

*Astoria*  
*Community Development District*

*Meeting Agenda*

*September 14, 2022*

# AGENDA



# *Astonia*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

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

September 7, 2022

**Board of Supervisors  
Astonia  
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Astonia Community Development District** will be held **Wednesday, September 14, 2022, at 1:00 PM at 4900 Dundee Rd., Winter Haven, Florida 33884.**

**Zoom Video Join Link:** <https://us06web.zoom.us/j/86430343267>

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

**Meeting ID:** 864 3034 3267

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Organizational Matters
  - A. Acceptance of Resignation from Branden Eckenrode
  - B. Appointment to Fill the Vacant Board Seat #1
  - C. Administration of Oath to Newly Appointed Supervisor
  - D. Consideration of Resolution 2022-16 Appointing Assistant Secretary
4. Approval of Minutes of the August 10, 2022 Board of Supervisors Meeting
5. Public Hearings
  - A. Public Hearing on the Imposition of Special Assessments on Boundary Amendment Parcels
    - i. Presentation of Engineer's Reports
    - ii. Presentation of Second Amended and Restated Master Assessment Methodology
    - iii. Consideration of Resolution 2022-17 Levying Special Assessments

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<sup>1</sup> Comments will be limited to three (3) minutes

- B. Public Hearing on the District's Use of the Uniform Method of Levying, Collection & Enforcement of Non-Ad Valorem Assessments on Boundary Amendment Parcels
  - i. Consideration of Resolution 2022-18 Expressing the District's Intent to Utilize the Uniform Method of Collection
- 6. Consideration of Letter from KE Law Regarding Series 2022 Special Assessment Revenue Bond Issuance
- 7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
  - D. District Manager's Report
    - i. Check Register
    - ii. Balance Sheet & Income Statement
- 8. Other Business
- 9. Supervisors Requests and Audience Comments
- 10. Adjournment

# SECTION III

# SECTION A

Good afternoon, Jillian,

I would like to resign from all CDD's that I currently reside on.

Thank you,  
Branden Eckenrode

# SECTION D

**RESOLUTION 2022-16**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
ASTONIA COMMUNITY DEVELOPMENT DISTRICT ELECTING  
THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN  
EFFECTIVE DATE**

**WHEREAS**, the Astonia Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing an Assistant Secretary, and such other officers as the Board may deem necessary.

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

**SECTION 1. DISTRICT OFFICERS.** The following persons are elected to the offices shown:

Assistant Secretary \_\_\_\_\_

**SECTION 2. CONFLICTS.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 14th day of September 2022

ATTEST:

**ASTONIA COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

# 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, **August 10, 2022** at 1:04 p.m. at 4900 Dundee Rd., Winter Haven, Florida.

Present and constituting a quorum:

Brent Elliott	Chairman
Halsey Carson	Assistant Secretary
Branden Eckenrode	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Lauren Gentry	KE Law
Grace Kobitter	KE Law
Bryan Hunter <i>by phone</i>	Hunter Engineering
Clayton Smith	GMS
Jarett Wright	GMS

**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 July 13, 2022  
Board of Supervisors Meeting**

Ms. Burns presented the July 13, 2022 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 July 13, 2022, Board of Supervisors Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Public Hearings**

Ms. Burns stated that this public hearing was advertised in the paper.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Opening the Public Hearing, was approved.

**A. Public Hearing on the Adoption of the Fiscal Year 2023 Budget**

**i. Consideration of Resolution 2022-13 Adopting the District’s Fiscal Year 2023 Budget and Appropriating Funds**

Ms. Burns reviewed the budget for the Board. There were no members of the public present.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Resolution 2022-13 Adopting the District’s Fiscal Year 2023 Budget and Appropriating Funds, was approved.

**ii. Consideration of Fiscal Year 2022/2023 Budget Deficit Funding Agreement with Chateau at Astoria, LLC**

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the Fiscal Year 2022/2023 Budget Deficit Funding Agreement with Chateau at Astoria, LLC, was approved.

**iii. Consideration of Fiscal Year 2022/2023 Budget Deficit Funding Agreement with Pine Tree Trail Property, LLC**

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the Fiscal Year 2022/2023 Budget Deficit Funding Agreement with Pine Tree Trail Property, LLC, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Closing the Public Hearing, was approved.

**B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments**

Ms. Burns stated that this public hearing was advertised and mailed notice was sent to the property owners. She noted that this was just for the boundary amendment parcels that were recently added. She explained that they were not increasing the assessments. She noted that this was the hearing to impose O&M assessments for the boundary amendment parcels. She asked for a motion to open the public hearing.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated that there were no members of the public present at this time. She asked for a motion to close the public hearing.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Closing the Public Hearing, was approved.

**i. Consideration of Resolution 2022-14 Imposing Special Assessments and Certifying an Assessment Roll**

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Resolution 2022-14 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-15 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2023**

Ms. Burns stated that this new fiscal year would start October 1, 2022. She noted that they usually approved that schedule when they adopt their budget for the year. She referred to the agenda package stating that what they had contemplated to keep the date, time, and location the same. She explained that they had some public locations in Polk County that they use. She noted a few of their options could be the Lake Alfred Library or any of the libraries. Mr. Elliott asked how many residents they had on the roll right now. Ms. Burns responded that there were not a lot

and that they may not get much participation until the amenity opens. After discussion of the location options, they decided to look further into it and stick with the current location.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Resolution 2022-15 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2023, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Assignment of Contractor Agreement**

Ms. Burns stated that this would assign the contract that the developer entered with Blue Ox Enterprises, LLC to the CDD.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the Assignment of Contractor Agreement, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Letter for Underwriter Services from FMS Bonds**

Ms. Burns noted that this was for the issuance on the upcoming boundary amendment parcels that they would be issuing this fall.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the Letter for Underwriter Services from FMS Bonds, was approved.

Mr. Elliott stated that they may have a contract on the Pine Tree Trail Property, LLC in the next couple of days. He noted that they would know more in a couple of days as far as moving forward with the bond issuance.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Gentry stated that there were some deficiencies discovered in the work performed by Tucker Paving in the master site work that was performed. She noted some major problems with the lines that they need to work with to enter these standards. She explained that there were good communications back and forth. She noted that yesterday they had received a letter from Tucker's

counsel evoking the contract provision that required mediation. She stated that they recommended that the Board authorize a commencement of mediation procedures and recommended appointing one Board member, Mr. Eckenrode, to attend the mediation pending confirmation from the developer.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Authorizing Commencement of Mediation and Branden Eckenrode to Attend Mediation Pending Confirmation from the Developer, was approved.

**B. Engineer**

Mr. Hunter briefly reviewed the Engineer’s report. He noted that Phases 2 and 3 were very close to the clearance of the water lines.

**C. Field Manager’s Report** *(to be provided under separate cover)*

Mr. Smith noted that they were filling in all the mulch that was approved at the last meeting and that it looked better. He noted that they did some landscaping because of some plants that died and were struggling. He explained that they were monitoring all the different amenity areas and the mailbox areas that were coming online to make sure they had the maintenance in place. Mr. Smith continued to review and discuss the items on the field manager’s report with the Board. He stated that he went onsite and made sure everything was mowed. Ms. Burns referred to a photo under separate cover and stated that they may want to look at the mailbox. She asked if there were lights there. Mr. Smith responded that there were not any lights there. Ms. Burns asked if they wanted to get a quote for solar lights because they get a lot of complaints of not being able to see at night. Mr. Smith responded yes.

**D. District Manager’s Report**

**i. Check Register**

Ms. Burns stated that the check register was included in the agenda packet for review and the total was \$14,293.32 through June 30, 2022.

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 statements were included in the package for review and they were through June. There was no action necessary by the Board.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

There being none, the next item followed.

**ELEVENTH 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.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION V

# SECTION A



# SECTION 1

**ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT**

**ENGINEER'S REPORT  
FOR CAPITAL IMPROVEMENTS**

**Prepared for:**

**BOARD OF SUPERVISORS  
ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT**

**Prepared by:**

**WOOD & ASSOCIATES ENGINEERING, LLC  
1925 BARTOW ROAD  
LAKELAND, FL 33801  
PH: 863-940-2040**

**February 3, 2020**

**ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT**

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## **LIST OF EXHIBITS**

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EXHIBIT 2- Legal Description

EXHIBIT 3- District Boundary Map

EXHIBIT 4- Zoning Map

EXHIBIT 5- Land Use Map

EXHIBIT 6- Utility Location Map & Drainage Flow Pattern Map

EXHIBIT 7- Summary of Opinion of Probable Costs

EXHIBIT 8- Summary of Proposed District Facilities

EXHIBIT 9- Overall Site Plan

**ENGINEER’S REPORT  
ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT**

**I. INTRODUCTION**

The Astonia Community Development District (the “District”) is located south of Ernie Caldwell Blvd, west of Lee Jackson Highway, and north and south of Little Zion Road in Polk County (the “County”). The District currently contains approximately 159.93 acres and is expected to consist of 681 single family lots (289 – 40 foot wide lots and 392 – 50 foot wide lots), recreation / amenity areas, parks, and associated infrastructure.

The CDD was established under County Ordinance No. 2020-002 which was approved by the Polk County Board of County Commission on January 7, 2020. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the County, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of probable cost of the public improvements is provided in Exhibit 7 of this report.

This “Capital Improvement Plan” or “Report” reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including common area, sidewalks in the right-of-way, and storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds) within the Development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will, upon completion, be dedicated to the City for ownership and maintenance.

## **II. PURPOSE AND SCOPE**

The purpose of this Report is to provide engineering support to fund improvements in the District. This Report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this Report is a brief description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report.

The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, the District Board of Supervisors, and its staff and consultants.

### **III. THE DEVELOPMENT**

The Development will consist of 681 single family homes (289 – 40 foot wide lots and 392 – 50 foot wide lots) and associated infrastructure (“Development”). The Development is a planned residential community located south of Ernie Caldwell Blvd, west of Lee Jackson Highway, and north and south of Little Zion Road within the County. The Development has a land use of RMX (Residential Medium) and a zoning of PD (Planned Development) The Development will be constructed in one phase.

### **IV. THE CAPITAL IMPROVEMENTS**

The Capital Improvement Plan, (the “CIP”), consists of public infrastructure for the Development. The primary portions of the CIP will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities and off-site improvements (including turn lanes and extension of water and sewer mains to serve the Development).

There will also be stormwater structures and conveyance culverts within the CIP which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will also occur at this time. Below ground installation of telecommunications and cable TV will occur, but will not be funded by the District. The CDD will enter into a lighting agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way on District Land is included.

As a part of the recreational component of the CIP, a public park/amenity center will be within the Development. The public park/amenity center will have connectivity via sidewalks to the other portions of the District. The public park/amenity center will be accessed by the public roadways and sidewalks.

## **V. CAPITAL IMPROVEMENT PLAN COMPONENTS**

The system of improvements comprising the Capital Improvement Plan (“CIP”) includes the following:

### **Stormwater Management Facilities**

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater runs off via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District’s stormwater management systems is regulated by the County and the SWFWMD. There are no known surface waters.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0230H (dated 12/22/2016) demonstrates that the property is located within Flood Zone X. Based on this information and the site topography, it does not appear that floodplain compensation will be required.



During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

### **Public Roadways**

The proposed public roadway sections are to be 50' R/W with 20' of asphalt and Miami curb or Type F curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

### **Water and Wastewater Facilities**

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the Development. The water service provider will be the Polk County Public Utilities. The water system will be a "looped" system. These facilities will be installed within the proposed public rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The sewer service provider will be Polk County Public Utilities. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. Lift stations are anticipated for this CIP. Flow from the lift station shall be connected to a proposed force main along Ernie Caldwell Blvd, northwest of the site.

Reclaimed water is not available for this site. An irrigation well to be funded by the District will be installed onsite to provide irrigation within the public right of way or irrigation water service shall be provided as part of the domestic water system design. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

### **Off-Site Improvements**

The District will provide funding for the anticipated turn lanes at the development entrance. The site construction activities associated with the CIP are anticipated for completion as a single phase in 2020. Upon completion of these improvements, inspection/certifications will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the County.

### **Public Amenities and Parks**

The District will provide funding for the public Amenity Facilities to include the following: pavilion with tot lot, dog park/all-purpose play field, walking trails, and passive parks throughout the Development which will include benches and walking trails.

### **Electric and Lighting**

The electric distribution system thru the District is currently planned to be underground. The District presently intends to fund the difference between overhead and underground service to the CDD. Electric facilities funded by the District will be owned and maintained by the District, with Duke Energy providing underground electrical service to the Development. The CDD will enter into a lighting agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way on District land is included in the cost estimate of the CIP.

### **Entry Feature, Landscaping, and Irrigation**

Landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the Development will be provided by the District. The irrigation system will use an irrigation well. The well and irrigation watermain to the Development will be constructed or acquired by the CDD with District funds and operated and maintained by the CDD. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the CDD. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the CDD.

### **Miscellaneous**

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family planned development.

## VI. PERMITTING

Construction permits for the Development are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Health Department, Florida Department of Environmental Protection (FDEP), Army Corps of Engineer Permit (ACOE), and County construction plan approval.

Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

### PHASE 1 (681 Lots)

Permits / Approvals	Approval / Expected Date
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	March 2020
Construction Permits	March 2020
Polk County Health Department Water	March 2020
FDEP Sewer	March 2020
FDEP NOI	March 2020
ACOE	N/A

## VII. RECOMMENDATION

As previously described within this report, the public infrastructure as described is necessary for the development and functional operation as required by the County. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the County and the SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this report are based upon proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD and the County regulations.

## **VIII. REPORT MODIFICATION**

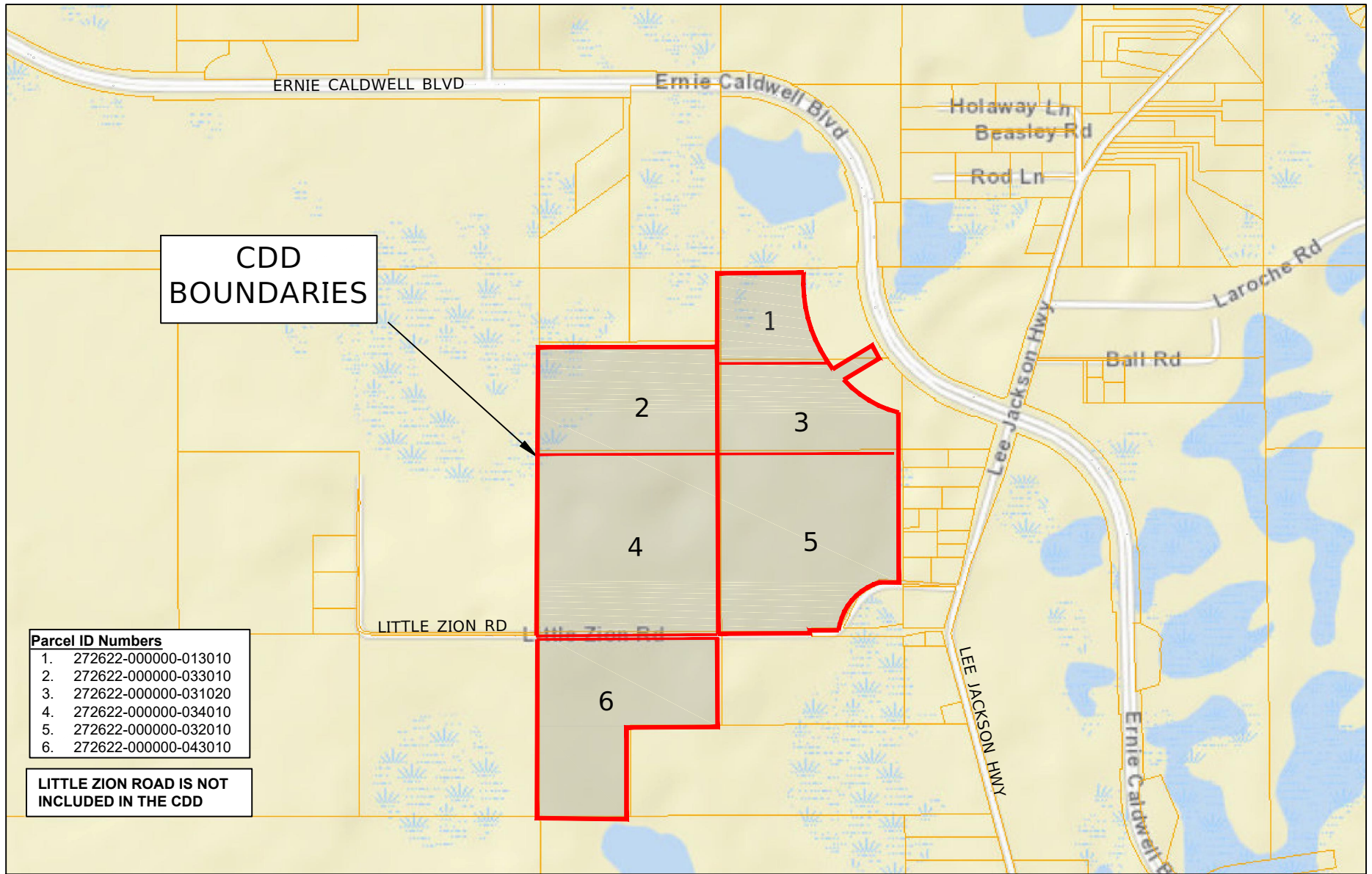
During development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.

## **IX. CONCLUSION**

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the County, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction of the proposed CIP can be completed at the estimated cost as stated.



**EXHIBIT 1**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**LOCATION MAP**

1925 BARTOW ROAD • LAKELAND, FL 33801  
 OFFICE: (863) 940-2040 • FAX: (863) 940-2044 • CELL: (863) 662-0018  
 EMAIL: INFO@WOODCIVIL.COM



## LEGAL DESCRIPTION

BEGIN AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE RUN N89°38'14"E ALONG THE NORTH LINE OF SAID SECTION 22 A DISTANCE OF 708.93 FEET; THENCE S02°00'48"E A DISTANCE OF 31.96 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 28°43'45", WITH A RADIUS OF 1385.00 FEET, WITH A CHORD BEARING OF S16°22'40"E, WITH A CHORD LENGTH OF 687.21 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 694.46 FEET; THENCE N57°11'19"E A DISTANCE OF 285.23 FEET TO A POINT ON THE WEST RIGHT OF WAY OF ERNIE CALDWELL BOULEVARD, SAID POINT ALSO BEING ON A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 05°12'38", WITH A RADIUS OF 1100.00 FEET, WITH A CHORD BEARING OF S32°48'41"E, WITH A CHORD LENGTH OF 100.00 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 100.03 FEET; THENCE LEAVING SAID RIGHT OF WAY RUN S57°11'19"W A DISTANCE OF 285.23 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 21°30'05", WITH A RADIUS OF 1385.00 FEET, WITH A CHORD BEARING OF S45°37'51"E, WITH A CHORD LENGTH OF 516.70 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 519.75 FEET; THENCE S00°34'03"E A DISTANCE OF 1126.63 FEET TO THE NORTH MAINTAINED RIGHT OF WAY OF LITTLE ZION ROAD; THENCE RUN ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING 29 COURSES; 1) N86°53'43"W A DISTANCE OF 12.69 FEET; 2)THENCE N87°23'02"W A DISTANCE OF 65.40 FEET; 3)THENCE S87°44'53"W A DISTANCE OF 34.73 FEET; 4)THENCE S82°19'26"W A DISTANCE OF 41.07 FEET; 5)THENCE S73°10'25"W A DISTANCE OF 16.81 FEET; 6)THENCE S70°46'24"W A DISTANCE OF 24.09 FEET; 7)THENCE S70°28'57"W A DISTANCE OF 16.64 FEET; 8)THENCE S61°58'48"W A DISTANCE OF 36.62 FEET; 9)THENCE S57°16'53"W A DISTANCE OF 63.50 FEET; 10)THENCE S46°20'51"W A DISTANCE OF 35.85 FEET; 11)THENCE S35°40'32"W A DISTANCE OF 14.37 FEET; 12)THENCE S35°36'06"W A DISTANCE OF 15.07 FEET; 13)THENCE S29°16'16"W A DISTANCE OF 33.67 FEET; 14)THENCE S28°02'33"W A DISTANCE OF 100.08 FEET; 15)THENCE S29°35'32"W A DISTANCE OF 41.20 FEET; 16)THENCE S37°51'45"W A DISTANCE OF 60.25 FEET; 17)THENCE S48°18'53"W A DISTANCE OF 16.90 FEET; 18)THENCE S56°17'21"W A DISTANCE OF 18.08 FEET; 19)THENCE S62°22'59"W A DISTANCE OF 10.29 FEET; 20)THENCE S89°37'17"W A DISTANCE OF 165.14 FEET; 21)THENCE S00°24'07"E A DISTANCE OF 17.27 FEET; 22)THENCE S89°49'44"W A DISTANCE OF 51.17 FEET; 23)THENCE S89°15'22"W A DISTANCE OF 100.01 FEET; 24)THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 25)THENCE S89°25'40"W A DISTANCE OF 100.00 FEET; 26)THENCE S89°18'48"W A DISTANCE OF 100.00 FEET; 27)THENCE S89°35'59"W A DISTANCE OF 100.00 FEET; 28)THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 29)THENCE S89°35'59"W A DISTANCE OF 11.74 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY RUN S00°31'51"E A DISTANCE OF 672.83 FEET; THENCE S89°33'56"W A DISTANCE OF 663.12 FEET; THENCE S00°30'40"E A DISTANCE OF 661.24 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 22; THENCE S89°31'59"W ALONG SAID SOUTH LINE A DISTANCE OF 663.35 FEET TO THE WEST LINE OF SAID SECTION 22; THENCE RUN ALONG SAID WEST LINE THE FOLLOWING 3 COURSES; 1) N00°29'28"W A DISTANCE OF 1323.24 FEET; 2) THENCE N00°09'33"W A DISTANCE OF 1322.55 FEET; 3) THENCE N00°09'33"W A DISTANCE OF 792.10 FEET TO THE NORTH LINE OF THE SOUTH 24 ACRES OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N89°37'27"E ALONG SAID NORTH LINE A DISTANCE OF 1318.54 FEET TO THE WEST LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N00°20'51"W ALONG SAID WEST LINE A DISTANCE OF 529.36 FEET RETURNING TO THE POINT OF BEGINNING, LESS MAINTAINED RIGHT OF WAY FOR LITTLE ZION ROAD.

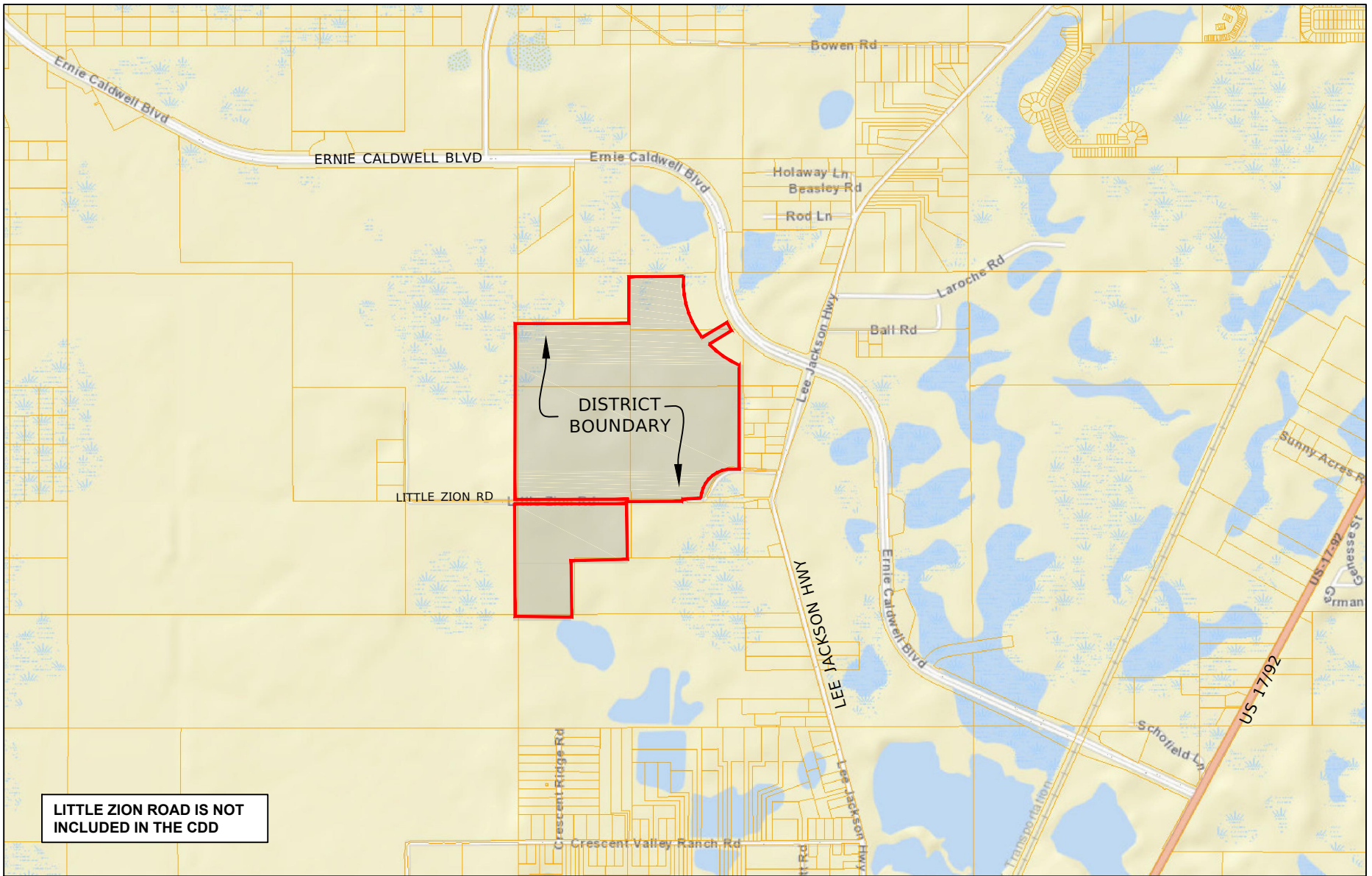
CONTAINING AN AREA OF 159.93 ACRES MORE OR LESS.



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## EXHIBIT 2 ASTONIA COMMUNITY DEVELOPMENT DISTRICT LEGAL DESCRIPTION





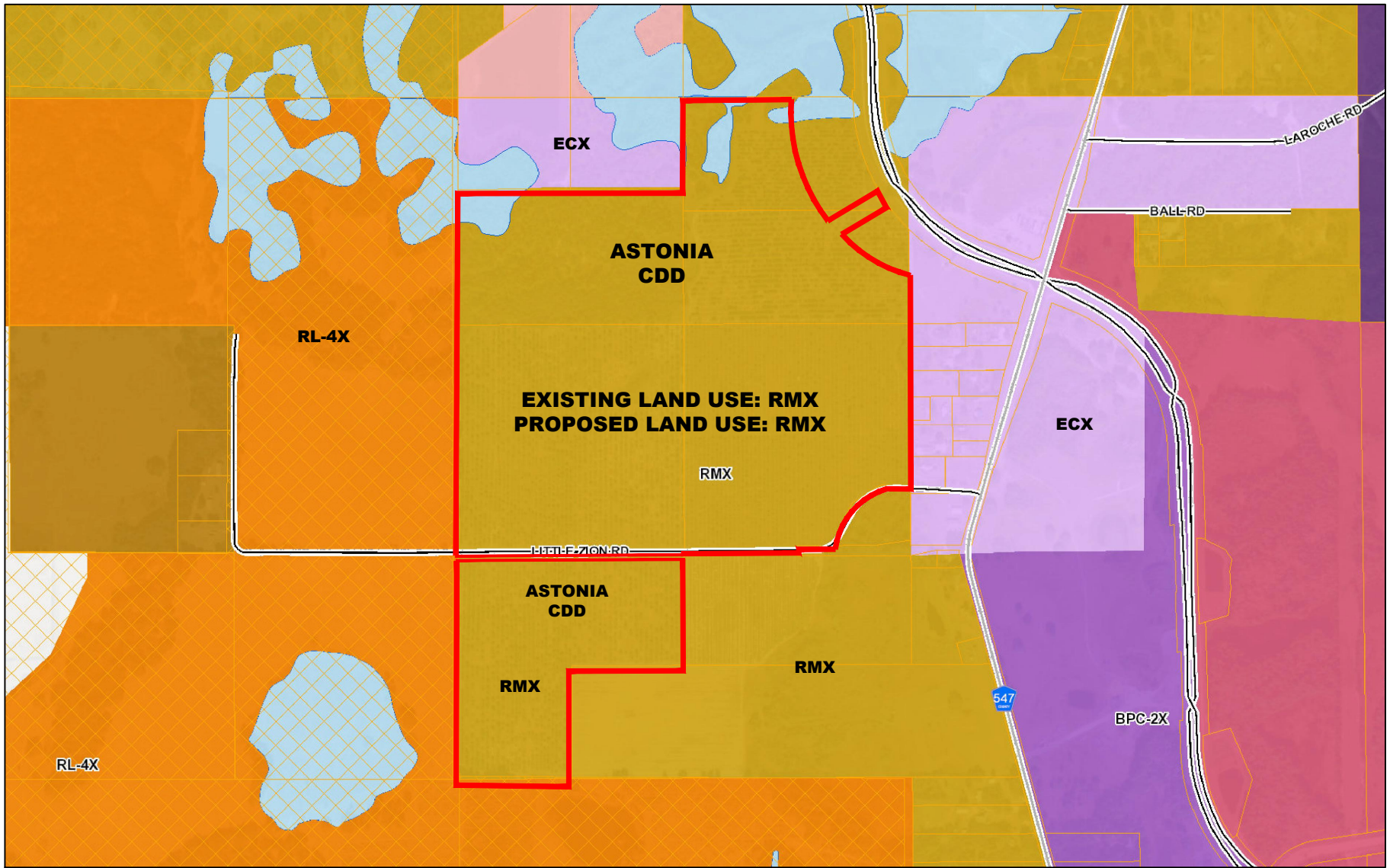
LITTLE ZION ROAD IS NOT INCLUDED IN THE CDD

**EXHIBIT 3**  
**ASTONIA CDD**  
**DISTRICT BOUNDARY MAP**



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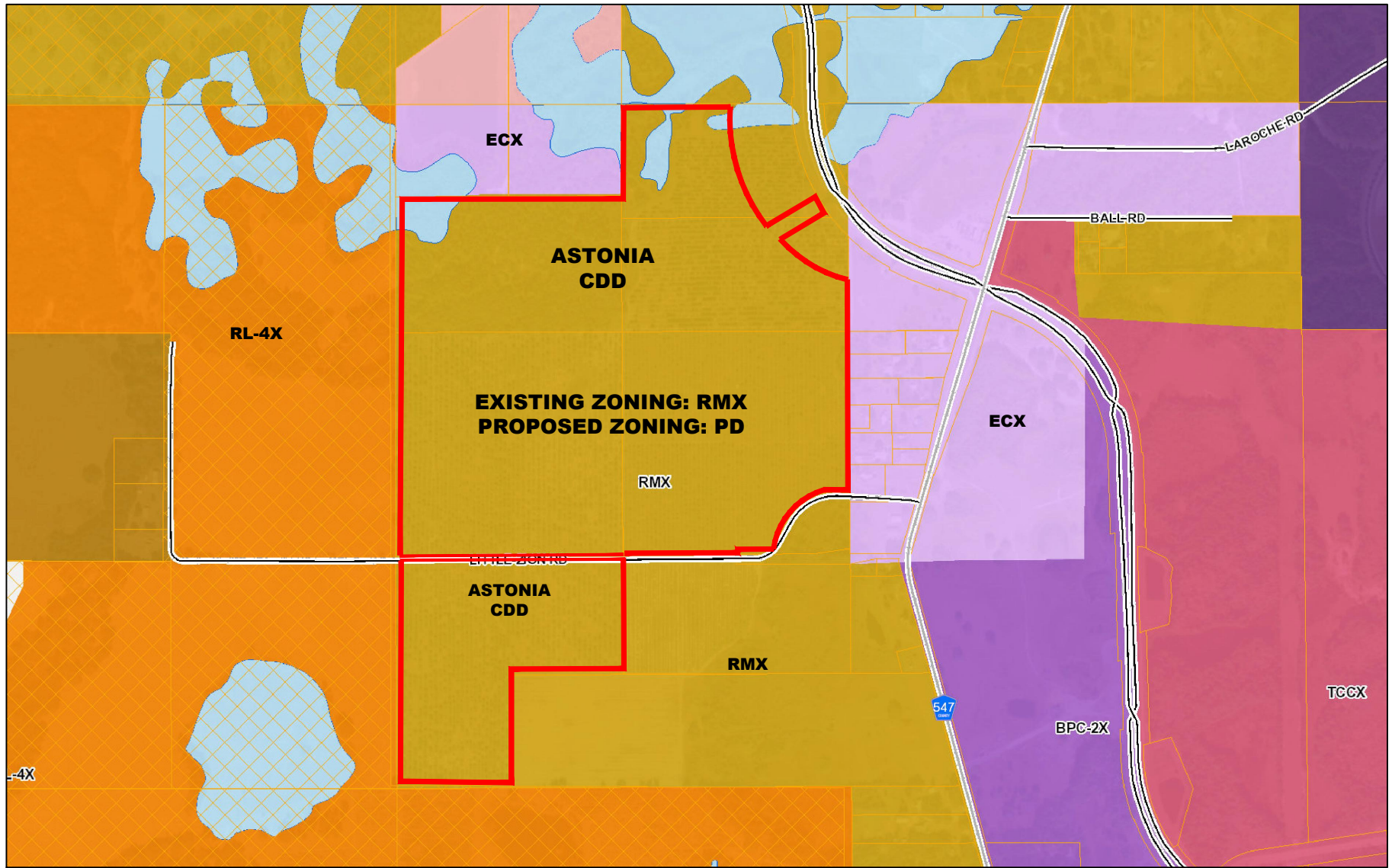
**LEGEND**

- RMX - RESIDENTIAL MEDIUM
- RL-4X - RESIDENTIAL LOW
- ECX - EMPLOYMENT CENTER
- BPC-2X - BUSINESS PARK CENTER

**EXHIBIT 5**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**POLK COUNTY FUTURE LAND USE MAP**







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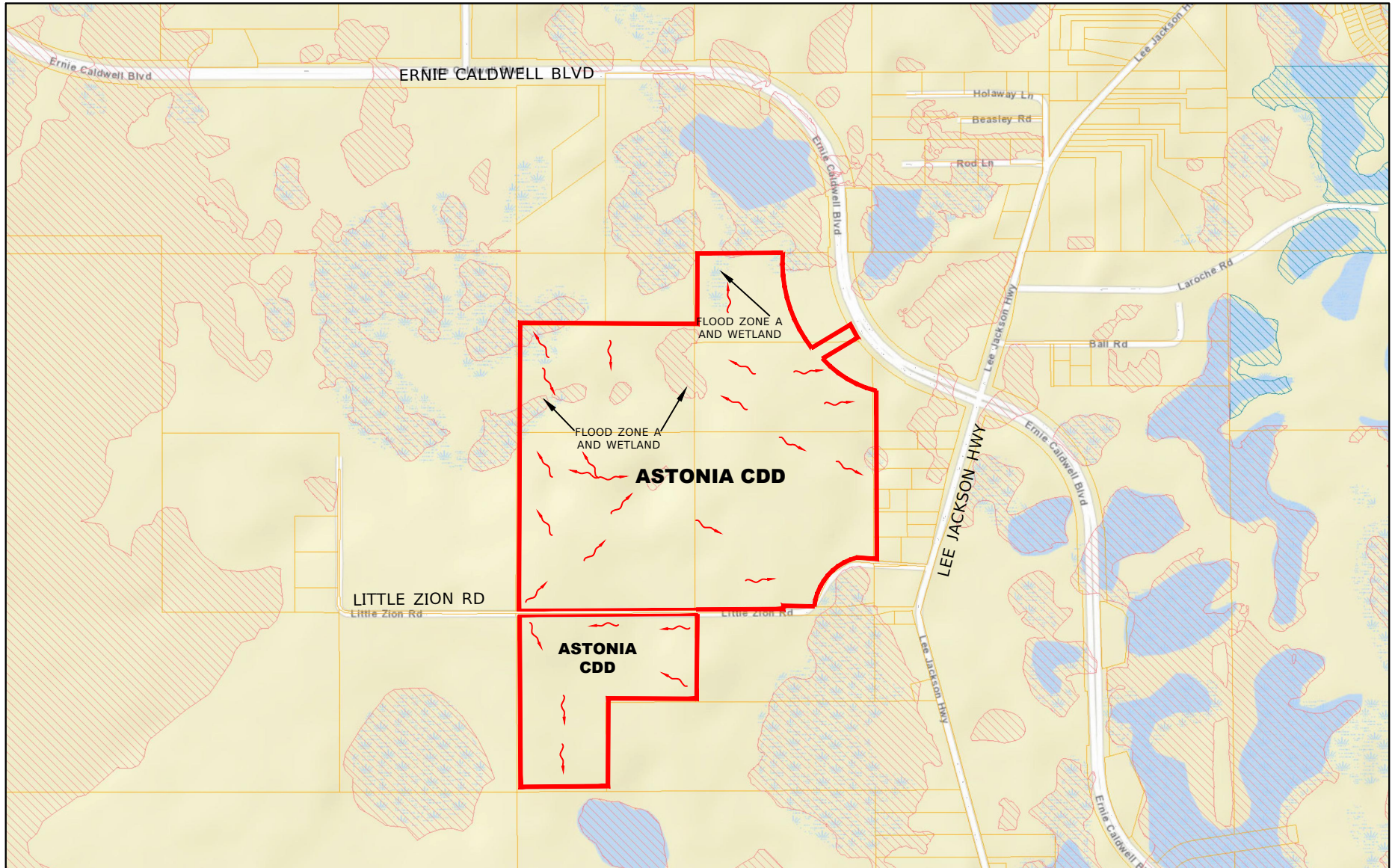
**LEGEND**

- RMX - RESIDENTIAL MEDIUM
- RL-4X - RESIDENTIAL LOW
- ECX - EMPLOYMENT CENTER
- BPC-2X - BUSINESS PARK CENTER

**EXHIBIT 4**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**POLK COUNTY ZONING MAP**







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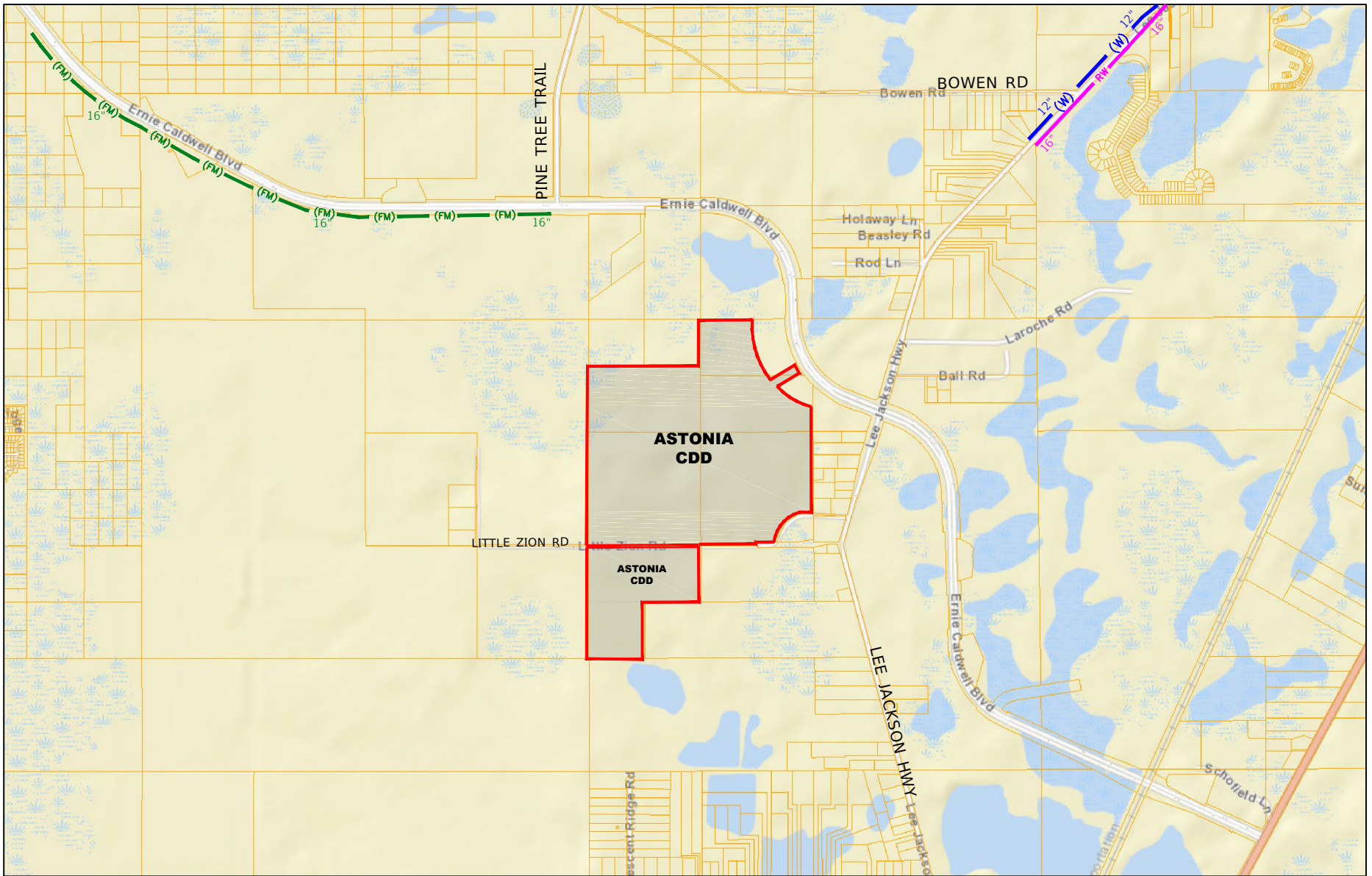
## COMPOSITE EXHIBIT 6 ASTONIA COMMUNITY DEVELOPMENT DISTRICT DRAINAGE MAP

### LEGEND

FLOW DIRECTION







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**LEGEND**

- (W) — EXISTING 12" WATER MAIN
- (FM) — EXISTING 16" FORCE MAIN
- RW — EXISTING 16" RECLAIM WATER MAIN

**COMPOSITE EXHIBIT 6**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**WATER & WASTEWATER MAP**



NO  
SCALE

**Composite Exhibit 7**  
**Astoria CDD**  
**Community Development District**  
**Summary of Probable Cost**

<u>Infrastructure</u> <sup>(1)(9)</sup>	<u>Total</u> <u>(681 Lots)*</u>
Offsite Improvements <sup>(5)(6)</sup>	\$ 2,300,000.00
Stormwater Management <sup>(2)(3)(5)(6)</sup>	\$ 4,800,000.00
Utilities (Water, Sewer, & Street Lighting) <sup>(5)(6) (8)</sup>	\$4,700,000.00
Roadway <sup>(4)(5)(6)</sup>	\$2,800,000.00
Entry Feature <sup>(6)(7)</sup>	\$ 1,100,000.00
Parks and Recreational Facilities <sup>(1)(6)</sup>	\$ 1,600,000.00
Contingency	\$ 800,000.00
<b>TOTAL</b>	<b>\$18,100,000.00</b>

Notes:

1. Infrastructure consists of offsite improvements, public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot both for initial pad construction, lot finishing in conjunction with home construction, which will be provided by developer or homebuilder.
3. Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2019 cost.
7. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
8. CDD will enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way and on District land is included.
9. Estimates based on Master Infrastructure to support development of 681 lots.

\*289 – 40 foot wide lots  
392 – 50 foot wide lots

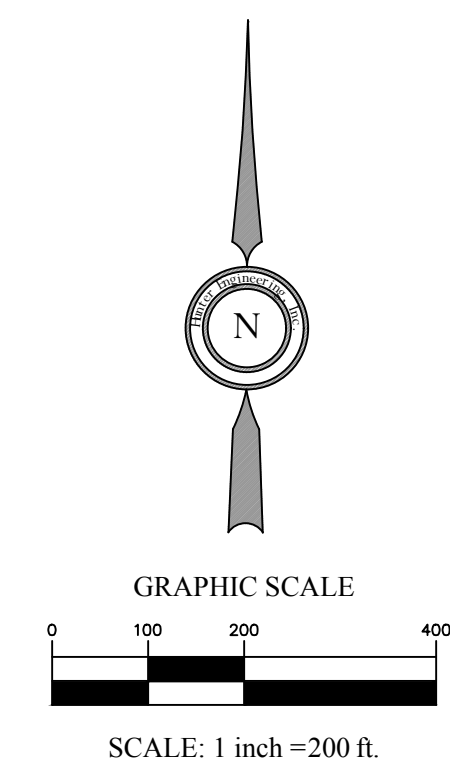
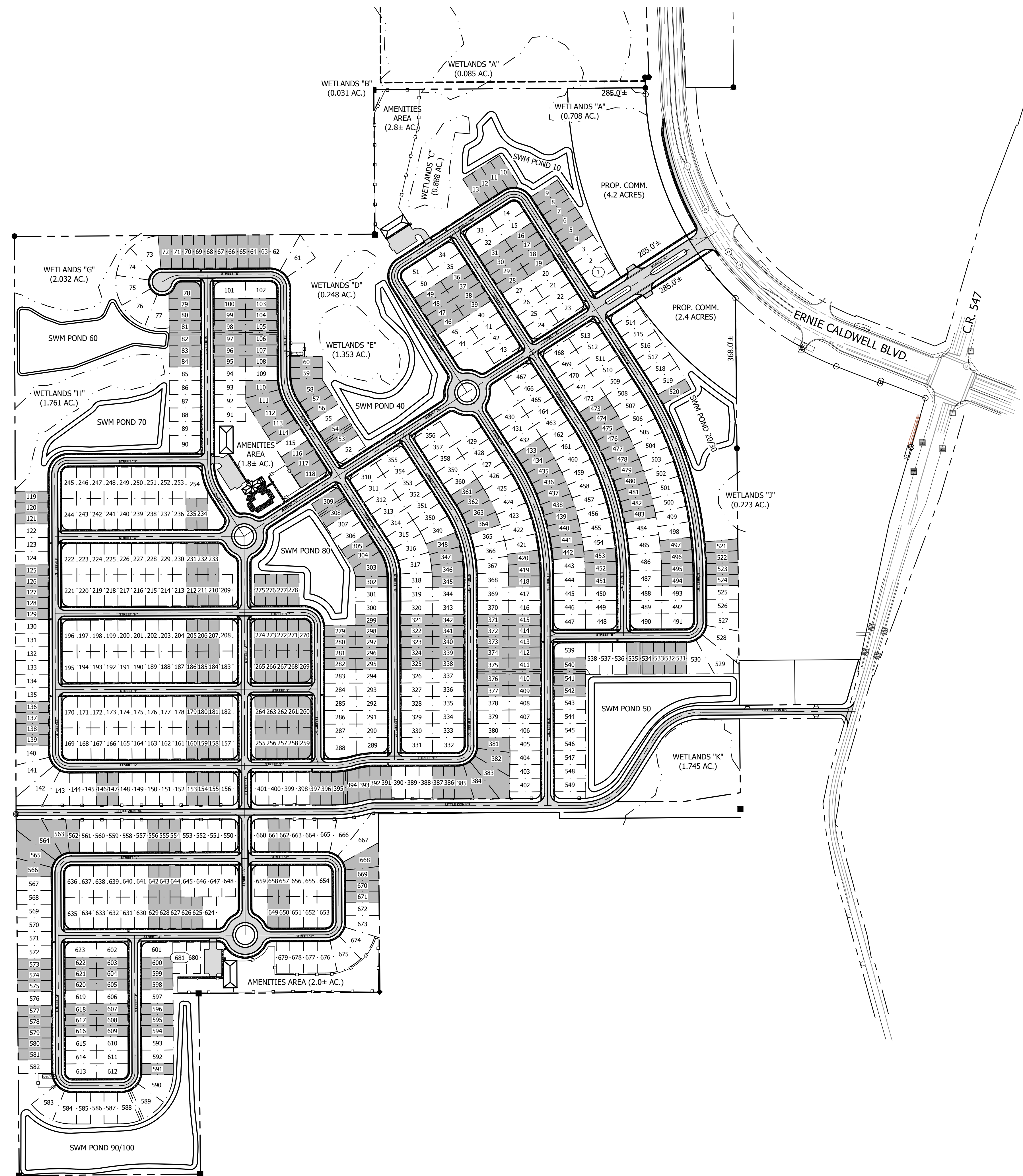
**Composite Exhibit 8**  
**Astoria CDD**  
**Community Development District**  
**Summary of Proposed District Facilities**

<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Offsite Improvements	District	County	District Bonds	County
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	Polk County	District Bonds	Polk County
Street Lighting/Conduit	District	**District	District Bonds	**District
Road Construction	District	District	District Bonds	District
Entry Feature & Signage	District	District	District Bonds	District
Parks and Recreational Facilities	District	District	District Bonds	District

\*Costs not funded by bonds will be funded by the developer.

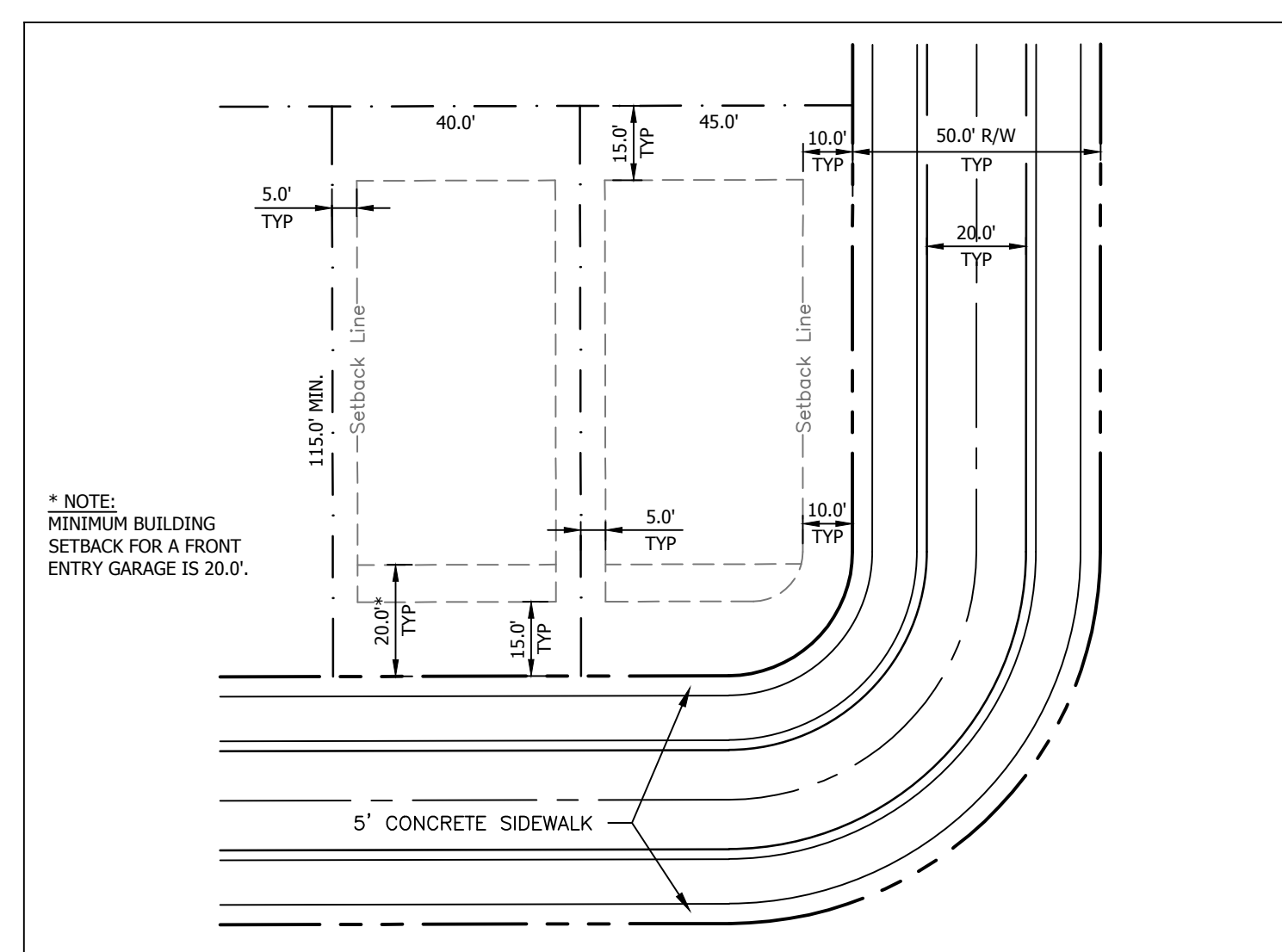
\*\* Street lighting/conduit shall be owned and maintained by the District or the District shall enter into a lease with Duke Energy.



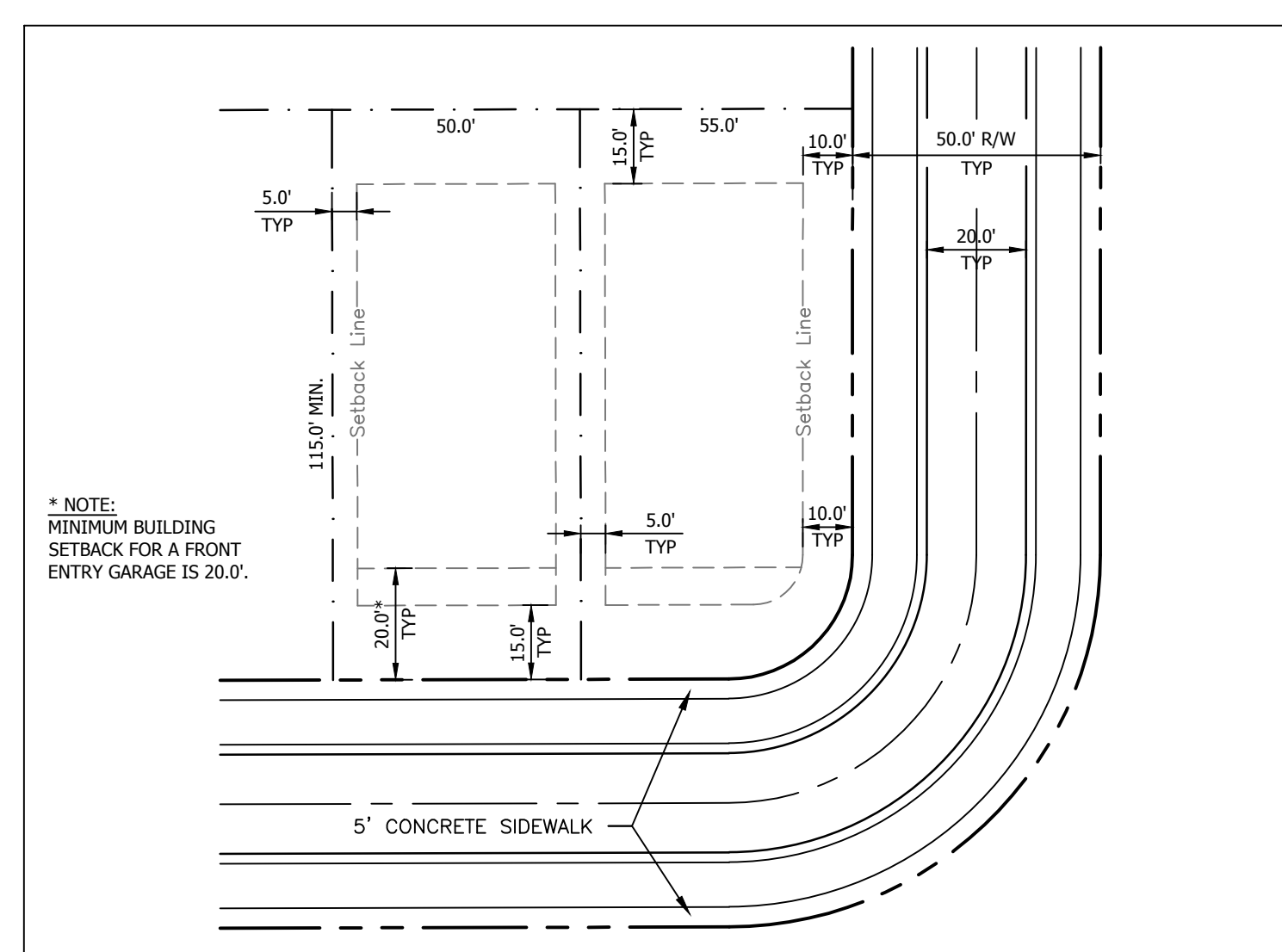


**SITE DATA:**

NET PROJECT AREA: 159.93 ACRES  
 TOTAL LOTS = 681 (100%) OR 4.3 DU/AC.  
 40' LOTS = 289 (42%)  
 50' LOTS = 392 (58%)



**PROPOSED TYPICAL 40' WIDE LOTS**  
 N.T.S.



**PROPOSED TYPICAL 50' WIDE LOTS**  
 N.T.S.

**NOTE:**

IMPROVEMENTS SHOWN WITHIN AMENITIES AREAS ARE FOR INFORMATION PURPOSES ONLY. THE SPECIFIC FEATURES, LOCATION, QUANTITY & DESIGN WILL BE PROVIDED UNDER SEPARATE COVER.

X:\Jobs\2019\19-013 - Astoria - ECF South Drawings\Astoria-Const-10.dwg



**ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT**

**SUPPLEMENTAL ENGINEER'S REPORT  
FOR CAPITAL IMPROVEMENTS**

**Prepared for:**

**BOARD OF SUPERVISORS  
ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT**

**Prepared by:**

**WOOD & ASSOCIATES ENGINEERING, LLC  
1925 BARTOW ROAD  
LAKELAND, FL 33801  
PH: 863-940-2040**

**May 14, 2020**

**ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT**

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## **LIST OF EXHIBITS**

EXHIBIT 1- Location Map

EXHIBIT 2- Legal Description

EXHIBIT 3- District Boundary Map

EXHIBIT 4- Zoning Map

EXHIBIT 5- Land Use Map

EXHIBIT 6- Utility Location Map & Drainage Flow Pattern Map

EXHIBIT 7- Summary of Opinion of Probable Costs

EXHIBIT 8- Summary of Proposed District Facilities

EXHIBIT 9- Overall Site Plan

**SUPPLEMENTAL ENGINEER'S REPORT  
ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT**

**I. INTRODUCTION**

The Astonia Community Development District (the "District") is located south of Ernie Caldwell Blvd, west of Lee Jackson Highway, and north and south of Little Zion Road in Polk County (the "County"). The District currently contains approximately 159.93 acres and is expected to consist of 681 single family lots, recreation / amenity areas, parks, and associated infrastructure.

The CDD was established under County Ordinance No. 2020-002 which was approved by the Polk County Board of County Commission on January 7, 2020. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the County, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of probable cost of the public improvements is provided in Exhibit 7 of this report.

This "Capital Improvement Plan" or "Report" reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including common area, sidewalks in the right-of-way, and storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds) within the Development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will, upon completion, be dedicated to the City for ownership and maintenance.

## **II. PURPOSE AND SCOPE**

The purpose of this Report is to provide engineering support to fund improvements in the District. This Report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this Report is a brief description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report.

The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, the District Board of Supervisors, and its staff and consultants.



### **III. THE DEVELOPMENT**

The Development will consist of 681 single family homes and associated infrastructure (“Development”). The Development is a planned residential community located south of Ernie Caldwell Blvd, west of Lee Jackson Highway, and north and south of Little Zion Road within the County. The Development has a land use of RMX (Residential Medium) and a zoning of PD (Planned Development) The Development will be constructed in three Phases. (Phase 1- 191 lots, Phase 2 - 306 Lots, and Phase 3 – 184 lots).

### **IV. THE CAPITAL IMPROVEMENTS**

The Capital Improvement Plan, (the “CIP”), consists of public infrastructure for the Development. The primary portions of the CIP will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities and off-site improvements (including turn lanes and extension of water and sewer mains to serve the Development).

There will also be stormwater structures and conveyance culverts within the CIP which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will also occur at this time. Below ground installation of telecommunications and cable TV will occur, but will not be funded by the District. The CDD will enter into a lighting agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way on District Land is included.

