

**ASTURIA**  
Community Development District

***Annual Operating and Debt Service Budget***  
**Fiscal Year 2023**

**Approved Budget**  
(Printed on 5/12/22 2:00pm)

Prepared by:



**Table of Contents**

	<u>Page #</u>
<b><u>OPERATING BUDGET</u></b>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	1 - 3
Exhibit A - Allocation of Fund Balances .....	4
Reserve Fund.....	5
Budget Narrative .....	6 - 10
<b><u>DEBT SERVICE BUDGETS</u></b>	
Series 2014A-1	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	11
Amortization Schedule .....	12
Series 2016A-1	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	13
Amortization Schedule .....	14
Budget Narrative .....	15
<b><u>SUPPORTING BUDGET SCHEDULES</u></b>	
2023-2022 Non-Ad Valorem Assessment Summary .....	16

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**Astoria**  
**Community Development District**

**Operating Budget**  
Fiscal Year 2023

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2023 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	BUDGET FY 2022	THRU APR - 2022	MAY - SEP - 2022	PROJECTED FY 2022	BUDGET FY 2023
<b>REVENUES</b>						
Interest - Investments	\$ 25	-	\$ 39	\$ 55	\$ 94	\$ -
Room Rentals	-	-	4,283	5,554	9,837	5,000
Interest - Tax Collector	-	-	1	-	1	-
Special Assmnts- Tax Collector	671,236	846,661	891,498	3,016	894,514	1,054,160
Special Assmnts- CDD Collected	41,793	-	21,267	-	21,267	-
Special Assmnts- Discounts	-	-	(35,105)	-	(35,105)	(42,166)
Developer Contribution	36,165	-	37,926	-	37,926	-
Other Miscellaneous Revenues	-	15,000	15,250	500	15,750	15,000
Access Cards	-	-	30	-	30	-
Event Fees	3,562	-	374	524	898	-
<b>TOTAL REVENUES</b>	<b>752,781</b>	<b>861,661</b>	<b>935,563</b>	<b>9,648</b>	<b>945,211</b>	<b>1,031,994</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
P/R-Board of Supervisors	7,800	7,600	3,000	4,600	7,600	12,000
FICA Taxes	-	-	184	352	536	918
ProfServ-Administrative	5,400	5,130	855	-	855	-
ProfServ-Arbitrage Rebate	500	1,000	1,000	-	1,000	1,000
ProfServ-Engineering	9,595	5,000	-	5,000	5,000	15,000
ProfServ-Legal Services	42,900	27,000	11,450	15,550	27,000	37,000
ProfServ-Mgmt Consulting	19,914	18,918	27,301	24,148	51,449	57,955
ProfServ-Trustee Fees	8,500	8,500	7,458	1,042	8,500	8,500
Assessment Roll	5,000	4,750	4,750	-	4,750	-
Disclosure Report	5,000	5,000	-	-	-	-
Accounting Services	18,000	17,100	2,850	-	2,850	-
Auditing Services	3,600	3,575	-	3,575	3,575	3,575
Website Hosting/Email services	3,818	5,500	2,556	2,944	5,500	5,500
Mailed Notices - Postage	923	600	83	517	600	600
Public Officials Insurance	2,960	3,256	3,870	-	3,870	3,730
Legal Advertising	3,861	1,500	463	1,037	1,500	1,500
Misc-Assessment Collection Cost	-	-	14,666	60	14,726	21,083
Tax Collector/Property Appraiser Fees	150	150	-	150	150	150
Financial & Revenue Collections	3,600	3,420	570	-	570	-
Dues, Licenses, Subscriptions	175	500	175	-	175	175
<b>Total Administrative</b>	<b>141,696</b>	<b>118,499</b>	<b>81,231</b>	<b>58,975</b>	<b>140,206</b>	<b>168,686</b>
<i>Law Enforcement</i>						
Off Duty Sheriff's Deputies	1,000	-	-	-	-	-
<b>Total Law Enforcement</b>	<b>1,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2023 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL	PROJECTED	TOTAL	ANNUAL
			THRU APR - 2022	MAY - SEP - 2022	PROJECTED FY 2022	BUDGET FY 2023
<b>Electric Utility Services</b>						
Electricity - Streetlights	160,929	187,047	70,522	116,525	187,047	205,752
Utility - Irrigation	2,286	1,800	1,654	1,181	2,835	4,464
Utility Services	574	1,200	155	1,045	1,200	600
Utility - Recreation Facilities	22,332	21,000	8,454	12,546	21,000	21,000
<b>Total Electric Utility Services</b>	<b>186,121</b>	<b>211,047</b>	<b>80,785</b>	<b>131,297</b>	<b>212,082</b>	<b>231,816</b>
<b>Garbage/Solid Waste Services</b>						
Garbage - Recreation Facility	408	425	288	170	458	468
Solid Waste Assessment	609	625	663	-	663	670
<b>Total Garbage/Solid Waste Services</b>	<b>1,017</b>	<b>1,050</b>	<b>951</b>	<b>170</b>	<b>1,121</b>	<b>1,137</b>
<b>Water-Sewer Comb Services</b>						
Utility - Reclaimed Water	56,809	55,000	21,699	33,301	55,000	55,000
<b>Total Water-Sewer Comb Services</b>	<b>56,809</b>	<b>55,000</b>	<b>21,699</b>	<b>33,301</b>	<b>55,000</b>	<b>55,000</b>
<b>Stormwater Control</b>						
Stormwater Assessment	903	900	611	-	611	900
Aquatic Maintenance	7,620	7,760	4,440	3,320	7,760	7,760
<b>Total Stormwater Control</b>	<b>8,523</b>	<b>8,660</b>	<b>5,051</b>	<b>3,320</b>	<b>8,371</b>	<b>8,660</b>
<b>Other Physical Environment</b>						
Field Operations	7,200	7,200	1,200	-	1,200	-
Contracts-Landscape ROW	500	-	-	-	-	-
Insurance - Property	13,528	14,881	8,949	5,932	14,881	17,171
Insurance - General Liability	3,229	3,552	-	3,552	3,552	4,068
R&M-Irrigation	-	1,000	455	545	1,000	2,000
Landscape Maintenance	175,251	202,036	94,759	107,277	202,036	202,036
Landscape Replacement	8,577	2,000	-	2,000	2,000	2,000
Holiday Lighting & Decorations	3,995	2,000	1,965	-	1,965	2,000
<b>Total Other Physical Environment</b>	<b>212,280</b>	<b>232,669</b>	<b>107,328</b>	<b>119,306</b>	<b>226,634</b>	<b>229,275</b>
<b>Contingency</b>						
Misc-Contingency	-	91,367	108	26,259	26,367	230,754
<b>Total Contingency</b>	<b>-</b>	<b>91,367</b>	<b>108</b>	<b>26,259</b>	<b>26,367</b>	<b>230,754</b>
<b>Road and Street Facilities</b>						
R&M-Sidewalks	-	2,000	-	2,000	2,000	2,000
Roadway Repair & Maintenance	921	5,000	-	5,000	5,000	5,000
R&M-Pressure Washing	-	5,000	-	5,000	5,000	5,000
<b>Total Road and Street Facilities</b>	<b>921</b>	<b>12,000</b>	<b>-</b>	<b>12,000</b>	<b>12,000</b>	<b>12,000</b>
<b>Parks and Recreation - General</b>						
Payroll-Salaries	82,101	77,553	8,329	-	8,329	-
ProfServ-Field Mgmt	-	-	7,788	17,039	24,827	40,889
ProfServ-Pool Maintenance	10,440	10,440	6,090	4,350	10,440	12,000
ProfServ-Wildlife Management Service	6,375	2,400	-	2,400	2,400	2,400
Clubhouse - Facility Janitorial Service	1,035	-	-	-	-	-
Contracts-Cleaning Services	-	-	6,548	3,500	10,048	8,400
Contracts-Mgmt Services	11,023	7,800	2,450	-	2,450	-

