2023	100164	Lopez & Perez Professional Painting Inc.	Invoice: 102223-2 (Reference: Prep/Paint Mailbox on Long Bow Way.) Invoice: 102223-1 (Referen...		900.00	574,679.73
11/06/2023			Deposit		907.71	575,587.44
11/07/2023			Deposit		107.15	575,694.59
11/07/2023			Deposit		5,383.61	581,078.20
11/08/2023			Deposit		60.00	581,138.20
11/09/2023	100165	Complete IT Corp	Invoice: 11912 (Reference: Monthly Email Services.) Invoice: B688CC27-0009 (Reference: CIT Ho...		211.95	580,926.25
11/09/2023	100166	Suncoast Pool Service	Invoice: 9772 (Reference: Swimming Pool Service - Nov 2023.)		1,027.00	579,899.25
11/09/2023	100167	RedTree Landscape Systems, LLC	Invoice: 15381 (Reference: Irrigation Repairs 10.23.23.) Invoice: 15391 (Reference: Irrigatio...		2,530.25	577,369.00

11/09/2023	100168	Coastal Waste & Recycling, Inc.	Invoice: SW0000434289 (Reference: Monthly Waste P/U - Nov 2023.)		76.77	577,292.23
11/09/2023	100169	Vesta District Services	Invoice: 414369 (Reference: Monthly DM Services.)		5,000.00	572,292.23
11/09/2023	100170	Lighthouse Engineering Inc.	Invoice: 3 (Reference: General Engineering Consulting at Request.) Invoice: 2 (Reference: Pub...		2,355.00	569,937.23
11/09/2023	100171	Lopez & Perez Professional Painting Inc.	Invoice: 102223-ACDD (Reference: Prep/Paint Entrance Signs.)		1,000.00	568,937.23
11/10/2023	1110ACH1TAX	ADP, Inc.	Payroll Tax		615.51	568,321.72
11/10/2023	1110ACH2WC	ADP, Inc.	Workers Comp		79.93	568,241.79
11/10/2023	1110ACH1	Cory R. Elliott	PR 10/21/23 - 11/03/23		1,229.42	567,012.37
11/10/2023	107	Glen Penning	P/R BOS Meeting 10/24/23		184.70	566,827.67
11/10/2023	1110ACH3	Jean-Jacques Darius	P/R BOS Meeting 10/24/23		184.70	566,642.97
11/10/2023	1110ACH4	Jonathan Tietz	P/R BOS Meeting 10/24/23		184.70	566,458.27
11/10/2023	106	Marie Pearson	P/R BOS Meeting 10/24/23		184.70	566,273.57
11/10/2023	1110ACH2	Ryan Grillo	PR 10/21/23 - 11/03/23		481.42	565,792.15
11/10/2023	105	Susan Coppa	P/R BOS Meeting 10/24/23		160.70	565,631.45
11/14/2023	1058	Egis Insurance Advisors	Policy # WC100123685 10.01.23-10.01.24		850.00	564,781.45
11/14/2023	1059	Mike Fasano, Pasco County Tax Collector	Parcel ID 26-26-17-0050-00Y00-0000, 2023 Solid Waste Assessment		1,249.67	563,531.78
11/14/2023			Deposit	100,493.53		664,025.31
11/15/2023	1ACH111523	Duke Energy Payment Processing	000 Promenade PKY Lite 09/23-10/24		100.24	663,925.07
11/15/2023	2ACH111523	Duke Energy Payment Processing	000 Promenade PKY Lite 9/23- 10/24		296.86	663,628.21
11/15/2023	1060	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 23-24 Special District State Fee		175.00	663,453.21
11/16/2023	100172	Blue Water Aquatics, Inc.	Invoice: 30812 (Reference: Pond/Waterway Treatment - Oct 2023.)		890.00	662,563.21
11/16/2023	100173	Lopez & Perez Professional Painting Inc.	Invoice: 111023-ACDD (Reference: 3 Mailboxes, ABC on Cornerstone.) Invoice: 111323-ACDD (Refe...		1,150.00	661,413.21
11/17/2023	2ACH111723	Duke Energy Payment Processing	15301 Aviles PKWY Pump Irrigation 9/26-10/25		30.79	661,382.42
11/17/2023	3ACH111723	Duke Energy Payment Processing	2781 Long Bow Way Irrigation 9/26- 10/25		30.79	661,351.63
11/17/2023	4ACH111723	Duke Energy Payment Processing	15381 Aviles PKWY Pump Irrigation 9/26- 10/25		30.79	661,320.84
11/17/2023	5ACH111723	Duke Energy Payment Processing	2995 Long Bow Way Irrigation 9/26- 10/25		30.79	661,290.05
11/17/2023	6ACH111723	Duke Energy Payment Processing	14807 Renaissance Ave Irrigation 9/26- 10/25		30.79	661,259.26
11/17/2023	7ACH111723	Duke Energy Payment Processing	15121 Aviles PKWY Pump Irrigatio 9/26- 10/25		30.79	661,228.47
11/17/2023	8ACH111723	Duke Energy Payment Processing	14721 State Road 54 Lite 09/23-10/24		5,624.81	655,603.66
11/17/2023	9ACH111723	Duke Energy Payment Processing	14575 Promenade PKY Pool 9/26- 10/25		977.78	654,625.88
11/17/2023	10ACH111723	Duke Energy Payment Processing	15233 Renaissance Ave Irrigation 9/26-10/25		30.79	654,595.09
11/17/2023	11ACH111723	Duke Energy Payment Processing	15246 Caravan Ave Irrigation 9/26- 10/25		30.79	654,564.30
11/17/2023	12ACH111723	Duke Energy Payment Processing	14731 State Road 54 9/26- 10/25		33.16	654,531.14
11/17/2023	13ACH111723	Duke Energy Payment Processing	15138 Caravan Ave Irrigation 9/26- 10/25		30.79	654,500.35
11/17/2023	14ACH111723	Duke Energy Payment Processing	0000 Aviles PKY Lite PH2 A&B SL 9/23-10/24		2,599.55	651,900.80
11/17/2023	15ACH111723	Duke Energy Payment Processing	0000 Aviles PKY Lite 9/23-10/24		2,034.30	649,866.50
11/17/2023	16ACH111723	Duke Energy Payment Processing	14575 Promenade PKWY Amenity Center 09/26- 10/25		1,131.72	648,734.78
11/17/2023	17ACH111723	Duke Energy Payment Processing	14826 Renaissance Ave Irrigation 9/26 -10/25		30.79	648,703.99
11/17/2023	18ACH111723	Duke Energy Payment Processing	14700 Trails Edge Blvd Irrigation 9/26- 10/25		30.79	648,673.20
11/17/2023			Deposit	30.00		648,703.20
11/17/2023			Deposit	6,120.00		654,823.20
11/17/2023	100174	Complete IT Corp	Invoice: 12066 (Reference: Monthly Network/WiFi Svc.)		65.00	654,758.20
11/17/2023	100175	Jimerson Birr, PA	Invoice: 35627 (Reference: Legal Svcs - Sep 2023.) Invoice: 34564 (Reference: Legal Svcs - Au...		1,386.00	653,372.20
11/17/2023	100176	RedTree Landscape Systems, LLC	Invoice: 15231 (Reference: Monthly Grounds Maintenance - Nov 2023.) Invoice: 15396 (Reference...		20,850.00	632,522.20
11/17/2023	1117ACH1	ADP, Inc.	Payroll Processing Fees		121.54	632,400.66
11/20/2023	1ACH112023	Pasco County Utilities	14859 Caravan Ave 9/19- 10/19		14.04	632,386.62
11/20/2023	2ACH112023	Pasco County Utilities	14700 Trails Edge Blvd 9/19-10/20		95.16	632,291.46

11/20/2023	3ACH112023	Pasco County Utilities	14450 Promenade Parkway 9/19-10/19		110.76	632,180.70
11/20/2023	4ACH112023	Pasco County Utilities	14400 Trails Edge Blvd 09/19-10/19/23		7.80	632,172.90
11/20/2023	5ACH112023	Pasco County Utilities	2830 Long Bow Way 9/19- 10/19		27.30	632,145.60
11/20/2023	6ACH112023	Pasco County Utilities	0 Promenade Parkway 9/19- 10/19		167.70	631,977.90
11/20/2023	7ACH112023	Pasco County Utilities	15381 Aviles Parkway 9/19- 10/19		9.36	631,968.54
11/20/2023	8ACH112023	Pasco County Utilities	15050 Caravan Ave 9/19- 10/19		26.52	631,942.02
11/20/2023	9ACH112023	Pasco County Utilities	14577 Promenade parkway 9/19- 10/19		12.48	631,929.54
11/20/2023	10ACH112023	Pasco County Utilities	14575 Promenade Parkway 9/19 -10/19		1,110.50	630,819.04
11/20/2023	11ACH112023	Pasco County Utilities	2995 Long Bow Wa 9/19- 10/19		8.58	630,810.46
11/20/2023	12ACH112023	Pasco County Utilities	14502 Promenade Parkway 9/19- 10/19		62.84	630,747.62
11/20/2023	EFT112023	Florida Dept. of Revenue	Sales Tax Filing - Oct 2023		30.03	630,717.59
11/20/2023	100177	Jimerson Birr, PA	Invoice: 36422 (Reference: Lantower Apts - Pasco Cty levy issue.)		70.69	630,646.90
11/20/2023	100178	Berger Toombs Elam Galnes & Frank CPA's	Invoice: 364591 (Reference: Basic FS Audit fye 09.30.22.)		3,575.00	627,071.90
11/21/2023	1ACH112123	Duke Energy Payment Processing	15165 State Rd 54 Monument 9/26- 10/25		274.88	626,797.02
11/21/2023			PascoTAX 112123		76,888.89	703,685.91
11/27/2023	100179	Complete IT Corp	Invoice: 12098 (Reference: Email w/ Vault.)		104.65	703,581.26
11/27/2023	100180	Vesta District Services	Invoice: 414943 (Reference: Billable Expenses - Oct 2023.)		556.25	703,025.01
11/28/2023			Deposit		675.00	703,700.01
11/29/2023			PascoTAX 112923		50,429.32	754,129.33
11/30/2023			Interest		54.00	754,183.33
11/30/2023					241,149.21	64,474.17
						754,183.33

12/01/2023	ACH120123	Frontier	Service 11/7-12/6		79.98	754,103.35
12/01/2023			Deposit		30.00	754,133.35
12/01/2023	100181	Complete IT Corp	Invoice: 11461 (Reference: 1-Year Domain Registry.)		49.95	754,083.40
12/01/2023	100182	Business Observer	Invoice: 23-01929P (Reference: Legal Advertising.) Invoice: 23-01930P (Reference: Legal Adver...		133.44	753,949.96
12/01/2023	100183	Suncoast Pool Service	Invoice: 9848 (Reference: Swimming Pool Service - Dec 2023.)		1,027.00	752,922.96
12/01/2023	100184	Blue Water Aquatics, Inc.	Invoice: 30928 (Reference: Pond / Waterway Treatment.)		890.00	752,032.96
12/01/2023	100185	KILINSKI VAN WYK, PLLC	Invoice: 7836 (Reference: Legal Svcs - Oct 2023.)		1,773.13	750,259.83
12/01/2023	100186	Pet Waste Eliminator	Invoice: 43282966 (Reference: Pet Waste Disposal.)		639.99	749,619.84
12/01/2023			Deposit		208,022.72	957,642.56
12/07/2023			Deposit		1,389,338.24	2,346,980.80
12/08/2023	1061	Lopez & Perez Professional Painting Inc.	Painting Clubhouse and Fitness		1,825.00	2,345,155.80
12/08/2023	1208ACH1WC	ADP, Inc.	Workers Comp		43.67	2,345,112.13
12/08/2023	1208ACH1Tax	ADP, Inc.	Payroll Tax		183.00	2,344,929.13
12/08/2023	110	Glen Penning	P/R BOS Meeting 11/28/23		184.70	2,344,744.43
12/08/2023	1208ACH1	Jean-Jacques Darius	P/R BOS Meeting 11/28/23		184.70	2,344,559.73
12/08/2023	1208ACH2	Jonathan Tietz	P/R BOS Meeting 11/28/23		184.70	2,344,375.03
12/08/2023	109	Marie Pearson	P/R BOS Meeting 11/28/23		184.70	2,344,190.33
12/08/2023	108	Susan Coppa	P/R BOS Meeting 11/28/23		160.70	2,344,029.63
12/11/2023	100187	Best Termite and Pest Control, Inc.	Invoice: 1240854 (Reference: Monthly Pest Control Service.)		55.00	2,343,974.63
12/11/2023	100188	Complete IT Corp	Invoice: B688CC27-0010 (Reference: CIT Hosted Phone Seat.)		42.30	2,343,932.33
12/11/2023	100189	Electro Sanitation Services	Invoice: INV-000030 (Reference: Weekly Cleaning Service - Nov 2023.)		1,500.00	2,342,432.33
12/11/2023	100190	RedTree Landscape Systems, LLC	Invoice: 15534 (Reference: Monthly Maintenance.) Invoice: 15732 (Reference: Irrigation repair...		13,093.50	2,329,338.83
12/11/2023	100191	Coastal Waste & Recycling, Inc.	Invoice: SW0000453741 (Reference: Monthly Trash PU - Dec 2023.)		75.98	2,329,262.85
12/11/2023	100192	Vesta District Services	Invoice: 415330 (Reference: District Management Services.)		5,000.00	2,324,262.85
12/12/2023	1062	Glen Penning	Reimbursement for Amazon purchase		101.65	2,324,161.20
12/13/2023	EFT121323	Florida Dept. of Revenue	Sales Tax Filing - Nov 2023		52.21	2,324,108.99
12/13/2023			Deposit		850.00	2,324,958.99