As a part of the recreational component of the CIP, a public park/amenity center will be within the Development The public park/amenity center will have connectivity via sidewalks to the other portions of the District. The public park/amenity center will be accessed by the public roadways and sidewalks.

## V. CAPITAL IMPROVEMENT PLAN COMPONENTS

The system of improvements comprising the Capital Improvement Plan (“CIP”) includes the following:

### **Stormwater Management Facilities**

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater runs off via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District’s stormwater management systems is regulated by the County and the SWFWMD. There are no known surface waters.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0230H (dated 12/22/2016) demonstrates that the property is located within Flood Zone X. Based on this information and the site topography, it does not appear that floodplain compensation will be required.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

### **Public Roadways**

The proposed public roadway sections are to be 50' R/W with 20' of asphalt and Miami curb or Type F curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

### **Water and Wastewater Facilities**

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the Development. The water service provider will be the Polk County Public Utilities. The water system will be a "looped" system. These facilities will be installed within the proposed public rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The sewer service provider will be Polk County Public Utilities. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. Lift stations are anticipated for this CIP. Flow from the lift station shall be connected to a proposed force main along Ernie Caldwell Blvd, northwest of the site.

Reclaimed water is not available for this site. An irrigation well to be funded by the District will be installed onsite to provide irrigation within the public right of way or irrigation water service shall be provided as part of the domestic water system design. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.



### **Off-Site Improvements**

The District will provide funding for the anticipated turn lanes at the development entrance. The site construction activities associated with the CIP are anticipated for completion as a single phase in 2020. Upon completion of these improvements, inspection/certifications will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the County.

### **Public Amenities and Parks**

The District will provide funding for the public Amenity Facilities to include the following: pavilion with tot lot, dog park/all-purpose play field, walking trails, and passive parks throughout the Development which will include benches and walking trails.

### **Electric and Lighting**

The electric distribution system thru the District is currently planned to be underground. The District presently intends to fund the difference between overhead and underground service to the CDD. Electric facilities funded by the District will be owned and maintained by the District, with Duke Energy providing underground electrical service to the Development. The CDD will enter into a lighting agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way on District land is included in the cost estimate of the CIP.

### **Entry Feature, Landscaping, and Irrigation**

Landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the Development will be provided by the District. The irrigation system will use an irrigation well. The well and irrigation watermain to the Development will be constructed or acquired by the CDD with District funds and operated and maintained by the CDD. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the CDD. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the CDD.

## Miscellaneous

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family planned development.

## VI. PERMITTING

Construction permits for the Development are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Health Department, Florida Department of Environmental Protection (FDEP), Army Corps of Engineer Permit (ACOE), and County construction plan approval.

Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

### PHASE 1 (191 Lots)

Permits / Approvals	Approval / Expected Date
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	May 2020
FDEP Sewer	Approved
FDEP NOI	May 2020
ACOE	N/A

**PHASE 2 (306 Lots)**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	May 2020
FDEP Sewer	Approved
FDEP NOI	May 2020
ACOE	N/A

**PHASE 3 (184 Lots)**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	May 2020
FDEP Sewer	Approved
FDEP NOI	May 2020
ACOE	N/A

**VII. RECOMMENDATION**

As previously described within this report, the public infrastructure as described is necessary for the development and functional operation as required by the County. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the County and the SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this report are based upon proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD and the County regulations.

## VIII. REPORT MODIFICATION

During development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.

## IX. CONCLUSION

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

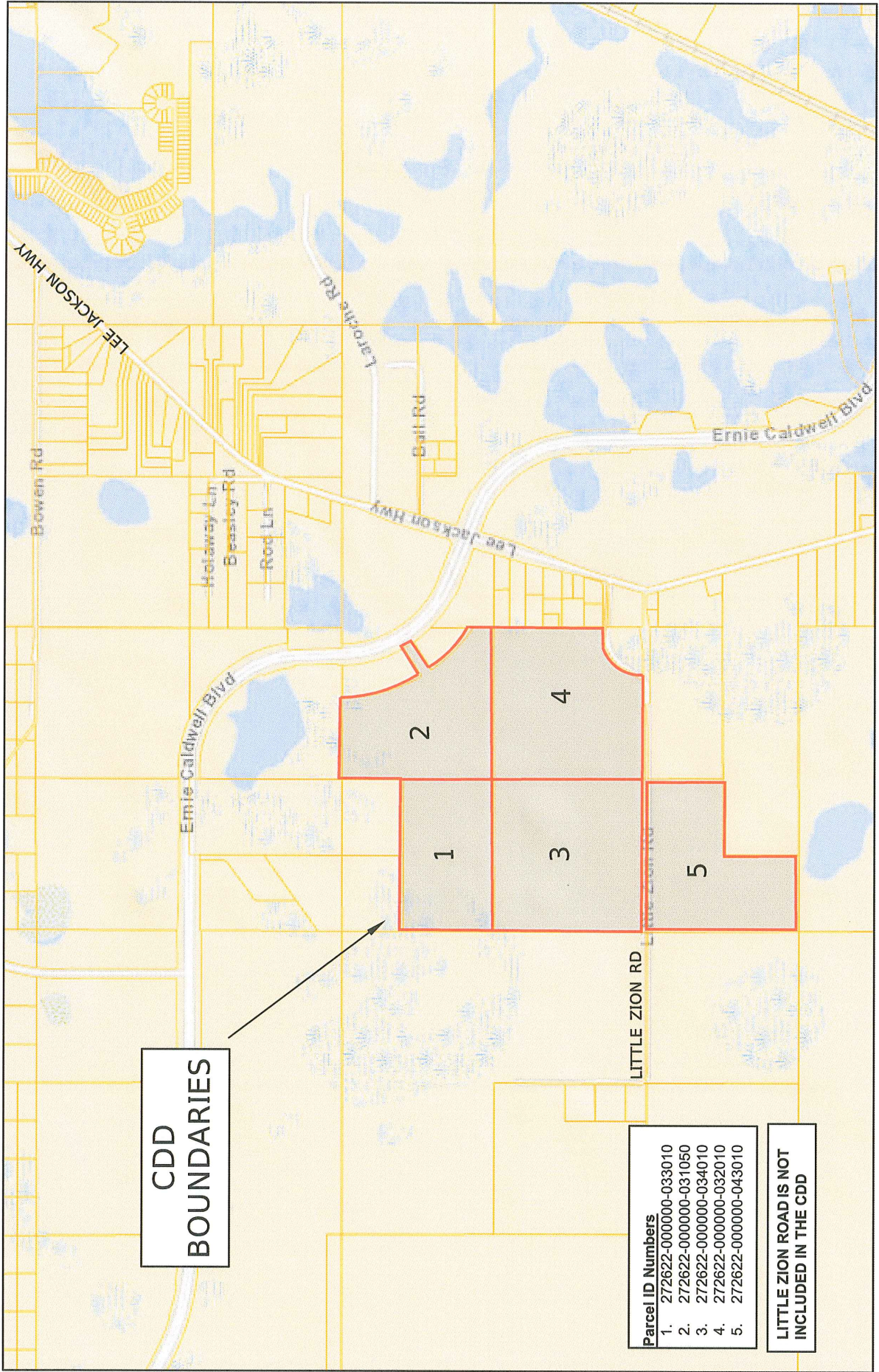
The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the County, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction of the proposed CIP can be completed at the estimated cost as stated.





NO  
SCALE

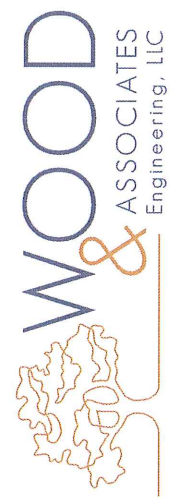


**CDD  
BOUNDARIES**

Parcel ID Numbers
1. 272622-000000-033010
2. 272622-000000-031050
3. 272622-000000-034010
4. 272622-000000-032010
5. 272622-000000-043010

**LITTLE ZION ROAD IS NOT  
INCLUDED IN THE CDD**

**EXHIBIT 1**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**LOCATION MAP**



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## LEGAL DESCRIPTION

BEGIN AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE RUN N89°38'14"E ALONG THE NORTH LINE OF SAID SECTION 22 A DISTANCE OF 708.93 FEET; THENCE S02°00'48"E A DISTANCE OF 31.96 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 28°43'45", WITH A RADIUS OF 1385.00 FEET, WITH A CHORD BEARING OF S16°22'40"E, WITH A CHORD LENGTH OF 687.21 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 694.46 FEET; THENCE N57°11'19"E A DISTANCE OF 285.23 FEET TO A POINT ON THE WEST RIGHT OF WAY OF ERNIE CALDWELL BOULEVARD, SAID POINT ALSO BEING ON A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 05°12'38", WITH A RADIUS OF 1100.00 FEET, WITH A CHORD BEARING OF S32°48'41"E, WITH A CHORD LENGTH OF 100.00 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 100.03 FEET; THENCE LEAVING SAID RIGHT OF WAY RUN S57°11'19"W A DISTANCE OF 285.23 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 21°30'05", WITH A RADIUS OF 1385.00 FEET, WITH A CHORD BEARING OF S45°37'51"E, WITH A CHORD LENGTH OF 516.70 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 519.75 FEET; THENCE S00°34'03"E A DISTANCE OF 1126.63 FEET TO THE NORTH MAINTAINED RIGHT OF WAY OF LITTLE ZION ROAD; THENCE RUN ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING 29 COURSES; 1) N86°53'43"W A DISTANCE OF 12.69 FEET; 2) THENCE N87°23'02"W A DISTANCE OF 65.40 FEET; 3) THENCE S87°44'53"W A DISTANCE OF 34.73 FEET; 4) THENCE S82°19'26"W A DISTANCE OF 41.07 FEET; 5) THENCE S73°10'25"W A DISTANCE OF 16.81 FEET; 6) THENCE S70°46'24"W A DISTANCE OF 24.09 FEET; 7) THENCE S70°28'57"W A DISTANCE OF 16.64 FEET; 8) THENCE S61°58'48"W A DISTANCE OF 36.62 FEET; 9) THENCE S57°16'53"W A DISTANCE OF 63.50 FEET; 10) THENCE S46°20'51"W A DISTANCE OF 35.85 FEET; 11) THENCE S35°40'32"W A DISTANCE OF 14.37 FEET; 12) THENCE S35°36'06"W A DISTANCE OF 15.07 FEET; 13) THENCE S29°16'16"W A DISTANCE OF 33.67 FEET; 14) THENCE S28°02'33"W A DISTANCE OF 100.08 FEET; 15) THENCE S29°35'32"W A DISTANCE OF 41.20 FEET; 16) THENCE S37°51'45"W A DISTANCE OF 60.25 FEET; 17) THENCE S48°18'53"W A DISTANCE OF 16.90 FEET; 18) THENCE S56°17'21"W A DISTANCE OF 18.08 FEET; 19) THENCE S62°22'59"W A DISTANCE OF 10.29 FEET; 20) THENCE S89°37'17"W A DISTANCE OF 165.14 FEET; 21) THENCE S00°24'07"E A DISTANCE OF 17.27 FEET; 22) THENCE S89°49'44"W A DISTANCE OF 51.17 FEET; 23) THENCE S89°15'22"W A DISTANCE OF 100.01 FEET; 24) THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 25) THENCE S89°25'40"W A DISTANCE OF 100.00 FEET; 26) THENCE S89°18'48"W A DISTANCE OF 100.00 FEET; 27) THENCE S89°35'59"W A DISTANCE OF 100.00 FEET; 28) THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 29) THENCE S89°35'59"W A DISTANCE OF 11.74 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY RUN S00°31'51"E A DISTANCE OF 672.83 FEET; THENCE S89°33'56"W A DISTANCE OF 663.12 FEET; THENCE S00°30'40"E A DISTANCE OF 661.24 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 22; THENCE S89°31'59"W ALONG SAID SOUTH LINE A DISTANCE OF 663.35 FEET TO THE WEST LINE OF SAID SECTION 22; THENCE RUN ALONG SAID WEST LINE THE FOLLOWING 3 COURSES; 1) N00°29'28"W A DISTANCE OF 1323.24 FEET; 2) THENCE N00°09'33"W A DISTANCE OF 1322.55 FEET; 3) THENCE N00°09'33"W A DISTANCE OF 792.10 FEET TO THE NORTH LINE OF THE SOUTH 24 ACRES OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N89°37'27"E ALONG SAID NORTH LINE A DISTANCE OF 1318.54 FEET TO THE WEST LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N00°20'51"W ALONG SAID WEST LINE A DISTANCE OF 529.36 FEET RETURNING TO THE POINT OF BEGINNING, LESS MAINTAINED RIGHT OF WAY FOR LITTLE ZION ROAD.

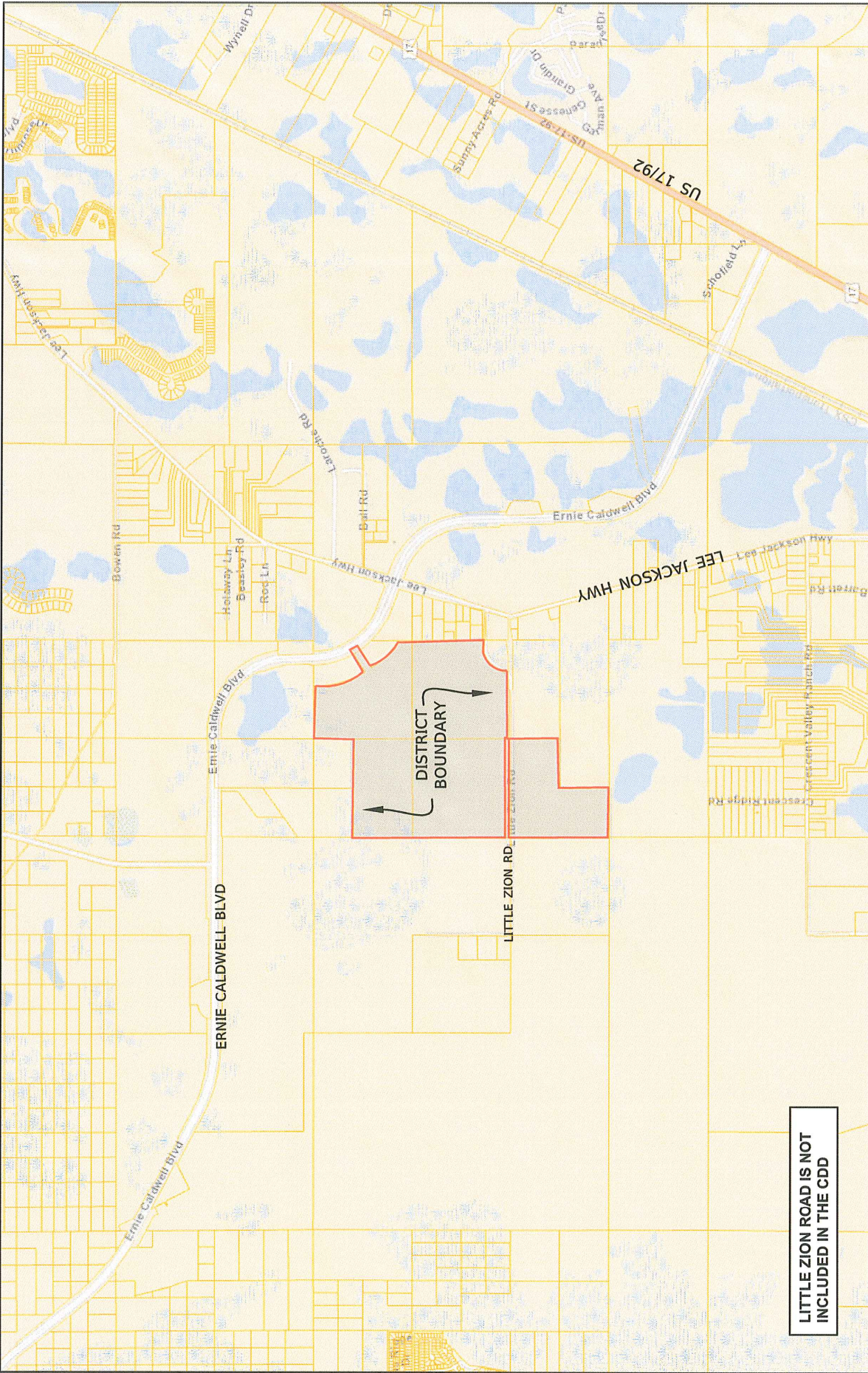
CONTAINING AN AREA OF 159.93 ACRES MORE OR LESS.



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## EXHIBIT 2 ASTONIA COMMUNITY DEVELOPMENT DISTRICT LEGAL DESCRIPTION





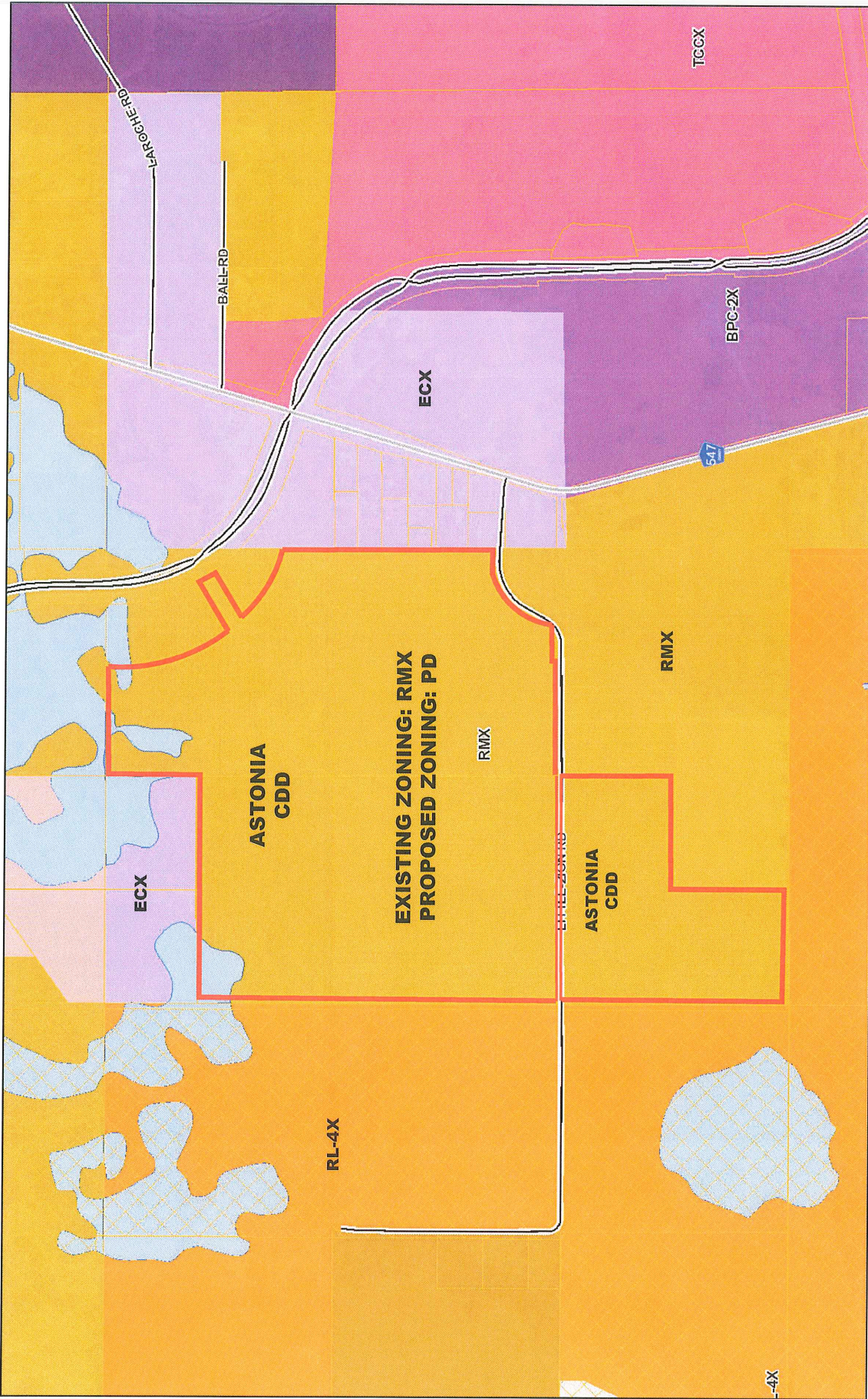
LITTLE ZION ROAD IS NOT INCLUDED IN THE CDD

**EXHIBIT 3**  
**ASTONIA CDD**  
**DISTRICT BOUNDARY MAP**



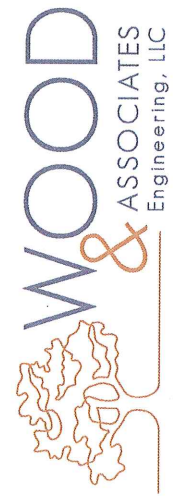
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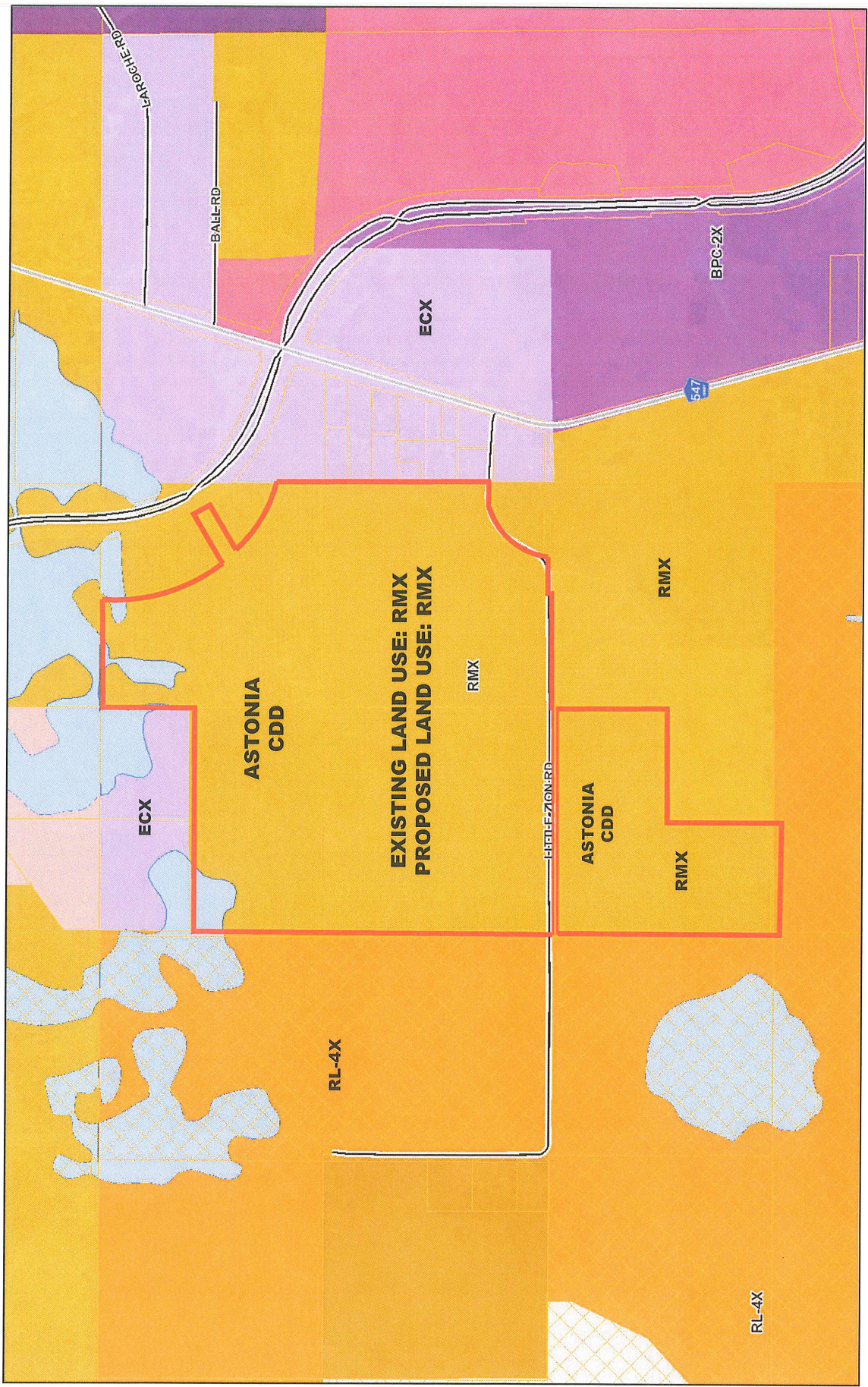
**EXHIBIT 4**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**POLK COUNTY ZONING MAP**

- LEGEND**
- RMX - RESIDENTIAL MEDIUM
  - RL-4X - RESIDENTIAL LOW
  - ECX - EMPLOYMENT CENTER
  - BPC-2X - BUSINESS PARK CENTER



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**EXHIBIT 5**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**POLK COUNTY FUTURE LAND USE MAP**

**LEGEND**

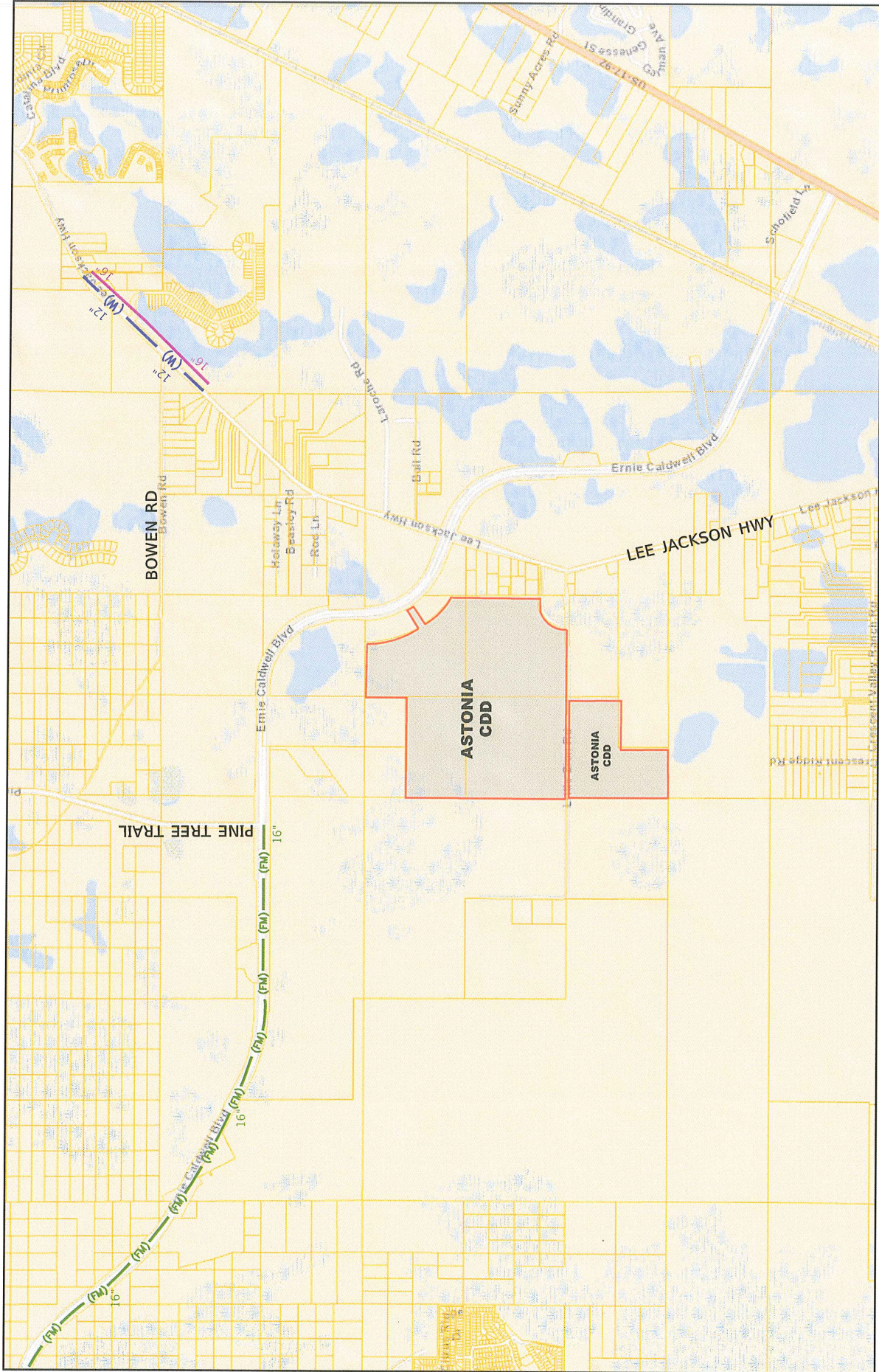
<span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span>	RMX - RESIDENTIAL MEDIUM
<span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span>	RL-4X - RESIDENTIAL LOW
<span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span>	ECX - EMPLOYMENT CENTER
<span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span>	BPC-2X - BUSINESS PARK CENTER

**WOOD & ASSOCIATES**  
 Engineering, LLC

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NO SCALE








# COMPOSITE EXHIBIT 6

## ASTONIA COMMUNITY DEVELOPMENT DISTRICT

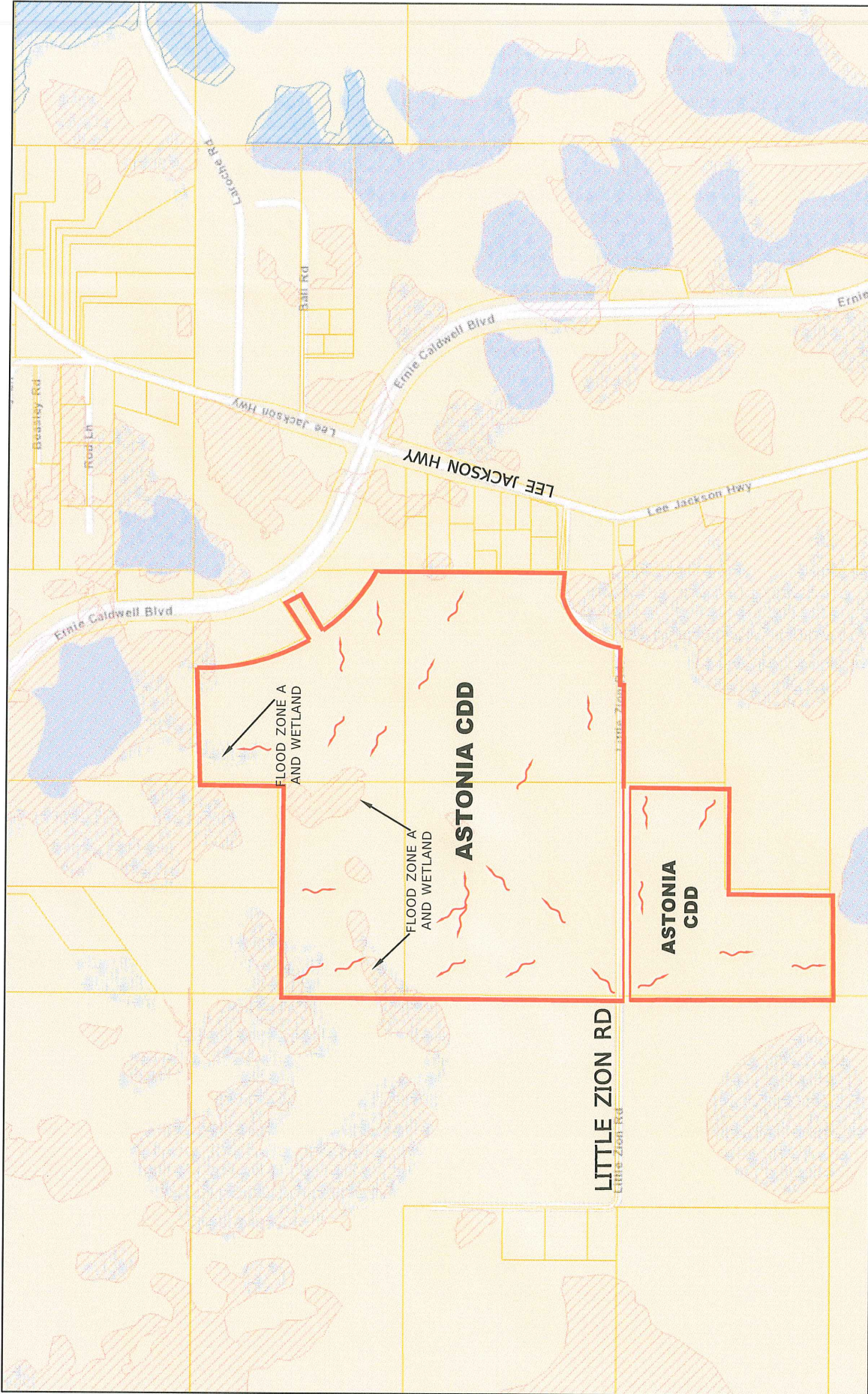
### WATER & WASTEWATER MAP

- LEGEND**
-  (W) EXISTING 12" WATER MAIN
  -  (FM) EXISTING 16" FORCE MAIN
  -  (RW) EXISTING 16" RECLAIM WATER MAIN



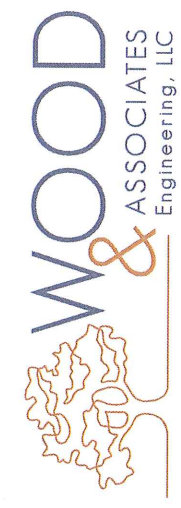
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**COMPOSITE EXHIBIT 6**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**DRAINAGE MAP**

**LEGEND**  
 FLOW DIRECTION



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**Composite Exhibit 7**  
**Astonia CDD**  
**Community Development District**  
**Summary of Probable Cost**

<u>Infrastructure</u> <sup>(1)(9)</sup>	<u>Phase 1</u> <u>191 Lots</u> <sup>(10)</sup>	<u>Phase 2</u> <u>306 Lots</u> <sup>(11)</sup>	<u>Phase 3</u> <u>184 Lots</u> <sup>(12)</sup>	<u>Total</u> <u>681 Lots</u> <sup>(13)</sup>
Offsite Improvements <sup>(5)(6)</sup>	\$ 650,000.00	\$1,050,000.00	\$ 600,000.00	\$ 2,300,000.00
Stormwater Management <sup>(2)(3)(5)(6)</sup>	\$1,350,000.00	\$2,160,000.00	\$1,290,000.00	\$ 4,800,000.00
Utilities (Water, Sewer, & Street Lighting) <sup>(5)(6) (8)</sup>	\$1,320,000.00	\$2,120,000.00	\$1,260,000.00	\$ 4,700,000.00
Roadway <sup>(4)(5)(6)</sup>	\$ 790,000.00	\$1,260,000.00	\$ 750,000.00	\$ 2,800,000.00
Entry Feature <sup>(6)(7)</sup>	\$ 310,000.00	\$ 495,000.00	\$ 295,000.00	\$ 1,100,000.00
Parks and Recreational Facilities <sup>(1)(6)</sup>	\$ 450,000.00	\$ 720,000.00	\$ 430,000.00	\$ 1,600,000.00
Contingency	\$ 210,000.00	\$ 345,000.00	\$ 245,000.00	\$ 800,000.00
<b>TOTAL</b>	<b>\$5,080,000.00</b>	<b>\$8,150,000.00</b>	<b>\$4,870,000.00</b>	<b>\$18,100,000.00</b>

**Notes:**

1. Infrastructure consists of offsite improvements, public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot both for initial pad construction, lot finishing in conjunction with home construction, which will be provided by developer or homebuilder.
3. Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2019 cost.
7. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
8. CDD will enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way and on District land is included.
9. Estimates based on Master Infrastructure to support development of 681 lots.
10. 73 – 40 foot wide lots and 118 - 50 foot wide lots
11. 143 – 40 foot wide lots and 163 – 50 foot wide lots
12. 73 – 40 foot wide lots and 111 – 50 foot wide lots
13. 289 – 40 foot wide lots and 392 – 50 foot wide lots.

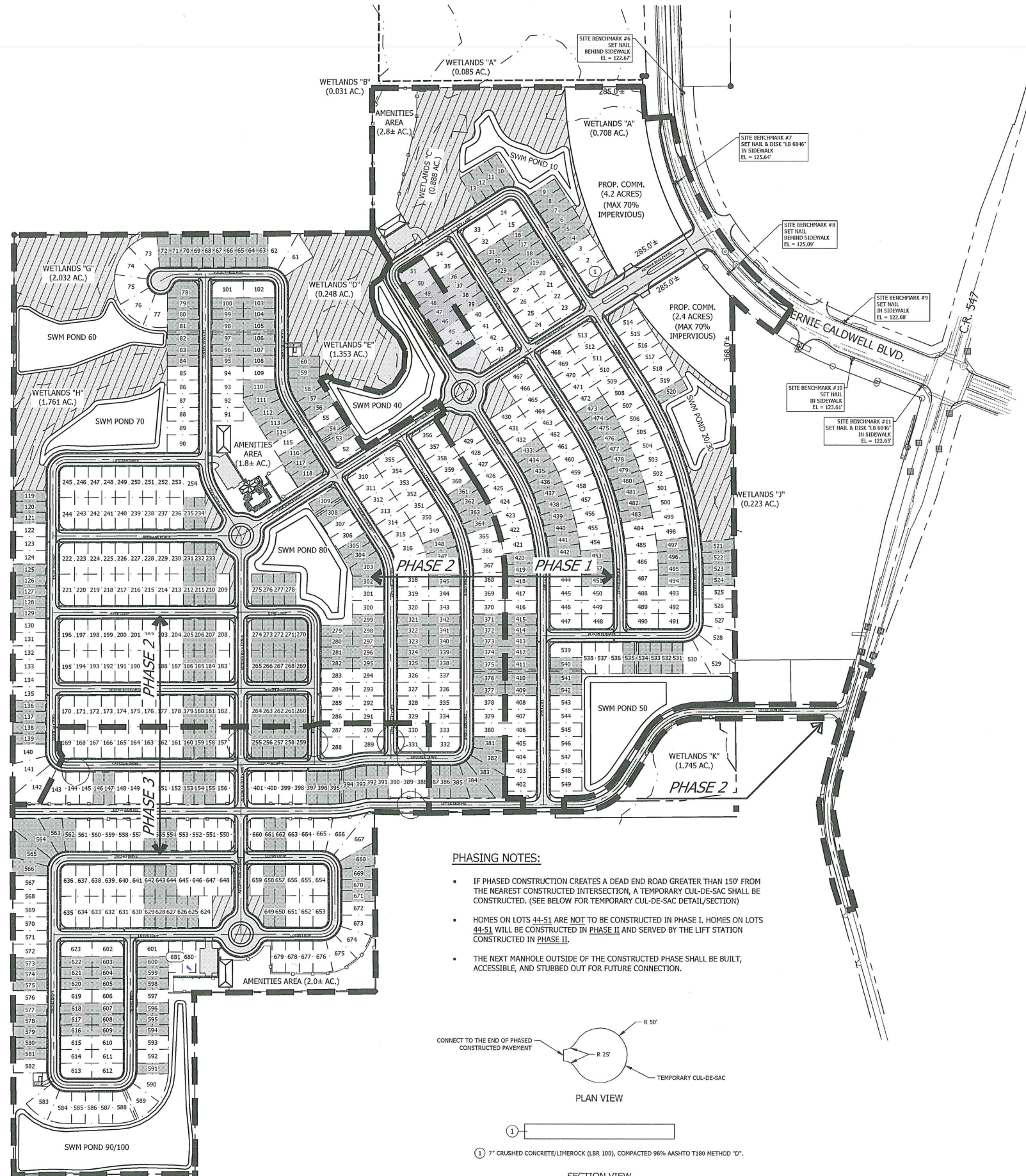
**Composite Exhibit 8**  
**Astoria CDD**  
**Community Development District**  
**Summary of Proposed District Facilities**

<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Offsite Improvements	District	County	District Bonds	County
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	Polk County	District Bonds	Polk County
Street Lighting/Conduit	District	**District	District Bonds	**District
Road Construction	District	District	District Bonds	District
Entry Feature & Signage	District	District	District Bonds	District
Parks and Recreational Facilities	District	District	District Bonds	District

\*Costs not funded by bonds will be funded by the developer.

\*\* Street lighting/conduit shall be owned and maintained by the District or the District shall enter into a lease with Duke Energy.





SITE DATA:

NET PROJECT AREA: 159.93 ACRES

TOTAL LOTS = 681 (100%) OR 4.3 DU/AC.

40' LOTS = 289 (42%)

50' LOTS = 392 (58%)

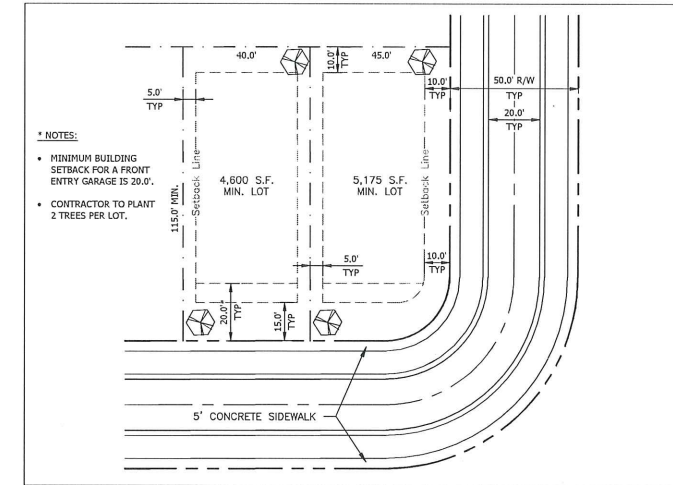
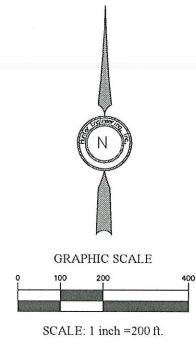
OPEN SPACE REQUIRED = 10% OF DEVELOPMENT = 159.93 AC x 0.10 = 15.99 AC

PROVIDED OPEN SPACE SHOWN IN HATCHED AREAS = 17.23 AC \*

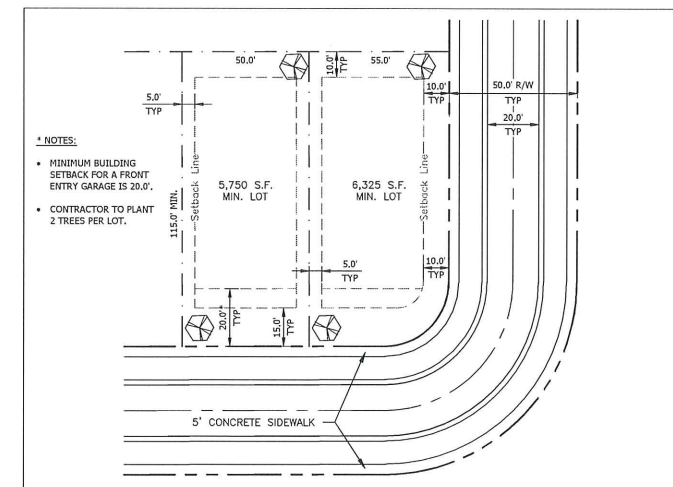
WETLAND OPEN SPACE = 6.72 AC (39% OF OPEN SPACE REQUIRED)

UPLAND OPEN SPACE = 10.51 AC (61% OF OPEN SPACE REQUIRED)

\*THE AMOUNT OF OPEN SPACE DEPICTED ILLUSTRATES THIS PROJECT EXCEEDS THE REQUIREMENT FOR OPEN SPACE. MORE OPEN SPACE EXISTS PER COUNTY CODE BUT IT IS NOT SHOWN FOR CLARITY OF THE DRAWING.



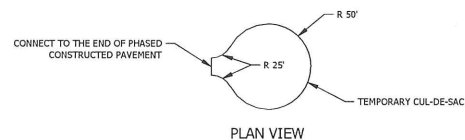
PROPOSED TYPICAL 40' WIDE LOTS  
N.T.S.



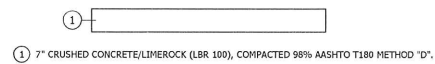
PROPOSED TYPICAL 50' WIDE LOTS  
N.T.S.

PHASING NOTES:

- IF PHASED CONSTRUCTION CREATES A DEAD END ROAD GREATER THAN 150' FROM THE NEAREST CONSTRUCTED INTERSECTION, A TEMPORARY CUL-DE-SAC SHALL BE CONSTRUCTED. (SEE BELOW FOR TEMPORARY CUL-DE-SAC DETAIL/SECTION)
- HOMES ON LOTS 44-51 ARE NOT TO BE CONSTRUCTED IN PHASE I. HOMES ON LOTS 44-51 WILL BE CONSTRUCTED IN PHASE II AND SERVED BY THE LIFT STATION CONSTRUCTED IN PHASE II.
- THE NEXT MANHOLE OUTSIDE OF THE CONSTRUCTED PHASE SHALL BE BUILT, ACCESSIBLE, AND STUBBED OUT FOR FUTURE CONNECTION.



PLAN VIEW



SECTION VIEW

TEMPORARY CUL-DE-SAC ROAD DETAIL/SECTION  
NTS

NOTES:

1. IMPROVEMENTS SHOWN WITHIN AMENITIES AREAS ARE FOR INFORMATION PURPOSES ONLY. THE SPECIFIC FEATURES, LOCATION, QUANTITY & DESIGN WILL BE PROVIDED UNDER SEPARATE COVER.
2. ALL ADA RAMPS AND SIDEWALKS IN COMMON AREAS (NOT IN FRONT OF LOTS) SHALL BE CONSTRUCTED AS A PART OF THIS PROJECT.



**ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT**

**FIRST AMENDMENT TO THE ENGINEER'S REPORT  
FOR CAPITAL IMPROVEMENTS**

**Prepared for:**

**BOARD OF SUPERVISORS  
ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT**

**Prepared by:**

**WOOD & ASSOCIATES ENGINEERING, LLC  
1925 BARTOW ROAD  
LAKELAND, FL 33801  
PH: 863-940-2040**

**February 17, 2021**

**ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT**

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## **LIST OF EXHIBITS**

EXHIBIT 1- Location Map

EXHIBIT 2- Assessment Area 1 Legal Description

EXHIBIT 3- Assessment Area 2 Legal Description

EXHIBIT 4- Astonia North Legal Description

EXHIBIT 5 – District Boundary Map

EXHIBIT 6- Future Land Use Map

EXHIBIT 7- Zoning Map

EXHIBIT 8 - Utility Location Map & Drainage Flow Pattern Map

EXHIBIT 9- Summary of Opinion of Probable Costs

EXHIBIT 10- Summary of Proposed District Facilities

EXHIBIT 11 & 11A- Overall Site Plan

**FIRST AMENDMENT TO THE ENGINEER’S REPORT  
ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT**

**I. PURPOSE**

The purpose of this First Amendment to the Engineer’s Report (“First Amendment” or “Report”) is to provide engineering support for the expanded boundaries of the Astonia Community Development District (“CDD” or the “District”), as well as provide updates to the original phasing. This First Amendment supplements the Engineer’s Report for Capital Improvements, dated February 3, 2020, as supplemented by the Supplemental Engineer’s Report for Capital Improvements, dated May 14, 2020 (which broke out the original improvement plan into three (3) phases).

Phase 1 remains unchanged. The original CDD contemplated three phases of development (Phase 1-191 lots; Phase 2-306 lots; Phase 3 – 184 lots) consisting of approximately 159.93 acres. Due to changes in the development plan, the original Phase 2 and Phase 3 will be constructed together as Phase 2 consisting of 490 lots. The recently expanded portion of the CDD known as Astonia North (also referred to as the “North Parcel”) consists of 332 single-family lots. The expanded CDD has a total of 1,013 single family lots and consist of approximately 267.15 acres.

**II. INTRODUCTION**

The District is located south of Ernie Caldwell Blvd, west of Lee Jackson Highway, and north and south of Little Zion Road in Polk County (the “County”). The District shall consist of 267.15 acres and is expected to contain 1,013 single family lots, recreation / amenity areas, parks, and associated infrastructure.

The CDD was established under County Ordinance No. 2020-002 which was approved by the Polk County Board of County Commission (“County Commission”) on January 7, 2020, further amended by County Ordinance No. 2021-023 approved by the County Commission on April 6, 2021, expanding the district boundary. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the County, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of probable cost of the public improvements is provided in Exhibit 9 of this report.

This “Capital Improvement Plan” or “Report” reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District’s Board of Supervisors. Estimated costs outlined in this report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including common area, sidewalks in the right-of-way, and storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds) within the Development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will, upon completion, be dedicated to the City for ownership and maintenance.

### **III. SCOPE**

The purpose of this Report is to provide engineering support to fund improvements in the District. This Report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this Report is a brief description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report.

The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, the District Board of Supervisors, and its staff and consultants.

#### **IV. THE DEVELOPMENT**

The District will consist of 1,013 single family homes and associated infrastructure to support the same (“Development”). The Development is a planned residential community located north and south of Ernie Caldwell Blvd, west of Lee Jackson Highway, and north and south of Little Zion Road within the County. The Development has a Polk County future land use of RMX (Residential Medium) and NACX (Neighborhood Activity Center) and Polk County zoning of PD (Planned Development). The Development will be constructed in three phases. (Phase 1- 191 lots, Phase 2-490 Lots, Astonia North – 332 lots). Development of Phase 1 began in August 2020.

#### **V. THE CAPITAL IMPROVEMENTS**

The Capital Improvement Plan (the “CIP”) consists of public infrastructure for the Development. The primary portions of the CIP will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities and off-site improvements (including turn lanes and extension of water and sewer mains to serve the Development).

There will also be stormwater structures and conveyance culverts within the CIP which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will also occur at this



time. Below ground installation of telecommunications and cable TV will occur, but will not be funded by the District. The CDD will enter into a lighting agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way on District Land is included.

As a part of the recreational component of the CIP, a public park/amenity center will be within the Development. The public park/amenity center will have connectivity via sidewalks to the other portions of the District. The public park/amenity center will be accessed by the public roadways and sidewalks.

## **VI. CAPITAL IMPROVEMENT PLAN COMPONENTS**

The system of improvements comprising the CIP includes the following:

### **Stormwater Management Facilities**

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater runs off via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the County and the SWFWMD. There are no known surface waters.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0230H (dated 12/22/2016) demonstrates that the property is located within Flood Zone X. Based on this information and the site topography, it does not appear that floodplain compensation will be required.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

### **Public Roadways**

The proposed public roadway sections are to be 50' R/W with 20' of asphalt and Miami curb or Type F curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

### **Water and Wastewater Facilities**

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the Development. The water service provider will be the Polk County Public Utilities. The water system will be a "looped" system. These facilities will be installed within the proposed public rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The sewer service provider will be Polk County Public Utilities. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. Lift stations are anticipated for this CIP. Flow from the lift station shall be connected to a proposed force main along Ernie Caldwell Blvd, northwest of the site.

Reclaimed water is not available for this site. An irrigation well to be funded by the District will be installed onsite to provide irrigation within the public right of way or irrigation water service shall be provided as part of the domestic water system design. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

### **Off-Site Improvements**

The District will provide funding for the anticipated turn lanes at the development entrance. The site construction activities associated with the CIP are anticipated for completion by phases based on the following estimated schedule: Phase 1 in 2021; Phase 2 in 2022; Astonia North in 2024. Upon completion of these improvements, inspection/certifications will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the County.

### **Public Amenities and Parks**

The District will provide funding for the public Amenity Facilities to include the following: pavilion with tot lot, dog park/all-purpose play field, walking trails, and passive parks throughout the Development which will include benches and walking trails.

### **Electric and Lighting**

The electric distribution system through the District is currently planned to be underground. The District presently intends to fund the difference between overhead and underground service to the CDD. Electric facilities funded by the District will be owned and maintained by the District, with Duke Energy providing underground electrical service to the Development. The CDD will enter into a lighting agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way on District land is included in the cost estimate of the CIP.

### **Entry Feature, Landscaping, and Irrigation**

Landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the Development will be provided by the District. The irrigation system will use an irrigation well. The well and irrigation watermain to the Development will be constructed or acquired by the CDD with District funds and operated and maintained by the CDD. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the CDD. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the CDD.

**Miscellaneous**

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family planned development.

**VII. PERMITTING**

Construction permits for the Development are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Health Department, Florida Department of Environmental Protection (FDEP), Army Corps of Engineer Permit (ACOE), and County construction plan approval.

Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

**PHASE 1 (191 Lots)**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	Approved
FDEP Sewer	Approved
FDEP NOI	Approved
ACOE	N/A



**PHASE 2 (490 Lots)**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	Approved
FDEP Sewer	Approved
FDEP NOI	Approved
ACOE	N/A

**Astoria North (332 Lots)**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	June 2021
Construction Permits	June 2021
Polk County Health Department Water	June 2021
FDEP Sewer	June 2021
FDEP NOI	June 2021
ACOE	N/A

**VIII. RECOMMENDATION**

As previously described within this report, the public infrastructure as described is necessary for the development and functional operation as required by the County. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the County and the SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this report are based upon proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD and the County regulations.

## **IX. REPORT MODIFICATION**

During development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.

## **X. CONCLUSION**

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the County, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction of the proposed CIP can be completed at the estimated cost as stated.

# ASSESSMENT AREA 1

## LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST IN POLK COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11083, PAGE 516 AND OFFICIAL RECORDS BOOK 11075, PAGE 1763, BOTH OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22, N89°40'16"E, A DISTANCE OF 1316.79 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22, AND TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11083, PAGE 516, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE WITH THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11083, PAGE 516, N89°38'14"E, A DISTANCE OF 708.93 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11083, PAGE 516; THENCE WITH THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11083, PAGE 516 THE FOLLOWING SEVEN (7) COURSES: 1) S02°00'48"E, A DISTANCE OF 31.96 FEET; 2) SOUTHEASTERLY WITH THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1385.00 FEET, A CENTRAL ANGLE OF 28°43'45" AND A CHORD BEARING AND DISTANCE OF S16°22'40"E, 687.21 FEET) FOR AN ARC DISTANCE OF 694.46 FEET TO A POINT OF NON-TANGENCY; 3) N57°11'19"E, A DISTANCE OF 285.23 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD (VARIABLE-WIDTH RIGHT OF WAY, PER O.R. 9308, PG. 2093 & O.R. 7777, PG. 1349) OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; 4) WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID ERNIE CALDWELL BOULEVARD, SOUTHEASTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 05°12'38" AND A CHORD BEARING AND DISTANCE OF S32°48'41"E, 100.00 FEET) FOR AN ARC DISTANCE OF 100.03 FEET TO A POINT OF NON-TANGENCY; 5) LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID ERNIE CALDWELL BOULEVARD, S57°11'19"W, A DISTANCE OF 285.23 FEET; 6) SOUTHEASTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1385.00 FEET, A CENTRAL ANGLE OF 21°30'05" AND A CHORD BEARING AND DISTANCE OF S45°37'51"E, 516.70 FEET) FOR AN ARC DISTANCE OF 519.75 FEET TO A POINT OF NON-TANGENCY; 7) WITH THE EAST LINE WITH THE NORTHWEST 1/4 OF SAID SECTION 22, S00°34'03"E, A DISTANCE OF 1126.63 FEET TO THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF LITTLE ZION ROAD (VARIABLE-WIDTH MAINTAINED RIGHT OF WAY, PER M.B. 13, PG. 71, POLK COUNTY MAINTAINED RIGHT-OF-WAY MAP); THENCE WITH THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID LITTLE ZION ROAD THE FOLLOWING TWENTY-THREE (23) COURSES: 1) N86°53'43"W, A DISTANCE OF 12.69 FEET; 2) N87°23'02"W, A DISTANCE OF 65.40 FEET; 3) S87°44'53"W, A DISTANCE OF 34.73 FEET; 4) S82°19'26"W, A DISTANCE OF 41.07 FEET; 5) S73°10'25"W, A DISTANCE OF 16.81 FEET; 6) S70°46'24"W, A DISTANCE OF 24.09 FEET; 7) S70°28'57"W, A DISTANCE OF 16.64 FEET; 8) S61°58'48"W, A DISTANCE OF 36.62 FEET; 9) S57°16'53"W, A DISTANCE OF 63.50 FEET; 10) S46°20'51"W, A DISTANCE OF 35.85 FEET; 11) S35°40'32"W, A DISTANCE OF 14.37 FEET; 12) S35°36'06"W, A DISTANCE OF 15.07 FEET; 13) S29°16'16"W, A DISTANCE OF 33.67 FEET; 14) S28°02'33"W, A DISTANCE OF 100.08 FEET; 15) S29°35'32"W, A DISTANCE OF 41.20 FEET; 16) S37°51'45"W, A DISTANCE OF 60.25 FEET; 17) S48°18'53"W, A DISTANCE OF 16.90 FEET; 18) S56°17'21"W, A DISTANCE OF 18.08 FEET; 19) S62°22'59"W, A DISTANCE OF 10.29 FEET; 20) S89°37'17"W, A DISTANCE OF 165.14 FEET; 21) S00°24'07"E, A DISTANCE OF 17.27 FEET; 22) S89°49'44"W, A DISTANCE OF 51.17 FEET; 23) S89°15'22"W, A DISTANCE OF 66.91 FEET; THENCE LEAVING THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID LITTLE ZION ROAD, N00°09'33"W, A DISTANCE OF 30.86 FEET; THENCE S89°50'27"W, A DISTANCE OF 65.00 FEET; THENCE N00°09'33"W, A DISTANCE OF 811.79 FEET; THENCE NORTHWESTERLY WITH THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 32°39'07" AND A CHORD BEARING AND DISTANCE OF N16°29'07"W, 348.57 FEET) FOR AN ARC DISTANCE OF 353.33 FEET TO A POINT OF TANGENCY; THENCE N32°48'41"W, A DISTANCE OF 290.85 FEET; THENCE N57°11'19"E, A DISTANCE OF 42.02 FEET; THENCE N32°48'41"W, A DISTANCE OF 50.00 FEET; THENCE S57°11'19"W, A DISTANCE OF 322.02 FEET; THENCE N32°48'41"W, A DISTANCE OF 301.90 FEET; THENCE S84°02'35"E, A DISTANCE OF 48.65 FEET; THENCE S75°56'59"E, A DISTANCE OF 181.51 FEET; THENCE N60°44'45"E, A DISTANCE OF 53.95 FEET; THENCE N32°45'20"E, A DISTANCE OF 71.17 FEET; THENCE N03°39'25"E, A DISTANCE OF 67.11 FEET; THENCE N28°10'46"W, A DISTANCE OF 57.39 FEET; THENCE N45°12'14"W, A DISTANCE OF 106.56 FEET; THENCE N18°15'18"W, A DISTANCE OF 66.03 FEET; THENCE N00°00'00"W, A DISTANCE OF 52.65 FEET; THENCE N67°35'56"E, A DISTANCE OF 39.88 FEET; THENCE NORTHEASTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 89.00 FEET, A CENTRAL ANGLE OF 56°23'10" AND A CHORD BEARING AND DISTANCE OF N15°57'28"E, 84.10 FEET) FOR AN ARC DISTANCE OF 87.59 FEET TO A POINT OF NON-TANGENCY; THENCE N32°48'41"W, A DISTANCE OF 108.62 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22, N00°20'51"W, A DISTANCE OF 529.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 51.509 ACRES OF LAND, MORE OR LESS.