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2023 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	BUDGET FY 2022	THRU APR - 2022	MAY - SEP - 2022	PROJECTED FY 2022	BUDGET FY 2023
Contracts-Pest Control	697	660	275	275	550	660
Telephone/Fax/Internet Services	2,827	3,200	1,733	1,248	2,981	2,981
R&M-Fitness Equipment	2,590	2,500	330	2,170	2,500	1,500
Amenity Maintenance & Repairs	7,502	2,500	2,631	-	2,631	-
Facility A/C & Heating Maintenance & Repair	930	1,500	-	1,500	1,500	1,500
Boardwalk and Bridge Maintenance	3,200	1,000	-	1,000	1,000	2,500
Pool Furniture repair & replacement	1,802	3,500	1,644	1,856	3,500	3,500
Security System Monitoring & Maint.	3,856	3,800	1,154	300	1,454	1,720
Dog Park Maintenance	168	-	-	-	-	250
Miscellaneous Expenses	-	2,000	882	1,118	2,000	2,000
Office Supplies	1,350	-	-	-	-	250
Clubhouse - Facility Janitorial Supplies	2,706	1,600	312	2,841	3,153	3,600
Park Garbage & Dog Waste Station Supplies	8,216	-	-	4,793	4,793	8,216
Pool Permits	280	300	-	300	300	300
<b>Total Parks and Recreation - General</b>	<b>147,098</b>	<b>120,753</b>	<b>40,166</b>	<b>44,689</b>	<b>84,855</b>	<b>92,666</b>
<b>Park Garbage &amp; Dog Waste Station Service</b>						
Dog Park Maintenance	-	250	-	-	-	-
Office Supplies	-	150	139	-	139	-
Park Garbage & Dog Waste Station Supplies	-	8,216	4,793	-	4,793	-
<b>Total Park Garbage &amp; Dog Waste Station Service</b>	<b>-</b>	<b>8,616</b>	<b>4,932</b>	<b>-</b>	<b>4,932</b>	<b>-</b>
<b>Special Events</b>						
Special Events	1,284	2,000	-	2,000	2,000	2,000
<b>Total Special Events</b>	<b>1,284</b>	<b>2,000</b>	<b>-</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>
<b>TOTAL EXPENDITURES</b>	<b>756,749</b>	<b>861,661</b>	<b>342,251</b>	<b>431,318</b>	<b>773,569</b>	<b>1,031,994</b>
Excess (deficiency) of revenues						
Over (under) expenditures	(3,968)	-	593,312	(421,669)	171,643	-
<b>OTHER FINANCING SOURCES (USES)</b>						
Interfund Transfer - In	112,360	-	112,530	-	112,530	-
Operating Transfers-Out	(113,194)	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>(834)</b>	<b>-</b>	<b>112,530</b>	<b>-</b>	<b>112,530</b>	<b>-</b>
Net change in fund balance	(4,802)	-	705,842	(421,669)	284,173	-
<b>FUND BALANCE, BEGINNING</b>	<b>69</b>	<b>(4,733)</b>	<b>(4,733)</b>	<b>-</b>	<b>(4,733)</b>	<b>279,440</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ (4,733)</b>	<b>\$ (4,733)</b>	<b>\$ 701,109</b>	<b>\$ (421,669)</b>	<b>\$ 279,440</b>	<b>\$ 279,440</b>

