

Astoria
Community Development District

Meeting Agenda

May 11, 2022

AGENDA

Astoria

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

May 4, 2022

Board of Supervisors
Astoria
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Astoria Community Development District** will be held **Wednesday, May 11, 2022, at 1:00 PM at 4900 Dundee Rd., Winter Haven, Florida 33884.**

Zoom Video Join Link: <https://us06web.zoom.us/j/83837437514>

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

Meeting ID: 838 3743 7514

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the April 13, 2022 Board of Supervisors Meeting
4. Consideration of Resolution 2022-08 Approving the Proposed Fiscal Year 2022/2023 Budget (Suggested Date: August 10, 2022), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022/2023 Budget and Imposition of Operations and Maintenance Assessments
5. Review and Ranking of Proposals for District Engineering Services and Selection of District Engineer
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Consideration of Stormwater Needs Analysis Proposal

¹ Comments will be limited to three (3) minutes

- C. Field Manager's Report
- D. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters—19
- 7. Other Business
- 8. Supervisors Requests and Audience Comments
- 9. Adjournment

MINUTES

**MINUTES OF MEETING
ASTONIA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Astonia Community Development District was held Wednesday, **April 13, 2022** at 1:00 p.m. at 4900 Dundee Rd., Winter Haven, Florida.

Present and constituting a quorum:

Brent Elliott	Chairman
Halsey Carson	Vice Chairman
Branden Eckenrode	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Bryan Hunter	Hunter Engineering
Clayton Smith	GMS
Jake Whealdon	KE Law

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present for the meeting.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the October 13,
2021 Board of Supervisors Meeting**

Ms. Burns presented the October 13, 2021, Board of Supervisors meeting minutes and asked for any comments, changes, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the Minutes of the October 13, 2021, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Presentation and Approval of Amended and Restated Engineer's Report

Ms. Burns had the District Engineer give a brief overview of the amended and restated engineer's report to the Board. Mr. Hunter stated that the amendment incorporates two additional properties to the boundary which was previously 257.15 acres, and the expanded version comes to be 326.5 acres. The new total of planned lots will be 1,413 which includes the new developments with 400 multifamily townhome lots. Ms. Burns included that the next couple items all tie together and assuming the Board approves them, they will be filing a Boundary Amendment Petition and because those areas were not originally contemplated at the time of bond validations, they will go back through that process to get the cost associated. That is the original reason for the updated engineer's report. The Board did not have any questions.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the Amended and Restated Engineer's Report, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-04 Authorizing Additional Validation

Ms. Burns passed out an updated version that was circulated with the Board. This resolution directs staff to move forward with the additional validation for a total of \$36 million. There was one section where counsel noted that it needed to be amended with the correct amount. There being no questions, there was a motion of approval.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Resolution 2022-04 Authorizing Additional Validation, was approved as amended.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-05 Directing Chairman and District Staff to File a Petition Amending District Boundaries

Ms. Burns noted that the District previously approved filing a boundary amendment for 28.9 acres and have received notice that there is an additional parcel of 30.44 acres that also needs to be added. This resolution updates the prior authorization for a total of 59.34 acres that will be

added to those two areas. There was a discrepancy in the total number of acres between 59.34 and 59.35 and staff will make sure the proper number is verified before moving forward. Ms. Burns is asking for approval subjective to the verification of the correct acreage.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Resolution 2022-05 Directing Chairman and District Staff to File a Petition Amending District Boundaries, was approved subject to verification of acreage.

SEVENTH ORDER OF BUSINESS

Acceptance of Letter of Resignation from Wood & Associates Engineering

Ms. Burns presented the resignation letter from Wood & Associates who was acting as the District engineer.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Acceptance of Letter of Resignation from Wood & Associates Engineering, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2022-06 Appointing an Interim District Engineer

Ms. Burns noted that this would name Hunter Engineering as the interim engineer for the District since they will have to go through the formal RFQ process. There being no questions, there was a motion of approval.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Resolution 2022-06 Appointing Hunter Engineering as Interim District Engineer, was approved.

NINTH ORDER OF BUSINESS

Consideration of Interim District Engineering Agreement

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the Interim District Engineering Agreement, was approved.

TENTH ORDER OF BUSINESS

Request Authorization to Issue RFQ for Engineering Services

Ms. Burns stated that the due date is set for May 3rd which would be enough time to gather the proposals and take them into consideration before the next scheduled Board meeting. This also approves the evaluation criteria that is attached.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Authorization to Issue RFQ for Engineering Services, was approved.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2022-07
Approving the Use of Electronic
Documents and Signatures**

Ms. Burns stated that this will allow the District to utilize Docu-sign for the majority of the District’s resolutions and agreements, anything that does not require a notary.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Resolution 2022-07 Approving the Use of Electronic Documents and Signatures, was approved.

TWELFTH ORDER OF BUSINESS

**Ratification of 2022 Data Sharing and
Usage Agreement with Polk County
Property Appraiser**

Ms. Burns noted that the property appraiser requires this agreement to be executed annually. It has already been signed and Ms. Burns added that they would just be looking for ratification from the Board. The county will exempt certain members of the public from the records being shared for safety purposes and this will just ensure that the District follows those exemptions.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the 2022 Data Sharing and Usage Agreement with Polk County Property Appraiser, was ratified.

THIRTEENTH ORDER OF BUSINESS

**Ratification of Contract Agreement with
Polk County Property Appraiser**

Ms. Burns stated that this is a renewal of the existing agreement already in place to collect on the tax bill.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the Contract Agreement with Polk County Property Appraiser, was ratified.

FOURTEENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Whealdon mentioned that there was a change in the law last year. Now if someone requests information on a parcel, that information may be subjected to release but not who owns the parcel itself.

B. Engineer

There being none, the next item followed.

C. Field Manager’s Report

i. Consideration of Proposals for Landscape Maintenance Services

- a) **Floralawn**
- b) **Prince & Sons, Inc.**

Mr. Smith presented the proposals and recommended Prince & Sons, Inc. based on scope, service, and price. Ms. Burns added that there is \$55,000 allotted in the budget for landscaping, and this will bring in the landscaper well within that scope.

On MOTION by Mr. Eckenrode, seconded by Mr. Elliott, with all in favor, the Proposals for Landscape Maintenance Services Awarding Prince & Sons, Inc., was approved.

ii. Consideration of Proposals for Aquatic Maintenance Services

- a) **Aquatic Weed Management, Inc.**
- b) **Solitude Lake Management**
- c) **Aquagenix**

The proposals were presented, and the Board agreed that Aquatic Weed Management would be awarded the contract.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Consideration of Proposals for Aquatic Maintenance Services Awarding Aquatic Weed Management, Inc., was approved.

Ms. Burns noted that there will be a conveyance over to the CDD that will include a deed and some other documents that will be put together for all the common elements that will be turned

over to the CDD. Mr. Smith will go through the property to check all the areas and prepare a list for the Board before the areas are ready to be turned over to the District. They will revisit deeding the property over to the District at the next Board meeting.

The Board and staff transitioned the discussion into amenity plans for the bid process and Ms. Burns stated that they plan on setting the budget for that in the next month and it was stated that it will be a 2023 Fiscal Year item. It was said to be an estimate of January or February of 2023 so they can have an idea of timeline to get some of the operational needs online. Ms. Burns did add that something they have seen with a large lead time is the internet instillation and that is something they will track appropriately.

Ms. Burns asked the question, as far as the boundary amendment parcels; they are contemplating that the boundary amendment will be approved prior to the start of the fiscal year, so they will include those in the assessable areas. She asked if they expect if they will have any kind of field expenses before September 30, 2023 and the answer was yes. She will need maps that show common areas to estimate the landscaping for budget purposes.

D. District Manager's Report

i. Check Register

Ms. Burns stated that the check register was included in the agenda packet for review and offered to answer any questions.

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

ii. Balance Sheet & Income Statement

Ms. Burns stated the financial packets were included in the package. The Board did not have any questions.

iii. Ratification of Summary of:

- a) **Series 2021 AA2 Requisitions #5 to #25**
- b) **Series 2021 North Parcel Requisitions #26 to #43**

Ms. Burns presented these requisitions and stated that they had already been approved and needed to be ratified by the Board.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Series 2021 AA2 Requests #5 to #25 and Series 2021 North Parcel Requisitions #26 to #43, were ratified.

FIFTEENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SIXTEENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There being none, the next item followed.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Astonia Community Development District (“**District**”) prior to June 15, 2022, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” located at Governmental Management Services-CF, LLC, 219 East Livingston Street, Orlando, FL 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2022, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Wednesday, August 10, 2022
HOUR: 1:00 PM
LOCATION: 4900 Dundee Road
Winter Haven, FL 33884

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

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. MAILED NOTICE. Notice of the public hearing on the imposition of special assessments to annually fund the District's operation and maintenance costs shall also be made by First Class U.S. Mail at least 30 days prior to the date of the public hearing.

8. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

9. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11TH DAY OF APRIL 2022.

ATTEST:

**ASTONIA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____



Astoria
Community Development District

Proposed Budget
FY 2023



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Astonia
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 3/31/22	Projected Next 6 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Assessments - Tax Roll	\$128,782	\$125,519	\$3,263	\$128,782	\$682,762
Assessments - Direct	\$0	\$0	\$0	\$0	\$43,667
Assessments - Lot Closings	\$0	\$2,700	\$0	\$2,700	\$0
Developer Contributions	\$196,863	\$25,000	\$64,204	\$89,204	\$0
Boundary Amendment Contribution	\$0	\$5,598	\$0	\$5,598	\$0
Total Revenues	\$ 325,645	\$ 158,818	\$ 67,467	\$ 226,284	\$ 726,430
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$12,000	\$0	\$4,000	\$4,000	\$12,000
Engineering	\$15,000	\$0	\$7,500	\$7,500	\$15,000
Attorney	\$25,000	\$4,271	\$15,729	\$20,000	\$25,000
Annual Audit	\$5,000	\$0	\$5,400	\$5,400	\$5,500
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Arbitrage	\$1,300	\$0	\$900	\$900	\$900
Dissemination	\$7,000	\$3,500	\$3,600	\$7,100	\$7,000
Trustee Fees	\$7,000	\$4,041	\$2,959	\$7,000	\$7,000
Management Fees	\$36,050	\$18,025	\$18,025	\$36,050	\$37,853
Information Technology	\$1,800	\$850	\$950	\$1,800	\$1,800
Website Maintenance	\$1,200	\$650	\$550	\$1,200	\$1,200
Telephone	\$150	\$0	\$50	\$50	\$100
Postage & Delivery	\$500	\$90	\$90	\$180	\$500
Insurance	\$5,500	\$5,175	\$0	\$5,175	\$5,822
Printing & Binding	\$500	\$22	\$44	\$66	\$500
Legal Advertising	\$10,000	\$326	\$3,836	\$4,162	\$9,000
Contingency	\$2,000	\$487	\$667	\$1,154	\$2,200
Office Supplies	\$450	\$3	\$59	\$62	\$350
Boundary Amendment Expense	\$0	\$1,909	\$1,500	\$3,409	\$0
Travel Per Diem	\$660	\$0	\$30	\$30	\$660
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$ 136,285	\$ 44,523	\$ 65,888	\$ 110,412	\$ 137,560
<i>Operations & Maintenance</i>					
Field Services					
Property Insurance	\$5,000	\$0	\$0	\$0	\$10,000
Field Management	\$15,000	\$7,500	\$7,500	\$15,000	\$15,750
Landscape Maintenance	\$55,000	\$7,740	\$7,740	\$15,480	\$175,000
Landscape Replacement	\$7,500	\$0	\$3,750	\$3,750	\$35,000
Lake Maintenance	\$15,000	\$0	\$7,500	\$7,500	\$20,000
Streetlights	\$12,000	\$4,224	\$7,776	\$12,000	\$20,500
Electric	\$5,000	\$586	\$4,414	\$5,000	\$8,000
Water & Sewer	\$5,000	\$22,560	\$22,560	\$45,120	\$90,000
Sidewalk & Asphalt Maintenance	\$500	\$0	\$250	\$250	\$2,500
Irrigation Repairs	\$5,000	\$273	\$1,500	\$1,773	\$15,000
General Repairs & Maintenance	\$15,000	\$0	\$7,500	\$7,500	\$17,000
Contingency	\$5,000	\$0	\$2,500	\$2,500	\$10,000
Subtotal Field Expenses	\$ 145,000	\$ 42,882	\$ 72,990	\$ 115,873	\$ 418,750