12/14/2023	1063	LLS Tax Solutions, Inc.	Arbitrage Services		650.00	2,324,308.99
12/14/2023			Deposit	12,281.44		2,336,590.43
12/15/2023	1215ACH1	ADP, Inc.	Payroll Processing Fees		116.80	2,336,473.63
12/18/2023	1ACH121823	Duke Energy Payment Processing	000 Promenade PKY Lite 10/25- 11/22		296.86	2,336,176.77
12/18/2023	2ACH121823	Duke Energy Payment Processing	000 Promenade PKY Lite 10/25-11/22		100.24	2,336,076.53
12/20/2023	1ACH122023	Duke Energy Payment Processing	15138 Caravan Ave Irrigation 10/26- 11/27		30.79	2,336,045.74
12/20/2023	2ACH122023	Duke Energy Payment Processing	2781 Long Bow Way Irrigation 10/26- 11/27		30.79	2,336,014.95
12/20/2023	3ACH122023	Duke Energy Payment Processing	15301 Aviles PKWY Pump Irrigation 10/26-11/27		30.79	2,335,984.16
12/20/2023	4ACH122023	Duke Energy Payment Processing	0000 Aviles PKY Lite PH2 A&B SL10/25-11/22		2,599.55	2,333,384.61
12/20/2023	5ACH122023	Duke Energy Payment Processing	14575 Promenade PKWY Amenity Center 10/26- 11/27		1,025.85	2,332,358.76
12/20/2023	6ACH122023	Duke Energy Payment Processing	15121 Aviles PKWY Pump Irrigatio 10/26- 11/27		30.79	2,332,327.97
12/20/2023	7ACH122023	Duke Energy Payment Processing	14826 Renaissance Ave Irrigation 10/26 -11/27		30.79	2,332,297.18
12/20/2023	8ACH122023	Duke Energy Payment Processing	14731 State Road 54 10/26- 11/27		37.15	2,332,260.03
12/20/2023	9ACH122023	Duke Energy Payment Processing	14700 Trails Edge Blvd Irrigation 10/26- 11/27		30.79	2,332,229.24
12/20/2023	10ACH122023	Duke Energy Payment Processing	14721 State Road 54 Lite 10/23-11/22		5,624.81	2,326,604.43
12/20/2023	11ACH122023	Duke Energy Payment Processing	15246 Caravan Ave Irrigation 10/26- 11/27		30.79	2,326,573.64
12/20/2023	12ACH122023	Duke Energy Payment Processing	14575 Promenade PKY Pool 10/26- 11/27		1,073.25	2,325,500.39
12/20/2023	13ACH122023	Duke Energy Payment Processing	2995 Long Bow Way Irrigation 10/26- 11/27		30.79	2,325,469.60
12/20/2023	14ACH122023	Duke Energy Payment Processing	15233 Renaissance Ave Irrigation 10/26-11/27		30.79	2,325,438.81
12/20/2023	15ACH122023	Duke Energy Payment Processing	0000 Aviles PKY Lite 10/25-11/22		2,034.30	2,323,404.51
12/20/2023	16ACH122023	Duke Energy Payment Processing	14807 Renaissance Ave Irrigation 10/26- 11/27		30.79	2,323,373.72
12/20/2023	17ACH122023	Duke Energy Payment Processing	15381 Aviles PKWY Pump Irrigation 10/26- 11/27		30.79	2,323,342.93
12/20/2023	1064	Tish Dodson	Fitness Center Equipment Reimbursement		4,370.40	2,318,972.53
12/21/2023	1ACH122123	Pasco County Utilities	15233 Renaissance Avenue 10/19-11/17/23		10.14	2,318,962.39
12/21/2023	2ACH12123	Pasco County Utilities	14502 Promenade Parkway10/19- 11/17		64.91	2,318,897.48
12/21/2023	3ACH122123	Pasco County Utilities	14577 Promenade parkway 10/19- 11/17		28.08	2,318,869.40
12/21/2023	4ACH122123	Pasco County Utilities	15381 Aviles Parkway 10/19- 11/17		10.92	2,318,858.48
12/21/2023	5ACH122123	Pasco County Utilities	0 Promenade Parkway 10/19- 11/17		235.56	2,318,622.92
12/21/2023	6ACH122123	Pasco County Utilities	2995 Long Bow Wa 10/19- 11/17		10.14	2,318,612.78
12/21/2023	7ACH122123	Pasco County Utilities	14400 Trails Edge Blvd 10/19-11/17/23		11.70	2,318,601.08
12/21/2023	8ACH122123	Pasco County Utilities	15050 Caravan Ave 10/19- 11/17		40.56	2,318,560.52
12/21/2023	9ACH122123	Pasco County Utilities	15246 Caravan Ave 10/19- 11/17		46.80	2,318,513.72
12/21/2023	10ACH122123	Pasco County Utilities	15121 Aviles Parkway10/19-11/17/23		1.56	2,318,512.16
12/21/2023	11ACH122123	Pasco County Utilities	14859 Caravan Ave109/19- 11/17		34.32	2,318,477.84
12/21/2023	12ACH122123	Pasco County Utilities	14915 Aviles Parkway 10/19-11/17		172.38	2,318,305.46
12/21/2023	14ACH122123	Pasco County Utilities	14700 Trails Edge Blvd 10/19-11/17		87.36	2,318,218.10
12/21/2023	15ACH122123	Pasco County Utilities	2830 Long Bow Way 10/19- 11/17		34.32	2,318,183.78
12/21/2023	16ACH122123	Pasco County Utilities	14575 Promenade Parkway 10/19 -11/17		3,727.00	2,314,456.78
12/21/2023	100193	Complete IT Corp	Invoice: 12262 (Reference: Monthly Network/WiFi Svc.)		65.00	2,314,391.78
12/21/2023	100194	Vesta District Services	Invoice: 415817 (Reference: Billable Expenses - Nov 2023.)		1,015.76	2,313,376.02
12/21/2023	13ACH122123	Pasco County Utilities	14450 Promenade Parkway 10/19-11/17		176.28	2,313,199.74
12/26/2023	17ACH122623	Duke Energy Payment Processing	15165 State Rd 54 Monument 10/26- 11/27		310.09	2,312,889.65
12/27/2023			Deposit	438.79		2,313,328.44
12/28/2023	1065	Lopez & Perez Professional Painting Inc.	Mailbox Painting		1,700.00	2,311,628.44
12/29/2023			Deposit	12,373.46		2,324,001.90
12/29/2023	25		adj to 2022		0.02	2,324,001.88
12/29/2023			Interest	176.15		2,324,178.03
12/31/2023				1,623,510.80	53,516.10	2,324,178.03

01/02/2024	ACH010223	Frontier	Service 12/7-01/06		79.98	2,324,098.05
01/02/2024	100195	Best Termite and Pest Control, Inc.	Invoice: 1247511 (Reference: Pest Control Service 12.21.23.)		55.00	2,324,043.05
01/02/2024	100197	Suncoast Pool Service	Invoice: 9933 (Reference: Swimming Pool Service - Jan 2024.)		1,027.00	2,323,016.05
01/02/2024	100198	Blue Water Aquatics, Inc.	Invoice: 31083 (Reference: Pond / Waterway Treatment.)		890.00	2,322,126.05
01/02/2024	100199	Office Pride Commercial Cleaning Services	Invoice: Inv-181142 (Reference: Day Porter Services 2x per week.)		649.50	2,321,476.55
01/03/2024	1066	Hancock Whitney Bank			3,000.00	2,318,476.55
01/03/2024	1067	Mike Fasano, Pasco County Tax Collector	Parcel # 26-26-17-0050-00Y00-0000 (2023)		623.77	2,317,852.78
01/05/2024	0105ACH1Tax	ADP, Inc.	Payroll Tax		183.00	2,317,669.78
01/05/2024	113	Glen Penning	P/R BOS Meeting 12/19/23		184.70	2,317,485.08
01/05/2024	0105ACH1	Jean-Jacques Darius	P/R BOS Meeting 12/19/23		184.70	2,317,300.38
01/05/2024	0105ACH2	Jonathan Tietz	P/R BOS Meeting 12/19/23		184.70	2,317,115.68
01/05/2024	112	Marie Pearson	P/R BOS Meeting 12/19/23		184.70	2,316,930.98
01/05/2024	111	Susan Coppa	P/R BOS Meeting 12/19/23		160.70	2,316,770.28
01/05/2024	0105ACH1WC	ADP, Inc.	Workers Comp		53.74	2,316,716.54
01/08/2024	ACH010824	Coastal Waste & Recycling, Inc.	Monthly Trash PU - Jan 2024		75.98	2,316,640.56
01/09/2024			Deposit	16,975.02		2,333,615.58
01/09/2024			Deposit	1,872.02		2,335,487.60
01/10/2024			Deposit	161.00		2,335,648.60
01/10/2024			Deposit	233.00		2,335,881.60
01/12/2024	100200	Complete IT Corp	Invoice: B688CC27-0011 (Reference: CIT Hosted Phone Seat - Dec 2023.) Invoice: 12449 (Referen...		107.30	2,335,774.30
01/12/2024	100201	Electro Sanitation Services	Invoice: INV-000036 (Reference: Monthly Cleaning Service - Dec 2023.)		1,200.00	2,334,574.30
01/12/2024	100202	Office Pride Commercial Cleaning Services	Invoice: Inv-185209 (Reference: Day Porter Svcs 2x/week - Jan 2024.)		649.50	2,333,924.80
01/12/2024	0112ACH1	ADP, Inc.	Payroll Processing Fees		116.80	2,333,808.00
01/16/2024	1ACH011624	Duke Energy Payment Processing	000 Promenade PKY Lite 11/23-12/21		100.24	2,333,707.76
01/16/2024	2ACH011623	Duke Energy Payment Processing	000 Promenade PKY Lite 11/23- 12/21		296.86	2,333,410.90
01/16/2024	4ACH011624	Duke Energy Payment Processing	0000 Aviles PKY Lite PH2 A&B SL11/23-12/21		2,599.55	2,330,811.35
01/16/2024	5ACH011624	Duke Energy Payment Processing	15246 Caravan Ave Irrigation 11/28- 12/22		25.66	2,330,785.69
01/16/2024	12ACH011624	Duke Energy Payment Processing	14721 State Road 54 Lite 11/23-12/21		5,624.81	2,325,160.88
01/16/2024	19ACH011624	Duke Energy Payment Processing	0000 Aviles PKY Lite 11/23-12/21		2,034.30	2,323,126.58
01/17/2024	EFT011724	Florida Dept. of Revenue	Sales Tax Filing - Dec 2023		56.50	2,323,070.08
01/17/2024	1068	Pasco County Fire Rescue	Inspection # 11200, Property # 8002434		100.00	2,322,970.08
01/18/2024	3ACH011824	Duke Energy Payment Processing	15301 Aviles PKWY Pump Irrigation 11/28-12/22		25.66	2,322,944.42
01/18/2024	6ACH011824	Duke Energy Payment Processing	14700 Trails Edge Blvd Irrigation 11/28- 12/22		25.66	2,322,918.76
01/18/2024	7ACH011824	Duke Energy Payment Processing	14575 Promenade PKY Pool 11/28- 12/22		810.21	2,322,108.55
01/18/2024	8ACH011824	Duke Energy Payment Processing	15121 Aviles PKWY Pump Irrigatio 11/28- 12/22		25.66	2,322,082.89
01/18/2024	9ACH011824	Duke Energy Payment Processing	15381 Aviles PKWY Pump Irrigation 11/28- 12/22		25.66	2,322,057.23
01/18/2024	10ACH011824	Duke Energy Payment Processing	2781 Long Bow Way Irrigation 11/28- 12/22		25.66	2,322,031.57
01/18/2024	11ACH011824	Duke Energy Payment Processing	2995 Long Bow Way Irrigation 11/28- 12/22		25.66	2,322,005.91
01/18/2024	13ACH011824	Duke Energy Payment Processing	14826 Renaissance Ave Irrigation 11/28-12/22		25.66	2,321,980.25
01/18/2024	14ACH011824	Duke Energy Payment Processing	15138 Caravan Ave Irrigation 11/28- 12/22		25.66	2,321,954.59
01/18/2024	15ACH011824	Duke Energy Payment Processing	14807 Renaissance Ave Irrigation 11/28- 12/22		25.66	2,321,928.93
01/18/2024	16ACH011824	Duke Energy Payment Processing	14731 State Road 54 11/28- 12/22		34.64	2,321,894.29
01/18/2024	17ACH011824	Duke Energy Payment Processing	14575 Promenade PKWY Amenity Center 11/28- 12/22		644.77	2,321,249.52
01/18/2024	18ACH011824	Duke Energy Payment Processing	15233 Renaissance Ave Irrigation 11/28-12/22		25.66	2,321,223.86
01/18/2024			Funds Transfer	1,500,000.00		821,223.86
01/19/2024	0119ACH1Tax	ADP, Inc.	Payroll Tax		16.69	821,207.17
01/19/2024	0119ACH1	Evan Tropnas	PR 12/30/23 - 1/12/24		96.97	821,110.20

01/19/2024	0119ACH1WC	ADP, Inc.	Workers Comp		13.60	821,096.60
01/22/2024	01ACH012224	Pasco County Utilities	14575 Promenade Parkway 11/17 -12/19		3,945.40	817,151.20
01/22/2024	02ACH012224	Pasco County Utilities	0 Promenade Parkway 11/17/23 - 12/19/23		259.74	816,891.46
01/22/2024	03ACH012224	Pasco County Utilities	14915 Aviles Parkway 11/17/23 - 12/19/23		208.26	816,683.20
01/22/2024	04ACH012224	Pasco County Utilities	14859 Caravan Ave11/17/23 - 12/19/23		36.66	816,646.54
01/22/2024	05ACH012224	Pasco County Utilities	14450 Promenade Parkway 11/17/23 - 12/19/23		173.94	816,472.60
01/22/2024	06ACH012224	Pasco County Utilities	14700 Trails Edge Blvd 11/17/23 - 12/19/23		105.30	816,367.30
01/22/2024	07ACH012224	Pasco County Utilities	2830 Long Bow Way 11/17/23 - 12/19/23		39.00	816,328.30
01/22/2024	08ACH012224	Pasco County Utilities	14400 Trails Edge Blvd 11/17/23 - 12/19/23		12.48	816,315.82
01/22/2024	09ACH012224	Pasco County Utilities	2995 Long Bow Wa 11/17/23 - 12/19/23		10.92	816,304.90
01/22/2024	10ACH012224	Pasco County Utilities	14577 Promenade Parkway 11/17/23 - 12/19/23		21.06	816,283.84
01/22/2024	11ACH012224	Pasco County Utilities	14502 Promenade Parkway 11/17/23 - 12/19/23		64.91	816,218.93
01/22/2024	12ACH012224	Pasco County Utilities	15381 Aviles Parkway 11/17/23 - 12/19/23		11.70	816,207.23
01/22/2024	13ACH012224	Pasco County Utilities	15121 Aviles Parkway 11/17/23 - 12/19/23		6.24	816,200.99
01/22/2024	14ACH012224	Pasco County Utilities	15233 Renaissance Avenue 11/17/23 - 12/19/23		10.14	816,190.85
01/22/2024	15ACH012224	Pasco County Utilities	15246 Caravan Ave 11/17/23 - 12/19/23		56.16	816,134.69
01/22/2024	16ACH012224	Pasco County Utilities	15050 Caravan Ave 11/17/23 - 12/19/23		53.82	816,080.87
01/23/2024	100203	Jimerson Birr, PA	Invoice: 00212349 (Reference: Pasco County Dispute Resolution Matter Number: 4071.001.)		148.50	815,932.37
01/23/2024	100204	RedTree Landscape Systems, LLC	Invoice: 15959 (Reference: Monthly Maintenance - Jan 2024.) Invoice: 16011 (Reference: Irriga...		13,050.00	802,882.37
01/23/2024	100205	KILINSKI VAN WYK, PLLC	Invoice: 8115 (Reference: General Legal Matters - Nov 2023.) Invoice: 8533 (Reference: Genera...		3,935.00	798,947.37
01/23/2024	100206	Vesta District Services	Invoice: 416275 (Reference: District Management Services - Jan 2024.) Invoice: 416599 (Refere...		3,200.00	795,747.37
01/26/2024	0126ACH1WC	ADP, Inc.	Payroll Processing Fees		110.83	795,636.54
01/29/2024			Interest		139.68	795,776.22
01/30/2024			Deposit		1,050.00	796,826.22
01/30/2024	100207	Complete IT Corp	Invoice: 12491 (Reference: Email w/ Vault.)		104.65	796,721.57
01/30/2024	100208	LLS Tax Solutions, Inc.	Invoice: 003281 (Reference: Arbitrage Services for p/e 12.18.23.)		650.00	796,071.57
01/30/2024	100209	Blue Water Aquatics, Inc.	Invoice: 31196 (Reference: Pond / Waterway Treatment 01.22.24.)		890.00	795,181.57
01/31/2024	1069	Complete IT Corp	Email w/ Vault		104.65	795,076.92
01/31/2024	ACH013124	Frontier	Service 01/07/24 - 02/06/24		79.98	794,996.94
01/31/2024	0131ACH1	ADP, Inc.	Payroll Processing Fees		137.40	794,859.54
01/31/2024					20,430.72	1,549,749.21
						794,859.54
2/1/2024	100210	Best Termite and Pest Control, Inc.	Invoice: 1250916 (Reference: Monthly Pest Control Service - Jan 2024.)		55.00	794,804.54
2/1/2024	100211	Cleaning Commandos	Invoice: 000133 (Reference: 1 x yearly window cleaning.)		500.00	794,304.54
2/2/2024	100212	RedTree Landscape Systems, LLC	Invoice: 16134 (Reference: Playground Mulch Installation.) Invoice: 16189 (Reference: Mulch i...		37,675.00	756,629.54
2/2/2024	100213	Vesta District Services	Invoice: 416527 (Reference: Billable Expenses - Dec 2023.)		844.92	755,784.62
2/2/2024	0202ACH1	ADP, Inc.	Payroll Tax		38.16	755,746.46
2/2/2024	0202ACH2	Evan Tropnas	PR 1/13/24 - 1/26/24		221.64	755,524.82
2/2/2024	0202ACH3	ADP, Inc.	Workers Comp		39.30	755,485.52
2/5/2024	100214	Complete IT Corp	Invoice: B688CC27-0012 (Reference: Hosted Phone Seat - Jan 2024.)		42.32	755,443.20
2/5/2024	100215	Suncoast Pool Service	Invoice: 10013 (Reference: Swimming Pool Service - Feb 2024.)		1,027.00	754,416.20
2/5/2024	100216	Office Pride Commercial Cleaning Services	Invoice: Inv-186235 (Reference: Day Porter Svcs 2x/week - Jan 2024.)		649.50	753,766.70
2/7/2024	1070	Glen Penning	Reimbursement for Amazon/Dollar General purchases		114.32	753,652.38
2/8/2024			Deposit		13,233.07	766,885.45
2/9/2024	0209ACH1	ADP, Inc.	Payroll Processing Fees		110.83	766,774.62
2/14/2024	100217	Complete IT Corp	Invoice: 12650 (Reference: Monthly Network/WiFi Svc - Feb 2024.)		65.00	766,709.62
2/14/2024	100218	Electro Sanitation Services	Invoice: INV-000039 (Reference: Monthly Cleaning Service - Jan 2024.) Invoice: INV-000040 (Re...		1,429.80	765,279.82
2/14/2024	100219	Jimerson Birr, PA	Invoice: 00213261 (Reference: Lantower Apartments Cost Share Agreement.)		174.00	765,105.82
2/14/2024	100220	Coastal Waste & Recycling, Inc.	Invoice: SW0000511779 (Reference: Monthly Waste P/U - Feb 2024.)		75.98	765,029.84