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 279,440
Net Change in Fund Balance - Fiscal Year 2023	-
Reserves - Fiscal Year Budget Fiscal Year 2023	-
<b>Total Funds Available (Estimated) - 9/30/23</b>	<b>279,440</b>

**ALLOCATION OF AVAILABLE FUNDS**

<b><i>Nonspendable Fund Balance</i></b>	
Deposits	17,318
	<u>17,318</u>
	Subtotal
	<u>17,318</u>
<b><i>Assigned Fund Balance</i></b>	
Operating Reserve - Operating Capital	257,998 <sup>(1)</sup>
<b>Total Allocation of Available Funds</b>	<b>275,316</b>
	<u>275,316</u>
<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 4,123</b>
	<u>4,123</u>

**Notes**

(1) Represents approximately 3 months of operating expenditures

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2023 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL	PROJECTED	TOTAL	ANNUAL
			THRU APR - 2022	MAY - SEP - 2022	PROJECTED FY 2022	BUDGET FY 2023
<b>REVENUES</b>						
Special Assmnts- Tax Collector	-	17,800	18,394	63	18,457	18,936
Special Assmnts- Discounts	-	-	(724)	-	(724)	(757)
<b>TOTAL REVENUES</b>	<b>-</b>	<b>17,800</b>	<b>17,670</b>	<b>63</b>	<b>17,733</b>	<b>18,179</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessment Collection Cost	-	-	353	1	354	379
<b>Total Administrative</b>	<b>-</b>	<b>-</b>	<b>353</b>	<b>1</b>	<b>354</b>	<b>379</b>
<i>Contingency</i>						
Capital Reserve	-	17,800	-	-	-	17,800
<b>Total Contingency</b>	<b>-</b>	<b>17,800</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17,800</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>17,800</b>	<b>353</b>	<b>1</b>	<b>354</b>	<b>18,179</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	17,317	62	17,379	-
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	-	-	17,317	62	17,379	-
<b>FUND BALANCE, BEGINNING</b>	<b>(1)</b>	<b>10,036</b>	<b>10,036</b>	<b>-</b>	<b>10,036</b>	<b>27,415</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 10,036</b>	<b>\$ 10,036</b>	<b>\$ 27,353</b>	<b>\$ 62</b>	<b>\$ 27,415</b>	<b>\$ 27,415</b>



**Budget Narrative**  
Fiscal Year 2023**REVENUES****Room - Rental**

The District may receive monies for the event rentals such as weddings, birthday parties, etc.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels (using the uniform method) within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts**

Per Section 197.162 and Section 197.3632 of the Florida Statutes, discounts are allowed for early payments of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**Other Miscellaneous Revenue**

The District receives revenue from two cost sharing agreements from SR54 for Drainage and from POA for maintenance of the property for \$7500 each per year.

