



***ASTURIA
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Budget Workshop

***Monday
March 20, 2023
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.

Astoria

Community Development District

Development Planning and Financing Group

250 International Parkway, Suite 208
Lake Mary FL 32746
321-263-0132

Board of Supervisors
Astoria Community Development District

Dear Board Members:

The Budget Workshop of the Board of Supervisors of the Astoria Community Development District is scheduled for **Monday, March 20, 2023, at 6:00 p.m.** at the **Astoria Clubhouse, 14575 Promenade Parkway Odessa, FL 33556.**

The 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-285 or tdobson@dpfgmc.com. We look forward to seeing you at the meeting.

Sincerely,

Tish Dobson

Tish Dobson
District Manager

Cc: Attorney
Engineer
District Records

District: **ASTURIA COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Monday, March 20, 2023
Time: 6:00 PM
Location: Asturia Clubhouse, 14575
Promenade Parkway Odessa, FL
33556

Call-in Number: +1 (929) 205-6099

Meeting ID: 913 989 9080

Passcode: 842235

Zoom Link:

<https://vestapropertyservices.zoom.us/j/9139899080?pwd=aFdWVzFxb3Y0L2w4eG9VTnZRakl0UT09>

Revised Budget Workshop Agenda

I. Call to Order

II. Discussion Items

A. **FY 2023-2024 Preliminary Budget**

[Exhibit 1](#)

III. Next Meeting Quorum Check: March 28th, 6:00 PM

Jon Tietz	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Glen Penning	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Jacques Darius	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Marie Pearson	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Susan Coppa	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