1925 BARTOW ROAD LAKELAND, FL 33801  
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## EXHIBIT 2

### ASSESSMENT AREA 1

### LEGAL DESCRIPTION

### ASTONIA CDD

## ASSESSMENT AREA 2 LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN LOCATED IN SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING ALL OF THE LANDS CONVEYED BY DEED TO ERNIE CALDWELL PROPERTIES, LLC, BEING ALL OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-043010 AS DESCRIBED IN OFFICIAL RECORDS BOOK 11083, PAGE 516 AND ALL OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-034010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516 AND A PORTION OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-032010 AS DESCRIBED IN OFFICIAL RECORDS BOOK 11075, PAGE 1763 AND ALL OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-033010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516 AND A PORTION OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-031050 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22, S00°09'33"E, A DISTANCE OF 530.45 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22, ALONG THE NORTH LINE OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-033010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516, N89°37'27"E, A DISTANCE OF 1318.54 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF SAID SECTION 22; THENCE DEPARTING THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF SAID SECTION 22 THE FOLLOWING TWENTY-ONE (21) COURSES: 1) S32°48'41"E, A DISTANCE OF 108.62 FEET; 2) SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 89.00 FEET, A CENTRAL ANGLE OF 56°23'10" AND A CHORD BEARING AND DISTANCE OF S15°57'28"W, 84.10 FEET) FOR AN ARC DISTANCE OF 87.59 FEET TO A POINT OF NON-TANGENCY; 3) S67°35'56"W, A DISTANCE OF 39.88 FEET; 4) S00°00'00"E, A DISTANCE OF 52.65 FEET; 5) S18°15'18"E, A DISTANCE OF 66.03 FEET; 6) S45°12'14"E, A DISTANCE OF 106.56 FEET; 7) S28°10'46"E, A DISTANCE OF 57.39 FEET; 8) S03°39'25"W, A DISTANCE OF 67.11 FEET; 9) S32°45'20"W, A DISTANCE OF 71.17 FEET; 10) S60°44'45"W, A DISTANCE OF 53.95 FEET; 11) N75°56'59"W, A DISTANCE OF 181.51 FEET; 12) N84°02'35"W, A DISTANCE OF 48.65 FEET; 13) S32°48'41"E, A DISTANCE OF 301.90 FEET; 14) N57°11'19"E, A DISTANCE OF 322.02 FEET; 15) S32°48'41"E, A DISTANCE OF 50.00 FEET; 16) S57°11'19"W, A DISTANCE OF 42.02 FEET; 17) S32°48'41"E, A DISTANCE OF 290.85 FEET; 18) SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 32°39'07" AND A CHORD BEARING AND DISTANCE OF S16°29'07"E, 348.57 FEET) FOR AN ARC DISTANCE OF 353.33 FEET TO A POINT OF TANGENCY; 19) S00°09'33"E, A DISTANCE OF 811.79 FEET; 20) N89°50'27"E, A DISTANCE OF 65.00 FEET; 21) S00°09'33"E, A DISTANCE OF 30.86 FEET TO THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF LITTLE ZION ROAD (VARIABLE-WIDTH MAINTAINED RIGHT OF WAY, PER M.B. 13, PG. 71, POLK COUNTY MAINTAINED RIGHT-OF-WAY MAP); THENCE ALONG THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID LITTLE ZION ROAD THE FOLLOWING SEVEN (7) COURSES: 1) S89°15'22"W, A DISTANCE OF 33.09 FEET; 2) S89°42'52"W, A DISTANCE OF 100.00 FEET; 3) S89°25'40"W, A DISTANCE OF 100.00 FEET; 4) S89°18'48"W, A DISTANCE OF 100.00 FEET; 5) S89°35'59"W, A DISTANCE OF 100.00 FEET; 6) S89°42'52"W, A DISTANCE OF 100.00 FEET; 7) S89°35'59"W, A DISTANCE OF 11.74 FEET TO THE SOUTHEAST CORNER OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-034010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516; THENCE DEPARTING THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID LITTLE ZION ROAD, ALONG THE EASTERLY BOUNDARY OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-043010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516 THE FOLLOWING FOUR (4) COURSE: 1) S00°31'51"E, A DISTANCE OF 672.83 FEET; 2) S89°33'56"W, A DISTANCE OF 663.12 FEET; 3) S00°30'40"E, A DISTANCE OF 661.24 FEET; 4) S89°31'59"W, A DISTANCE OF 663.35 FEET TO THE SOUTHWEST CORNER OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-043010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516 AND TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, N00°29'28"W, A DISTANCE OF 1323.24 FEET TO THE NORTHWEST CORNER OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-043010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516 AND THE SOUTHWEST CORNER OF NORTHWEST 1/4 OF SAID SECTION 22; THENCE ALONG THE WEST BOUNDARY OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-034010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516 AND THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22, N00°09'33"W, A DISTANCE OF 1322.55 FEET; THENCE CONTINUE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND ALONG THE WEST BOUNDARY OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-033010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516, N00°09'33"W, A DISTANCE OF 792.10 FEET TO THE POINT OF BEGINNING.

**CONTAINING 109.036 ACRES (4749589 SQUARE FEET) OF LAND, MORE OR LESS.**



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### EXHIBIT 3 ASSESSMENT AREA 2 LEGAL DESCRIPTION ASTONIA CDD



# ASTONIA NORTH ASSESSMENT AREA LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1346, PAGE 771, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SW 1/4 OF SAID SECTION 15; THENCE WITH THE NORTH LINE OF SW 1/4 OF SAID SECTION 15, N89°30'30"E, A DISTANCE OF 516.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WITH THE NORTH LINE OF SW 1/4 OF SAID SECTION 15, N89°30'30"E, A DISTANCE OF 1291.38 FEET TO THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF BOWEN ROAD (PER MAP BOOK 3, PAGES 60-68); THENCE LEAVING SAID NORTH LINE OF SW 1/4 OF SAID SECTION 15, RUN WITH SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING TWENTY (20) COURSES: (1) N89°42'11"E, A DISTANCE OF 21.42 FEET; (2) S82°16'47"E, A DISTANCE OF 54.70 FEET; (3) N87°32'02"E, A DISTANCE OF 100.04 FEET; (4) N89°49'31"E, A DISTANCE OF 100.01 FEET; (5) N89°15'08"E, A DISTANCE OF 100.00 FEET; (6) N88°06'24"E, A DISTANCE OF 100.02 FEET; (7) S89°36'07"E, A DISTANCE OF 52.28 FEET; (8) S00°19'33"W, A DISTANCE OF 11.91 FEET; (9) N88°13'01"E, A DISTANCE OF 53.31 FEET; (10) N89°50'01"E, A DISTANCE OF 234.97 FEET; (11) N89°38'12"E, A DISTANCE OF 111.35 FEET; (12) N89°35'06"E, A DISTANCE OF 194.59 FEET; (13) N89°21'51"E, A DISTANCE OF 197.92 FEET; (14) N89°11'50"E, A DISTANCE OF 95.71 FEET; (15) N89°25'14"E, A DISTANCE OF 276.53 FEET; (16) S89°54'44"E, A DISTANCE OF 105.69 FEET; (17) N88°22'31"E, A DISTANCE OF 178.41 FEET; (18) N89°04'43"E, A DISTANCE OF 49.78 FEET; (19) N89°12'03"E, A DISTANCE OF 103.74 FEET; (20) S88°47'42"E, A DISTANCE OF 0.99 FEET TO THE EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S00°16'24"E ALONG SAID EAST LINE, A DISTANCE OF 1315.97 FEET TO THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S89°34'34"W ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15, A DISTANCE OF 1314.94 FEET TO THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S00°14'11"E ALONG THE WEST LINE OF THE SW 1/4 OF THE SE 1/4, A DISTANCE OF 851.21 FEET; THENCE LEAVING SAID WEST LINE, S89°48'35"W, A DISTANCE OF 127.79 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD (VARIABLE-WIDTH RIGHT OF WAY PER OFFICIAL RECORDS BOOK 9308, PAGE 2093, PUBLIC RECORDS OF POLK COUNTY, FLORIDA); THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) COURSES, (1) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1115.00 FEET, A CENTRAL ANGLE OF 21°57'59" AND A CHORD BEARING AND DISTANCE OF N19°05'13"W, 424.86 FEET) FOR AN ARC DISTANCE OF 427.47 FEET TO A POINT OF NON-TANGENCY; (2) S59°55'48"W, A DISTANCE OF 5.00 FEET TO A TO A POINT OF NON-TANGENCY; (3) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1110.00 FEET, A CENTRAL ANGLE OF 20°03'13" AND A CHORD BEARING AND DISTANCE OF N40°05'48"W, 386.52 FEET) FOR AN ARC DISTANCE OF 388.50 FEET TO A POINT OF NON-TANGENCY; (4) S39°52'36"W, A DISTANCE OF 20.00 FEET TO A TO A POINT OF NON-TANGENCY; (5) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1090.00 FEET, A CENTRAL ANGLE OF 17°11'19" AND A CHORD BEARING AND DISTANCE OF N58°43'04"W, 325.77 FEET) FOR AN ARC DISTANCE OF 327.00 FEET TO A POINT OF NON-TANGENCY; (6) N22°41'17"E, A DISTANCE OF 10.00 FEET TO A TO A POINT OF NON-TANGENCY; (7) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 22°59'56" AND A CHORD BEARING AND DISTANCE OF N78°48'42"W, 438.59 FEET) FOR AN ARC DISTANCE OF 441.55 FEET TO A POINT OF TANGENCY; (8) S89°41'20"W, A DISTANCE OF 68.60 FEET; (9) S00°18'40"E, A DISTANCE OF 10.00 FEET; (10) S89°41'20"W, A DISTANCE OF 480.00 FEET; (11) N00°18'40"W, A DISTANCE OF 10.00 FEET; (12) S89°41'20"W, A DISTANCE OF 298.97 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N00°18'40"W, A DISTANCE OF 351.40 FEET TO A POINT OF NON-TANGENCY; THENCE NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 33°33'26" AND A CHORD BEARING AND DISTANCE OF N17°05'23"W, 86.60 FEET) FOR AN ARC DISTANCE OF 87.85 FEET TO A POINT OF TANGENCY; THENCE N00°18'40"W, A DISTANCE OF 786.18 FEET TO THE POINT OF BEGINNING.

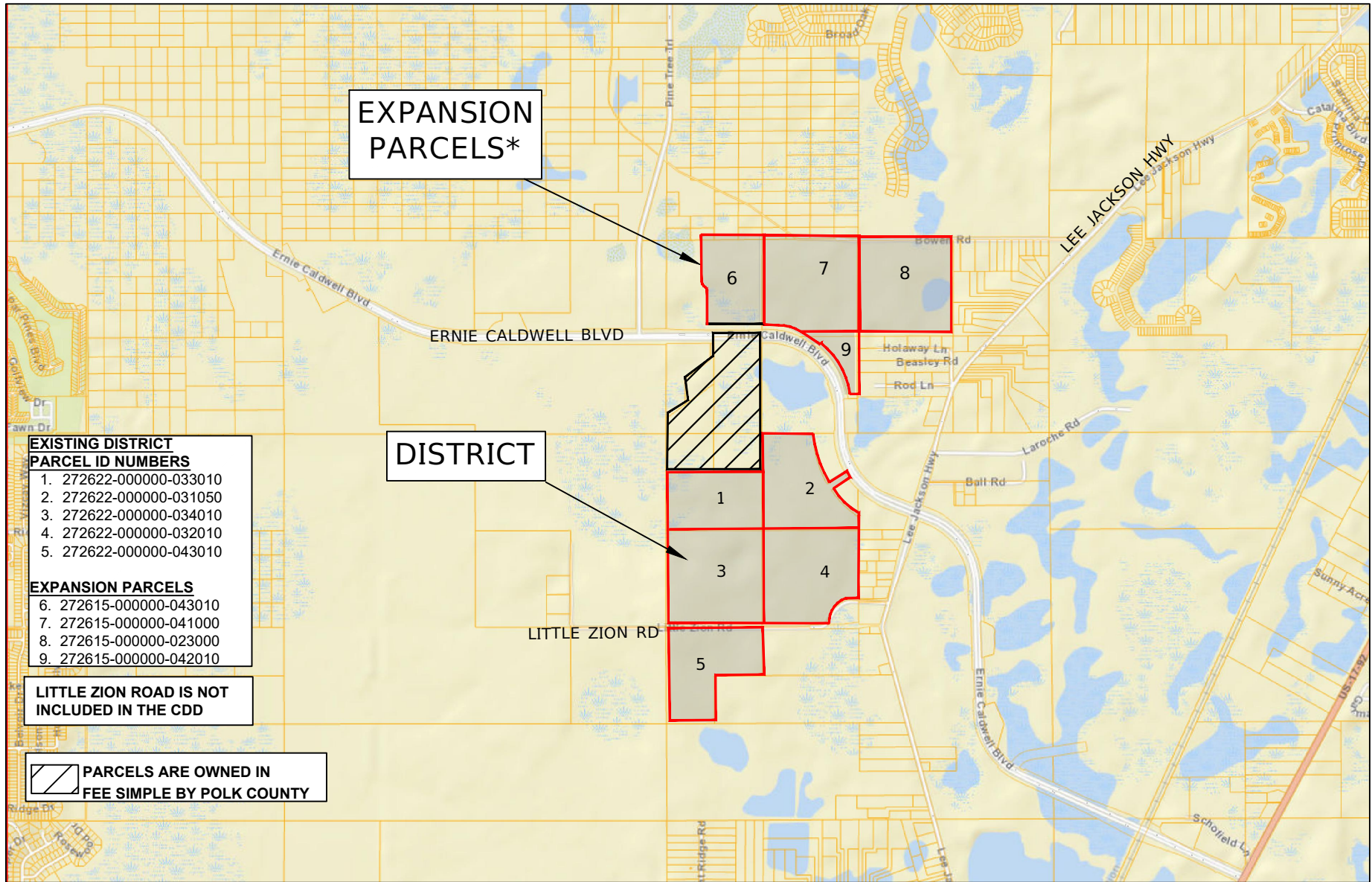
**CONTAINING 4670473 SQUARE FEET, 107.219 ACRES) OF LAND, MORE OR LESS.**



1925 BARTOW ROAD • LAKELAND, FL 33801  
OFFICE: (863) 940-2040 • FAX: (863) 940-2044 • CELL: (863) 662-0018  
EMAIL: INFO@WOODCIVIL.COM

## EXHIBIT 4

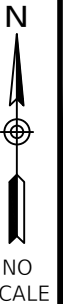
# ASTONIA NORTH ASSESSMENT AREA LEGAL DESCRIPTION ASTONIA CDD



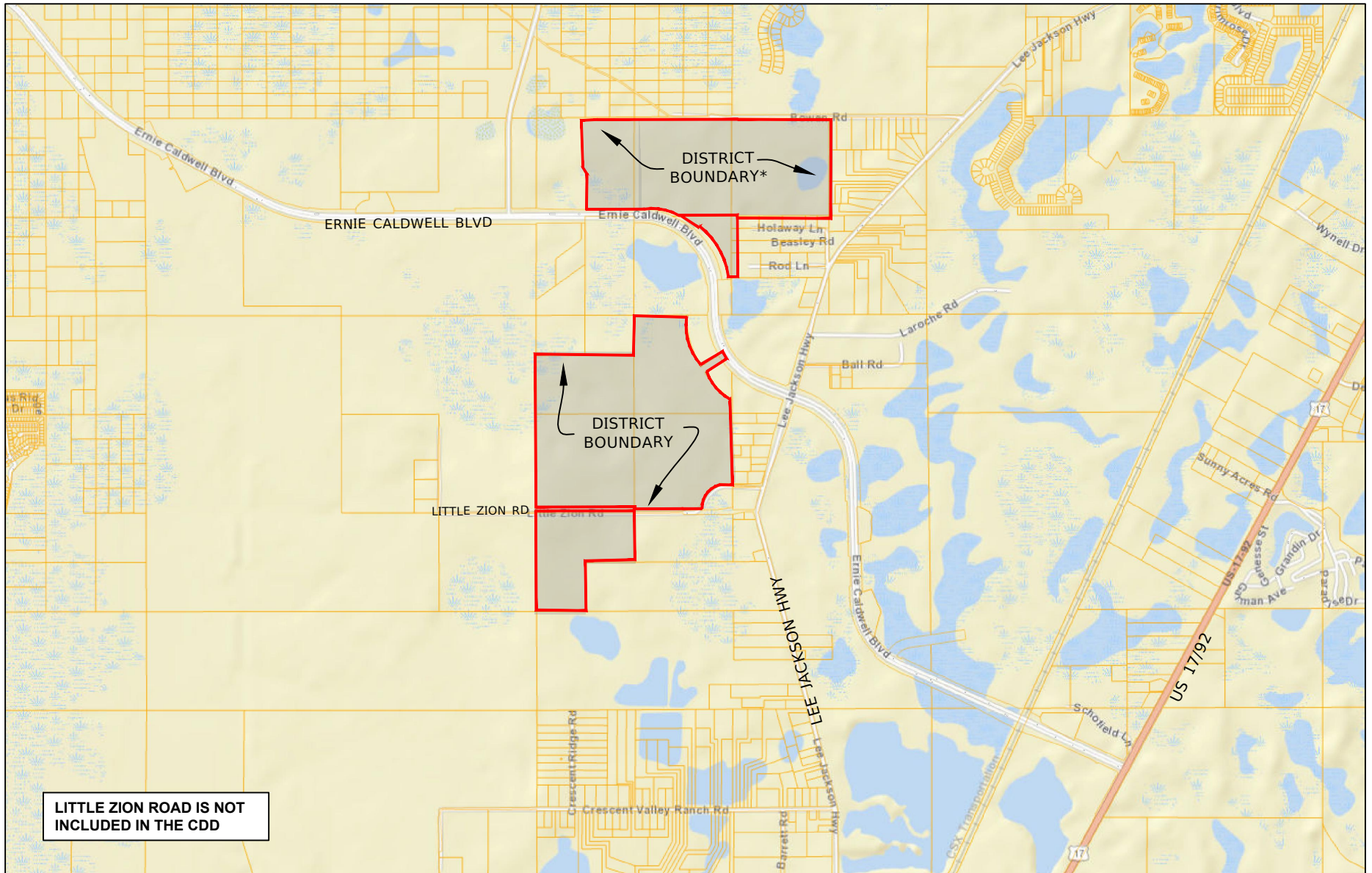
1925 BARTOW ROAD LAKELAND, FL 33801  
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 EMAIL: INFO@WOODCIVIL.COM

**EXHIBIT 1**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**LOCATION MAP**

**\*APPROVED AND ADDED TO THE DISTRICT BY THE COUNTY COMMISSION ON APRIL 6, 2021**







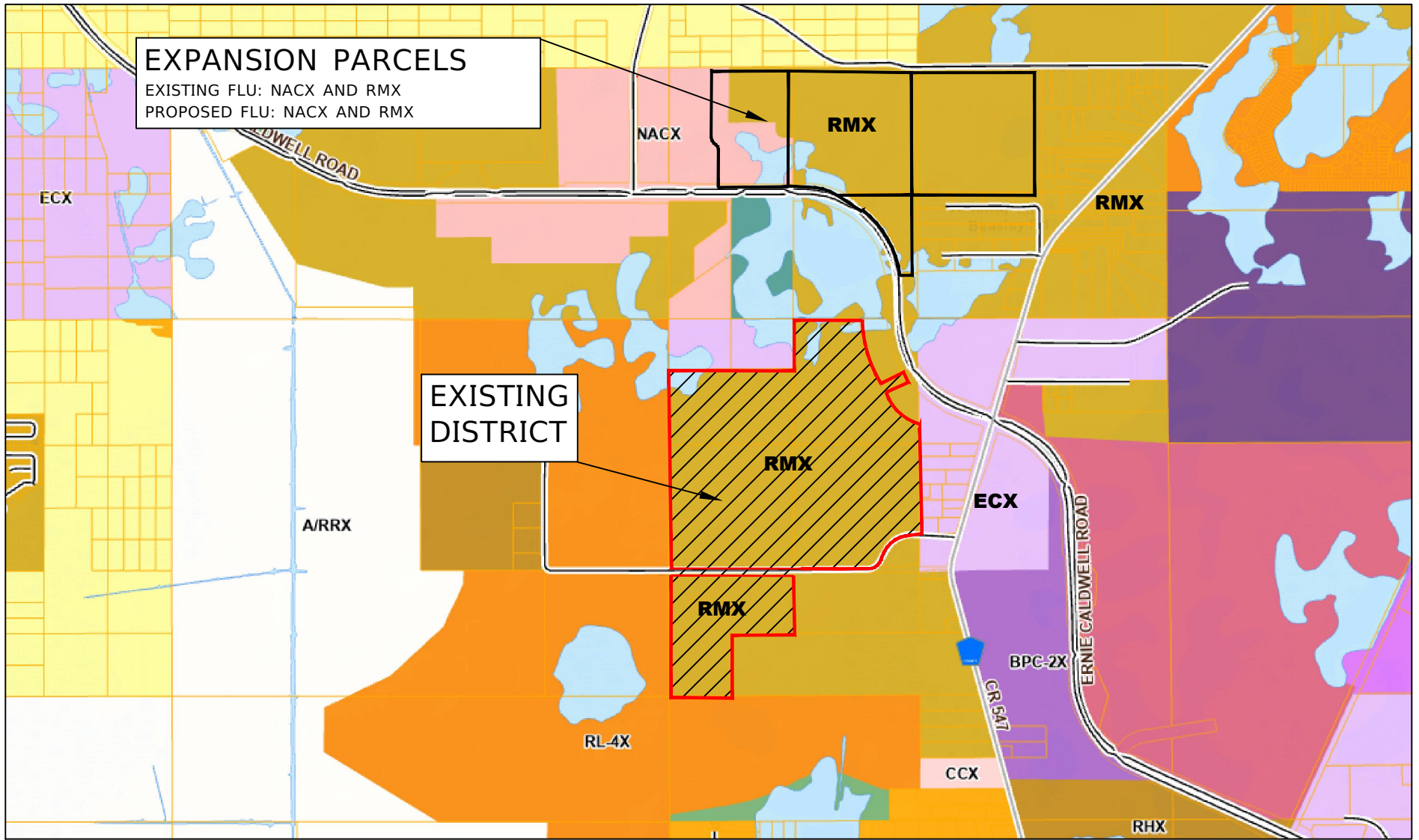
1925 BARTOW ROAD LAKELAND, FL 33801  
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**EXHIBIT 5**  
**ASTONIA CDD**  
**DISTRICT BOUNDARY MAP**

\*APPROVED AND ADDED TO THE DISTRICT BY THE  
 COUNTY COMMISSION ON APRIL 6, 2021



NO  
SCALE



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**LEGEND**

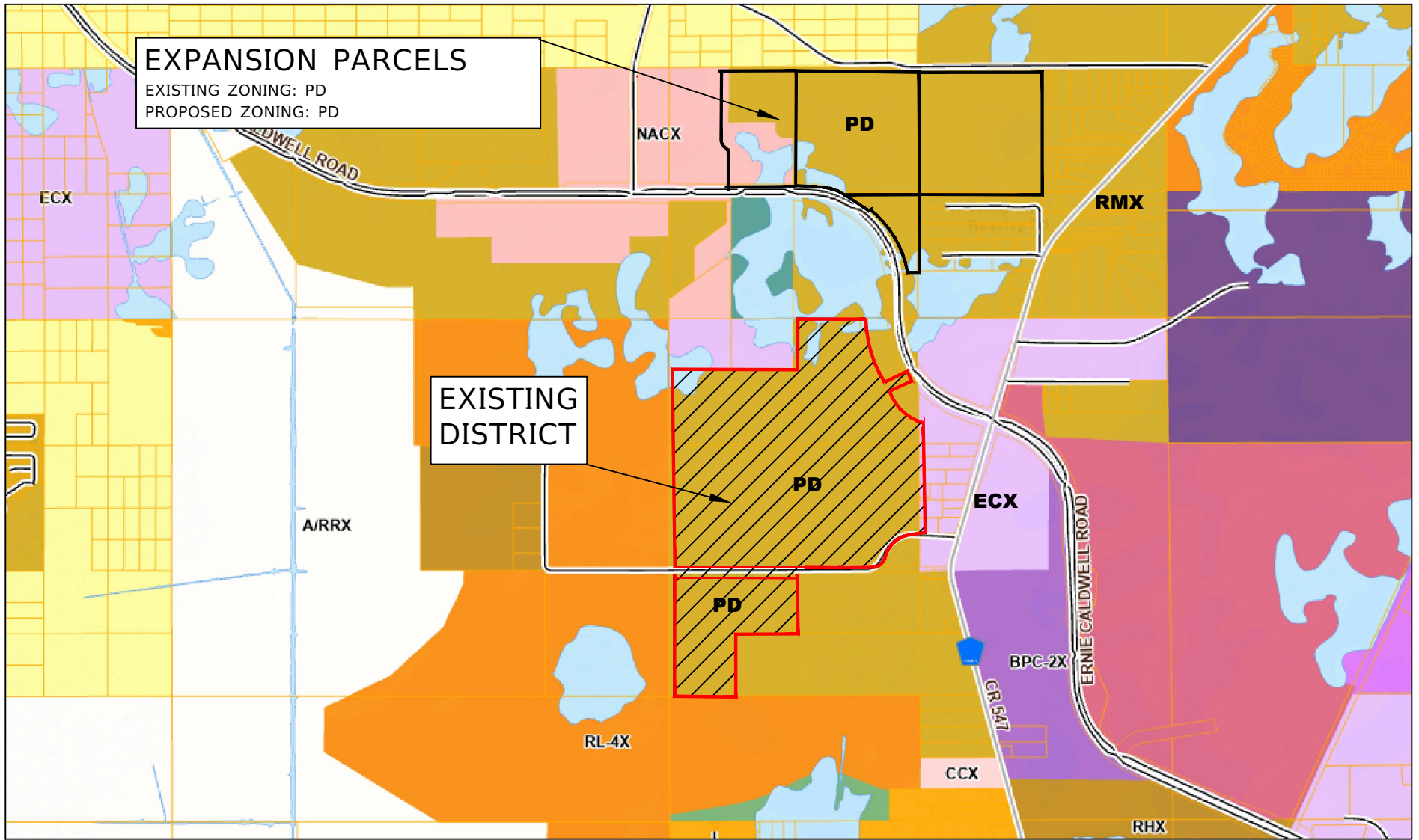
- RMX - RESIDENTIAL MEDIUM
- RL-4X - RESIDENTIAL LOW
- ECX - EMPLOYMENT CENTER
- BPC-2X - BUSINESS PARK CENTER
- NACX - NEIGHBORHOOD ACTIVITY CENTER

**COMPOSITE EXHIBIT 6**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**POLK COUNTY FUTURE LAND USE MAP**



NO SCALE





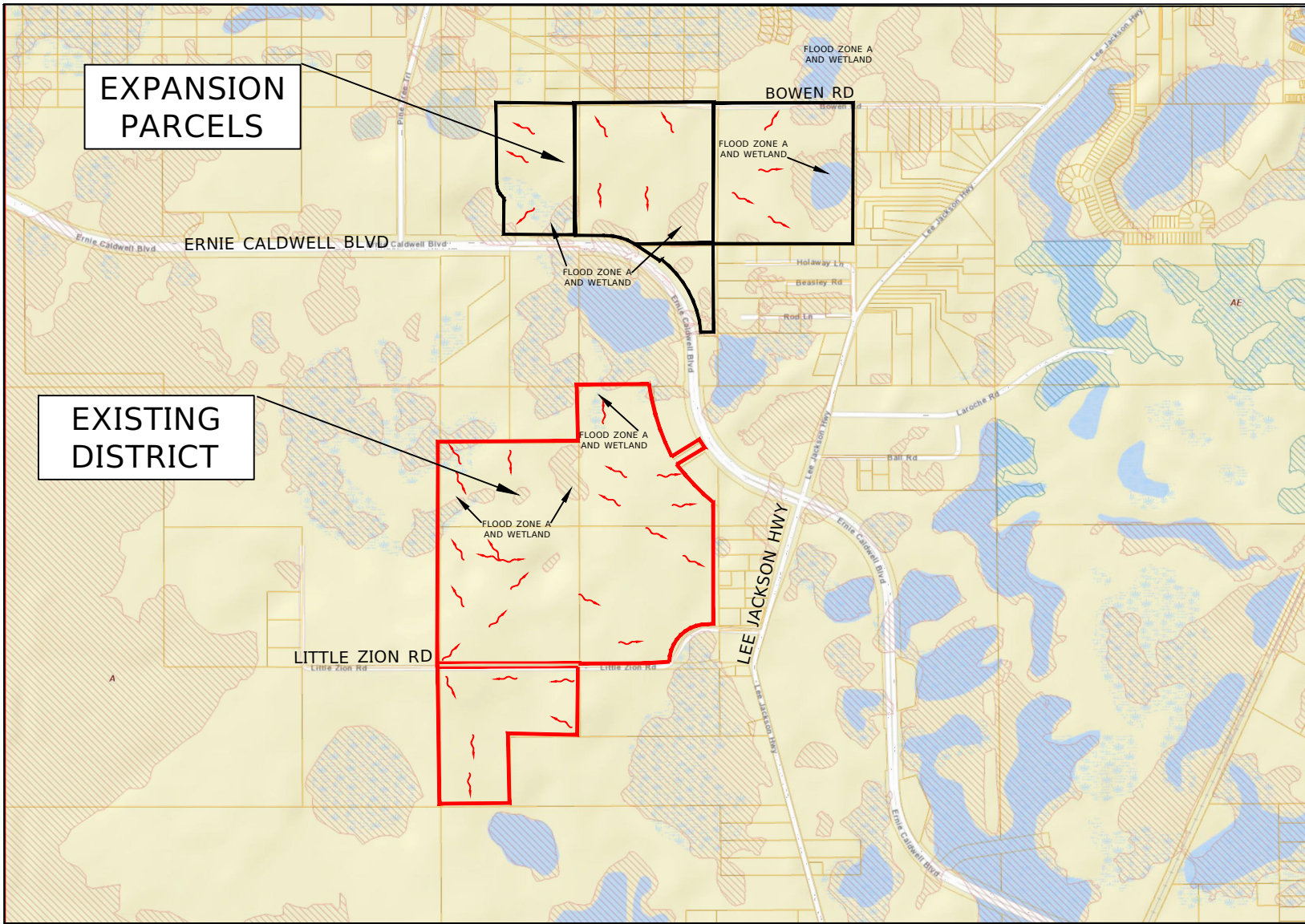
1925 BARTOW ROAD LAKELAND, FL 33801  
 OFFICE: (863) 940-2040 FAX: (863) 940-2044 CELL: (863) 662-0018  
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**LEGEND**

- RMX - RESIDENTIAL MEDIUM
- RL-4X - RESIDENTIAL LOW
- ECX - EMPLOYMENT CENTER
- BPC-2X - BUSINESS PARK CENTER
- NACX - NEIGHBORHOOD ACTIVITY CENTER
- PD - PLANNED DEVELOPMENT

**COMPOSITE EXHIBIT 7**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**POLK COUNTY ZONING MAP**





**EXPANSION  
PARCELS**

**EXISTING  
DISTRICT**

**COMPOSITE EXHIBIT 8  
ASTONIA COMMUNITY DEVELOPMENT DISTRICT  
DRAINAGE MAP**

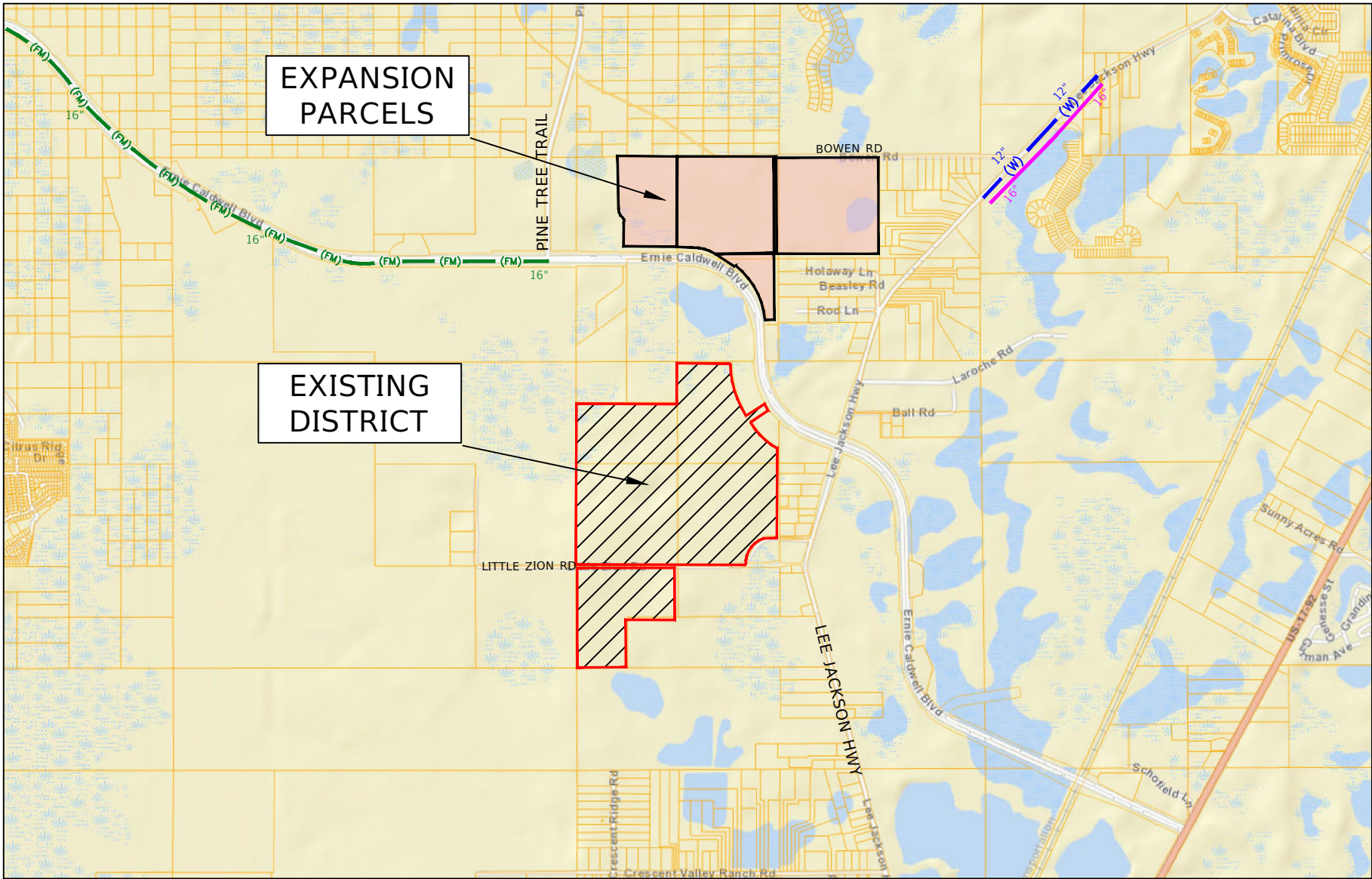
**LEGEND**  
 FLOW DIRECTION



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OFFICE: (863) 940-2040 FAX: (863) 940-2044 CELL: (863) 662-0018  
EMAIL: INFO@WOODCIVIL.COM

**LEGEND**

	EXISTING 12" WATER MAIN
	EXISTING 16" FORCE MAIN
	EXISTING 16" RECLAIM WATER MAIN

**COMPOSITE EXHIBIT 8**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**WATER & WASTEWATER MAP**



**Composite Exhibit 9  
Astonia Community Development District  
Summary of Probable Cost**

<b>Infrastructure</b> <sup>(1)(9)(14)</sup>	<b>Phase 1 (2020-2021) Existing District 191 Lots</b> <sup>(10)</sup>	<b>Phase 2 (2021-2022) Existing District 490 Lots</b> <sup>(11)</sup>	<b>Astonia North (2021-2024) Expansion 332 LOTS</b> <sup>(12)</sup>	<b>Total 1013 Lots</b> <sup>(13)</sup>
Offsite Improvements <sup>(5)(6)</sup>	\$ 650,000.00	\$ 1,650,000.00	*\$ 200,000.00	\$ 2,500,000.00
Stormwater Management <sup>(2)(3)(5)(6)</sup>	\$1,350,000.00	\$ 3,450,000.00	\$2,300,000.00	\$ 7,100,000.00
Utilities (Water, Sewer, & Street Lighting) <sup>(5)(6) (8)</sup>	\$1,320,000.00	\$ 3,380,000.00	\$2,300,000.00	\$ 7,000,000.00
Roadway <sup>(4)(5)(6)</sup>	\$ 790,000.00	\$ 2,010,000.00	\$1,370,000.00	\$ 4,170,000.00
Entry Feature <sup>(6)(7)</sup>	\$ 310,000.00	\$ 790,000.00	\$ 530,000.00	\$ 1,630,000.00
Parks and Recreational Facilities <sup>(1)(6)</sup>	\$ 450,000.00	\$ 1,150,000.00	*\$ 720,000.00	\$ 2,320,000.00
Contingency	<u>\$ 210,000.00</u>	<u>\$ 590,000.00</u>	<u>\$ 400,000.00</u>	<u>\$ 1,200,000.00</u>
<b>TOTAL</b>	<b>\$5,080,000.00</b>	<b>\$13,020,000.00</b>	<b>\$7,820,000.00</b>	<b>\$25,920,000.00</b>

Notes:

1. Infrastructure consists of offsite improvements, public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot both for initial pad construction, lot finishing in conjunction with home construction, which will be provided by developer or homebuilder.
3. Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2021 cost.
7. Includes entry features, signage, hardscape, landscape, irrigation and buffer fencing.
8. CDD will enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way and on District land is included.
9. Estimates based on Master Infrastructure to support development of 1013 lots.
10. 73 – 40 foot wide lots and 118 - 50 foot wide lots
11. 216 – 40 foot wide lots and 274 – 50 foot wide lots
12. 139 – 40 foot wide lots and 193 - 50 foot wide lots.
13. 428 – 40 foot wide lots and 585 – 50 foot wide lots.
14. All financed improvements will be on land owned by, or subject to a permanent easement for the benefit of the District or another government entity.

\*Not Part of the Astonia North project scope; costs allocated for benefit apportionment purposes only and will not be part of the Astonia North/North Parcel Assessment Area Project, but is included within the site construction and being constructed as part of the development of Assessment Area Two Project (Phase 2).



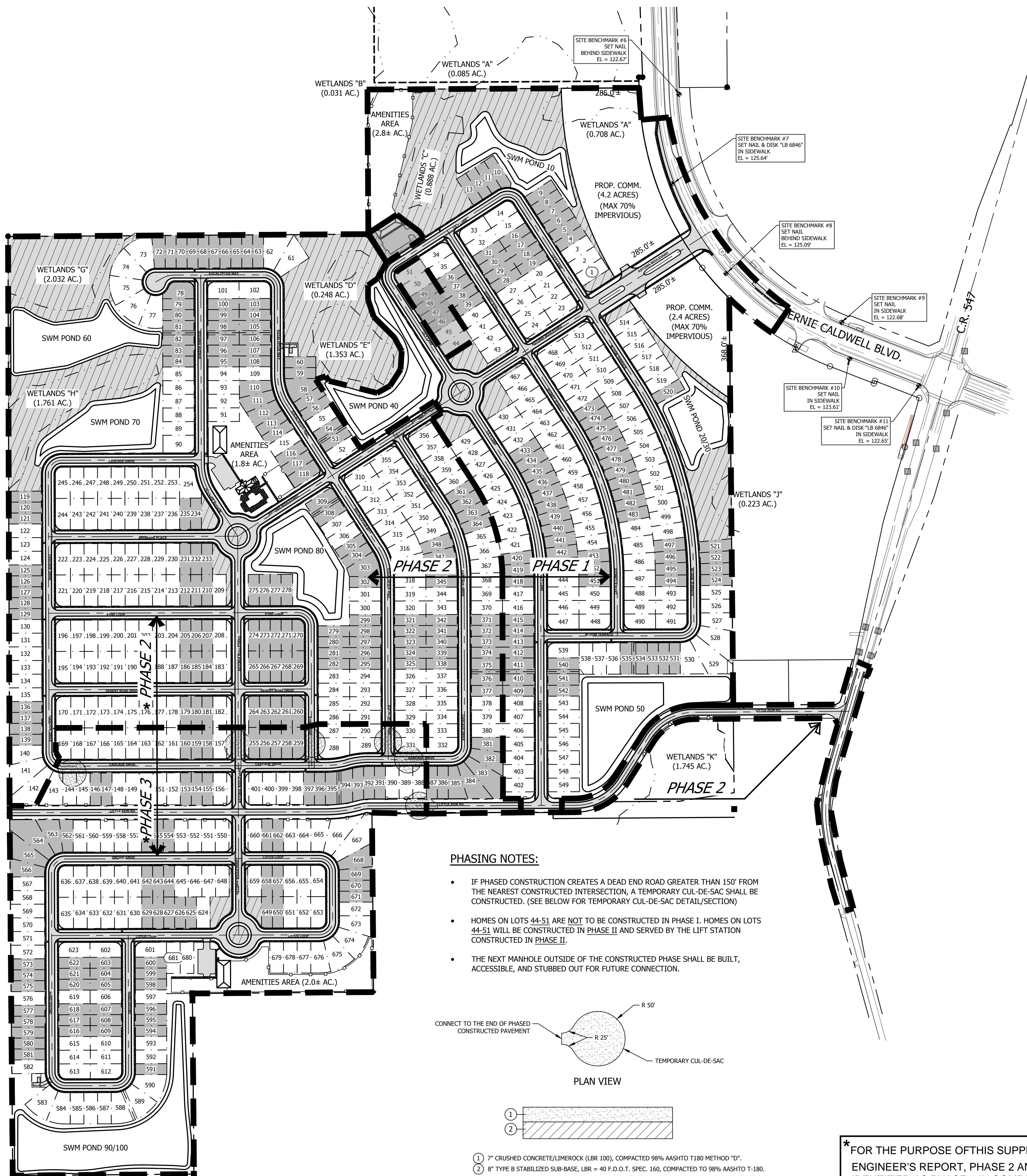
**Composite Exhibit 10**  
**Astoria CDD**  
**Community Development District**  
**Summary of Proposed District Facilities**

<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Offsite Improvements	District	County	District Bonds	County
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	Polk County	District Bonds	Polk County
Street Lighting/Conduit	District	**District	District Bonds	**District
Road Construction	District	District	District Bonds	District
Entry Feature & Signage	District	District	District Bonds	District
Parks and Recreational Facilities	District	District	District Bonds	District

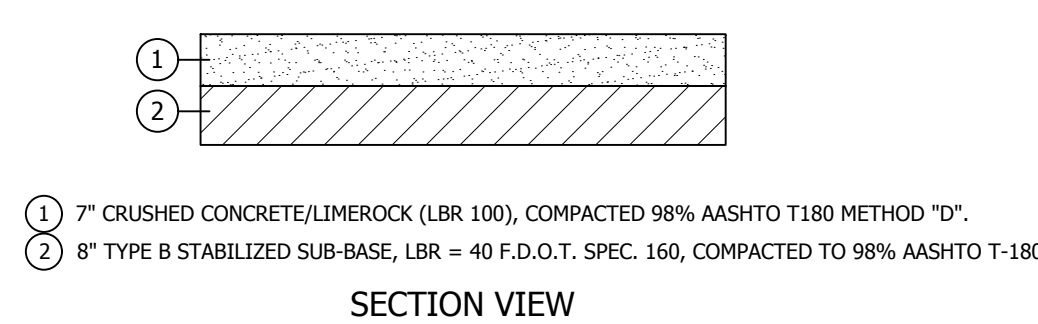
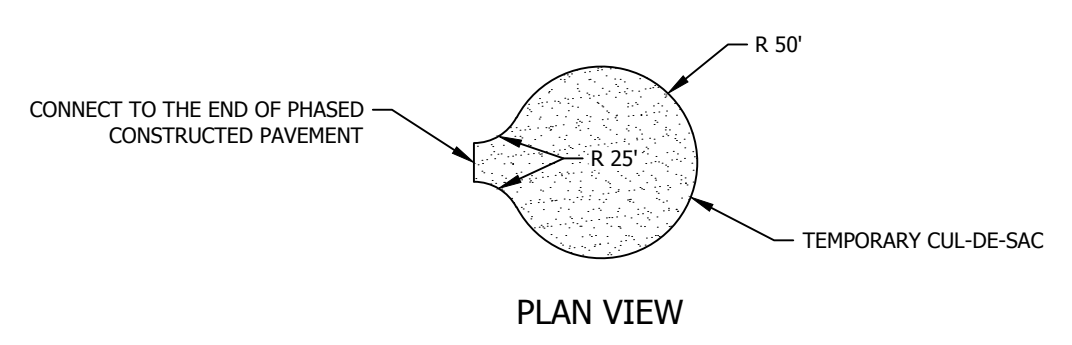
\*Costs not funded by bonds will be funded by the developer.

\*\* Street lighting/conduit shall be owned and maintained by the District or the District shall enter into a lease with Duke Energy.



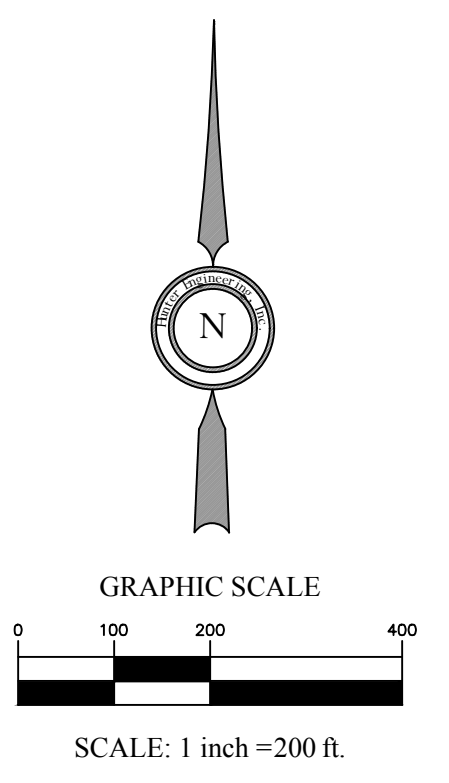


- PHASING NOTES:**
- IF PHASED CONSTRUCTION CREATES A DEAD END ROAD GREATER THAN 150' FROM THE NEAREST CONSTRUCTED INTERSECTION, A TEMPORARY CUL-DE-SAC SHALL BE CONSTRUCTED. (SEE BELOW FOR TEMPORARY CUL-DE-SAC DETAIL/SECTION)
  - HOMES ON LOTS 44-51 ARE NOT TO BE CONSTRUCTED IN PHASE I. HOMES ON LOTS 44-51 WILL BE CONSTRUCTED IN PHASE II AND SERVED BY THE LIFT STATION CONSTRUCTED IN PHASE II.
  - THE NEXT MANHOLE OUTSIDE OF THE CONSTRUCTED PHASE SHALL BE BUILT, ACCESSIBLE, AND STUBBED OUT FOR FUTURE CONNECTION.



**TEMPORARY CUL-DE-SAC & ACCESS ROAD DETAIL/SECTION**  
 N.T.S.

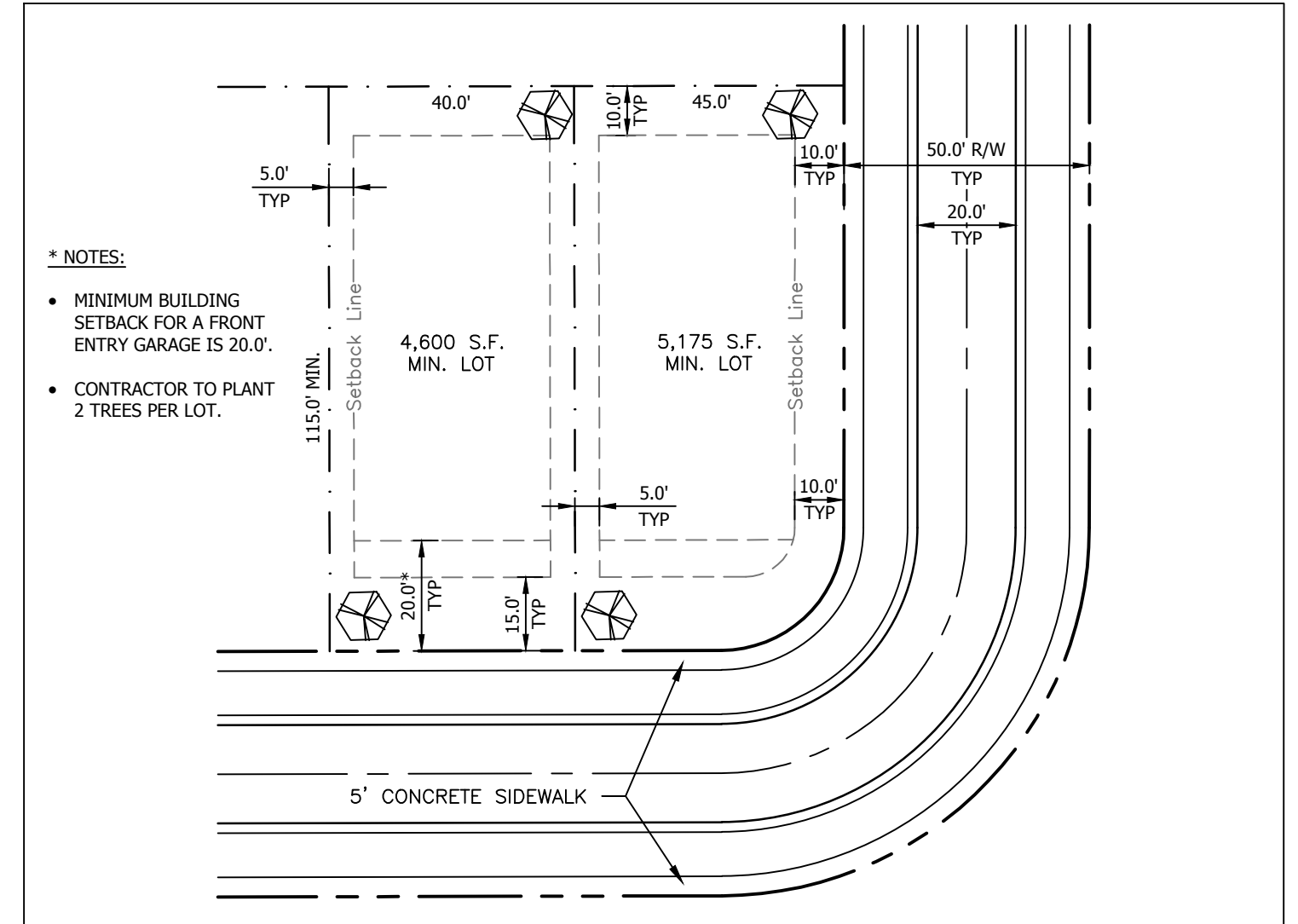
\*FOR THE PURPOSE OF THIS SUPPLEMENTAL ENGINEER'S REPORT, PHASE 2 AND 3 ARE IDENTIFIED AS PHASE 2 IN COMPOSITE EXHIBIT 9.



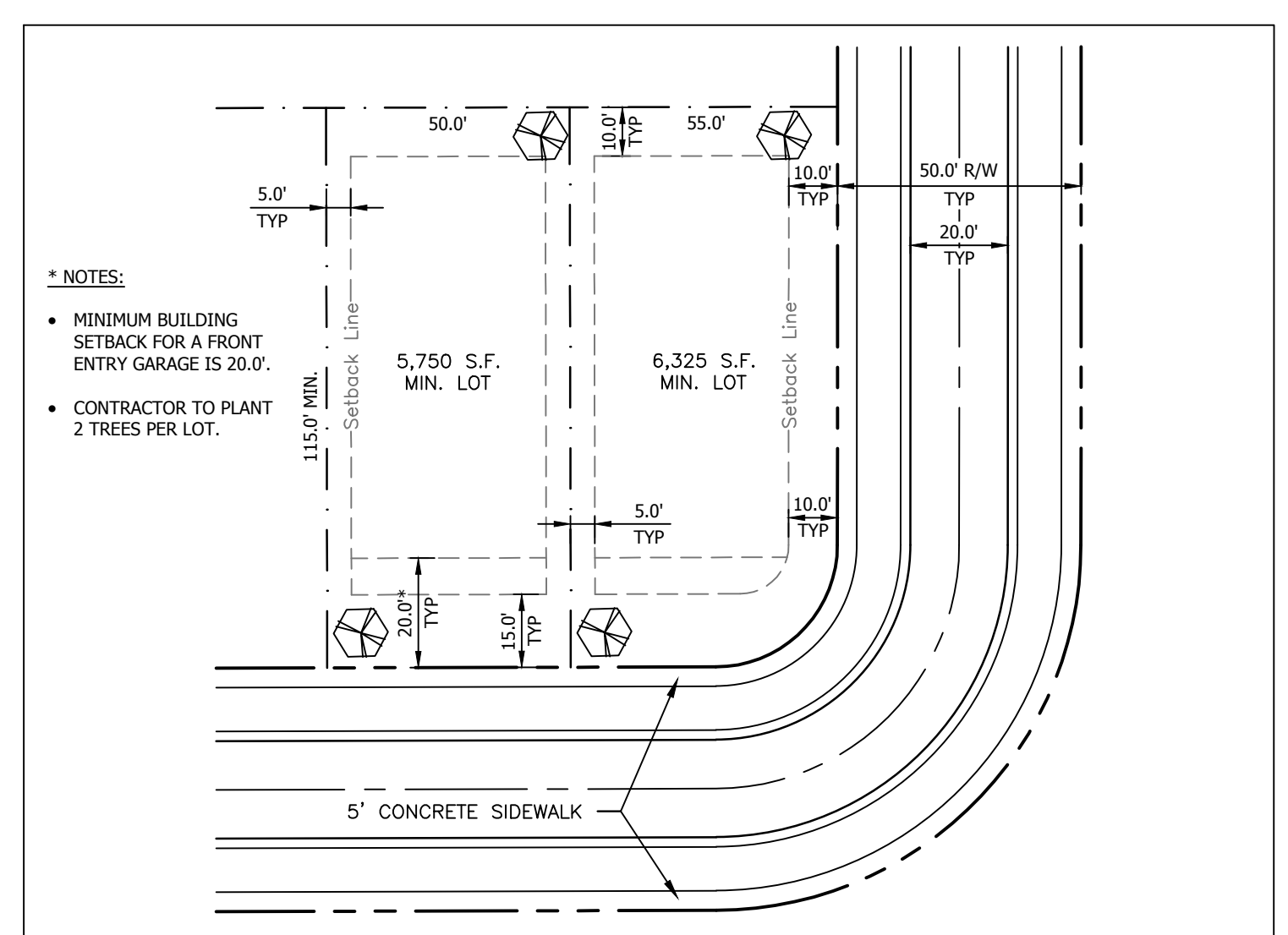
**SITE DATA:**

NET PROJECT AREA: 159.93 ACRES  
 TOTAL LOTS = 681 (100% OR 4.3 DU/AC.)  
 40' LOTS = 289 (42%)  
 50' LOTS = 392 (58%)  
 OPEN SPACE REQUIRED = 10% OF DEVELOPMENT = 159.93 AC x 0.10 = **15.99 AC**  
 PROVIDED OPEN SPACE SHOWN IN HATCHED AREAS = **17.23 AC** \*  
 WETLAND OPEN SPACE = 6.72 AC (39% OF OPEN SPACE REQUIRED)  
 UPLAND OPEN SPACE = 10.51 AC (61% OF OPEN SPACE REQUIRED)

\*THE AMOUNT OF OPEN SPACE DEPICTED ILLUSTRATES THIS PROJECT EXCEEDS THE REQUIREMENT FOR OPEN SPACE. MORE OPEN SPACE EXISTS PER COUNTY CODE BUT IT IS NOT SHOWN FOR CLARITY OF THE DRAWING.



**PROPOSED TYPICAL 40' WIDE LOTS**  
 N.T.S.

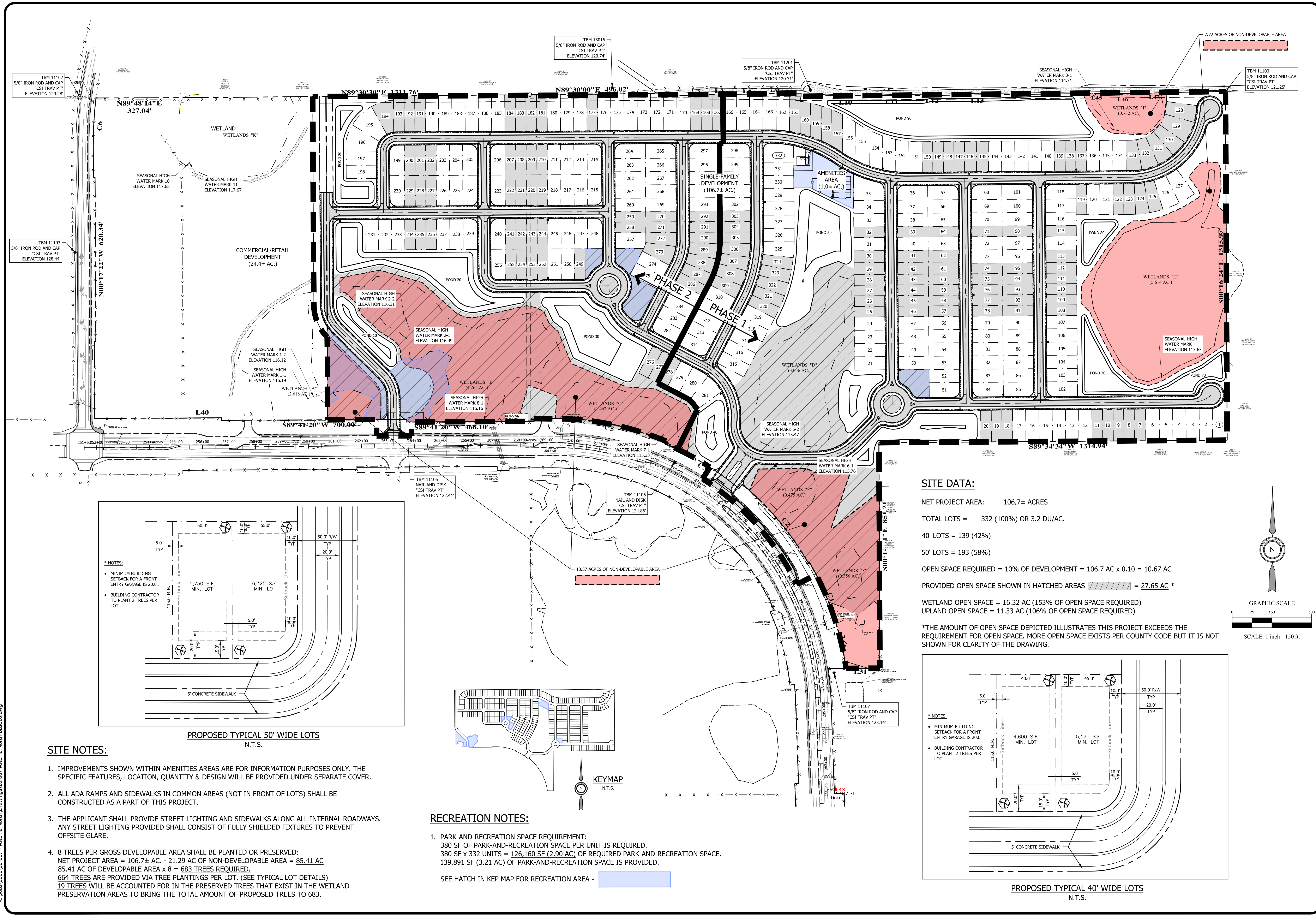


**PROPOSED TYPICAL 50' WIDE LOTS**  
 N.T.S.

**NOTES:**

1. IMPROVEMENTS SHOWN WITHIN AMENITIES AREAS ARE FOR INFORMATION PURPOSES ONLY. THE SPECIFIC FEATURES, LOCATION, QUANTITY & DESIGN WILL BE PROVIDED UNDER SEPARATE COVER.
2. ALL ADA RAMPS AND SIDEWALKS IN COMMON AREAS (NOT IN FRONT OF LOTS) SHALL BE CONSTRUCTED AS A PART OF THIS PROJECT.





**SITE DATA:**

NET PROJECT AREA: 106.7± ACRES

TOTAL LOTS = 332 (100%) OR 3.2 DU/AC.