2/14/2024		100221	Office Pride Commercial Cleaning Services	Invoice: Inv-190200 (Reference: Day Porter Svcs 2x/week - Feb 2024.)	649.50	764,380.34
2/14/2024		100222	Zonum Floor Systems Corp	Invoice: 20161489 (Reference: Rubber Flooring Installation.)	3,822.00	760,558.34
2/15/2024	1ACH021524		Duke Energy Payment Processing	000 Promenade PKY Lite 12/22-1/24/24	99.72	760,458.62
2/15/2024	2ACH021524		Duke Energy Payment Processing	000 Promenade PKY Lite 12/23- 1/24/24	295.29	760,163.33
2/15/2024	ACH021524		Duke Energy Payment Processing	15165 State Rd 54 Monument 11/28- 12/22/23	235.99	759,927.34
2/15/2024	EFT021524		Florida Dept. of Revenue	Sales Tax Filing - Jan 2024	94.70	759,832.64
2/16/2024	0216ACH1		ADP, Inc.	Payroll Tax	211.62	759,621.02
2/16/2024	0216ACH2		Evan Tropnas	PR 1/27/24 -2/9/24	166.23	759,454.79
2/16/2024		116	Glen Penning	P/R BOS Meeting 1/30/24	184.70	759,270.09
2/16/2024	0216ACH3		Jean-Jacques Darius	P/R BOS Meeting 1/30/24	184.70	759,085.39
2/16/2024	0216ACH4		Jonathan Tietz	P/R BOS Meeting 1/30/24	184.70	758,900.69
2/16/2024		115	Marie Pearson	P/R BOS Meeting 1/30/24	184.70	758,715.99
2/16/2024		114	Susan Coppa	P/R BOS Meeting 1/30/24	160.70	758,555.29
2/16/2024	0216ACH5		ADP, Inc.	Workers Comp	49.72	758,505.57
2/16/2024		1071	Lopez & Perez Professional Painting Inc.	Prep/Paint 6 Mailboxes - Renaissance & Cornerstone Parks	600.00	757,905.57
2/20/2024	1ACH022024		Pasco County Utilities	15381 Aviles Parkway 12/19/23 - 1/17/24	10.92	757,894.65
2/20/2024	2ACH022024		Pasco County Utilities	0 Promenade Parkway 12/19/23 - 1/17/24	132.60	757,762.05
2/20/2024	3ACH022024		Pasco County Utilities	2995 Long Bow Way 12/19/23 - 1/17/24	10.14	757,751.91
2/20/2024	4ACH022024		Pasco County Utilities	14400 Trails Edge Blvd 12/19/23 - 1/17/24	8.58	757,743.33
2/20/2024	5ACH022024		Pasco County Utilities	2830 Long Bow Way 12/19/23 - 1/17/24	28.86	757,714.47
2/20/2024	6ACH022024		Pasco County Utilities	14700 Trails Edge Blvd 12/19/23 - 1/17/24	81.90	757,632.57
2/20/2024	7ACH022024		Pasco County Utilities	14450 Promenade Parkway 12/19/23 - 1/17/24	128.70	757,503.87
2/20/2024	8ACH022024		Pasco County Utilities	14859 Caravan Ave12/19/23 - 1/17/24	17.94	757,485.93
2/20/2024	9ACH022024		Pasco County Utilities	14915 Aviles Parkway 12/19/23 - 1/17/24	210.60	757,275.33
2/20/2024	10ACH022024		Pasco County Utilities	14502 Promenade Parkway 12/19/23 - 1/17/24	64.91	757,210.42
2/20/2024	11ACH022024		Pasco County Utilities	15233 Renaissance Avenue 12/19/23 - 1/17/24	10.92	757,199.50
2/20/2024	12ACH022024		Pasco County Utilities	15246 Caravan Ave 12/19/23 - 1/17/24	44.46	757,155.04
2/20/2024	13ACH022024		Pasco County Utilities	15050 Caravan Ave 12/19/23 - 1/17/24	41.34	757,113.70
2/20/2024	14ACH022024		Pasco County Utilities	14577 Promenade Parkway 12/19/23 - 1/17/24	19.50	757,094.20
2/20/2024	15ACH022024		Pasco County Utilities	14575 Promenade Parkway 12/19/23 -1/17/24	3,446.20	753,648.00
2/20/2024	16ACH022024		Pasco County Utilities	15121 Aviles Parkway 12/19/23 - 1/17/24	4.68	753,643.32
2/20/2024	3ACH022024		Duke Energy Payment Processing	15165 State Rd 54 Monument 12/23- 1/25/24	295.87	753,347.45
2/20/2024	4ACH022024		Duke Energy Payment Processing	2781 Long Bow Way Irrigation 12/23- 1/25/24	30.79	753,316.66
2/20/2024	5ACH022024		Duke Energy Payment Processing	14575 Promenade PKY Pool 12/23- 1/25/24	1,057.16	752,259.50
2/20/2024	6ACH022024		Duke Energy Payment Processing	15381 Aviles PKWY Pump Irrigation 12/23- 1/25/24	30.79	752,228.71
2/20/2024	7ACH022024		Duke Energy Payment Processing	0000 Aviles PKY Lite PH2 A&B SL12/22-1/24/24	2,556.64	749,672.07
2/20/2024	8ACH022024		Duke Energy Payment Processing	15301 Aviles PKWY Pump Irrigation 12/23-1/25/24	30.79	749,641.28
2/20/2024	9ACH022024		Duke Energy Payment Processing	14700 Trails Edge Blvd Irrigation 12/23- 1/25/24	30.79	749,610.49
2/20/2024	10ACH022024		Duke Energy Payment Processing	15233 Renaissance Ave Irrigation 12/23-1/25/24	30.79	749,579.70
2/20/2024	11ACH022024		Duke Energy Payment Processing	0000 Aviles PKY Lite 12/22-1/25/24	2,002.23	747,577.47
2/20/2024	12ACH022024		Duke Energy Payment Processing	15246 Caravan Ave Irrigation 12/23- 1/25/24	30.79	747,546.68
2/20/2024	13ACH022024		Duke Energy Payment Processing	14575 Promenade PKWY Amenity Center 12/23- 1/25/24	709.47	746,837.21
2/20/2024	14ACH022024		Duke Energy Payment Processing	15138 Caravan Ave Irrigation 12/23- 1/25/24	30.79	746,806.42
2/20/2024	15ACH022024		Duke Energy Payment Processing	14826 Renaissance Ave Irrigation 12/23 -1/25/24	30.79	746,775.63
2/20/2024	16ACH022024		Duke Energy Payment Processing	14721 State Road 54 Lite 12/22-1/25/24	5,536.92	741,238.71
2/20/2024	17ACH022024		Duke Energy Payment Processing	14807 Renaissance Ave Irrigation 12/23- 1/25/24	30.79	741,207.92
2/20/2024	18ACH022024		Duke Energy Payment Processing	2995 Long Bow Way Irrigation 12/23- 1/25/24	30.79	741,177.13
2/20/2024	19ACH022024		Duke Energy Payment Processing	15121 Aviles PKWY Pump Irrigatio 12/23- 1/25/24	30.79	741,146.34

2/20/2024	20ACH022024	Duke Energy Payment Processing	14731 State Road 54 12/23/23-01/25/24		38.89	741,107.45
2/21/2024			Deposit	500.00		741,607.45
2/21/2024	100223	Tampa Bay Times	Invoice: 330179 (Reference: Legal Advertising.)		126.80	741,480.65
2/21/2024	100224	Blue Water Aquatics, Inc.	Invoice: 31334 (Reference: Pond / Waterway Treatment.)		890.00	740,590.65
2/21/2024	100225	KILINSKI VAN WYK, PLLC	Invoice: 8569 (Reference: General Legal Matters - Jan 2024.)		298.00	740,292.65
2/23/2024	022324ACH1	ADP, Inc.	Payroll Processing Fees		119.17	740,173.48
2/27/2024	To PWL		reimburse Amazon purchases pd for by PWL		95.09	740,078.39
2/29/2024	100226	Best Termite and Pest Control, Inc.	Invoice: 1255890 (Reference: Monthly Pest Control Service - Feb 2024.)		55.00	740,023.39
2/29/2024	100227	Complete IT Corp	Invoice: 12686 (Reference: Email w/ Vault.)		104.65	739,918.74
2/29/2024	100228	Vesta District Services	Invoice: 417239 (Reference: Billable Expenses - Jan 2024.)		481.80	739,436.94
2/29/2024	100229	DCSI, Inc.	Invoice: 31726 (Reference: Left pool gate exit button is not releasing gate.)		145.00	739,291.94
2/29/2024	100230	Lighthouse Engineering Inc.	Invoice: 4 (Reference: General Engineering Consulting at Request.)		900.00	738,391.94
2/29/2024	100231	Office Pride Commercial Cleaning Services	Invoice: Inv-190983 (Reference: Day Porter Services 2x per week Feb 2024.)		649.50	737,742.44
2/29/2024	0229ACH1	Darneese White	PR 2/10/24 - 2/23/24		203.17	737,539.27
2/29/2024	0229ACH2	Evan Tropnas	PR 2/10/24 - 2/23/24		166.23	737,373.04
2/29/2024	0229TAX1	ADP, Inc.	Payroll Tax		63.60	737,309.44
2/29/2024	0229WC1	ADP, Inc.	Workers Comp		23.51	737,285.93
2/29/2024			Interest	61.65		737,347.58
02/29/2024				13,794.72	71,306.68	737,347.58

EXHIBIT 2



Office: (888) 927-7865
Fax: (813) 200-8448
Contact@customreserves.com
5470 E Busch Blvd., Unit 171
Tampa, FL 33617

ASTURIA COMMUNITY DEVELOPMENT DISTRICT FULL RESERVE STUDY REPORT



For 30-Year Projection Period: FY 2023 through FY 2053

This report contains intellectual property developed by Custom Reserves, LLC specific to this engagement and cannot be reproduced or distributed to those who conduct reserve studies without the written consent of Custom Reserves, LLC. See the proposal for details concerning the use of this report.

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Property Overview



Odessa, FL

Latitude: 28° 11' 39"

Longitude: 82° 34' 11"

Executive Summary

Custom Reserves, LLC conducted a site visit on February 10, 2023. We identified 27 reserve components comprising 29 line items that require reserve funding during the noninvasive, visual inspection of the community. Supplemental information to the physical inspection typically includes the following sources:

1. District board members, management and staff
2. Client's vendors
3. Declaration
4. Maintenance records of the reserve components where available
5. Project plans where available

Asturia Community Development District (Asturia CDD) is a local unit of special purpose government located in Odessa, FL and is responsible for the common elements shared by 668 owners. Asturia CDD began construction in 2016. The development contains Property Site, Clubhouse and Fitness Center, and Pool components.

A Reserve Study comprises two parts:

Physical Analysis	Financial Analysis
<ul style="list-style-type: none"> • Component Inventory • Condition Assessment • Estimated Useful Life • Remaining Useful Life • Replacement Cost 	<ul style="list-style-type: none"> • Fund Status • Funding Plan

The intention of this Reserve Study is to forecast the District's ability to repair or replace major components as they wear out in future years. This Reserve Study complies with or exceeds all applicable statutes and national standards. Reserve Studies are a guide and should be used for budgetary purposes. Actual expenditures and times of replacements can and/or will vary.

Reference #:

940.23

Inspection and Report by:

Graham Culkar, RS

Review by:

Paul Grifoni, PRA, RS

Financial Analysis

Cash Flow Method

The **Cash Flow** method of funding utilizes reserve contributions designed to offset the variable annual reserve expenditures over the next 30 years. In this method, we test different reserve funding scenarios against the anticipated schedule of reserve expenditures on a year-by-year basis until the desired adequate or sufficient funding goal is achieved. In this method, funding recommendations are driven by a threshold (risk) year, determined by the schedule of reserve expenditures. Within the Cash Flow method, the District **may** use reserve funds, as needed, for those expenditures related to components which are included in the Reserve Component inventory.

Reserve Recommendations for Asturia CDD

We include the Cash Flow, or pooling method to project and illustrate the reserve funding plan as depicted in **Appendix B**. The unaudited cash status of the District's pooled reserve fund, as of December 31, 2022, as reported by Management and the Board is \$44,908. Asturia CDD budgeted \$25,000 for **combined** reserves contributions in FY¹ 2023. Based on our analysis of the District's existing individual reserve accounts, we note that a reserve contribution of \$200,000 would be required in 2024 to adequately fund reserves using the Cash Flow method. This equates to a 16.9% increase in the 2023 operating budget of \$1,034,994. The threshold or risk year falls in 2045 due to repaving of the asphalt pavement streets. In addition, we consider the age and overall condition of the community in the accumulated year 2053 ending reserve balance of \$892,138.