**EXPENDITURES****Administrative.****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance.

**Professional Services-Arbitrage Rebate**

The District contracted with an independent professional firm to annually calculate the District's Arbitrage Rebate Liability on its bonds.

**Professional Services-Engineering**

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

**Professional Services-Legal Services**

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions and other research as directed or requested by the BOS District Manager.

**Professional Services-Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. Inframark manages all of the District's financial activities such as accounts payable, financial statements, auditing and budgeting in accordance with the management contract in effect.

**Professional Services-Trustee Fees**

The District pays Hancock Bank an annual fee for trustee services on the Series 2014 and 2016 Special Assessment Bond. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses.

**Budget Narrative**  
Fiscal Year 2023**EXPENDITURES****Administrative (cont'd)****Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.

**Website Hosting/Email Services**

Inframark Infrastructure Management Services oversees the District's email accounts and provides assistance to Campus Suite regarding the website as necessary.

**Public Officials Insurance**

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. They specialize in providing governmental insurance coverage. The budgeted amount may project a 10% increase in the premium.

**Legal Advertising**

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

**Miscellaneous-Assessment Collection Costs**

The District reimburses the Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

**Tax Collector/Property Appraiser Fees**

The District shall incur an invoice from Mike Wells Pasco County Prop. Appraiser for property appraiser fees.

**Annual District Filing Fee**

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development

**Field****Electric Utility Services****Electricity – Streetlights**

The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases, to all streetlights within the District's boundaries.

**Utility- Irrigation**

The District will incur electric utility expenditures for irrigation timers.

**Budget Narrative**  
Fiscal Year 2023

**EXPENDITURES**

**Field cont'd**

**Utility - Services**

The District will incur water/sewer utility expenditures related to District Operations.

**Utility – Recreation Facilities**

The District will incur electric utility expenditures for the lights associated for the recreation facility.

**Garbage/Solid Waste Services**

**Garbage – Recreation Facility**

The District shall incur a monthly expense for the removal of garbage and solid waste.

**Solid Waste Assessment**

The District may have an assessment levied by another local government for solid waste.

**Water-Sewer Comb Services**

**Utility – Reclaimed Water**

The District may incur expenses related to the use of reclaimed water for irrigation.

**Stormwater Control**

**Stormwater Assessment**

The District may have an assessment levied by another local government for stormwater.

**Aquatic Maintenance**

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species

**Other Physical Environment**

**Insurance Property**

The District will incur fees to insure items owned by the district for its property needs.

**Insurance – General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Agency, Inc. They specialize in providing governmental insurance coverage.

**R&M- Irrigation**

This is for any repair and maintenance expenses pertaining to the District's irrigation that are not covered in the contract.

**Landscape Maintenance**

The District will incur expenditures to maintain the rights-of-way, median strips, recreation facilities including pond banks, entryways, and similar planting areas within the District. These services include, but are not limited to, monthly landscape maintenance, fertilizer, pesticides, annuals, mulch and irrigation repairs.

**Budget Narrative**  
Fiscal Year 2023

**EXPENDITURES**

**Other Physical Environment cont'd**

**Landscape Replacement**

The District will incur expenses for the landscape replacement of annuals, perennials and shrubberies.

**Holiday Lighting & Decorations**

The District will incur expenses for holiday lighting and decoration.

**Contingency**

**Misc- Contingency**

The District may incur additional expenses that were not budgeted in any expense line.

**Road and Street Facilities**

**R&M - Sidewalks**

Expenses related to sidewalks located in the right of way of streets the District may own.

**Roadway Repair & Maintenance**

Expenses related to the repair and maintenance of roadways owned by the District.

**R&M – Pressure Washing**

Expenses related to pressure washing of the roads and streets throughout the District.

**Parks and Recreation - General**

**ProfServ – Field Management**

Salary related to the maintenance person for the District.

**ProfServ-Pool Maintenance**

Expenses related to the maintenance of swimming pools and other water features.

**ProfServ-Wildlife Management Service**

Expenses related to the capture of Boars in the District.

**Contracts – Cleaning Services**

Expenses related to the cleaning of the facility.

**Contract – Pest Control**

Monthly service for the control of rodents and general pests.

**Telephone/Fax/Internet Services**

The District may incur telephone, fax and internet expenses related to the recreational facilities.

**R&M Fitness Equipment**

Expenses related to the repair and maintenance of the fitness equipment.

**Budget Narrative**  
Fiscal Year 2023**Parks and Recreation – General (cont'd)****Facility A/C & Heating Maintenance & Repairs**

The District may incur expenses for the repair and maintenance of the air conditioning system.