Astonia
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 3/31/22	Projected Next 6 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Amenity Expenses					
Amenity - Electric	\$7,200	\$0	\$0	\$0	\$15,000
Amenity - Water	\$2,500	\$0	\$0	\$0	\$10,000
Playground Lease	\$7,000	\$0	\$0	\$0	\$0
Internet	\$1,500	\$0	\$0	\$0	\$3,000
Pest Control	\$360	\$0	\$0	\$0	\$720
Janitorial Service	\$2,700	\$0	\$0	\$0	\$7,400
Security Services	\$7,500	\$0	\$0	\$0	\$33,800
Pool Maintenance	\$8,100	\$0	\$0	\$0	\$20,200
Amenity Repairs & Maintenance	\$2,500	\$0	\$0	\$0	\$15,000
Amenity Access Management	\$0	\$0	\$0	\$0	\$5,000
Contingency	\$5,000	\$0	\$0	\$0	\$10,000
Subtotal Amenity Expenses	\$ 44,360	\$ -	\$ -	\$ -	\$ 120,120
Total Operations & Maintenance	\$ 189,360	\$ 42,882	\$ 72,990	\$ 115,873	\$ 538,870
<i>Other Financing Sources & Uses</i>					
Capital Reserves	\$0	\$0	\$0	\$0	\$50,000
Total Other Expenses	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Total Expenditures	\$ 325,645	\$ 87,405	\$ 138,879	\$ 226,284	\$ 726,430
Excess Revenues/(Expenditures)	\$0	\$71,413	(\$71,412)	\$0	\$0

Net Assessments	\$682,762
Add: Discounts & Collections 7%	\$51,391
Gross Assessments	<u>\$734,153</u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	1013.00	1013	1.00	\$682,762.46	\$674.00	\$724.73
Unplatted - Boundary	64.79	400	0.16	\$43,667.04	\$109.17	\$117.38
Total ERU's	1077.79	1413		\$726,429.50		

Astoria
Community Development District
GENERAL FUND BUDGET

REVENUES:

Assessments – Tax Roll

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

Developer Contributions

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

EXPENDITURES:

Administrative:

Supervisor Fees

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2019 bonds.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2019 bond series.

Astoria
Community Development District
GENERAL FUND BUDGET

Trustee Fees

The District will incur trustee related costs with the issuance of its' Series 2019 bonds.

Management Fees

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

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, hosting, electronic compliance with Florida Statutes and other electronic data requirements.

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage & Delivery

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

Insurance

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

Printing & Binding

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

Legal Advertising

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

Contingency

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

Office Supplies

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

Astonia
Community Development District
GENERAL FUND BUDGET

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Services

Property Insurance

The District's property insurance coverages.

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Lake Maintenance

The District will also provide monthly aquatic management services for inspection and treatment of lakes throughout the District.

Streetlights

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

Electric

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

Water & Sewer

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

Astoria
Community Development District
GENERAL FUND BUDGET

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Contingency

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

Amenity Expenses

Amenity - Electric

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

Amenity - Water

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

Playground Lease

The District has entered into a leasing agreement for playgrounds and pool furniture installed in the community with WHFS, LLC

Internet

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

Pest Control

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

Janitorial Services

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

Security Services

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

Pool Maintenance

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

Astoria
Community Development District
GENERAL FUND BUDGET

Amenity Repairs & Maintenance

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

Amenity Access Management

Represents the cost of managing access to the District's amenity facilities.

Contingency

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

Other Expenses:

Capital Reserves

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

Astonia

Community Development District

Proposed Budget Debt Service Fund Series 2020

Description	Adopted Budget FY2022	Actuals Thru 3/31/22	Projected Next 6 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Assessments - On Roll	\$ 220,403	\$ 218,273	\$ 2,130	\$ 220,403	\$ 217,578
Assessments - Direct	\$ -	\$ 34,233	\$ -	\$ 34,233	\$ -
Assessments - Prepayment	\$ -	\$ 44,075	\$ -	\$ 44,075	\$ -
Interest Income	\$ -	\$ 9	\$ 9	\$ 18	\$ -
Carry Forward Surplus	\$ 73,661	\$ 43,382	\$ -	\$ 43,382	\$ 74,994
Total Revenues	\$ 294,064	\$ 339,972	\$ 2,139	\$ 342,111	\$ 292,572
Expenses					
Interest- 11/01	\$ 73,366	\$ 73,366	\$ -	\$ 73,366	\$ 71,450
Special Call - 02/01	\$ -	\$ 40,000	\$ -	\$ 40,000	\$ -
Interest - 02/01	\$ -	\$ 392	\$ -	\$ 392	\$ -
Special Call - 05/01	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -
Principal - 05/01	\$ 70,000	\$ -	\$ 70,000	\$ 70,000	\$ 75,000
Interest - 05/01	\$ 73,366	\$ -	\$ 73,366	\$ 73,366	\$ 71,450
Total Expenditures	\$ 216,731	\$ 113,758	\$ 153,366	\$ 267,124	\$ 217,900
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ 7	\$ -	\$ 7	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 7	\$ -	\$ 7	\$ -
Excess Revenues/(Expenditures)	\$ 77,332	\$ 226,221	\$ (151,227)	\$ 74,994	\$ 74,672

*Carry forward less amount in Reserve funds.

Series 2020	
Interest - 11/01/23	\$70,419
Total	<u><u>\$70,419</u></u>

Astoria
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/22	\$ 3,710,000.00	\$ -	\$ 71,450.00	\$ 71,450.00
05/01/23	\$ 3,710,000.00	\$ 75,000.00	\$ 71,450.00	
11/01/23	\$ 3,635,000.00	\$ -	\$ 70,418.75	\$ 216,868.75
05/01/24	\$ 3,635,000.00	\$ 75,000.00	\$ 70,418.75	
11/01/24	\$ 3,560,000.00	\$ -	\$ 69,387.50	\$ 214,806.25
05/01/25	\$ 3,560,000.00	\$ 75,000.00	\$ 69,387.50	
11/01/25	\$ 3,485,000.00	\$ -	\$ 68,356.25	\$ 212,743.75
05/01/26	\$ 3,485,000.00	\$ 80,000.00	\$ 68,356.25	
11/01/26	\$ 3,405,000.00	\$ -	\$ 67,006.25	\$ 215,362.50
05/01/27	\$ 3,405,000.00	\$ 85,000.00	\$ 67,006.25	
11/01/27	\$ 3,320,000.00	\$ -	\$ 65,571.88	\$ 217,578.13
05/01/28	\$ 3,320,000.00	\$ 85,000.00	\$ 65,571.88	
11/01/28	\$ 3,235,000.00	\$ -	\$ 64,137.50	\$ 214,709.38
05/01/29	\$ 3,235,000.00	\$ 90,000.00	\$ 64,137.50	
11/01/29	\$ 3,145,000.00	\$ -	\$ 62,618.75	\$ 216,756.25
05/01/30	\$ 3,145,000.00	\$ 90,000.00	\$ 62,618.75	
11/01/30	\$ 3,055,000.00	\$ -	\$ 61,100.00	\$ 213,718.75
05/01/31	\$ 3,055,000.00	\$ 95,000.00	\$ 61,100.00	
11/01/31	\$ 2,960,000.00	\$ -	\$ 59,200.00	\$ 215,300.00
05/01/32	\$ 2,960,000.00	\$ 100,000.00	\$ 59,200.00	
11/01/32	\$ 2,860,000.00	\$ -	\$ 57,200.00	\$ 216,400.00
05/01/33	\$ 2,860,000.00	\$ 105,000.00	\$ 57,200.00	
11/01/33	\$ 2,755,000.00	\$ -	\$ 55,100.00	\$ 217,300.00
05/01/34	\$ 2,755,000.00	\$ 105,000.00	\$ 55,100.00	
11/01/34	\$ 2,650,000.00	\$ -	\$ 53,000.00	\$ 213,100.00
05/01/35	\$ 2,650,000.00	\$ 110,000.00	\$ 53,000.00	
11/01/35	\$ 2,540,000.00	\$ -	\$ 50,800.00	\$ 213,800.00