We encourage all clients to adequately fund their reserves. However, we recognize that the recommended increase in reserve contributions is significant. We suggest the District discuss funding options with management, legal counsel and/or their accounting team. In many cases the District can legally partially fund their reserves as long as a fully-funded budget is disclosed to the owners and the appropriate voting procedures are followed.

External market factors incorporated in this Reserve Study are an inflation rate of 3.50% and an interest rate of 1.15%. The Consumer Price Index published by the Bureau of Labor Statistics is

¹ FY 2023 Begins October 1, 2022 and Ends September 30, 2023.

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currently 6.5%. However, using this rate may not be realistic over the next 30 years or more importantly projecting to the risk year. Most community bylaws provide that funds shall be held in a bank, with FDIC or similar insurance to cover all funds.

The actual timing of the events depicted may not occur exactly as projected. Internal changes such as deferred or accelerated projects, and external changes such as interest and inflation rates, are likely. Updates to the Reserve Study will incorporate these changes. To ensure equity in the adopted funding plan, ongoing annual Board reviews and an update of this Reserve Study with an on-site visit are recommended in two- to three-years depending on the complexity of the community, and changes in external and internal factors. It is recommended by the American Institute of Certified Public Accountants (AICPA) that your Reserve Study be updated annually.

Property Component Definitions

The analysis began by separating the property components into specific areas of responsibility for replacement and repair. These classes of property are as follows:

1. **Reserve Components** are defined as follows:
 - District responsibility
 - Limited useful life expectancies
 - Predictable remaining useful life expectancies
 - Replacement cost above a minimum threshold
2. **Operating Budget Components** are defined as follows:
 - Common area components historically funded through operating funds rather than reserve funds
 - Common area components whose replacement or repair costs fall below a specific dollar amount
3. **Long-Lived Components** are defined as follows:
 - Common area components without a predictable remaining useful life
 - Common area components with a remaining useful life beyond the 30-year scope of this reserve study
4. **Owner Components** are defined as follows:
 - Components that are not the responsibility of the District to maintain, repair or replace
5. **Other Components** are defined as follows:
 - Components that are neither the responsibility of the District nor the Owner to maintain, repair or replace

Property Component Model

	COMPONENT	RESERVES	OPERATING	ONG-LIVE	OWNER	OTHER
	Air Handling and Condensing Units, Split Systems	X				
Property Site	Asphalt Pavement, Mill and Overlay, Phased	X				
Property Site	Asphalt Pavement, Patch	X				
Property Site	Asphalt Pavement, Total Replacement, Walking Paths	X				
Property Site	Boardwalks, Wood, Phased	X				
Property Site	Concrete Curbs and Gutters, Partial	X				
Property Site	Concrete Sidewalks, Partial	X				
Pool	Deck, Pavers	X				
	Driveways				O	
Property Site	Entrance Monuments, Renovations	X				
Clubhouse and Fitness Center	Exercise Equipment, Cardiovascular	X				
Clubhouse and Fitness Center	Exercise Equipment, Strength Training	X				
	Expenses Less Than \$10000		X			
	Exterior Paint Finishes, Clubhouse and Fitness Building		X			
Pool	Fence, Aluminum (Incl. Dog Park and Playground)	X				
	Fences, at Lots				O	
	Foundation(s)			X		
Pool	Furniture, Phased	X				
	Homes and Lots				O	
Clubhouse and Fitness Center	Interior Renovations, Complete	X				
Clubhouse and Fitness Center	Interior Renovations, Partial	X				
	Irrigation System, Controllers		X			
Property Site	Irrigation System, Partial	X				
Property Site	Landscape, Partial Replacements	X				
	Lift Stations (Pasco County)					O
Pool	Light Poles and Fixtures, Pool	X				
	Light Poles and Fixtures, Streets (Utility Company)					O
Property Site	Mailbox Stations	X				
Property Site	Maintenance Cart	X				
Pool	Mechanical Equipment, Phased	X				
	Other Repairs Normally Funded Through the Operating Budget		X			
	Pet Waste Stations		X			
	Pipes, Subsurface Utilities, Sanitary Waste			X		
	Pipes, Subsurface Utilities, Water Supply			X		
Property Site	Playground Equipment	X				
Pool	Pool Finishes, Plaster and Tile (Incl. Coping)	X				
	Pool Handicap Lift		X			
	Pool Structure			X		
	Pressure Washer		X			
Clubhouse and Fitness Center	Rest Rooms, Renovations	X				
Clubhouse and Fitness Center	Roofs, Metal	X				
	Security System, Clubhouse		X			
	Shade Structure, Pool		X			
Property Site	Signage, Street Identification and Traffic Management	X				
Property Site	Site Furniture	X				
Property Site	Stormwater System, Partial	X				
	Structural Frame(s)			X		
Clubhouse and Fitness Center	Windows and Doors	X				



Reserve Expenditures

Astoria Community
Development District

Projected Inflation Rate 3.5%

Line Item	Reserve Components	Total Quantity	Per Phase Quantity	Unit of Measurement	1st Year of Replacement	Useful Life Years	Age (Year)	Remaining Life Years	2023 Unit Cost	2023 Cost of Replacement	2023 Cost of Replacement per Phase	2023 Cost of Replacement per Total	Total 30 Year Future Costs of Replacement	Fiscal Year 2023	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9					
															2024	2025	2026	2027	2028	2029	2030	2031	2032					
Property Site Components																												
1	Asphalt Pavement, Patch	107,300	107,300	Square Yards	2027	5 to 8	Varies	4	\$0.70	\$75,110	\$75,110	\$75,110	\$75,110					\$86,190										
2	Asphalt Pavement, Mill and Overlay, Phased	105,350	21,070	Square Yards	2041	15 to 25	Varies	18	\$15.00	\$316,050	\$1,580,250	\$3,148,086	\$3,148,086															
3	Asphalt Pavement, Total Replacement, Walking Paths	1,950	1,950	Square Yards	2033	15 to 20	2016	10	\$28.00	\$54,600	\$54,600	\$220,080	\$220,080															
4	Boardwalks, Wood, Phased	6,850	3,425	Square Feet	2043	25 to 30	Varies	20	\$36.00	\$123,300	\$246,600	\$536,720	\$536,720															
5	Concrete Curbs and Gutters, Partial	78,900	790	Linear Feet	2041	to 65	Varies	18	\$35.00	\$27,650	\$2,761,500	\$275,414	\$275,414															
6	Concrete Sidewalks, Partial	327,500	9,830	Square Feet	2029	to 65	Varies	6	\$7.50	\$73,725	\$2,456,250	\$865,192	\$865,192							\$50,627								
7	Entrance Monuments, Renovations	1	1	Allowance	2036	15 to 20	2016	13	\$16,000	\$16,000	\$16,000	\$25,023	\$25,023															
8	Irrigation System, Partial	1	1	Allowance	2042	to 40+	Varies	19	\$50,000	\$50,000	\$50,000	\$231,719	\$231,719															
9	Landscape, Partial Replacements	1	1	Allowance	2025	to 5	Varies	2	\$10,000	\$10,000	\$10,000	\$103,123	\$103,123			\$10,712						\$12,723						
10	Mailbox Stations	45	45	Each	2047	25 to 30	Varies	24	\$3,500	\$157,500	\$157,500	\$359,624	\$359,624															
11	Maintenance Cart	1	1	Each	2029	5 to 10	2022	6	\$8,000	\$8,000	\$8,000	\$58,517	\$58,517							\$9,834								
12	Playground Equipment	1	1	Allowance	2040	20 to 25	2016	17	\$75,000	\$75,000	\$75,000	\$134,601	\$134,601															
13	Signage, Street Identification and Traffic Management	190	190	Each	2040	20 to 25	Varies	17	\$800.00	\$152,000	\$152,000	\$272,791	\$272,791															
14	Site Furniture	1	1	Allowance	2035	15 to 20	Varies	12	\$25,000	\$25,000	\$25,000	\$107,947	\$107,947															
15	Stormwater System, Partial	1	1	Allowance	2031	to 70+	Varies	8	\$100,000	\$100,000	\$100,000	\$352,292	\$352,292										\$131,681					
Clubhouse and Fitness Center Components																												
16	Air Handling and Condensing Units, Split Systems	4	4	Each	2029	10 to 15	2016	6	\$6,000	\$24,000	\$24,000	\$75,642	\$75,642							\$29,502								
17	Exercise Equipment, Cardiovascular	1	1	Allowance	2025	5 to 10	2016	2	\$52,000	\$52,000	\$52,000	\$477,413	\$477,413			\$55,704								\$70,871				
17.1	Exercise Equipment, Strength Training	1	1	Allowance	2030	10 to 15	2016	7	\$38,000	\$38,000	\$38,000	\$119,942	\$119,942									\$45,802						
18	Interior Renovations, Complete	1	1	Allowance	2040	20 to 25	2016	17	\$70,000	\$70,000	\$70,000	\$125,627	\$125,627															
18.1	Interior Renovations, Partial	1	1	Allowance	2028	10 to 15	2016	5	\$44,000	\$44,000	\$44,000	\$52,258	\$52,258						\$52,258									
19	Rest Rooms, Renovations	4	4	Each	2040	to 25	2016	17	\$15,500	\$62,000	\$62,000	\$111,270	\$111,270															
20	Roofs, Metal	75	75	Squares	2048	30 to 35	2016	25	\$1,500	\$112,500	\$112,500	\$265,865	\$265,865															
21	Windows and Doors	2,000	2,000	Square Feet	2053	35 to 40	2016	30	\$80.00	\$160,000	\$160,000	\$448,087	\$448,087															
Pool Components																												
22	Deck, Pavers	9,500	9,500	Square Feet	2046	to 30	2016	23	\$7.50	\$71,250	\$71,250	\$157,186	\$157,186															
23	Fence, Aluminum (Incl. Dog Park and Playground)	1,125	1,125	Linear Feet	2041	to 25	2016	18	\$50.00	\$56,250	\$56,250	\$104,484	\$104,484															
24	Furniture, Phased	1	0.5	Allowance	2026	to 10	2016	3	\$14,000	\$14,000	\$28,000	\$170,471	\$170,471				\$15,522					\$17,812						
25	Light Poles and Fixtures, Pool	8	8	Each	2046	25 to 30	2016	23	\$5,000	\$40,000	\$40,000	\$88,245	\$88,245															
26	Mechanical Equipment, Phased	1	0.33	Allowance	2025	5 to 15	2016	3	\$14,000	\$14,000	\$42,000	\$148,426	\$148,426				\$15,522						\$18,435					
27	Pool Finishes, Plaster and Tile (Incl. Coping)	3,200	3,200	Square Feet	2029	8 to 12	2016	5	\$20.00	\$64,000	\$64,000	\$364,431	\$364,431							\$76,012								
Total Expenditures										\$1,971,935	\$8,517,810	\$9,248,669	\$0	\$0	\$66,416	\$31,044	\$86,190	\$128,270	\$129,963	\$76,337	\$150,116	\$70,871						



Reserve Expenditures
Astoria Community
Development District

Line Item	Reserve Components	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
		2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Property Site Components																						
1	Asphalt Pavement, Patch	\$105,950						\$130,240													\$196,801	
2	Asphalt Pavement, Mill and Overlay, Phased								\$587,059	\$607,607	\$628,873	\$650,883	\$673,664									
3	Asphalt Pavement, Total Replacement, Walking Paths	\$77,019																			\$143,081	
4	Boardwalks, Wood, Phased										\$245,341						\$291,388					
5	Concrete Curbs and Gutters, Partial								\$51,360	\$53,157	\$55,016	\$56,943	\$58,936									
6	Concrete Sidewalks, Partial	\$107,636						\$127,838				\$151,832						\$180,328				\$206,631
7	Entrance Monuments, Renovations				\$25,023																	
8	Irrigation System, Partial									\$96,125											\$135,594	
9	Landscape, Partial Replacements			\$15,111				\$17,947					\$15,918		\$21,315					\$25,316		\$70,170
10	Mailbox Stations														\$356,624							
11	Maintenance Cart				\$12,512															\$20,253		
12	Playground Equipment								\$134,801													
13	Signage, Street Identification and Traffic Management								\$272,791													
14	Site Furniture			\$37,777																		
15	Stormwater System, Partial														\$220,611							
Clubhouse and Fitness Center Components																						
16	Air Handling and Condensing Units, Split Systems									\$46,140												
17	Exercise Equipment, Cardiovascular							\$90,167							\$114,718							\$145,953
17.1	Exercise Equipment, Strength Training												\$74,140									
18	Interior Renovations, Complete								\$125,627													
18.1	Interior Renovations, Partial																					
19	Rest Rooms, Renovations								\$111,270													
20	Roofs, Metal																\$255,855					
21	Windows and Doors																					\$449,087
Pool Components																						
22	Deck, Pavers														\$157,186							
23	Fence, Aluminum (Incl. Dog Park and Playground)								\$104,484													
24	Furniture, Phased		\$20,440			\$23,455				\$26,915					\$30,886					\$35,442		
25	Light Poles and Fixtures, Pool														\$88,245							
26	Mechanical Equipment, Phased				\$21,895					\$26,005					\$30,886						\$36,682	
27	Pool Finishes, Plaster and Tile (Incl. Coping)							\$114,859														\$173,560
Total Expenditures		\$182,969	\$128,076	\$52,887	\$59,430	\$0	\$23,455	\$348,245	\$777,095	\$768,908	\$829,944	\$945,150	\$933,798	\$753,916	\$642,531	\$359,624	\$557,253	\$180,328	\$81,010	\$376,545	\$309,154	\$872,141



Cash Flow Funding Plan (Pooling Method)

Astoria Community
Development District

	FY	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Beginning of Year Reserves		\$44,908	\$70,424	\$271,234	\$414,937	\$602,865	\$745,307	\$855,108	\$972,479	\$1,153,126	\$1,270,671	\$1,477,713	\$1,584,239	\$1,756,382	\$2,015,592	\$2,281,441	\$2,620,378
Recommended Reserve Contributions		25,000	200,000	207,000	214,200	221,700	229,500	237,500	245,800	254,400	263,300	272,500	282,000	291,900	302,100	312,700	323,600
Anticipated Interest Earned	1.15%	516	810	3,119	4,772	6,933	8,571	9,834	11,184	13,261	14,613	16,994	18,219	20,198	23,179	26,237	30,134
Projected Expenditures		0	0	(66,416)	(31,044)	(86,190)	(128,270)	(129,963)	(76,337)	(150,116)	(70,871)	(182,969)	(128,076)	(52,887)	(59,430)	0	(23,455)
Projected Year End Reserves		70,424	271,234	414,937	602,865	745,307	855,108	972,479	1,153,126	1,270,671	1,477,713	1,584,239	1,756,382	2,015,592	2,281,441	2,620,378	2,950,657

	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Beginning of Year Reserves	\$2,950,657	\$2,971,245	\$2,574,920	\$2,194,324	\$1,760,915	\$1,220,316	\$698,353	\$364,168	\$151,925	\$235,048	\$136,898	\$430,544	\$843,384	\$982,538	\$1,208,383
Recommended Reserve Contributions	334,900	346,600	358,700	371,300	384,300	397,800	411,700	426,100	441,000	456,400	472,400	488,900	506,000	523,700	542,000
Anticipated Interest Earned	1.15%	33,933	34,169	29,612	25,235	20,251	14,034	8,031	4,188	1,747	2,703	1,574	4,951	9,699	13,896
Projected Expenditures	(348,245)	(777,095)	(768,908)	(829,944)	(945,150)	(933,798)	(753,916)	(642,531)	(359,624)	(557,253)	(180,328)	(81,010)	(376,545)	(309,154)	(872,141)
Projected Year End Reserves	2,971,245	2,574,920	2,194,324	1,760,915	1,220,316	698,353	364,168	151,925	235,048	136,898	430,544	843,384	982,538	1,208,383	892,138

Threshold/
Risk Year

Notes:

- 1) FY 2023 Begins October 1, 2022 and Ends September 30, 2023
- 2) FY 2023 Beginning Reserve Balance and Remaining Contributions are as of December 31, 2022
- 3) Interest Earned is compounded on the Beginning Year Reserve Balance, the first year is a partial amount earned
- 4) Taxes on the interest earned are considered negligible

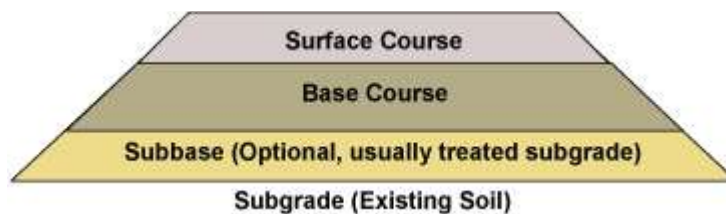
Property Site Components

1. Asphalt Pavement, Patch

The District maintains approximately 107,300 square yards of asphalt pavement streets and walking paths throughout the community. The pavement is in good overall condition and dates from 2016 to 2020. We recommend the District budget for repairs and area patching as needed, every five- to eight-years beginning by 2027, except when repaving occurs.