40' LOTS = 139 (42%)

50' LOTS = 193 (58%)

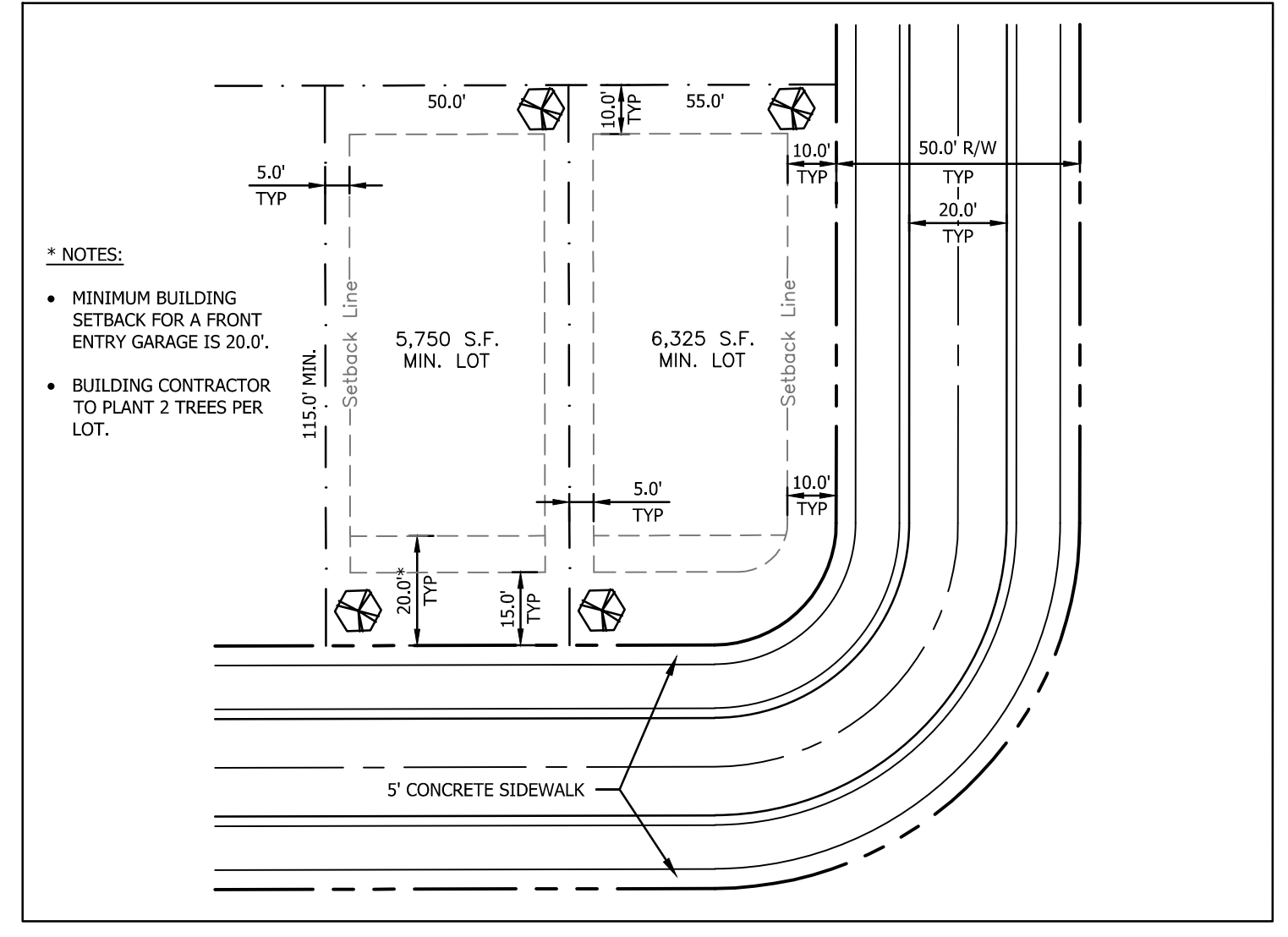
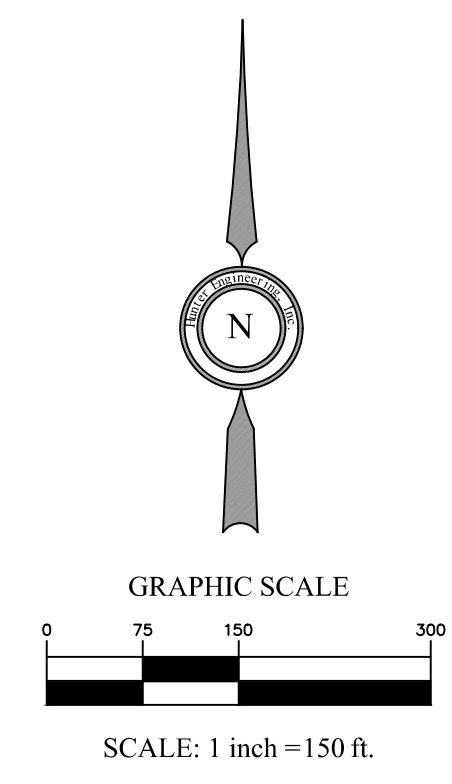
OPEN SPACE REQUIRED = 10% OF DEVELOPMENT = 106.7 AC x 0.10 = 10.67 AC

PROVIDED OPEN SPACE SHOWN IN HATCHED AREAS = 27.65 AC \*

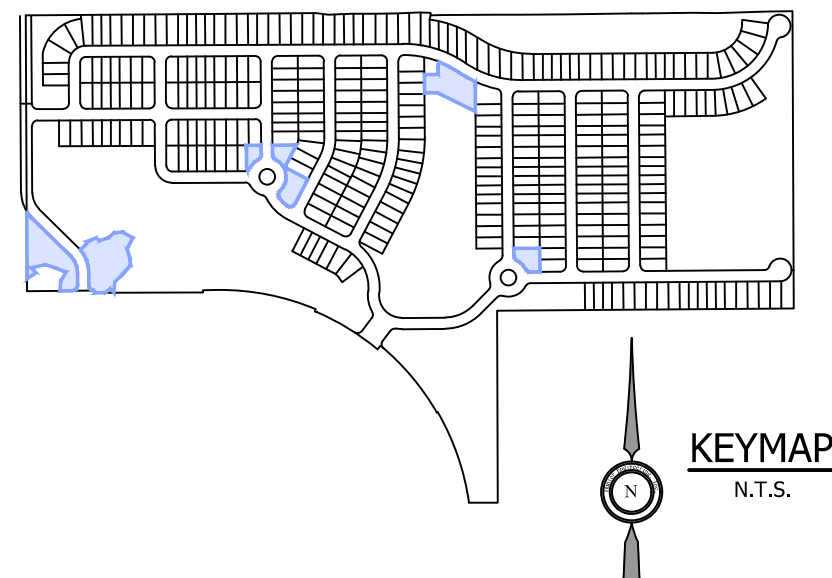
WETLAND OPEN SPACE = 16.32 AC (153% OF OPEN SPACE REQUIRED)

UPLAND OPEN SPACE = 11.33 AC (106% OF OPEN SPACE REQUIRED)

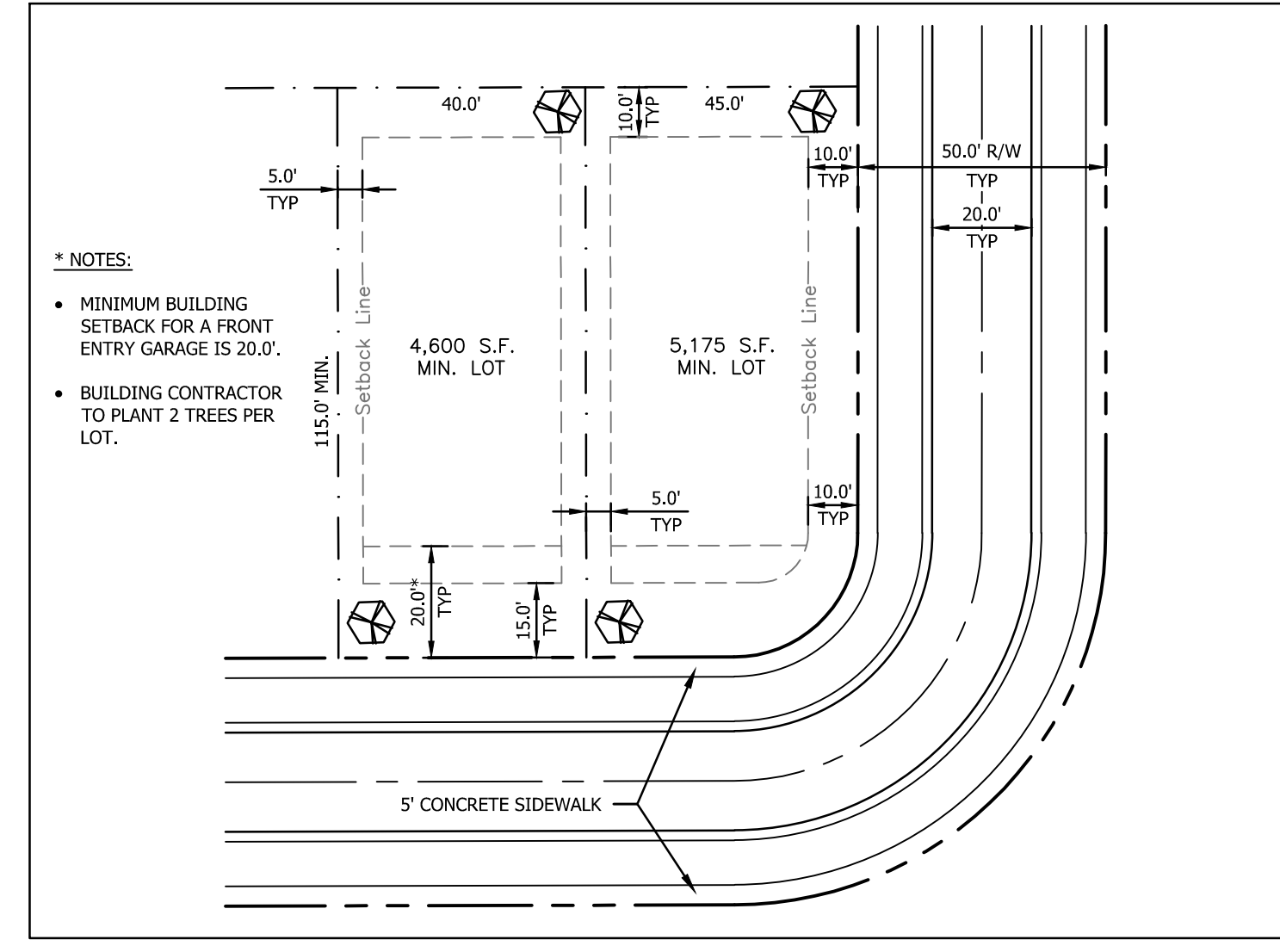
\*THE AMOUNT OF OPEN SPACE DEPICTED ILLUSTRATES THIS PROJECT EXCEEDS THE REQUIREMENT FOR OPEN SPACE. MORE OPEN SPACE EXISTS PER COUNTY CODE BUT IT IS NOT SHOWN FOR CLARITY OF THE DRAWING.



PROPOSED TYPICAL 50' WIDE LOTS  
N.T.S.



KEYMAP  
N.T.S.



PROPOSED TYPICAL 40' WIDE LOTS  
N.T.S.

- SITE NOTES:**
- IMPROVEMENTS SHOWN WITHIN AMENITIES AREAS ARE FOR INFORMATION PURPOSES ONLY. THE SPECIFIC FEATURES, LOCATION, QUANTITY & DESIGN WILL BE PROVIDED UNDER SEPARATE COVER.
  - ALL ADA RAMPS AND SIDEWALKS IN COMMON AREAS (NOT IN FRONT OF LOTS) SHALL BE CONSTRUCTED AS A PART OF THIS PROJECT.
  - THE APPLICANT SHALL PROVIDE STREET LIGHTING AND SIDEWALKS ALONG ALL INTERNAL ROADWAYS. ANY STREET LIGHTING PROVIDED SHALL CONSIST OF FULLY SHIELDED FIXTURES TO PREVENT OFFSITE GLARE.
  - 8 TREES PER GROSS DEVELOPABLE AREA SHALL BE PLANTED OR PRESERVED:  
NET PROJECT AREA = 106.7± AC. - 21.29 AC OF NON-DEVELOPABLE AREA = 85.41 AC  
85.41 AC OF DEVELOPABLE AREA x 8 = 683 TREES REQUIRED.  
664 TREES ARE PROVIDED VIA TREE PLANTINGS PER LOT. (SEE TYPICAL LOT DETAILS)  
19 TREES WILL BE ACCOUNTED FOR IN THE PRESERVED TREES THAT EXIST IN THE WETLAND PRESERVATION AREAS TO BRING THE TOTAL AMOUNT OF PROPOSED TREES TO 683.

- RECREATION NOTES:**
- PARK-AND-RECREATION SPACE REQUIREMENT:  
380 SF OF PARK-AND-RECREATION SPACE PER UNIT IS REQUIRED.  
380 SF x 332 UNITS = 126,160 SF (2.90 AC) OF REQUIRED PARK-AND-RECREATION SPACE.  
139,891 SF (3.21 AC) OF PARK-AND-RECREATION SPACE IS PROVIDED.
- SEE HATCH IN KEP MAP FOR RECREATION AREA -

**OVERALL DEVELOPMENT PLAN**

**HUNTER ENGINEERING**

4900 Dundee Road  
Winter Haven, FL 33884  
Telephone: 863-676-7770  
Facsimile: 863-965-0181  
C.A. #8394

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Prepared For  
**ERNIE CALDWELL PROPERTIES, LLC**  
3020 S. FLORIDA AVE., SUITE 101  
Lakeland, FL 33803  
Telephone: 863-619-7103

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Construction Plans  
For  
**Astoria North Subdivision**  
Davenport, Florida

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Date: December 17, 2020  
Project No.: 20-007

Brian A. Hunter, P.E.  
Reg. No. 53168  
C.A. #8394

**C110**





*ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT*

*AMENDED AND RESTATED ENGINEER'S REPORT  
OF CAPITAL IMPROVEMENTS*

*Prepared For*

*BOARD OF SUPERVISORS  
Of The  
ASTONIA COMMUNITY DEVELOPMENT DISTRICT*

*Prepared by:*

*Hunter Engineering, Inc.  
4900 Dundee Road  
Winter Haven, FL 33884  
863-676-7770*

*April 8, 2022*

---

Bryan Hunter, P.E.  
FL Registration No. 53168  
FL CA No. 8394



AMENDED AND RESTATED ENGINEER'S REPORT  
ASTONIA COMMUNITY DEVELOPMENT DISTRICT

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**AMENDED AND RESTATED ENGINEER'S REPORT  
ASTONIA COMMUNITY DEVELOPMENT DISTRICT**

**I. INTRODUCTION**

The Astonia Community Development District (the "District") is located north and south of Ernie Caldwell Blvd, west of Lee Jackson Highway, and north and south of Little Zion Road in Polk County (the "County"). The existing District contains four residential project phases (Phase 1- 191 lots; Phase 2-306 lots; Phase 3 – 184 lots; Phase 4 – 332 lots) and consists of approximately 267.15 acres. As of the date of this report, the District is moving forward with a boundary amendment to add an additional 59.35 acres, bringing the total anticipated District area to 326.50 acres. The expanded District is expected to contain the 1,013 single-family lots previously included, 400 new multi-family townhome lots (1,413 lots total) being added as part of the boundary amendment, recreation & amenity areas, parks, and associated infrastructure.

The CDD was established under County Ordinance No. 2020-002 which was approved by the Polk County Board of County Commission on January 7, 2020 (as amended under Ordinance No. 2021-23 on April 6, 2021), and has authorized the submittal of a boundary amendment petition to the County which will expand the boundary as set forth in the previous paragraph. The District will own and operate the onsite roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the County, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of probable cost of the public improvements is provided in Composite Exhibit 7 included with this Report.



This Report and the Capital Improvement Plan (as defined herein) reflect the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that future modifications, if any, are not expected to diminish the benefits received by the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the Development, while maintaining comparable levels of benefit to the lands served by the public improvements.

Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this Report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs may differ from the estimates due to a wide variety of factors that have the potential of affecting construction costs.

All roadways, including sidewalks, as well as the storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds), landscaping, irrigation, signage, & recreational amenities within the Development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations), will upon completion, be dedicated to the County for ownership and maintenance. All offsite roadway improvements will be owned and maintained by the County.

## **II. PURPOSE & SCOPE**

The purpose of this Report is to provide engineering support to fund improvements in the District. This Report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this Report is a brief description of the public infrastructure to be constructed or

acquired by the District. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report.

The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for all of the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, the District Board of Supervisors, and its staff and consultants.

### **III. THE DEVELOPMENT**

The Development will consist of 1,013 single-family lots, 400 multi-family lots, and associated infrastructure (“Development”). The Development is a planned residential community located north and south of Ernie Caldwell Blvd, west of Lee Jackson Highway, and north and south of Little Zion Road within the County. The Development has a Polk County future land use of RMX (Residential Medium) and NACX (Neighborhood Activity Center) and Polk County zoning of PD (Planned Development). The Development will be constructed in five phases. (Phase 1- 191 lots, Phase 2- 306 Lots, Phase 3 – 184 lots, Phase 4 – 332 lots, and the newly added Phase 5 – 400 lots).

### **IV. THE CAPITAL IMPROVEMENTS**

The Capital Improvement Plan, (the “CIP”), consists of public infrastructure for all five phases of the Development. The primary portions of the CIP will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities, recreational facilities, off-site roadway improvements, including turn lanes along Ernie Caldwell Blvd. & Lee Jackson Hwy., and also including off-site utility extensions.

There will also be stormwater structures and conveyance culverts within the CIP which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will occur as required. Below ground installation of telecommunications and cable TV will occur, but will not be funded by the District. The CDD will enter into a lighting agreement with Duke Energy for the street light poles and lighting service. Only the differential cost of undergrounding of wire in the public right-of-way or on District land is included.

As a part of the recreational component of the CIP, an amenity center and other public parks will be constructed within the various phases of the Development. The public parks and amenities will be accessed by the proposed public roadways and sidewalks and will be available for use by the general public.

All improvements financed by the District will be on land owned by, or subject to a permanent easement in favor of, the District or another governmental entity.

## **V. CAPITAL IMPROVEMENT PLAN COMPONENTS**

The Capital Improvement Plan includes the following:

### **Stormwater Management Facilities**

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the existing and proposed District boundaries. Stormwater will be conveyed via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and wet detention to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the SWFWMD.

The Federal Emergency Management Agency's Flood Insurance Rate Maps (FEMA FIRM) for the

various phases of development within the District, demonstrate that lands proposed to be developed are predominantly located within Flood Zones X with certain limited areas lying in Zone A or Zone AE. Relatively small amounts of floodplain encroachment and associated compensation has been designed and permitted within certain phases.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan (SWPPP)* as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP has been prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

### **Public Roadways**

The proposed public right of ways within the District are primarily 50 feet in width with wider sections for the boulevard entrances. The roadways will primarily consist of 20 ft. of asphalt pavement and Miami curb or Type F curb and gutter on each side. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets. All roadways within the District will be open to the general public.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and the public. As stated above, the District's funding of roadway construction is expected to occur for all public roadways within the various phases of the Development.



## **Water and Wastewater Facilities**

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed within the various phases of the Development. The water service provider will be Polk County Utilities. The water system will be a "looped" system. These facilities will be installed within the proposed public rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the lands within the District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The wastewater service provider will be Polk County Utilities. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed primarily inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. Lift stations are anticipated for this CIP. Flow from the lift station shall be connected to a proposed force main along Ernie Caldwell Blvd, northwest of the site.

A reclaimed water distribution system is also proposed and the provider will be Polk County Utilities. The reclaimed water mains will consist of 4" & 6" diameter PVC. The mainlines will be placed primarily inside of the proposed public rights-of-way, adjacent to the proposed paved roadways. Branching off from these mainlines will be laterals to serve the individual lots. Any water, sewer, or reclaimed water pipes or facilities placed on private property will not be publicly funded.

## **Off-Site Improvements**

The District will provide funding for the anticipated turn lanes as required at the project as well as offsite extensions for water and wastewater utilities to serve the project. The site construction activities associated with the CIP are anticipated to be completed in phases based on the following estimated schedule: Phase 1 is complete; Phase 2 in 2022, Phase 3 in 2022; Phase 4 in 2022; Phase 5 in 2023. Upon completion of the improvements, inspections will occur and

certifications will be obtained from the SWFWMD, the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the County.

### **Amenities and Parks**

The District will provide funding for a public amenity facilities to include a clubhouse with restroom facilities, parking, and a pool. Also, provided will be a tot lot, dog park, recreational pavilion, play field, walking trails and passive open space. All facilities discussed in this paragraph are available to the general public.

### **Electric and Lighting**

The electric distribution system serving the Development is currently planned to be underground. The District presently intends to fund the cost of the electric conduit, transformer/cabinet pads, and electric manholes required by the District. The District shall fund only the difference in cost from overhead versus underground. Electric facilities funded by the District will be owned and maintained by the District, with Duke Energy providing underground electrical service to the Development. The CDD presently intends to purchase, install, and maintain the street lighting along the internal roadways within the CDD or enter into a Lighting Agreement with Duke Energy for operation and maintenance of the street light poles and lighting service to the District. Only the differential cost of undergrounding of wire in public right-of-way on District land is included.

### **Entry Features , Landscaping, and Irrigation**

Landscaping, irrigation, and entry features will be provided by the District. The irrigation water source will be the County's master reclaimed water system being installed and referenced above. Downstream irrigation systems for the various phases of the Development will be constructed or acquired by the CDD with District funds and operated and maintained by the CDD. Landscaping where provided will consist of sod, shrubs, ground cover and trees for certain common areas within the Development. These items will be funded, owned and maintained by the CDD.

## Miscellaneous

The stormwater improvements, landscaping and irrigation, recreational improvements, the differential cost of undergrounding electrical lines, and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the Development for the intended use as a residential planned development.

## **VI. PERMITTING**

Construction permits for the Development are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Health Department, Florida Department of Environmental Protection (FDEP), Army Corps of Engineer Permit (ACOE), and County Construction Plan Approval. The following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

### **PHASE 1 (191 Lots)**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	Approved
FDEP Sewer	Approved
FDEP NOI	Approved
ACOE	N/A

**PHASE 2 (306 Lots)**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	Approved
FDEP Sewer	Approved
FDEP NOI	Approved
ACOE	N/A

**PHASE 3 (184 Lots)**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	Approved
FDEP Sewer	Approved
FDEP NOI	Approved
ACOE	N/A



**PHASE 4 (332 Lots)**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	Approved
FDEP Sewer	Approved
FDEP NOI	Approved
ACOE	N/A

**PHASE 5 (400 Townhome Lots)**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	June 2022
Construction Permits	June 2022
Polk County Health Department Water	July 2022
FDEP Sewer	July 2022
FDEP NOI	July 2022
ACOE	N/A

**VII. RECOMMENDATION**

As previously described within this Report, the public infrastructure as described is necessary for the development and functional operation as required by the County. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the County, the SWFWMD, and other applicable agencies. It should be noted that the public infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans

and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this Report are based upon proposed planned infrastructure as shown on construction drawings incorporating the required specifications found in the most current County & SWFWMD regulations.

## **VIII. REPORT MODIFICATION**

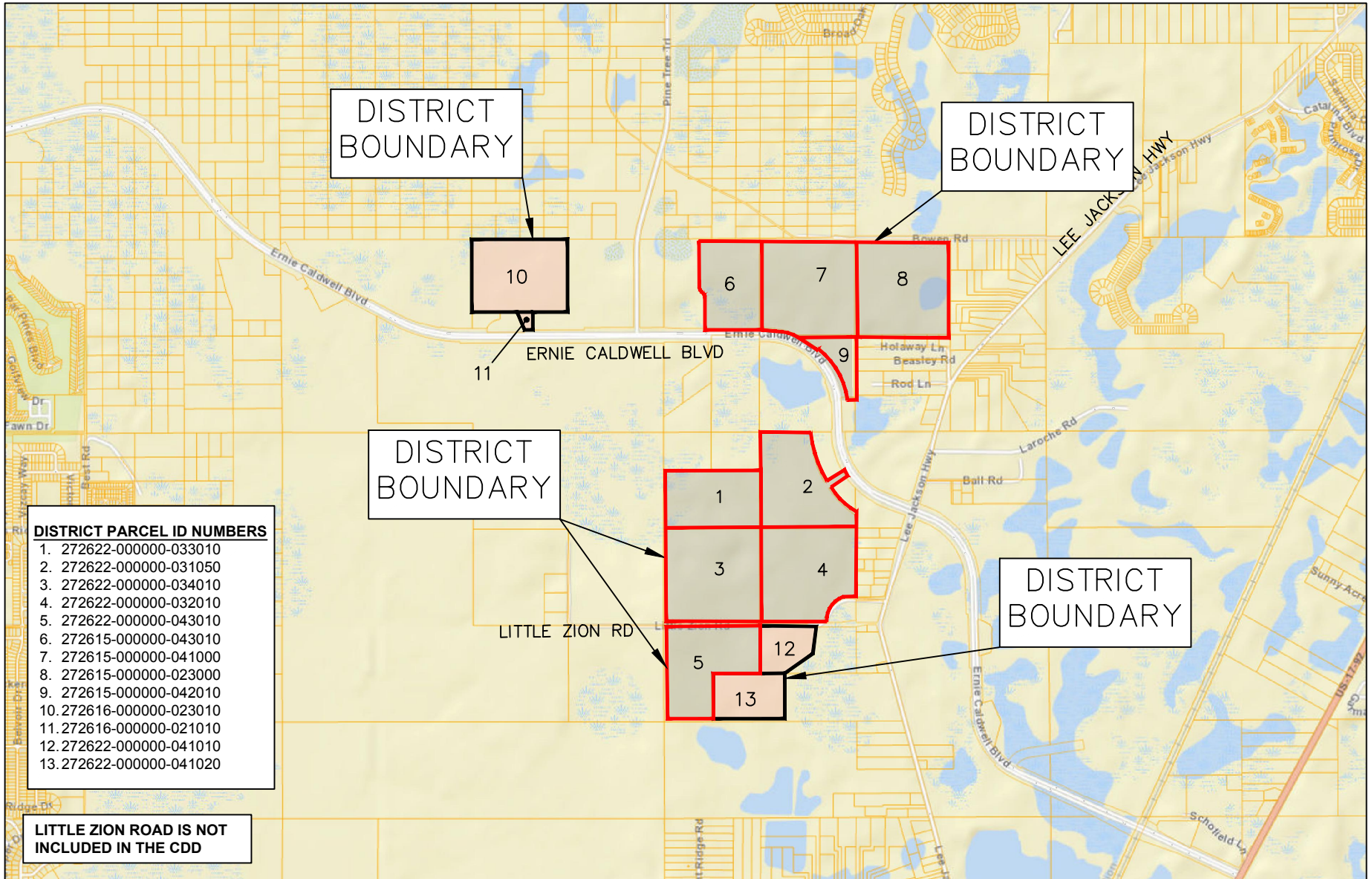
During development and implementation of the public infrastructure improvements as described herein for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.

## **IX. CONCLUSION**

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the area. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

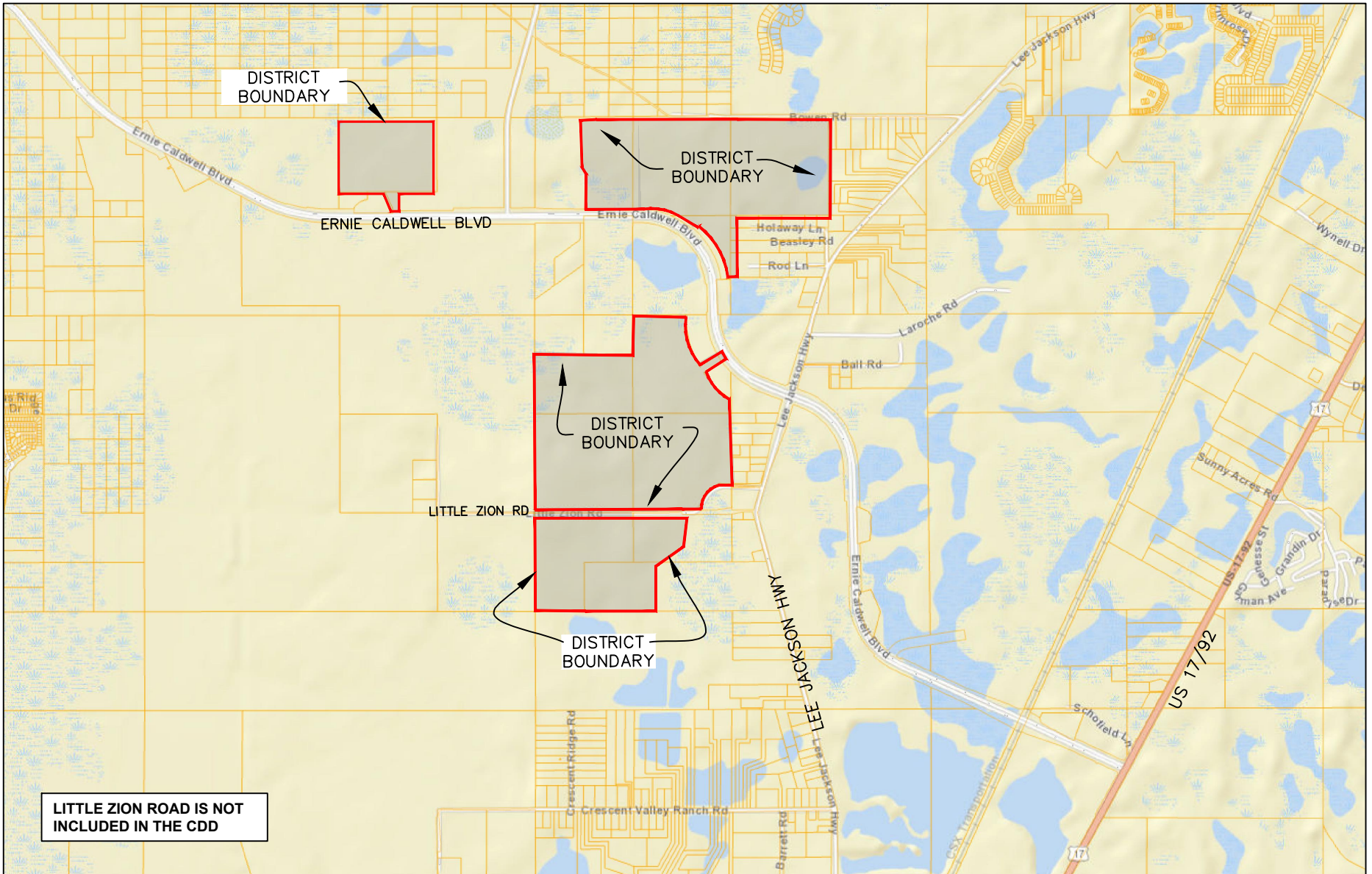
Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the area, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the proposed CIP can be completed at the cost as stated.



**COMPOSITE EXHIBIT 1  
ASTONIA COMMUNITY DEVELOPMENT DISTRICT  
LOCATION MAP**







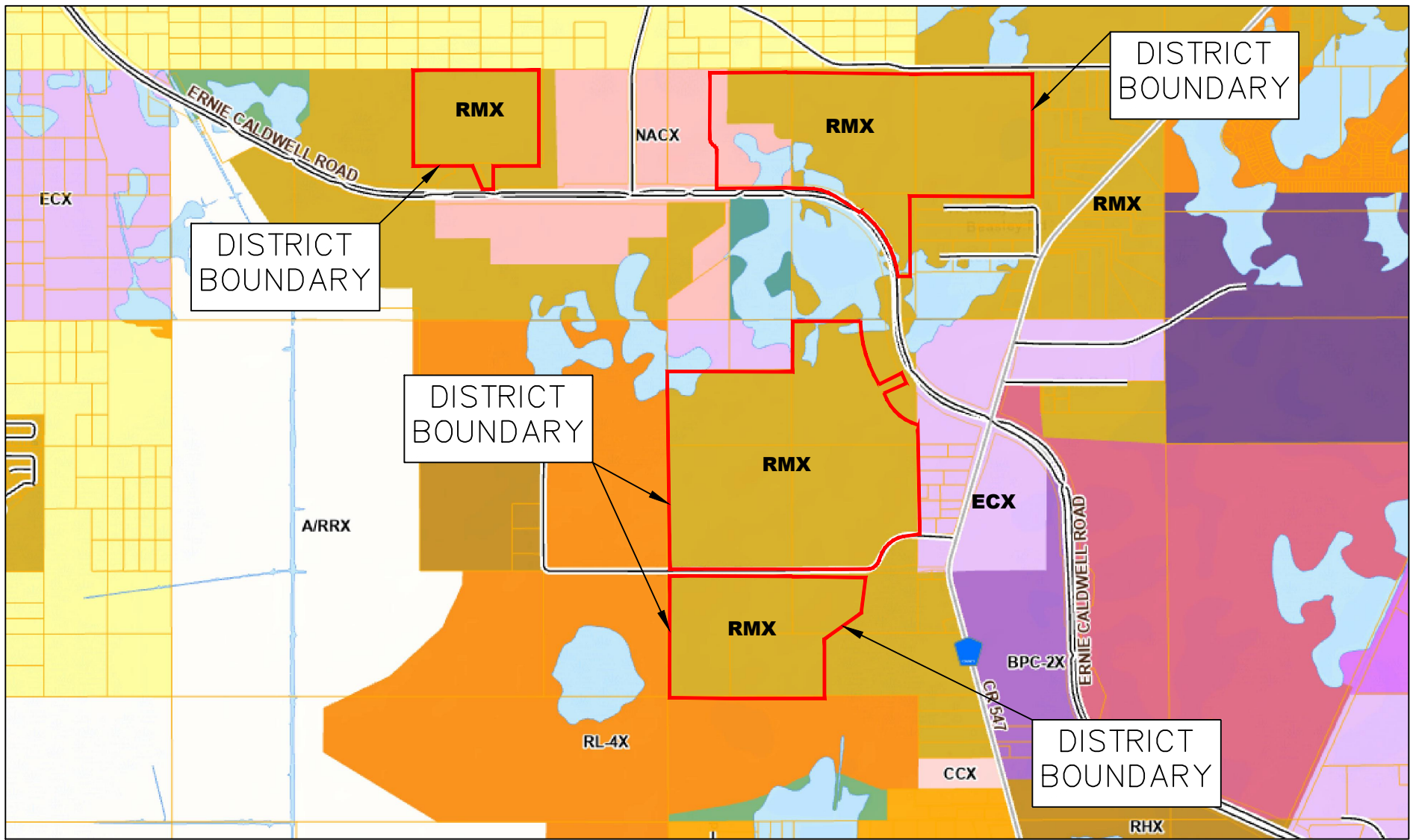
4900 DUNDEE ROAD WINTER HAVEN, FL 33884  
 OFFICE: (863) 676-7770 FAX: (863) 965-0181

**COMPOSITE EXHIBIT 1**  
**ASTONIA CDD**  
**DISTRICT BOUNDARY MAP**

\*APPROVED AND ADDED TO THE DISTRICT BY THE  
 COUNTY COMMISSION ON APRIL 6, 2021



NO  
 SCALE



**LEGEND**

- RMX - RESIDENTIAL MEDIUM
- RL-4X - RESIDENTIAL LOW
- ECX - EMPLOYMENT CENTER
- BPC-2X - BUSINESS PARK CENTER
- NACX - NEIGHBORHOOD ACTIVITY CENTER

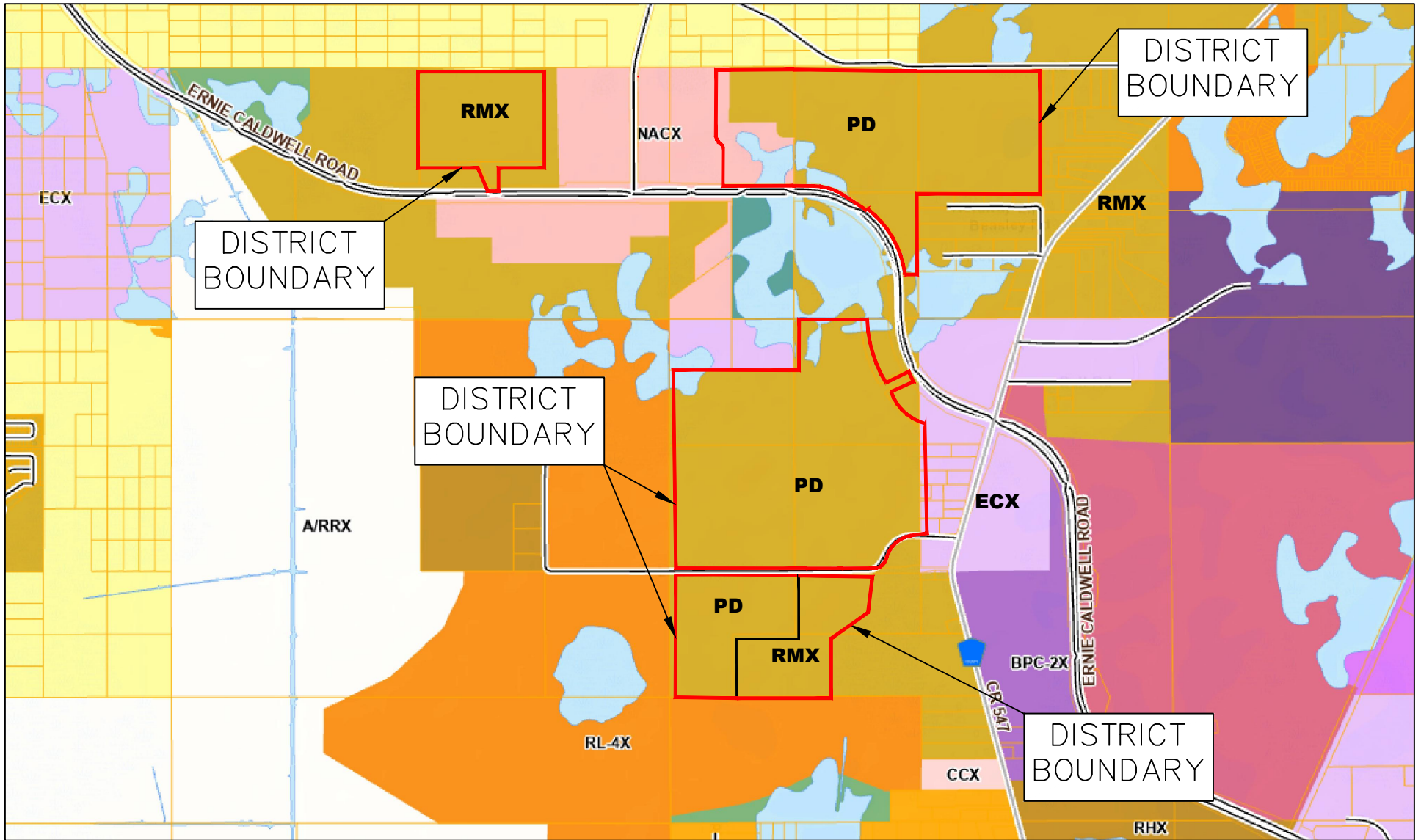
**EXHIBIT 2**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**POLK COUNTY FUTURE LAND USE MAP**



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 OFFICE: (863) 676-7770 FAX: (863) 965-0181







**LEGEND**

- RMX - RESIDENTIAL MEDIUM
- RL-4X - RESIDENTIAL LOW
- ECX - EMPLOYMENT CENTER
- BPC-2X - BUSINESS PARK CENTER
- NACX - NEIGHBORHOOD ACTIVITY CENTER
- PD - PLANNED DEVELOPMENT

**EXHIBIT 3**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**POLK COUNTY ZONING MAP**



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## EXISTING DISTRICT LEGAL DESCRIPTION

BEGIN AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE RUN N89°38'14"E ALONG THE NORTH LINE OF SAID SECTION 22 A DISTANCE OF 708.93 FEET; THENCE S02°00'48"E A DISTANCE OF 31.96 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 28°43'45", WITH A RADIUS OF 1385.00 FEET, WITH A CHORD BEARING OF S16°22'40"E, WITH A CHORD LENGTH OF 687.21 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 694.46 FEET; THENCE N57°11'19"E A DISTANCE OF 285.23 FEET TO A POINT ON THE WEST RIGHT OF WAY OF ERNIE CALDWELL BOULEVARD, SAID POINT ALSO BEING ON A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 05°12'38", WITH A RADIUS OF 1100.00 FEET, WITH A CHORD BEARING OF S32°48'41"E, WITH A CHORD LENGTH OF 100.00 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 100.03 FEET; THENCE LEAVING SAID RIGHT OF WAY RUN S57°11'19"W A DISTANCE OF 285.23 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 21°30'05", WITH A RADIUS OF 1385.00 FEET, WITH A CHORD BEARING OF S45°37'51"E, WITH A CHORD LENGTH OF 516.70 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 519.75 FEET; THENCE S00°34'03"E A DISTANCE OF 1126.63 FEET TO THE NORTH MAINTAINED RIGHT OF WAY OF LITTLE ZION ROAD; THENCE RUN ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING 29 COURSES; 1) N86°53'43"W A DISTANCE OF 12.69 FEET; 2) THENCE N87°23'02"W A DISTANCE OF 65.40 FEET; 3) THENCE S87°44'53"W A DISTANCE OF 34.73 FEET; 4) THENCE S82°19'26"W A DISTANCE OF 41.07 FEET; 5) THENCE S73°10'25"W A DISTANCE OF 16.81 FEET; 6) THENCE S70°46'24"W A DISTANCE OF 24.09 FEET; 7) THENCE S70°28'57"W A DISTANCE OF 16.64 FEET; 8) THENCE S61°58'48"W A DISTANCE OF 36.62 FEET; 9) THENCE S57°16'53"W A DISTANCE OF 63.50 FEET; 10) THENCE S46°20'51"W A DISTANCE OF 35.85 FEET; 11) THENCE S35°40'32"W A DISTANCE OF 14.37 FEET; 12) THENCE S35°36'06"W A DISTANCE OF 15.07 FEET; 13) THENCE S29°16'16"W A DISTANCE OF 33.67 FEET; 14) THENCE S28°02'33"W A DISTANCE OF 100.08 FEET; 15) THENCE S29°35'32"W A DISTANCE OF 41.20 FEET; 16) THENCE S37°51'45"W A DISTANCE OF 60.25 FEET; 17) THENCE S48°18'53"W A DISTANCE OF 16.90 FEET; 18) THENCE S56°17'21"W A DISTANCE OF 18.08 FEET; 19) THENCE S62°22'59"W A DISTANCE OF 10.29 FEET; 20) THENCE S89°37'17"W A DISTANCE OF 165.14 FEET; 21) THENCE S00°24'07"E A DISTANCE OF 17.27 FEET; 22) THENCE S89°49'44"W A DISTANCE OF 51.17 FEET; 23) THENCE S89°15'22"W A DISTANCE OF 100.01 FEET; 24) THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 25) THENCE S89°25'40"W A DISTANCE OF 100.00 FEET; 26) THENCE S89°18'48"W A DISTANCE OF 100.00 FEET; 27) THENCE S89°35'59"W A DISTANCE OF 100.00 FEET; 28) THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 29) THENCE S89°35'59"W A DISTANCE OF 11.74 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY RUN S00°31'51"E A DISTANCE OF 672.83 FEET; THENCE S89°33'56"W A DISTANCE OF 663.12 FEET; THENCE S00°30'40"E A DISTANCE OF 661.24 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 22; THENCE S89°31'59"W ALONG SAID SOUTH LINE A DISTANCE OF 663.35 FEET TO THE WEST LINE OF SAID SECTION 22; THENCE RUN ALONG SAID WEST LINE THE FOLLOWING 3 COURSES; 1) N00°29'28"W A DISTANCE OF 1323.24 FEET; 2) THENCE N00°09'33"W A DISTANCE OF 1322.55 FEET; 3) THENCE N00°09'33"W A DISTANCE OF 792.10 FEET TO THE NORTH LINE OF THE SOUTH 24 ACRES OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N89°37'27"E ALONG SAID NORTH LINE A DISTANCE OF 1318.54 FEET TO THE WEST LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N00°20'51"W ALONG SAID WEST LINE A DISTANCE OF 529.36 FEET RETURNING TO THE POINT OF BEGINNING, LESS MAINTAINED RIGHT OF WAY FOR LITTLE ZION ROAD.

### AND

A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1346, PAGE 771, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SW 1/4 OF SAID SECTION 15; THENCE WITH THE NORTH LINE OF SW 1/4 OF SAID SECTION 15, N89°30'30"E, A DISTANCE OF 516.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WITH THE NORTH LINE OF SW 1/4 OF SAID SECTION 15, N89°30'30"E, A DISTANCE OF 1291.38 FEET TO THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF BOWEN ROAD (PER MAP BOOK 3, PAGES 60-68); THENCE LEAVING SAID NORTH LINE OF SW 1/4 OF SAID SECTION 15, RUN WITH SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING TWENTY (20) COURSES:



## COMPOSITE EXHIBIT 4 EXISTING DISTRICT LEGAL DESCRIPTION ASTONIA CDD



## EXISTING DISTRICT LEGAL DESCRIPTION

(1) N89°42'11"E, A DISTANCE OF 21.42 FEET; (2) S82°16'47"E, A DISTANCE OF 54.70 FEET; (3) N87°32'02"E, A DISTANCE OF 100.04 FEET; (4) N89°49'31"E, A DISTANCE OF 100.01 FEET; (5) N89°15'08"E, A DISTANCE OF 100.00 FEET; (6) N88°06'24"E, A DISTANCE OF 100.02 FEET; (7) S89°36'07"E, A DISTANCE OF 52.28 FEET; (8) S00°19'33"W, A DISTANCE OF 11.91 FEET; (9) N88°13'01"E, A DISTANCE OF 53.31 FEET; (10) N89°50'01"E, A DISTANCE OF 234.97 FEET; (11) N89°38'12"E, A DISTANCE OF 111.35 FEET; (12) N89°35'06"E, A DISTANCE OF 194.59 FEET; (13) N89°21'51"E, A DISTANCE OF 197.92 FEET; (14) N89°11'50"E, A DISTANCE OF 95.71 FEET; (15) N89°25'14"E, A DISTANCE OF 276.53 FEET; (16) S89°54'44"E, A DISTANCE OF 105.69 FEET; (17) N88°22'31"E, A DISTANCE OF 178.41 FEET; (18) N89°04'43"E, A DISTANCE OF 49.78 FEET; (19) N89°12'03"E, A DISTANCE OF 103.74 FEET; (20) S88°47'42"E, A DISTANCE OF 0.99 FEET TO THE EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S00°16'24"E ALONG SAID EAST LINE, A DISTANCE OF 1315.97 FEET TO THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S89°34'34"W ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15, A DISTANCE OF 1314.94 FEET TO THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S00°14'11"E ALONG THE WEST LINE OF THE SW 1/4 OF THE SE 1/4, A DISTANCE OF 851.21 FEET; THENCE LEAVING SAID WEST LINE, S89°48'35"W, A DISTANCE OF 127.79 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD (VARIABLE-WIDTH RIGHT OF WAY PER OFFICIAL RECORDS BOOK 9308, PAGE 2093, PUBLIC RECORDS OF POLK COUNTY, FLORIDA); THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) COURSES, (1) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1115.00 FEET, A CENTRAL ANGLE OF 21°57'59" AND A CHORD BEARING AND DISTANCE OF N19°05'13"W, 424.86 FEET) FOR AN ARC DISTANCE OF 427.47 FEET TO A POINT OF NON-TANGENCY; (2) S59°55'48"W, A DISTANCE OF 5.00 FEET TO A TO A POINT OF NON-TANGENCY; (3) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1110.00 FEET, A CENTRAL ANGLE OF 20°03'13" AND A CHORD BEARING AND DISTANCE OF N40°05'48"W, 386.52 FEET) FOR AN ARC DISTANCE OF 388.50 FEET TO A POINT OF NON-TANGENCY; (4) S39°52'36"W, A DISTANCE OF 20.00 FEET TO A TO A POINT OF NON-TANGENCY; (5) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1090.00 FEET, A CENTRAL ANGLE OF 17°11'19" AND A CHORD BEARING AND DISTANCE OF N58°43'04"W, 325.77 FEET) FOR AN ARC DISTANCE OF 327.00 FEET TO A POINT OF NON-TANGENCY; (6) N22°41'17"E, A DISTANCE OF 10.00 FEET TO A TO A POINT OF NON-TANGENCY; (7) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 22°59'56" AND A CHORD BEARING AND DISTANCE OF N78°48'42"W, 438.59 FEET) FOR AN ARC DISTANCE OF 441.55 FEET TO A POINT OF TANGENCY; (8) S89°41'20"W, A DISTANCE OF 68.60 FEET; (9) S00°18'40"E, A DISTANCE OF 10.00 FEET; (10) S89°41'20"W, A DISTANCE OF 480.00 FEET; (11) N00°18'40"W, A DISTANCE OF 10.00 FEET; (12) S89°41'20"W, A DISTANCE OF 298.97 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N00°19'00"W, A DISTANCE OF 351.40 FEET TO A POINT OF NON-TANGENCY; THENCE NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 33°33'26" AND A CHORD BEARING AND DISTANCE OF N17°05'23"W, 86.60 FEET) FOR AN ARC DISTANCE OF 87.85 FEET TO A POINT OF TANGENCY; THENCE N00°19'00"W, A DISTANCE OF 786.18 FEET TO THE POINT OF BEGINNING.

EXISTING DISTRICT CONTAINS APPROXIMATELY 267.15 ACRES MORE OR LESS.



## COMPOSITE EXHIBIT 4 EXISTING DISTRICT LEGAL DESCRIPTION ASTONIA CDD

# EXPANSION PARCELS LEGAL DESCRIPTION

THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE SOUTH 00°31'43" EAST ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 8.29 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LITTLE ZION ROAD AS RECORDED IN MAP BOOK 13, PAGE 66 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID SOUTH MAINTAINED RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES: 1.) NORTH 89°39'18" EAST, 11.50 FEET; THENCE 2.) NORTH 89°53'03" EAST, 100.00 FEET; THENCE 3.) NORTH 89°35'52" EAST, 100.00 FEET; THENCE 4.) NORTH 88°40'52" EAST, 100.01 FEET; THENCE 5.) NORTH 89°18'40" EAST, 100.00 FEET; THENCE 6.) NORTH 89°25'33" EAST, 100.00 FEET; THENCE 7.) SOUTH 89°42'53" EAST, 100.01 FEET; THENCE 8.) SOUTH 89°49'46" EAST, 51.45 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1655, PAGE 1223 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH AND EAST ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1.) SOUTH 00°32'52" EAST, 21.89 FEET; THENCE 2.) NORTH 89°35'52" EAST, 227.35 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 21°42'26" WEST, 233.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 40.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°06'49" (CHORD = 49.32 FEET, CHORD BEARING = SOUTH 16°20'59" EAST) 53.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 54°24'23" EAST, 25.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 65.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°58'13" (CHORD = 54.91 FEET, CHORD BEARING = SOUTH 29°25'17" EAST) 56.69 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 04°26'10" EAST, 76.39 FEET; THENCE SOUTH 13°38'46" WEST, 52.95 FEET; THENCE NORTH 87°49'58" WEST, 125.75 FEET; THENCE NORTH 39°27'15" WEST, 24.16 FEET; THENCE SOUTH 66°10'59" WEST, 65.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 185.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°51'36" (CHORD = 138.19 FEET, CHORD BEARING = SOUTH 44°15'11" WEST) 141.62 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 22°19'23" WEST, 65.01 FEET; THENCE SOUTH 02°40'05" WEST, 33.16 FEET; THENCE SOUTH 13°21'20" WEST, 42.92 FEET; THENCE SOUTH 31°43'53" WEST, 117.45 FEET; THENCE SOUTH 13°57'43" WEST, 37.88 FEET; THENCE SOUTH 35°24'16" EAST, 14.20 FEET; THENCE SOUTH 02°49'28" EAST, 79.62 FEET; THENCE SOUTH 07°37'35" WEST, 38.552 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 94.88 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°30'08" (CHORD = 53.10 FEET, CHORD BEARING = SOUTH 08°37'28" EAST) 53.82 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 78.61 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°11'21" (CHORD = 59.14 FEET, CHORD BEARING = SOUTH 02°46'52" EAST) 60.63 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 56.61 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°09'12" (CHORD = 18.84 FEET, CHORD BEARING = SOUTH 28°53'52" WEST) 18.92 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 38°28'01" WEST, 48.74 FEET; THENCE SOUTH 47°05'33" WEST, 40.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 40.00 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°59'48" (CHORD = 47.02 FEET, CHORD BEARING = SOUTH 11°05'39" WEST) 50.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 24°54'15" EAST, 62.08 FEET; THENCE SOUTH 47°59'52" EAST, 60.74 FEET TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE AFOREMENTIONED SECTION 22; THENCE SOUTH 89°32'02" WEST ALONG SAID SOUTH BOUNDARY AND THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 1116.97 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE NORTH 00°30'34" WEST ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 661.20 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89°33'57" EAST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 663.17 FEET TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 00°31'43" WEST ALONG SAID WEST BOUNDARY A DISTANCE OF 652.54 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 28.38 ACRES, MORE OR LESS.

AND:



## COMPOSITE EXHIBIT 4 EXPANSION PARCELS LEGAL DESCRIPTION ASTONIA CDD

## EXPANSION PARCELS LEGAL DESCRIPTION

THE NORTH 3/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS OVER THE SOUTH 50 FEET OF THE NE 1/4 OF THE SE 1/4 OF SECTION 16, AND THE EAST 50 FEET OF THE S 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA

THE ABOVE DESCRIBED PARCEL CONTAINING 30.02 ACRES OF LAND MORE OR LESS,

AND:

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2701, PAGE 852, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 16; THENCE ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 16, S00°03'10"E, A DISTANCE OF 1208.78 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD (VARIABLE-WIDTH PUBLIC RIGHT OF WAY PER OFFICIAL RECORDS BOOK 7777, PAGE 1349, PUBLIC RECORDS OF POLK COUNTY, FLORIDA); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) S89°41'25"W, A DISTANCE OF 1094.25 FEET; 2) S00°18'35"E, A DISTANCE OF 32.00 FEET; 3) S89°41'25"W, A DISTANCE OF 673.85 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, S89°41'25"W, A DISTANCE OF 145.00 FEET TO THE EAST LINE OF PARCEL 227 PART B AS DESCRIBED IN OFFICIAL RECORDS BOOK 7777, PAGE 1349, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: 1) N00°18'35"W, A DISTANCE OF 31.80 FEET; 2) N24°38'58"W, A DISTANCE OF 241.81 TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6637, PAGE 1179, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°45'05"E, A DISTANCE OF 220.00 FEET; THENCE LEAVING SAID SOUTH LINE, S00°13'47"E, A DISTANCE OF 226.88 FEET; THENCE S45°17'07"E, A DISTANCE OF 35.34 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINING 0.95 ACRES OF LAND, MORE OR LESS,

WITH ALL THREE OF THE EXPANSION PARCELS TOTALING 59.35 ACRES, MORE OR LESS.



### COMPOSITE EXHIBIT 4 EXPANSION PARCELS LEGAL DESCRIPTION ASTONIA CDD

## AMENDED DISTRICT LEGAL DESCRIPTION

BEGIN AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE RUN N89°38'14"E ALONG THE NORTH LINE OF SAID SECTION 22 A DISTANCE OF 708.93 FEET; THENCE S02°00'48"E A DISTANCE OF 31.96 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 28°43'45", WITH A RADIUS OF 1385.00 FEET, WITH A CHORD BEARING OF S16°22'40"E, WITH A CHORD LENGTH OF 687.21 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 694.46 FEET; THENCE N57°11'19"E A DISTANCE OF 285.23 FEET TO A POINT ON THE WEST RIGHT OF WAY OF ERNIE CALDWELL BOULEVARD, SAID POINT ALSO BEING ON A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 05°12'38", WITH A RADIUS OF 1100.00 FEET, WITH A CHORD BEARING OF S32°48'41"E, WITH A CHORD LENGTH OF 100.00 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 100.03 FEET; THENCE LEAVING SAID RIGHT OF WAY RUN S57°11'19"W A DISTANCE OF 285.23 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 21°30'05", WITH A RADIUS OF 1385.00 FEET, WITH A CHORD BEARING OF S45°37'51"E, WITH A CHORD LENGTH OF 516.70 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 519.75 FEET; THENCE S00°34'03"E A DISTANCE OF 1126.63 FEET TO THE NORTH MAINTAINED RIGHT OF WAY OF LITTLE ZION ROAD; THENCE RUN ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING 29 COURSES; 1) N86°53'43"W A DISTANCE OF 12.69 FEET; 2)THENCE N87°23'02"W A DISTANCE OF 65.40 FEET; 3)THENCE S87°44'53"W A DISTANCE OF 34.73 FEET; 4)THENCE S82°19'26"W A DISTANCE OF 41.07 FEET; 5)THENCE S73°10'25"W A DISTANCE OF 16.81 FEET; 6)THENCE S70°46'24"W A DISTANCE OF 24.09 FEET; 7)THENCE S70°28'57"W A DISTANCE OF 16.64 FEET; 8)THENCE S61°58'48"W A DISTANCE OF 36.62 FEET; 9)THENCE S57°16'53"W A DISTANCE OF 63.50 FEET; 10)THENCE S46°20'51"W A DISTANCE OF 35.85 FEET; 11)THENCE S35°40'32"W A DISTANCE OF 14.37 FEET; 12)THENCE S35°36'06"W A DISTANCE OF 15.07 FEET; 13)THENCE S29°16'16"W A DISTANCE OF 33.67 FEET; 14)THENCE S28°02'33"W A DISTANCE OF 100.08 FEET; 15)THENCE S29°35'32"W A DISTANCE OF 41.20 FEET; 16)THENCE S37°51'45"W A DISTANCE OF 60.25 FEET; 17)THENCE S48°18'53"W A DISTANCE OF 16.90 FEET; 18)THENCE S56°17'21"W A DISTANCE OF 18.08 FEET; 19)THENCE S62°22'59"W A DISTANCE OF 10.29 FEET; 20)THENCE S89°37'17"W A DISTANCE OF 165.14 FEET; 21)THENCE S00°24'07"E A DISTANCE OF 17.27 FEET; 22)THENCE S89°49'44"W A DISTANCE OF 51.17 FEET; 23)THENCE S89°15'22"W A DISTANCE OF 100.01 FEET; 24)THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 25)THENCE S89°25'40"W A DISTANCE OF 100.00 FEET; 26)THENCE S89°18'48"W A DISTANCE OF 100.00 FEET; 27)THENCE S89°35'59"W A DISTANCE OF 100.00 FEET; 28)THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 29)THENCE S89°35'59"W A DISTANCE OF 11.74 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY RUN S00°31'51"E A DISTANCE OF 672.83 FEET; THENCE S89°33'56"W A DISTANCE OF 663.12 FEET; THENCE S00°30'40"E A DISTANCE OF 661.24 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 22; THENCE S89°31'59"W ALONG SAID SOUTH LINE A DISTANCE OF 663.35 FEET TO THE WEST LINE OF SAID SECTION 22; THENCE RUN ALONG SAID WEST LINE THE FOLLOWING 3 COURSES; 1) N00°29'28"W A DISTANCE OF 1323.24 FEET; 2) THENCE N00°09'33"W A DISTANCE OF 1322.55 FEET; 3) THENCE N00°09'33"W A DISTANCE OF 792.10 FEET TO THE NORTH LINE OF THE SOUTH 24 ACRES OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N89°37'27"E ALONG SAID NORTH LINE A DISTANCE OF 1318.54 FEET TO THE WEST LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N00°20'51"W ALONG SAID WEST LINE A DISTANCE OF 529.36 FEET RETURNING TO THE POINT OF BEGINNING, LESS MAINTAINED RIGHT OF WAY FOR LITTLE ZION ROAD.

