

Astoria
Community Development District

Financial Statements
(Unaudited)

September 30, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Astoria Community Development District

Balance Sheet

As of 9/30/2015

(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	22,949	0	0	22,949	0	0
Investments	0	2,074,149	2,939,241	5,013,390	0	0
Accounts Receivable	0	0	0	0	0	0
Prepaid Expenses	2,879	0	0	2,879	0	0
Due From Other Funds	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	2,074,149
Amount To Be Provided Debt Service	0	0	0	0	0	9,875,851
Fixed Assets	0	0	0	0	8,507,796	0
Total Assets	<u>25,828</u>	<u>2,074,149</u>	<u>2,939,241</u>	<u>5,039,218</u>	<u>8,507,796</u>	<u>11,950,000</u>
Liabilities						
Accounts Payable	17,691	0	628,068	645,759	0	0
Accrued Expenses Payable	3,000	0	0	3,000	0	0
Retainage Payable	0	0	30,797	30,797	0	0
Deferred Revenue	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	11,950,000
Total Liabilities	<u>20,691</u>	<u>0</u>	<u>658,865</u>	<u>679,556</u>	<u>0</u>	<u>11,950,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	0	0	0	0	8,507,796	0
Net Change in Fund Balance	5,137	2,074,149	2,280,375	4,359,661	0	0
Total Fund Equity & Other Credits	<u>5,137</u>	<u>2,074,149</u>	<u>2,280,375</u>	<u>4,359,661</u>	<u>8,507,796</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>25,828</u>	<u>2,074,149</u>	<u>2,939,241</u>	<u>5,039,218</u>	<u>8,507,796</u>	<u>11,950,000</u>

See Notes to Unaudited Financial Statements

Astoria Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 9/30/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Contributions From Private Sources					
Developer Contributions	106,550	106,550	106,550	0	0.00%
Total Revenues	106,550	106,550	106,550	0	0.00%
Expenditures					
Financial & Administrative					
Administrative Services	5,400	5,400	5,400	0	0.00%
District Management	18,000	18,000	18,000	0	0.00%
District Engineer	10,000	10,000	560	9,440	94.40%
Trustees Fees	0	0	1,478	(1,478)	0.00%
Financial Consulting Services	3,600	3,600	3,600	0	0.00%
Accounting Services	15,600	15,600	14,100	1,500	9.61%
Auditing Services	3,500	3,500	0	3,500	100.00%
Public Officials Liability Insurance	4,000	4,000	3,657	343	8.57%
Miscellaneous Expense	500	500	0	500	100.00%
Legal Advertising	2,000	2,000	7,242	(5,242)	(262.07)%
Bank Fees	600	600	0	600	100.00%
Dues, Licenses & Fees	175	175	1,940	(1,765)	(1,008.57)%
Website Fees & Maintenance	0	0	2,000	(2,000)	0.00%
Legal Counsel					
District Counsel	30,000	30,000	32,835	(2,835)	(9.44)%
Other Physical Environment					
General Liability Insurance	2,500	2,500	430	2,070	82.79%
Contingency					
Miscellaneous Contingency	10,675	10,675	10,172	503	4.71%
Total Expenditures	106,550	106,550	101,413	5,137	4.82%
Excess Revenues Over/(Under) Expenditures	0	0	5,137	5,137	0.00%
Fund Balance, End of Period	0	0	5,137	5,137	0.00%

Asturia Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2014 Through 9/30/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	374	374	0.00%
Special Assessments				
Prepayments	0	1,299,670	1,299,670	0.00%
Total Revenues	0	1,300,044	1,300,044	0.00%
Expenditures				
Debt Service Payments				
Interest	0	254,437	(254,437)	0.00%
Total Expenditures	0	254,437	(254,437)	0.00%
Excess of Revenues Over (Under) Expenditures	0	1,045,607	1,045,607	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(43)	(43)	0.00%
Bond Proceeds	0	1,028,585	1,028,585	0.00%
Total Other Financing Sources (Uses)	0	1,028,542	1,028,542	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	2,074,149	2,074,149	0.00%
Fund Balance, End of Period	0	2,074,149	2,074,149	0.00%