2. Asphalt Pavement, Mill and Overlay

The District maintains approximately 105,350 square yards of asphalt pavement streets throughout the community, including the clubhouse parking area. The pavement is in good overall condition and dates from 2016 to 2020. Asphalt pavement comprises multiple layers. Typically the top layer, or surface course (comprised of a wearing course atop a binder course) deteriorates over time and can be milled, or removed, and overlaid, or replaced. The following diagram depicts typical pavement layers.



A mill and overlay is a method of repaving of the surface course where cracked, worn and failed pavement is mechanically removed or milled. A new layer of asphalt is overlaid atop the remaining sound pavement. Milled pavement removes part of the existing pavement and permits the overlay to match the elevation of areas such as adjacent catch basins, curbs and gutters. The milled pavement should be properly bonded to the new overlayment. Overlayment thicknesses typically range from one- to two- inches. Variable thicknesses are often necessary for proper drainage.

A combination of area patching, crack repair and milling should occur before the overlayment. Areas that exhibit potholes, alligator cracks and areas of pavement that are deteriorated from vehicle

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fluids should all be repaired prior to overlayment. Area patching may require total replacement of isolated areas of pavement. The base course for residential subdivision roadways designed for light traffic is often six inches thick. The paving contractor should seal all cracks. Crack repair minimizes the chance of underlying cracks coming through the overlayment, a mode of failure also known as reflective cracking.

The useful life of the asphalt pavement surface course is from 15- to 25-years. We recommend the District budget for phased milling and overlayment of the pavement beginning by 2041 and concluding by 2045. The District should retain an engineer for quality control.



Asphalt pavement at Renaissance Avenue



Asphalt pavement at Aviles Parkway



Asphalt pavement at Verona Lane



Asphalt pavement at Trails Edge Boulevard



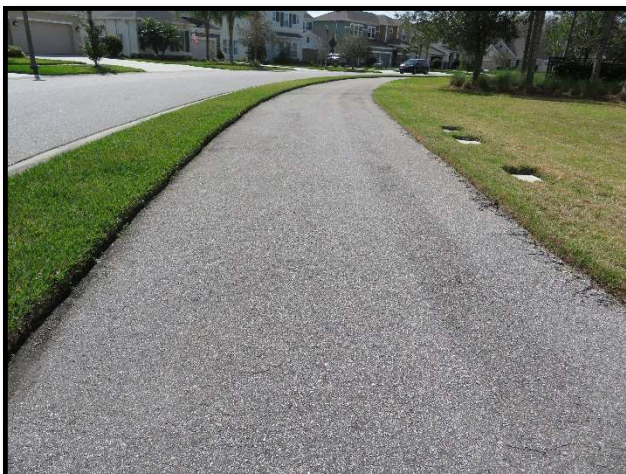
Vehicular fluid stains at alley adjacent to Claymore Street



Pavement repair due to subsurface pipe repair at Claymore Street

3. Asphalt Pavement, Total Replacement, Walking Path

The District maintains approximately 1,950 square yards of asphalt pavement walking paths along Long Bow Way, Verona Lane, and adjacent to the playground. The paths are original and in good overall condition with previous repairs and minor deterioration evident. Unlike vehicular pavement, pedestrian walking paths are typically constructed with one pavement course due to a lighter traffic load. Therefore, a mill and overlay is not possible. We anticipate a useful life of 15- to 20-years and recommend the District budget for total replacement of the walking paths by 2033 and again by 2051.



Asphalt pavement walking path at Long Bow Way



Asphalt walking path adjacent to playground



Previous repairs adjacent to boardwalk



Asphalt pavement walking path edge deterioration

4. Boardwalks, Wood

The District maintains three wood boardwalks throughout the community. The boardwalk over the lake between Renaissance Avenue and Caravan Avenue dates to 2016, the boardwalk behind the homes at Satilla Loop and Aviles Parkway dates to 2017 and the boardwalk through the natural preservation area between Aviles Parkway and Renaissance Avenue dates to 2021. The boardwalks are in good overall condition. We anticipate a useful life of 25- to 30-years and recommend the District budget for phased replacement beginning by 2043 and concluding by 2048. The District should fund repairs through the operating budget on an as needed basis to maximize the useful life of the boardwalks. Repairs may include inspection for warped or loose deck boards or railing components, replacement or additional installation of connections or fasteners, and partial replacements of structural members as needed.

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Boardwalk over pond



Boardwalk deck and railings



Boardwalk behind homes at Satilla Loop and Aviles Parkway



Boardwalk deck and railings



Boardwalk through natural preservation area



Boardwalk through natural preservation area

5. Concrete Curbs and Gutters

The District maintains approximately 78,900 linear feet of concrete curbs and gutters that line the asphalt pavement streets. The curbs and gutters are original and in good overall condition. Concrete has a long useful life of up to 65 years. Therefore, we do not anticipate the need for complete replacement of the concrete. We recommend the District budget for partial replacement of up to five percent (5.0%) of the concrete curbs and gutters in the next 30 years in conjunction with repaving.



Concrete gutter overview



Concrete gutter overview



Isolated curb damage



Isolated curb damage

6. Concrete Sidewalks

The District maintains approximately 327,500 square feet of concrete sidewalks located throughout the community. The concrete sidewalks are original and in good overall condition with isolated spalling evident. Concrete has a long useful life of up to 65 years. Therefore, we do not anticipate the need for complete replacement of the concrete. We recommend the District budget for partial replacement of up to eighteen percent (18%) of the concrete sidewalks in the next 30 years.



Concrete sidewalk



Concrete sidewalk



Concrete sidewalk



Isolated concrete spalling

7. Entrance Monuments, Renovations

The District maintains the monument signage at the two community entrances. These components are original and in good overall condition. Entrance monuments contribute to the overall aesthetic appeal of the property. Renovations are based on the desire to update the perceived identity of the community. Therefore, the timing of renovations is discretionary. We recommend the District budget for renovation of the entrance monuments by 2036. Renovation should include replacement of the metal letters, tile and faux wood, and capital repairs to the structure. Interim repairs and paint finish applications should be funded through the operating budget as needed.



Entrance monument at Asturian Parkway



Entrance monument at Asturian Parkway



Entrance monument at Promenade Parkway



Metal letters at entrance monument

8. Irrigation System

An irrigation system waters the common lawn and landscaped areas throughout the community. The system is original and reported in satisfactory operational condition. Over time, the effects of the elements will reduce the flexibility and durability of the underground pipe network. As such, we recommend the District budget for partial replacement of the system by 2042 and again by 2052. The District should fund interim head and controller replacements through the operating budget as needed.



Irrigation system controller



Irrigation system controller

9. Landscape, Partial Replacements

The District maintains the common landscaped areas throughout the community. The useful lives of these living components are variable and relatively indeterminate. Many communities choose to fund landscaping maintenance through the operating budget while others prefer to fund it through reserves. In some cases, large, capially intensive landscaping projects may be required or desired. If the cost of removal and replacement is substantial, funding from reserves is logical. The District may also desire to periodically update the appearance of the community for aesthetic reasons through major improvements to the landscaping. At the request of Management, we include an allowance of \$10,000, plus inflation, for partial replacements of the landscaping by 2025 and every five years thereafter.

10. Mailbox Stations

The District is responsible for 45 mailbox stations throughout the community. The mailbox stations are original and in good overall condition. We anticipate a useful life of 25- to 30-years and recommend the District budget for replacement by 2047. The District should fund interim paint finishes through the operating budget as needed.



Mailbox stations



Mailbox stations

11. Maintenance Cart

The District is responsible for the maintenance cart that serves the community. The maintenance cart is reported in satisfactory operational condition and dates to 2022. We anticipate a useful life of 5- to 10-years and recommend the District budget for replacement by 2029 and every seven years thereafter. The estimate of cost is based on a historical cost provided by Management.



Maintenance cart

12. Playground Equipment

The District maintains the playground equipment at the intersection of Trails Edge Boulevard and Renaissance Avenue. The metal play structure, swing set and surrounding components date to 2016. The plastic play structure was installed in 2019. The playground equipment is in good overall condition. Playground equipment has a useful life of 20- to 25-years. We recommend the District budget for replacement by 2040.



Plastic play structure



Metal play structure

13. Signage, Street Identification and Traffic Management

The District maintains the street identification and traffic management signage throughout the community. The signage is original and in good overall condition. We anticipate a useful life of 20- to 25-years, however the timing of replacement is discretionary based on aesthetic concerns rather than functionality. We recommend the District budget for replacement by 2040. Interim repairs and paint finish applications should be funded through the operating budget as needed.



Street identification signage



Traffic management signage

14. Site Furniture

The District maintains the site furniture throughout the community. The site furniture is original and in good overall condition. We anticipate a useful life of 15- to 20-years and recommend the District budget for replacement by 2035 and again by 2053.



Bench and trash receptacle



Bench and trash receptacle

15. Stormwater System

The District maintains the stormwater drainage system throughout the community. The system includes catch basins that collect stormwater from the pavement and drain into a connected series of pipes designed to carry the stormwater to the pond for processing. The District utilizes a wet pond system. Wet ponds treat storm water runoff by utilizing sunlight and vegetation which breaks down, filters and cleanses pollutants. The pond shorelines comprise approximately 20,000 linear feet. The ponds are original and in in good overall condition. Shoreline erosion can be caused by a variety of natural factors including steep slopes, changes in water elevation and storm water runoff. Several forms of shoreline stabilization methods exist, including but not limited to, installation of plantings, stone rip rap and bio-engineered synthetic stabilization systems. Erosion can lead to partial dredging of the pond and canal particularly near the drainage inlet and outlet structures. The District should map the shorelines and place marked stakes along the shorelines at multiple locations to monitor the effects of erosion.

Stormwater systems are low maintenance and are often overlooked. However, overlooking systems of this type may lead to major problems. Over time, drains can become clogged with leaves and other debris. Maintenance of stormwater systems is required in every municipality as a condition for use of the land to prevent adverse impacts on adjoining properties. The District should routinely keep drains clear.

Storm water systems have a long useful life with the benefit of ongoing maintenance. Achieving this useful life typically requires interim capital repairs or partial replacements. The District should anticipate occasional displacement of a catch basin and the surrounding pavement from erosion as time goes on. Erosion causes settlement of catch basins. The catch basin can shift and need replacement if left unrepaired. The District should plan to repair any displaced catch basins and partial pipe replacements concurrently with the surrounding pavement.

The exact times and amount of capital repairs or replacements varies depending on natural forces. For budgetary purposes, we recommend the District budget for stormwater system maintenance, including catch basin repairs and pond shoreline erosion control, by 2031 and again by 2046. The District should consult with a pond specialist at the time of the project to determine the exact type of shoreline stabilization system to use.



Typical catch basin



Minor settlement adjacent to catch basin



Pond shoreline



Pond shoreline



Minor settlement behind pond inlet structure



Pond shoreline and outlet structure

Clubhouse and Fitness Center Components

16. Air Handling and Condensing Units, Split Systems

The District maintains four split system air conditioning units which serve the clubhouse and Fitness Center. A split system consists of an interior air handling unit and an exterior condensing unit. The split systems are original and reported in satisfactory operational condition. Management informs us one condensing unit was replaced in 2021 due to damage caused by a vehicle. We anticipate a useful life of 10- to 15-years and recommend the District budget for replacement by 2029 and again by 2042.



Air condensing units at clubhouse



Air condensing units at Fitness Center

17. Exercise Equipment

The District maintains various exercise equipment located at the Fitness Center, including treadmills, ellipticals, stationary cycles and various strength training equipment. The equipment is original and in good overall condition. The useful life of cardiovascular exercise equipment ranges from 5- to 10-years as a function of usage and regular maintenance. We recommend the District budget for replacement of the cardiovascular exercise equipment by 2025 and every seven years thereafter. The useful life of strength training exercise equipment ranges from 10- to 15-years as a function of usage and regular maintenance. We recommend the District budget for replacement of the strength training exercise equipment by 2030 and again by 2044. The District should fund interim maintenance through the operating budget on an as needed basis.



Cardiovascular exercise equipment



Cardiovascular exercise equipment



Strength training machines



Strength training equipment

18. Interior Renovations

The clubhouse and Fitness Center interiors comprise vinyl plank, carpet and rubber floor coverings, paint finishes on the walls and ceilings, light and plumbing fixtures, cabinets and countertops, and various pieces of furniture. These components are original and in good overall condition. We recommend the District budget for a complete renovation of the clubhouse and Fitness Center every 20- to 25-years, with partial renovations every 10- to 15-years. We recommend the District budget for partial interior renovations by 2028. Our cost includes replacement of the carpet and rubber floor coverings, paint finish applications, and replacement of up to fifty percent (50%) of the appliances and furnishings. We recommend the District budget for a complete

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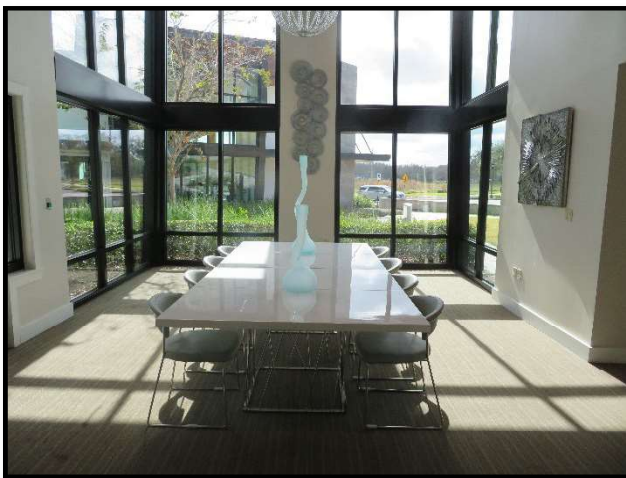
renovation of the clubhouse and Fitness Center by 2040. Our cost includes an allowance for replacement of all aforementioned components.