Astonia
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/36	\$ 2,540,000.00	\$ 115,000.00	\$ 50,800.00	
11/01/36	\$ 2,425,000.00	\$ -	\$ 48,500.00	\$ 214,300.00
05/01/37	\$ 2,425,000.00	\$ 120,000.00	\$ 48,500.00	
11/01/37	\$ 2,305,000.00	\$ -	\$ 46,100.00	\$ 214,600.00
05/01/38	\$ 2,305,000.00	\$ 125,000.00	\$ 46,100.00	
11/01/38	\$ 2,180,000.00	\$ -	\$ 43,600.00	\$ 214,700.00
05/01/39	\$ 2,180,000.00	\$ 130,000.00	\$ 43,600.00	
11/01/39	\$ 2,050,000.00	\$ -	\$ 41,000.00	\$ 214,600.00
05/01/40	\$ 2,050,000.00	\$ 135,000.00	\$ 41,000.00	
11/01/40	\$ 1,915,000.00	\$ -	\$ 38,300.00	\$ 214,300.00
05/01/41	\$ 1,915,000.00	\$ 140,000.00	\$ 38,300.00	
11/01/41	\$ 1,775,000.00	\$ -	\$ 35,500.00	\$ 213,800.00
05/01/42	\$ 1,775,000.00	\$ 145,000.00	\$ 35,500.00	
11/01/42	\$ 1,630,000.00	\$ -	\$ 32,600.00	\$ 213,100.00
05/01/43	\$ 1,630,000.00	\$ 155,000.00	\$ 32,600.00	
11/01/43	\$ 1,475,000.00	\$ -	\$ 29,500.00	\$ 217,100.00
05/01/44	\$ 1,475,000.00	\$ 160,000.00	\$ 29,500.00	
11/01/44	\$ 1,315,000.00	\$ -	\$ 26,300.00	\$ 215,800.00
05/01/45	\$ 1,315,000.00	\$ 165,000.00	\$ 26,300.00	
11/01/45	\$ 1,150,000.00	\$ -	\$ 23,000.00	\$ 214,300.00
05/01/46	\$ 1,150,000.00	\$ 175,000.00	\$ 23,000.00	
11/01/46	\$ 975,000.00	\$ -	\$ 19,500.00	\$ 217,500.00
05/01/47	\$ 975,000.00	\$ 180,000.00	\$ 19,500.00	
11/01/47	\$ 795,000.00	\$ -	\$ 15,900.00	\$ 215,400.00
05/01/48	\$ 795,000.00	\$ 185,000.00	\$ 15,900.00	\$ -
11/01/48	\$ 610,000.00	\$ -	\$ 12,200.00	\$ 213,100.00
05/01/49	\$ 610,000.00	\$ 195,000.00	\$ 12,200.00	\$ -
11/01/49	\$ 415,000.00	\$ -	\$ 8,300.00	\$ 215,500.00
05/01/50	\$ 415,000.00	\$ 205,000.00	\$ 8,300.00	\$ -
11/01/50	\$ 210,000.00	\$ -	\$ 4,200.00	\$ 217,500.00
05/01/51	\$ 210,000.00	\$ 210,000.00	\$ 4,200.00	\$ 214,200.00
		\$ 3,710,000.00	\$ 2,599,693.75	\$ 6,309,693.75

Astonia

Community Development District

Proposed Budget Debt Service Fund Series 2021

Description	Adopted Budget FY2022	Actuals Thru 3/31/22	Projected Next 6 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Assessments - Direct	\$ 176,660	\$ -	\$ 176,660	\$ 176,660	\$ 558,040
Carry Forward Surplus	\$ 275,786	\$ 275,792	\$ -	\$ 275,792	\$ 176,666
Total Revenues	\$ 452,446	\$ 275,792	\$ 176,660	\$ 452,452	\$ 734,706
Expenses					
Interest- 11/01	\$ 99,126	\$ 99,126	\$ -	\$ 99,126	\$ 176,660
Principal - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 205,000
Interest - 05/01	\$ 176,660	\$ -	\$ 176,660	\$ 176,660	\$ 176,660
Total Expenditures	\$ 275,786	\$ 99,126	\$ 176,660	\$ 275,786	\$ 558,320
Excess Revenues/(Expenditures)	\$ 176,660	\$ 176,666	\$ -	\$ 176,666	\$ 176,386

*Carry forward less amount in Reserve funds.

Series 2021	
Interest - 11/01/22	<u>\$174,098</u>
Total	<u><u>\$174,098</u></u>

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

Date	Balance	Principal	Interest	Total
11/01/21	\$ 10,065,000.00	\$ -	\$ 99,125.89	\$ 99,125.89
05/01/22	\$ 10,065,000.00	\$ -	\$ 176,660.00	
11/01/22	\$ 10,065,000.00	\$ -	\$ 176,660.00	\$ 353,320.00
05/01/23	\$ 10,065,000.00	\$ 205,000.00	\$ 176,660.00	
11/01/23	\$ 9,860,000.00	\$ -	\$ 174,097.50	\$ 555,757.50
05/01/24	\$ 9,860,000.00	\$ 210,000.00	\$ 174,097.50	
11/01/24	\$ 9,650,000.00	\$ -	\$ 171,472.50	\$ 555,570.00
05/01/25	\$ 9,650,000.00	\$ 215,000.00	\$ 171,472.50	
11/01/25	\$ 9,215,000.00	\$ -	\$ 168,785.00	\$ 555,257.50
05/01/26	\$ 9,215,000.00	\$ 220,000.00	\$ 168,785.00	
11/01/26	\$ 9,215,000.00	\$ -	\$ 166,035.00	\$ 554,820.00
05/01/27	\$ 9,215,000.00	\$ 225,000.00	\$ 166,035.00	
11/01/27	\$ 8,990,000.00	\$ -	\$ 162,660.00	\$ 553,695.00
05/01/28	\$ 8,990,000.00	\$ 235,000.00	\$ 162,660.00	
11/01/28	\$ 8,755,000.00	\$ -	\$ 159,135.00	\$ 556,795.00
05/01/29	\$ 8,755,000.00	\$ 240,000.00	\$ 159,135.00	
11/01/29	\$ 8,515,000.00	\$ -	\$ 155,535.00	\$ 554,670.00
05/01/30	\$ 8,515,000.00	\$ 250,000.00	\$ 155,535.00	
11/01/30	\$ 8,265,000.00	\$ -	\$ 151,785.00	\$ 557,320.00
05/01/31	\$ 8,265,000.00	\$ 255,000.00	\$ 151,785.00	
11/01/31	\$ 8,010,000.00	\$ -	\$ 147,960.00	\$ 554,745.00
05/01/32	\$ 8,010,000.00	\$ 265,000.00	\$ 147,960.00	
11/01/32	\$ 7,745,000.00	\$ -	\$ 143,720.00	\$ 556,680.00
05/01/33	\$ 7,745,000.00	\$ 275,000.00	\$ 143,720.00	
11/01/33	\$ 7,470,000.00	\$ -	\$ 139,320.00	\$ 558,040.00
05/01/34	\$ 7,470,000.00	\$ 280,000.00	\$ 139,320.00	
11/01/34	\$ 7,190,000.00	\$ -	\$ 134,840.00	\$ 554,160.00
05/01/35	\$ 7,190,000.00	\$ 290,000.00	\$ 134,840.00	
11/01/35	\$ 6,900,000.00	\$ -	\$ 130,200.00	\$ 555,040.00

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

Date	Balance	Principal	Interest	Total
05/01/36	\$ 6,900,000.00	\$ 300,000.00	\$ 130,200.00	
11/01/36	\$ 6,600,000.00	\$ -	\$ 125,400.00	\$ 555,600.00
05/01/37	\$ 6,600,000.00	\$ 310,000.00	\$ 125,400.00	
11/01/37	\$ 6,290,000.00	\$ -	\$ 120,440.00	\$ 555,840.00
05/01/38	\$ 6,290,000.00	\$ 320,000.00	\$ 120,440.00	
11/01/38	\$ 5,970,000.00	\$ -	\$ 115,320.00	\$ 555,760.00
05/01/39	\$ 5,970,000.00	\$ 330,000.00	\$ 115,320.00	
11/01/39	\$ 5,640,000.00	\$ -	\$ 110,040.00	\$ 555,360.00
05/01/40	\$ 5,640,000.00	\$ 340,000.00	\$ 110,040.00	
11/01/40	\$ 5,300,000.00	\$ -	\$ 104,600.00	\$ 554,640.00
05/01/41	\$ 5,300,000.00	\$ 350,000.00	\$ 104,600.00	
11/01/41	\$ 4,950,000.00	\$ -	\$ 99,000.00	\$ 553,600.00
05/01/42	\$ 4,950,000.00	\$ 365,000.00	\$ 99,000.00	
11/01/42	\$ 4,585,000.00	\$ -	\$ 91,700.00	\$ 555,700.00
05/01/43	\$ 4,585,000.00	\$ 380,000.00	\$ 91,700.00	
11/01/43	\$ 4,205,000.00	\$ -	\$ 84,100.00	\$ 555,800.00
05/01/44	\$ 4,205,000.00	\$ 395,000.00	\$ 84,100.00	
11/01/44	\$ 3,810,000.00	\$ -	\$ 76,200.00	\$ 555,300.00
05/01/45	\$ 3,810,000.00	\$ 410,000.00	\$ 76,200.00	
11/01/45	\$ 3,400,000.00	\$ -	\$ 68,000.00	\$ 554,200.00
05/01/46	\$ 3,400,000.00	\$ 430,000.00	\$ 68,000.00	
11/01/46	\$ 2,970,000.00	\$ -	\$ 59,400.00	\$ 557,400.00
05/01/47	\$ 2,970,000.00	\$ 445,000.00	\$ 59,400.00	
11/01/47	\$ 2,525,000.00	\$ -	\$ 50,500.00	\$ 554,900.00
05/01/48	\$ 2,525,000.00	\$ 465,000.00	\$ 50,500.00	\$ -
11/01/48	\$ 2,060,000.00	\$ -	\$ 41,200.00	\$ 556,700.00
05/01/49	\$ 2,060,000.00	\$ 485,000.00	\$ 41,200.00	\$ -
11/01/49	\$ 1,575,000.00	\$ -	\$ 31,500.00	\$ 557,700.00
05/01/50	\$ 1,575,000.00	\$ 505,000.00	\$ 31,500.00	\$ -
11/01/50	\$ 1,070,000.00	\$ -	\$ 21,400.00	\$ 557,900.00
05/01/51	\$ 1,070,000.00	\$ 525,000.00	\$ 21,400.00	
11/01/51	\$ 545,000.00	\$ -	\$ 10,900.00	\$ 557,300.00
05/01/52	\$ 545,000.00	\$ 545,000.00	\$ 10,900.00	\$ 555,900.00
		\$ 10,065,000.00	\$ 7,059,595.89	\$ 17,124,595.89

Astonia

Community Development District

Proposed Budget Debt Service Fund Series 2021 North Parcel

Description	Adopted Budget FY2022	Actuals Thru 3/31/22	Projected Next 6 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Assessments - Direct	\$ 390,873	\$ -	\$ 390,873	\$ 390,873	\$ 395,373
Carry Forward Surplus	\$ 69,489	\$ 69,493	\$ -	\$ 69,493	\$ 122,033
Total Revenues	\$ 460,362	\$ 69,493	\$ 390,873	\$ 460,366	\$ 517,406
Expenses					
Interest- 11/01	\$ 69,489	\$ 69,489	\$ -	\$ 69,489	\$ 122,030
Principal - 05/01	\$ 145,000	\$ -	\$ 145,000	\$ 145,000	\$ 150,000
Interest - 05/01	\$ 123,843	\$ -	\$ 123,843	\$ 123,843	\$ 122,030
Total Expenditures	\$ 338,332	\$ 69,489	\$ 268,843	\$ 338,332	\$ 394,060
Excess Revenues/(Expenditures)	\$ 122,030	\$ 3	\$ 122,030	\$ 122,033	\$ 123,346

*Carry forward less amount in Reserve funds.