Asturia Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2014 Through 9/30/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	2,331	2,331	0.00%
Contributions From Private Sources				
Pasco County Contribution	0	300,000	300,000	0.00%
Total Revenues	0	302,331	302,331	0.00%
Expenditures				
Financial & Administrative				
District Management	0	30,000	(30,000)	0.00%
Disclosure Report	0	5,000	(5,000)	0.00%
Trustees Fees	0	2,650	(2,650)	0.00%
Printing & Binding	0	1,250	(1,250)	0.00%
Underwriter	0	279,400	(279,400)	0.00%
Legal Counsel				
District Counsel	0	35,000	(35,000)	0.00%
Trustee Counsel	0	6,000	(6,000)	0.00%
Bond Counsel	0	46,317	(46,317)	0.00%
Underwriter Counsel	0	30,000	(30,000)	0.00%
Other Physical Environment				
Improvements Other Than Buildings	0	8,507,796	(8,507,796)	0.00%
Total Expenditures	0	8,943,413	(8,943,413)	0.00%
Excess of Revenues Over (Under) Expenditures	0	(8,641,082)	(8,641,082)	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	43	43	0.00%
Bond Proceeds	0	10,921,415	10,921,415	0.00%
Total Other Financing Sources (Uses)	0	10,921,458	10,921,458	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	2,280,375	2,280,375	0.00%
Fund Balance, End of Period	0	2,280,375	2,280,375	0.00%

**Asturia CDD
Investment Summary
September 30, 2015**

<u>Account</u>	<u>Investment</u>	<u>Balance as of September 30, 2015</u>
Hancock Bank Series 2014 Interest A-2	Federated Prime Obligation	\$ 116,208
Hancock Bank Series 2014 Reserve A-2	Federated Prime Obligation	146,348
Hancock Bank Series 2014 Interest A-1	Federated Prime Obligation	230,926
Hancock Bank Series 2014 Reserve A-1	Federated Prime Obligation	280,964
Hancock Bank Series 2014 Prepayment A-2	Federated Prime Obligation	1,274,448
Hancock Bank Series 2014 Revenue A-2	Federated Prime Obligation	25,255
	Total Debt Service Fund Investments	<u>\$ 2,074,149</u>
Hancock Bank Series 2014 Construction	Federated Prime Obligation	\$ 2,939,241
	Total Capital Project Fund Investments	<u>\$ 2,939,241</u>

Asturia Community Development District

Summary A/P Ledger

001 - General Fund

From 9/1/2015 Through 9/30/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice/Credit Description</u>	<u>Current Balance</u>
Hopping Green & Sams	8/28/2015	83721	General Counsel 07/15	4,087.17
Hopping Green & Sams	9/28/2015	84134	General Counsel 08/15	3,314.49
Southern Land Services of SW FL, Inc.	7/24/2015	072415-61	Mowing ROW's Two Sections/Ponds/Property 07/15	2,543.00
Southern Land Services of SW FL, Inc.	8/7/2015	080715-58	Mowing ROW's Two Sections/5 Ponds/Property 08/15	2,543.00
Southern Land Services of SW FL, Inc.	8/28/2015	082815-50	Mowing ROW's Backslopes/Ponds/Property 08/15	2,543.00
Southern Land Services of SW FL, Inc.	9/11/2015	091115-36	Mowing ROW's Backslopes/Ponds/Property 09/15	2,543.00
Times Publishing Company	9/25/2015	181278	Legal Advertising Acct # 122995 09/15	117.22
			Total 001 - General Fund	17,690.88

Asturia Community Development District

Summary A/P Ledger

300 - Capital Projects Fund

From 9/1/2015 Through 9/30/2015

Vendor Name	Invoice Date	Invoice Number	Invoice/Credit Description	Current Balance
Basham & Lucas Design Group, Inc.	10/8/2015	CR107 Basham	CR107-116 Series 2014	2,406.77
CRS Building Corporation	10/8/2015	CR108 CRS	CR107-116 Series 2014	117,576.00
EIP Credit Co., LLC	10/8/2015	CR104 EIP Credit Co.	CR104-106 Series 2014	238,700.00
Florida Design Consultants, Inc.	10/8/2015	CR109 FDC	CR107-116 Series 2014	3,630.00
Florida Design Consultants, Inc.	10/8/2015	CR110 FDC	CR107-116 Series 2014	642.00
Florida Design Consultants, Inc.	10/8/2015	CR111 FDC	CR107-116 Series 2014	11,450.75
Hopping Green & Sams	10/8/2015	CR112 Hopping	CR107-116 Series 2014	4,980.23
Pasco County BOCC	10/8/2015	CR105 Pasco County BOCC	CR104-106 Series 2014	26,307.00
Prosser	10/8/2015	CR113 Prosser	CR107-116 Series 2014	47,577.47
RIPA & Associates, LLC	10/8/2015	CR114 RIPA	CR107-116 Series 2014	62,927.08
SWFWMD	10/8/2015	CR106 SWFWMD	CR104-106 Series 2014	3,105.75
Universal Engineering Sciences	10/8/2015	CR115 Universal	CR107-116 Series 2014	2,445.00
ValleyCrest Landscape Development	10/8/2015	CR116 ValleyCrest	CR107-116 Series 2014	106,320.21
			Total 300 - Capital Projects Fund	628,068.26
Report Balance				645,759.14

**ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Bonds - Series 2014**

Construction/COI Account Activity Through September 30, 2015

Inflows:	Debt Proceeds	\$	10,642,014.53
	Underwriter Discount		279,400.00
	Pasco County Contribution		300,000.00
	Total Bond Proceeds:		11,221,414.53
	Interest Income		2,331.08
	Transfer from Revenue Accounts		43.22
	Total Inflows	\$	11,223,788.83

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status As of 09/30/15
12/19/14	COI	Underwriter Discount	\$ (279,400.00)	Cleared
12/19/14	COI	Bryant Miller Olive	(46,317.01)	Cleared
12/19/14	COI	Greenberg Trauig	(30,000.00)	Cleared
12/19/14	COI	Nabors Giblin Nickerson	(6,000.00)	Cleared
12/19/14	COI	Hopping Green & Sams	(35,000.00)	Cleared
12/19/14	COI	Trustee Fees - Hancock Bank	(2,650.00)	Cleared
01/02/15	COI	Imagemaster LLC	(1,250.00)	Cleared
02/28/15	COI	Rizzetta & Co., Inc.	(30,000.00)	Cleared
02/28/15	COI	Prager & Co., Inc.	(5,000.00)	Cleared
		Total COI:	\$ (435,617.01)	
12/19/14	1	WRA, Inc.	\$ (2,784.60)	Cleared
12/19/14	2	Raysor Transport, Inc.	(480.00)	Cleared
12/19/14	3	Prosser, Inc.	(5,711.81)	Cleared
12/19/14	4	Hopping Green & Sams	(12,465.01)	Cleared
12/19/14	5	RIPA & Associates, LLC	(295,851.38)	Cleared
01/28/15	6	Raysor Transport, Inc.	(390.00)	Cleared
01/28/15	7	Universal Engineering Sciences	(3,395.00)	Cleared
01/28/15	8	Basham & Lucas Design Group, Inc.	(8,040.00)	Cleared
01/28/15	9	RIPA & Associates, LLC	(459,891.82)	Cleared
01/28/15	10	Florida Design Consultants, Inc.	(1,215.00)	Cleared
01/28/15	11	Florida Design Consultants, Inc.	(12,520.75)	Cleared