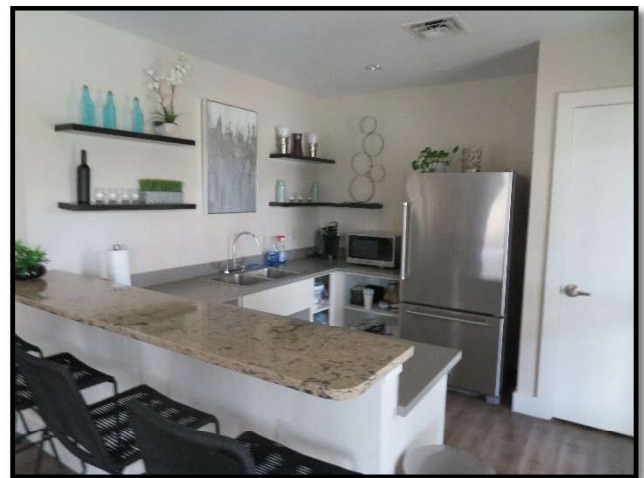
Clubhouse interior overview



Clubhouse interior furnishings



Clubhouse interior furnishings



Clubhouse kitchenette

19. Rest Rooms, Renovations

The District maintains four common area rest rooms located at the clubhouse and Fitness Center. The rest rooms comprise tile floor and wall coverings, paint finishes on the walls and ceilings, light and plumbing fixtures, and partitions. These components are original and in good overall condition. We anticipate a useful life of up to 25 years and recommend the District budget for rest room renovations by 2040.



Clubhouse rest room



Clubhouse rest room



Fitness Center rest room



Fitness Center rest room

20. Roofs, Metal

The District is responsible for approximately 75 squares of standing seam metal roofs located at the clubhouse and Fitness Center. Roof panels are crimped together rather than fastened by screws. The metal roofs are original and in good overall condition. Metal roofs of this type have a useful life of 30- to 35-years. The District should budget for replacement of the metal roofs by 2048.



Clubhouse metal roof



Clubhouse metal roof

21. Windows and Doors

The clubhouse and Fitness Center utilize approximately 2,000 square feet of windows and doors. The windows and doors are original and in good overall condition. Windows and doors of this type have a long useful life of 35- to 40-years. The need to replace windows can be due to various reasons such as consistency in style and condition. We recommend the District budget for replacement of the windows and doors by 2053. Interim replacement of individual windows and/or doors is likely and should be funded through the operating budget on an as needed basis.



Clubhouse windows

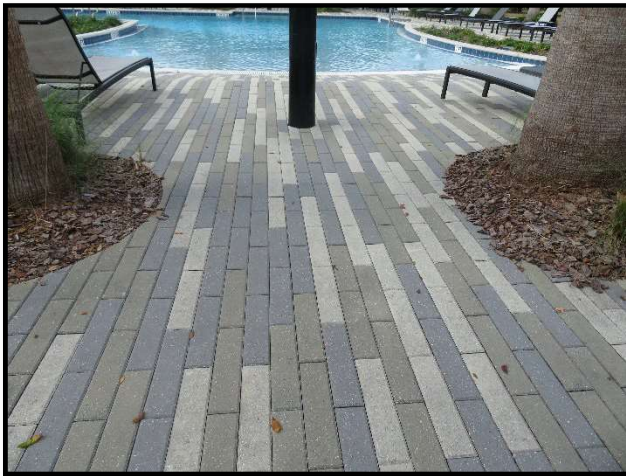


Clubhouse windows

Pool Components

22. Deck, Pavers

The District maintains the masonry pavers located at the pool deck. The pool deck is original and in good overall condition. Pavers are subject to settlement as a function of pedestrian traffic and discoloration or erosion as a function of the elements and pool water. We anticipate a useful life of up to 30 years and recommend the District budget for replacement of the pavers by 2046. The District should fund interim resetting and partial replacements through the operating budget on an as needed basis.



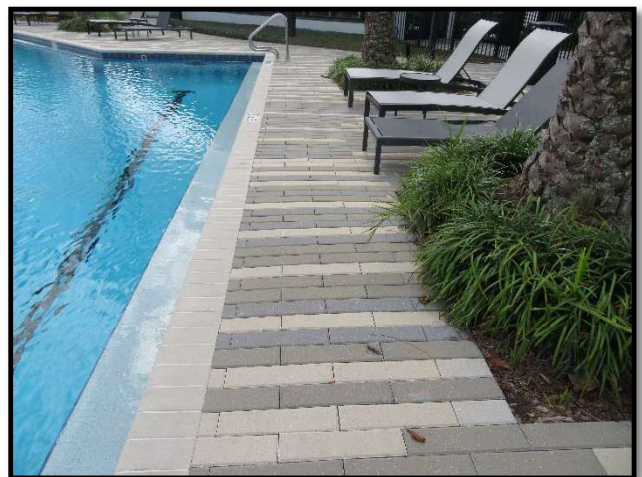
Masonry paver pool deck



Masonry paver pool deck



Masonry paver pool deck



Masonry paver pool deck

23. Fence, Aluminum

The District maintains approximately 1,125 linear feet of aluminum fence surrounding the pool area. This quantity includes the fence at the dog park and adjacent to the playground. The fence is original and in good overall condition. We anticipate a useful life of up to 25 years and recommend the District budget for replacement by 2041. Fence repairs including replacement of fasteners and connections should be funded through the operating budget on an as needed basis.



Aluminum pool fence



Aluminum fence adjacent to playground

24. Furniture

The furniture surrounding the pool includes chairs, lounge chairs, tables, umbrellas and trash receptacles. The furniture is original and in good overall condition. Management informs us the District re-straps the furniture on an as-needed basis. We anticipate a useful life of up to 10 years and recommend the District budget for phased replacement of up to fifty percent (50%) of the furniture by 2026 and every four years thereafter.



Pool furniture



Pool furniture



Pool furniture



Stain at pool furniture fabric

25. Light Poles and Fixtures

The District maintains eight decorative light poles and fixtures at the pool area. The light poles and fixtures located along the streets throughout the community are maintained by the Utility Company. These components are original and in good overall condition. We anticipate a useful life of 25- to 30-years and recommend the District budget for replacement of the light poles and fixtures by 2046. Our cost includes an allowance for replacement of the pole, base, fixture, and minor electrical repairs at the time of replacement. Interim replacement of light bulbs and/or fixtures should be funded through the operating budget on an as needed basis.



Light pole and fixture at pool



Light pole and fixture at pool

26. Mechanical Equipment

The pool is served by various pipes, valves, electrical systems, pumps, filters, and chlorinators. The equipment is primarily original and reported in satisfactory operational condition. Simultaneous failure of the equipment is unlikely. We instead include an allowance to fund replacement of up to thirty-three percent (33%) of the pool equipment by 2026 and every five years thereafter.



Pool mechanical equipment



Pool mechanical equipment

27. Pool Finishes

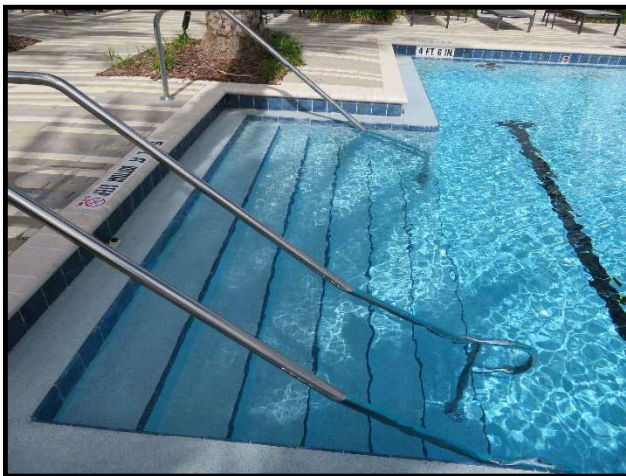
The finish at the pool wall and floor surfaces is original and in good overall condition. We anticipate a useful life of 8- to 12-years and recommend the District budget for resurfacing of the wall and floor areas, as well as replacement of the pool tile, and replacement of the pool coping, as needed, by 2028 and every 12 years thereafter. Our cost includes an allowance for minor repairs to the underlying pool structure at the time of pool finish replacement.



Pool plaster finish



Pool overview



Pool plaster finish



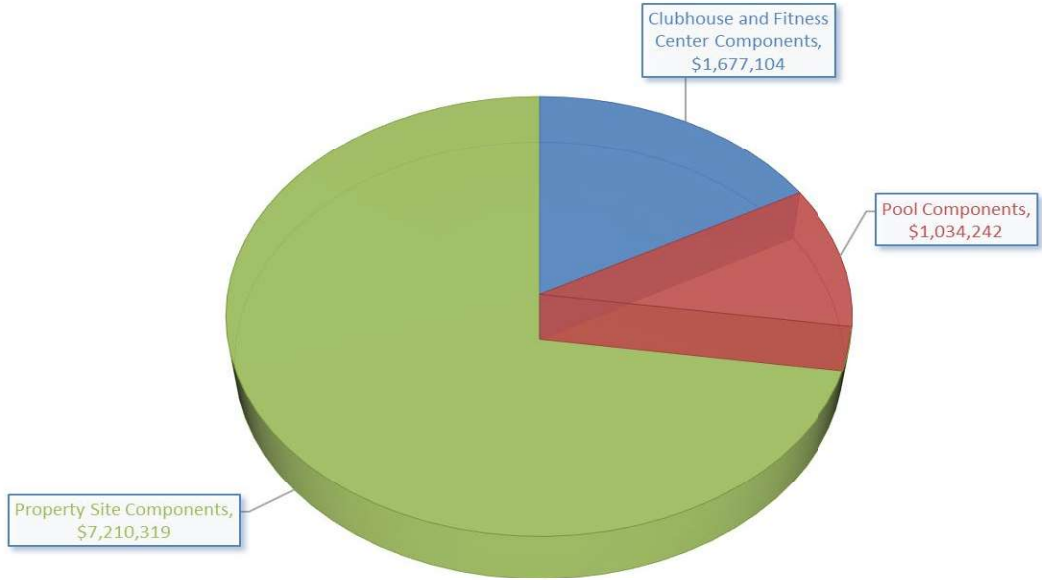
Pool overview

Condition Model

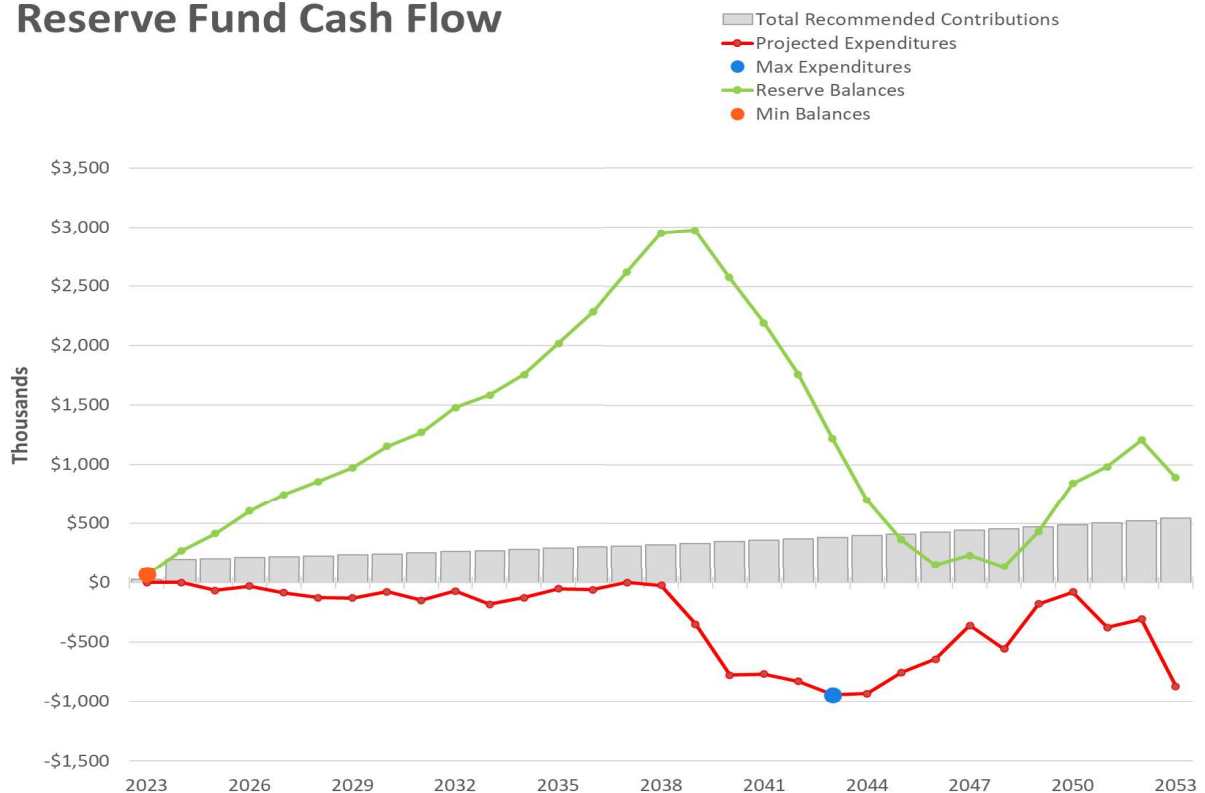
Component Type	Component Name	Condition	Urgency	1st Year of Replacement
Property Site	Asphalt Pavement, Patch	7	✓	2027
Property Site	Asphalt Pavement, Mill and Overlay, Phased	8	✓	2041
Property Site	Asphalt Pavement, Total Replacement, Walking Paths	7	✓	2033
Property Site	Boardwalks, Wood, Phased	8	✓	2043
Property Site	Concrete Curbs and Gutters, Partial	9	✓	2041
Property Site	Concrete Sidewalks, Partial	7	✓	2029
Property Site	Entrance Monuments, Renovations	7	✓	2036
Property Site	Irrigation System, Partial	7	✓	2042
Property Site	Landscape, Partial Replacements	7	✓	2025
Property Site	Mailbox Stations	8	✓	2047
Property Site	Maintenance Cart	9	✓	2029
Property Site	Playground Equipment	7	✓	2040
Property Site	Signage, Street Identification and Traffic Management	7	✓	2040
Property Site	Site Furniture	6	✓	2035
Property Site	Stormwater System, Partial	8	✓	2031
Clubhouse and Fitness Center	Air Handling and Condensing Units, Split Systems	6	✓	2029
Clubhouse and Fitness Center	Exercise Equipment, Cardiovascular	5	✓	2025
Clubhouse and Fitness Center	Exercise Equipment, Strength Training	6	✓	2030
Clubhouse and Fitness Center	Interior Renovations, Complete	8	✓	2040
Clubhouse and Fitness Center	Interior Renovations, Partial	7	✓	2028
Clubhouse and Fitness Center	Rest Rooms, Renovations	8	✓	2040
Clubhouse and Fitness Center	Roofs, Metal	9	✓	2048
Clubhouse and Fitness Center	Windows and Doors	10	✓	2053
Pool	Deck, Pavers	8	✓	2046
Pool	Fence, Aluminum (Incl. Dog Park and Playground)	8	✓	2041
Pool	Furniture, Phased	5	✓	2026
Pool	Light Poles and Fixtures, Pool	8	✓	2046
Pool	Mechanical Equipment, Phased	5	✓	2026
Pool	Pool Finishes, Plaster and Tile (Incl. Coping)	7	✓	2028

Expenditure Chart and Funding Graph

EXPENDITURES BY CATEGORY (YEARS 0 THROUGH 30)



Reserve Fund Cash Flow



Terms and Definitions

Cash Flow Method - A method of calculating Reserve contributions where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenditures until the desired Funding Goal is achieved.