IV. Adjournment

EXHIBIT 1

**ASTURIA CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE**

LINE #	ACCOUNT	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY 2023 TO 2024
1	REVENUES					
2	SPECIAL ASSMNTS- TAX COLLECTOR	\$ 671,236	\$ 894,514	\$ 1,054,160	\$ 1,119,959	65,799
3	SPECIAL ASSMNTS- CDD COLLECTED	41,793	21,267			-
4	SPECIAL ASSMNTS- DISCOUNTS		(35,014)	(42,166)	-	42,166
5	DEVELOPER CONTRIBUTION	40,964	33,127			-
6	INTEREST - INVESTMENTS	25	2,286			-
7	OTHER MISCELLANEOUS REVENUES		15,636	15,000	15,000	-
8	ROOM RENTALS		8,259	5,000	4,000	(1,000)
9	EVENT FEES	3,562	374	2,500	2,500	-
10	ACCESS CARDS		225	500	200	(300)
11	TOTAL REVENUES	757,580	940,674	1,034,994	1,141,659	106,665
12						
13	EXPENDITURES					
14	ADMINISTRATIVE					
15	P/R- BOARD OF SUPERVISORS	7,800	10,600	12,000	18,000	6,000
16	FICA TAXES		765	918	1,377	459
17	PROFSERV-ADMINISTRATIVE	5,400	855	-	-	-
18	PROFSERV-ARBITRAGE REBATE	500	1,000	1,000	1,300	300
19	PROFSERV-ENGINEERING	9,595	37,573	20,000	20,000	-
20	PROFSERV-LEGAL SERVICES-GENERAL	42,900	47,567	45,000	30,000	(15,000)
21	PROFSERV-LEGAL SERVICES-LAND USE	-	-	-	20,000	20,000
22	PROFSERV-LEGAL SERVICES-DEFECT	-	-	-	10,000	10,000
23	PROFSERV-MGMT CONSULTING	19,914	51,449	57,955	60,000	2,045
24	PROFSERV-TRUSTEE FEES	8,500	7,458	8,500	8,500	-
25	ASSESSMENT ROLL	5,000	4,750	-	-	-
26	DISCLOSURE REPORT	5,000	-	-	-	-
27	ACCOUNTING SERVICES	18,000	2,850	-	-	-
28	AUDITING SERVICES	3,600	3,575	3,575	3,600	25
29	WEBSITE HOSTING/EMAIL SERVICES	3,818	3,649	5,500	5,500	-
30	MAILED NOTICES - POSTAGE	923	730	600	1,000	400
31	PUBLIC OFFICIALS INSURANCE	2,960	3,870	3,730	4,103	373
32	LEGAL ADVERTISING	3,861	2,769	1,500	1,500	-
33	MISC - ASSESSMENT COLLECTION COST		14,728	21,083	-	(21,083)
34	TAX COLLECTOR/PROPERTY APPRAISER FEES	150	150	150	650	500
35	FINANCIAL & REVENUE COLLECTIONS	3,600	570	-	-	-
36	DUES, LICENSES, SUBSCRIPTIONS	175	175	175	175	-
37	TOTAL ADMINISTRATIVE	141,696	195,083	181,686	185,705	4,019
38						
39	UTILITY SERVICES					
40	ELECTRICITY - STREETLIGHTS	160,929	125,949	190,752	219,365	28,613
41	UTILITY - IRRIGATION	2,286	7,194	4,464	5,134	670
42	UTILITY SERVICES	574	339	1,200	1,380	180
43	UTILITY - RECREATION FACILITIES	22,332	21,070	21,000	24,150	3,150
44	TOTAL ELECTRIC UTILITY SERVICES	186,121	154,552	217,416	250,029	32,613
45						
46	GARBAGE/SOLID WASTE SERVICES					
47	GARBAGE - RECREATION FACILITY	408	1,498	467	1,500	1,033
48	SOLID WASTE ASSESSMENT	609	663	670	670	-
49	TOTAL GARBAGE/SOLID WASTE SERVICES	1,017	2,161	1,137	2,170	1,033
50						
51	WATER-SEWER COMB SERVICES					
52	UTILITY - RECLAIMED WATER	56,809	38,471	55,000	40,000	(15,000)
53	UTILITY - POTABLE WATER				15,000	15,000
54	TOTAL WATER-SEWER COMB SERVICES	56,809	38,471	55,000	55,000	-
55						
56	STORMWATER CONTROL					
57	STORMWATER ASSESSMENT	903	611	900	900	-
58	AQUATIC MAINTENANCE	7,620	8,100	7,760	18,000	10,240
59	TOTAL STORMWATER CONTROL	8,523	8,711	8,660	18,900	10,240
60						
61	OTHER PHYSICAL ENVIRONMENT					
62	FIELD OPERATIONS	7,200	1,200	-	-	-
63	CONTRACTS-LANDSCAPE ROW	500	-	-	-	-
64	INSURANCE - PROPERTY	13,528	14,318	17,171	20,605	3,434
65	INSURANCE - GENERAL LIABILITY	3,229	3,579	4,068	5,000	932
66	R&M-IRRIGATION	-	6,115	2,000	10,000	8,000
67	LANDSCAPE MAINTENANCE - GENERAL	175,251	184,134	202,036	142,200	(59,836)
68	LANDSCAPE MAINTENANCE - FERTILIZATION	-	-	-	9,600	9,600
69	LANDSCAPE MAINTENANCE - PEST CONTROL	-	-	-	5,100	5,100
70	LANDSCAPE MAINTENANCE - IRRIGATION	-	-	-	12,000	12,000
71	LANDSCAPE MAINTENANCE - MULCH	-	-	-	24,750	24,750
72	LANDSCAPE MAINTENANCE - ANNUALS	-	-	-	11,340	11,340
73	LANDSCAPE REPLACEMENT	8,577	116	2,000	25,000	23,000
74	HOLIDAY LIGHTING & DECORATIONS	3,995	1,965	2,000	3,000	1,000
75	TOTAL OTHER PHYSICAL ENVIRONMENT	212,280	211,427	229,275	268,595	39,320