Series 2021	
Interest - 11/01/23	<u>\$120,155</u>
Total	<u><u>\$120,155</u></u>

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

Date	Balance	Principal	Interest	Total
11/01/21	\$ 7,155,000.00	\$ -	\$ 69,489.40	\$ 69,489.40
05/01/22	\$ 7,155,000.00	\$ 145,000.00	\$ 123,842.50	
11/01/22	\$ 7,010,000.00	\$ -	\$ 122,030.00	\$ 390,872.50
05/01/23	\$ 7,010,000.00	\$ 150,000.00	\$ 122,030.00	
11/01/23	\$ 6,860,000.00	\$ -	\$ 120,155.00	\$ 392,185.00
05/01/24	\$ 6,860,000.00	\$ 155,000.00	\$ 120,155.00	
11/01/24	\$ 6,705,000.00	\$ -	\$ 118,217.50	\$ 393,372.50
05/01/25	\$ 6,705,000.00	\$ 160,000.00	\$ 118,217.50	
11/01/25	\$ 6,380,000.00	\$ -	\$ 116,217.50	\$ 394,435.00
05/01/26	\$ 6,380,000.00	\$ 165,000.00	\$ 116,217.50	
11/01/26	\$ 6,380,000.00	\$ -	\$ 114,155.00	\$ 395,372.50
05/01/27	\$ 6,380,000.00	\$ 165,000.00	\$ 114,155.00	
11/01/27	\$ 6,215,000.00	\$ -	\$ 111,680.00	\$ 390,835.00
05/01/28	\$ 6,215,000.00	\$ 170,000.00	\$ 111,680.00	
11/01/28	\$ 6,045,000.00	\$ -	\$ 109,130.00	\$ 390,810.00
05/01/29	\$ 6,045,000.00	\$ 175,000.00	\$ 109,130.00	
11/01/29	\$ 5,870,000.00	\$ -	\$ 106,505.00	\$ 390,635.00
05/01/30	\$ 5,870,000.00	\$ 185,000.00	\$ 106,505.00	
11/01/30	\$ 5,685,000.00	\$ -	\$ 103,730.00	\$ 395,235.00
05/01/31	\$ 5,685,000.00	\$ 190,000.00	\$ 103,730.00	
11/01/31	\$ 5,495,000.00	\$ -	\$ 100,880.00	\$ 394,610.00
05/01/32	\$ 5,495,000.00	\$ 195,000.00	\$ 100,880.00	
11/01/32	\$ 5,300,000.00	\$ -	\$ 97,760.00	\$ 393,640.00
05/01/33	\$ 5,300,000.00	\$ 200,000.00	\$ 97,760.00	
11/01/33	\$ 5,100,000.00	\$ -	\$ 94,560.00	\$ 392,320.00
05/01/34	\$ 5,100,000.00	\$ 205,000.00	\$ 94,560.00	
11/01/34	\$ 4,895,000.00	\$ -	\$ 91,280.00	\$ 390,840.00
05/01/35	\$ 4,895,000.00	\$ 215,000.00	\$ 91,280.00	
11/01/35	\$ 4,680,000.00	\$ -	\$ 87,840.00	\$ 394,120.00

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

Date	Balance	Principal	Interest	Total
05/01/36	\$ 4,680,000.00	\$ 220,000.00	\$ 87,840.00	
11/01/36	\$ 4,460,000.00	\$ -	\$ 84,320.00	\$ 392,160.00
05/01/37	\$ 4,460,000.00	\$ 230,000.00	\$ 84,320.00	
11/01/37	\$ 4,230,000.00	\$ -	\$ 80,640.00	\$ 394,960.00
05/01/38	\$ 4,230,000.00	\$ 235,000.00	\$ 80,640.00	
11/01/38	\$ 3,995,000.00	\$ -	\$ 76,880.00	\$ 392,520.00
05/01/39	\$ 3,995,000.00	\$ 245,000.00	\$ 76,880.00	
11/01/39	\$ 3,750,000.00	\$ -	\$ 72,960.00	\$ 394,840.00
05/01/40	\$ 3,750,000.00	\$ 250,000.00	\$ 72,960.00	
11/01/40	\$ 3,500,000.00	\$ -	\$ 68,960.00	\$ 391,920.00
05/01/41	\$ 3,500,000.00	\$ 260,000.00	\$ 68,960.00	
11/01/41	\$ 3,240,000.00	\$ -	\$ 64,800.00	\$ 393,760.00
05/01/42	\$ 3,240,000.00	\$ 270,000.00	\$ 64,800.00	
11/01/42	\$ 2,970,000.00	\$ -	\$ 59,400.00	\$ 394,200.00
05/01/43	\$ 2,970,000.00	\$ 280,000.00	\$ 59,400.00	
11/01/43	\$ 2,690,000.00	\$ -	\$ 53,800.00	\$ 393,200.00
05/01/44	\$ 2,690,000.00	\$ 290,000.00	\$ 53,800.00	
11/01/44	\$ 2,400,000.00	\$ -	\$ 48,000.00	\$ 391,800.00
05/01/45	\$ 2,400,000.00	\$ 305,000.00	\$ 48,000.00	
11/01/45	\$ 2,095,000.00	\$ -	\$ 41,900.00	\$ 394,900.00
05/01/46	\$ 2,095,000.00	\$ 315,000.00	\$ 41,900.00	
11/01/46	\$ 1,780,000.00	\$ -	\$ 35,600.00	\$ 392,500.00
05/01/47	\$ 1,780,000.00	\$ 330,000.00	\$ 35,600.00	
11/01/47	\$ 1,450,000.00	\$ -	\$ 29,000.00	\$ 394,600.00
05/01/48	\$ 1,450,000.00	\$ 340,000.00	\$ 29,000.00	\$ -
11/01/48	\$ 1,110,000.00	\$ -	\$ 22,200.00	\$ 391,200.00
05/01/49	\$ 1,110,000.00	\$ 355,000.00	\$ 22,200.00	\$ -
11/01/49	\$ 755,000.00	\$ -	\$ 15,100.00	\$ 392,300.00
05/01/50	\$ 755,000.00	\$ 370,000.00	\$ 15,100.00	\$ -
11/01/50	\$ 385,000.00	\$ -	\$ 7,700.00	\$ 392,800.00
05/01/51	\$ 385,000.00	\$ 385,000.00	\$ 7,700.00	\$ 392,700.00
		\$ 7,155,000.00	\$ 4,704,131.90	\$ 11,859,131.90

SECTION V



April 30, 2022

Governmental Management Services – Central Florida, LLC
c/o Jill Burns
219 E. Livingston Street
Orlando, FL 32801

Subject: **Statement of Qualifications**
Continuing Engineering Services Contract
Astonia Community Development District

Ms. Burns,

As the owner and President of Hunter Engineering, Inc., I am very pleased to submit our Statement of Qualifications for Continuing Contract referenced above. We are thankful for this opportunity.

For over 22 years, we have provided a wide range of civil engineering services including:

- Paving, grading & drainage design
- Utility design
- Construction administration services
- Floodplain analysis and compensation
- Wetland analysis and mitigation
- Value engineering consulting
- Permitting
- Land planning

What follows are itemized responses to the information requested in the RFQ. Also included with this response is a completed Standard Form No. 330 (U.S. General Service Administration) and resumes of key personnel.

A. Professional Personnel

Hunter Engineering employs four civil design professionals. I am the President of the company and serve as the Engineer of Record on our design projects. John Schneider is our Civil Design Manager. Gregory Dees and RJ Fox are both Senior Civil Designers. This small corporate model is

by design and serves us well. Our design professionals have a vast amount of experience and are experts in the fields of civil site design and permitting. If Hunter Engineering is selected for this continuing contract, the District can rest assured that their engineering needs are in the hands of experienced experts with a long track record of providing quality service and value.

Primary staff assigned to this project include:

Bryan Hunter, P.E.

Professionally, I have over 27 years of experience in the civil engineering field. I established Hunter Engineering, Inc. over 22 years ago and continue to lead the company today. I am licensed as a professional engineer in the State of Florida. Prior to establishing Hunter Engineering, Inc., I served as an engineer with the Southwest Florida Water Management District where I received extensive training in stormwater system design and permitting. I also served as the County Engineer for Hardee County. This job gave me valuable experience and training in government affairs and all aspects of public works including roadway design and maintenance, bridge design, and utility design.

My role under the District's continuing contract will be to serve as District Engineer and to provide oversight to ensure we deliver our work with the highest level of quality and efficiency.

John A. Schneider

John Schneider has over 31 years of experience in the civil engineering field. All of this experience has been gained working here in Polk County. He has been with Hunter Engineering, Inc. for over 16 years. Mr. Schneider is regarded by many as one of the premier civil designers in this area. His knowledge of the civil engineering field and his "hands on" experience is extensive. He is detailed oriented and an extremely hard worker focused on completing quality projects and meeting the client's needs.

Mr. Schneider's role under the District's continuing contract will be to provide design and technical support. Mr. Schneider has an extensive amount of experience on similar subdivision work and served as the Project Manager for the design and permitting of the Astonia Subdivisions.

Resumes are attached.

B. Certified Minority Business Information

The RFQ requires a response addressing our company's status as it relates to a minority/women owned business designation. Hunter Engineering is not certified as a Minority/Women Owned Business and we are not eligible for this certification based upon the gender and race of the owner. We would have the District know that Hunter Engineering has never, nor will we ever, discriminate against an employee or a potential sub-consultant based upon race or gender. We

do occasionally employ sub-consultants which carry the M/WBE certification. We are committed personally and professionally to equality and diversity. If given the opportunity in an interview, we would be happy to elaborate on this important matter.

C. Willingness to Meet Time & Budget Requirements

Commitment to project schedules and budget requirements are an essential aspect of every successful project. We understand this well. We are extremely conscientious about these matters and have a proven track record of committed service to our clients in this regard.

D. Past Experience & Performance

Hunter Engineering has over 22 years of experience in the design, permitting and construction management of a wide variety of projects, including many residential subdivisions similar to Astonia. A short and recent list of projects is provided in Form 330 included with this RFQ response. More details of our relevant project experience can be provided upon request if needed. We currently serve at the District Engineer for the Wind Meadows South and Peace Creek CDDs as well as the Interim District Engineer for the subject Astonia CDD. The scope of responsibilities required for the task is well within our capabilities.

E. Geographic Location of Office

Our office is located at 4900 Dundee Road, Winter Haven, FL. We are next door to the office of the project's developer and in terms of drive time, we are approximately 30 minutes away from the Astonia CDD.

F. Current & Projected Workloads

We are as busy now as we have ever been. We have over 20 projects in some phase of development (Planning, Design, Permitting, Construction). Nevertheless, we are very careful not to "spread ourselves too thin." One concern that often comes up when evaluating the size of an engineering company is the small company's capacity to perform the needed work in a timely fashion. We have demonstrated consistently over the years the ability to deliver even very large and complex design projects on time. We are diligent to protect our client and protect our reputation by having the discipline to accept only the projects that we can confidently handle.