**Boardwalk and Bridge Maintenance**

The District may incur expenses to maintain its boardwalk and bridges.

**Pool Furniture Repair & Replacement**

The District may incur expenses for the repair or replacement of the pool furniture in the recreation facilities.

**Security System and Monitoring & Maint.**

The District will incur monthly expenses for the monitoring of the security system including repairs.

**Dog Park Maintenance**

Expenses related to the maintenance of the dog park.

**Miscellaneous Expenses**

Expenses which may not fit into a defined category in parks and recreational section.

**Office Supplies**

The District will incur expenses for the office in its clubhouse facilities, which require various office related supplies

**Clubhouse – Facility Janitorial Supplies**

Expenses related for the janitorial supplies needed to keep the clubhouse clean. .

**Park Garbage & Dog Waste Station Supplies**

Expenses related to the supplies needed for the park receptacles and the dog waste station.

**Pool Permits**

Required annual licenses from the Florida Department of Health for the pool in the District.

**Astoria**  
**Community Development District**

**Debt Service Budgets**  
Fiscal Year 2023

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2023 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	BUDGET	THRU	MAY -	PROJECTED	BUDGET
		FY 2022	APR - 2022	SEP - 2022	FY 2022	FY 2023
<b>REVENUES</b>						
Interest - Investments	\$ 168	-	\$ 161	-	\$ 161	-
Special Assmnts- Tax Collector	565,613	562,222	595,586	2,015	597,601	597,600
Special Assmnts- CDD Collected	7,233	-	-	-	-	-
Special Assmnts- Discounts	-	-	(23,452)	-	(23,452)	(23,904)
<b>TOTAL REVENUES</b>	<b>573,014</b>	<b>562,222</b>	<b>572,295</b>	<b>2,015</b>	<b>574,310</b>	<b>573,696</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessment Collection Cost	-	-	9,830	40	9,870	11,952
<b>Total Administrative</b>	<b>-</b>	<b>-</b>	<b>9,830</b>	<b>40.30</b>	<b>9,870</b>	<b>11,952</b>
<i>Debt Service</i>						
Principal Debt Retirement	135,000	140,000	-	145,000	145,000	150,000
Principal Prepayments	-	-	5,000	-	5,000	-
Interest Expense	429,133	422,222	210,759	210,532	421,291	412,730
<b>Total Debt Service</b>	<b>564,133</b>	<b>562,222</b>	<b>215,759</b>	<b>355,532</b>	<b>571,291</b>	<b>562,730</b>
<b>TOTAL EXPENDITURES</b>	<b>564,133</b>	<b>562,222</b>	<b>225,589</b>	<b>355,572</b>	<b>581,161</b>	<b>574,682</b>
Excess (deficiency) of revenues						
Over (under) expenditures	8,881	-	346,706	(353,557)	(6,851)	(986)
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	-	-	-	-	(986)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(986)</b>
Net change in fund balance	8,881	-	346,706	(353,557)	(6,851)	(986)
<b>FUND BALANCE, BEGINNING</b>	<b>-</b>	<b>563,503</b>	<b>563,503</b>	<b>-</b>	<b>563,503</b>	<b>556,652</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 563,503</b>	<b>\$ 563,503</b>	<b>\$ 910,209</b>	<b>\$ (353,557)</b>	<b>\$ 556,652</b>	<b>\$ 555,666</b>