**ASTURIA CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE**

LINE #	ACCOUNT	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY 2023 TO 2024
76						
77	ROAD AND STREET FACILITIES					
78	R&M-SIDEWALKS			2,000	10,000	8,000
79	ROADWAY REPAIR & MAINTENANCE	921		5,000	25,000	20,000
80	R&M-PRESSURE WASHING		342	10,000	3,000	(7,000)
81	TOTAL ROAD AND STREET FACILITIES	921	342	17,000	38,000	21,000
82						
83	PARKS AND RECREATION - GENERAL					
84	PAYROLL-SALARIES	82,101	8,329	-	-	-
85	PROFSERV-FIELD MGMT	-	24,825	50,000	70,000	20,000
86	PROFSERV-POOL MAINTENANCE	10,440	11,850	12,000	12,600	600
87	PROFSERV-WILDLIFE MANAGEMENT SERVICE	6,375	875	2,400	2,400	-
88	CONTRACTS-CLEANING SERVICES	1,035	12,848	8,400	16,000	7,600
89	CONTRACTS-MGMT SERVICES	11,023	2,450	-	-	-
90	CONTRACTS-PEST CONTROL	697	605	660	660	-
91	TELEPHONE/FAX/INTERNET SERVICES	2,827	2,795	2,981	3,600	619
92	R&M-FITNESS EQUIPMENT	2,590	1,488	1,500	1,500	-
93	AMENITY MAINTENANCE & REPAIRS	7,502	4,461	6,000	10,000	4,000
94	FACILITY A/C & HEATING MAINTENANCE & REPAIR	930	5,159	1,500	1,500	-
95	BOARDWALK AND BRIDGE MAINTENANCE	3,200	-	2,500	2,500	-
96	POOL FURNITURE REPAIR & REPLACEMENT	1,802	2,340	3,500	4,000	500
97	SECURITY SYSTEM MONITORING & MAINT.	3,856	2,376	11,720	12,000	280
98	DOG PARK MAINTENANCE	168	149	250	500	250
99	DOG PARK MULCHING	-	-	-	2,000	2,000
100	MISCELLANEOUS EXPENSES	-	2,585	3,000	-	(3,000)
101	OFFICE SUPPLIES	1,350	325	250	600	350
102	CLUBHOUSE - FACILITY JANITORIAL SUPPLIES	2,706	1,414	3,600	3,600	-
103	GARBAGE & DOG WASTE STATION SUPPLIES	8,216	9,099	8,216	2,000	(6,216)
104	POOL PERMITS	280	280	300	300	-
105	TOTAL PARKS AND RECREATION - GENERAL	147,098	94,253	118,777	145,760	26,983
106						
107	SPECIAL EVENTS					
108	SPECIAL EVENTS	1,284	2,000	4,400	2,500	(1,900)
109	TOTAL SPECIAL EVENTS	1,284	2,000	4,400	2,500	(1,900)
110						
111	CONTINGENCY					
112	MISC-CONTINGENCY	1,000	13,497	176,643	50,000	(126,643)
113	TOTAL CONTINGENCY	1,000	13,497	176,643	50,000	(126,643)
114						
115	RESERVES					
116	RESERVE - FITNESS				5,000	5,000
117	RESERVE - POOL			15,000	20,000	5,000
118	RESERVE - ROADS			10,000	50,000	40,000
119	RESERVE - MISC				50,000	50,000
120	TOTAL RESERVES	-	-	25,000	125,000	100,000
121						
122	TOTAL EXPENDITURES	756,749	720,497	1,034,994	1,141,659	106,665
123						
124	REVENUES OVER (UNDER) EXPENDITURES	831	220,177	-	-	-

ASTURIA CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
CAPITAL RESERVE FUND (CRF)

	FY 2022 ACTUAL	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY 22 - FY 23
1 REVENUES				
2 SPECIAL ASSESSMENTS - TAX COLLECTOR	\$ 18,456	\$ 18,936	\$ 200,000	\$ 181,064
3 SPECIAL ASSESSMENTS - DISCOUNTS	(722)	(757)		757
4 INTEREST & MISCELLANEOUS	-	-	-	-
5 TOTAL REVENUES	17,734	18,179	200,000	181,821
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	355	379	-	(379)
43 CONTINGENCY	-	17,800	-	(17,800)
44 TOTAL EXPENDITURES	355	18,179	-	(18,179)
45				
46 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	17,379	-	200,000	200,000
47				
48 OTHER FINANCING SOURCES & USES				
49 TRANSFER IN FROM GENERAL FUND	-	-	-	-
50 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-
51				
52 NET CHANGE IN FUND BALANCE	17,379	-	200,000	200,000
53				
54 FUND BALANCE				
55 FUND BALANCE - BEGINNING	10,037	27,416	27,416	-
56 NET CHANGE IN FUND BALANCE	17,379	-	200,000	200,000
57 FUND BALANCE - ENDING	\$ 27,416	\$ 27,416	\$ 227,416	\$ 200,000