G. Volume of Work Previously Awarded by the District

Hunter Engineering, Inc. currently serves as the Interim District Engineer for the District and we have assisted in the preparation of exhibits and cost estimates in support of District efforts. Hunter Engineering also prepared the Engineer's Report for the District.

Please accept our Statement of Qualifications. We have reviewed District's request carefully and have attempted to provide the requested information in a thorough and yet concise fashion. As

requested, my contact information is below.

Thank you very much for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "By BH".

Bryan Hunter, P.E., President

Hunter Engineering, Inc.

4900 Dundee Road

Winter Haven, FL 33884

Phone: 863-676-7770

Fax: 863-676-7771

Cell: 863-604-5871

Email: bryanh@hunterengineeringinc.com

ARCHITECT - ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)*

Astoria Community Development District

2. PUBLIC NOTICE DATE

April 20, 2022

3. SOLICITATION OR PROJECT NUMBER

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Bryan A. Hunter, P.E. - President

5. NAME OF FIRM

Hunter Engineering, Inc.

6. TELEPHONE NUMBER

(863) 676-7770

7. FAX NUMBER

8. E-MAIL ADDRESS

BryanH@HunterEngineeringInc.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

(Check)	(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	PARTNER			
a.	✓			Hunter Engineering, Inc. <input type="checkbox"/> CHECK IF BRANCH OFFICE	4900 Dundee Road Winter Haven, FL 33884	District Engineer
b.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

(Attached)

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Bryan A. Hunter, P.E.	13. ROLE IN THIS CONTRACT District Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 26	b. WITH CURRENT FIRM 22
15. FIRM NAME AND LOCATION <i>(City and State)</i> Hunter Engineering, Inc., Winter Haven, FL			
16. EDUCATION <i>(Degree and Specialization)</i> Bachelor of Science, Civil Engineering, 1993		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> State of Florida, Registration No. 53168	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
Wind Meadows South Subdivision, Bartow Florida (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE a. Civil engineering design and permitting for the subject 835 lot residential subdivision with associated CDD.	2020	2021
<input checked="" type="checkbox"/> Check if project performed with current firm		
Astonia (South) Subdivision, Davenport, FL (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE b. Civil engineering design and permitting for a 681 lot residential subdivision with associated CDD.	2019	2021
<input checked="" type="checkbox"/> Check if project performed with current firm		
Astonia North Subdivision, Davenport, FL (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE c. Civil engineering design and permitting for a 332 lot residential subdivision with associated CDD.	2020	2021
<input checked="" type="checkbox"/> Check if project performed with current firm		
Peace Creek Reserve Subdivision, Winter Haven, FL (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE d. Civil engineering design and permitting for a 553 lot residential subdivision with associated CDD.	2020	2021
<input type="checkbox"/> Check if project performed with current firm		
Woodland Ranch Estates, Dundee, FL (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE e. Civil engineering design and permitting for a 310 lot residential subdivision with associated CDD.	2021	2021
<input type="checkbox"/> Check if project performed with current firm		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER
 13-014

21. TITLE AND LOCATION <i>(City and State)</i> Wind Meadows South Subdivision, Bartow Florida	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2020	CONSTRUCTION <i>(If applicable)</i> 2021

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Wind Meadows South, LLC	b. POINT OF CONTACT NAME Harold R. Baxter	c. POINT OF CONTACT TELEPHONE NUMBER 863-280-6921
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*
 Civil engineering design and permitting for the subject 835 lot residential subdivision with associated CDD.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Hunter Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> 4900 Dundee Road, Winter Haven, 33884	(3) ROLE Civil Engineer of Record & Interim District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL <i>(From Section E, Block 12)</i>	27. ROLE IN THIS CONTRACT <i>(From Section E, Block 13)</i>	28. EXAMPLE PROJECTS LISTED IN SECTION F <i>(Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)</i>												
		1	2	3	4	5	6	7	8	9	10			
Bryan A. Hunter, P.E.	Engineer of Record	X												
John A. Schneider	Designer / Project Manager	X												

29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>	NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>
1	Wind Meadows South Subdivision	6	
2		7	
3		8	
4		9	
5		10	

H. ADDITIONAL INFORMATION

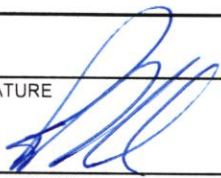
30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Please reference submittal for Firm History, Licensing, Required Attachment Documents, Additional Professional Qualifications, Additional Past Performance and Current/Future Workload.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

4/30/22

33. NAME AND TITLE

Bryan A. Hunter, P.E., President

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

PART II - GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)


2a. FIRM (or Branch Office) NAME Hunter Engineering, Inc.			3. YEAR ESTABLISHED 1999	4. UNIQUE ENTITY IDENTIFIER 59-3586596	
2b. STREET 4900 Dundee Road					
2c. CITY Winter Haven		2d. STATE FL	2e. ZIP CODE 33884		
6a. POINT OF CONTACT NAME AND TITLE Bryan A. Hunter, P.E., President				5. OWNERSHIP S-Corporation	
6b. TELEPHONE NUMBER (863) 676-7770		6c. E-MAIL ADDRESS BryanH@HunterEngineeringInc.com		b. SMALL BUSINESS STATUS	
8a. FORMER FIRM NAME(S) (If any)			8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER	
7. NAME OF FIRM (If Block 2a is a Branch Office) Same as 2a					

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
12	Civil Engineer	1		C10	Commercial Building	1
48	Project Manager	1		E02	Educational Facilities, Classrooms	1
08	CADD Technician	2		G01	Garages; Vehicle Maint. Facilities	1
				H09	Hospitals & Medical Facilities	1
				I01	Industrial Buildings	1
				O01	Office Buildings, Industrial Parks	1
				S04	Sewage Coll., Treatment & Disp.	1
				S13	Storm Water Handling & Facilities	1
				Z01	Zoning; Land Use Studies	1
				H11	Housing	5
Other Employees						
Total		4				

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)	PROFESSIONAL SERVICES REVENUE INDEX NUMBER 1. Less than \$100,000 2. \$100,000 to less than \$250,000 3. \$250,000 to less than \$500,000 4. \$500,000 to less than \$1 million 5. \$1 million to less than \$2 million 6. \$2 million to less than \$5 million 7. \$5 million to less than \$10 million 8. \$10 million to less than \$25 million 9. \$25 million to less than \$50 million 10. \$50 million or greater
a. Federal Work	
b. Non-Federal Work	5
c. Total Work	5

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE 4/30/02
c. NAME AND TITLE Bryan A. Hunter, P.E., President	

ARCHITECT-ENGINEER QUALIFICATIONS

OMB Control Number: 9000-0157
Expiration Date: 11/30/2017

Paperwork Reduction Act Statement - This information collection meets the requirements of 44 USC § 3507, as amended by section 2 of the Paperwork Reduction Act of 1995. You do not need to answer these questions unless we display a valid Office of Management and Budget (OMB) control number. The OMB control number for this collection is 9000-0157. We estimate that it will take 29 hours (25 hours for part 1 and 4 hours for Part 2) to read the instructions, gather the facts, and answer the questions. Send only comments relating to our time estimate, including suggestions for reducing this burden, or any other aspects of this collection of information to: General Services Administration, Regulatory Secretariat Division (M1V1CB), 1800 F Street, NW, Washington, DC 20405.

PURPOSE

Federal agencies use this form to obtain information from architect-engineer (A-E) firms about their professional qualifications. Federal agencies select firms for A-E contracts on the basis of professional qualifications as required by 40 U.S.C. chapter 11, Selection of Architects Engineers, and Part 36 of the Federal Acquisition Regulation (FAR).

The Selection of Architects and Engineers statute requires the public announcement of requirements for A-E services (with some exceptions provided by other statutes), and the selection of at least three of the most highly qualified firms based on demonstrated competence and professional qualifications according to specific criteria published in the announcement. The Act then requires the negotiation of a contract at a fair and reasonable price starting first with the most highly qualified firm.

The information used to evaluate firms is from this form and other sources, including performance evaluations, any additional data requested by the agency, and interviews with the most highly qualified firms and their references.

GENERAL INSTRUCTIONS

Part I presents the qualifications for a specific contract.

Part II presents the general qualifications of a firm or a specific branch office of a firm. Part II has two uses:

1. An A-E firm may submit Part II to the appropriate central, regional or local office of each Federal agency to be kept on file. A public announcement is not required for certain contracts, and agencies may use Part II as a basis for selecting at least three of the most highly qualified firms for discussions prior to requesting submission of Part I. Firms are encouraged to update Part II on file with agency offices, as appropriate, according to FAR Part 36. If a firm has branch offices, submit a separate Part II for each branch office seeking work.

2. Prepare a separate Part II for each firm that will be part of the team proposed for a specific contract and submitted with Part I. If a firm has branch offices, submit a separate Part II for each branch office that has a key role on the team.

INDIVIDUAL AGENCY INSTRUCTIONS

Individual agencies may supplement these instructions. For example, they may limit the number of projects or number of pages submitted in Part I in response to a public announcement for a particular project. Carefully comply with any agency instructions when preparing and submitting this form. Be as concise as possible and provide only the information requested by the agency.

DEFINITIONS

Architect-Engineer Services: Defined in FAR 2.101.

Branch Office: A geographically distinct place of business or subsidiary office of a firm that has a key role on the team.

Discipline: Primary technical capabilities of key personnel, as evidenced by academic degree, professional registration, certification, and/or extensive experience.

Firm: Defined in FAR 36.102.

Key Personnel: Individuals who will have major contract responsibilities and/or provide unusual or unique expertise.

SPECIFIC INSTRUCTIONS

Part I - Contract-Specific Qualifications

Section A. Contract Information.

1. Title and Location. Enter the title and location of the contract for which this form is being submitted, exactly as shown in the public announcement or agency request.

2. Public Notice Date. Enter the posted date of the agency's notice on the Federal Business Opportunity website (FedBizOpps), other form of public announcement or agency request for this contract.

3. Solicitation or Project Number. Enter the agency's solicitation number and/or project number, if applicable, exactly as shown in the public announcement or agency request for this contract.

Section B. Architect-Engineer Point of Contact.

- 4-8. Name, Title, Name of Firm, Telephone Number, Fax (Facsimile) Number and E-mail (Electronic Mail) Address. Provide information for a representative of the prime contractor or joint venture that the agency can contact for additional information.

Section C. Proposed Team.

9-11. Firm Name, Address, and Role in This Contract.

Provide the contractual relationship, name, full mailing address, and a brief description of the role of each firm that will be involved in performance of this contract. List the prime contractor or joint venture partners first. If a firm has branch offices, indicate each individual branch office that will have a key role on the team. The named subcontractors and outside associates or consultants must be used, and any change must be approved by the contracting officer. (See FAR Part 52 Clause "Subcontractors and Outside Associates and Consultants (Architect-Engineer Services)"). Attach an additional sheet in the same format as Section C if needed.