**DEBT SERVICE SCHEDULE**

Series 2014A

Effective: 04/15/2022

Issuer:	ASTURIA				
Pay#	CL/U. 14A				
	Date	Interest	Principal	Total Payment	Balance
16	11/1/2022	206,365	0	206,365	7,060,000
17	5/1/2023	206,365	150000	356,365	6,910,000
18	11/1/2023	202,053	0	202,053	6,910,000
19	5/1/2024	202,053	160000	362,053	6,750,000
20	11/1/2024	197,453	0	197,453	6,750,000
21	5/1/2025	197,453	170000	367,453	6,580,000
22	11/1/2025	192,565	0	192,565	6,580,000
23	5/1/2026	192,565	180000	372,565	6,400,000
24	11/1/2026	187,390	0	187,390	6,400,000
25	5/1/2027	187,390	190000	377,390	6,210,000
26	11/1/2027	181,928	0	181,928	6,210,000
27	5/1/2028	181,928	200000	381,928	6,010,000
28	11/1/2028	176,178	0	176,178	6,010,000
29	5/1/2029	176,178	215000	391,178	5,795,000
30	11/1/2029	169,996	0	169,996	5,795,000
31	5/1/2030	169,996	225000	394,996	5,570,000
32	11/1/2030	163,528	0	163,528	5,570,000
33	5/1/2031	163,528	240000	403,528	5,330,000
34	11/1/2031	156,628	0	156,628	5,330,000
35	5/1/2032	156,628	255000	411,628	5,075,000
36	11/1/2032	149,296	0	149,296	5,075,000
37	5/1/2033	149,296	270000	419,296	4,805,000
38	11/1/2033	141,534	0	141,534	4,805,000
39	5/1/2034	141,534	285000	426,534	4,520,000
40	11/1/2034	133,340	0	133,340	4,520,000
41	5/1/2035	133,340	300000	433,340	4,220,000
42	11/1/2035	124,490	0	124,490	4,220,000
43	5/1/2036	124,490	320000	444,490	3,900,000
44	11/1/2036	115,050	0	115,050	3,900,000
45	5/1/2037	115,050	340000	455,050	3,560,000
46	11/1/2037	105,020	0	105,020	3,560,000
47	5/1/2038	105,020	360000	465,020	3,200,000
48	11/1/2038	94,400	0	94,400	3,200,000
49	5/1/2039	94,400	380000	474,400	2,820,000
50	11/1/2039	83,190	0	83,190	2,820,000
51	5/1/2040	83,190	405000	488,190	2,415,000
52	11/1/2040	71,243	0	71,243	2,415,000
53	5/1/2041	71,243	430000	501,243	1,985,000
54	11/1/2041	58,558	0	58,558	1,985,000
55	05/01/2042	58,558	455000	513,558	1,530,000
56	11/1/2042	45,135	0	45,135	1,530,000
57	5/1/2043	45,135	485000	530,135	1,045,000
58	11/1/2043	30,828	0	30,828	1,045,000
59	5/1/2044	30,828	510000	540,828	535,000
60	11/1/2044	15,783	0	15,783	535,000
61	5/1/2045	15,783	535000	550,783	0
Total		\$ 9,569,162	\$ 11,911,303	\$ 21,480,465	



**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2023 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU APR - 2022	PROJECTED MAY - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
<b>REVENUES</b>						
Interest - Investments	\$ 35	-	\$ 40	\$ 56	\$ 96	\$ -
Special Assmnts- Tax Collector	101,178	141,614	136,140	461	136,601	150,525
Special Assmnts- CDD Collected	60,856	-	13,101	-	13,101	-
Special Assmnts- Discounts	-	-	(5,361)	-	(5,361)	(6,021)
<b>TOTAL REVENUES</b>	<b>162,069</b>	<b>141,614</b>	<b>143,920</b>	<b>517</b>	<b>144,437</b>	<b>144,504</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessment Collection Cost	-	-	2,247	9	2,256	3,011
<b>Total Administrative</b>	<b>-</b>	<b>-</b>	<b>2,247</b>	<b>9.22</b>	<b>2,256</b>	<b>3,011</b>
<i>Debt Service</i>						
Principal Debt Retirement	40,000	40,000	-	45,030	45,030	40,000
Principal Prepayments	-	-	15,000	-	15,000	-
Interest Expense	103,258	101,614	51,054	50,454	101,508	98,819
<b>Total Debt Service</b>	<b>143,258</b>	<b>141,614</b>	<b>66,054</b>	<b>95,484</b>	<b>161,538</b>	<b>138,819</b>
<b>TOTAL EXPENDITURES</b>	<b>143,258</b>	<b>141,614</b>	<b>68,301</b>	<b>95,493</b>	<b>163,794</b>	<b>141,829</b>
Excess (deficiency) of revenues Over (under) expenditures	18,811	-	75,619	(94,976)	(19,357)	2,675
<b>OTHER FINANCING SOURCES (USES)</b>						
Operating Transfers-Out	(113,205)	-	(9)	-	(9)	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	2,675
<b>TOTAL OTHER SOURCES (USES)</b>	<b>(113,205)</b>	<b>-</b>	<b>(9)</b>	<b>-</b>	<b>(9)</b>	<b>2,675</b>
Net change in fund balance	(94,394)	-	75,610	(94,976)	(19,366)	2,675
<b>FUND BALANCE, BEGINNING</b>	<b>1</b>	<b>144,476</b>	<b>144,476</b>	<b>-</b>	<b>144,476</b>	<b>125,110</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 144,476</b>	<b>\$ 144,476</b>	<b>\$ 220,086</b>	<b>\$ (94,976)</b>	<b>\$ 125,110</b>	<b>\$ 127,785</b>