**ASTURIA CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
CONTRACT SUMMARY**

LINE #	FINANCIAL STATEMENT CATEGORY	FY 2023-2024 BUDGETED AMOUNT	COMMENTS (SCOPE)
1	ADMINISTRATIVE		
2	P/R-BOARD OF SUPERVISORS	18,000	
3	FICA TAXES	1,377	
4	PROFSERV-ADMINISTRATIVE	-	
5	PROFSERV-ARBITRAGE REBATE	1,300	
6	PROFSERV-ENGINEERING	20,000	
7	PROFSERV-LEGAL SERVICES-GENERAL	30,000	
8	PROFSERV-LEGAL SERVICES-LAND USE	20,000	NEW LINE
9	PROFSERV-LEGAL SERVICES-DEFECT	10,000	NEW LINE
10	PROFSERV-MGMT CONSULTING	60,000	DPFG Management Services contract
11	PROFSERV-TRUSTEE FEES	8,500	
12	ASSESSMENT ROLL	-	DPFG Management Services contract
13	DISCLOSURE REPORT	-	DPFG Management Services contract
14	ACCOUNTING SERVICES	-	DPFG Management Services contract
15	AUDITING SERVICES	3,600	
16	WEBSITE HOSTING/EMAIL SERVICES	5,500	
17	MAILED NOTICES - POSTAGE	1,000	
18	PUBLIC OFFICIALS INSURANCE	4,103	
19	LEGAL ADVERTISING	1,500	
20	TAX COLLECTOR/PROPERTY APPRAISER FEES	650	
21	FINANCIAL & REVENUE COLLECTIONS	-	
22	DUES, LICENSES, SUBSCRIPTIONS	175	
23	TOTAL ADMINISTRATIVE	185,705	
24			
25	UTILITY SERVICES		
26	ELECTRICITY - STREETLIGHTS	219,365	
27	UTILITY - IRRIGATION	5,134	
28	UTILITY SERVICES	1,380	
29	UTILITY - RECREATION FACILITIES	24,150	
30	TOTAL ELECTRIC UTILITY SERVICES	250,029	
31			
32	GARBAGE/SOLID WASTE SERVICES		
33	GARBAGE - RECREATION FACILITY	1,500	
34	SOLID WASTE ASSESSMENT	670	
35	TOTAL GARBAGE/SOLID WASTE SERVICES	2,170	
36			
37	WATER-SEWER COMB SERVICES		
38	UTILITY - RECLAIMED WATER	40,000	
39	UTILITY - POTABLE WATER	15,000	NEW LINE
40	TOTAL WATER-SEWER COMB SERVICES	55,000	
41			
42	STORMWATER CONTROL		
43	STORMWATER ASSESSMENT	900	
44	AQUATIC MAINTENANCE	18,000	
45	TOTAL STORMWATER CONTROL	18,900	
46			
47	OTHER PHYSICAL ENVIRONMENT		
48	FIELD OPERATIONS	-	
49	CONTRACTS-LANDSCAPE ROW	-	
50	INSURANCE - PROPERTY	20,605	
51	INSURANCE - GENERAL LIABILITY	5,000	
52	R&M-IRRIGATION	10,000	
53	LANDSCAPE MAINTENANCE - GENERAL	142,200	REDTREE CONTRACT
54	LANDSCAPE MAINTENANCE - FERTILIZATION	9,600	REDTREE CONTRACT - NEW LINE
55	LANDSCAPE MAINTENANCE - PEST CONTROL	5,100	REDTREE CONTRACT - NEW LINE
56	LANDSCAPE MAINTENANCE - IRRIGATION	12,000	REDTREE CONTRACT - NEW LINE
57	LANDSCAPE MAINTENANCE - MULCH	24,750	A LA CARTE - NEW LINE
58	LANDSCAPE MAINTENANCE - ANNUALS	11,340	A LA CARTE - NEW LINE
59	LANDSCAPE REPLACEMENT	25,000	
60	HOLIDAY LIGHTING & DECORATIONS	3,000	
61	TOTAL OTHER PHYSICAL ENVIRONMENT	268,595	
62			
63	ROAD AND STREET FACILITIES		
64	R&M-SIDEWALKS	10,000	
65	ROADWAY REPAIR & MAINTENANCE	25,000	
66	R&M-PRESSURE WASHING	3,000	