Section D. Organizational Chart of Proposed Team.

As an attachment after Section C, present an organizational chart of the proposed team showing the names and roles of all key personnel listed in Section E and the firm they are associated with as listed in Section C.

Section E. Resumes of Key Personnel Proposed for this Contract.

Complete this section for each key person who will participate in this contract. Group by firm, with personnel of the prime contractor or joint venture partner firms first. The following blocks must be completed for each resume:

12. Name. Self-explanatory.

13. Role in this contract. Self-explanatory.

14. Years Experience. Total years of relevant experience (block 14a), and years of relevant experience with current firm, but not necessarily the same branch office (block 14b).

15. Firm Name and Location. Name, city and state of the firm where the person currently works, which must correspond with one of the firms (or branch office of a firm, if appropriate) listed in Section C.

16. Education. Provide information on the highest relevant academic degree(s) received. Indicate the area(s) of specialization for each degree.

17. Current Professional Registration. Provide information on current relevant professional registration(s) in a State or possession of the United States, Puerto Rico, or the District of Columbia according to FAR Part 36.

18. Other Professional Qualifications. Provide information on any other professional qualifications relating to this contract, such as education, professional registration, publications, organizational memberships, certifications, training, awards, and foreign language capabilities.

19. Relevant Projects. Provide information on up to five projects in which the person had a significant role that demonstrates the person's capability relevant to her/his proposed role in this contract. These projects do not necessarily have to be any of the projects presented in Section F for the project team if the person was not involved in any of those projects or the person worked on other projects that were more relevant than the team projects in Section F. Use the check box provided to indicate if the project was performed with any office of the current firm. If any of the professional services or construction projects are not complete, leave Year Completed blank and indicate the status in Brief Description and Specific Role (block (3)).

Section F. Example Projects Which Best Illustrate Proposed Team's Qualifications for this Contract.

Select projects where multiple team members worked together, if possible, that demonstrate the team's capability to perform work similar to that required for this contract. Complete one Section F for each project. Present ten projects, unless otherwise specified by the agency. Complete the following blocks for each project:

20. Example Project Key Number. Start with "1" for the first project and number consecutively.

21. Title and Location. Title and location of project or contract. For an indefinite delivery contract, the location is the geographic scope of the contract.

22. Year Completed. Enter the year completed of the professional services (such as planning, engineering study, design, or surveying), and/or the year completed of construction, if applicable. If any of the professional services or the construction projects are not complete, leave Year Completed blank and indicate the status in Brief Description of Project and Relevance to this Contract (block 24).

23a. Project Owner. Project owner or user, such as a government agency or installation, an institution, a corporation or private individual.

23b. Point of Contact Name. Provide name of a person associated with the project owner or the organization which contracted for the professional services, who is very familiar with the project and the firm's (or firms') performance.

23c. Point of Contact Telephone Number. Self-explanatory.

24. Brief Description of Project and Relevance to this Contract. Indicate scope, size, cost, principal elements and special features of the project. Discuss the relevance of the example project to this contract. Enter any other information requested by the agency for each example project.

25. Firms from Section C Involved with this Project. Indicate which firms (or branch offices, if appropriate) on the project team were involved in the example project, and their roles. List in the same order as Section C.

Section G. Key Personnel Participation in Example Projects.

This matrix is intended to graphically depict which key personnel identified in Section E worked on the example projects listed in Section F. Complete the following blocks (see example below).

26. and 27. Names of Key Personnel and Role in this Contract. List the names of the key personnel and their proposed roles in this contract in the same order as they appear in Section E.

28. Example Projects Listed in Section F. In the column under each project key number (see block 29) and for each key person, place an "X" under the project key number for participation in the same or similar role.

29. Example Projects Key. List the key numbers and titles of the example projects in the same order as they appear in Section F.

Section H. Additional Information.

30. Use this section to provide additional information specifically requested by the agency or to address selection criteria that are not covered by the information provided in Sections A-G.

Section I. Authorized Representative.

31. and 32. Signature of Authorized Representative and Date. An authorized representative of a joint venture or the prime contractor must sign and date the completed form. Signing attests that the information provided is current and factual, and that all firms on the proposed team agree to work on the project. Joint ventures selected for negotiations must make available a statement of participation by a principal of each member of the joint venture.

33. Name and Title. Self-explanatory.

SAMPLE ENTRIES FOR SECTION G (MATRIX)

26. NAMES OF KEY PERSONNEL (From Section E, Block 12)	27. ROLE IN THIS CONTRACT (From Section E, Block 13)	28. EXAMPLE PROJECTS LISTED IN SECTION F (Fill in "Example Projects Key" section below first, before completing table. Place "X" under project key number for participation in same or similar role.)									
		1	2	3	4	5	6	7	8	9	10
Jane A. Smith	Chief Architect	X		X							
Joseph B. Williams	Chief Mechanical Engineer	X	X	X	X						
Tara C. Donovan	Chief Electrical Engineer	X	X		X						

29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)	NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)
1	Federal Courthouse, Denver, CO	6	XYZ Corporation Headquarters, Boston, MA
2	Justin J. Wilson Federal Building, Baton Rouge, LA	7	Founder's Museum, Newport, RI

Part II - General Qualifications

See the "General Instructions" on page 1 for firms with branch offices. Prepare Part II for the specific branch office seeking work if the firm has branch offices.

1. Solicitation Number. If Part II is submitted for a specific contract, insert the agency's solicitation number and/or project number, if applicable, exactly as shown in the public announcement or agency request.

2a-2e. Firm (or Branch Office) Name and Address. Self-explanatory.

3. Year Established. Enter the year the firm (or branch office, if appropriate) was established under the current name.

4. Unique Entity Identifier. Insert the unique entity identifier issued by the entity designated at SAM. See FAR part 4.6.

5. Ownership.

a. Type. Enter the type of ownership or legal structure of the firm (sole proprietor, partnership, corporation, joint venture, etc.).

b. Small Business Status. Refer to the North American Industry Classification System (NAICS) code in the public announcement, and indicate if the firm is a small business according to the current size standard for that NAICS code (for example, Engineering Services (part of NAICS 541330), Architectural Services (NAICS 541310), Surveying and Mapping Services (NAICS 541370)). The small business categories and the internet website for the NAICS codes appear in FAR part 19. Contact the requesting agency for any questions. Contact your local U.S. Small Business Administration office for any questions regarding Business Status.

6a-6c. Point of Contact. Provide this information for a representative of the firm that the agency can contact for additional information. The representative must be empowered to speak on contractual and policy matters.

7. Name of Firm. Enter the name of the firm if Part II is prepared for a branch office.

8a-8c. Former Firm Names. Indicate any other previous names for the firm (or branch office) during the last six years. Insert the year that this corporate name change was effective and the associated unique entity identifier. This information is used to review past performance on Federal contracts.

9. Employees by Discipline. Use the relevant disciplines and associated function codes shown at the end of these instructions and list in the same numerical order. After the listed disciplines, write in any additional disciplines and leave the function code blank. List no more than 20 disciplines. Group remaining employees under "Other Employees" in column b. Each person can be counted only once according to his/her primary function. If Part II is prepared for a firm (including all branch offices), enter the number of employees by disciplines in column c(1). If Part II is prepared for a branch office, enter the number of employees by discipline in column c(2) and for the firm in column c(1).

10. Profile of Firm's Experience and Annual Average Revenue for Last 5 Years. Complete this block for the firm or branch office for which this Part II is prepared. Enter the experience categories which most accurately reflect the firm's technical capabilities and project experience. Use the relevant experience categories and associated profile codes shown at the end of these instructions, and list in the same numerical order. After the listed experience categories, write in any unlisted relevant project experience categories and leave the profile codes blank. For each type of experience, enter the appropriate revenue index number to reflect the professional services revenues received annually (averaged over the last 5 years) by the firm or branch office for performing that type of work. A particular project may be identified with one experience category or it may be broken into components, as best reflects the capabilities and types of work performed by the firm. However, do not double count the revenues received on a particular project.

11. Annual Average Professional Services Revenues of Firm for Last 3 Years. Complete this block for the firm or branch office for which this Part II is prepared. Enter the appropriate revenue index numbers to reflect the professional services revenues received annually (averaged over the last 3 years) by the firm or branch office. Indicate Federal work (performed directly for the Federal Government, either as the prime contractor or subcontractor), non-Federal work (all other domestic and foreign work, including Federally-assisted projects), and the total. If the firm has been in existence for less than 3 years, see the definition for "Annual Receipts" under FAR 19.101.

12. Authorized Representative. An authorized representative of the firm or branch office must sign and date the completed form. Signing attests that the information provided is current and factual. Provide the name and title of the authorized representative who signed the form.

List of Disciplines (*Function Codes*)

Code	Description	Code	Description
01	Acoustical Engineer	32	Hydraulic Engineer
02	Administrative	33	Hydrographic Surveyor
03	Aerial Photographer	34	Hydrologist
04	Aeronautical Engineer	35	Industrial Engineer
05	Archeologist	36	Industrial Hygienist
06	Architect	37	Interior Designer
07	Biologist	38	Land Surveyor
08	CADD Technician	39	Landscape Architect
09	Cartographer	40	Materials Engineer
10	Chemical Engineer	41	Materials Handling Engineer
11	Chemist	42	Mechanical Engineer
12	Civil Engineer	43	Mining Engineer
13	Communications Engineer	44	Oceanographer
14	Computer Programmer	45	Photo Interpreter
15	Construction Inspector	46	Photogrammetrist
16	Construction Manager	47	Planner: Urban/Regional
17	Corrosion Engineer	48	Project Manager
18	Cost Engineer/Estimator	49	Remote Sensing Specialist
19	Ecologist	50	Risk Assessor
20	Economist	51	Safety/Occupational Health Engineer
21	Electrical Engineer	52	Sanitary Engineer
22	Electronics Engineer	53	Scheduler
23	Environmental Engineer	54	Security Specialist
24	Environmental Scientist	55	Soils Engineer
25	Fire Protection Engineer	56	Specifications Writer
26	Forensic Engineer	57	Structural Engineer
27	Foundation/Geotechnical Engineer	58	Technician/Analyst
28	Geodetic Surveyor	59	Toxicologist
29	Geographic Information System Specialist	60	Transportation Engineer
30	Geologist	61	Value Engineer
31	Health Facility Planner	62	Water Resources Engineer

List of Experience Categories (*Profile Codes*)