### AND

A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1346, PAGE 771, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SW 1/4 OF SAID SECTION 15; THENCE WITH THE NORTH LINE OF SW 1/4 OF SAID SECTION 15, N89°30'30"E, A DISTANCE OF 516.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WITH THE NORTH LINE OF SW 1/4 OF SAID SECTION 15, N89°30'30"E, A DISTANCE OF 1291.38 FEET TO THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF BOWEN ROAD (PER MAP BOOK 3, PAGES 60-68); THENCE LEAVING SAID NORTH LINE OF SW 1/4 OF SAID SECTION 15, RUN WITH SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING TWENTY (20) COURSES:

## COMPOSITE EXHIBIT 4

### AMENDED DISTRICT LEGAL DESCRIPTION ASTONIA CDD





## AMENDED DISTRICT LEGAL DESCRIPTION

(1) N89°42'11"E, A DISTANCE OF 21.42 FEET; (2) S82°16'47"E, A DISTANCE OF 54.70 FEET; (3) N87°32'02"E, A DISTANCE OF 100.04 FEET; (4) N89°49'31"E, A DISTANCE OF 100.01 FEET; (5) N89°15'08"E, A DISTANCE OF 100.00 FEET; (6) N88°06'24"E, A DISTANCE OF 100.02 FEET; (7) S89°36'07"E, A DISTANCE OF 52.28 FEET; (8) S00°19'33"W, A DISTANCE OF 11.91 FEET; (9) N88°13'01"E, A DISTANCE OF 53.31 FEET; (10) N89°50'01"E, A DISTANCE OF 234.97 FEET; (11) N89°38'12"E, A DISTANCE OF 111.35 FEET; (12) N89°35'06"E, A DISTANCE OF 194.59 FEET; (13) N89°21'51"E, A DISTANCE OF 197.92 FEET; (14) N89°11'50"E, A DISTANCE OF 95.71 FEET; (15) N89°25'14"E, A DISTANCE OF 276.53 FEET; (16) S89°54'44"E, A DISTANCE OF 105.69 FEET; (17) N88°22'31"E, A DISTANCE OF 178.41 FEET; (18) N89°04'43"E, A DISTANCE OF 49.78 FEET; (19) N89°12'03"E, A DISTANCE OF 103.74 FEET; (20) S88°47'42"E, A DISTANCE OF 0.99 FEET TO THE EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S00°16'24"E ALONG SAID EAST LINE, A DISTANCE OF 1315.97 FEET TO THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S89°34'34"W ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15, A DISTANCE OF 1314.94 FEET TO THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S00°14'11"E ALONG THE WEST LINE OF THE SW 1/4 OF THE SE 1/4, A DISTANCE OF 851.21 FEET; THENCE LEAVING SAID WEST LINE, S89°48'35"W, A DISTANCE OF 127.79 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD (VARIABLE-WIDTH RIGHT OF WAY PER OFFICIAL RECORDS BOOK 9308, PAGE 2093, PUBLIC RECORDS OF POLK COUNTY, FLORIDA); THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) COURSES, (1) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1115.00 FEET, A CENTRAL ANGLE OF 21°57'59" AND A CHORD BEARING AND DISTANCE OF N19°05'13"W, 424.86 FEET) FOR AN ARC DISTANCE OF 427.47 FEET TO A POINT OF NON-TANGENCY; (2) S59°55'48"W, A DISTANCE OF 5.00 FEET TO A TO A POINT OF NON-TANGENCY; (3) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1110.00 FEET, A CENTRAL ANGLE OF 20°03'13" AND A CHORD BEARING AND DISTANCE OF N40°05'48"W, 386.52 FEET) FOR AN ARC DISTANCE OF 388.50 FEET TO A POINT OF NON-TANGENCY; (4) S39°52'36"W, A DISTANCE OF 20.00 FEET TO A TO A POINT OF NON-TANGENCY; (5) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1090.00 FEET, A CENTRAL ANGLE OF 17°11'19" AND A CHORD BEARING AND DISTANCE OF N58°43'04"W, 325.77 FEET) FOR AN ARC DISTANCE OF 327.00 FEET TO A POINT OF NON-TANGENCY; (6) N22°41'17"E, A DISTANCE OF 10.00 FEET TO A TO A POINT OF NON-TANGENCY; (7) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 22°59'56" AND A CHORD BEARING AND DISTANCE OF N78°48'42"W, 438.59 FEET) FOR AN ARC DISTANCE OF 441.55 FEET TO A POINT OF TANGENCY; (8) S89°41'20"W, A DISTANCE OF 68.60 FEET; (9) S00°18'40"E, A DISTANCE OF 10.00 FEET; (10) S89°41'20"W, A DISTANCE OF 480.00 FEET; (11) N00°18'40"W, A DISTANCE OF 10.00 FEET; (12) S89°41'20"W, A DISTANCE OF 298.97 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N00°19'00"W, A DISTANCE OF 351.40 FEET TO A POINT OF NON-TANGENCY; THENCE NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 33°33'26" AND A CHORD BEARING AND DISTANCE OF N17°05'23"W, 86.60 FEET) FOR AN ARC DISTANCE OF 87.85 FEET TO A POINT OF TANGENCY; THENCE N00°19'00"W, A DISTANCE OF 786.18 FEET TO THE POINT OF BEGINNING.

**AND**

## COMPOSITE EXHIBIT 4

### AMENDED DISTRICT LEGAL DESCRIPTION ASTONIA CDD



# AMENDED DISTRICT LEGAL DESCRIPTION

THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE SOUTH 00°31'43" EAST ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 8.29 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LITTLE ZION ROAD AS RECORDED IN MAP BOOK 13, PAGE 66 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID SOUTH MAINTAINED RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES: 1.) NORTH 89°39'18" EAST, 11.50 FEET; THENCE 2.) NORTH 89°53'03" EAST, 100.00 FEET; THENCE 3.) NORTH 89°35'52" EAST, 100.00 FEET; THENCE 4.) NORTH 88°40'52" EAST, 100.01 FEET; THENCE 5.) NORTH 89°18'40" EAST, 100.00 FEET; THENCE 6.) NORTH 89°25'33" EAST, 100.00 FEET; THENCE 7.) SOUTH 89°42'53" EAST, 100.01 FEET; THENCE 8.) SOUTH 89°49'46" EAST, 51.45 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1655, PAGE 1223 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH AND EAST ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1.) SOUTH 00°32'52" EAST, 21.89 FEET; THENCE 2.) NORTH 89°35'52" EAST, 227.35 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 21°42'26" WEST, 233.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 40.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°06'49" (CHORD = 49.32 FEET, CHORD BEARING = SOUTH 16°20'59" EAST) 53.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 54°24'23" EAST, 25.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 65.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°58'13" (CHORD = 54.91 FEET, CHORD BEARING = SOUTH 29°25'17" EAST) 56.69 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 04°26'10" EAST, 76.39 FEET; THENCE SOUTH 13°38'46" WEST, 52.95 FEET; THENCE NORTH 87°49'58" WEST, 125.75 FEET; THENCE NORTH 39°27'15" WEST, 24.16 FEET; THENCE SOUTH 66°10'59" WEST, 65.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 185.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°51'36" (CHORD = 138.19 FEET, CHORD BEARING = SOUTH 44°15'11" WEST) 141.62 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 22°19'23" WEST, 65.01 FEET; THENCE SOUTH 02°40'05" WEST, 33.16 FEET; THENCE SOUTH 13°21'20" WEST, 42.92 FEET; THENCE SOUTH 31°43'53" WEST, 117.45 FEET; THENCE SOUTH 13°57'43" WEST, 37.88 FEET; THENCE SOUTH 35°24'16" EAST, 14.20 FEET; THENCE SOUTH 02°49'28" EAST, 79.62 FEET; THENCE SOUTH 07°37'35" WEST, 38.552 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 94.88 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°30'08" (CHORD = 53.10 FEET, CHORD BEARING = SOUTH 08°37'28" EAST) 53.82 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 78.61 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°11'21" (CHORD = 59.14 FEET, CHORD BEARING = SOUTH 02°46'52" EAST) 60.63 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 56.61 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°09'12" (CHORD = 18.84 FEET, CHORD BEARING = SOUTH 28°53'52" WEST) 18.92 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 38°28'01" WEST, 48.74 FEET; THENCE SOUTH 47°05'33" WEST, 40.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 40.00 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°59'48" (CHORD = 47.02 FEET, CHORD BEARING = SOUTH 11°05'39" WEST) 50.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 24°54'15" EAST, 62.08 FEET; THENCE SOUTH 47°59'52" EAST, 60.74 FEET TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE AFOREMENTIONED SECTION 22; THENCE SOUTH 89°32'02" WEST ALONG SAID SOUTH BOUNDARY AND THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 1116.97 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE NORTH 00°30'34" WEST ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 661.20 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89°33'57" EAST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 663.17 FEET TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 00°31'43" WEST ALONG SAID WEST BOUNDARY A DISTANCE OF 652.54 FEET TO THE POINT OF BEGINNING.

AND



## COMPOSITE EXHIBIT 4

### AMENDED DISTRICT LEGAL DESCRIPTION ASTONIA CDD

## AMENDED DISTRICT LEGAL DESCRIPTION

THE NORTH 3/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS OVER THE SOUTH 50 FEET OF THE NE 1/4 OF THE SE 1/4 OF SECTION 16, AND THE EAST 50 FEET OF THE S 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA

AND:

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2701, PAGE 852, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

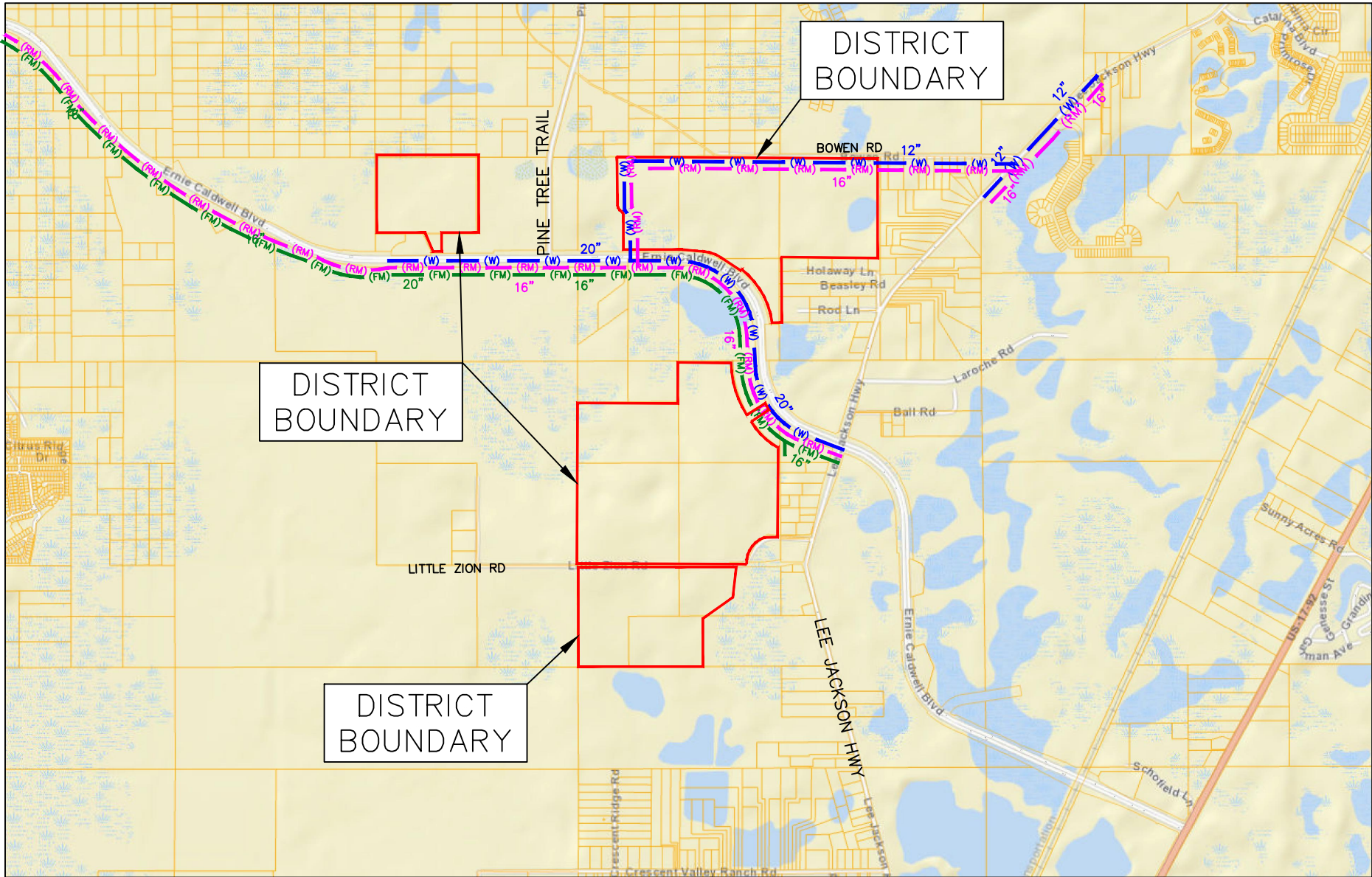
COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 16; THENCE ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 16, S00°03'10"E, A DISTANCE OF 1208.78 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD (VARIABLE-WIDTH PUBLIC RIGHT OF WAY PER OFFICIAL RECORDS BOOK 7777, PAGE 1349, PUBLIC RECORDS OF POLK COUNTY, FLORIDA); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) S89°41'25"W, A DISTANCE OF 1094.25 FEET; 2) S00°18'35"E, A DISTANCE OF 32.00 FEET; 3) S89°41'25"W, A DISTANCE OF 673.85 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, S89°41'25"W, A DISTANCE OF 145.00 FEET TO THE EAST LINE OF PARCEL 227 PART B AS DESCRIBED IN OFFICIAL RECORDS BOOK 7777, PAGE 1349, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: 1) N00°18'35"W, A DISTANCE OF 31.80 FEET; 2) N24°38'58"W, A DISTANCE OF 241.81 TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6637, PAGE 1179, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°45'05"E, A DISTANCE OF 220.00 FEET; THENCE LEAVING SAID SOUTH LINE, S00°13'47"E, A DISTANCE OF 226.88 FEET; THENCE S45°17'07"E, A DISTANCE OF 35.34 FEET TO THE POINT OF BEGINNING.

THE AMENDED DISTRICT BOUNDARY CONTAINS APPROXIMATELY 326.50 ACRES, MORE OR LESS.







4900 DUNDEE ROAD WINTER HAVEN, FL 33884  
 OFFICE: (863) 676-7770 FAX: (863) 965-0181

**LEGEND**

- (W) — EXISTING WATER MAIN
- (FM) — EXISTING FORCE MAIN
- (RM) — EXISTING RECLAIM WATER MAIN

**EXHIBIT 5**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**UTILITY LOCATION MAP**





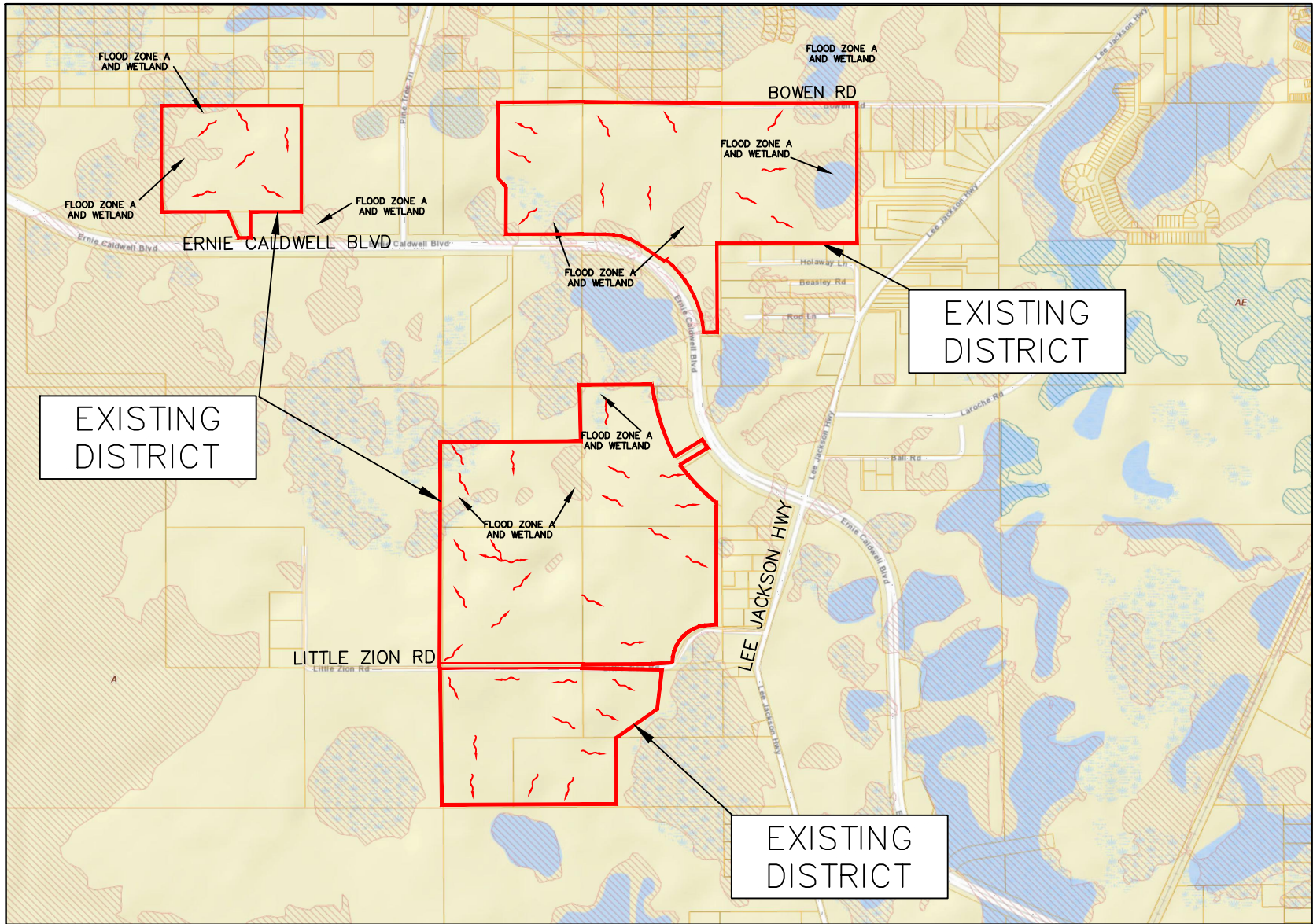


EXHIBIT 6  
ASTONIA COMMUNITY DEVELOPMENT DISTRICT  
DRAINAGE MAP

LEGEND  
 FLOW DIRECTION



**Composite Exhibit 7**  
**Astoria Community Development District**  
**Summary of Proposed District Facilities**

<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Offsite Improvements	District	County	District Bonds	County
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	Polk County	District Bonds	Polk County
Street Lighting/Conduit	District	**District	District Bonds	**District
Road Construction	District	District	District Bonds	District
Entry Feature & Signage	District	District	District Bonds	District
Parks and Recreational Facilities	District	District	District Bonds	District

\*Costs not funded by bonds will be funded by the developer.

\*\* Street lighting/conduit shall be owned and maintained by the District or the District shall enter into a lease with Duke Energy.

**Composite Exhibit 7**  
**Astoria Community Development District**  
**Summary of Probable Cost**

<u>Infrastructure</u> <sup>(1)(9)</sup>	<u>Phase 1 (2020-2021)</u> <u>Existing District</u> <u>191 Lots</u> <sup>(10)</sup>	<u>Phase 2 (2021-2022)</u> <u>Existing District</u> <u>306 Lots</u> <sup>(11)</sup>	<u>Phase 3 (2021-2022)</u> <u>Existing District</u> <u>184 Lots</u> <sup>(12)</sup>	<u>Phase 4 (2021-2022)</u> <u>Expansion</u> <u>332 LOTS</u> <sup>(13)</sup>	<u>Phase 5 (2022-2023)</u> <u>Expansion</u> <u>400 Townhome Lots</u>	<u>Total</u> <u>1,413 Lots</u> <sup>(14)</sup>
Offsite Improvements <sup>(5)(6)</sup>	\$ 650,000.00	\$1,050,000.00	\$ 600,000.00	\$ 200,000.00	\$400,000.00	\$ 2,900,000.00
Stormwater Management <sup>(2)(3)(5)(6)</sup>	\$1,350,000.00	\$2,160,000.00	\$1,290,000.00	\$2,300,000.00	\$3,200,000.00	\$10,300,000.00
Utilities (Water, Sewer, & Street Lighting) <sup>(5)(6) (8)</sup>	\$1,320,000.00	\$2,120,000.00	\$1,260,000.00	\$2,300,000.00	\$3,600,000.00	\$10,600,000.00
Roadway <sup>(4)(5)(6)</sup>	\$ 790,000.00	\$1,260,000.00	\$ 750,000.00	\$1,370,000.00	\$2,400,000.00	\$6,570,000.00
Entry Feature <sup>(6)(7)</sup>	\$ 310,000.00	\$ 495,000.00	\$ 295,000.00	\$ 530,000.00	\$200,000.00	\$ 1,830,000.00
Parks and Recreational Facilities <sup>(1)(6)</sup>	\$ 450,000.00	\$ 720,000.00	\$ 430,000.00	\$ 720,000.00	\$200,000.00	\$ 2,520,000.00
Contingency	\$ 210,000.00	\$ 345,000.00	\$ 245,000.00	\$ 400,000.00	\$1,000,000.00	\$ 2,200,000.00
<b>TOTAL</b>	<b>\$5,080,000.00</b>	<b>\$8,150,000.00</b>	<b>\$4,870,000.00</b>	<b>\$7,820,000.00</b>	<b>\$11,000,000.00</b>	<b>\$36,920,000.00</b>

**Notes:**

1. Infrastructure consists of offsite improvements, public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry features, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot both for initial pad construction, lot finishing in conjunction with home construction, which will be provided by developer or homebuilder.
3. Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2021 cost.
7. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
8. CDD will enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way and on District land is included.
9. Estimates based on Master Infrastructure to support development of 1,413 lots.
10. 73 – 40 foot wide lots and 118 - 50 foot wide lots
11. 143 – 40 foot wide lots and 163 – 50 foot wide lots
12. 73 – 40 foot wide lots and 111 – 50 foot wide lots
13. 139 – 40 foot wide lots and 193 - 50 foot wide lots.
14. 428 – 40 foot wide lots, 585 – 50 foot wide lots, and 400 townhome lots.

# SECTION 2



**SECOND AMENDED AND RESTATED MASTER**

**ASSESSMENT METHODOLOGY**

**FOR**

**ASTONIA**

**COMMUNITY DEVELOPMENT DISTRICT**

**Date: July 13, 2022**

**Prepared by**

**Governmental Management Services - Central Florida, LLC  
219 East Livingston St.  
Orlando, FL 32801**

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GMS-CF, LLC does not represent the Astoria Community  
Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to  
provide such services as described in Section 15B of the  
Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC  
does not provide the Astoria Community Development District with financial  
advisory services or offer investment advice in any form.

## 1.0 Introduction

The Astoria Community Development District (the "District") is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates the issuance at this time of not to exceed \$47,500,000 of tax exempt bonds in one or more series (the "Bonds") for the purpose of financing certain infrastructure improvements ("Capital Improvement Plan" or "CIP") within the District more specifically described in the Amended and Restated Engineers Report of Capital Improvements dated for Capital Improvements prepared by Hunter Engineering, Inc. , and dated April 8, 2022 as may be amended and supplemented from time to time (the "Engineer's Report"). The District anticipates the construction of all or a portion of the Capital Improvement Plan ("Capital Improvements") that benefit property within the District.

### 1.1 Purpose

The Board of Supervisors ("Board") of the District previously approved the Amended and Restated Master Assessment Methodology, dated April 14, 2021 (the "Master Report"). The Master Report established an assessment methodology the District Followed to allocate debt assessments to properties within the District benefitting from the District's CIP. Such assessments secure repayment of the Bonds. The District also previously adopted as a supplement to the Master Report, at the time of the issuance of the District's \$3,830,000 Capital Improvement Revenue Bonds, Series 2020 ("Assessment Area One Bonds"), Supplemental Assessment Methodology report dated September 3, 2020 ("Series 2020 Supplemental Report"). The Series 2020 Supplemental Report applied the methodology to the details of the Assessment Area One Bonds to allocate debt assessments ("Assessment Area One Special Assessments") to properties within the District to secure the repayment of the Assessment Area One Bonds. This Assessment Report does not effect the Assessment Area One Special Assessments securing the Assessment Area One Bonds.

The District also previously adopted as a supplement to the Master Report, at the time of the issuance of the District's \$17,220,000 Capital Improvement Revenue Bonds, Assessment Area Two ("Series 2021 Bonds"), Supplemental Assessment Methodology report dated July 8, 2021 ("Series 2021 Supplemental Report"). The Series 2021 Supplemental Report applied the methodology to the details of the Series 2021 Bonds to allocate debt assessments ("Series 2021 Special Assessments") to properties within the District to secure the repayment of the Series 2021 Bonds. This Assessment Report does not effect the Series 2021 Special Assessments securing the Series 2021 Bonds.

The methodology established by the Master Report allocated debt assessments to planned future units of residential product types. Since adoption of the Master Report, there have been expansions to add new parcels within the District, such that not all of the assumed planned lots found in the Master Report represent the development planned for the District and so must be revised. Specifically, the

revised development plan revises the unit mix to include additional 400 townhome lots in Phase 5, as indicated in the Engineers Report in Composite Exhibit 7.

This Amended and Restated Master Assessment Report amends and restates the original approved Master Report (collectively, the “Assessment Report”) and provides for an updated assessment methodology that reflects changes in the future development plan, including the new Phase 5 lots. The revised development plan increases the total ERUs (hereinafter defined) planned for the District, thereby reducing the maximum assessment levels of all of the product types. The Assessment Area One Special Assessments are not anticipated to be allocated to any of the new product types; however, the maximum principal for the Assessment Area One Special Assessments will be reduced to the levels provided herein.

This Assessment Report continues to allocate the debt to properties based on the special benefits each receives from the Capital Improvement Plan. This Assessment Report may be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvement Plan. It is anticipated that the District will issue multiple series of Bonds to fund all or a portion of the Capital Improvement Plan. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

## **1.2 Background**

The District currently includes approximately 326.50 acres in Polk County, Florida. The revised development program for the District currently envisions approximately 1,413 residential units. The proposed development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The improvements contemplated by the District in the Capital Improvement Plan will provide facilities that benefit certain property within the District. Specifically, the



District will construct and/or acquire certain offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and recreational facilities. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Capital Improvement Plan.
2. The District Engineer determines the assessable acres that benefit from the District's Capital Improvement Plan.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvement Plan.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

### **1.3 Special Benefits and General Benefits**

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the Capital Improvement Plan enables properties within the boundaries of the District to be developed. Without the District's Capital Improvement Plan, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside of the District will benefit from the provision of the Capital Improvement Plan. However, these benefits will be incidental for the purpose of the Capital Improvement Plan, which is designed solely to meet the needs of property within the District. Properties outside of the District boundaries do not depend upon the District's Capital Improvement Plan. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

## **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

## **1.5 Special Benefits Exceed the Costs Allocated**

The special benefits provided to the property owners within the District will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the District will cost approximately \$36,920,000. The District's Underwriter projects that financing costs required to fund a portion of the Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$44,000,000. Without the Capital Improvement Plan, the property within the District would not be able to be developed and occupied by future residents of the community.

## **2.0 Assessment Methodology**

### **2.1 Overview**

The District anticipates issuing approximately \$44,000,000 in Bonds in one or more series to fund a portion of the District's entire Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$44,000,000 in debt to the properties within the District benefiting from the Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses as identified by the developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvement Plan needed to support the development, which construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$36,920,000. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for a portion of the Capital Improvement Plan and related costs was determined by the District's Underwriter to total approximately \$44,000,000. Table 3 shows the breakdown of the bond sizing.

## **2.2 Allocation of Debt**

Allocation of debt is a continuous process until the development plan for the District is completed. Until the platting process occurs, the Capital Improvement Plan funded by District bonds benefits all acres equally within the District.

The initial assessments will be levied on an equal basis to all gross acreage within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting equally from the improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the bonds will be allocated to the platted units within the District, which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

## **2.3 Allocation of Benefit**

The Capital Improvement Plan consists of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and recreational facilities and professional fees along with related incidental costs. There are two product types within the planned development. The single family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"), with single family 40' being set at .8 ERU and townhomes being set at .75 ERU.. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

## **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed Capital Improvement Plan will provide several types of systems, facilities and services for its residents.

These include offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and recreation facilities. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

## **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of Capital Improvement Plan have been apportioned to the property within the District according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each



product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Capital Improvement Plan is constructed.

### **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

### **4.0 Assessment Roll**

The District will initially distribute the liens across the property within the District boundaries on a gross acreage basis. As Assigned Properties becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

**TABLE 1  
 ASTONIA COMMUNITY DEVELOPMENT DISTRICT  
 DEVELOPMENT PROGRAM  
 SECOND AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY**

Land Use	Phase 1	Phase 2 and 3	Phase 4	Phase 5	Total Assessable		Total ERUs
					Units	ERUs per Unit (1)	
Townhome	0	0	0	400	400	0.75	300
Single Family - 40'	73	216	139	0	428	0.80	342
Single Family - 50'	118	274	193	0	585	1.00	585
<b>Total Units</b>	<b>191</b>	<b>490</b>	<b>332</b>	<b>400</b>	<b>1,413</b>		<b>1,227</b>

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 50' = 1 ERU

\* Unit mix is subject to change based on marketing and other factors

**TABLE 2**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL IMPROVEMENT PLAN COST ESTIMATES**  
**SECOND AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY**

Capital Improvement Plan ("CIP") (1)	Cost Estimate
Offsite Improvements	\$ 2,900,000
Stormwater Management	\$ 10,300,000
Utilities (Water, Sewer, & Street Lighting)	\$ 10,600,000
Roadway	\$ 6,570,000
Entry Feature	\$ 1,830,000
Parks and Recreation	\$ 2,520,000
Contingencies	\$ 2,200,000
	\$ 36,920,000

(1) A detailed description of these improvements is provided in the Amended and Restated Engineer's Report of Capital Improvements dated April 8, 2022

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 3  
 ASTONIA COMMUNITY DEVELOPMENT DISTRICT  
 BOND SIZING  
 SECOND AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY**

<b>Description</b>		<b>Total</b>
Construction Funds	\$	36,920,000
Debt Service Reserve	\$	3,196,552
Capitalized Interest	\$	2,640,000
Underwriters Discount	\$	880,000
Cost of Issuance	\$	220,000
Contingency	\$	143,448
<b>Par Amount*</b>	<b>\$</b>	<b>44,000,000</b>

**Bond Assumptions:**

Interest Rate	6.00%
Amortization	30 years
Capitalized Interest	24 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

\* Par amount is subject to change based on the actual terms at the sale of the bonds



**TABLE 4**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**ALLOCATION OF IMPROVEMENT COSTS**  
**SECOND AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY**

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Townhome	400	0.75	300	24.44%	\$ 9,023,953	\$ 22,560
Single Family - 40'	428	0.8	342	27.90%	\$ 10,299,338	\$ 24,064
Single Family - 50'	585	1.00	585	47.66%	\$ 17,596,708	\$ 30,080
<b>Totals</b>	<b>1,013</b>		<b>1,227</b>	<b>100.00%</b>	<b>\$ 36,920,000</b>	

\* Unit mix is subject to change based on marketing and other factors

**TABLE 5**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE**  
**SECOND AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY**

Land Use	No. of Units *	Total Improvements		Allocation of Par	
		Costs Per Product	Type	Debt Per Product	Type
				Par Debt Per Unit	
Townhome	400	\$ 9,023,953		\$ 10,754,440	\$ 26,886
Single Family - 40'	428	\$ 10,299,338		\$ 12,274,401	\$ 28,679
Single Family - 50'	585	\$ 17,596,708		\$ 20,971,159	\$ 35,848
<b>Totals</b>	<b>1,413</b>	<b>\$ 36,920,000</b>		<b>\$ 44,000,000</b>	

\* Unit mix is subject to change based on marketing and other factors

**TABLE 6  
 ASTONIA COMMUNITY DEVELOPMENT DISTRICT  
 PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE  
 SECOND AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY**

Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Townhome	400	\$ 10,754,440	\$ 26,886	\$ 781,298	\$ 1,953	\$ 2,100
Single Family - 40'	428	\$ 12,274,401	\$ 28,679	\$ 891,722	\$ 2,083	\$ 2,240
Single Family - 50'	585	\$ 20,971,159	\$ 35,848	\$ 1,523,532	\$ 2,604	\$ 2,800
<b>Totals</b>	<b>1,413</b>	<b>\$ 44,000,000</b>		<b>\$ 3,196,552</b>		

(1) This amount includes estimated collection fees and early payment discounts when collected on the Polk County Tax Bill

\* Unit mix is subject to change based on marketing and other factors

TABLE 7  
 ASTONIA COMMUNITY DEVELOPMENT DISTRICT  
 PRELIMINARY ASSESSMENT ROLL  
 SECOND AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Owner	Property ID #'s*	Unit Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
LENNAR HOMES LLC	272615704225000010	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000020	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000030	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000040	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000050	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000060	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000070	40	\$ 28,679	\$ 2,083	\$ 2,240
LENNAR HOMES LLC	272615704225000080	40	\$ 28,679	\$ 2,083	\$ 2,240
LENNAR HOMES LLC	272615704225000090	40	\$ 28,679	\$ 2,083	\$ 2,240
LENNAR HOMES LLC	272615704225000100	40	\$ 28,679	\$ 2,083	\$ 2,240
LENNAR HOMES LLC	272615704225000110	40	\$ 28,679	\$ 2,083	\$ 2,240
LENNAR HOMES LLC	272615704225000120	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000130	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000140	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000150	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000160	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000170	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000180	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000190	40	\$ 28,679	\$ 2,083	\$ 2,240
LENNAR HOMES LLC	272615704225000200	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000210	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000220	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000230	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000240	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000250	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000260	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000270	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000280	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000290	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000300	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000310	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000320	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000330	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000340	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000350	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000360	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000370	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000380	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000390	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000400	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000410	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000420	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000430	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000440	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000450	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000460	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000470	50	\$ 35,848	\$ 2,604	\$ 2,800















Owner	Property ID #'s*	Unit Type	Total Par Debt	Net Annual Debt	Gross Annual
			Allocated	Assessment Allocation	Debt Assessment Allocation (1)
AG EHC II LEN MULTI STATE 1 LLC	272615704225003080	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225003090	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225003100	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003110	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003120	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003130	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003140	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003150	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003160	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003170	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003180	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003190	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003200	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225003210	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225003220	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225003230	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225003240	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225003250	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003260	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003270	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003280	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003290	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003300	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003310	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003320	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096000010	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096000020	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096000030	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096000040	40	\$ 28,679	\$ 2,083	\$ 2,240
GUERRERO JAIRO DE JESUS UMBRIA	272622706096000050	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096000060	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096000070	40	\$ 28,679	\$ 2,083	\$ 2,240
ORTIZ EDUARDO JASANY RODRIGUEZ	272622706096000080	40	\$ 28,679	\$ 2,083	\$ 2,240
HUAI YU PING	272622706096000090	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096000100	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096000110	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096000120	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096000130	40	\$ 28,679	\$ 2,083	\$ 2,240
RIVERA DANIEL A	272622706096000140	50	\$ 35,848	\$ 2,604	\$ 2,800
HERNANDEZ CAMILLE LUCETTE	272622706096000150	50	\$ 35,848	\$ 2,604	\$ 2,800
AMADOR JUSTIN J	272622706096000160	40	\$ 28,679	\$ 2,083	\$ 2,240
CARRERO ZAIDA ENID CRESPO	272622706096000170	40	\$ 28,679	\$ 2,083	\$ 2,240
OCCIL BENETY	272622706096000180	40	\$ 28,679	\$ 2,083	\$ 2,240
JIMENEZ ASHLEY	272622706096000190	40	\$ 28,679	\$ 2,083	\$ 2,240
DOUMIT KATELYN M	272622706096000200	50	\$ 35,848	\$ 2,604	\$ 2,800
LOUIS THAINA JEAN	272622706096000210	50	\$ 35,848	\$ 2,604	\$ 2,800
VERA ANGEL YEPEZ	272622706096000220	50	\$ 35,848	\$ 2,604	\$ 2,800
JOUBERT RIVERA NOELLE MARIE	272622706096000230	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096000240	50	\$ 35,848	\$ 2,604	\$ 2,800
CHAMORRO KARLA VANESSA	272622706096000250	50	\$ 35,848	\$ 2,604	\$ 2,800
DEZA LUCIA DE FATIMA LAU	272622706096000260	50	\$ 35,848	\$ 2,604	\$ 2,800
MARTIN STEPHEN FREDERICK	272622706096000270	50	\$ 35,848	\$ 2,604	\$ 2,800

Owner	Property ID #'s*	Unit Type	Total Par Debt	Net Annual Debt	Gross Annual
			Allocated	Assessment Allocation	Debt Assessment Allocation (1)
CLAYTON PROPERTIES GROUP INC	272622706096000280	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096000290	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096000300	40	\$ 28,679	\$ 2,083	\$ 2,240
RODRIGUEZ NICHOLAS GARRETT	272622706096000310	40	\$ 28,679	\$ 2,083	\$ 2,240
VELEZ INGRID VELEZ	272622706096000320	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096000330	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096000340	50	\$ 35,848	\$ 2,604	\$ 2,800
MERKEL TRACEE G	272622706096000350	50	\$ 35,848	\$ 2,604	\$ 2,800
ROMAN YAVETH EMMANUEL CAMACHO ROMAN	272622706096000360	40	\$ 28,679	\$ 2,083	\$ 2,240
PIERRE AYANA PAIGE	272622706096000370	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096000380	40	\$ 28,679	\$ 2,083	\$ 2,240
RIVERA GUZMAN LARIMAR	272622706096000390	40	\$ 28,679	\$ 2,083	\$ 2,240
VELEZ RICARDO R	272622706096000400	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096000410	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096000420	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096000430	50	\$ 35,848	\$ 2,604	\$ 2,800
DR HORTON INC	272622706096004020	50	\$ 35,848	\$ 2,604	\$ 2,800
DELAGUARDA AMBIORES	272622706096004030	50	\$ 35,848	\$ 2,604	\$ 2,800
SUN CONG	272622706096004040	50	\$ 35,848	\$ 2,604	\$ 2,800
DR HORTON INC	272622706096004050	50	\$ 35,848	\$ 2,604	\$ 2,800
DR HORTON INC	272622706096004060	50	\$ 35,848	\$ 2,604	\$ 2,800
DR HORTON INC	272622706096004070	50	\$ 35,848	\$ 2,604	\$ 2,800
WU XIAOLE	272622706096004080	50	\$ 35,848	\$ 2,604	\$ 2,800
MONTEIRO LEONARDO LIMA	272622706096004090	40	\$ 28,679	\$ 2,083	\$ 2,240
SHI YING	272622706096004100	40	\$ 28,679	\$ 2,083	\$ 2,240
ALVARADO NOHELY CAROLINA SERIO	272622706096004110	40	\$ 28,679	\$ 2,083	\$ 2,240
BRUCE CURTIS DAUNE	272622706096004120	40	\$ 28,679	\$ 2,083	\$ 2,240
GARG MANOJ	272622706096004130	40	\$ 28,679	\$ 2,083	\$ 2,240
BOUZI MICHELANGE E D	272622706096004140	40	\$ 28,679	\$ 2,083	\$ 2,240
DENIS SHERLY	272622706096004150	40	\$ 28,679	\$ 2,083	\$ 2,240
RIVERS MARY DERRICK	272622706096004160	50	\$ 35,848	\$ 2,604	\$ 2,800
NGUYEN ANDREW KHA	272622706096004170	50	\$ 35,848	\$ 2,604	\$ 2,800
ST FELIX LOUJNEL	272622706096004180	40	\$ 28,679	\$ 2,083	\$ 2,240
RENAUD GONZALO JOSE BARRETO	272622706096004190	40	\$ 28,679	\$ 2,083	\$ 2,240
RODRIGUEZ MILAGROS	272622706096004200	40	\$ 28,679	\$ 2,083	\$ 2,240
VU CAN TIEN	272622706096004210	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004220	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004230	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004240	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004250	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004260	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004270	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004280	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004290	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004300	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004310	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004320	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004330	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096004340	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096004350	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096004360	40	\$ 28,679	\$ 2,083	\$ 2,240
VILLAGAS JOSE GREGORIO PENA	272622706096004370	40	\$ 28,679	\$ 2,083	\$ 2,240

Owner	Property ID #'s*	Unit Type	Total Par Debt	Net Annual Debt	Gross Annual
			Allocated	Assessment Allocation	Debt Assessment Allocation (1)
CARNEIRO ALEXANDER JESUS VELASQUEZ	272622706096004380	40	\$ 28,679	\$ 2,083	\$ 2,240
MERCER BRIAN K	272622706096004390	40	\$ 28,679	\$ 2,083	\$ 2,240
GARRIS RAQUEL D	272622706096004400	40	\$ 28,679	\$ 2,083	\$ 2,240
BAUTISTA MARIA ELENA	272622706096004410	40	\$ 28,679	\$ 2,083	\$ 2,240
YANG DI	272622706096004420	40	\$ 28,679	\$ 2,083	\$ 2,240
WILLIAMS BRIANNA ANNE	272622706096004430	50	\$ 35,848	\$ 2,604	\$ 2,800
LEON RAUL EDGARDO VALENTIN	272622706096004440	50	\$ 35,848	\$ 2,604	\$ 2,800
CAPODIFERRO GERALDINE CAROLINA	272622706096004450	50	\$ 35,848	\$ 2,604	\$ 2,800
PENG XIAOJUN	272622706096004460	50	\$ 35,848	\$ 2,604	\$ 2,800
PHEN STEPHANIE JANINE	272622706096004470	50	\$ 35,848	\$ 2,604	\$ 2,800
VELAZQUEZ BETHZAIDA A RODRIGUEZ	272622706096004480	50	\$ 35,848	\$ 2,604	\$ 2,800
PICHARDO HECTOR RAFAEL GARRIDO	272622706096004490	50	\$ 35,848	\$ 2,604	\$ 2,800
MOLINA CINTHIA MINERVA DEL SOL DE ARMAS	272622706096004500	50	\$ 35,848	\$ 2,604	\$ 2,800
MORALES CINDIA RAICES	272622706096004510	40	\$ 28,679	\$ 2,083	\$ 2,240
DELAGUARDA AMBOIRES	272622706096004520	40	\$ 28,679	\$ 2,083	\$ 2,240
CHERY JUNIOR	272622706096004530	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096004540	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004550	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004560	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004570	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004580	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004590	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004600	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004610	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004620	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004630	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004640	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004650	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004660	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004670	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004680	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004690	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004700	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004710	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004720	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004730	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004740	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004750	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004760	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004770	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004780	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004790	40	\$ 28,679	\$ 2,083	\$ 2,240
WILD JESSICA L	272622706096004800	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004810	40	\$ 28,679	\$ 2,083	\$ 2,240
RYTELL JOHN MICHAEL III	272622706096004820	40	\$ 28,679	\$ 2,083	\$ 2,240
LOCKHART BRYAN MARTINEZ	272622706096004830	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004840	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004850	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004860	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004870	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004880	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004890	50	\$ 35,848	\$ 2,604	\$ 2,800



Owner	Property ID #'s*	Unit Type	Total Par Debt	Net Annual Debt	Gross Annual
			Allocated	Assessment Allocation	Debt Assessment Allocation (1)
ERNIE CALDWELL PROPERTIES LLC	272622706096004900	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004910	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004920	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004930	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004940	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004950	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004960	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004970	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004980	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004990	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096005000	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096005010	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096005020	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096005030	50	\$ 35,848	\$ 2,604	\$ 2,800
GUARINA JOSEPH ANGEL	272622706096005040	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096005050	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096005060	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096005070	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096005080	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096005090	50	\$ 35,848	\$ 2,604	\$ 2,800
DR HORTON INC	272622706096005100	50	\$ 35,848	\$ 2,604	\$ 2,800
DR HORTON INC	272622706096005110	50	\$ 35,848	\$ 2,604	\$ 2,800
DR HORTON INC	272622706096005120	50	\$ 35,848	\$ 2,604	\$ 2,800
DR HORTON INC	272622706096005130	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005140	50	\$ 35,848	\$ 2,604	\$ 2,800
BALROOP DEONARINE	272622706096005150	50	\$ 35,848	\$ 2,604	\$ 2,800
SIMMONS DICKIE	272622706096005160	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005170	50	\$ 35,848	\$ 2,604	\$ 2,800
MARTI JOSE LUIS	272622706096005180	50	\$ 35,848	\$ 2,604	\$ 2,800
HERNANDEZ MARK ANTHONY	272622706096005190	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096005200	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096005210	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096005220	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096005230	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096005240	40	\$ 28,679	\$ 2,083	\$ 2,240
ERNIE CALDWELL PROPERTIES LLC	272622706096005250	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005260	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005270	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005280	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005290	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005300	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005310	40	\$ 28,679	\$ 2,083	\$ 2,240
ERNIE CALDWELL PROPERTIES LLC	272622706096005320	40	\$ 28,679	\$ 2,083	\$ 2,240
ERNIE CALDWELL PROPERTIES LLC	272622706096005330	40	\$ 28,679	\$ 2,083	\$ 2,240
ERNIE CALDWELL PROPERTIES LLC	272622706096005340	40	\$ 28,679	\$ 2,083	\$ 2,240
ERNIE CALDWELL PROPERTIES LLC	272622706096005350	40	\$ 28,679	\$ 2,083	\$ 2,240
ERNIE CALDWELL PROPERTIES LLC	272622706096005360	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005370	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005380	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005390	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005400	40	\$ 28,679	\$ 2,083	\$ 2,240
MORALES JOSE FRANCISCO	272622706096005410	40	\$ 28,679	\$ 2,083	\$ 2,240

Owner	Property ID #'s*	Unit Type	Total Par Debt		Net Annual Debt	Gross Annual
			Allocated	Assessment	Debt Assessment	
ROSARIO ANAHI COROMOTO	272622706096005420	40	\$ 28,679	\$ 2,083	\$ 2,240	
LORENZO ALAIN MORALES	272622706096005430	50	\$ 35,848	\$ 2,604	\$ 2,800	
BENLMOUDEN OMAR	272622706096005440	50	\$ 35,848	\$ 2,604	\$ 2,800	
DR HORTON INC	272622706096005450	50	\$ 35,848	\$ 2,604	\$ 2,800	
SAAVEDRA SIMEON	272622706096005460	50	\$ 35,848	\$ 2,604	\$ 2,800	
BUI TUAN AND GIANG VU LIVING TRUST	272622706096005470	50	\$ 35,848	\$ 2,604	\$ 2,800	
GUZMAN ROBERTO CARLO UZCATEGUI	272622706096005480	50	\$ 35,848	\$ 2,604	\$ 2,800	
OROZCO JONATHAN MOISES SANCHEZ	272622706096005490	50	\$ 35,848	\$ 2,604	\$ 2,800	
<b>Total Platted</b>			<b>\$ 17,228,613</b>	<b>\$ 1,251,640</b>	<b>\$ 1,345,849</b>	

Owner	Property ID #'s*	Type	Acres	Total Par Debt		Net Annual Debt	Gross Annual
				Allocation Per Acre	Total Par Debt Allocated	Assessment Allocation	Debt Assessment Allocation (1)
Pine Tree Trail Property	27-26-16-000000-023010		30.07	\$ 135,999	\$ 4,089,487	\$ 297,097	\$ 319,459
Ernie Caldwell Properties LLC	27-26-22-000000-031050		1.37	\$ 135,999	\$ 186,319	\$ 13,536	\$ 14,555
Ernie Caldwell Properties LLC	27-26-22-000000-032010		13.91	\$ 135,999	\$ 1,891,745	\$ 137,433	\$ 147,778
Ernie Caldwell Properties LLC	27-26-22-000000-033010		23.88	\$ 135,999	\$ 3,247,654	\$ 235,939	\$ 253,697
Ernie Caldwell Properties LLC	27-26-22-000000-034010		39.86	\$ 135,999	\$ 5,420,917	\$ 393,824	\$ 423,466
Ridgecrest Groves, Inc.	27-26-22-000000-041010		19.64	\$ 135,999	\$ 2,671,019	\$ 194,047	\$ 208,652
Ridgecrest Groves, Inc.	27-26-22-000000-041020		38.15	\$ 135,999	\$ 5,188,359	\$ 376,929	\$ 405,300
Ernie Caldwell Properties LLC	27-26-22-000000-043010		29.97	\$ 135,999	\$ 4,075,888	\$ 296,109	\$ 318,397
<b>Total Unplatted</b>			<b>196.85</b>		<b>\$ 26,771,387</b>	<b>\$ 1,944,912</b>	<b>\$ 2,091,303</b>
<b>Totals</b>					<b>\$ 44,000,000</b>	<b>\$ 3,196,552</b>	<b>\$ 3,437,153</b>

(1) This amount includes an estimated 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$3,196,552

\* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

## AMENDED DISTRICT LEGAL DESCRIPTION

BEGIN AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE RUN N89°38'14"E ALONG THE NORTH LINE OF SAID SECTION 22 A DISTANCE OF 708.93 FEET; THENCE S02°00'48"E A DISTANCE OF 31.96 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 28°43'45", WITH A RADIUS OF 1385.00 FEET, WITH A CHORD BEARING OF S16°22'40"E, WITH A CHORD LENGTH OF 687.21 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 694.46 FEET; THENCE N57°11'19"E A DISTANCE OF 285.23 FEET TO A POINT ON THE WEST RIGHT OF WAY OF ERNIE CALDWELL BOULEVARD, SAID POINT ALSO BEING ON A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 05°12'38", WITH A RADIUS OF 1100.00 FEET, WITH A CHORD BEARING OF S32°48'41"E, WITH A CHORD LENGTH OF 100.00 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 100.03 FEET; THENCE LEAVING SAID RIGHT OF WAY RUN S57°11'19"W A DISTANCE OF 285.23 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 21°30'05", WITH A RADIUS OF 1385.00 FEET, WITH A CHORD BEARING OF S45°37'51"E, WITH A CHORD LENGTH OF 516.70 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 519.75 FEET; THENCE S00°34'03"E A DISTANCE OF 1126.63 FEET TO THE NORTH MAINTAINED RIGHT OF WAY OF LITTLE ZION ROAD; THENCE RUN ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING 29 COURSES; 1) N86°53'43"W A DISTANCE OF 12.69 FEET; 2) THENCE N87°23'02"W A DISTANCE OF 65.40 FEET; 3) THENCE S87°44'53"W A DISTANCE OF 34.73 FEET; 4) THENCE S82°19'26"W A DISTANCE OF 41.07 FEET; 5) THENCE S73°10'25"W A DISTANCE OF 16.81 FEET; 6) THENCE S70°46'24"W A DISTANCE OF 24.09 FEET; 7) THENCE S70°28'57"W A DISTANCE OF 16.64 FEET; 8) THENCE S61°58'48"W A DISTANCE OF 36.62 FEET; 9) THENCE S57°16'53"W A DISTANCE OF 63.50 FEET; 10) THENCE S46°20'51"W A DISTANCE OF 35.85 FEET; 11) THENCE S35°40'32"W A DISTANCE OF 14.37 FEET; 12) THENCE S35°36'06"W A DISTANCE OF 15.07 FEET; 13) THENCE S29°16'16"W A DISTANCE OF 33.67 FEET; 14) THENCE S28°02'33"W A DISTANCE OF 100.08 FEET; 15) THENCE S29°35'32"W A DISTANCE OF 41.20 FEET; 16) THENCE S37°51'45"W A DISTANCE OF 60.25 FEET; 17) THENCE S48°18'53"W A DISTANCE OF 16.90 FEET; 18) THENCE S56°17'21"W A DISTANCE OF 18.08 FEET; 19) THENCE S62°22'59"W A DISTANCE OF 10.29 FEET; 20) THENCE S89°37'17"W A DISTANCE OF 165.14 FEET; 21) THENCE S00°24'07"E A DISTANCE OF 17.27 FEET; 22) THENCE S89°49'44"W A DISTANCE OF 51.17 FEET; 23) THENCE S89°15'22"W A DISTANCE OF 100.01 FEET; 24) THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 25) THENCE S89°25'40"W A DISTANCE OF 100.00 FEET; 26) THENCE S89°18'48"W A DISTANCE OF 100.00 FEET; 27) THENCE S89°35'59"W A DISTANCE OF 100.00 FEET; 28) THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 29) THENCE S89°35'59"W A DISTANCE OF 11.74 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY RUN S00°31'51"E A DISTANCE OF 672.83 FEET; THENCE S89°33'56"W A DISTANCE OF 663.12 FEET; THENCE S00°30'40"E A DISTANCE OF 661.24 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 22; THENCE S89°31'59"W ALONG SAID SOUTH LINE A DISTANCE OF 663.35 FEET TO THE WEST LINE OF SAID SECTION 22; THENCE RUN ALONG SAID WEST LINE THE FOLLOWING 3 COURSES; 1) N00°29'28"W A DISTANCE OF 1323.24 FEET; 2) THENCE N00°09'33"W A DISTANCE OF 1322.55 FEET; 3) THENCE N00°09'33"W A DISTANCE OF 792.10 FEET TO THE NORTH LINE OF THE SOUTH 24 ACRES OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N89°37'27"E ALONG SAID NORTH LINE A DISTANCE OF 1318.54 FEET TO THE WEST LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N00°20'51"W ALONG SAID WEST LINE A DISTANCE OF 529.36 FEET RETURNING TO THE POINT OF BEGINNING, LESS MAINTAINED RIGHT OF WAY FOR LITTLE ZION ROAD.

### AND

A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1346, PAGE 771, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SW 1/4 OF SAID SECTION 15; THENCE WITH THE NORTH LINE OF SW 1/4 OF SAID SECTION 15, N89°30'30"E, A DISTANCE OF 516.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WITH THE NORTH LINE OF SW 1/4 OF SAID SECTION 15, N89°30'30"E, A DISTANCE OF 1291.38 FEET TO THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF BOWEN ROAD (PER MAP BOOK 3, PAGES 60-68); THENCE LEAVING SAID NORTH LINE OF SW 1/4 OF SAID SECTION 15, RUN WITH SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING TWENTY (20) COURSES:



4900 DUNDEE ROAD WINTER HAVEN, FL 33884  
OFFICE: (863) 676-7770 FAX: (863) 965-0181

COMPOSITE EXHIBIT 4  
AMENDED DISTRICT LEGAL  
DESCRIPTION  
ASTONIA CDD

PAGE 1 OF 4

## AMENDED DISTRICT LEGAL DESCRIPTION

(1) N89°42'11"E, A DISTANCE OF 21.42 FEET; (2) S82°16'47"E, A DISTANCE OF 54.70 FEET; (3) N87°32'02"E, A DISTANCE OF 100.04 FEET; (4) N89°49'31"E, A DISTANCE OF 100.01 FEET; (5) N89°15'08"E, A DISTANCE OF 100.00 FEET; (6) N88°06'24"E, A DISTANCE OF 100.02 FEET; (7) S89°36'07"E, A DISTANCE OF 52.28 FEET; (8) S00°19'33"W, A DISTANCE OF 11.91 FEET; (9) N88°13'01"E, A DISTANCE OF 53.31 FEET; (10) N89°50'01"E, A DISTANCE OF 234.97 FEET; (11) N89°38'12"E, A DISTANCE OF 111.35 FEET; (12) N89°35'06"E, A DISTANCE OF 194.59 FEET; (13) N89°21'51"E, A DISTANCE OF 197.92 FEET; (14) N89°11'50"E, A DISTANCE OF 95.71 FEET; (15) N89°25'14"E, A DISTANCE OF 276.53 FEET; (16) S89°54'44"E, A DISTANCE OF 105.69 FEET; (17) N88°22'31"E, A DISTANCE OF 178.41 FEET; (18) N89°04'43"E, A DISTANCE OF 49.78 FEET; (19) N89°12'03"E, A DISTANCE OF 103.74 FEET; (20) S88°47'42"E, A DISTANCE OF 0.99 FEET TO THE EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S00°16'24"E ALONG SAID EAST LINE, A DISTANCE OF 1315.97 FEET TO THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S89°34'34"W ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15, A DISTANCE OF 1314.94 FEET TO THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S00°14'11"E ALONG THE WEST LINE OF THE SW 1/4 OF THE SE 1/4, A DISTANCE OF 851.21 FEET; THENCE LEAVING SAID WEST LINE, S89°48'35"W, A DISTANCE OF 127.79 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD (VARIABLE-WIDTH RIGHT OF WAY PER OFFICIAL RECORDS BOOK 9308, PAGE 2093, PUBLIC RECORDS OF POLK COUNTY, FLORIDA); THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) COURSES, (1) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1115.00 FEET, A CENTRAL ANGLE OF 21°57'59" AND A CHORD BEARING AND DISTANCE OF N19°05'13"W, 424.86 FEET) FOR AN ARC DISTANCE OF 427.47 FEET TO A POINT OF NON-TANGENCY; (2) S59°55'48"W, A DISTANCE OF 5.00 FEET TO A TO A POINT OF NON-TANGENCY; (3) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1110.00 FEET, A CENTRAL ANGLE OF 20°03'13" AND A CHORD BEARING AND DISTANCE OF N40°05'48"W, 386.52 FEET) FOR AN ARC DISTANCE OF 388.50 FEET TO A POINT OF NON-TANGENCY; (4) S39°52'36"W, A DISTANCE OF 20.00 FEET TO A TO A POINT OF NON-TANGENCY; (5) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1090.00 FEET, A CENTRAL ANGLE OF 17°11'19" AND A CHORD BEARING AND DISTANCE OF N58°43'04"W, 325.77 FEET) FOR AN ARC DISTANCE OF 327.00 FEET TO A POINT OF NON-TANGENCY; (6) N22°41'17"E, A DISTANCE OF 10.00 FEET TO A TO A POINT OF NON-TANGENCY; (7) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 22°59'56" AND A CHORD BEARING AND DISTANCE OF N78°48'42"W, 438.59 FEET) FOR AN ARC DISTANCE OF 441.55 FEET TO A POINT OF TANGENCY; (8) S89°41'20"W, A DISTANCE OF 68.60 FEET; (9) S00°18'40"E, A DISTANCE OF 10.00 FEET; (10) S89°41'20"W, A DISTANCE OF 480.00 FEET; (11) N00°18'40"W, A DISTANCE OF 10.00 FEET; (12) S89°41'20"W, A DISTANCE OF 298.97 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N00°19'00"W, A DISTANCE OF 351.40 FEET TO A POINT OF NON-TANGENCY; THENCE NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 33°33'26" AND A CHORD BEARING AND DISTANCE OF N17°05'23"W, 86.60 FEET) FOR AN ARC DISTANCE OF 87.85 FEET TO A POINT OF TANGENCY; THENCE N00°19'00"W, A DISTANCE OF 786.18 FEET TO THE POINT OF BEGINNING.

**AND**

### COMPOSITE EXHIBIT 4

### AMENDED DISTRICT LEGAL DESCRIPTION ASTONIA CDD



## AMENDED DISTRICT LEGAL DESCRIPTION

THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE SOUTH 00°31'43" EAST ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 8.29 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LITTLE ZION ROAD AS RECORDED IN MAP BOOK 13, PAGE 66 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID SOUTH MAINTAINED RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES: 1.) NORTH 89°39'18" EAST, 11.50 FEET; THENCE 2.) NORTH 89°53'03" EAST, 100.00 FEET; THENCE 3.) NORTH 89°35'52" EAST, 100.00 FEET; THENCE 4.) NORTH 88°40'52" EAST, 100.01 FEET; THENCE 5.) NORTH 89°18'40" EAST, 100.00 FEET; THENCE 6.) NORTH 89°25'33" EAST, 100.00 FEET; THENCE 7.) SOUTH 89°42'53" EAST, 100.01 FEET; THENCE 8.) SOUTH 89°49'46" EAST, 51.45 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1655, PAGE 1223 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH AND EAST ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1.) SOUTH 00°32'52" EAST, 21.89 FEET; THENCE 2.) NORTH 89°35'52" EAST, 227.35 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 21°42'26" WEST, 233.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 40.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°06'49" (CHORD = 49.32 FEET, CHORD BEARING = SOUTH 16°20'59" EAST) 53.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 54°24'23" EAST, 25.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 65.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°58'13" (CHORD = 54.91 FEET, CHORD BEARING = SOUTH 29°25'17" EAST) 56.69 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 04°26'10" EAST, 76.39 FEET; THENCE SOUTH 13°38'46" WEST, 52.95 FEET; THENCE NORTH 87°49'58" WEST, 125.75 FEET; THENCE NORTH 39°27'15" WEST, 24.16 FEET; THENCE SOUTH 66°10'59" WEST, 65.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 185.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°51'36" (CHORD = 138.19 FEET, CHORD BEARING = SOUTH 44°15'11" WEST) 141.62 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 22°19'23" WEST, 65.01 FEET; THENCE SOUTH 02°40'05" WEST, 33.16 FEET; THENCE SOUTH 13°21'20" WEST, 42.92 FEET; THENCE SOUTH 31°43'53" WEST, 117.45 FEET; THENCE SOUTH 13°57'43" WEST, 37.88 FEET; THENCE SOUTH 35°24'16" EAST, 14.20 FEET; THENCE SOUTH 02°49'28" EAST, 79.62 FEET; THENCE SOUTH 07°37'35" WEST, 38.552 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 94.88 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°30'08" (CHORD = 53.10 FEET, CHORD BEARING = SOUTH 08°37'28" EAST) 53.82 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 78.61 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°11'21" (CHORD = 59.14 FEET, CHORD BEARING = SOUTH 02°46'52" EAST) 60.63 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 56.61 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°09'12" (CHORD = 18.84 FEET, CHORD BEARING = SOUTH 28°53'52" WEST) 18.92 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 38°28'01" WEST, 48.74 FEET; THENCE SOUTH 47°05'33" WEST, 40.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 40.00 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°59'48" (CHORD = 47.02 FEET, CHORD BEARING = SOUTH 11°05'39" WEST) 50.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 24°54'15" EAST, 62.08 FEET; THENCE SOUTH 47°59'52" EAST, 60.74 FEET TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE AFOREMENTIONED SECTION 22; THENCE SOUTH 89°32'02" WEST ALONG SAID SOUTH BOUNDARY AND THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 1116.97 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE NORTH 00°30'34" WEST ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 661.20 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89°33'57" EAST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 663.17 FEET TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 00°31'43" WEST ALONG SAID WEST BOUNDARY A DISTANCE OF 652.54 FEET TO THE POINT OF BEGINNING.