**ASTURIA CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
CONTRACT SUMMARY**

LINE #	FINANCIAL STATEMENT CATEGORY	FY 2023-2024 BUDGETED AMOUNT	COMMENTS (SCOPE)
67	TOTAL ROAD AND STREET FACILITIES	38,000	
68			
69	PARKS AND RECREATION - GENERAL		
70	PAYROLL-SALARIES	-	
71	PROFSERV-FIELD MGMT	70,000	
72	PROFSERV-POOL MAINTENANCE	12,600	
73	PROFSERV-WILDLIFE MANAGEMENT SERVICE	2,400	
74	CONTRACTS-CLEANING SERVICES	16,000	
75	CONTRACTS-MGMT SERVICES	-	
76	CONTRACTS-PEST CONTROL	660	
77	TELEPHONE/FAX/INTERNET SERVICES	3,600	
78	R&M-FITNESS EQUIPMENT	1,500	
79	AMENITY MAINTENANCE & REPAIRS	10,000	
80	FACILITY A/C & HEATING MAINTENANCE & REPAIR	1,500	
81	BOARDWALK AND BRIDGE MAINTENANCE	2,500	
82	POOL FURNITURE REPAIR & REPLACEMENT	4,000	
83	SECURITY SYSTEM MONITORING & MAINT.	12,000	
84	DOG PARK MAINTENANCE	500	
85	DOG PARK MULCHING	2,000	NEW LINE
86	MISCELLANEOUS EXPENSES	-	REMOVED
87	OFFICE SUPPLIES	600	
88	CLUBHOUSE - FACILITY JANITORIAL SUPPLIES	3,600	
89	GARBAGE & DOG WASTE STATION SUPPLIES	2,000	
90	POOL PERMITS	300	
91	TOTAL PARKS AND RECREATION - GENERAL	145,760	
92			
93	SPECIAL EVENTS		
94	SPECIAL EVENTS	2,500	
95	TOTAL SPECIAL EVENTS	2,500	
96			
97	CONTINGENCY		
98	MISC-CONTINGENCY	50,000	
99	TOTAL CONTINGENCY	50,000	
100			
101	TOTAL EXPENDITURES	1,016,659	
102			
103	RESERVES		
104	RESERVE - FITNESS	5,000	
105	RESERVE - POOL	20,000	
106	RESERVE - ROADS	50,000	
107	RESERVE - MISC.	50,000	
108	TOTAL EXPENDITURES & RESERVES	1,141,659	

ASTURIA CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
DEBT SERVICE REQUIREMENT, SERIES 2014A-1 & 2016A-1

	SERIES 2014A-1	SERIES 2016A-1	TOTAL FY 2024
REVENUE			
SPECIAL ASSESSMENTS - ON-ROLL (NET)	\$ 561,174	\$ 141,144	\$ 702,318
TOTAL REVENUE	561,174	141,144	702,318
EXPENDITURES			
INTEREST EXPENSE			
May 1, 2024	202,053	48,499	250,552
November 1, 2024	197,453	47,476	244,929
PRINCIPAL RETIREMENT			
May 1, 2024	160,000	45,000	205,000
TOTAL EXPENDITURES	559,506	140,975	700,481
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 1,668	\$ 169	\$ 1,837

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 2023-2024 PROPOSED BUDGET
SERIES 2014A-1 AMORTIZATION SCHEDULE

Period Ending	Principal	Coupon	Interest	Debt Service (a)	Annual Debt Service (a)
11/1/2022			206,365	206,365	206,365
5/1/2023	150,000	5.75%	206,365	356,365	
11/1/2023			202,053	202,053	558,418
5/1/2024	160,000	5.75%	202,053	362,053	
11/1/2024			197,453	197,453	559,505
5/1/2025	170,000	5.75%	197,453	367,453	
11/1/2025			192,565	192,565	560,018
5/1/2026	180,000	5.75%	192,565	372,565	
11/1/2026			187,390	187,390	559,955
5/1/2027	190,000	5.75%	187,390	377,390	
11/1/2027			181,928	181,928	559,318
5/1/2028	200,000	5.75%	181,928	381,928	
11/1/2028			176,178	176,178	558,105
5/1/2029	215,000	5.75%	176,178	391,178	
11/1/2029			169,996	169,996	561,174
5/1/2030	225,000	5.75%	169,996	394,996	
11/1/2030			163,528	163,528	558,524
5/1/2031	240,000	5.75%	163,528	403,528	
11/1/2031			156,628	156,628	560,155
5/1/2032	255,000	5.75%	156,628	411,628	
11/1/2032			149,296	149,296	560,924
5/1/2033	270,000	5.75%	149,296	419,296	
11/1/2033			141,534	141,534	560,830
5/1/2034	285,000	5.75%	141,534	426,534	
11/1/2034			133,340	133,340	559,874
5/1/2035	300,000	5.90%	133,340	433,340	
11/1/2035			124,490	124,490	557,830
5/1/2036	320,000	5.90%	124,490	444,490	
11/1/2036			115,050	115,050	559,540
5/1/2037	340,000	5.90%	115,050	455,050	
11/1/2037			105,020	105,020	560,070
5/1/2038	360,000	5.90%	105,020	465,020	
11/1/2038			94,400	94,400	559,420
5/1/2039	380,000	5.90%	94,400	474,400	
11/1/2039			83,190	83,190	557,590
5/1/2040	405,000	5.90%	83,190	488,190	
11/1/2040			71,243	71,243	559,433
5/1/2041	430,000	5.90%	71,243	501,243	
11/1/2041			58,558	58,558	559,800
5/1/2042	455,000	5.90%	58,558	513,558	
11/1/2042			45,135	45,135	558,693
5/1/2043	480,000	5.90%	45,135	525,135	
11/1/2043			30,975	30,975	556,110
5/1/2044	510,000	5.90%	30,975	540,975	
11/1/2044			15,930	15,930	556,905
5/1/2045	540,000	5.90%	15,930	555,930	
11/1/2045					555,930
TOTAL	\$7,060,000		\$6,004,490	\$13,064,490	\$13,064,490