Code	Description	Code	Description
A01	Acoustics, Noise Abatement	E01	Ecological & Archeological Investigations
A02	Aerial Photography; Airborne Data and Imagery Collection and Analysis	E02	Educational Facilities; Classrooms
A03	Agricultural Development; Grain Storage; Farm Mechanization	E03	Electrical Studies and Design
A04	Air Pollution Control	E04	Electronics
A05	Airports; Nav aids; Airport Lighting; Aircraft Fueling	E05	Elevators; Escalators; People-Movers
A06	Airports; Terminals and Hangars; Freight Handling	E06	Embassies and Chanceries
A07	Arctic Facilities	E07	Energy Conservation; New Energy Sources
A08	Animal Facilities	E08	Engineering Economics
A09	Anti-Terrorism/Force Protection	E09	Environmental Impact Studies, Assessments or Statements
A10	Asbestos Abatement	E10	Environmental and Natural Resource Mapping
A11	Auditoriums & Theaters	E11	Environmental Planning
A12	Automation; Controls; Instrumentation	E12	Environmental Remediation
B01	Barracks; Dormitories	E13	Environmental Testing and Analysis
B02	Bridges	F01	Fallout Shelters; Blast-Resistant Design
C01	Cartography	F02	Field Houses; Gyms; Stadiums
C02	Cemeteries (<i>Planning & Relocation</i>)	F03	Fire Protection
C03	Charting: Nautical and Aeronautical	F04	Fisheries; Fish ladders
C04	Chemical Processing & Storage	F05	Forensic Engineering
C05	Child Care/Development Facilities	F06	Forestry & Forest products
C06	Churches; Chapels	G01	Garages; Vehicle Maintenance Facilities; Parking Decks
C07	Coastal Engineering	G02	Gas Systems (Propane; Natural, Etc.)
C08	Codes; Standards; Ordinances	G03	Geodetic Surveying: Ground and Air-borne
C09	Cold Storage; Refrigeration and Fast Freeze	G04	Geographic Information System Services: Development, Analysis, and Data Collection
C10	Commercial Building (<i>low rise</i>) ; Shopping Centers	G05	Geospatial Data Conversion: Scanning, Digitizing, Compilation, Attributing, Scribing, Drafting
C11	Community Facilities	G06	Graphic Design
C12	Communications Systems; TV; Microwave	H01	Harbors; Jetties; Piers, Ship Terminal Facilities
C13	Computer Facilities; Computer Service	H02	Hazardous Materials Handling and Storage
C14	Conservation and Resource Management	H03	Hazardous, Toxic, Radioactive Waste Remediation
C15	Construction Management	H04	Heating; Ventilating; Air Conditioning
C16	Construction Surveying	H05	Health Systems Planning
C17	Corrosion Control; Cathodic Protection; Electrolysis	H06	Highrise; Air-Rights-Type Buildings
C18	Cost Estimating; Cost Engineering and Analysis; Parametric Costing; Forecasting	H07	Highways; Streets; Airfield Paving; Parking Lots
C19	Cryogenic Facilities	H08	Historical Preservation
D01	Dams (<i>Concrete; Arch</i>)	H09	Hospital & Medical Facilities
D02	Dams (<i>Earth; Rock</i>); Dikes; Levees	H10	Hotels; Motels
D03	Desalinization (<i>Process & Facilities</i>)	H11	Housing (<i>Residential, Multi-Family; Apartments; Condominiums</i>)
D04	Design-Build - Preparation of Requests for Proposals	H12	Hydraulics & Pneumatics
D05	Digital Elevation and Terrain Model Development	H13	Hydrographic Surveying
D06	Digital Orthophotography		
D07	Dining Halls; Clubs; Restaurants		
D08	Dredging Studies and Design		

List of Experience Categories (*Profile Codes continued*)

Code	Description	Code	Description
I01	Industrial Buildings; Manufacturing Plants	P09	Product, Machine Equipment Design
I02	Industrial Processes; Quality Control	P10	Pneumatic Structures, Air-Support Buildings
I03	Industrial Waste Treatment	P11	Postal Facilities
I04	Intelligent Transportation Systems	P12	Power Generation, Transmission, Distribution
I05	Interior Design; Space Planning	P13	Public Safety Facilities
I06	Irrigation; Drainage	R01	Radar; Sonar; Radio & Radar Telescopes
J01	Judicial and Courtroom Facilities	R02	Radio Frequency Systems & Shieldings
L01	Laboratories; Medical Research Facilities	R03	Railroad; Rapid Transit
L02	Land Surveying	R04	Recreation Facilities (Parks, Marinas, Etc.)
L03	Landscape Architecture	R05	Refrigeration Plants/Systems
L04	Libraries; Museums; Galleries	R06	Rehabilitation (Buildings; Structures; Facilities)
L05	Lighting (Interior; Display; Theater, Etc.)	R07	Remote Sensing
L06	Lighting (Exteriors; Streets; Memorials; Athletic Fields, Etc.)	R08	Research Facilities
M01	Mapping Location/Addressing Systems	R09	Resources Recovery; Recycling
M02	Materials Handling Systems; Conveyors; Sorters	R10	Risk Analysis
M03	Metallurgy	R11	Rivers; Canals; Waterways; Flood Control
M04	Microclimatology; Tropical Engineering	R12	Roofing
M05	Military Design Standards	S01	Safety Engineering; Accident Studies; OSHA Studies
M06	Mining & Mineralogy	S02	Security Systems; Intruder & Smoke Detection
M07	Missile Facilities (Silos; Fuels; Transport)	S03	Seismic Designs & Studies
M08	Modular Systems Design; Pre-Fabricated Structures or Components	S04	Sewage Collection, Treatment and Disposal
N01	Naval Architecture; Off-Shore Platforms	S05	Soils & Geologic Studies; Foundations
N02	Navigation Structures; Locks	S06	Solar Energy Utilization
N03	Nuclear Facilities; Nuclear Shielding	S07	Solid Wastes; Incineration; Landfill
O01	Office Buildings; Industrial Parks	S08	Special Environments; Clean Rooms, Etc.
O02	Oceanographic Engineering	S09	Structural Design; Special Structures
O03	Ordnance; Munitions; Special Weapons	S10	Surveying; Platting; Mapping; Flood Plain Studies
P01	Petroleum Exploration; Refining	S11	Sustainable Design
P02	Petroleum and Fuel (Storage and Distribution)	S12	Swimming Pools
P03	Photogrammetry	S13	Storm Water Handling & Facilities
P04	Pipelines (Cross-Country - Liquid & Gas)	T01	Telephone Systems (<i>Rural; Mobile; Intercom, Etc.</i>)
P05	Planning (Community, Regional, Areawide and State)	T02	Testing & Inspection Services
P06	Planning (Site, Installation, and Project)	T03	Traffic & Transportation Engineering
P07	Plumbing & Piping Design	T04	Topographic Surveying and Mapping
P08	Prisons & Correctional Facilities	T05	Towers (<i>Self-Supporting & Guyed Systems</i>)
		T06	Tunnels & Subways

List of Experience Categories (*Profile Codes continued*)

Code	Description
U01	Unexploded Ordnance Remediation
U02	Urban Renewals; Community Development
U03	Utilities (Gas and Steam)
V01	Value Analysis; Life-Cycle Costing
W01	Warehouses & Depots
W02	Water Resources; Hydrology; Ground Water
W03	Water Supply; Treatment and Distribution
W04	Wind Tunnels; Research/Testing Facilities Design
Z01	Zoning; Land Use Studies

SECTION VI

SECTION B

SECTION 1



April 30, 2022

Ms. Jillian Burns, District Manager
Astonia Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

Subject: **Proposal for Stormwater 20-Year Needs Analysis
Astonia Community Development District**

Dear Ms. Burns,

Hunter Engineering "HEI" is pleased to submit this engineering services proposal to the Astonia Community Development District "District" for the preparation of the District's Stormwater 20-Year Needs Analysis. Services will be provided pursuant to our current agreement ("District Engineer Agreement") as follows:

I. Scope of Work

HEI will prepare a Stormwater 20-Year Needs Analysis as required by the Florida Statutes, to be submitted to the District for review and approval as well as for submittal to the required local and State Agencies. The Needs Analysis will be prepared to comply with the published State guidance and requirements and will be completed and ready for submission prior to June 30, 2022.

II. Fee

Our professional fee for this work will be a lump sum \$12,500.00.

III. Additional Services

Any Additional Services requested that are not a part of this work authorization will be invoiced either on a time and materials basis, in accordance with rate schedule incorporated into our existing Agreement for Professional Services.

This proposed work authorization, together with the referenced Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign where indicated and return a copy to me.

Thank you for this opportunity. We look forward to working with you.



Bryan Hunter, P.E.
President
Hunter Engineering, Inc.

Acceptance of Proposal:

Approved and accepted this _____ day of _____, 2022.

Printed Name of Client

Signature of Client

SECTION D

SECTION 1

Astoria
Community Development District

Summary of Invoices

March 01,2022 through March 31, 2022

Fund	Date	Check No.'s	Amount
General Fund	3/11/22	78	\$ 3,855.20
	3/17/22	79	\$ 230.00
	3/31/22	80	\$ 50,151.30
Total			\$ 54,236.50

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/11/22	00001	3/01/22	34 202203 310-51300-34000	MANAGEMENT FEES - MAR 22	*	3,004.17	
		3/01/22	34 202203 310-51300-35100	WEBSITE MANAGEMENT-MAR 22	*	100.00	
		3/01/22	34 202203 310-51300-35200	INFORMATION TECH - MAR 22	*	150.00	
		3/01/22	34 202203 310-51300-31300	DISSEMINATION SVCS-MAR 22	*	583.33	
		3/01/22	34 202203 310-51300-51000	OFFICE SUPPLIES	*	.06	
		3/01/22	34 202203 310-51300-42000	POSTAGE	*	17.64	
GOVERNMENTAL MANAGEMENT SERVICES-							3,855.20 000078
3/17/22	00011	3/09/22	1608 202202 310-51300-31500	GEN.COUNSEL/MTHLY MEETING	*	230.00	
KE LAW GROUP, PLLC							230.00 000079
3/31/22	00018	3/31/22	03312022 202203 300-20700-10000	TXFER OF TAX RCPTS-S20	*	50,151.30	
ASTONIA CDD/US BANK							50,151.30 000080
TOTAL FOR BANK A						54,236.50	
TOTAL FOR REGISTER						54,236.50	