AND



4900 DUNDEE ROAD WINTER HAVEN, FL 33884  
OFFICE: (863) 676-7770 FAX: (863) 965-0181

COMPOSITE EXHIBIT 4  
AMENDED DISTRICT LEGAL  
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AMENDED DISTRICT LEGAL DESCRIPTION

THE NORTH 3/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS OVER THE SOUTH 50 FEET OF THE NE 1/4 OF THE SE 1/4 OF SECTION 16, AND THE EAST 50 FEET OF THE S 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA

AND:

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2701, PAGE 852, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 16; THENCE ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 16, S00°03'10"E, A DISTANCE OF 1208.78 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD (VARIABLE-WIDTH PUBLIC RIGHT OF WAY PER OFFICIAL RECORDS BOOK 7777, PAGE 1349, PUBLIC RECORDS OF POLK COUNTY, FLORIDA); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) S89°41'25"W, A DISTANCE OF 1094.25 FEET; 2) S00°18'35"E, A DISTANCE OF 32.00 FEET; 3) S89°41'25"W, A DISTANCE OF 673.85 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, S89°41'25"W, A DISTANCE OF 145.00 FEET TO THE EAST LINE OF PARCEL 227 PART B AS DESCRIBED IN OFFICIAL RECORDS BOOK 7777, PAGE 1349, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: 1) N00°18'35"W, A DISTANCE OF 31.80 FEET; 2) N24°38'58"W, A DISTANCE OF 241.81 TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6637, PAGE 1179, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°45'05"E, A DISTANCE OF 220.00 FEET; THENCE LEAVING SAID SOUTH LINE, S00°13'47"E, A DISTANCE OF 226.88 FEET; THENCE S45°17'07"E, A DISTANCE OF 35.34 FEET TO THE POINT OF BEGINNING.

THE AMENDED DISTRICT BOUNDARY CONTAINS APPROXIMATELY 326.50 ACRES, MORE OR LESS.



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DESCRIPTION  
ASTONIA CDD

# SECTION 3

**RESOLUTION 2022-17**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT AMENDING AND SUPPLEMENTING ASSESSMENT RESOLUTIONS; AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190, AND 197, FLORIDA STATUTES; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN AMENDED ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**RECITALS**

**WHEREAS**, the Astonia Community Development District (the “**District**”) previously indicated its intention to construct certain types of public infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District including the Boundary Amendment No. 2 Expansion Parcels, hereinafter defined; and

**WHEREAS**, the District Board of Supervisors (“**Board**”) noticed and conducted a public hearing pursuant to Chapters 170, 190, and 197, *Florida Statutes*, relating to the imposition, levy, collection, and enforcement of such assessments and now desires to adopt a resolution imposing and levying such assessments.

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

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170, 190, and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

**SECTION 2. FINDINGS.** The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under the pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct stormwater management facilities; roadways; water and wastewater facilities; off-site improvements (turn lanes); electrical utilities (street lighting); entry features and signage; parks and amenities, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District (collectively, the “**Improvements**”), and evidenced its intent to defray the cost of such Improvements pursuant to Resolutions 2020-28, 2020-29, 2020-36 and 2020-

42, 2021-07, and 2021-16 (together, the “**Assessment Resolutions**”).

(c) The District was originally established by the Board of County Commissioners of Polk County, Florida, by Ordinance No. 2020-002, effective January 7, 2020 (“**Establishing Ordinance**”)

(d) The boundaries of the District were subsequently amended by Ordinance No. 2021-023, effective April 6, 2021 (“**Boundary Amendment No. 1**”), adding approximately 107.219 acres of land to the District, and Ordinance No. 2022-047, effective June 23, 2022 (“**Boundary Amendment No. 2**” and together, the “**Expansion Ordinances**”), adding approximately 59.35 acres of land to the District (“**Boundary Amendment No. 2 Expansion Parcels**”).

(e) The Board determined it is in the District’s best interest to revise the estimated costs of the Improvements and modify the development plan to incorporate additional improvements to serve lands currently within the District including the Boundary Amendment No. 2 Expansion Parcels.

(f) As a result of the annexation of the Boundary Amendment No. 2 Expansion Parcels, on July 13, 2022, the Board adopted Resolution 2022-09, amending and supplementing the Assessment Resolutions, and approving a *Amended and Restated Engineer’s Report of Capital Improvements*, dated April 8, 2022, which amends and supplements the *Engineer’s Report for Capital Improvements*, dated February 3, 2020 (the “**Master Engineer’s Report**”), as supplemented by that *Supplemental Engineer’s Report for Capital Improvements*, dated May 14, 2020 (the “**First Supplemental Engineer’s Report**”) and as further amended and supplemented by the *First Amendment to the Engineer’s Report for Capital Improvements*, dated February 17, 2021 (the “**First Amended Engineer’s Report**” and together with the Master Engineer’s Report, First Supplemental Engineer’s Report, and Second Amended Engineer’s Report, the “**Engineer’s Report**”), which Engineer’s Report details the revised scope and cost of Improvements necessary to serve the lands located within the District, including the Boundary Amendment No. 2 Expansion Parcels.

(g) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment bonds payable from such special assessments as provided in Chapters 170, 190, and 197, *Florida Statutes*.

(h) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the Improvements relative to the Boundary Amendment No. 2 Expansion Parcels, the nature and location of which was initially described in Resolution 2022-09, and is described in the Engineer’s Report, attached as **Composite Exhibit A** hereto; (ii) The plans and specifications for the Improvements are on file at the office of the District Manager c/o Governmental Management Services-Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (“**District Records Offices**”); (iii) the cost of such Improvements be assessed against the lands within the Boundary Amendment No. 2 Expansion Parcels specially benefited by such Improvements; and (iv) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(i) The provision of said Improvements, the levying of such Assessments (hereinafter defined) on the Boundary Amendment No. 2 Expansion Parcels, and the sale and issuance of such bonds serves a proper, essential and valid public purpose and is in the best interests of the District, its landowners and residents.

(j) In order to provide funds with which to pay all or a portion of the costs of the Improvements which are to be assessed against the benefitted properties including the Boundary Amendment No. 2 Expansion Parcels, pending the collection of such Assessments, it is necessary for the District from time to

time to sell and issue its bonds, in one or more series.

(k) By Resolution 2022-09, the Board determined to provide the Improvements and to defray the costs thereof by imposing Assessments on the Boundary Amendment No. 2 Expansion Parcels and expressed an intention to issue bonds to provide a portion of the funds needed for the Improvements prior to the collection of such Assessments. Resolution 2022-09 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(l) As directed by Resolution 2022-09, said Resolution 2022-09 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(m) As directed by Resolution 2021-07, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(n) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2022-10, fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the Improvements, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefited property or parcel including the Boundary Amendment No. 2 Expansion Parcels, and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190, and 197, *Florida Statutes*.

(o) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(p) On September 14, at the time and place specified in Resolution 2022-10 and the notice referred to in paragraph (n) above, the Board met as an Equalization Board, conducted such public hearing, and heard and considered all complaints and testimony as to the matters described in paragraph (m) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(q) Having considered the estimated costs of the Improvements, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:

(i) the estimated costs of the Improvements are as specified in the Engineer's Report, which is hereby adopted, approved and confirmed, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Improvements against the properties specially benefited thereby within the Boundary Amendment No. 2 Expansion Parcels using the method determined by the Board set forth in the *Second Amended and Restated Master Assessment Methodology*, dated July 13, 2022 (the "**Second Amended and Restated Master Methodology**") attached hereto as **Exhibit B** and incorporated herein by this reference, which amends and supplements the *Master Assessment Methodology*, dated February 13, 2020 (the "**Master Assessment Methodology**"), as supplemented by that *Supplemental Assessment Methodology – Phase 1*, dated September 3,



2020 (the “**First Supplemental Assessment Methodology**”) and as further amended by that *Amended and Restated Master Assessment Methodology*, dated April 14, 2021 (the “**First Amended and Restated Master Methodology**”, and together with the Master Assessment Methodology, First Supplemental Assessment Methodology, and the Second Amended and Restated Master Methodology, the “**Assessment Report**”), which results in the allocation of assessments in the manner set forth in the final assessment roll included in **Exhibit B** (the “**Assessments**”); and

(iii) the Assessment Report is hereby approved, adopted and confirmed; and

(iv) it is hereby declared that the Improvements will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Assessments thereon when allocated as set forth in **Exhibit B**; and

(v) that the costs of the Improvements are fairly and reasonably apportioned to the properties specifically benefitted as set forth in **Exhibit B**; and

(vi) it is in the best interests of the District that the Assessments be paid and collected as herein provided; and

(vii) it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Report in order to ensure that all parcels of real property benefiting from the Improvements are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due.

**SECTION 3. AUTHORIZATION OF DISTRICT PROJECT.** That construction of Improvements initially described in Resolution 2022-09, and more specifically identified and described in **Composite Exhibit A** attached hereto, is hereby authorized, and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

**SECTION 4. ESTIMATED COST OF IMPROVEMENTS.** The total estimated costs of the Improvements and the costs to be paid by Assessments on all specially benefited property within the Boundary Amendment No. 2 Expansion Parcels are set forth in **Composite Exhibit A** and **Exhibit B**, respectively, hereto.

**SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS.** The Assessments on the parcels within the Boundary Amendment No. 2 Expansion Parcels specially benefited by the Improvements, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution, these Assessments, as reflected in **Exhibit B** attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the “Improvement Lien Book.” The Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles and claims. Prior to the issuance of any bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect

accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, by the District would result in a decrease of the Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

**SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS.** When the Improvements have both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Assessment the difference, if any, between the Assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Improvements, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves, or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

**SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.**

(a) The Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Improvements and the adoption by the Board of a resolution accepting the Improvements complete, unless such option has been waived by the owner of the land subject to the Assessments; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time, subsequent to thirty (30) days after the Improvements have been completed and a resolution accepting the Improvements has been adopted by the Board, the Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Assessments may prepay the entire remaining balance of the Assessments at any time, or a portion of the remaining balance of the Assessment one time if there is also paid, in addition to the prepaid principal balance of the Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day (45) period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the “**Uniform Method**”). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise

permitted by law. The District may, in its sole discretion, collect Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(c) For the period the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Polk County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

#### **SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.**

(a) Pursuant to the Assessment Report, attached hereto as **Exhibit B**, and any reports supplemental thereto, there may be required from time to time certain true-up payments. As parcels of land or lots are platted, the Assessments securing the bonds shall be allocated as set forth in such reports. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all initial plats of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Assessments to be reallocated to the units being platted and the remaining property in accordance with such Assessment Report and supplemental assessment methodology report(s), as applicable, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in **Exhibit B**, which process is incorporated herein as if fully set forth (the "True-Up Methodology"). Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining unplatted property, in addition to the regular assessment installment payable with respect to such remaining unplatted acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding with the landowner and primary developer of the lands within the Boundary Amendment No. 2 Expansion Parcels, that it intends to develop the unit numbers and types shown in **Exhibit B**, on the net developable acres within the Boundary Amendment No. 2 Expansion Parcels and is intended to provide a formula to ensure that the appropriate ratio of the Assessments to gross acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in **Exhibit B** from being developed relative to the Boundary Amendment No. 2 Expansion Parcels. In no event shall the District collect Assessments pursuant to this Resolution in excess of the total debt service related to the Improvements, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the True-Up Methodology to any assessment reallocation pursuant to this paragraph would result in Assessments collected in excess of the District's total debt service obligation for the Improvements, the Board shall by resolution take appropriate action to equitably reallocate the Assessments. Further, upon the District's review of the final plat for the developable acres within the Boundary Amendment No. 2 Expansion Parcels, any unallocated Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or Assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental

assessment resolution adopted for each series of bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution.

**SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT.** Property owned by units of local, state and federal government shall not be subject to the Assessments without specific consent thereto. If at any time, any real property on which Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state or federal government (without consent of such governmental unit to the imposition of Assessments thereon), all future unpaid Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

**SECTION 10. ASSESSMENT NOTICE.** The District's Secretary is hereby directed to record an Amended Notice of Assessments in the Official Records of Polk County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

**SECTION 11. SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 12. CONFLICTS.** This Resolution is intended to amend and supplement the Assessment Resolutions relating to the District's levy of special assessments on the lands within the boundaries of the District benefitting from the public infrastructure improvements set forth in the Engineer's Report. As such, all such prior resolutions, including but not limited to the Assessment Resolutions, remain in full force and effect, except to the extent provided for herein.

**SECTION 13. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

*[Remainder of this page intentionally left blank]*

**APPROVED AND ADOPTED** this 14th day of September 2022.

ATTEST:

**ASTONIA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Comp. Exhibit A:**     *Engineer's Report for Capital Improvements*, dated February 3, 2020, as amended and supplemented by:

- Supplemental Engineer's Report for Capital Improvements, dated May 14, 2020,
- *First Amendment to the Engineer's Report for Capital Improvements*, dated February 17, 2021
- *Amended and Restated Engineer's Report of Capital Improvements*, dated April 8, 2022

**Exhibit B:**             *Second Amended and Restated Master Assessment Methodology*, dated July 13, 2022



**ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT**

**ENGINEER'S REPORT  
FOR CAPITAL IMPROVEMENTS**

**Prepared for:**

**BOARD OF SUPERVISORS  
ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT**

**Prepared by:**

**WOOD & ASSOCIATES ENGINEERING, LLC  
1925 BARTOW ROAD  
LAKELAND, FL 33801  
PH: 863-940-2040**

**February 3, 2020**

**ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT**

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## **LIST OF EXHIBITS**

EXHIBIT 1- Location Map

EXHIBIT 2- Legal Description

EXHIBIT 3- District Boundary Map

EXHIBIT 4- Zoning Map

EXHIBIT 5- Land Use Map

EXHIBIT 6- Utility Location Map & Drainage Flow Pattern Map

EXHIBIT 7- Summary of Opinion of Probable Costs

EXHIBIT 8- Summary of Proposed District Facilities

EXHIBIT 9- Overall Site Plan

**ENGINEER’S REPORT  
ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT**

**I. INTRODUCTION**

The Astonia Community Development District (the “District”) is located south of Ernie Caldwell Blvd, west of Lee Jackson Highway, and north and south of Little Zion Road in Polk County (the “County”). The District currently contains approximately 159.93 acres and is expected to consist of 681 single family lots (289 – 40 foot wide lots and 392 – 50 foot wide lots), recreation / amenity areas, parks, and associated infrastructure.

The CDD was established under County Ordinance No. 2020-002 which was approved by the Polk County Board of County Commission on January 7, 2020. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the County, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of probable cost of the public improvements is provided in Exhibit 7 of this report.

This “Capital Improvement Plan” or “Report” reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including common area, sidewalks in the right-of-way, and storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds) within the Development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will, upon completion, be dedicated to the City for ownership and maintenance.

## **II. PURPOSE AND SCOPE**

The purpose of this Report is to provide engineering support to fund improvements in the District. This Report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this Report is a brief description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report.



The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, the District Board of Supervisors, and its staff and consultants.

### **III. THE DEVELOPMENT**

The Development will consist of 681 single family homes (289 – 40 foot wide lots and 392 – 50 foot wide lots) and associated infrastructure (“Development”). The Development is a planned residential community located south of Ernie Caldwell Blvd, west of Lee Jackson Highway, and north and south of Little Zion Road within the County. The Development has a land use of RMX (Residential Medium) and a zoning of PD (Planned Development) The Development will be constructed in one phase.

### **IV. THE CAPITAL IMPROVEMENTS**

The Capital Improvement Plan, (the “CIP”), consists of public infrastructure for the Development. The primary portions of the CIP will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities and off-site improvements (including turn lanes and extension of water and sewer mains to serve the Development).

There will also be stormwater structures and conveyance culverts within the CIP which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will also occur at this time. Below ground installation of telecommunications and cable TV will occur, but will not be funded by the District. The CDD will enter into a lighting agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way on District Land is included.

As a part of the recreational component of the CIP, a public park/amenity center will be within the Development. The public park/amenity center will have connectivity via sidewalks to the other portions of the District. The public park/amenity center will be accessed by the public roadways and sidewalks.

## V. CAPITAL IMPROVEMENT PLAN COMPONENTS

The system of improvements comprising the Capital Improvement Plan (“CIP”) includes the following:

### **Stormwater Management Facilities**

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater runs off via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District’s stormwater management systems is regulated by the County and the SWFWMD. There are no known surface waters.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0230H (dated 12/22/2016) demonstrates that the property is located within Flood Zone X. Based on this information and the site topography, it does not appear that floodplain compensation will be required.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

### **Public Roadways**

The proposed public roadway sections are to be 50' R/W with 20' of asphalt and Miami curb or Type F curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

### **Water and Wastewater Facilities**

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the Development. The water service provider will be the Polk County Public Utilities. The water system will be a "looped" system. These facilities will be installed within the proposed public rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The sewer service provider will be Polk County Public Utilities. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. Lift stations are anticipated for this CIP. Flow from the lift station shall be connected to a proposed force main along Ernie Caldwell Blvd, northwest of the site.

Reclaimed water is not available for this site. An irrigation well to be funded by the District will be installed onsite to provide irrigation within the public right of way or irrigation water service shall be provided as part of the domestic water system design. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

### **Off-Site Improvements**

The District will provide funding for the anticipated turn lanes at the development entrance. The site construction activities associated with the CIP are anticipated for completion as a single phase in 2020. Upon completion of these improvements, inspection/certifications will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the County.

### **Public Amenities and Parks**

The District will provide funding for the public Amenity Facilities to include the following: pavilion with tot lot, dog park/all-purpose play field, walking trails, and passive parks throughout the Development which will include benches and walking trails.

### **Electric and Lighting**

The electric distribution system thru the District is currently planned to be underground. The District presently intends to fund the difference between overhead and underground service to the CDD. Electric facilities funded by the District will be owned and maintained by the District, with Duke Energy providing underground electrical service to the Development. The CDD will enter into a lighting agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way on District land is included in the cost estimate of the CIP.



### **Entry Feature, Landscaping, and Irrigation**

Landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the Development will be provided by the District. The irrigation system will use an irrigation well. The well and irrigation watermain to the Development will be constructed or acquired by the CDD with District funds and operated and maintained by the CDD. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the CDD. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the CDD.

### **Miscellaneous**

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family planned development.

## VI. PERMITTING

Construction permits for the Development are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Health Department, Florida Department of Environmental Protection (FDEP), Army Corps of Engineer Permit (ACOE), and County construction plan approval.

Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

### PHASE 1 (681 Lots)

Permits / Approvals	Approval / Expected Date
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	March 2020
Construction Permits	March 2020
Polk County Health Department Water	March 2020
FDEP Sewer	March 2020
FDEP NOI	March 2020
ACOE	N/A

## VII. RECOMMENDATION

As previously described within this report, the public infrastructure as described is necessary for the development and functional operation as required by the County. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the County and the SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this report are based upon proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD and the County regulations.

## **VIII. REPORT MODIFICATION**

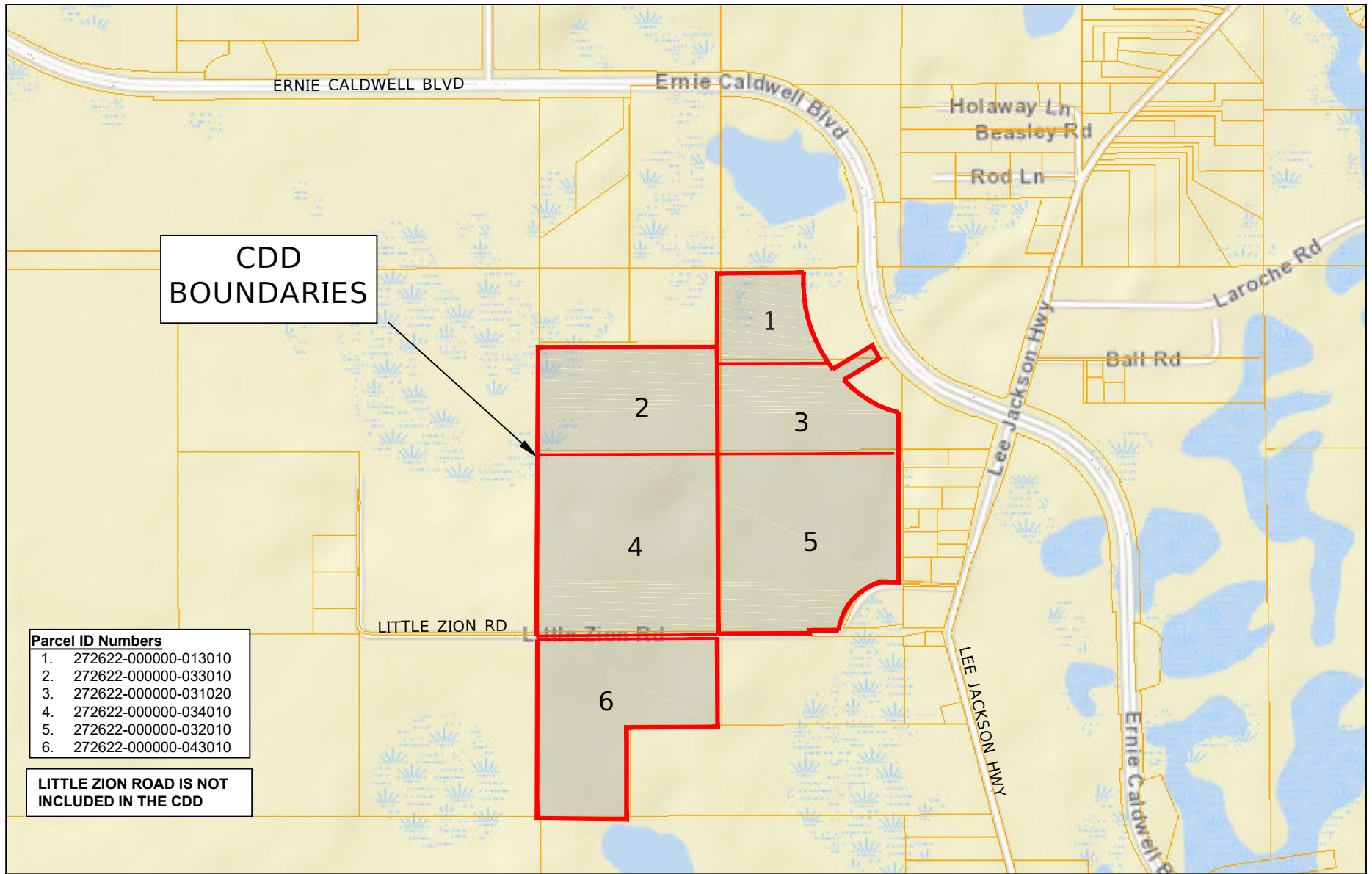
During development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.

## **IX. CONCLUSION**

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the County, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction of the proposed CIP can be completed at the estimated cost as stated.



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**EXHIBIT 1**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**LOCATION MAP**



## LEGAL DESCRIPTION

BEGIN AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE RUN N89°38'14"E ALONG THE NORTH LINE OF SAID SECTION 22 A DISTANCE OF 708.93 FEET; THENCE S02°00'48"E A DISTANCE OF 31.96 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 28°43'45", WITH A RADIUS OF 1385.00 FEET, WITH A CHORD BEARING OF S16°22'40"E, WITH A CHORD LENGTH OF 687.21 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 694.46 FEET; THENCE N57°11'19"E A DISTANCE OF 285.23 FEET TO A POINT ON THE WEST RIGHT OF WAY OF ERNIE CALDWELL BOULEVARD, SAID POINT ALSO BEING ON A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 05°12'38", WITH A RADIUS OF 1100.00 FEET, WITH A CHORD BEARING OF S32°48'41"E, WITH A CHORD LENGTH OF 100.00 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 100.03 FEET; THENCE LEAVING SAID RIGHT OF WAY RUN S57°11'19"W A DISTANCE OF 285.23 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 21°30'05", WITH A RADIUS OF 1385.00 FEET, WITH A CHORD BEARING OF S45°37'51"E, WITH A CHORD LENGTH OF 516.70 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 519.75 FEET; THENCE S00°34'03"E A DISTANCE OF 1126.63 FEET TO THE NORTH MAINTAINED RIGHT OF WAY OF LITTLE ZION ROAD; THENCE RUN ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING 29 COURSES; 1) N86°53'43"W A DISTANCE OF 12.69 FEET; 2) THENCE N87°23'02"W A DISTANCE OF 65.40 FEET; 3) THENCE S87°44'53"W A DISTANCE OF 34.73 FEET; 4) THENCE S82°19'26"W A DISTANCE OF 41.07 FEET; 5) THENCE S73°10'25"W A DISTANCE OF 16.81 FEET; 6) THENCE S70°46'24"W A DISTANCE OF 24.09 FEET; 7) THENCE S70°28'57"W A DISTANCE OF 16.64 FEET; 8) THENCE S61°58'48"W A DISTANCE OF 36.62 FEET; 9) THENCE S57°16'53"W A DISTANCE OF 63.50 FEET; 10) THENCE S46°20'51"W A DISTANCE OF 35.85 FEET; 11) THENCE S35°40'32"W A DISTANCE OF 14.37 FEET; 12) THENCE S35°36'06"W A DISTANCE OF 15.07 FEET; 13) THENCE S29°16'16"W A DISTANCE OF 33.67 FEET; 14) THENCE S28°02'33"W A DISTANCE OF 100.08 FEET; 15) THENCE S29°35'32"W A DISTANCE OF 41.20 FEET; 16) THENCE S37°51'45"W A DISTANCE OF 60.25 FEET; 17) THENCE S48°18'53"W A DISTANCE OF 16.90 FEET; 18) THENCE S56°17'21"W A DISTANCE OF 18.08 FEET; 19) THENCE S62°22'59"W A DISTANCE OF 10.29 FEET; 20) THENCE S89°37'17"W A DISTANCE OF 165.14 FEET; 21) THENCE S00°24'07"E A DISTANCE OF 17.27 FEET; 22) THENCE S89°49'44"W A DISTANCE OF 51.17 FEET; 23) THENCE S89°15'22"W A DISTANCE OF 100.01 FEET; 24) THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 25) THENCE S89°25'40"W A DISTANCE OF 100.00 FEET; 26) THENCE S89°18'48"W A DISTANCE OF 100.00 FEET; 27) THENCE S89°35'59"W A DISTANCE OF 100.00 FEET; 28) THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 29) THENCE S89°35'59"W A DISTANCE OF 11.74 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY RUN S00°31'51"E A DISTANCE OF 672.83 FEET; THENCE S89°33'56"W A DISTANCE OF 663.12 FEET; THENCE S00°30'40"E A DISTANCE OF 661.24 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 22; THENCE S89°31'59"W ALONG SAID SOUTH LINE A DISTANCE OF 663.35 FEET TO THE WEST LINE OF SAID SECTION 22; THENCE RUN ALONG SAID WEST LINE THE FOLLOWING 3 COURSES; 1) N00°29'28"W A DISTANCE OF 1323.24 FEET; 2) THENCE N00°09'33"W A DISTANCE OF 1322.55 FEET; 3) THENCE N00°09'33"W A DISTANCE OF 792.10 FEET TO THE NORTH LINE OF THE SOUTH 24 ACRES OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N89°37'27"E ALONG SAID NORTH LINE A DISTANCE OF 1318.54 FEET TO THE WEST LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N00°20'51"W ALONG SAID WEST LINE A DISTANCE OF 529.36 FEET RETURNING TO THE POINT OF BEGINNING, LESS MAINTAINED RIGHT OF WAY FOR LITTLE ZION ROAD.

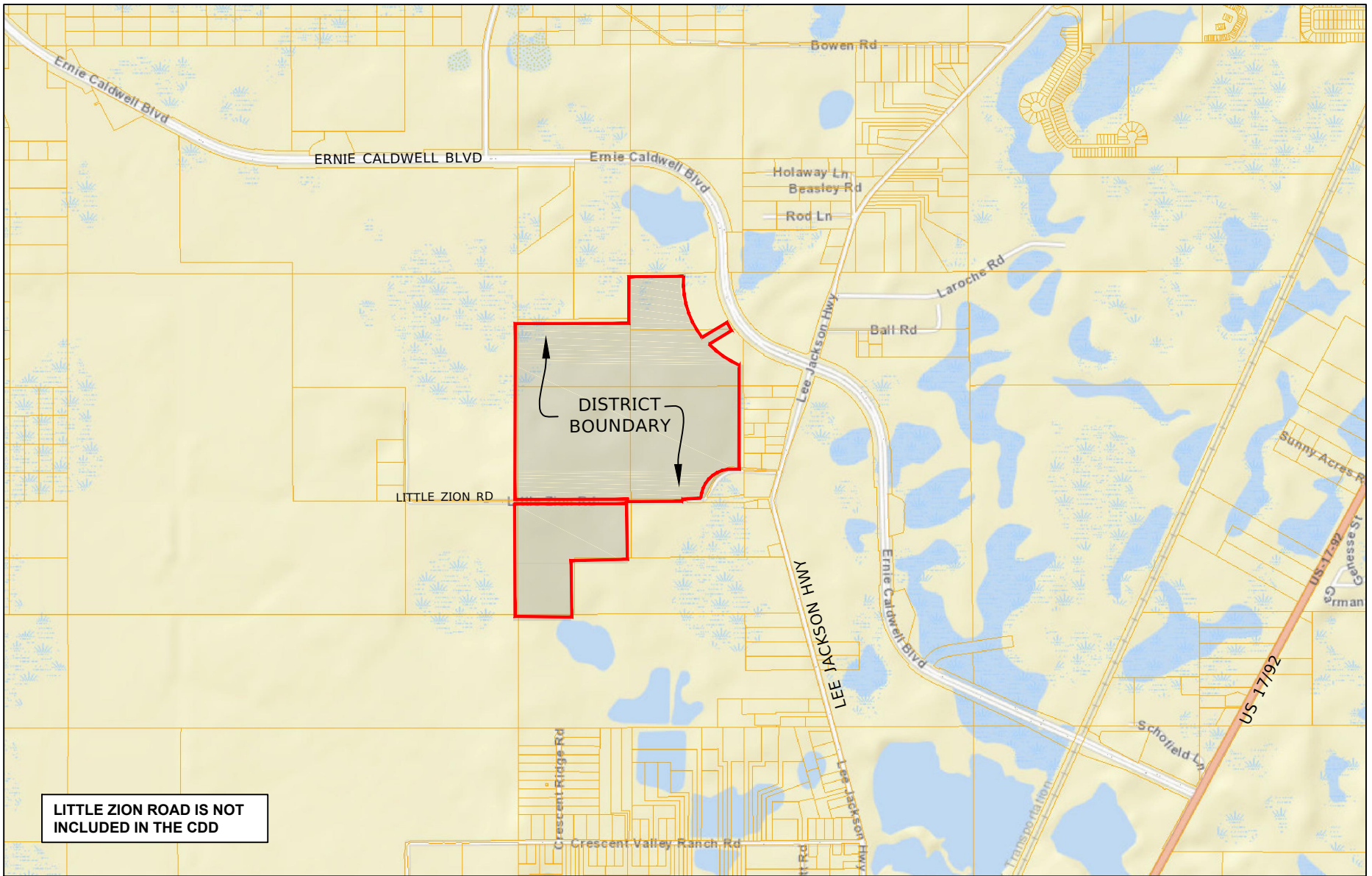
CONTAINING AN AREA OF 159.93 ACRES MORE OR LESS.



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## EXHIBIT 2 ASTONIA COMMUNITY DEVELOPMENT DISTRICT LEGAL DESCRIPTION



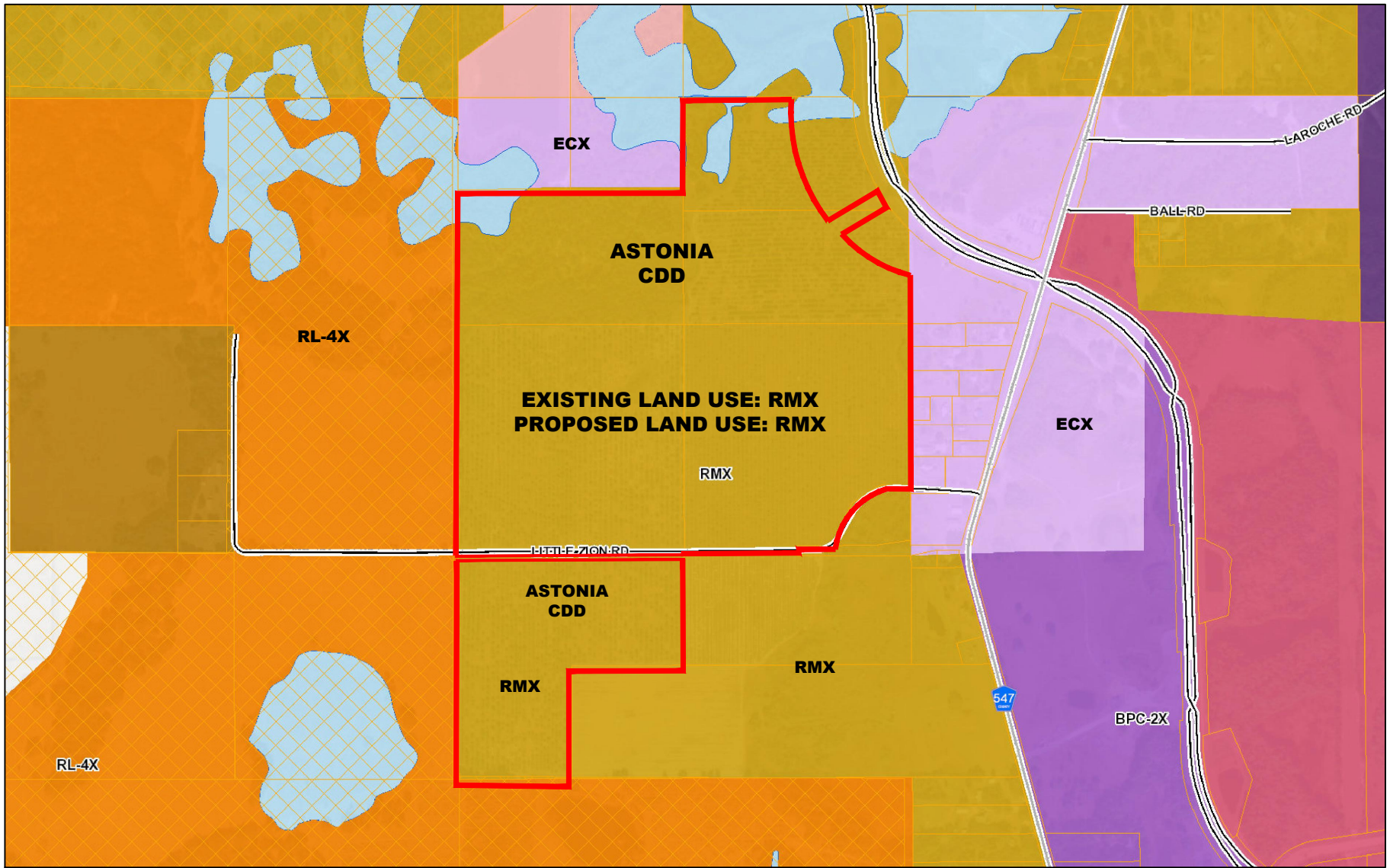


**EXHIBIT 3**  
**ASTONIA CDD**  
**DISTRICT BOUNDARY MAP**



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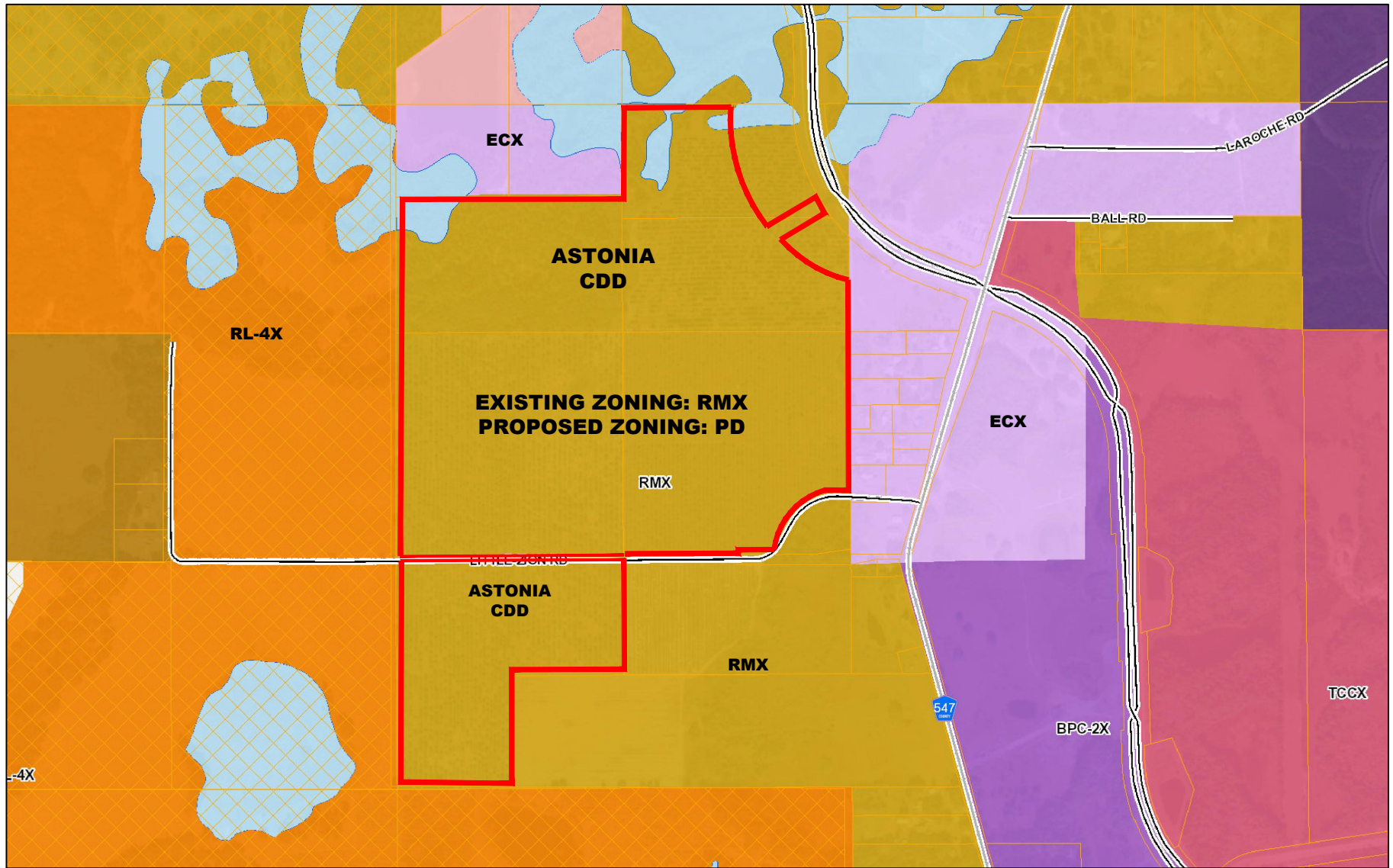
**LEGEND**

- RMX - RESIDENTIAL MEDIUM
- RL-4X - RESIDENTIAL LOW
- ECX - EMPLOYMENT CENTER
- BPC-2X - BUSINESS PARK CENTER

**EXHIBIT 5**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**POLK COUNTY FUTURE LAND USE MAP**







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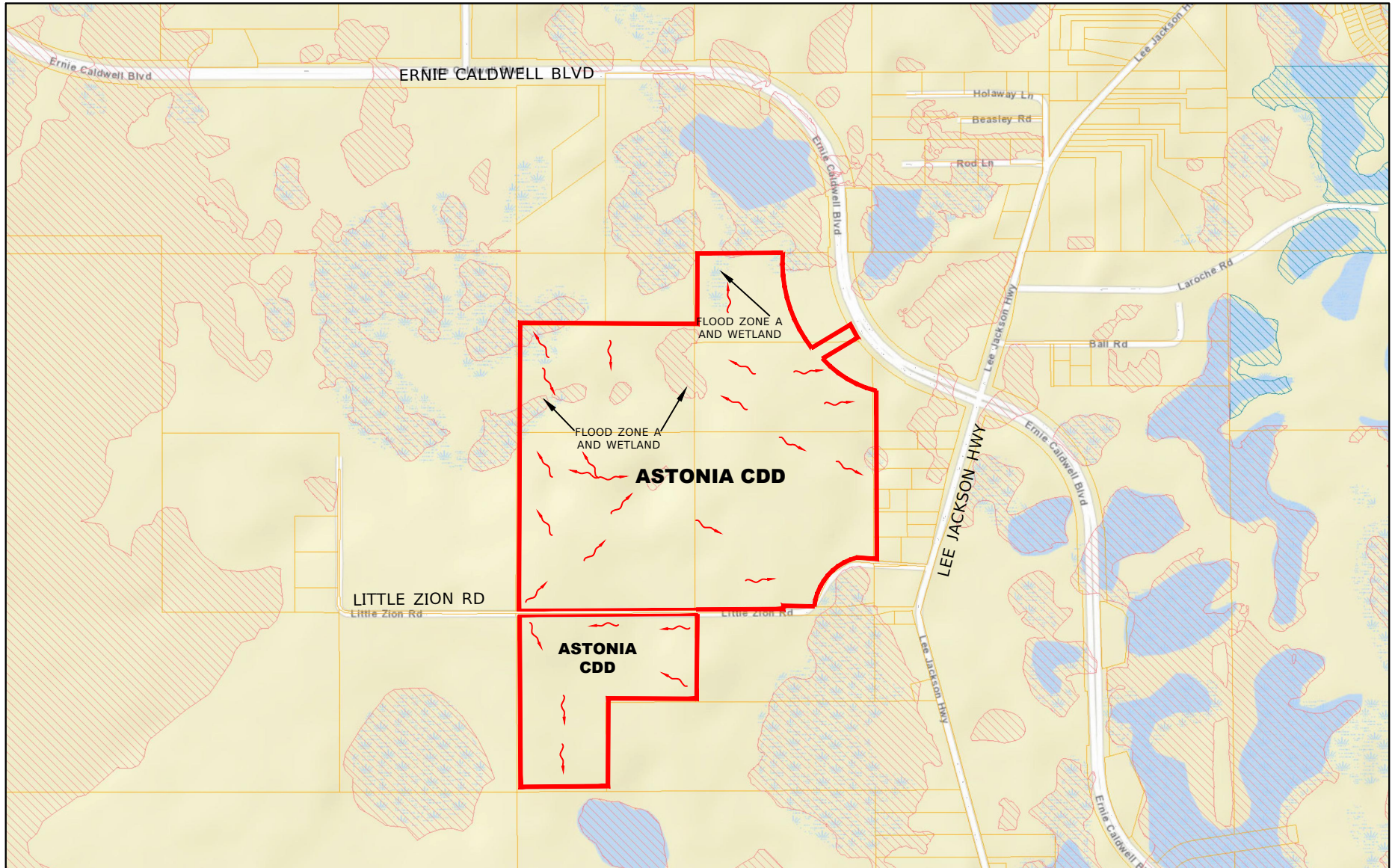
**LEGEND**

- RMX - RESIDENTIAL MEDIUM
- RL-4X - RESIDENTIAL LOW
- ECX - EMPLOYMENT CENTER
- BPC-2X - BUSINESS PARK CENTER

**EXHIBIT 4**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**POLK COUNTY ZONING MAP**







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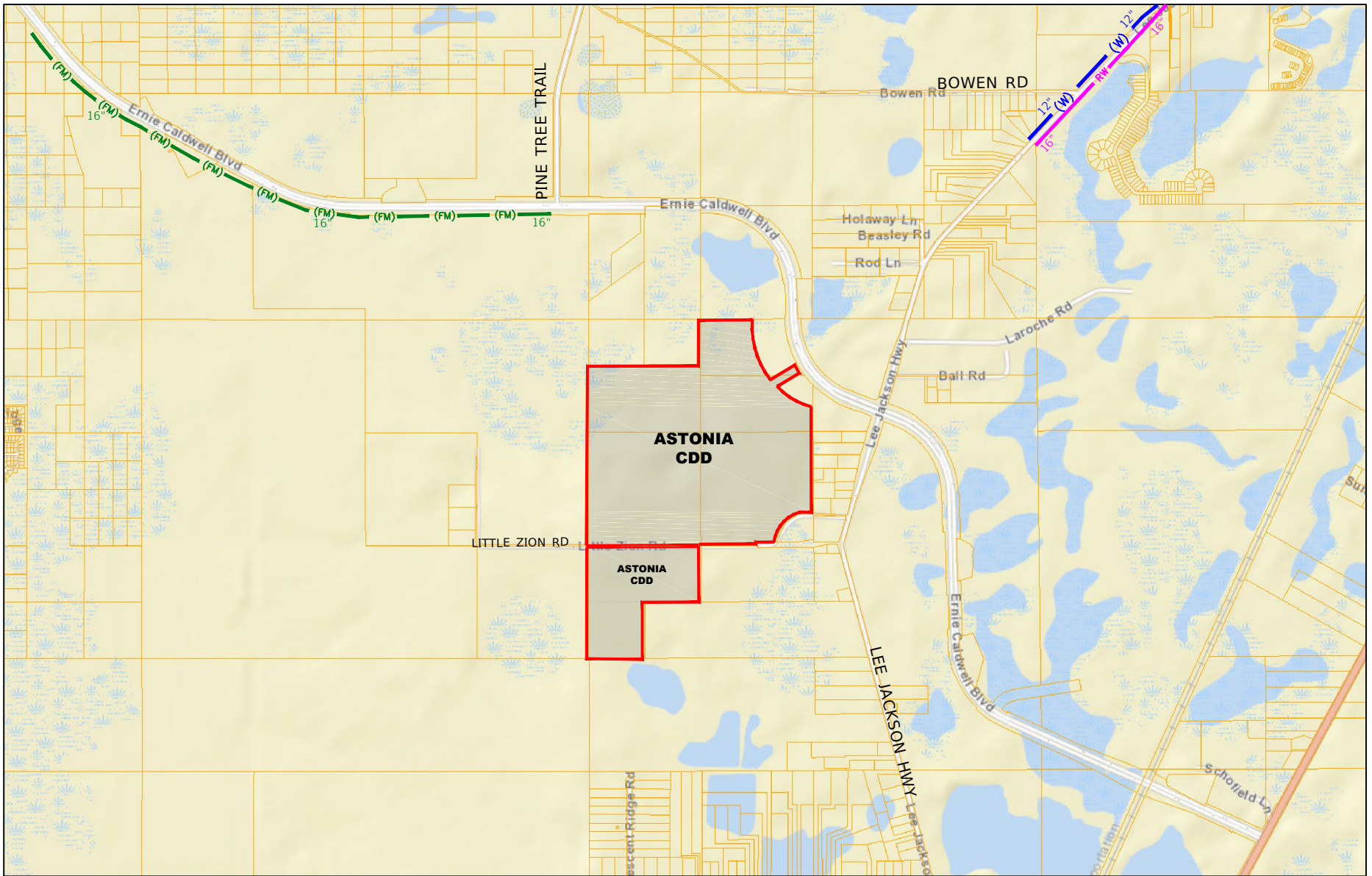
## COMPOSITE EXHIBIT 6 ASTONIA COMMUNITY DEVELOPMENT DISTRICT DRAINAGE MAP

### LEGEND

FLOW DIRECTION







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**LEGEND**

- (W) — EXISTING 12" WATER MAIN
- (FM) — EXISTING 16" FORCE MAIN
- RW — EXISTING 16" RECLAIM WATER MAIN

**COMPOSITE EXHIBIT 6**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**WATER & WASTEWATER MAP**



NO  
SCALE



**Composite Exhibit 7**  
**Astoria CDD**  
**Community Development District**  
**Summary of Probable Cost**

<u>Infrastructure</u> <sup>(1)(9)</sup>	<u>Total</u> <u>(681 Lots)*</u>
Offsite Improvements <sup>(5)(6)</sup>	\$ 2,300,000.00
Stormwater Management <sup>(2)(3)(5)(6)</sup>	\$ 4,800,000.00
Utilities (Water, Sewer, & Street Lighting) <sup>(5)(6) (8)</sup>	\$4,700,000.00
Roadway <sup>(4)(5)(6)</sup>	\$2,800,000.00
Entry Feature <sup>(6)(7)</sup>	\$ 1,100,000.00
Parks and Recreational Facilities <sup>(1)(6)</sup>	\$ 1,600,000.00
Contingency	\$ 800,000.00
<b>TOTAL</b>	<b>\$18,100,000.00</b>

Notes:

1. Infrastructure consists of offsite improvements, public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot both for initial pad construction, lot finishing in conjunction with home construction, which will be provided by developer or homebuilder.
3. Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2019 cost.
7. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
8. CDD will enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way and on District land is included.
9. Estimates based on Master Infrastructure to support development of 681 lots.

\*289 – 40 foot wide lots  
392 – 50 foot wide lots

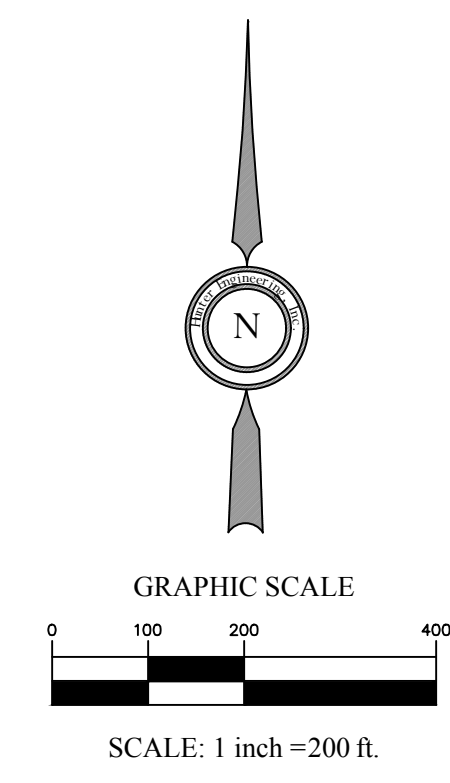
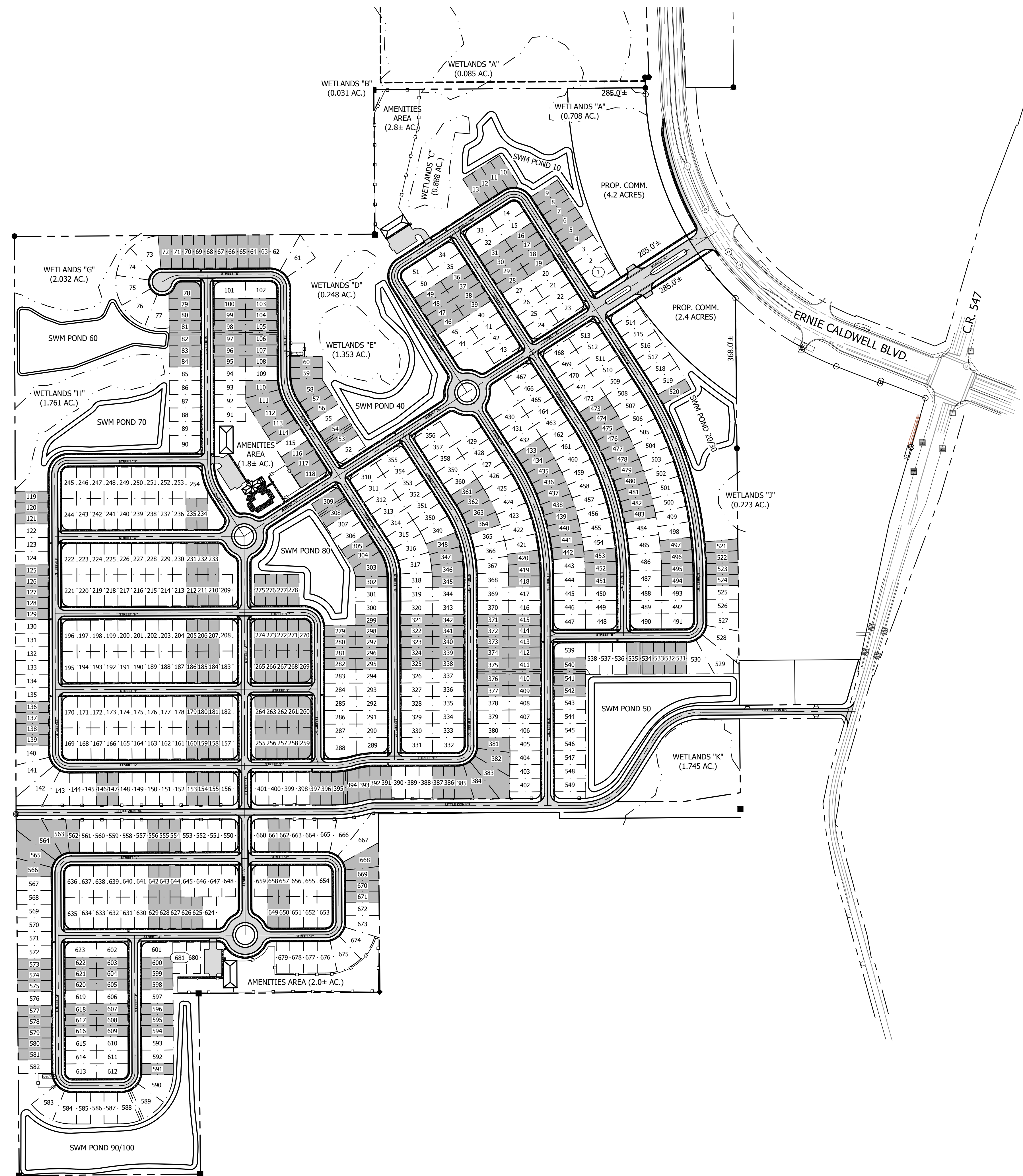
**Composite Exhibit 8**  
**Astoria CDD**  
**Community Development District**  
**Summary of Proposed District Facilities**

<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Offsite Improvements	District	County	District Bonds	County
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	Polk County	District Bonds	Polk County
Street Lighting/Conduit	District	**District	District Bonds	**District
Road Construction	District	District	District Bonds	District
Entry Feature & Signage	District	District	District Bonds	District
Parks and Recreational Facilities	District	District	District Bonds	District

\*Costs not funded by bonds will be funded by the developer.

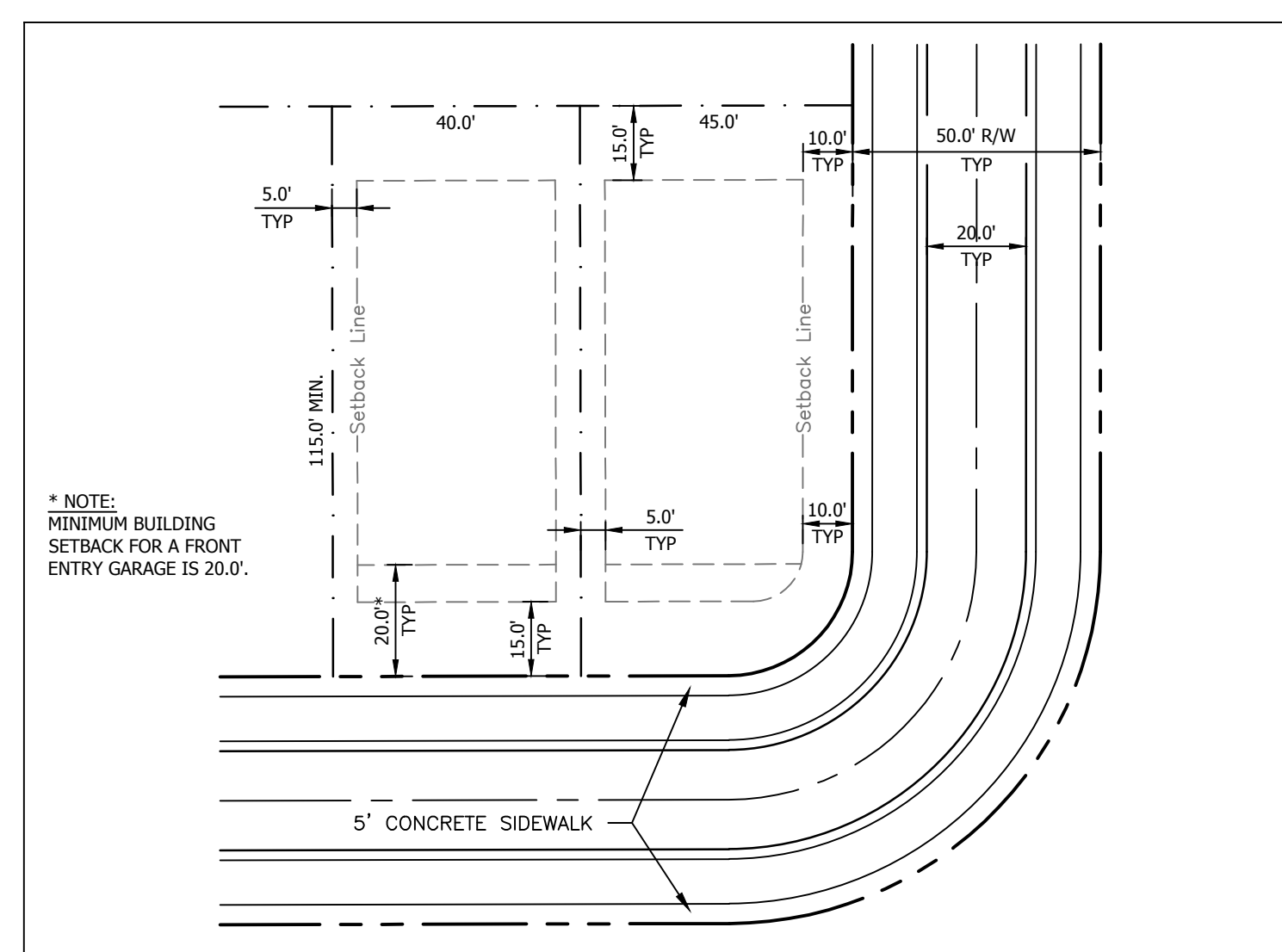
\*\* Street lighting/conduit shall be owned and maintained by the District or the District shall enter into a lease with Duke Energy.