MAXIMUM ANNUAL DEBT SERVICE: 561,174

Footnote:

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

ASTURIA CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
SERIES 2016A-1 AMORTIZATION SCHEDULE

Period Ending	Principal	Coupon	Interest	Debt Service (a)	Annual Debt Service (a)
11/1/2022			49,409	49,409	49,409
5/1/2023	40,000	4.55%	49,409	89,409	
11/1/2023			48,499	48,499	137,909
5/1/2024	45,000	4.55%	48,499	93,499	
11/1/2024			47,476	47,476	140,975
5/1/2025	45,000	4.55%	47,476	92,476	
11/1/2025			46,452	46,452	138,928
5/1/2026	45,000	4.55%	46,452	91,452	
11/1/2026			45,428	45,428	136,880
5/1/2027	50,000	5.25%	45,428	95,428	
11/1/2027			44,116	44,116	139,544
5/1/2028	50,000	5.25%	44,116	94,116	
11/1/2028			42,803	42,803	136,919
5/1/2029	55,000	5.25%	42,803	97,803	
11/1/2029			41,359	41,359	139,163
5/1/2030	60,000	5.25%	41,359	101,359	
11/1/2030			39,784	39,784	141,144
5/1/2031	60,000	5.25%	39,784	99,784	
11/1/2031			38,209	38,209	137,994
5/1/2032	65,000	5.25%	38,209	103,209	
11/1/2032			36,503	36,503	139,713
5/1/2033	65,000	5.25%	36,503	101,503	
11/1/2033			34,797	34,797	136,300
5/1/2034	70,000	5.25%	34,797	104,797	
11/1/2034			32,959	32,959	137,756
5/1/2035	75,000	5.25%	32,959	107,959	
11/1/2035			30,991	30,991	138,950
5/1/2036	80,000	5.25%	30,991	110,991	
11/1/2036			28,891	28,891	139,881
5/1/2037	85,000	5.38%	28,891	113,891	
11/1/2037			26,606	26,606	140,497
5/1/2038	90,000	5.38%	26,606	116,606	
11/1/2038			24,188	24,188	140,794
5/1/2039	90,000	5.38%	24,188	114,188	
11/1/2039			21,769	21,769	135,956
5/1/2040	95,000	5.38%	21,769	116,769	
11/1/2040			19,216	19,216	135,984
5/1/2041	105,000	5.38%	19,216	124,216	
11/1/2041			16,394	16,394	140,609
5/1/2042	110,000	5.38%	16,394	126,394	
11/1/2042			13,438	13,438	139,831
5/1/2043	115,000	5.38%	13,438	128,438	
11/1/2043			10,347	10,347	138,784
5/1/2044	120,000	5.38%	10,347	130,347	
11/1/2044			7,122	7,122	137,469
5/1/2045	130,000	5.38%	7,122	137,122	
11/1/2045			3,628	3,628	140,750
5/1/2046	135,000	5.38%	3,628	138,628	
11/1/2046					138,628
TOTAL	\$1,880,000		\$1,500,768	\$3,380,768	\$3,380,768