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Bonds - Series 2014

Construction/COI Account Activity Through September 30, 2015

01/28/15	12	Florida Design Consultants, Inc.	(1,332.50)	Cleared
02/28/15	13	Florida Design Consultants, Inc.	(9,127.50)	Cleared
02/28/15	14	Florida Design Consultants, Inc.	(1,625.00)	Cleared
02/28/15	15	Hopping Green & Sams	(860.04)	Cleared
02/28/15	16	Florida Design Consultants, Inc.	(11,692.75)	Cleared
02/28/15	17	Florida Design Consultants, Inc.	(4,942.50)	Cleared
02/28/15	18	Florida Design Consultants, Inc.	(135.00)	Cleared
02/28/15	19	Florida Design Consultants, Inc.	(3,465.50)	Cleared
02/28/15	20	Hopping Green & Sams	(5,150.62)	Cleared
02/28/15	21	Prosser, Inc.	(3,000.63)	Cleared
02/28/15	22	Raysor Transport, Inc.	(480.00)	Cleared
02/28/15	23	Universal Engineering Sciences	(6,525.00)	Cleared
02/28/15	24	RIPA & Associates, LLC	(1,340,746.34)	Cleared
03/05/15	25	Pasco County BOCC	(7,090.00)	Cleared
03/20/15	26	Basham & Lucas Design Group, Inc.	(7,600.00)	Cleared
03/20/15	27	Florida Design Consultants, Inc.	(22,440.70)	Cleared
03/20/15	28	Florida Design Consultants, Inc.	(620.00)	Cleared
03/20/15	29	Florida Design Consultants, Inc.	(127.00)	Cleared
03/20/15	30	Florida Design Consultants, Inc.	(18,324.50)	Cleared
03/20/15	31	Florida Design Consultants, Inc.	(420.00)	Cleared
03/20/15	32	Hopping Green & Sams	(2,413.06)	Cleared
03/20/15	33	Prosser, Inc.	(2,085.99)	Cleared
06/01/15	33A	Prosser, Inc.(Trustee transposed CR33 payment)	(720.00)	Cleared
03/20/15	34	Raysor Transport, Inc.	(300.00)	Cleared
03/20/15	35	Universal Engineering Sciences	(18,200.00)	Cleared
04/02/15	36	RIPA & Associates, LLC	(1,675,577.43)	Cleared
04/02/15	37	RIPA & Associates, LLC	(209,559.27)	Cleared
04/02/15	38	WRA, Inc.	(2,340.00)	Cleared
04/02/15	39	Prosser, Inc.	(12,548.09)	Cleared
04/07/15	40	Duke Energy, Inc.	(179,219.77)	Cleared
05/31/15	41	Basham & Lucas Design Group, Inc.	(22,100.00)	Cleared
05/31/15	42	Florida Design Consultants, Inc.	(15,257.48)	Cleared
05/31/15	43	Florida Design Consultants, Inc.	(2,225.00)	Cleared
05/31/15	44	Florida Design Consultants, Inc.	(6,450.00)	Cleared
05/31/15	45	Florida Design Consultants, Inc.	(2,164.00)	Cleared

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Bonds - Series 2014

Construction/COI Account Activity Through September 30, 2015

05/31/15	46	Hopping Green & Sams	(895.50)	Cleared
05/31/15	47	Prosser, Inc. (net of CR33A transposition error)	(18,696.28)	Cleared
05/31/15	48	RIPA & Associates, LLC	(1,159,658.93)	Cleared
05/31/15	49	Universal Engineering Sciences	(23,400.00)	Cleared
05/31/15	50	Pasco County BOCC	(4,000.00)	Cleared
05/31/15	51	Florida Dept of Transportation	(2,000.00)	Cleared
05/31/15	52	Pasco County BOCC	(10,000.00)	Cleared
05/31/15	53	Pasco County BOCC	(1,150.00)	Cleared
05/31/15	54	SWFMUD	(2,491.50)	Cleared
06/30/15	55	Basham & Lucas Design Group, Inc.	(9,690.00)	Cleared
06/30/15	56	Florida Design Consultants, Inc.	(17,368.35)	Cleared
06/30/15	57	Florida Design Consultants, Inc.	(2,080.00)	Cleared
06/30/15	58	Florida Design Consultants, Inc.	(10,348.00)	Cleared
06/30/15	59	Florida Design Consultants, Inc.	(1,265.00)	Cleared
06/30/15	60	Florida Design Consultants, Inc.	(2,058.00)	Cleared
06/30/15	61	Hopping Green & Sams	(1,626.00)	Cleared
06/30/15	62	RIPA & Associates, LLC	(871,755.46)	Cleared
06/30/15	63	SR54 Land Associates	(1,399.00)	Cleared
06/30/15	64	Tampa Bay Times	(234.44)	Cleared
06/30/15	65	Universal Engineering Sciences	(13,275.00)	Cleared
06/30/15	66	Universal Engineering Sciences	(1,990.00)	Cleared
06/30/15	67	Pasco County BOCC	(552.00)	Cleared
06/30/15	68	Duke Energy, Inc.	(5,974.38)	Cleared
07/31/15	69	EIP Credit	(49,650.00)	Cleared
07/31/15	70	Asturia CDD	(1,000.00)	Cleared
07/31/15	71	Florida Design Consultants, Inc.	(18,905.75)	Cleared
07/31/15	72	Florida Design Consultants, Inc.	(1,862.00)	Cleared
07/31/15	73	Florida Design Consultants, Inc.	(1,440.00)	Cleared
07/31/15	74	Florida Design Consultants, Inc.	(70.00)	Cleared
07/31/15	74	Florida Design Consultants, Inc.	(3,200.00)	Cleared
07/31/15	76	Florida Design Consultants, Inc.	(30,132.00)	Cleared
07/31/15	77	Hopping Green & Sams	(2,453.08)	Cleared
07/31/15	78	Kompan, Inc.	(36,010.70)	Cleared
07/31/15	79	Prosser, Inc.	(19,000.76)	Cleared
07/31/15	80	RIPA & Associates, LLC	(157,413.29)	Cleared