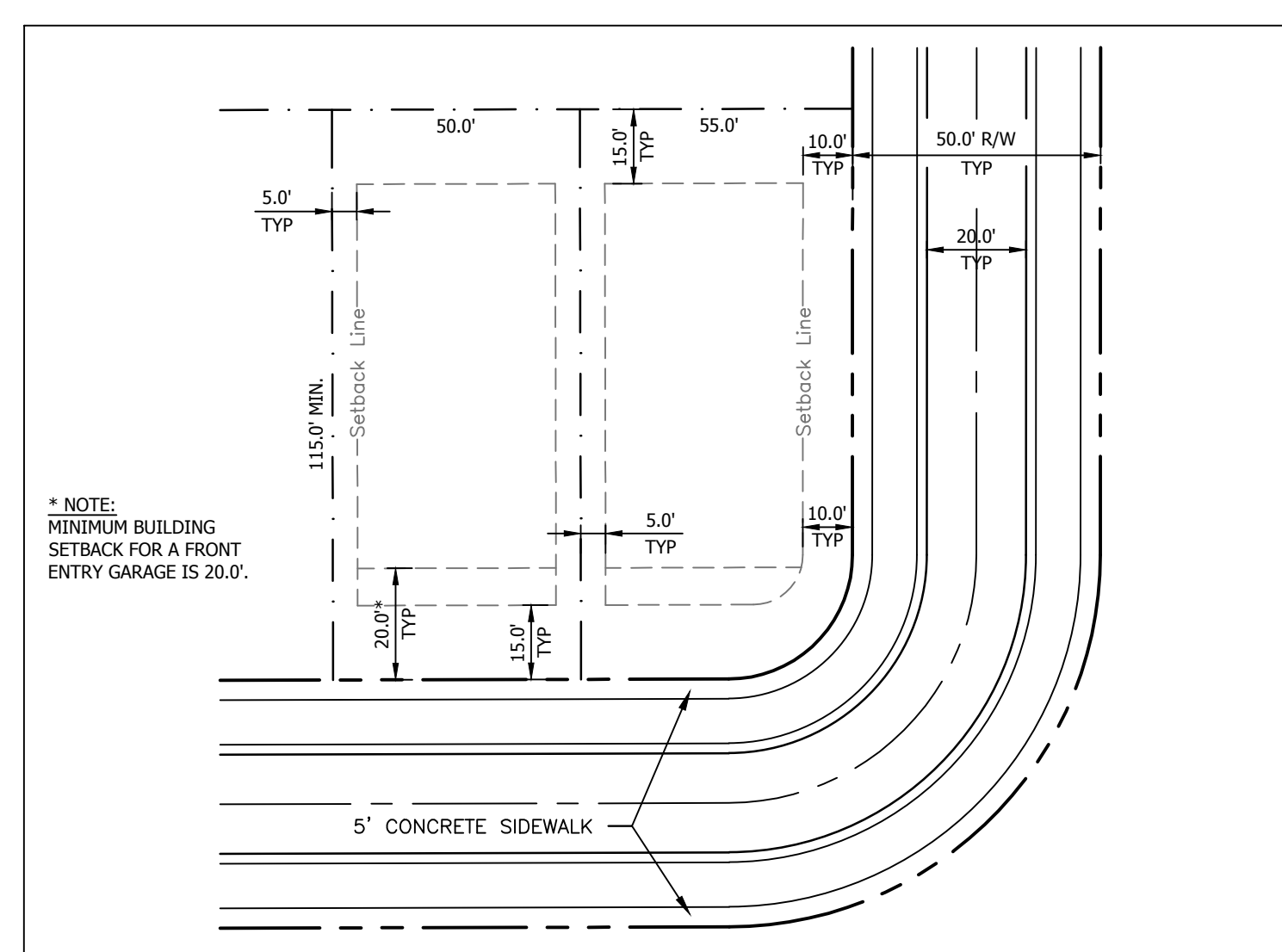


**SITE DATA:**

NET PROJECT AREA: 159.93 ACRES  
 TOTAL LOTS = 681 (100%) OR 4.3 DU/AC.  
 40' LOTS = 289 (42%)  
 50' LOTS = 392 (58%)



**PROPOSED TYPICAL 40' WIDE LOTS**  
N.T.S.



**PROPOSED TYPICAL 50' WIDE LOTS**  
N.T.S.

**NOTE:**

IMPROVEMENTS SHOWN WITHIN AMENITIES AREAS ARE FOR INFORMATION PURPOSES ONLY. THE SPECIFIC FEATURES, LOCATION, QUANTITY & DESIGN WILL BE PROVIDED UNDER SEPARATE COVER.

OVERALL DEVELOPMENT PLAN

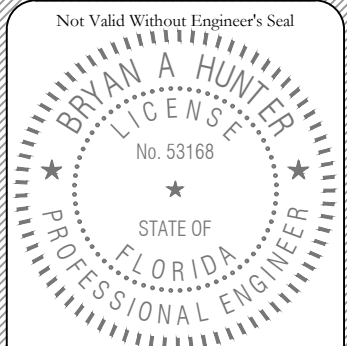
HUNTER ENGINEERING  
 4900 Dundee Road  
 Winter Haven, FL 33884  
 Telephone: 863-676-7770  
 Facsimile: 863-965-0181  
 C.A. #8394

Prepared For  
 ERNIE CALDWELL PROPERTIES, LLC  
 3020 S. FLORIDA AVE., SUITE 101  
 LAKELAND, FL 33803  
 Telephone: 863-619-7103

Construction Plans  
 For  
 Astoria Subdivision  
 Davenport, Florida

Date: December 24, 2019

Project No.: 19-013



This form has been digitally signed and sealed by Bryan A. Hunter using a digital signature on the date indicated. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Bryan A. Hunter, P.E.  
 Reg. No. 53168  
 C.A. #8394

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**ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT**

**SUPPLEMENTAL ENGINEER'S REPORT  
FOR CAPITAL IMPROVEMENTS**

**Prepared for:**

**BOARD OF SUPERVISORS  
ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT**

**Prepared by:**

**WOOD & ASSOCIATES ENGINEERING, LLC  
1925 BARTOW ROAD  
LAKELAND, FL 33801  
PH: 863-940-2040**

**May 14, 2020**

**ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT**

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## **LIST OF EXHIBITS**

EXHIBIT 1- Location Map

EXHIBIT 2- Legal Description

EXHIBIT 3- District Boundary Map

EXHIBIT 4- Zoning Map

EXHIBIT 5- Land Use Map

EXHIBIT 6- Utility Location Map & Drainage Flow Pattern Map

EXHIBIT 7- Summary of Opinion of Probable Costs

EXHIBIT 8- Summary of Proposed District Facilities

EXHIBIT 9- Overall Site Plan

**SUPPLEMENTAL ENGINEER'S REPORT  
ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT**

**I. INTRODUCTION**

The Astonia Community Development District (the "District") is located south of Ernie Caldwell Blvd, west of Lee Jackson Highway, and north and south of Little Zion Road in Polk County (the "County"). The District currently contains approximately 159.93 acres and is expected to consist of 681 single family lots, recreation / amenity areas, parks, and associated infrastructure.

The CDD was established under County Ordinance No. 2020-002 which was approved by the Polk County Board of County Commission on January 7, 2020. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the County, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of probable cost of the public improvements is provided in Exhibit 7 of this report.

This "Capital Improvement Plan" or "Report" reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including common area, sidewalks in the right-of-way, and storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds) within the Development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will, upon completion, be dedicated to the City for ownership and maintenance.

## **II. PURPOSE AND SCOPE**

The purpose of this Report is to provide engineering support to fund improvements in the District. This Report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this Report is a brief description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report.

The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, the District Board of Supervisors, and its staff and consultants.

### **III. THE DEVELOPMENT**

The Development will consist of 681 single family homes and associated infrastructure (“Development”). The Development is a planned residential community located south of Ernie Caldwell Blvd, west of Lee Jackson Highway, and north and south of Little Zion Road within the County. The Development has a land use of RMX (Residential Medium) and a zoning of PD (Planned Development) The Development will be constructed in three Phases. (Phase 1- 191 lots, Phase 2 - 306 Lots, and Phase 3 – 184 lots).

### **IV. THE CAPITAL IMPROVEMENTS**

The Capital Improvement Plan, (the “CIP”), consists of public infrastructure for the Development. The primary portions of the CIP will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities and off-site improvements (including turn lanes and extension of water and sewer mains to serve the Development).

There will also be stormwater structures and conveyance culverts within the CIP which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will also occur at this time. Below ground installation of telecommunications and cable TV will occur, but will not be funded by the District. The CDD will enter into a lighting agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way on District Land is included.

As a part of the recreational component of the CIP, a public park/amenity center will be within the Development The public park/amenity center will have connectivity via sidewalks to the other portions of the District. The public park/amenity center will be accessed by the public roadways and sidewalks.



## V. CAPITAL IMPROVEMENT PLAN COMPONENTS

The system of improvements comprising the Capital Improvement Plan (“CIP”) includes the following:

### **Stormwater Management Facilities**

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater runs off via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District’s stormwater management systems is regulated by the County and the SWFWMD. There are no known surface waters.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0230H (dated 12/22/2016) demonstrates that the property is located within Flood Zone X. Based on this information and the site topography, it does not appear that floodplain compensation will be required.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.



### **Public Roadways**

The proposed public roadway sections are to be 50' R/W with 20' of asphalt and Miami curb or Type F curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

### **Water and Wastewater Facilities**

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the Development. The water service provider will be the Polk County Public Utilities. The water system will be a "looped" system. These facilities will be installed within the proposed public rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The sewer service provider will be Polk County Public Utilities. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. Lift stations are anticipated for this CIP. Flow from the lift station shall be connected to a proposed force main along Ernie Caldwell Blvd, northwest of the site.

Reclaimed water is not available for this site. An irrigation well to be funded by the District will be installed onsite to provide irrigation within the public right of way or irrigation water service shall be provided as part of the domestic water system design. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

### **Off-Site Improvements**

The District will provide funding for the anticipated turn lanes at the development entrance. The site construction activities associated with the CIP are anticipated for completion as a single phase in 2020. Upon completion of these improvements, inspection/certifications will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the County.

### **Public Amenities and Parks**

The District will provide funding for the public Amenity Facilities to include the following: pavilion with tot lot, dog park/all-purpose play field, walking trails, and passive parks throughout the Development which will include benches and walking trails.

### **Electric and Lighting**

The electric distribution system thru the District is currently planned to be underground. The District presently intends to fund the difference between overhead and underground service to the CDD. Electric facilities funded by the District will be owned and maintained by the District, with Duke Energy providing underground electrical service to the Development. The CDD will enter into a lighting agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way on District land is included in the cost estimate of the CIP.

### **Entry Feature, Landscaping, and Irrigation**

Landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the Development will be provided by the District. The irrigation system will use an irrigation well. The well and irrigation watermain to the Development will be constructed or acquired by the CDD with District funds and operated and maintained by the CDD. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the CDD. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the CDD.

## Miscellaneous

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family planned development.

## VI. PERMITTING

Construction permits for the Development are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Health Department, Florida Department of Environmental Protection (FDEP), Army Corps of Engineer Permit (ACOE), and County construction plan approval.

Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

### PHASE 1 (191 Lots)

Permits / Approvals	Approval / Expected Date
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	May 2020
FDEP Sewer	Approved
FDEP NOI	May 2020
ACOE	N/A

**PHASE 2 (306 Lots)**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	May 2020
FDEP Sewer	Approved
FDEP NOI	May 2020
ACOE	N/A

**PHASE 3 (184 Lots)**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	May 2020
FDEP Sewer	Approved
FDEP NOI	May 2020
ACOE	N/A

**VII. RECOMMENDATION**

As previously described within this report, the public infrastructure as described is necessary for the development and functional operation as required by the County. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the County and the SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this report are based upon proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD and the County regulations.



## VIII. REPORT MODIFICATION

During development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.

## IX. CONCLUSION

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

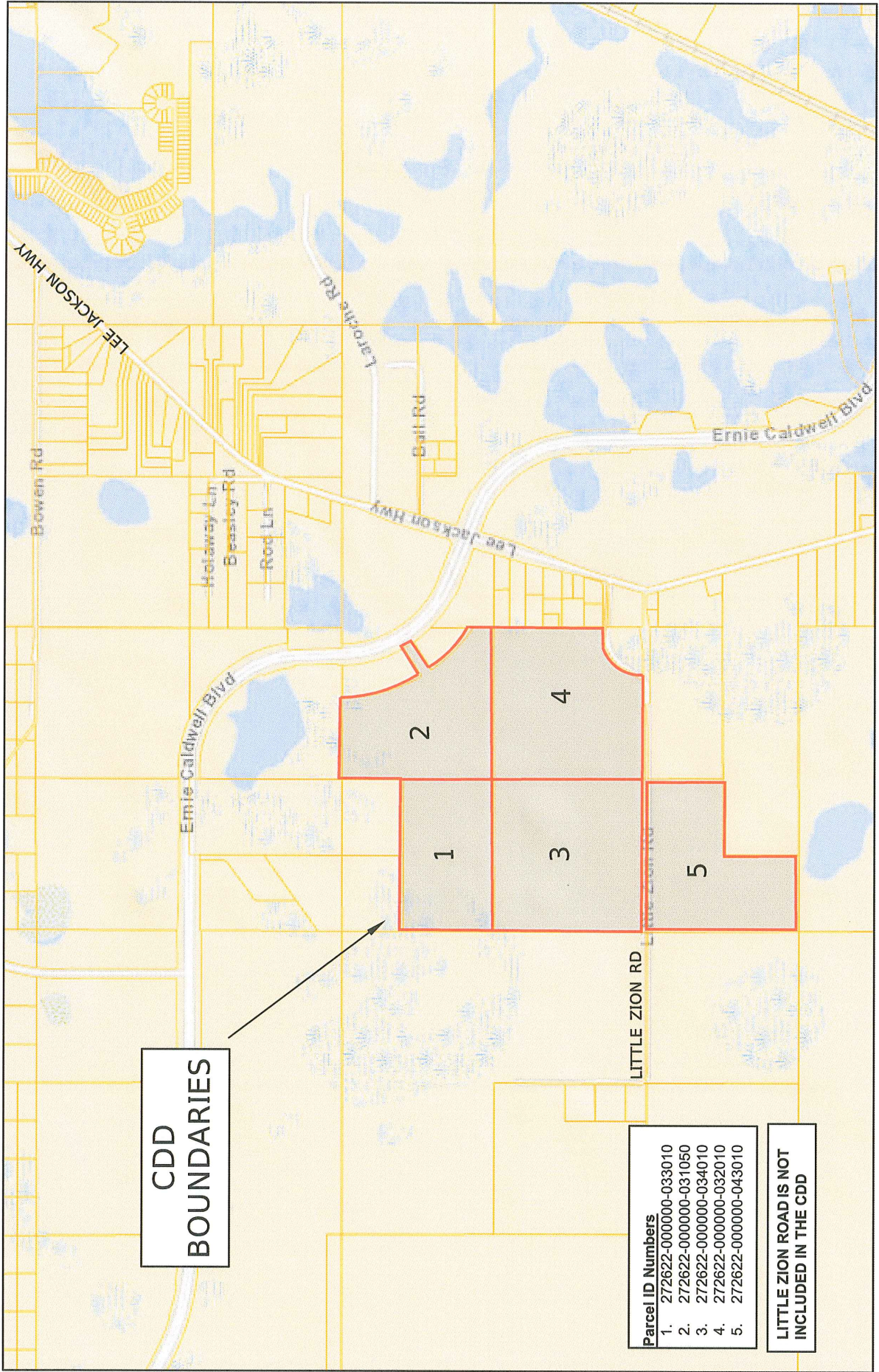
The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the County, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction of the proposed CIP can be completed at the estimated cost as stated.





NO  
SCALE

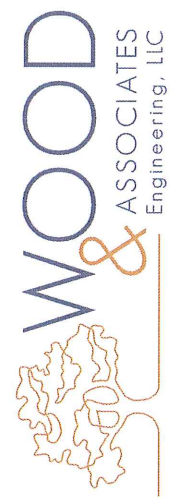


**CDD  
BOUNDARIES**

Parcel ID Numbers
1. 272622-000000-033010
2. 272622-000000-031050
3. 272622-000000-034010
4. 272622-000000-032010
5. 272622-000000-043010

**LITTLE ZION ROAD IS NOT  
INCLUDED IN THE CDD**

**EXHIBIT 1**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**LOCATION MAP**



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## LEGAL DESCRIPTION

BEGIN AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE RUN N89°38'14"E ALONG THE NORTH LINE OF SAID SECTION 22 A DISTANCE OF 708.93 FEET; THENCE S02°00'48"E A DISTANCE OF 31.96 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 28°43'45", WITH A RADIUS OF 1385.00 FEET, WITH A CHORD BEARING OF S16°22'40"E, WITH A CHORD LENGTH OF 687.21 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 694.46 FEET; THENCE N57°11'19"E A DISTANCE OF 285.23 FEET TO A POINT ON THE WEST RIGHT OF WAY OF ERNIE CALDWELL BOULEVARD, SAID POINT ALSO BEING ON A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 05°12'38", WITH A RADIUS OF 1100.00 FEET, WITH A CHORD BEARING OF S32°48'41"E, WITH A CHORD LENGTH OF 100.00 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 100.03 FEET; THENCE LEAVING SAID RIGHT OF WAY RUN S57°11'19"W A DISTANCE OF 285.23 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 21°30'05", WITH A RADIUS OF 1385.00 FEET, WITH A CHORD BEARING OF S45°37'51"E, WITH A CHORD LENGTH OF 516.70 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 519.75 FEET; THENCE S00°34'03"E A DISTANCE OF 1126.63 FEET TO THE NORTH MAINTAINED RIGHT OF WAY OF LITTLE ZION ROAD; THENCE RUN ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING 29 COURSES; 1) N86°53'43"W A DISTANCE OF 12.69 FEET; 2) THENCE N87°23'02"W A DISTANCE OF 65.40 FEET; 3) THENCE S87°44'53"W A DISTANCE OF 34.73 FEET; 4) THENCE S82°19'26"W A DISTANCE OF 41.07 FEET; 5) THENCE S73°10'25"W A DISTANCE OF 16.81 FEET; 6) THENCE S70°46'24"W A DISTANCE OF 24.09 FEET; 7) THENCE S70°28'57"W A DISTANCE OF 16.64 FEET; 8) THENCE S61°58'48"W A DISTANCE OF 36.62 FEET; 9) THENCE S57°16'53"W A DISTANCE OF 63.50 FEET; 10) THENCE S46°20'51"W A DISTANCE OF 35.85 FEET; 11) THENCE S35°40'32"W A DISTANCE OF 14.37 FEET; 12) THENCE S35°36'06"W A DISTANCE OF 15.07 FEET; 13) THENCE S29°16'16"W A DISTANCE OF 33.67 FEET; 14) THENCE S28°02'33"W A DISTANCE OF 100.08 FEET; 15) THENCE S29°35'32"W A DISTANCE OF 41.20 FEET; 16) THENCE S37°51'45"W A DISTANCE OF 60.25 FEET; 17) THENCE S48°18'53"W A DISTANCE OF 16.90 FEET; 18) THENCE S56°17'21"W A DISTANCE OF 18.08 FEET; 19) THENCE S62°22'59"W A DISTANCE OF 10.29 FEET; 20) THENCE S89°37'17"W A DISTANCE OF 165.14 FEET; 21) THENCE S00°24'07"E A DISTANCE OF 17.27 FEET; 22) THENCE S89°49'44"W A DISTANCE OF 51.17 FEET; 23) THENCE S89°15'22"W A DISTANCE OF 100.01 FEET; 24) THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 25) THENCE S89°25'40"W A DISTANCE OF 100.00 FEET; 26) THENCE S89°18'48"W A DISTANCE OF 100.00 FEET; 27) THENCE S89°35'59"W A DISTANCE OF 100.00 FEET; 28) THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 29) THENCE S89°35'59"W A DISTANCE OF 11.74 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY RUN S00°31'51"E A DISTANCE OF 672.83 FEET; THENCE S89°33'56"W A DISTANCE OF 663.12 FEET; THENCE S00°30'40"E A DISTANCE OF 661.24 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 22; THENCE S89°31'59"W ALONG SAID SOUTH LINE A DISTANCE OF 663.35 FEET TO THE WEST LINE OF SAID SECTION 22; THENCE RUN ALONG SAID WEST LINE THE FOLLOWING 3 COURSES; 1) N00°29'28"W A DISTANCE OF 1323.24 FEET; 2) THENCE N00°09'33"W A DISTANCE OF 1322.55 FEET; 3) THENCE N00°09'33"W A DISTANCE OF 792.10 FEET TO THE NORTH LINE OF THE SOUTH 24 ACRES OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N89°37'27"E ALONG SAID NORTH LINE A DISTANCE OF 1318.54 FEET TO THE WEST LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N00°20'51"W ALONG SAID WEST LINE A DISTANCE OF 529.36 FEET RETURNING TO THE POINT OF BEGINNING, LESS MAINTAINED RIGHT OF WAY FOR LITTLE ZION ROAD.

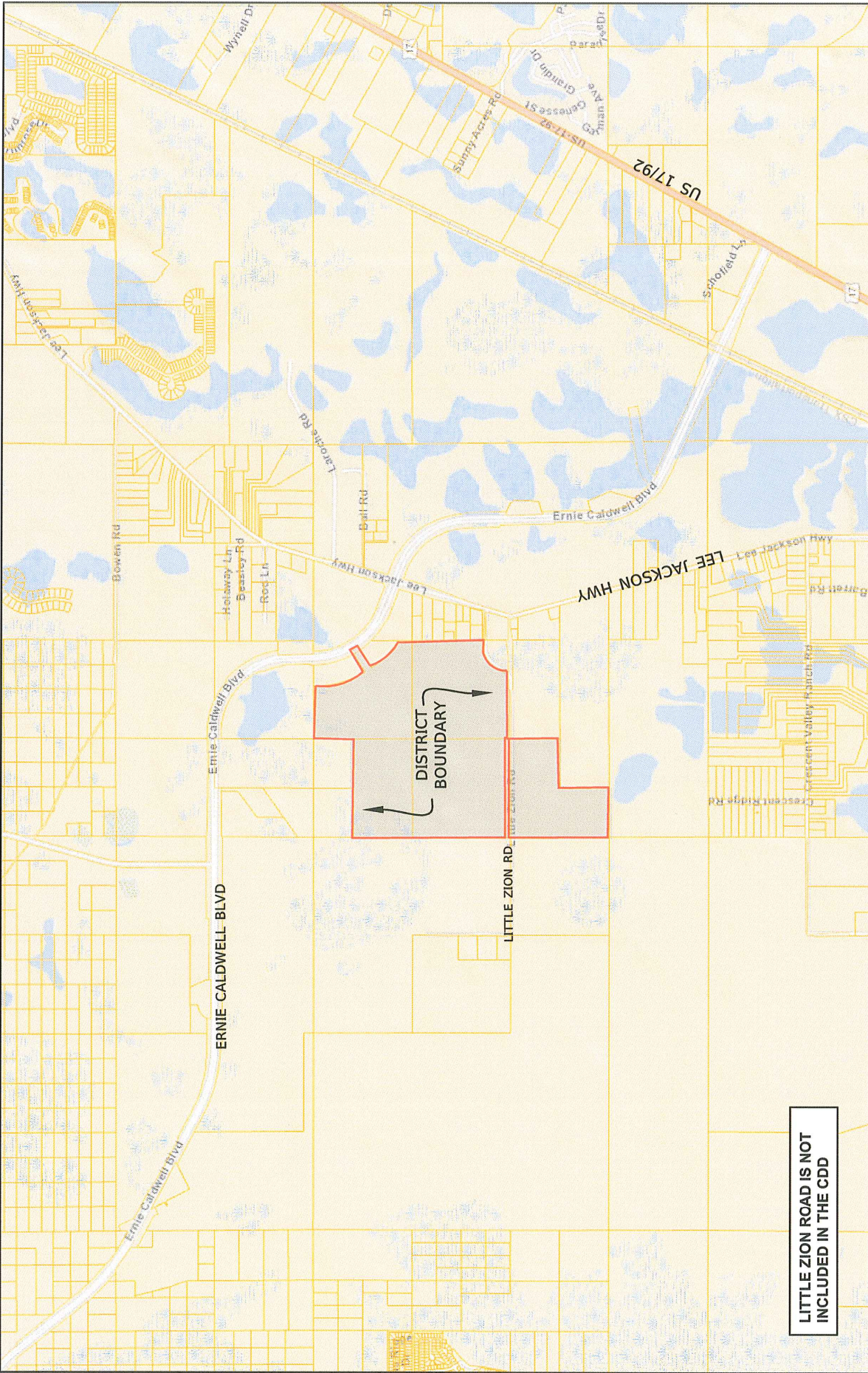
CONTAINING AN AREA OF 159.93 ACRES MORE OR LESS.



1925 BARTOW ROAD • LAKELAND, FL 33801  
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## EXHIBIT 2 ASTONIA COMMUNITY DEVELOPMENT DISTRICT LEGAL DESCRIPTION





LITTLE ZION ROAD IS NOT INCLUDED IN THE CDD

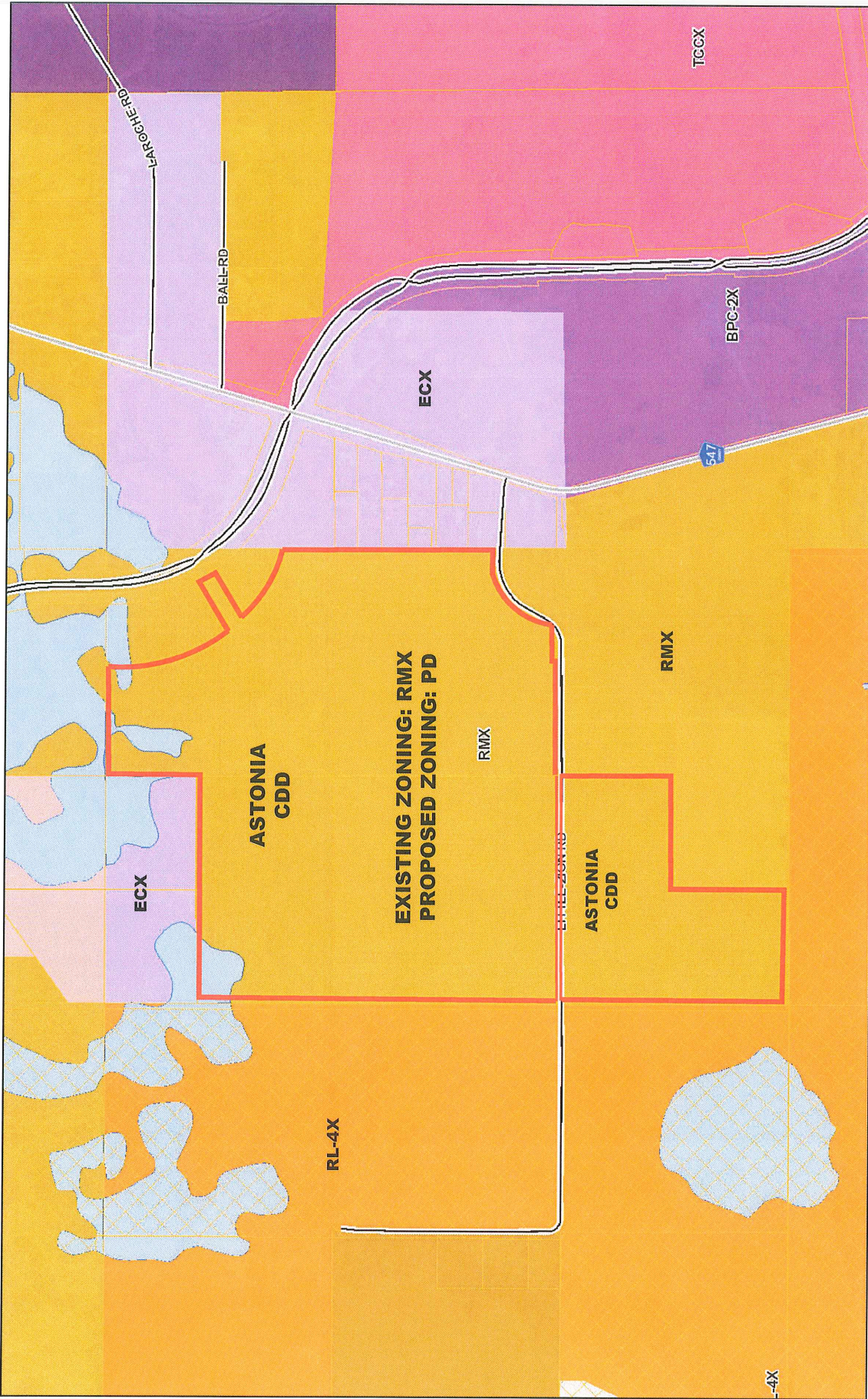
**EXHIBIT 3**  
**ASTONIA CDD**  
**DISTRICT BOUNDARY MAP**



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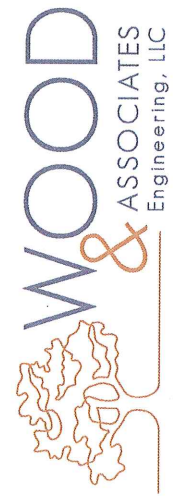






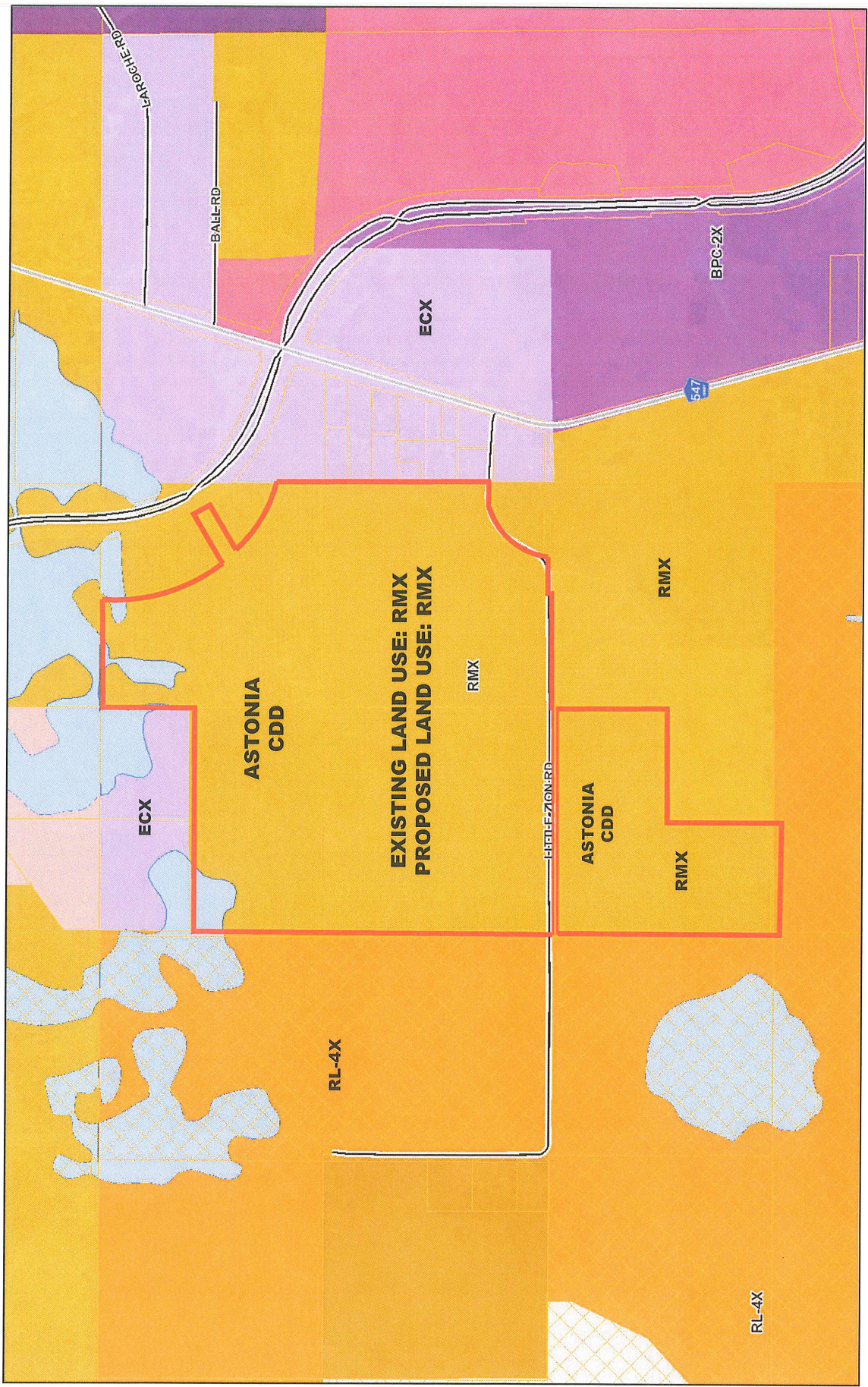
**EXHIBIT 4**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**POLK COUNTY ZONING MAP**

- LEGEND**
- RMX - RESIDENTIAL MEDIUM
  - RL-4X - RESIDENTIAL LOW
  - ECX - EMPLOYMENT CENTER
  - BPC-2X - BUSINESS PARK CENTER







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**EXHIBIT 5**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**POLK COUNTY FUTURE LAND USE MAP**

**LEGEND**

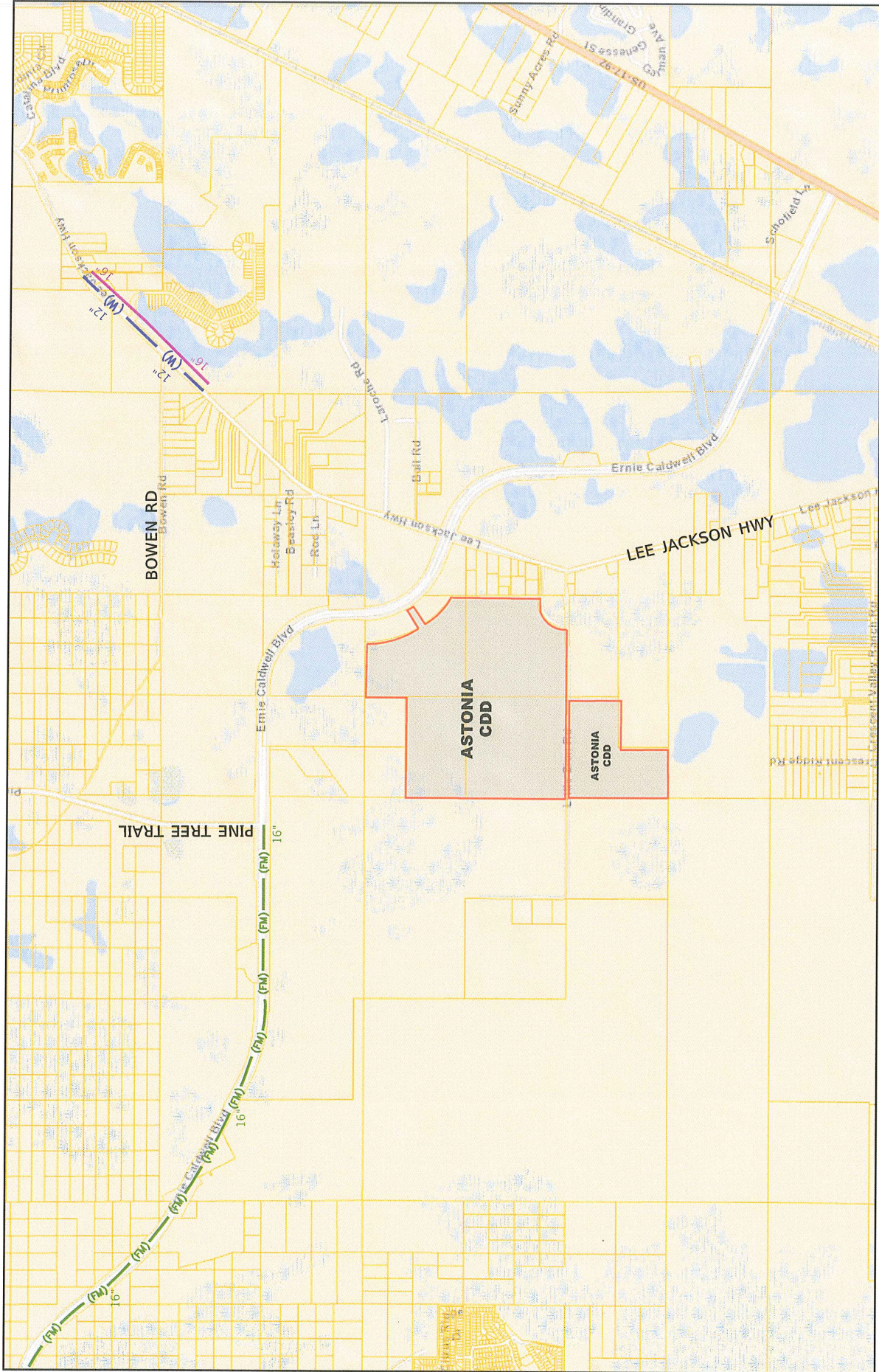
	RMX - RESIDENTIAL MEDIUM
	RL-4X - RESIDENTIAL LOW
	ECX - EMPLOYMENT CENTER
	BPC-2X - BUSINESS PARK CENTER

**WOOD & ASSOCIATES**  
 Engineering, LLC

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NO SCALE








# COMPOSITE EXHIBIT 6

## ASTONIA COMMUNITY DEVELOPMENT DISTRICT

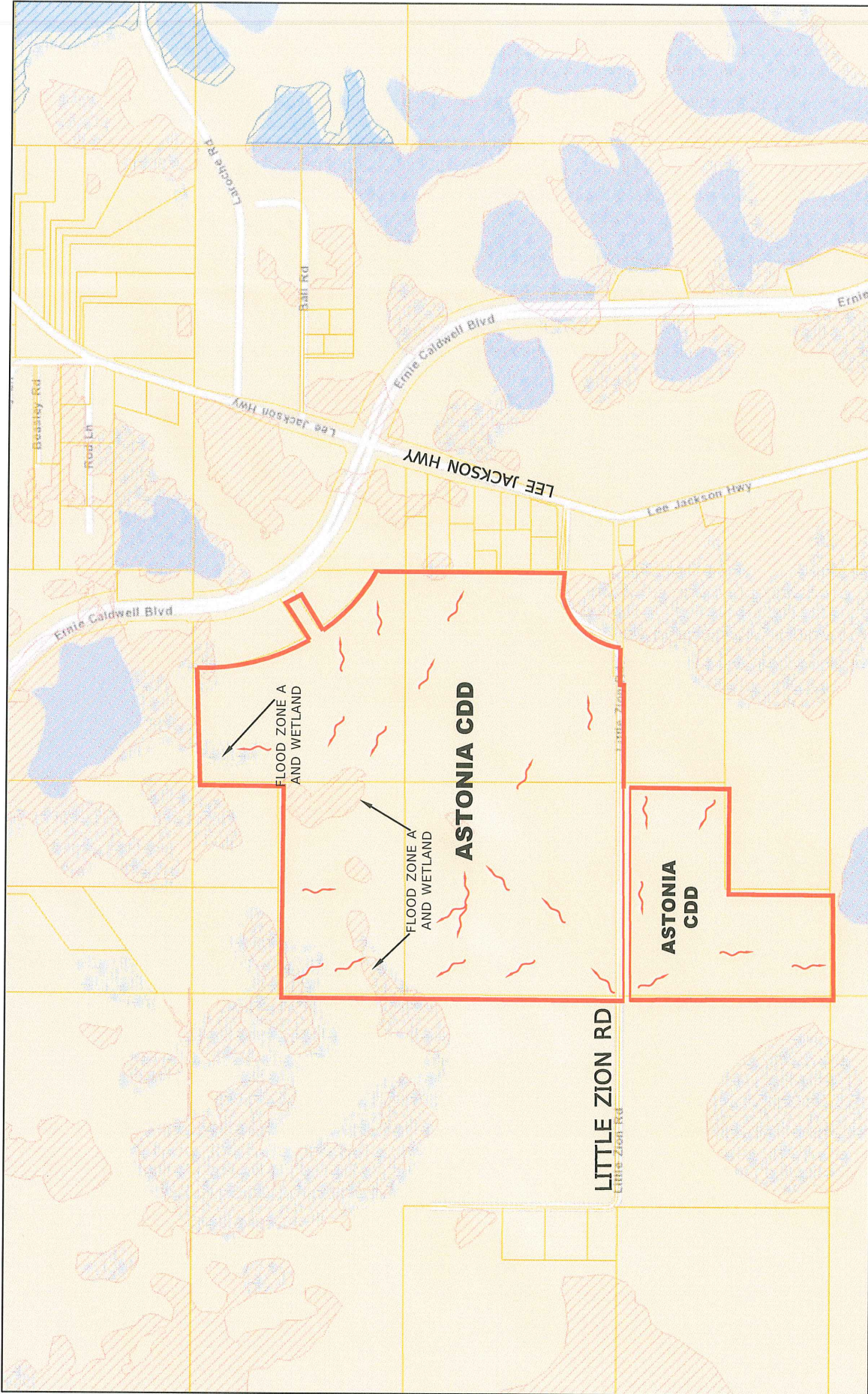
### WATER & WASTEWATER MAP

- LEGEND**
-  (W) EXISTING 12" WATER MAIN
  -  (FM) EXISTING 16" FORCE MAIN
  -  (RW) EXISTING 16" RECLAIM WATER MAIN



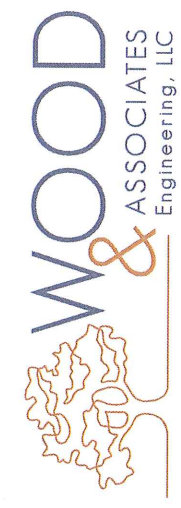
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**COMPOSITE EXHIBIT 6**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**DRAINAGE MAP**

**LEGEND**  
 FLOW DIRECTION



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**Composite Exhibit 7**  
**Astonia CDD**  
**Community Development District**  
**Summary of Probable Cost**

<u>Infrastructure</u> <sup>(1)(9)</sup>	<u>Phase 1</u> <u>191 Lots</u> <sup>(10)</sup>	<u>Phase 2</u> <u>306 Lots</u> <sup>(11)</sup>	<u>Phase 3</u> <u>184 Lots</u> <sup>(12)</sup>	<u>Total</u> <u>681 Lots</u> <sup>(13)</sup>
Offsite Improvements <sup>(5)(6)</sup>	\$ 650,000.00	\$1,050,000.00	\$ 600,000.00	\$ 2,300,000.00
Stormwater Management <sup>(2)(3)(5)(6)</sup>	\$1,350,000.00	\$2,160,000.00	\$1,290,000.00	\$ 4,800,000.00
Utilities (Water, Sewer, & Street Lighting) <sup>(5)(6) (8)</sup>	\$1,320,000.00	\$2,120,000.00	\$1,260,000.00	\$ 4,700,000.00
Roadway <sup>(4)(5)(6)</sup>	\$ 790,000.00	\$1,260,000.00	\$ 750,000.00	\$ 2,800,000.00
Entry Feature <sup>(6)(7)</sup>	\$ 310,000.00	\$ 495,000.00	\$ 295,000.00	\$ 1,100,000.00
Parks and Recreational Facilities <sup>(1)(6)</sup>	\$ 450,000.00	\$ 720,000.00	\$ 430,000.00	\$ 1,600,000.00
Contingency	\$ 210,000.00	\$ 345,000.00	\$ 245,000.00	\$ 800,000.00
<b>TOTAL</b>	<b>\$5,080,000.00</b>	<b>\$8,150,000.00</b>	<b>\$4,870,000.00</b>	<b>\$18,100,000.00</b>

**Notes:**

1. Infrastructure consists of offsite improvements, public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot both for initial pad construction, lot finishing in conjunction with home construction, which will be provided by developer or homebuilder.
3. Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2019 cost.
7. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
8. CDD will enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way and on District land is included.
9. Estimates based on Master Infrastructure to support development of 681 lots.
10. 73 – 40 foot wide lots and 118 - 50 foot wide lots
11. 143 – 40 foot wide lots and 163 – 50 foot wide lots
12. 73 – 40 foot wide lots and 111 – 50 foot wide lots
13. 289 – 40 foot wide lots and 392 – 50 foot wide lots.

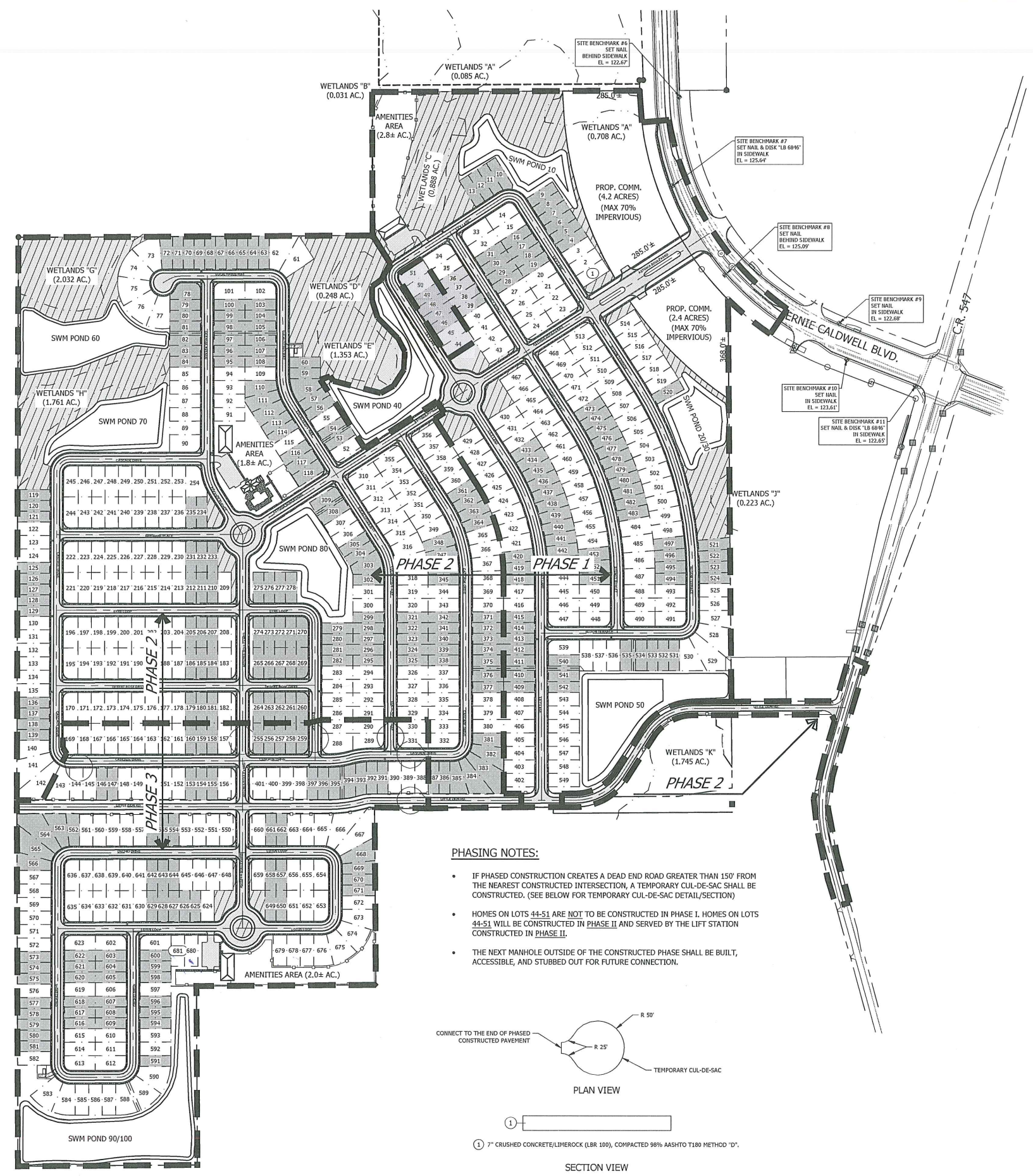
**Composite Exhibit 8**  
**Astoria CDD**  
**Community Development District**  
**Summary of Proposed District Facilities**

<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Offsite Improvements	District	County	District Bonds	County
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	Polk County	District Bonds	Polk County
Street Lighting/Conduit	District	**District	District Bonds	**District
Road Construction	District	District	District Bonds	District
Entry Feature & Signage	District	District	District Bonds	District
Parks and Recreational Facilities	District	District	District Bonds	District

\*Costs not funded by bonds will be funded by the developer.

\*\* Street lighting/conduit shall be owned and maintained by the District or the District shall enter into a lease with Duke Energy.

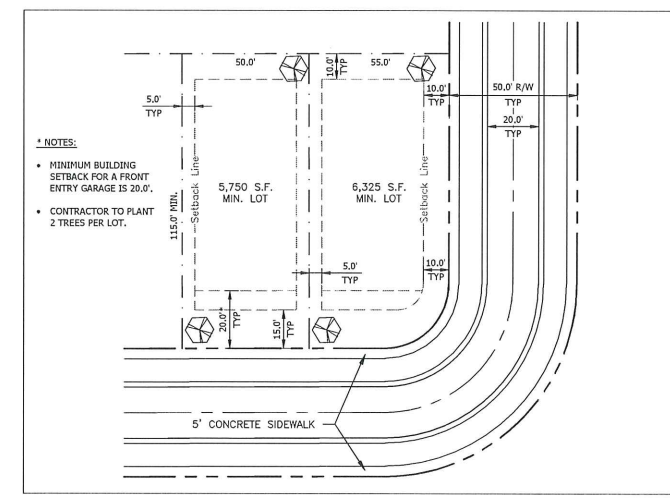
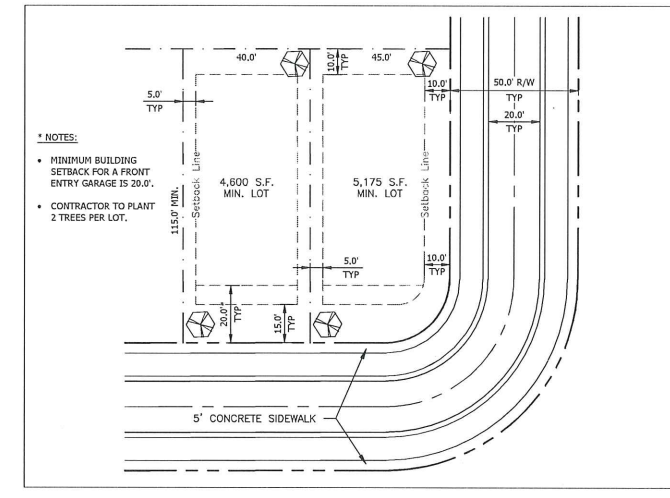




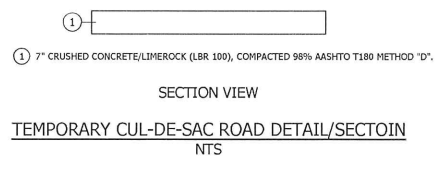
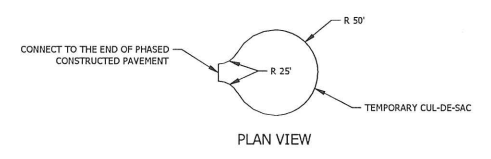
**SITE DATA:**

NET PROJECT AREA: 159.93 ACRES  
 TOTAL LOTS = 681 (100%) OR 4.3 DU/AC.  
 40' LOTS = 289 (42%)  
 50' LOTS = 392 (58%)  
 OPEN SPACE REQUIRED = 10% OF DEVELOPMENT = 159.93 AC x 0.10 = 15.99 AC  
 PROVIDED OPEN SPACE SHOWN IN HATCHED AREAS = 17.23 AC \*  
 WETLAND OPEN SPACE = 6.72 AC (39% OF OPEN SPACE REQUIRED)  
 UPLAND OPEN SPACE = 10.51 AC (61% OF OPEN SPACE REQUIRED)

\*THE AMOUNT OF OPEN SPACE DEPICTED ILLUSTRATES THIS PROJECT EXCEEDS THE REQUIREMENT FOR OPEN SPACE. MORE OPEN SPACE EXISTS PER COUNTY CODE BUT IT IS NOT SHOWN FOR CLARITY OF THE DRAWING.

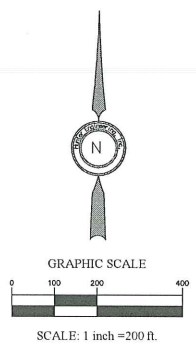


- PHASING NOTES:**
- IF PHASED CONSTRUCTION CREATES A DEAD END ROAD GREATER THAN 150' FROM THE NEAREST CONSTRUCTED INTERSECTION, A TEMPORARY CUL-DE-SAC SHALL BE CONSTRUCTED. (SEE BELOW FOR TEMPORARY CUL-DE-SAC DETAIL/SECTION)
  - HOMES ON LOTS 44-51 ARE NOT TO BE CONSTRUCTED IN PHASE I. HOMES ON LOTS 44-51 WILL BE CONSTRUCTED IN PHASE II AND SERVED BY THE LIFT STATION CONSTRUCTED IN PHASE II.
  - THE NEXT MANHOLE OUTSIDE OF THE CONSTRUCTED PHASE SHALL BE BUILT, ACCESSIBLE, AND STUBBED OUT FOR FUTURE CONNECTION.



**NOTES:**

- IMPROVEMENTS SHOWN WITHIN AMENITIES AREAS ARE FOR INFORMATION PURPOSES ONLY. THE SPECIFIC FEATURES, LOCATION, QUANTITY & DESIGN WILL BE PROVIDED UNDER SEPARATE COVER.
- ALL ADA RAMP AND SIDEWALKS IN COMMON AREAS (NOT IN FRONT OF LOTS) SHALL BE CONSTRUCTED AS A PART OF THIS PROJECT.



X:\Jobs\2019\19-013 - Astoria - ECB South\Drawings\Astoria-Const-15 Phased.dwg

OVERALL DEVELOPMENT PLAN

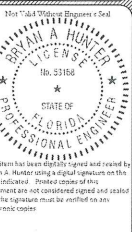


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Prepared For  
ERNIE CALDWELL PROPERTIES, LLC  
3020 S. FLORIDA AVE., SUITE 101  
LANELAND, FL 33803  
Telephone: 863-419-7103

Construction Plans For  
Astoria Subdivision  
Davenport, Florida

Date: May 8, 2020  
Project No.: 19-013





**ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT**

**FIRST AMENDMENT TO THE ENGINEER'S REPORT  
FOR CAPITAL IMPROVEMENTS**

**Prepared for:**

**BOARD OF SUPERVISORS  
ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT**

**Prepared by:**

**WOOD & ASSOCIATES ENGINEERING, LLC  
1925 BARTOW ROAD  
LAKELAND, FL 33801  
PH: 863-940-2040**

**February 17, 2021**

**ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT**

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## **LIST OF EXHIBITS**

EXHIBIT 1- Location Map

EXHIBIT 2- Assessment Area 1 Legal Description

EXHIBIT 3- Assessment Area 2 Legal Description

EXHIBIT 4- Astonia North Legal Description

EXHIBIT 5 – District Boundary Map

EXHIBIT 6- Future Land Use Map

EXHIBIT 7- Zoning Map

EXHIBIT 8 - Utility Location Map & Drainage Flow Pattern Map

EXHIBIT 9- Summary of Opinion of Probable Costs

EXHIBIT 10- Summary of Proposed District Facilities

EXHIBIT 11 & 11A- Overall Site Plan



**FIRST AMENDMENT TO THE ENGINEER’S REPORT  
ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT**

**I. PURPOSE**

The purpose of this First Amendment to the Engineer’s Report (“First Amendment” or “Report”) is to provide engineering support for the expanded boundaries of the Astonia Community Development District (“CDD” or the “District”), as well as provide updates to the original phasing. This First Amendment supplements the Engineer’s Report for Capital Improvements, dated February 3, 2020, as supplemented by the Supplemental Engineer’s Report for Capital Improvements, dated May 14, 2020 (which broke out the original improvement plan into three (3) phases).

Phase 1 remains unchanged. The original CDD contemplated three phases of development (Phase 1-191 lots; Phase 2-306 lots; Phase 3 – 184 lots) consisting of approximately 159.93 acres. Due to changes in the development plan, the original Phase 2 and Phase 3 will be constructed together as Phase 2 consisting of 490 lots. The recently expanded portion of the CDD known as Astonia North (also referred to as the “North Parcel”) consists of 332 single-family lots. The expanded CDD has a total of 1,013 single family lots and consist of approximately 267.15 acres.

**II. INTRODUCTION**

The District is located south of Ernie Caldwell Blvd, west of Lee Jackson Highway, and north and south of Little Zion Road in Polk County (the “County”). The District shall consist of 267.15 acres and is expected to contain 1,013 single family lots, recreation / amenity areas, parks, and associated infrastructure.

The CDD was established under County Ordinance No. 2020-002 which was approved by the Polk County Board of County Commission (“County Commission”) on January 7, 2020, further amended by County Ordinance No. 2021-023 approved by the County Commission on April 6, 2021, expanding the district boundary. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the County, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of probable cost of the public improvements is provided in Exhibit 9 of this report.

This “Capital Improvement Plan” or “Report” reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District’s Board of Supervisors. Estimated costs outlined in this report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including common area, sidewalks in the right-of-way, and storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds) within the Development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will, upon completion, be dedicated to the City for ownership and maintenance.

### **III. SCOPE**

The purpose of this Report is to provide engineering support to fund improvements in the District. This Report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this Report is a brief description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report.

The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, the District Board of Supervisors, and its staff and consultants.

#### **IV. THE DEVELOPMENT**

The District will consist of 1,013 single family homes and associated infrastructure to support the same (“Development”). The Development is a planned residential community located north and south of Ernie Caldwell Blvd, west of Lee Jackson Highway, and north and south of Little Zion Road within the County. The Development has a Polk County future land use of RMX (Residential Medium) and NACX (Neighborhood Activity Center) and Polk County zoning of PD (Planned Development). The Development will be constructed in three phases. (Phase 1- 191 lots, Phase 2-490 Lots, Astonia North – 332 lots). Development of Phase 1 began in August 2020.

#### **V. THE CAPITAL IMPROVEMENTS**

The Capital Improvement Plan (the “CIP”) consists of public infrastructure for the Development. The primary portions of the CIP will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities and off-site improvements (including turn lanes and extension of water and sewer mains to serve the Development).

There will also be stormwater structures and conveyance culverts within the CIP which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will also occur at this

time. Below ground installation of telecommunications and cable TV will occur, but will not be funded by the District. The CDD will enter into a lighting agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way on District Land is included.

As a part of the recreational component of the CIP, a public park/amenity center will be within the Development. The public park/amenity center will have connectivity via sidewalks to the other portions of the District. The public park/amenity center will be accessed by the public roadways and sidewalks.

## **VI. CAPITAL IMPROVEMENT PLAN COMPONENTS**

The system of improvements comprising the CIP includes the following:

### **Stormwater Management Facilities**

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater runs off via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the County and the SWFWMD. There are no known surface waters.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0230H (dated 12/22/2016) demonstrates that the property is located within Flood Zone X. Based on this information and the site topography, it does not appear that floodplain compensation will be required.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.



### **Public Roadways**

The proposed public roadway sections are to be 50' R/W with 20' of asphalt and Miami curb or Type F curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

### **Water and Wastewater Facilities**

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the Development. The water service provider will be the Polk County Public Utilities. The water system will be a "looped" system. These facilities will be installed within the proposed public rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The sewer service provider will be Polk County Public Utilities. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. Lift stations are anticipated for this CIP. Flow from the lift station shall be connected to a proposed force main along Ernie Caldwell Blvd, northwest of the site.

Reclaimed water is not available for this site. An irrigation well to be funded by the District will be installed onsite to provide irrigation within the public right of way or irrigation water service shall be provided as part of the domestic water system design. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

### **Off-Site Improvements**

The District will provide funding for the anticipated turn lanes at the development entrance. The site construction activities associated with the CIP are anticipated for completion by phases based on the following estimated schedule: Phase 1 in 2021; Phase 2 in 2022; Astonia North in 2024. Upon completion of these improvements, inspection/certifications will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the County.

### **Public Amenities and Parks**

The District will provide funding for the public Amenity Facilities to include the following: pavilion with tot lot, dog park/all-purpose play field, walking trails, and passive parks throughout the Development which will include benches and walking trails.

### **Electric and Lighting**

The electric distribution system through the District is currently planned to be underground. The District presently intends to fund the difference between overhead and underground service to the CDD. Electric facilities funded by the District will be owned and maintained by the District, with Duke Energy providing underground electrical service to the Development. The CDD will enter into a lighting agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way on District land is included in the cost estimate of the CIP.

### **Entry Feature, Landscaping, and Irrigation**

Landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the Development will be provided by the District. The irrigation system will use an irrigation well. The well and irrigation watermain to the Development will be constructed or acquired by the CDD with District funds and operated and maintained by the CDD. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the CDD. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the CDD.

**Miscellaneous**

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family planned development.

**VII. PERMITTING**

Construction permits for the Development are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Health Department, Florida Department of Environmental Protection (FDEP), Army Corps of Engineer Permit (ACOE), and County construction plan approval.

Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

**PHASE 1 (191 Lots)**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	Approved
FDEP Sewer	Approved
FDEP NOI	Approved
ACOE	N/A

**PHASE 2 (490 Lots)**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	Approved
FDEP Sewer	Approved
FDEP NOI	Approved
ACOE	N/A

**Astoria North (332 Lots)**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	June 2021
Construction Permits	June 2021
Polk County Health Department Water	June 2021
FDEP Sewer	June 2021
FDEP NOI	June 2021
ACOE	N/A

**VIII. RECOMMENDATION**

As previously described within this report, the public infrastructure as described is necessary for the development and functional operation as required by the County. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the County and the SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.



Items utilized in the *Opinion of Probable Costs* for this report are based upon proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD and the County regulations.

## **IX. REPORT MODIFICATION**

During development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.

## **X. CONCLUSION**

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the County, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction of the proposed CIP can be completed at the estimated cost as stated.