MAXIMUM ANNUAL DEBT SERVICE: 141,144

Footnote:

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

**ASTURIA CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
ASSESSMENT ALLOCATION**

		EQUALIZED COSTS			STRATIFIED COSTS					CAPITAL RESERVE FUND (CRF)				
		NET O&M EQUALIZED BUDGET			NET O&M STRATIFIED BUDGET					NET CAPITAL RESERVE FUND				
		COUNTY COLLECTION COSTS (2%)			COUNTY COLLECTION COSTS (2%)					COUNTY COLLECTION COSTS (2%)				
		EARLY PAYMENT DISCOUNT (4%)			EARLY PAYMENT DISCOUNT (4%)					EARLY PAYMENT DISCOUNT (4%)				
		GROSS O&M EQUALIZED ASSESSMENT			GROSS O&M STRATIFIED ASSESSMENT					GROSS CRF ASSESSMENT				
		\$801,802.13			\$389,643.62					\$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 35' TND	1	32	32		1.00	32.0	4.79%	\$38,409.68	\$1,200.30	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%	\$49,212.41	\$1,200.30	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%	\$68,417.25	\$1,200.30	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%	\$82,820.88	\$1,200.30	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%	\$58,814.83	\$1,200.30	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%	\$151,238.13	\$1,200.30	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%	\$37,209.38	\$1,200.30	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%	\$51,613.01	\$1,200.30	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%	\$30,007.56	\$1,200.30	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%	\$9,602.42	\$1,200.30	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%	\$129,632.68	\$1,200.30	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%	\$26,406.66	\$1,200.30	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%	\$21,605.45	\$1,200.30	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%	\$26,406.66	\$1,200.30	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%	\$12,003.03	\$1,200.30	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%	\$8,402.12	\$1,200.30	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%	\$801,802.13			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 35' TND	1	\$1,948.52	\$950.00		\$2,898.52
SINGLE FAMILY 45' TND	1	\$2,055.95	\$1,100.00		\$3,155.95
SINGLE FAMILY 55' TND	1	\$2,175.32	\$1,250.00		\$3,425.32
SINGLE FAMILY 55'	1	\$2,175.32	\$1,300.00		\$3,475.32
SINGLE FAMILY 65'	1	\$2,294.68	\$1,350.00		\$3,644.68
SINGLE FAMILY 55'	2	\$2,175.32	\$1,300.00		\$3,475.32
SINGLE FAMILY 65'	2	\$2,294.68	\$1,350.00		\$3,644.68
SINGLE FAMILY 45' TND	3	\$2,055.95	\$1,100.00		\$3,155.95
SINGLE FAMILY 55' TND	3	\$2,175.32	\$1,250.00		\$3,425.32
SINGLE FAMILY 65'	3	\$2,294.68	\$1,350.00		\$3,644.68
TOWNHOMES	3	\$1,781.41		\$500.00	\$2,281.41
SINGLE FAMILY 55'	3	\$2,175.32		\$1,300.00	\$3,475.32
SINGLE FAMILY 65'	3	\$2,294.68		\$1,350.00	\$3,644.68
SINGLE FAMILY 65'	4	\$2,294.68		\$1,350.00	\$3,644.68
TOWNHOMES	5	\$1,781.41		\$500.00	\$2,281.41
SINGLE FAMILY 50'	5	\$2,116.23		\$1,275.00	\$3,391.23

FY 2023 PER LOT	VARIANCE FY23 TO FY24 PER LOT	% VARIANCE
\$2,467.18	\$431.34	17.48%
\$2,679.61	\$476.34	17.78%
\$2,898.97	\$526.35	18.16%
\$2,948.97	\$526.35	17.85%
\$3,068.33	\$576.35	18.78%
\$2,948.97	\$526.35	17.85%
\$3,068.33	\$576.35	18.78%
\$2,679.61	\$476.34	17.78%
\$2,898.97	\$526.35	18.16%
\$3,068.33	\$576.35	18.78%
\$1,920.08	\$361.33	18.82%
\$2,948.97	\$526.35	17.85%
\$3,068.33	\$576.35	18.78%
\$3,068.33	\$576.35	18.78%
\$1,920.08	\$361.33	18.82%
\$2,889.63	\$501.60	17.36%

(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, 2023 Pasco County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).