Component - An individual line item in the Reserve Study developed or updated in the Physical Analysis. These elements form the building blocks of the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.

Component Assessment and Valuation - The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components. This task is accomplished either with or without onsite visual observations, based on Level of Service selected by the client.

Component Inventory - The task of selecting and quantifying Reserve Components. This task is accomplished through onsite visual observations, review of association design and organizational documents, and a review of established association precedents.

Component Method - A method of calculating Reserve contributions where the total reserve contribution is based on the sum of contributions for individual components.

Effective Age - The difference between Useful Life and Remaining Useful Life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computation.

Financial Analysis - The portion of a Reserve Study where current status of the Reserves (measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived. The Financial Analysis is one of the two parts of a Reserve Study.

Fully Funded - 100% Funded. When the actual (or projected) Reserve balance is equal to the Fully Funded Balance.

Fully Funded Balance (FFB) - Total Accrued Depreciation. An indicator against which Actual (or projected) Reserve balance can be compared. In essence, it is the Reserve balance that is proportional to the current Repair/replacement cost and the fraction of life “used up”. This number is calculated for each component, then summed together for an association total. Two formulae can be utilized, depending on the provider’s sensitivity to interest and inflation effects. Note: both yield identical results when interest and inflation are equivalent.

Funding Goals - Independent of methodology utilized, the following represent the basic categories of Funding Plan goals.

Baseline Funding - Establishing a Reserve funding goal of keeping the Reserve cash balance above zero.

Fully Funding - Setting a Reserve funding goal of attaining and maintaining Reserves at or near 100% funded.

Statutory Funding - Establishing a Reserve funding goal of setting aside the specific minimum amount of Reserves required by local statutes.

Threshold Funding - Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold this may be more or less conservative than “Fully Funded”.

Funding Plan - An Association’s plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

Minimum Balance - A minimum Reserve balance established by the client.

Physical Analysis - The portion of the Reserve Study where the Component inventory, Condition Assessment and Life Adjustment and Valuation tasks are performed. This represents one of the two parts of the Reserve Study.

Remaining Useful Life (RUL) - Also referred to as “Remaining Life (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Replacements anticipated to occur in the initial or base year have “zero” Remaining Useful Life.

Reserve Assessments - The portion of assessments contributed to the Reserve Fund.

Reserve Balance - Actual or projected funds as of a particular point in time that the association has identified for use to defray the future repair or replacement of those major components which the association is obligated to maintain. Also known as Reserves, Reserve Accounts, Cash Reserves.

Special Assessment - An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by Governing Documents or local statutes.

Straight-Line - A formula used to calculate the annual reserve fund contribution for a specific component. Projected replacement cost divided by the useful life equals the annual payment.

Useful Life (UL) - Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function in its present application or installation.

Disclosures and Limitations

No destructive testing was performed. Latent defects in design or construction are excluded from this report. There are no material issues to our knowledge that have not been disclosed to the client that would affect the integrity of this Reserve Study report. Custom Reserves has no interests with the client other than this Reserve Study.

Component quantities and estimates of costs indicated in this Report were developed by Custom Reserves unless otherwise noted in our “Condition Assessment” comments. The sources for the costs outlined in the study include experience, historical information and R.S. Means, Incorporated. This report should be used for budget and planning purposes only.

Inspection and Report Credentials

GRAHAM CULKAR - Senior Engineer, Reserve Specialist

EDUCATION - Florida Gulf Coast University - Bachelor of Science in Environmental Engineering

PROFESSIONAL AFFILIATIONS / DESIGNATIONS

Reserve Specialist (RS)
Community Associations Institute



Quality Assurance Credentials

PAUL GRIFONI – Senior Engineer, Licensed Home Inspector

EDUCATION - University of Massachusetts - Bachelor of Science in Engineering

PROFESSIONAL AFFILIATIONS / DESIGNATIONS

Professional Reserve Analyst (PRA)

Association of Professional Reserve Analysts



Reserve Specialist (RS)

Community Associations Institute



EXHIBIT 3

ASTURIA CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE

		FY 2023 ACTUAL	FY 2024 ADOPTED	FY 2025 PROPOSED	VARIANCE FY24 - FY 25
1	REVENUES				
2	SPECIAL ASSMNTS- TAX COLLECTOR	\$ 1,003,227	\$ 1,020,959	\$ 1,020,959	-
3	SPECIAL ASSMNTS- DISCOUNTS	(6,793)	-	-	-
4	DEVELOPER CONTRIBUTION				-
5	INTEREST - INVESTMENTS	3,820			-
6	OTHER MISCELLANEOUS REVENUES	15,015	15,000	15,000	-
7	ROOM RENTALS	10,580	4,000	4,000	-
8	EVENT FEES		2,500	2,500	-
9	ACCESS CARDS	518	200	200	-
10	TOTAL REVENUES	1,026,367	1,042,659	1,042,659	-
11					
12	EXPENDITURES				
13	ADMINISTRATIVE				
14	P/R-BOARD OF SUPERVISORS	14,200	15,000	15,000	-
15	FICA TAXES	384	1,377	1,377	-
16	PROFSERV-ADMINISTRATIVE		-	-	-
17	PROFSERV-ARBITRAGE REBATE	1,900	1,300	1,300	-
18	PROFSERV-ENGINEERING	4,275	20,000	20,000	-
19	PROFSERV-LEGAL SERVICES-GENERAL	67,022	30,000	30,000	-
20	PROFSERV-LEGAL SERVICES-LAND USE	1,386	20,000	20,000	-
21	PROFSERV-LEGAL SERVICES-DEFECT		10,000	10,000	-
22	PROFSERV-MGMT CONSULTING	54,322	60,000	60,000	-
23	PROFSERV-TRUSTEE FEES	6,000	8,500	8,500	-
24	ASSESSMENT ROLL		-	-	-
25	DISCLOSURE REPORT		-	-	-
26	ACCOUNTING SERVICES		-	-	-
27	AUDITING SERVICES	3,575	3,600	3,600	-
28	WEBSITE HOSTING/EMAIL SERVICES	5,724	5,500	5,500	-
29	MAILED NOTICES - POSTAGE	1,349	1,000	1,000	-
30	PUBLIC OFFICIALS INSURANCE	3,730	4,103	4,103	-
31	LEGAL ADVERTISING	1,887	1,500	1,500	-
32	MISC - ASSESSMENT COLLECTION COST	3,253	-	-	-
33	TAX COLLECTOR/PROPERTY APPRAISER FEES	150	650	650	-
34	FINANCIAL & REVENUE COLLECTIONS		-	-	-
35	DUES, LICENSES, SUBSCRIPTIONS	175	175	175	-
36	TOTAL ADMINISTRATIVE	169,332	182,705	182,705	-
37					
38	UTILITY SERVICES				
39	ELECTRICITY - STREETLIGHTS	161,565	219,365	219,365	-
40	UTILITY - IRRIGATION		5,134	5,134	-
41	UTILITY SERVICES	86	1,380	1,380	-
42	UTILITY - RECREATION FACILITIES	1,873	24,150	24,150	-
43	TOTAL ELECTRIC UTILITY SERVICES	163,524	250,029	250,029	-
44					
45	GARBAGE/SOLID WASTE SERVICES				
46	GARBAGE - RECREATION FACILITY	780	1,500	1,500	-
47	SOLID WASTE ASSESSMENT	731	670	670	-
48	TOTAL GARBAGE/SOLID WASTE SERVICES	1,511	2,170	2,170	-
49					
50	WATER-SEWER COMB SERVICES				
51	UTILITY - RECLAIMED WATER	23,757	40,000	40,000	-
52	UTILITY - POTABLE WATER	335	15,000	15,000	-
53	TOTAL WATER-SEWER COMB SERVICES	24,092	55,000	55,000	-
54					
55	STORMWATER CONTROL				
56	STORMWATER ASSESSMENT	624	900	900	-
57	AQUATIC MAINTENANCE	12,319	18,000	18,000	-
58	TOTAL STORMWATER CONTROL	12,943	18,900	18,900	-
59					
60	PHYSICAL ENVIRONMENT				
61	FIELD OPERATIONS	4,599	-	-	-
62	CONTRACTS-LANDSCAPE ROW		-	-	-
63	INSURANCE - PROPERTY	15,033	20,605	20,605	-
64	INSURANCE - GENERAL LIABILITY	4,678	5,000	5,000	-
65	R&M-IRRIGATION		10,000	10,000	-
66	LANDSCAPE MAINTENANCE - GENERAL	167,263	142,200	142,200	-
67	LANDSCAPE MAINTENANCE - FERTILIZATION		9,600	9,600	-

ASTURIA CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE

	FY 2023 ACTUAL	FY 2024 ADOPTED	FY 2025 PROPOSED	VARIANCE FY24 - FY 25
68			5,100	-
69	11,332	12,000	12,000	-
70		24,750	24,750	-
71		11,340	11,340	-
72	2,000	25,000	25,000	-
73	1,410	3,000	3,000	-
74	206,314	268,595	268,595	-
75				
76	ROAD AND STREET FACILITIES			
77		10,000	10,000	-
78		25,000	25,000	-
79	207	3,000	3,000	-
80	207	38,000	38,000	-
81				
82	PARKS AND RECREATION - GENERAL			
83		-	-	-
84	20,788	70,000	70,000	-
85	11,853	12,600	12,600	-
86		2,400	2,400	-
87	14,700	16,000	16,000	-
88		-	-	-
89	662	660	660	-
90	2,077	3,600	3,600	-
91	825	4,500	4,500	-
92	6,252	10,000	10,000	-
93	1,755	1,500	1,500	-
94	9	2,500	2,500	-
95	2,357	4,000	4,000	-
96		12,000	12,000	-
97	45	500	500	-
98		2,000	2,000	-
99	2,848	-	-	-
100	437	600	600	-
101	1,341	3,600	3,600	-
102	1,727	3,000	3,000	-
103	280	300	300	-
104	67,954	149,760	149,760	-
105				
106	SPECIAL EVENTS			
107	13	2,500	2,500	-
108	13	2,500	2,500	-
109				
110	CONTINGENCY			
111	94,137	25,000	25,000	-
112	94,137	25,000	25,000	-
113				
114	RESERVES			
115		-	-	-
116		-	-	-
117		50,000	50,000	-
118		-	-	-
119	-	50,000	50,000	-
120				
121	740,027	1,042,659	1,042,659	-
122				
123	286,340	-	-	-
124				
125	FUND BALANCE			
126	318,420	604,760	604,760	-
127	286,340	-	-	-
128	604,760	604,760	604,760	-

ASTURIA CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
CAPITAL RESERVE FUND (CRF)

	FY 2023 ACTUAL	FY 2024 ADOPTED	FY 2025 PROPOSED	VARIANCE FY 24 - FY 25
1 REVENUES				
2 SPECIAL ASSESSMENTS - TAX COLLECTOR	\$ 18,021	\$ 200,000	\$ 200,000	\$ -
3 SPECIAL ASSESSMENTS - DISCOUNTS	(122)			
4 INTEREST & MISCELLANEOUS				
5 TOTAL REVENUES	17,899	200,000	200,000	-
6				
7 EXPENDITURES				
8 PROPERTY SITE COMPONENTS				
9 ASPHALT PAVEMENT, PATCH	-	-	-	-
10 ASPHALT PAVEMENT, MILL AND OVERLAY, PHASED	-	-	-	-
11 ASPHALT PAVEMENT, TOTAL REPLACEMENT, WALKING PATHS	-	-	-	-
12 BOARDWALKS, WOOD, PHASED	-	-	-	-
13 CONCRETE CURBS AND GUTTERS, PARTIAL	-	-	-	-
14 CONCRETE SIDEWALKS, PARTIAL	-	-	-	-
15 ENTRANCE MONUMENTS, RENOVATIONS	-	-	-	-
16 IRRIGATION SYSTEM, PARTIAL	-	-	-	-
17 LANDSCAPE, PARTIAL REPLACEMENTS	-	-	-	-
18 MAILBOX STATIONS	-	-	-	-
19 MAINTENANCE CART	-	-	-	-
20 PLAYGROUND EQUIPMENT	-	-	-	-
21 SIGNAGE, STREET IDENTIFICATION AND TRAFFIC MANAGEMENT	-	-	-	-
22 SITE FURNITURE	-	-	-	-
23 STORMWATER SYSTEM, PARTIAL	-	-	-	-
24				
25 CLUBHOUSE AND FITNESS CENTER COMPONENTS				
26 AIR HANDLING AND CONDENSING UNITS, SPLIT SYSTEMS	-	-	-	-
27 EXERCISE EQUIPMENT, CARDIOVASCULAR	-	-	-	-
28 EXERCISE EQUIPMENT, STRENGTH TRAINING	-	-	-	-
29 INTERIOR RENOVATIONS, COMPLETE	-	-	-	-
30 INTERIOR RENOVATIONS, PARTIAL	-	-	-	-
31 REST ROOMS, RENOVATIONS	-	-	-	-
32 ROOFS, METAL	-	-	-	-
33 WINDOWS AND DOORS	-	-	-	-
34				
35 POOL COMPONENTS				
36 DECK, PAVERS	-	-	-	-
37 FENCE, ALUMINUM (INCL. DOG PARK AND PLAYGROUND)	-	-	-	-
38 FURNITURE, PHASED	-	-	-	-
39 LIGHT POLES AND FIXTURES, POOL	-	-	-	-
40 MECHANICAL EQUIPMENT, PHASED	-	-	-	-
41 POOL FINISHES, PLASTER AND TILE (INCL. COPING)	-	-	-	-
42 MISC- ASSESSMENT COLLECTION COST	-	-	-	-
43 CONTINGENCY	-	-	-	-
44 TOTAL EXPENDITURES	-	-	-	-
45				
46 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	17,899	200,000	200,000	-
47				
48 FUND BALANCE				
49 FUND BALANCE - BEGINNING	27,425	45,324	245,324	200,000
50 NET CHANGE IN FUND BALANCE	17,899	200,000	200,000	-
51 FUND BALANCE - ENDING	\$ 45,324	\$ 245,324	\$ 445,324	\$ 200,000

ASTURIA CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
DEBT SERVICE REQUIREMENT, SERIES 2014A-1 & 2016A-1

	SERIES 2014A-1	SERIES 2016A-1	TOTAL FY 2024
REVENUE			
SPECIAL ASSESSMENTS - NET MADS	\$ 561,174	\$ 141,144	\$ 702,318
TOTAL REVENUE	561,174	141,144	702,318
EXPENDITURES			
INTEREST EXPENSE			
May 1, 2025	197,453	47,476	244,929
November 1, 2025	192,565	46,452	239,017
PRINCIPAL RETIREMENT			
May 1, 2025	170,000	45,000	215,000
TOTAL EXPENDITURES	560,018	138,928	698,946
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 1,156	\$ 2,216	\$ 3,372

TOTAL NET ASSESSMENT	702,318.00
COUNTY COLLECTION & EARLY PMT DISC.	44,828.81
TOTAL GROSS ON ROLL	\$ 747,146.81

ASTURIA CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
SERIES 2014A-1 AMORTIZATION SCHEDULE