DEBT SERVICE SCHEDULE  
SERIES 2016A-1

Effective: 04/15/2022

Issuer: ASTUR1A CUD 16A-1

Total Payment

13	11/1/2022	49,409	0	49,409	1,880,000
14	5/1/2023	49,409	40,000	89,409	1,840,000
15	11/1/2023	48,499	0	48,499	1,840,000
16	5/1/2024	48,499	45,000,00	93,499	1,795,000
17	11/1/2024	47,476	0	47,476	1,795,000
18	5/1/2025	47,476	45,030	92,476	1,750,000
19	11/1/2025	46,452	0	46,452	1,750,000
20	5/1/2026	46,452	45,000	91,452	1,705,000
21	11/1/2026	45,428	0	45,428	1,705,000
22	5/1/2027	45,428	50,000	95,428	1,655,003
23	11/1/2027	44,116	0	44,116	1,655,000
24	5/1/2028	44,116	50,000	94,116	1,605,000
25	11/1/2028	42,803	0	42,803	1,605,000
26	5/1/2029	42,803	55,000	97,803	1,550,000
27	11/1/2029	41,359	0	41,359	1,550,000
28	5/1/2030	41,359	60,000	101,359	1,490,000
29	11/1/2030	39,784	0	39,784	1,490,000
30	5/1/2031	39,784	60,000	99,784	1,430,000
31	11/1/2031	38,209	0	38,209	1,430,000
32	5/1/2032	38,209	65,000	103,209	1,365,000
33	11/1/2032	36,503	0	36,503	1,365,000
34	5/1/2033	36,503	70,000	106,503	1,295,000
35	11/1/2033	34,666	0	34,666	1,295,000
36	5/1/2034	34,666	70,000	104,666	1,225,000
37	11/1/2034	32,828	0	32,828	1,225,000
38	5/1/2035	32,828	7,500,000	107,828	1,150,000
39	11/1/2035	30,859	0	30,859	1,150,000
40	5/1/2036	30,859	75,000	105,859	1,075,000
41	11/1/2036	28,891	0	28,891	1,075,000
42	5/1/2037	28,891	85,000	113,891	990,000
43	11/1/2037	26,606	0	26,606	990,000
44	5/1/2038	26,606	90,000	116,606	900,000
45	11/1/2038	24,188	0	24,188	900,000
46	5/1/2039	24,188	95,000	119,188	805,000
47	11/1/2039	21,634	0	21,634	805,000
48	5/1/2040	21,634	100,000	121,634	705,000
49	11/1/2040	18,947	0	18,947	705,000
50	5/1/2041	18,947	105,000	123,947	600,000
51	11/1/2041	16,125	0	16,125	600,000
52	5/1/2042	16,125	110,000	126,125	490,000
53	11/1/2042	13,169	0	13,169	490,000
54	5/1/2043	13,169	115,000	128,169	375,000
55	11/1/2043	10,078	0	10,078	375,000
56	5/1/2044	10,078	125,000	135,078	250,000
57	11/1/2044	6,719	0	6,719	250,000
58	5/1/2045	6,719	130,000	136,719	120,000
59	11/1/2045	3,225	0	3,225	120,000
60	5/1/2046	3,225	120,000	123,225	0

Total

\$	1,495,948	\$	9,260,030	\$	3,375,948
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**Budget Narrative**  
Fiscal Year 2023

**REVENUES**

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels (using the uniform method) within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts**

Per Section 197.162 and Section 197.3632 of the Florida Statutes, discounts are allowed for early payments of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Administrative**

**Miscellaneous-Assessment Collection Costs**

The District reimburses the Collier County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

**Debt Service**

**Principal Debt Retirement**

The District pays regular principal payments annually in order to pay down/retire the debt.

**Interest Expense**

The District makes semi-annual interest payments on the outstanding debt.