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Bonds - Series 2014

Construction/COI Account Activity Through September 30, 2015

07/31/15	81	Universal Engineering Sciences	(3,950.00)	Cleared
07/31/15	82	Pasco County BOCC	(4,000.00)	Cleared
07/31/15	83	Suncoast Permit Services	(4,167.50)	Cleared
08/31/15	84	Florida Design Consultants, Inc.	(4,236.22)	Cleared
08/31/15	85	Hopping Green & Sams	(5,876.90)	Cleared
08/31/15	86	RIPA & Associates, LLC	(436,285.85)	Cleared
08/31/15	87	Seaside	(5,365.00)	Cleared
09/30/15	88	Basham & Lucas Design Group, Inc.	(24,260.00)	Cleared
09/30/15	89	Duke Energy, Inc.	(2,280.18)	Cleared
09/30/15	90	Florida Design Consultants, Inc.	(12,595.49)	Cleared
09/30/15	91	Florida Design Consultants, Inc.	(800.00)	Cleared
09/30/15	92	Florida Design Consultants, Inc.	(1,818.00)	Cleared
09/30/15	93	Florida Design Consultants, Inc.	(1,750.00)	Cleared
09/30/15	94	Florida Design Consultants, Inc.	(1,143.00)	Cleared
09/30/15	95	Florida Design Consultants, Inc.	(750.00)	Cleared
09/30/15	96	Florida Design Consultants, Inc.	(9,251.00)	Cleared
09/30/15	97	Hopping Green & Sams	(5,326.41)	Cleared
09/30/15	98	RIPA & Associates, LLC	(47,566.69)	Cleared
09/30/15	99	RIPA & Associates, LLC	(347,618.81)	Cleared
09/30/15	100	Universal Engineering Sciences	(346.50)	Cleared
09/30/15	101	WRA, Inc.	(2,340.00)	Cleared
09/30/15	102	EIP Credit	(42,650.00)	Cleared
09/30/15	103	Pasco County BOCC	(1,897.00)	Cleared
09/30/15	104	EIP Credit	(238,700.00)	AP
09/30/15	105	Pasco County BOCC	(26,307.00)	AP
09/30/15	106	SWFMUD	(3,105.75)	AP
09/30/15	107	Basham & Lucas Design Group, Inc.	(2,406.77)	AP
09/30/15	108	CRS Building Corporation	(117,576.00)	AP
09/30/15	109	Florida Design Consultants, Inc.	(3,630.00)	AP
09/30/15	110	Florida Design Consultants, Inc.	(642.00)	AP
09/30/15	111	Florida Design Consultants, Inc.	(11,450.75)	AP
09/30/15	112	Hopping Green & Sams	(4,980.23)	AP
09/30/15	113	Prosser, Inc.	(47,577.47)	AP
09/30/15	114	RIPA & Associates, LLC	(62,927.08)	AP

ASTURIA
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Bonds - Series 2014

Construction/COI Account Activity Through September 30, 2015

09/30/15	115	Universal Engineering Sciences	(2,445.00)	AP
09/30/15	116	ValleyCrest Landscape Development	(106,320.21)	AP
Total Requisitions:			\$ (8,476,999.27)	

Total COI and Requisitions: \$ (8,912,616.28)

Retainage Payable (30,797.16)

Total Outflows: (8,943,413.44)

Capital Project Fund Balance at September 30, 2015 \$ 2,280,375.39

Outstanding Contracts:

RIPA	\$ 982,951.50
Basham & Lucas	19,734.25
Florida Design Consultants 506-100F	171,589.25
Florida Design Consultants 506-100C	950.00
Florida Design Consultants 13-201	19,265.00
Florida Design Consultants 14-107R3	5,840.00
Florida Design Consultants 15-011	8,825.00
Florida Design Consultants 15-001AR	43,870.00
Florida Design Consultants 15-001J	800.00
Prosser	26,498.60
CRS	1,935,676.00
ValleyCrest	716,225.02
Kompan	36,010.70
Contract Sub Total:	3,968,235.32

Committed Funds to be Contributed by Developer \$ 1,687,859.93

**Astoria Community Development District
Notes to Unaudited Financial Statements
September 30, 2015**

Balance Sheet

1. Trust statement activity has been recorded through 09/30/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.