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
						7,060,000
5/1/2023	150,000	5.750%	206,365	356,365		6,910,000
11/1/2023			202,053	202,053	558,418	6,910,000
5/1/2024	160,000	5.750%	202,053	362,053		6,750,000
11/1/2024			197,453	197,453	559,505	6,750,000
5/1/2025	170,000	5.750%	197,453	367,453		6,580,000
11/1/2025			192,565	192,565	560,018	6,580,000
5/1/2026	180,000	5.750%	192,565	372,565		6,400,000
11/1/2026			187,390	187,390	559,955	6,400,000
5/1/2027	190,000	5.750%	187,390	377,390		6,210,000
11/1/2027			181,928	181,928	559,318	6,210,000
5/1/2028	200,000	5.750%	181,928	381,928		6,010,000
11/1/2028			176,178	176,178	558,105	6,010,000
5/1/2029	215,000	5.750%	176,178	391,178		5,795,000
11/1/2029			169,996	169,996	561,174	5,795,000
5/1/2030	225,000	5.750%	169,996	394,996		5,570,000
11/1/2030			163,528	163,528	558,524	5,570,000
5/1/2031	240,000	5.750%	163,528	403,528		5,330,000
11/1/2031			156,628	156,628	560,155	5,330,000
5/1/2032	255,000	5.750%	156,628	411,628		5,075,000
11/1/2032			149,296	149,296	560,924	5,075,000
5/1/2033	270,000	5.750%	149,296	419,296		4,805,000
11/1/2033			141,534	141,534	560,830	4,805,000
5/1/2034	285,000	5.750%	141,534	426,534		4,520,000
11/1/2034			133,340	133,340	559,874	4,520,000
5/1/2035	300,000	5.900%	133,340	433,340		4,220,000
11/1/2035			124,490	124,490	557,830	4,220,000
5/1/2036	320,000	5.900%	124,490	444,490		3,900,000
11/1/2036			115,050	115,050	559,540	3,900,000
5/1/2037	340,000	5.900%	115,050	455,050		3,560,000
11/1/2037			105,020	105,020	560,070	3,560,000
5/1/2038	360,000	5.900%	105,020	465,020		3,200,000
11/1/2038			94,400	94,400	559,420	3,200,000
5/1/2039	380,000	5.900%	94,400	474,400		2,820,000
11/1/2039			83,190	83,190	557,590	2,820,000
5/1/2040	405,000	5.900%	83,190	488,190		2,415,000
11/1/2040			71,243	71,243	559,433	2,415,000
5/1/2041	430,000	5.900%	71,243	501,243		1,985,000
11/1/2041			58,558	58,558	559,800	1,985,000
5/1/2042	455,000	5.900%	58,558	513,558		1,530,000
11/1/2042			45,135	45,135	558,693	1,530,000
5/1/2043	480,000	5.900%	45,135	525,135		1,050,000
11/1/2043			30,975	30,975	556,110	1,050,000
5/1/2044	510,000	5.900%	30,975	540,975		540,000
11/1/2044			15,930	15,930	556,905	540,000
5/1/2045	540,000	5.900%	15,930	555,930	555,930	-
Total	\$ 7,060,000		\$ 5,798,118	\$ 12,858,118	\$ 12,858,118	

Max Annual DS: 561,174

Footnote:

Data herein for the CDD's budgetary process purposes only.

ASTURIA CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
SERIES 2016A-1 AMORTIZATION SCHEDULE

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
						1,880,000
5/1/2023	40,000	4.550%	49,436	89,436		1,840,000
11/1/2023			48,526	48,526	137,963	1,840,000
5/1/2024	45,000	4.550%	48,526	93,526		1,795,000
11/1/2024			47,503	47,503	141,029	1,795,000
5/1/2025	45,000	4.550%	47,503	92,503		1,750,000
11/1/2025			46,479	46,479	138,981	1,750,000
5/1/2026	45,000	4.550%	46,479	91,479		1,705,000
11/1/2026			45,455	45,455	136,934	1,705,000
5/1/2027	50,000	5.250%	45,455	95,455		1,655,000
11/1/2027			44,143	44,143	139,598	1,655,000
5/1/2028	50,000	5.250%	44,143	94,143		1,605,000
11/1/2028			42,830	42,830	136,973	1,605,000
5/1/2029	55,000	5.250%	42,830	97,830		1,550,000
11/1/2029			41,386	41,386	139,216	1,550,000
5/1/2030	60,000	5.250%	41,386	101,386		1,490,000
11/1/2030			39,811	39,811	141,198	1,490,000
5/1/2031	60,000	5.250%	39,811	99,811		1,430,000
11/1/2031			38,236	38,236	138,048	1,430,000
5/1/2032	65,000	5.250%	38,236	103,236		1,365,000
11/1/2032			36,530	36,530	139,766	1,365,000
5/1/2033	65,000	5.250%	36,530	101,530		1,300,000
11/1/2033			34,824	34,824	136,354	1,300,000
5/1/2034	70,000	5.250%	34,824	104,824		1,230,000
11/1/2034			32,986	32,986	137,810	1,230,000
5/1/2035	75,000	5.250%	32,986	107,986		1,155,000
11/1/2035			31,018	31,018	139,004	1,155,000
5/1/2036	80,000	5.250%	31,018	111,018		1,075,000
11/1/2036			28,918	28,918	139,935	1,075,000
5/1/2037	85,000	5.380%	28,918	113,918		990,000
11/1/2037			26,631	26,631	140,549	990,000
5/1/2038	90,000	5.380%	26,631	116,631		900,000
11/1/2038			24,210	24,210	140,841	900,000
5/1/2039	90,000	5.380%	24,210	114,210		810,000
11/1/2039			21,789	21,789	135,999	810,000
5/1/2040	95,000	5.380%	21,789	116,789		715,000
11/1/2040			19,234	19,234	136,023	715,000
5/1/2041	105,000	5.380%	19,234	124,234		610,000
11/1/2041			16,409	16,409	140,643	610,000
5/1/2042	110,000	5.380%	16,409	126,409		500,000
11/1/2042			13,450	13,450	139,859	500,000
5/1/2043	115,000	5.380%	13,450	128,450		385,000
11/1/2043			10,357	10,357	138,807	385,000
5/1/2044	120,000	5.380%	10,357	130,357		265,000
11/1/2044			7,129	7,129	137,485	265,000
5/1/2045	130,000	5.380%	7,129	137,129		135,000
11/1/2045			3,632	3,632	140,760	135,000
5/1/2046	135,000	5.380%	3,632	138,632	138,632	-
Total	\$ 1,880,000		\$ 1,452,402	\$ 3,332,402	\$ 3,332,402	

Max Annual DS: 141,198

Footnote:

Data herein for the CDD's budgetary process purposes only.

**ASTURIA CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
ASSESSMENT ALLOCATION**

EQUALIZED COSTS	
NET O&M EQUALIZED BUDGET	\$654,694.00
COUNTY COLLECTION COSTS (2%)	\$13,929.66
EARLY PAYMENT DISCOUNT (4%)	\$27,859.32
GROSS O&M EQUALIZED ASSESSMENT	\$696,482.98

STRATIFIED COSTS	
NET O&M STRATIFIED BUDGET	\$366,265.00
COUNTY COLLECTION COSTS (2%)	\$7,792.87
EARLY PAYMENT DISCOUNT (4%)	\$15,585.74
GROSS O&M STRATIFIED ASSESSMENT	\$389,643.62

CAPITAL RESERVE FUND (CRF)	
NET CAPITAL RESERVE FUND	\$200,000.00
COUNTY COLLECTION COSTS (2%)	\$4,255.32
EARLY PAYMENT DISCOUNT (4%)	\$8,510.64
GROSS CRF ASSESSMENT	\$212,765.96

UNIT TYPE	PHASE	UNITS ASSESSED			ALLOCATION OF ADMIN O&M ASSESSMENT				ALLOCATION OF FIELD O&M ASSESSMENT					ALLOCATION OF CAPITAL RESERVE ASSESSMENT					
		O&M	SERIES 2014A-1 DEBT SERVICE ⁽¹⁾	SERIES 2016A-1 DEBT SERVICE ⁽¹⁾	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL ADMIN O&M	ADMIN O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL FIELD O&M	FIELD O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL CAPITAL RESERVE	CAPITAL RESERVE PER LOT
SINGLE FAMILY 36' TND	1	32	32		1.00	32.0	4.79%	\$33,364.45	\$1,042.64	0.65	20.9	3.53%	\$13,750.72	\$429.71	1.00	32.0	4.79%	\$10,192.38	\$318.51
SINGLE FAMILY 45' TND	1	41	41		1.00	41.0	6.14%	\$42,748.21	\$1,042.64	0.82	33.5	5.65%	\$22,022.63	\$537.14	1.00	41.0	6.14%	\$13,058.99	\$318.51
SINGLE FAMILY 55' TND	1	57	57		1.00	57.0	8.53%	\$59,430.43	\$1,042.64	1.00	57.0	9.60%	\$37,420.57	\$656.50	1.00	57.0	8.53%	\$18,155.18	\$318.51
SINGLE FAMILY 55'	1	69	69		1.00	69.0	10.33%	\$71,942.10	\$1,042.64	1.00	69.0	11.63%	\$45,298.58	\$656.50	1.00	69.0	10.33%	\$21,977.32	\$318.51
SINGLE FAMILY 65'	1	49	49		1.00	49.0	7.34%	\$51,089.32	\$1,042.64	1.18	57.9	9.76%	\$38,017.39	\$775.87	1.00	49.0	7.34%	\$15,607.08	\$318.51
SINGLE FAMILY 55'	2	126	126		1.00	126.0	18.86%	\$131,372.54	\$1,042.64	1.00	126.0	21.23%	\$82,719.15	\$656.50	1.00	126.0	18.86%	\$40,132.50	\$318.51
SINGLE FAMILY 65'	2	31	31		1.00	31.0	4.64%	\$32,321.81	\$1,042.64	1.18	36.6	6.17%	\$24,051.82	\$775.87	1.00	31.0	4.64%	\$9,873.87	\$318.51
SINGLE FAMILY 45' TND	3	43	43		1.00	43.0	6.44%	\$44,833.49	\$1,042.64	0.82	35.2	5.93%	\$23,096.91	\$537.14	1.00	43.0	6.44%	\$13,696.01	\$318.51
SINGLE FAMILY 55' TND	3	25	25		1.00	25.0	3.74%	\$26,065.98	\$1,042.64	1.00	25.0	4.21%	\$16,412.53	\$656.50	1.00	25.0	3.74%	\$7,962.80	\$318.51
SINGLE FAMILY 65'	3	8	8		1.00	8.0	1.20%	\$8,341.11	\$1,042.64	1.18	9.5	1.59%	\$6,206.92	\$775.87	1.00	8.0	1.20%	\$2,548.10	\$318.51
TOWNHOMES	3	108		108	1.00	108.0	16.17%	\$112,605.03	\$1,042.64	0.40	43.2	7.28%	\$28,360.85	\$262.60	1.00	108.0	16.17%	\$34,399.29	\$318.51
SINGLE FAMILY 55'	3	22		22	1.00	22.0	3.29%	\$22,938.06	\$1,042.64	1.00	22.0	3.71%	\$14,443.03	\$656.50	1.00	22.0	3.29%	\$7,007.26	\$318.51
SINGLE FAMILY 65'	3	18		18	1.00	18.0	2.69%	\$18,767.51	\$1,042.64	1.18	21.3	3.58%	\$13,965.57	\$775.87	1.00	18.0	2.69%	\$5,733.21	\$318.51
SINGLE FAMILY 65'	4	22		22	1.00	22.0	3.29%	\$22,938.06	\$1,042.64	1.18	26.0	4.38%	\$17,069.03	\$775.87	1.00	22.0	3.29%	\$7,007.26	\$318.51
TOWNHOMES	5	10		10	1.00	10.0	1.50%	\$10,426.39	\$1,042.64	0.40	4.0	0.67%	\$2,626.00	\$262.60	1.00	10.0	1.50%	\$3,185.12	\$318.51
SINGLE FAMILY 50'	5	7		7	1.00	7.0	1.05%	\$7,298.47	\$1,042.64	0.91	6.4	1.07%	\$4,181.91	\$597.42	1.00	7.0	1.05%	\$2,229.58	\$318.51
		668	481	187		668.0	100.00%	\$696,482.98			593.5	100.00%	\$389,643.62			668.0	112.55%	\$212,765.96	

UNIT TYPE	PHASE	PER UNIT ANNUAL ASSESSMENT ⁽²⁾			PROPOSED TOTAL PER UNIT ⁽³⁾
		TOTAL O&M & CRF PER LOT	SERIES 2014A-1 DEBT SERVICE	SERIES 2016A-1 DEBT SERVICE	
SINGLE FAMILY 36' TND	1	\$1,790.86	\$950.00		\$2,740.86
SINGLE FAMILY 45' TND	1	\$1,898.29	\$1,100.00		\$2,998.29
SINGLE FAMILY 55' TND	1	\$2,017.65	\$1,250.00		\$3,267.65
SINGLE FAMILY 55'	1	\$2,017.65	\$1,300.00		\$3,317.65
SINGLE FAMILY 65'	1	\$2,137.02	\$1,350.00		\$3,487.02
SINGLE FAMILY 55'	2	\$2,017.65	\$1,300.00		\$3,317.65
SINGLE FAMILY 65'	2	\$2,137.02	\$1,350.00		\$3,487.02
SINGLE FAMILY 45' TND	3	\$1,898.29	\$1,100.00		\$2,998.29
SINGLE FAMILY 55' TND	3	\$2,017.65	\$1,250.00		\$3,267.65
SINGLE FAMILY 65'	3	\$2,137.02	\$1,350.00		\$3,487.02
TOWNHOMES	3	\$1,623.75		\$500.00	\$2,123.75
SINGLE FAMILY 55'	3	\$2,017.65		\$1,300.00	\$3,317.65
SINGLE FAMILY 65'	3	\$2,137.02		\$1,350.00	\$3,487.02
SINGLE FAMILY 65'	4	\$2,137.02		\$1,350.00	\$3,487.02
TOWNHOMES	5	\$1,623.75		\$500.00	\$2,123.75
SINGLE FAMILY 50'	5	\$1,958.57		\$1,275.00	\$3,233.57

FY 2024 PER LOT	VARIANCE FY24 TO FY25 PER LOT	% VARIANCE
\$2,740.86	\$0.00	0.00%
\$2,998.29	\$0.00	0.00%
\$3,267.65	\$0.00	0.00%
\$3,317.65	\$0.00	0.00%
\$3,487.02	\$0.00	0.00%
\$3,317.65	\$0.00	0.00%
\$3,487.02	\$0.00	0.00%
\$2,998.29	\$0.00	0.00%
\$3,267.65	\$0.00	0.00%
\$3,487.02	\$0.00	0.00%
\$2,123.75	\$0.00	0.00%
\$3,317.65	\$0.00	0.00%
\$3,487.02	\$0.00	0.00%
\$3,487.02	\$0.00	0.00%
\$2,123.75	\$0.00	0.00%
\$3,233.57	\$0.00	0.00%

⁽¹⁾ Reflects the total number of lots with Series 2014A-1 and 2016A-1 debt outstanding.

⁽²⁾ Annual debt service assessments per unit adopted in connection with the Series 2014A-1 & 2016A-1 bond issuances. Annual Debt Service Assessments includes principal, interest, Pasco County collection costs and early payment discounts.

⁽³⁾ Annual assessments that will appear on the November, 2024 Pasco County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).