**Astoria**  
**Community Development District**

**Supporting Budget Schedules**  
Fiscal Year 2023

Lot Size	O&M Phase	Allocation of Equalized Costs FY 2023			Allocation of Stratified Costs FY 2023					Allocation of Reserve Fund FY 2023					Total Assessment									
		2014A-1 Units	2016A-1 Units	EAU	Total Factor	Total EAU	%	Total Budget	Per Unit Assessment	Total Factor	Total EAU	%	Total Budget	Per Unit Assessment	2014A-1 DS	2016A-1 DS	FY 2023	FY 2022	% Change					
		Units	Units																					
Single Family 36' TND	1	32	32	0	1	32	4.79%	\$39,652.64	\$1,239.14	0.65	20.95	3.53%	\$7,990.18	\$249.69	1	32	4.79%	\$907.12	\$28.35	\$950.00	\$0.00	\$2,467.19	\$2,292.03	7.64%
Single Family 45' TND	1	41	41	0	1	41	6.14%	\$50,804.94	\$1,239.14	0.82	33.55	5.65%	\$12,796.77	\$312.12	1	41	6.14%	\$1,162.25	\$28.35	\$1,100.00	\$0.00	\$2,679.61	\$2,482.99	7.92%
Single Family 55' TND	1	57	57	0	1	57	8.53%	\$70,631.26	\$1,239.14	1.00	57.00	9.60%	\$21,744.11	\$381.48	1	57	8.53%	\$1,615.81	\$28.35	\$1,250.00	\$0.00	\$2,898.97	\$2,678.50	8.23%
Single Family 55'	1	69	69	0	1	69	10.33%	\$85,500.99	\$1,239.14	1.00	69.00	11.63%	\$26,321.82	\$381.48	1	69	10.33%	\$1,955.98	\$28.35	\$1,300.00	\$0.00	\$2,948.97	\$2,728.50	8.08%
Single Family 65'	1	49	49	0	1	49	7.34%	\$60,718.10	\$1,239.14	1.18	57.91	9.76%	\$22,090.91	\$450.83	1	49	7.34%	\$1,389.03	\$28.35	\$1,350.00	\$0.00	\$3,068.33	\$2,824.02	8.65%
Single Family 55'	2	126	126	0	1	126	18.86%	\$156,132.25	\$1,239.14	1.00	126.00	21.23%	\$48,065.93	\$381.48	1	126	18.86%	\$3,571.79	\$28.35	\$1,300.00	\$0.00	\$2,948.97	\$2,728.50	8.08%
Single Family 65'	2	31	31	0	1	31	4.64%	\$38,413.49	\$1,239.14	1.18	36.64	6.17%	\$13,975.88	\$450.83	1	31	4.64%	\$878.77	\$28.35	\$1,350.00	\$0.00	\$3,068.33	\$2,824.02	8.65%
Single Family 45' TND	3	43	43	0	1	43	6.44%	\$53,283.23	\$1,239.14	0.82	35.18	5.93%	\$13,421.01	\$312.12	1	43	6.44%	\$1,218.95	\$28.35	\$1,100.00	\$0.00	\$2,679.61	\$2,482.99	7.92%
Single Family 55' TND	3	25	25	0	1	25	3.74%	\$30,978.62	\$1,239.14	1.00	25.00	4.21%	\$9,536.89	\$381.48	1	25	3.74%	\$708.69	\$28.35	\$1,250.00	\$0.00	\$2,898.97	\$2,678.50	8.23%
Single Family 65'	3	8	8	0	1	8	1.20%	\$9,913.16	\$1,239.14	1.18	9.45	1.59%	\$3,606.68	\$450.83	1	8	1.20%	\$226.78	\$28.35	\$1,350.00	\$0.00	\$3,068.33	\$2,824.02	8.65%
Townhomes	3	108	0	108	1	108	16.17%	\$133,827.64	\$1,239.14	0.40	43.20	7.28%	\$16,479.75	\$152.59	1	108	16.17%	\$3,061.54	\$28.35	\$0.00	\$500.00	\$1,920.08	\$1,778.31	7.97%
Single Family 55'	3	22	0	22	1	22	3.29%	\$27,261.19	\$1,239.14	1.00	22.00	3.71%	\$8,392.46	\$381.48	1	22	3.29%	\$623.65	\$28.35	\$0.00	\$1,300.00	\$2,948.97	\$2,728.50	8.08%
Single Family 65'	3	18	0	18	1	18	2.69%	\$22,304.61	\$1,239.14	1.18	21.27	3.58%	\$8,115.03	\$450.83	1	18	2.69%	\$510.26	\$28.35	\$0.00	\$1,350.00	\$3,068.33	\$2,824.02	8.65%
Single Family 65'	4	22	0	22	1	22	3.29%	\$27,261.19	\$1,239.14	1.18	26.00	4.38%	\$9,918.37	\$450.83	1	22	3.29%	\$623.65	\$28.35	\$0.00	\$1,350.00	\$3,068.33	\$2,824.02	8.65%
Townhomes	5	10	0	10	1	10	1.50%	\$12,391.45	\$1,239.14	0.40	4.00	0.67%	\$1,525.90	\$152.59	1	10	1.50%	\$283.48	\$28.35	\$0.00	\$500.00	\$1,920.08	\$1,778.31	7.97%
Single Family 50'	5	7	0	7	1	7	1.05%	\$8,674.01	\$1,239.14	0.91	6.37	1.07%	\$2,430.00	\$347.14	1	7	1.05%	\$198.43	\$28.35	\$0.00	\$1,275.00	\$2,889.64	\$2,680.97	7.78%
<b>Total</b>		<b>668</b>	<b>481</b>	<b>187</b>		<b>668</b>	<b>100%</b>				<b>593.52</b>	<b>100%</b>				<b>668</b>	<b>100%</b>							