SECTION 2

Astonia
Community Development District

Unaudited Financial Reporting
March 31, 2022



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Astoria
Community Development District
Combined Balance Sheet
March 31, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Operating Account	\$ 133,916	\$ -	\$ -	\$ 133,916
Due from Other	\$ 2,343			
<u>Investments:</u>				
<u>Series 2020</u>				
Reserve	\$ -	\$ 220,403	\$ -	\$ 220,403
Revenue	\$ -	\$ 224,475	\$ -	\$ 224,475
Prepayment	\$ -	\$ 4,076	\$ -	\$ 4,076
Construction	\$ -	\$ -	\$ 17	\$ 17
<u>Series 2021 A2</u>				
Reserve	\$ -	\$ 558,040	\$ -	\$ 558,040
Interest	\$ -	\$ 176,660	\$ -	\$ 176,660
Revenue	\$ -	\$ 29	\$ -	\$ 29
Construction	\$ -	\$ -	\$ 2,580,053	\$ 2,580,053
Cost of Issuance	\$ -	\$ -	\$ 5,890	\$ 5,890
<u>Series 2021 North Parcel</u>				
Reserve	\$ -	\$ 395,373	\$ -	\$ 395,373
Revenue	\$ -	\$ 16	\$ -	\$ 16
Construction	\$ -	\$ -	\$ 3	\$ 3
Cost of Issuance	\$ -	\$ -	\$ 4,187	\$ 4,187
Total Assets	\$ 136,258	\$ 1,579,071	\$ 2,590,150	\$ 4,305,479
Liabilities:				
Accounts Payable	\$ 11,343	\$ -	\$ -	\$ 11,343
Retainage Payable	\$ -	\$ -	\$ 79,282	\$ 79,282
Due to General Fund	\$ -	\$ 2,343	\$ -	\$ 2,343
Total Liabilities	\$ 11,343	\$ 2,343	\$ 79,282	\$ 92,968
Fund Balances:				
Restricted for:				
Debt Service	\$ -	\$ 1,576,728	\$ -	\$ 1,576,728
Capital Projects	\$ -	\$ -	\$ 2,510,867	\$ 2,510,867
Unassigned	\$ 124,916	\$ -	\$ -	\$ 124,916
Total Fund Balances	\$ 124,916	\$ 1,576,728	\$ 2,510,867	\$ 4,212,511
Total Liabilities & Fund Balance	\$ 136,258	\$ 1,579,071	\$ 2,590,150	\$ 4,305,479

Astoria

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/22	Thru 03/31/22	Variance
Revenues				
Assesments - Tax Roll	\$ 128,782	\$ 125,519	\$ 125,519	\$ -
Assesments - Lots Closing	\$ -	\$ -	\$ 2,700	\$ 2,700
Developer Contributions	\$ 196,863	\$ 25,000	\$ 25,000	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 5,598	\$ 5,598
Total Revenues	\$ 325,645	\$ 150,519	\$ 158,818	\$ 8,298
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ -	\$ 6,000
Engineering	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Attorney	\$ 25,000	\$ 12,500	\$ 4,271	\$ 8,229
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,300	\$ -	\$ -	\$ -
Dissemination	\$ 7,000	\$ 3,500	\$ 3,500	\$ 0
Trustee Fees	\$ 7,000	\$ 4,041	\$ 4,041	\$ -
Management Fees	\$ 36,050	\$ 18,025	\$ 18,025	\$ (0)
Website Administration	\$ 1,200	\$ 600	\$ 650	\$ (50)
Information Technology	\$ 1,800	\$ 900	\$ 850	\$ 50
Telephone	\$ 150	\$ 75	\$ -	\$ 75
Postage & Delivery	\$ 500	\$ 250	\$ 90	\$ 160
Insurance	\$ 5,500	\$ 5,500	\$ 5,175	\$ 325
Printing & Binding	\$ 500	\$ 250	\$ 22	\$ 228
Legal Advertising	\$ 10,000	\$ 5,000	\$ 326	\$ 4,674
Contingency	\$ 2,000	\$ 1,000	\$ 487	\$ 513
Office Supplies	\$ 450	\$ 225	\$ 3	\$ 222
Boundary Amendment Expense	\$ -	\$ -	\$ 1,909	\$ (1,909)
Travel Per Diem	\$ 660	\$ 330	\$ -	\$ 330
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 136,285	\$ 70,871	\$ 44,523	\$ 26,347

Astoria

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2022

	Adopted Budget	Prorated Budget Thru 03/31/22	Actual Thru 03/31/22	Variance
<i>Operations & Maintenance</i>				
<i>Field Expenditures</i>				
Property Insurance	\$ 5,000	\$ -	\$ -	\$ -
Field Management	\$ 15,000	\$ 7,500	\$ 7,500	\$ -
Landscape Maintenance	\$ 55,000	\$ 27,500	\$ 7,740	\$ 19,760
Landscape Replacement	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
Lake Maintenance	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Streetlights	\$ 12,000	\$ 6,000	\$ 4,224	\$ 1,776
Electric	\$ 5,000	\$ 2,500	\$ 586	\$ 1,914
Water & Sewer	\$ 5,000	\$ 5,000	\$ 22,560	\$ (17,560)
Sidewalk & Asphalt Maintenance	\$ 500	\$ 250	\$ -	\$ 250
Irrigation Repairs	\$ 5,000	\$ 2,500	\$ 273	\$ 2,227
General Repairs & Maintenance	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Contingency	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Subtotal Field Expenditures	\$ 145,000	\$ 72,500	\$ 42,882	\$ 29,618
<i>Amenity Expenses</i>				
Amenity - Electric	\$ 7,200	\$ 3,600	\$ -	\$ 3,600
Amenity - Water	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Playground Lease	\$ 7,000	\$ 3,500	\$ -	\$ 3,500
Internet	\$ 1,500	\$ 750	\$ -	\$ 750
Pest Control	\$ 360	\$ 180	\$ -	\$ 180
Janitorial Service	\$ 2,700	\$ 1,350	\$ -	\$ 1,350
Security Services	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
Pool Maintenance	\$ 8,100	\$ 4,050	\$ -	\$ 4,050
Amenity Repairs & Maintenance	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Contingency	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Subtotal Amenity Expenditures	\$ 44,360	\$ 22,180	\$ -	\$ 22,180
Total Expenditures	\$ 325,645	\$ 165,551	\$ 87,405	\$ 78,145
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 71,413	
Fund Balance - Beginning	\$ -		\$ 53,503	
Fund Balance - Ending	\$ -		\$ 124,916	

Astonia

Community Development District

Debt Service Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/22	Thru 03/31/22	Variance
Revenues				
Assessments - Tax Roll	\$ 220,403	\$ 218,273	\$ 218,273	\$ -
Assessments - Direct	\$ -	\$ -	\$ 34,233	\$ 34,233
Assessments - Prepayment	\$ -	\$ -	\$ 44,075	\$ 44,075
Interest	\$ -	\$ -	\$ 9	\$ 9
Total Revenues	\$ 220,403	\$ 218,273	\$ 296,590	\$ 78,317
Expenditures:				
Interest Payment - 11/1	\$ 73,366	\$ 73,366	\$ 73,758	\$ (392)
Special Call - 02/01	\$ -	\$ -	\$ 40,000	\$ (40,000)
Principal - 05/01	\$ 70,000	\$ -	\$ -	\$ -
Interest Payment - 05/1	\$ 73,366	\$ -	\$ -	\$ -
Total Expenditures	\$ 216,731	\$ 73,366	\$ 113,758	\$ (40,392)
Excess (Deficiency) of Revenues over Expenditures	\$ 3,672	\$ 144,907	\$ 182,832	\$ 118,709
Other Financing Sources/(Uses):				
Transfer In/Out	\$ -	\$ -	\$ (7)	\$ (7)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (7)	\$ (7)
Net Change in Fund Balance	\$ 3,672		\$ 182,826	
Fund Balance - Beginning	\$ 73,661		\$ 263,785	
Fund Balance - Ending	\$ 77,332		\$ 446,611	

Astonia
Community Development District
Debt Service Fund - Series 2021 A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2022

	Adopted Budget	Prorated Budget Thru 03/31/22	Actual Thru 03/31/22	Variance
Revenues:				
Assessments - Direct	\$ 176,660	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 23	\$ 23
Total Revenues	\$ 176,660	\$ -	\$ 23	\$ 23
Expenditures:				
Interest Payment - 11/1	\$ 99,126	\$ 99,126	\$ 99,126	\$ 0
Interest Payment - 5/1	\$ 176,660	\$ -	\$ -	\$ -
Total Expenditures	\$ 275,786	\$ 99,126	\$ 99,126	\$ 0
Excess (Deficiency) of Revenues over Expenditures	\$ (99,126)		\$ (99,103)	
Fund Balance - Beginning	\$ 275,786		\$ 833,832	
Fund Balance - Ending	\$ 176,660		\$ 734,729	

Astonia
Community Development District
Debt Service Fund - Series 2021 North Parcel
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2022

	Adopted Budget	Prorated Budget Thru 03/31/22	Actual Thru 03/31/22	Variance
Revenues:				
Assessments - Direct	\$ 390,873	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 12	\$ 12
Total Revenues	\$ 390,873	\$ -	\$ 12	\$ 12
Expenditures:				
Interest Payment - 11/1	\$ 69,489	\$ 69,489	\$ 69,489	\$ (0)
Principal - 05/01	\$ 145,000	\$ -	\$ -	\$ -
Interest Payment - 05/1	\$ 123,843	\$ -	\$ -	\$ -
Total Expenditures	\$ 338,332	\$ 69,489	\$ 69,489	\$ (0)
Excess (Deficiency) of Revenues over Expenditures	\$ 52,541	\$ (69,489)	\$ (69,477)	\$ 13
Fund Balance - Beginning	\$ 69,489		\$ 464,865	
Fund Balance - Ending	\$ 122,030		\$ 395,388	

Astonia
Community Development District
Capital Projects Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2022

	Adopted Budget	Prorated Budget Thru 03/31/22	Actual Thru 03/31/22	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ -	\$ -
Transfer In/Out	\$ -	\$ -	\$ 7	\$ 7
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 7	\$ 7
Net Change in Fund Balance	\$ -	\$ -	\$ 7	
Fund Balance - Beginning	\$ -		\$ (79,272)	
Fund Balance - Ending	\$ -		\$ (79,266)	

Astonia
Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2022

	Adopted Budget	Prorated Budget Thru 03/31/22	Actual Thru 03/31/22	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 193	\$ 193
Total Revenues	\$ -	\$ -	\$ 193	\$ 193
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 5,024,098	\$ (5,024,098)
Total Expenditures	\$ -	\$ -	\$ 5,024,098	\$ (5,024,098)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (5,023,905)	
Fund Balance - Beginning	\$ -		\$ 7,609,848	
Fund Balance - Ending	\$ -		\$ 2,585,943	

Astonia
Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2022

	Adopted Budget	Prorated Budget Thru 03/31/22	Actual Thru 03/31/22	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 56,353	\$ 56,353
Total Revenues	\$ -	\$ -	\$ 56,353	\$ 56,353
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 3,461,904	\$ (3,461,904)
Total Expenditures	\$ -	\$ -	\$ 3,461,904	\$ (3,461,904)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (3,405,551)	
Fund Balance - Beginning	\$ -		\$ 3,409,741	
Fund Balance - Ending	\$ -		\$ 4,190	

SECTION 3



April 21, 2022



Samantha Hoxie – Recording Secretary
Astonia CDD Office
219 E. Livingston Street
Orlando, Florida 32801-1508

RE: Astonia Community Development District Registered Voters

Dear Ms. Hoxie,

In response to your request, there are currently **19** voters within the Astonia Community Development District. This number of registered voters in said District is as of **April 15, 2022**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Lori Edwards". The signature is written in a cursive, flowing style.

Lori Edwards
Supervisor of Elections
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831
PHONE: (863) 534-5888 Fax: (863) 845-2718
PolkElections.com