# ASSESSMENT AREA 1

## LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST IN POLK COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11083, PAGE 516 AND OFFICIAL RECORDS BOOK 11075, PAGE 1763, BOTH OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22, N89°40'16"E, A DISTANCE OF 1316.79 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22, AND TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11083, PAGE 516, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE WITH THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11083, PAGE 516, N89°38'14"E, A DISTANCE OF 708.93 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11083, PAGE 516; THENCE WITH THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11083, PAGE 516 THE FOLLOWING SEVEN (7) COURSES: 1) S02°00'48"E, A DISTANCE OF 31.96 FEET; 2) SOUTHEASTERLY WITH THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1385.00 FEET, A CENTRAL ANGLE OF 28°43'45" AND A CHORD BEARING AND DISTANCE OF S16°22'40"E, 687.21 FEET) FOR AN ARC DISTANCE OF 694.46 FEET TO A POINT OF NON-TANGENCY; 3) N57°11'19"E, A DISTANCE OF 285.23 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD (VARIABLE-WIDTH RIGHT OF WAY, PER O.R. 9308, PG. 2093 & O.R. 7777, PG. 1349) OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; 4) WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID ERNIE CALDWELL BOULEVARD, SOUTHEASTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 05°12'38" AND A CHORD BEARING AND DISTANCE OF S32°48'41"E, 100.00 FEET) FOR AN ARC DISTANCE OF 100.03 FEET TO A POINT OF NON-TANGENCY; 5) LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID ERNIE CALDWELL BOULEVARD, S57°11'19"W, A DISTANCE OF 285.23 FEET; 6) SOUTHEASTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1385.00 FEET, A CENTRAL ANGLE OF 21°30'05" AND A CHORD BEARING AND DISTANCE OF S45°37'51"E, 516.70 FEET) FOR AN ARC DISTANCE OF 519.75 FEET TO A POINT OF NON-TANGENCY; 7) WITH THE EAST LINE WITH THE NORTHWEST 1/4 OF SAID SECTION 22, S00°34'03"E, A DISTANCE OF 1126.63 FEET TO THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF LITTLE ZION ROAD (VARIABLE-WIDTH MAINTAINED RIGHT OF WAY, PER M.B. 13, PG. 71, POLK COUNTY MAINTAINED RIGHT-OF-WAY MAP); THENCE WITH THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID LITTLE ZION ROAD THE FOLLOWING TWENTY-THREE (23) COURSES: 1) N86°53'43"W, A DISTANCE OF 12.69 FEET; 2) N87°23'02"W, A DISTANCE OF 65.40 FEET; 3) S87°44'53"W, A DISTANCE OF 34.73 FEET; 4) S82°19'26"W, A DISTANCE OF 41.07 FEET; 5) S73°10'25"W, A DISTANCE OF 16.81 FEET; 6) S70°46'24"W, A DISTANCE OF 24.09 FEET; 7) S70°28'57"W, A DISTANCE OF 16.64 FEET; 8) S61°58'48"W, A DISTANCE OF 36.62 FEET; 9) S57°16'53"W, A DISTANCE OF 63.50 FEET; 10) S46°20'51"W, A DISTANCE OF 35.85 FEET; 11) S35°40'32"W, A DISTANCE OF 14.37 FEET; 12) S35°36'06"W, A DISTANCE OF 15.07 FEET; 13) S29°16'16"W, A DISTANCE OF 33.67 FEET; 14) S28°02'33"W, A DISTANCE OF 100.08 FEET; 15) S29°35'32"W, A DISTANCE OF 41.20 FEET; 16) S37°51'45"W, A DISTANCE OF 60.25 FEET; 17) S48°18'53"W, A DISTANCE OF 16.90 FEET; 18) S56°17'21"W, A DISTANCE OF 18.08 FEET; 19) S62°22'59"W, A DISTANCE OF 10.29 FEET; 20) S89°37'17"W, A DISTANCE OF 165.14 FEET; 21) S00°24'07"E, A DISTANCE OF 17.27 FEET; 22) S89°49'44"W, A DISTANCE OF 51.17 FEET; 23) S89°15'22"W, A DISTANCE OF 66.91 FEET; THENCE LEAVING THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID LITTLE ZION ROAD, N00°09'33"W, A DISTANCE OF 30.86 FEET; THENCE S89°50'27"W, A DISTANCE OF 65.00 FEET; THENCE N00°09'33"W, A DISTANCE OF 811.79 FEET; THENCE NORTHWESTERLY WITH THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 32°39'07" AND A CHORD BEARING AND DISTANCE OF N16°29'07"W, 348.57 FEET) FOR AN ARC DISTANCE OF 353.33 FEET TO A POINT OF TANGENCY; THENCE N32°48'41"W, A DISTANCE OF 290.85 FEET; THENCE N57°11'19"E, A DISTANCE OF 42.02 FEET; THENCE N32°48'41"W, A DISTANCE OF 50.00 FEET; THENCE S57°11'19"W, A DISTANCE OF 322.02 FEET; THENCE N32°48'41"W, A DISTANCE OF 301.90 FEET; THENCE S84°02'35"E, A DISTANCE OF 48.65 FEET; THENCE S75°56'59"E, A DISTANCE OF 181.51 FEET; THENCE N60°44'45"E, A DISTANCE OF 53.95 FEET; THENCE N32°45'20"E, A DISTANCE OF 71.17 FEET; THENCE N03°39'25"E, A DISTANCE OF 67.11 FEET; THENCE N28°10'46"W, A DISTANCE OF 57.39 FEET; THENCE N45°12'14"W, A DISTANCE OF 106.56 FEET; THENCE N18°15'18"W, A DISTANCE OF 66.03 FEET; THENCE N00°00'00"W, A DISTANCE OF 52.65 FEET; THENCE N67°35'56"E, A DISTANCE OF 39.88 FEET; THENCE NORTHEASTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 89.00 FEET, A CENTRAL ANGLE OF 56°23'10" AND A CHORD BEARING AND DISTANCE OF N15°57'28"E, 84.10 FEET) FOR AN ARC DISTANCE OF 87.59 FEET TO A POINT OF NON-TANGENCY; THENCE N32°48'41"W, A DISTANCE OF 108.62 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22, N00°20'51"W, A DISTANCE OF 529.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 51.509 ACRES OF LAND, MORE OR LESS.



1925 BARTOW ROAD LAKELAND, FL 33801  
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## EXHIBIT 2

### ASSESSMENT AREA 1

### LEGAL DESCRIPTION

### ASTONIA CDD

## ASSESSMENT AREA 2 LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN LOCATED IN SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING ALL OF THE LANDS CONVEYED BY DEED TO ERNIE CALDWELL PROPERTIES, LLC, BEING ALL OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-043010 AS DESCRIBED IN OFFICIAL RECORDS BOOK 11083, PAGE 516 AND ALL OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-034010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516 AND A PORTION OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-032010 AS DESCRIBED IN OFFICIAL RECORDS BOOK 11075, PAGE 1763 AND ALL OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-033010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516 AND A PORTION OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-031050 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22, S00°09'33"E, A DISTANCE OF 530.45 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22, ALONG THE NORTH LINE OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-033010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516, N89°37'27"E, A DISTANCE OF 1318.54 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF SAID SECTION 22; THENCE DEPARTING THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF SAID SECTION 22 THE FOLLOWING TWENTY-ONE (21) COURSES: 1) S32°48'41"E, A DISTANCE OF 108.62 FEET; 2) SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 89.00 FEET, A CENTRAL ANGLE OF 56°23'10" AND A CHORD BEARING AND DISTANCE OF S15°57'28"W, 84.10 FEET) FOR AN ARC DISTANCE OF 87.59 FEET TO A POINT OF NON-TANGENCY; 3) S67°35'56"W, A DISTANCE OF 39.88 FEET; 4) S00°00'00"E, A DISTANCE OF 52.65 FEET; 5) S18°15'18"E, A DISTANCE OF 66.03 FEET; 6) S45°12'14"E, A DISTANCE OF 106.56 FEET; 7) S28°10'46"E, A DISTANCE OF 57.39 FEET; 8) S03°39'25"W, A DISTANCE OF 67.11 FEET; 9) S32°45'20"W, A DISTANCE OF 71.17 FEET; 10) S60°44'45"W, A DISTANCE OF 53.95 FEET; 11) N75°56'59"W, A DISTANCE OF 181.51 FEET; 12) N84°02'35"W, A DISTANCE OF 48.65 FEET; 13) S32°48'41"E, A DISTANCE OF 301.90 FEET; 14) N57°11'19"E, A DISTANCE OF 322.02 FEET; 15) S32°48'41"E, A DISTANCE OF 50.00 FEET; 16) S57°11'19"W, A DISTANCE OF 42.02 FEET; 17) S32°48'41"E, A DISTANCE OF 290.85 FEET; 18) SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 32°39'07" AND A CHORD BEARING AND DISTANCE OF S16°29'07"E, 348.57 FEET) FOR AN ARC DISTANCE OF 353.33 FEET TO A POINT OF TANGENCY; 19) S00°09'33"E, A DISTANCE OF 811.79 FEET; 20) N89°50'27"E, A DISTANCE OF 65.00 FEET; 21) S00°09'33"E, A DISTANCE OF 30.86 FEET TO THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF LITTLE ZION ROAD (VARIABLE-WIDTH MAINTAINED RIGHT OF WAY, PER M.B. 13, PG. 71, POLK COUNTY MAINTAINED RIGHT-OF-WAY MAP); THENCE ALONG THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID LITTLE ZION ROAD THE FOLLOWING SEVEN (7) COURSES: 1) S89°15'22"W, A DISTANCE OF 33.09 FEET; 2) S89°42'52"W, A DISTANCE OF 100.00 FEET; 3) S89°25'40"W, A DISTANCE OF 100.00 FEET; 4) S89°18'48"W, A DISTANCE OF 100.00 FEET; 5) S89°35'59"W, A DISTANCE OF 100.00 FEET; 6) S89°42'52"W, A DISTANCE OF 100.00 FEET; 7) S89°35'59"W, A DISTANCE OF 11.74 FEET TO THE SOUTHEAST CORNER OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-034010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516; THENCE DEPARTING THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID LITTLE ZION ROAD, ALONG THE EASTERLY BOUNDARY OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-043010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516 THE FOLLOWING FOUR (4) COURSE: 1) S00°31'51"E, A DISTANCE OF 672.83 FEET; 2) S89°33'56"W, A DISTANCE OF 663.12 FEET; 3) S00°30'40"E, A DISTANCE OF 661.24 FEET; 4) S89°31'59"W, A DISTANCE OF 663.35 FEET TO THE SOUTHWEST CORNER OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-043010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516 AND TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, N00°29'28"W, A DISTANCE OF 1323.24 FEET TO THE NORTHWEST CORNER OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-043010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516 AND THE SOUTHWEST CORNER OF NORTHWEST 1/4 OF SAID SECTION 22; THENCE ALONG THE WEST BOUNDARY OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-034010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516 AND THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22, N00°09'33"W, A DISTANCE OF 1322.55 FEET; THENCE CONTINUE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND ALONG THE WEST BOUNDARY OF PARCEL IDENTIFICATION NUMBER 27-26-22-000000-033010 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11083, PAGE 516, N00°09'33"W, A DISTANCE OF 792.10 FEET TO THE POINT OF BEGINNING.

**CONTAINING 109.036 ACRES (4749589 SQUARE FEET) OF LAND, MORE OR LESS.**



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### EXHIBIT 3 ASSESSMENT AREA 2 LEGAL DESCRIPTION ASTONIA CDD

# ASTONIA NORTH ASSESSMENT AREA LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1346, PAGE 771, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SW 1/4 OF SAID SECTION 15; THENCE WITH THE NORTH LINE OF SW 1/4 OF SAID SECTION 15, N89°30'30"E, A DISTANCE OF 516.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WITH THE NORTH LINE OF SW 1/4 OF SAID SECTION 15, N89°30'30"E, A DISTANCE OF 1291.38 FEET TO THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF BOWEN ROAD (PER MAP BOOK 3, PAGES 60-68); THENCE LEAVING SAID NORTH LINE OF SW 1/4 OF SAID SECTION 15, RUN WITH SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING TWENTY (20) COURSES: (1) N89°42'11"E, A DISTANCE OF 21.42 FEET; (2) S82°16'47"E, A DISTANCE OF 54.70 FEET; (3) N87°32'02"E, A DISTANCE OF 100.04 FEET; (4) N89°49'31"E, A DISTANCE OF 100.01 FEET; (5) N89°15'08"E, A DISTANCE OF 100.00 FEET; (6) N88°06'24"E, A DISTANCE OF 100.02 FEET; (7) S89°36'07"E, A DISTANCE OF 52.28 FEET; (8) S00°19'33"W, A DISTANCE OF 11.91 FEET; (9) N88°13'01"E, A DISTANCE OF 53.31 FEET; (10) N89°50'01"E, A DISTANCE OF 234.97 FEET; (11) N89°38'12"E, A DISTANCE OF 111.35 FEET; (12) N89°35'06"E, A DISTANCE OF 194.59 FEET; (13) N89°21'51"E, A DISTANCE OF 197.92 FEET; (14) N89°11'50"E, A DISTANCE OF 95.71 FEET; (15) N89°25'14"E, A DISTANCE OF 276.53 FEET; (16) S89°54'44"E, A DISTANCE OF 105.69 FEET; (17) N88°22'31"E, A DISTANCE OF 178.41 FEET; (18) N89°04'43"E, A DISTANCE OF 49.78 FEET; (19) N89°12'03"E, A DISTANCE OF 103.74 FEET; (20) S88°47'42"E, A DISTANCE OF 0.99 FEET TO THE EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S00°16'24"E ALONG SAID EAST LINE, A DISTANCE OF 1315.97 FEET TO THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S89°34'34"W ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15, A DISTANCE OF 1314.94 FEET TO THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S00°14'11"E ALONG THE WEST LINE OF THE SW 1/4 OF THE SE 1/4, A DISTANCE OF 851.21 FEET; THENCE LEAVING SAID WEST LINE, S89°48'35"W, A DISTANCE OF 127.79 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD (VARIABLE-WIDTH RIGHT OF WAY PER OFFICIAL RECORDS BOOK 9308, PAGE 2093, PUBLIC RECORDS OF POLK COUNTY, FLORIDA); THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) COURSES, (1) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1115.00 FEET, A CENTRAL ANGLE OF 21°57'59" AND A CHORD BEARING AND DISTANCE OF N19°05'13"W, 424.86 FEET) FOR AN ARC DISTANCE OF 427.47 FEET TO A POINT OF NON-TANGENCY; (2) S59°55'48"W, A DISTANCE OF 5.00 FEET TO A TO A POINT OF NON-TANGENCY; (3) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1110.00 FEET, A CENTRAL ANGLE OF 20°03'13" AND A CHORD BEARING AND DISTANCE OF N40°05'48"W, 386.52 FEET) FOR AN ARC DISTANCE OF 388.50 FEET TO A POINT OF NON-TANGENCY; (4) S39°52'36"W, A DISTANCE OF 20.00 FEET TO A TO A POINT OF NON-TANGENCY; (5) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1090.00 FEET, A CENTRAL ANGLE OF 17°11'19" AND A CHORD BEARING AND DISTANCE OF N58°43'04"W, 325.77 FEET) FOR AN ARC DISTANCE OF 327.00 FEET TO A POINT OF NON-TANGENCY; (6) N22°41'17"E, A DISTANCE OF 10.00 FEET TO A TO A POINT OF NON-TANGENCY; (7) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 22°59'56" AND A CHORD BEARING AND DISTANCE OF N78°48'42"W, 438.59 FEET) FOR AN ARC DISTANCE OF 441.55 FEET TO A POINT OF TANGENCY; (8) S89°41'20"W, A DISTANCE OF 68.60 FEET; (9) S00°18'40"E, A DISTANCE OF 10.00 FEET; (10) S89°41'20"W, A DISTANCE OF 480.00 FEET; (11) N00°18'40"W, A DISTANCE OF 10.00 FEET; (12) S89°41'20"W, A DISTANCE OF 298.97 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N00°18'40"W, A DISTANCE OF 351.40 FEET TO A POINT OF NON-TANGENCY; THENCE NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 33°33'26" AND A CHORD BEARING AND DISTANCE OF N17°05'23"W, 86.60 FEET) FOR AN ARC DISTANCE OF 87.85 FEET TO A POINT OF TANGENCY; THENCE N00°18'40"W, A DISTANCE OF 786.18 FEET TO THE POINT OF BEGINNING.

**CONTAINING 4670473 SQUARE FEET, 107.219 ACRES) OF LAND, MORE OR LESS.**

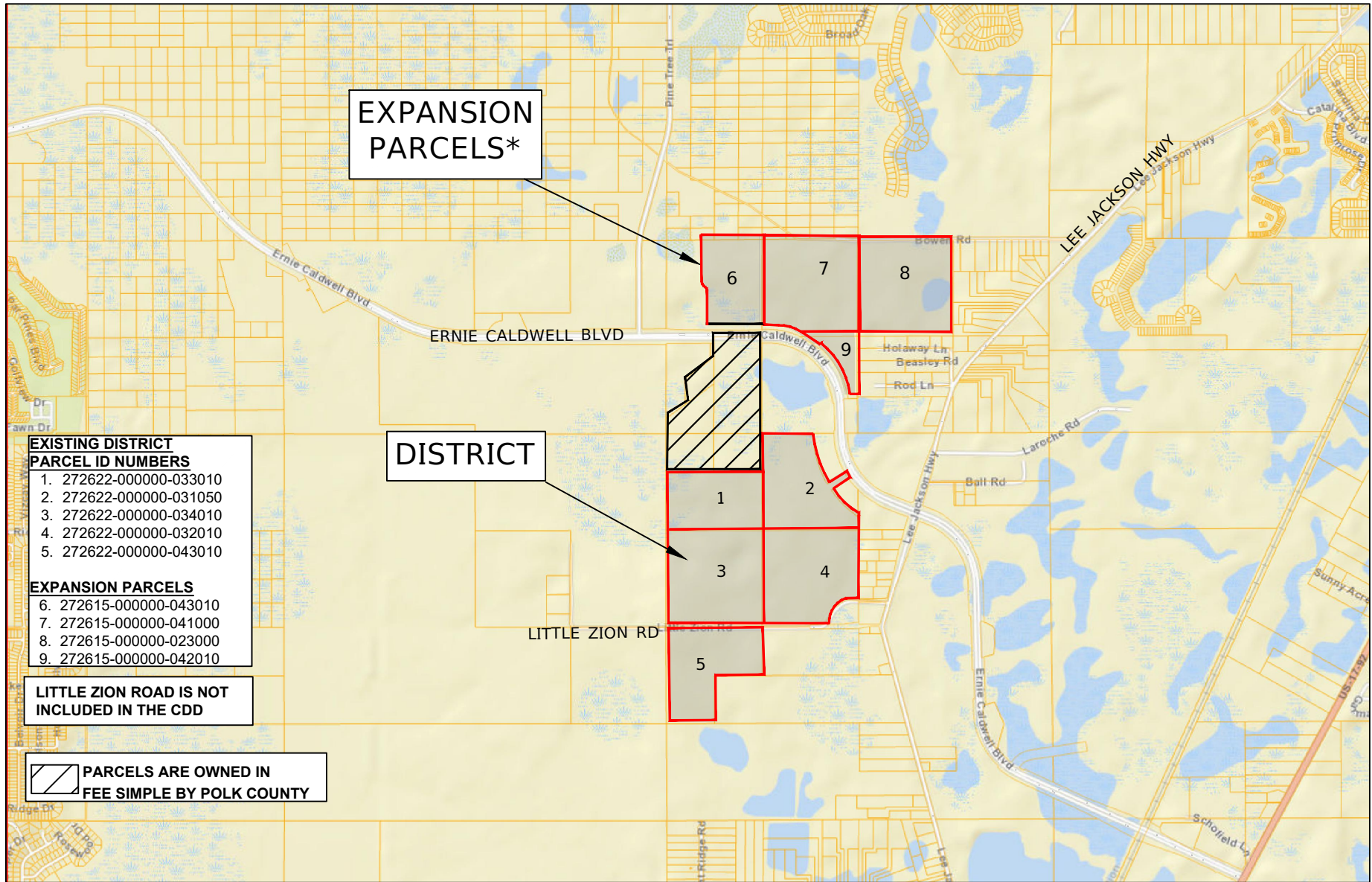


1925 BARTOW ROAD • LAKELAND, FL 33801  
OFFICE: (863) 940-2040 • FAX: (863) 940-2044 • CELL: (863) 662-0018  
EMAIL: INFO@WOODCIVIL.COM

## EXHIBIT 4

# ASTONIA NORTH ASSESSMENT AREA LEGAL DESCRIPTION ASTONIA CDD





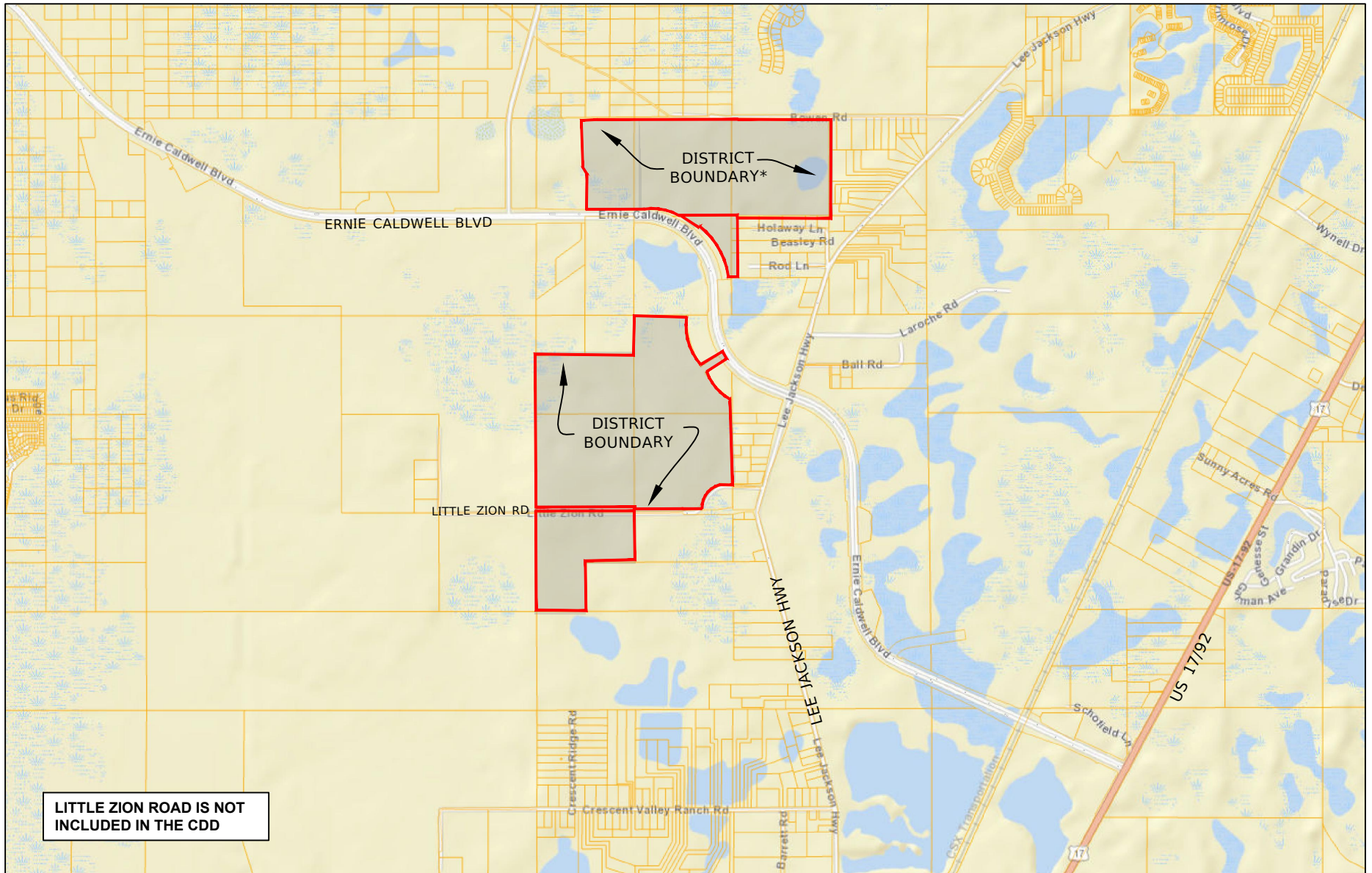
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**EXHIBIT 1**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**LOCATION MAP**

**\*APPROVED AND ADDED TO THE DISTRICT BY THE COUNTY COMMISSION ON APRIL 6, 2021**







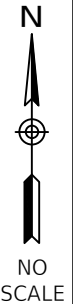
LITTLE ZION ROAD IS NOT INCLUDED IN THE CDD

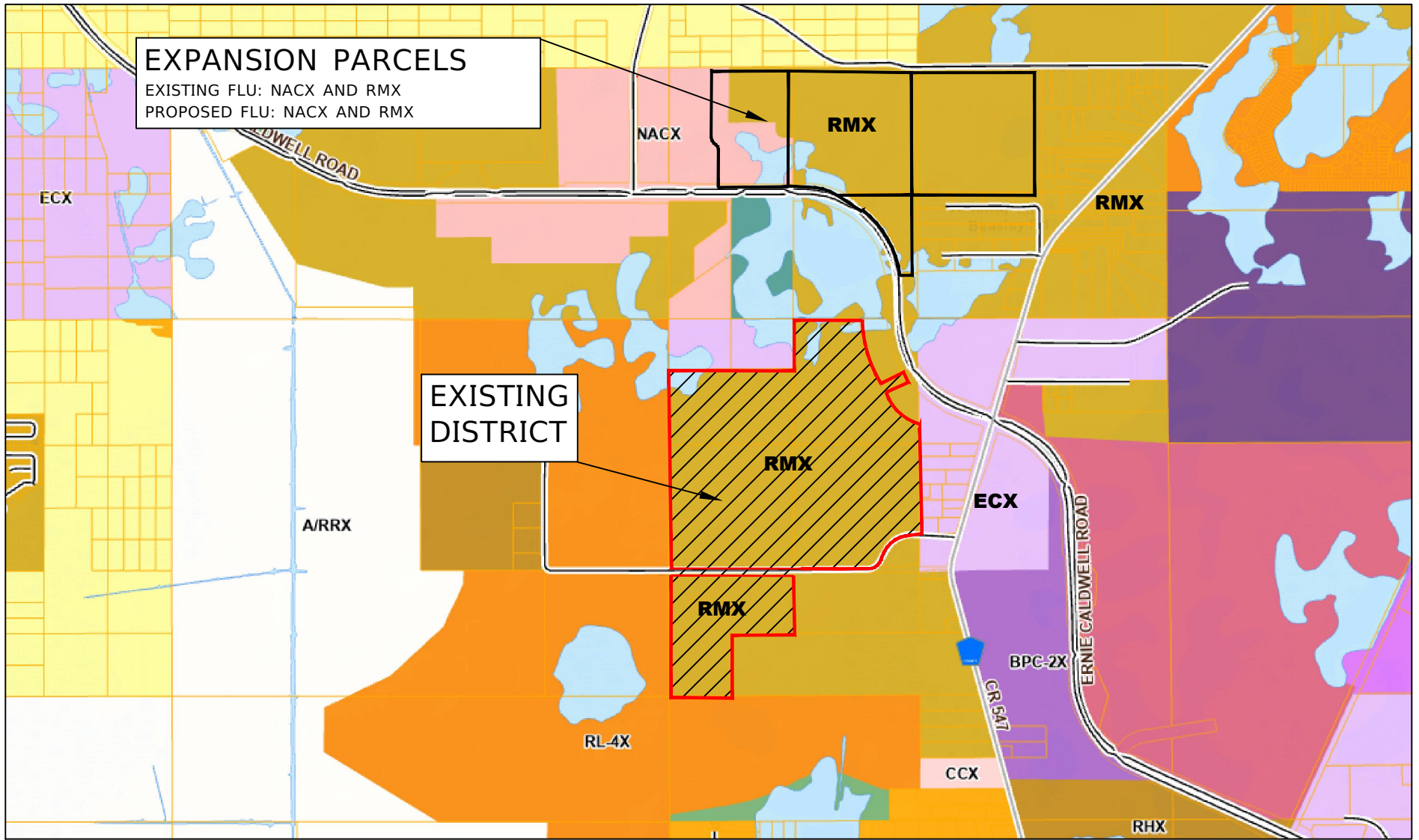
**EXHIBIT 5**  
**ASTONIA CDD**  
**DISTRICT BOUNDARY MAP**

\*APPROVED AND ADDED TO THE DISTRICT BY THE COUNTY COMMISSION ON APRIL 6, 2021



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**LEGEND**

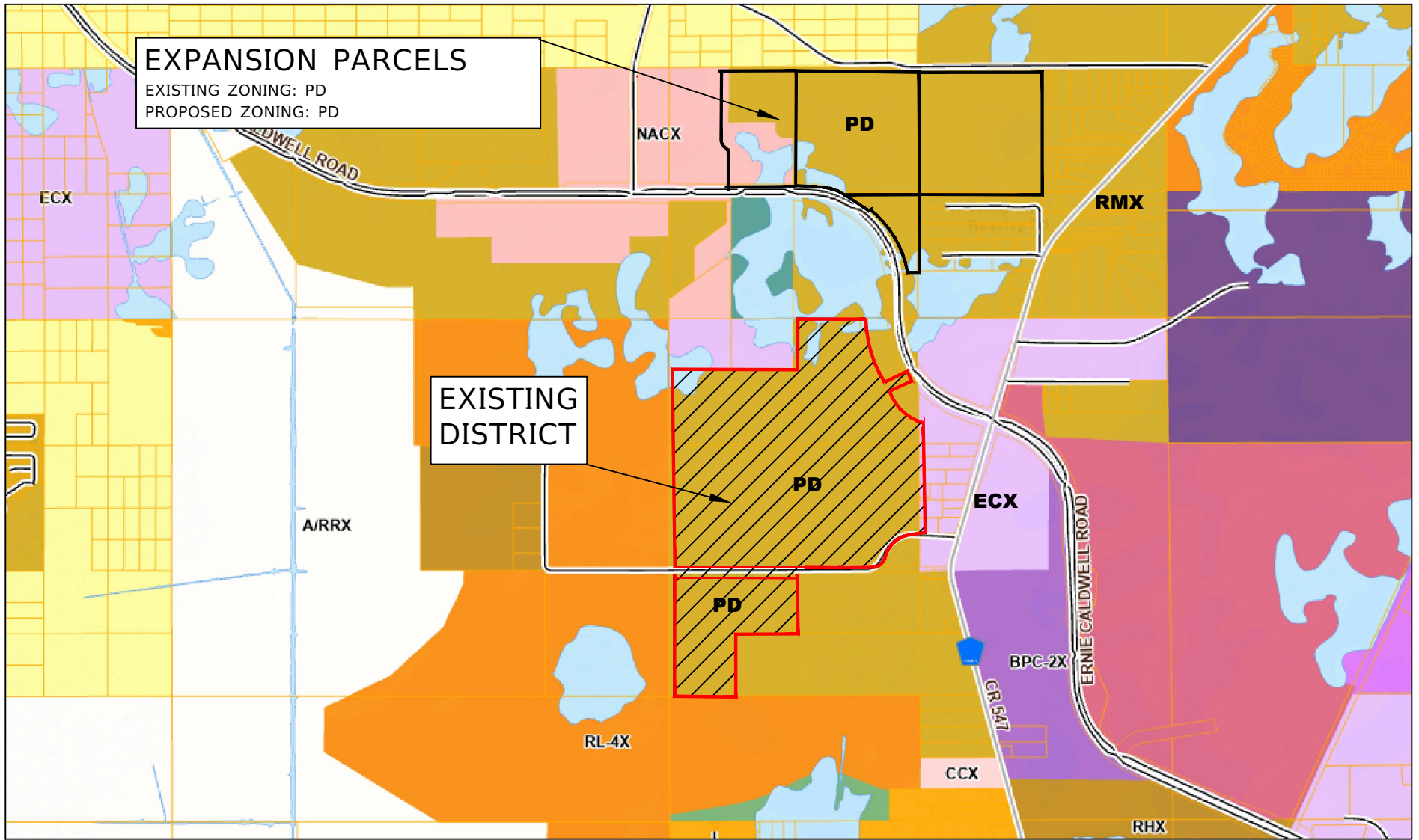
- RMX - RESIDENTIAL MEDIUM
- RL-4X - RESIDENTIAL LOW
- ECX - EMPLOYMENT CENTER
- BPC-2X - BUSINESS PARK CENTER
- NACX - NEIGHBORHOOD ACTIVITY CENTER

**COMPOSITE EXHIBIT 6**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**POLK COUNTY FUTURE LAND USE MAP**



NO SCALE





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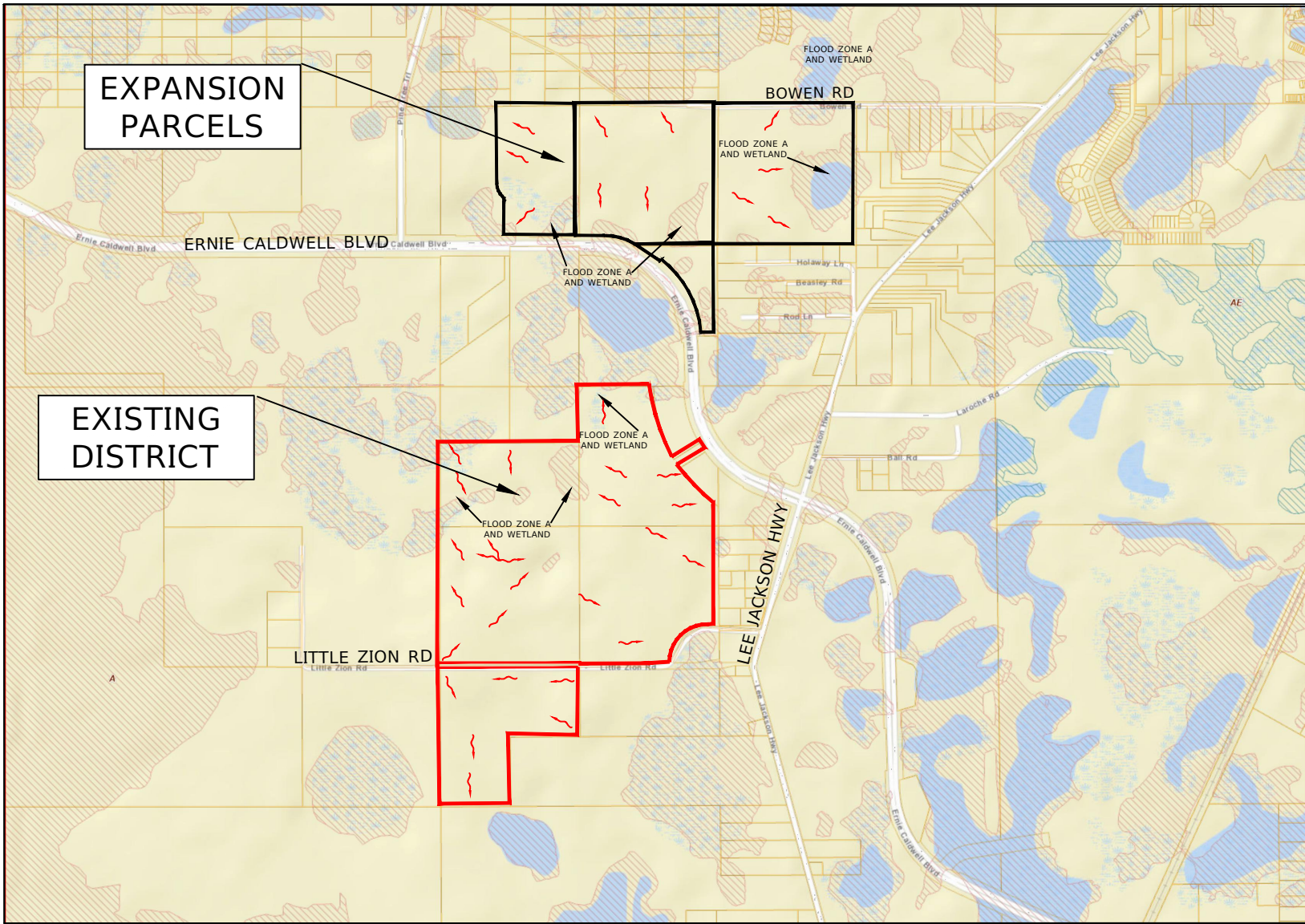
**LEGEND**

- RMX - RESIDENTIAL MEDIUM
- RL-4X - RESIDENTIAL LOW
- ECX - EMPLOYMENT CENTER
- BPC-2X - BUSINESS PARK CENTER
- NACX - NEIGHBORHOOD ACTIVITY CENTER
- PD - PLANNED DEVELOPMENT

**COMPOSITE EXHIBIT 7**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**POLK COUNTY ZONING MAP**







**EXPANSION  
PARCELS**

**EXISTING  
DISTRICT**

**COMPOSITE EXHIBIT 8  
ASTONIA COMMUNITY DEVELOPMENT DISTRICT  
DRAINAGE MAP**

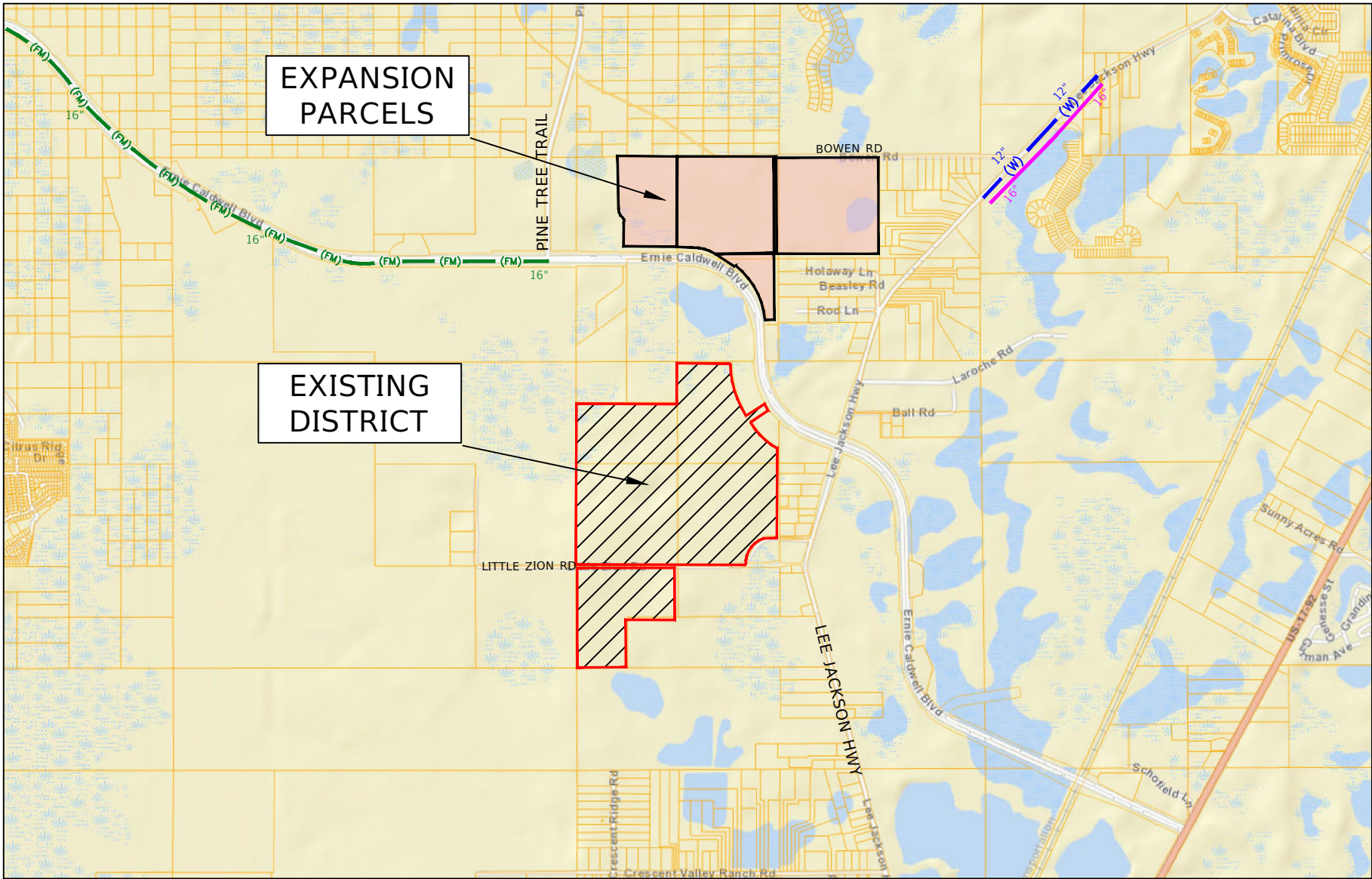
**LEGEND**  
 FLOW DIRECTION



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EMAIL: INFO@WOODCIVIL.COM

**LEGEND**

	EXISTING 12" WATER MAIN
	EXISTING 16" FORCE MAIN
	EXISTING 16" RECLAIM WATER MAIN

**COMPOSITE EXHIBIT 8**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**WATER & WASTEWATER MAP**



**Composite Exhibit 9  
Astonia Community Development District  
Summary of Probable Cost**

<b>Infrastructure</b> <sup>(1)(9)(14)</sup>	<b>Phase 1 (2020-2021) Existing District 191 Lots</b> <sup>(10)</sup>	<b>Phase 2 (2021-2022) Existing District 490 Lots</b> <sup>(11)</sup>	<b>Astonia North (2021-2024) Expansion 332 LOTS</b> <sup>(12)</sup>	<b>Total 1013 Lots</b> <sup>(13)</sup>
Offsite Improvements <sup>(5)(6)</sup>	\$ 650,000.00	\$ 1,650,000.00	*\$ 200,000.00	\$ 2,500,000.00
Stormwater Management <sup>(2)(3)(5)(6)</sup>	\$1,350,000.00	\$ 3,450,000.00	\$2,300,000.00	\$ 7,100,000.00
Utilities (Water, Sewer, & Street Lighting) <sup>(5)(6) (8)</sup>	\$1,320,000.00	\$ 3,380,000.00	\$2,300,000.00	\$ 7,000,000.00
Roadway <sup>(4)(5)(6)</sup>	\$ 790,000.00	\$ 2,010,000.00	\$1,370,000.00	\$ 4,170,000.00
Entry Feature <sup>(6)(7)</sup>	\$ 310,000.00	\$ 790,000.00	\$ 530,000.00	\$ 1,630,000.00
Parks and Recreational Facilities <sup>(1)(6)</sup>	\$ 450,000.00	\$ 1,150,000.00	*\$ 720,000.00	\$ 2,320,000.00
Contingency	<u>\$ 210,000.00</u>	<u>\$ 590,000.00</u>	<u>\$ 400,000.00</u>	<u>\$ 1,200,000.00</u>
<b>TOTAL</b>	<b>\$5,080,000.00</b>	<b>\$13,020,000.00</b>	<b>\$7,820,000.00</b>	<b>\$25,920,000.00</b>

Notes:

1. Infrastructure consists of offsite improvements, public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot both for initial pad construction, lot finishing in conjunction with home construction, which will be provided by developer or homebuilder.
3. Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2021 cost.
7. Includes entry features, signage, hardscape, landscape, irrigation and buffer fencing.
8. CDD will enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way and on District land is included.
9. Estimates based on Master Infrastructure to support development of 1013 lots.
10. 73 – 40 foot wide lots and 118 - 50 foot wide lots
11. 216 – 40 foot wide lots and 274 – 50 foot wide lots
12. 139 – 40 foot wide lots and 193 - 50 foot wide lots.
13. 428 – 40 foot wide lots and 585 – 50 foot wide lots.
14. All financed improvements will be on land owned by, or subject to a permanent easement for the benefit of the District or another government entity.

\*Not Part of the Astonia North project scope; costs allocated for benefit apportionment purposes only and will not be part of the Astonia North/North Parcel Assessment Area Project, but is included within the site construction and being constructed as part of the development of Assessment Area Two Project (Phase 2).

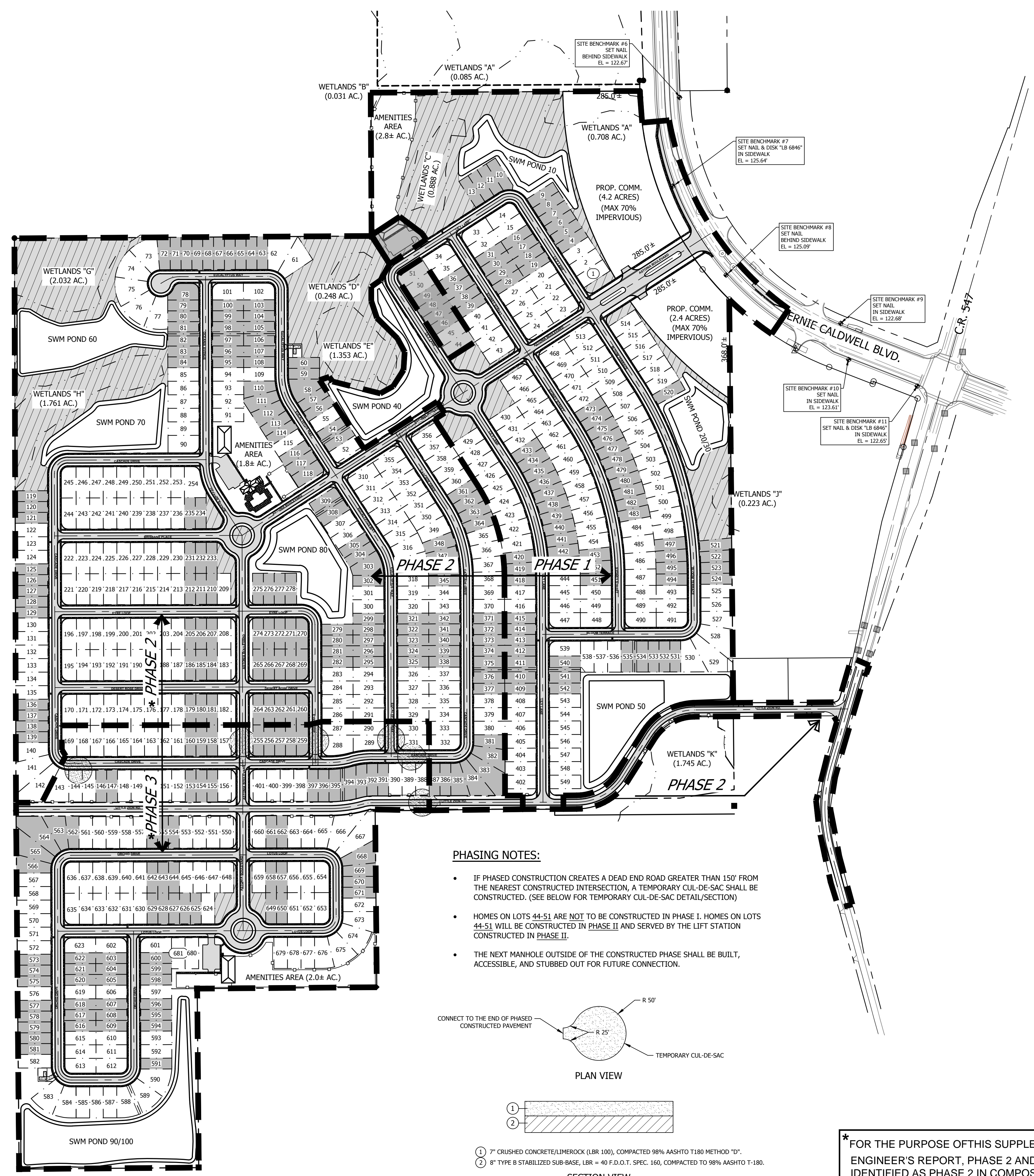
**Composite Exhibit 10**  
**Astoria CDD**  
**Community Development District**  
**Summary of Proposed District Facilities**

<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Offsite Improvements	District	County	District Bonds	County
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	Polk County	District Bonds	Polk County
Street Lighting/Conduit	District	**District	District Bonds	**District
Road Construction	District	District	District Bonds	District
Entry Feature & Signage	District	District	District Bonds	District
Parks and Recreational Facilities	District	District	District Bonds	District

\*Costs not funded by bonds will be funded by the developer.

\*\* Street lighting/conduit shall be owned and maintained by the District or the District shall enter into a lease with Duke Energy.

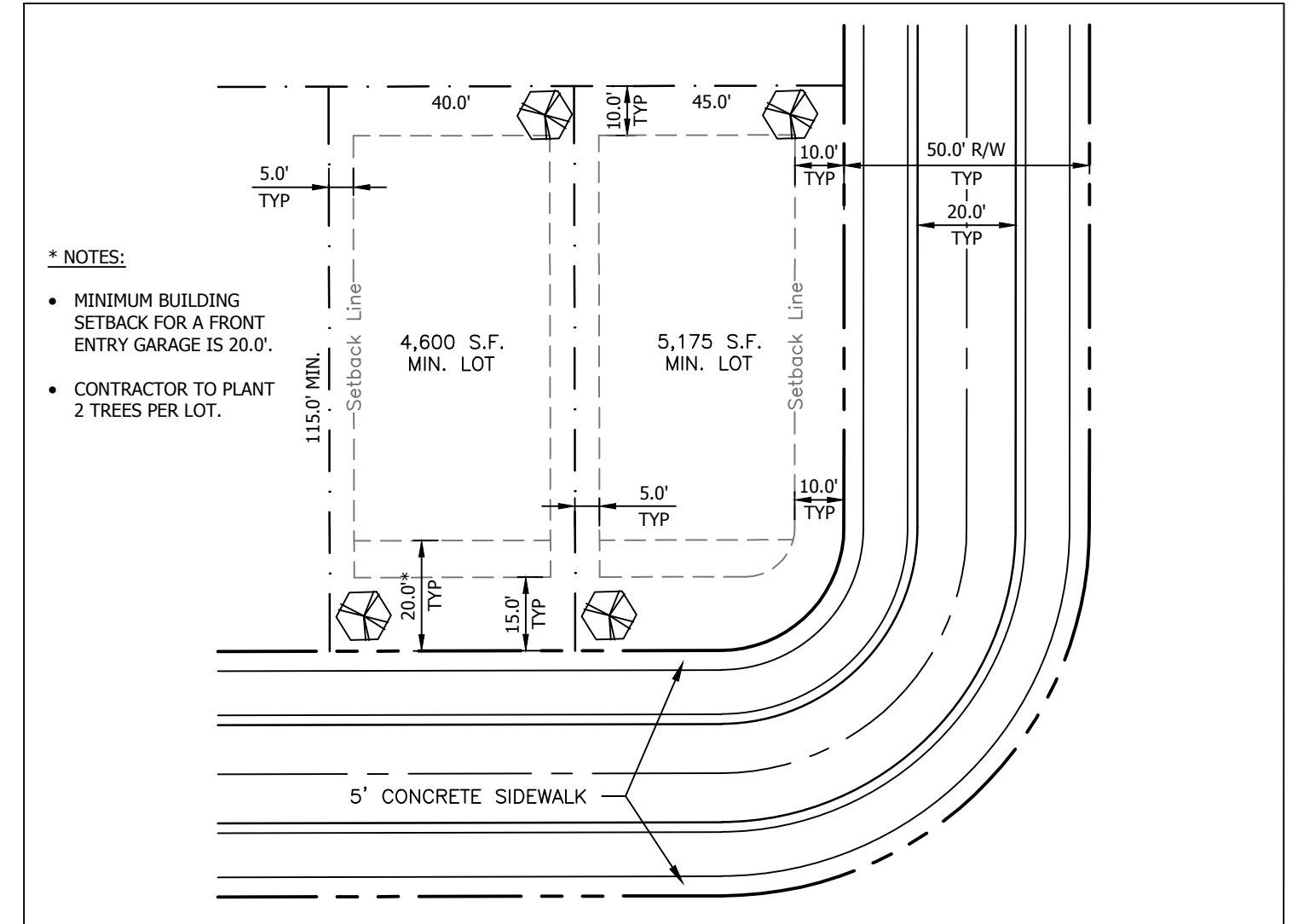




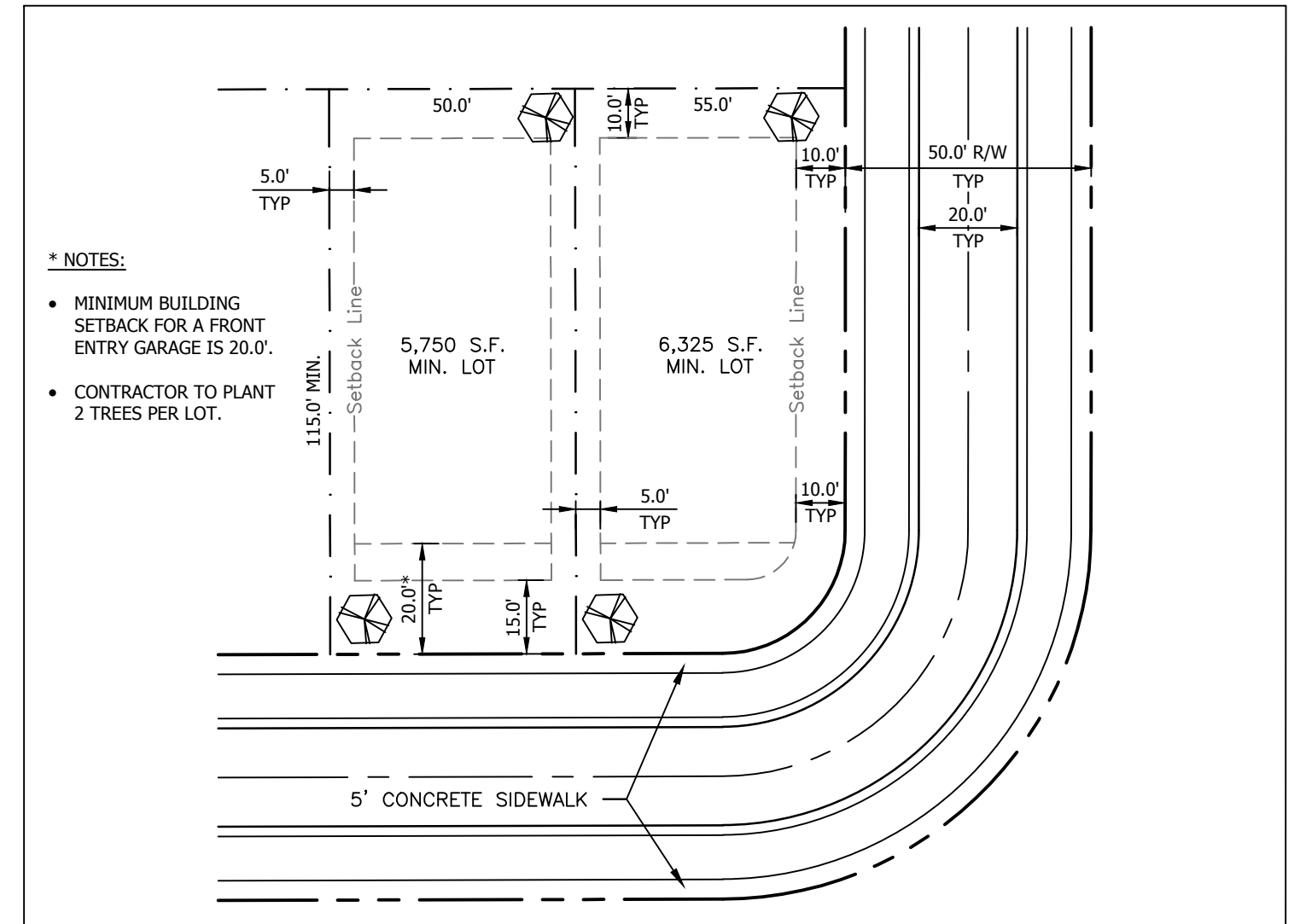
**SITE DATA:**

NET PROJECT AREA: 159.93 ACRES  
 TOTAL LOTS = 681 (100% OR 4.3 DU/AC)  
 40' LOTS = 289 (42%)  
 50' LOTS = 392 (58%)  
 OPEN SPACE REQUIRED = 10% OF DEVELOPMENT = 159.93 AC x 0.10 = **15.99 AC**  
 PROVIDED OPEN SPACE SHOWN IN HATCHED AREAS = **17.23 AC** \*  
 WETLAND OPEN SPACE = 6.72 AC (39% OF OPEN SPACE REQUIRED)  
 UPLAND OPEN SPACE = 10.51 AC (61% OF OPEN SPACE REQUIRED)

\*THE AMOUNT OF OPEN SPACE DEPICTED ILLUSTRATES THIS PROJECT EXCEEDS THE REQUIREMENT FOR OPEN SPACE. MORE OPEN SPACE EXISTS PER COUNTY CODE BUT IT IS NOT SHOWN FOR CLARITY OF THE DRAWING.

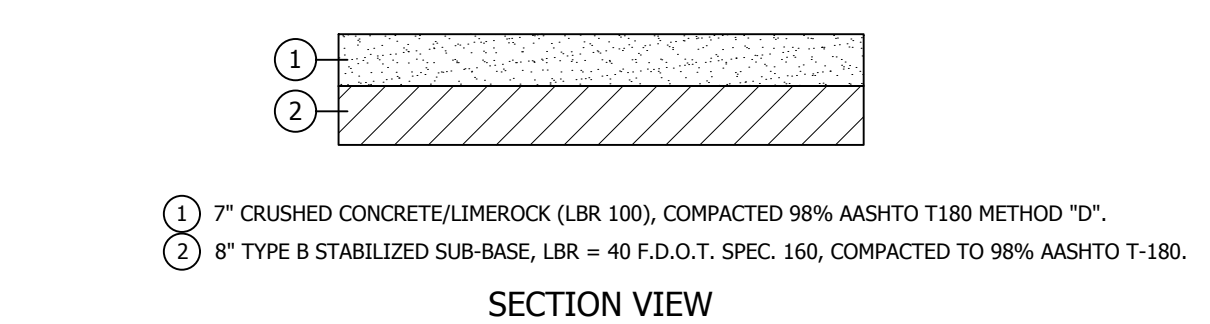
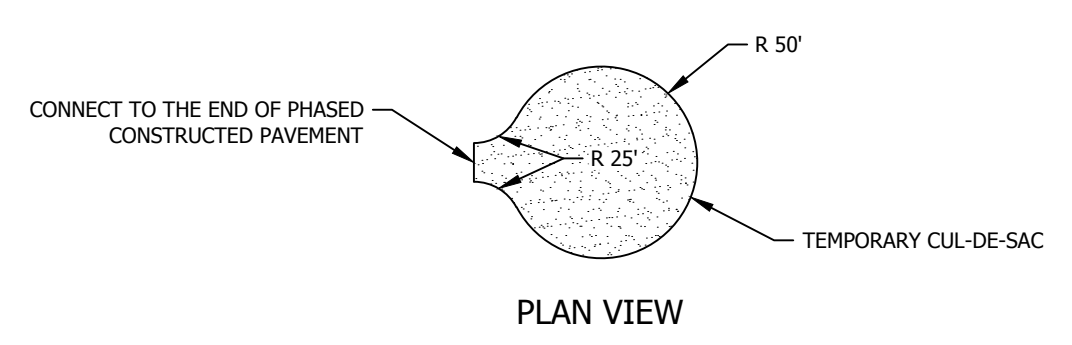


**PROPOSED TYPICAL 40' WIDE LOTS**  
N.T.S.



**PROPOSED TYPICAL 50' WIDE LOTS**  
N.T.S.

- PHASING NOTES:**
- IF PHASED CONSTRUCTION CREATES A DEAD END ROAD GREATER THAN 150' FROM THE NEAREST CONSTRUCTED INTERSECTION, A TEMPORARY CUL-DE-SAC SHALL BE CONSTRUCTED. (SEE BELOW FOR TEMPORARY CUL-DE-SAC DETAIL/SECTION)
  - HOMES ON LOTS 44-51 ARE NOT TO BE CONSTRUCTED IN PHASE I. HOMES ON LOTS 44-51 WILL BE CONSTRUCTED IN PHASE II AND SERVED BY THE LIFT STATION CONSTRUCTED IN PHASE II.
  - THE NEXT MANHOLE OUTSIDE OF THE CONSTRUCTED PHASE SHALL BE BUILT, ACCESSIBLE, AND STUBBED OUT FOR FUTURE CONNECTION.

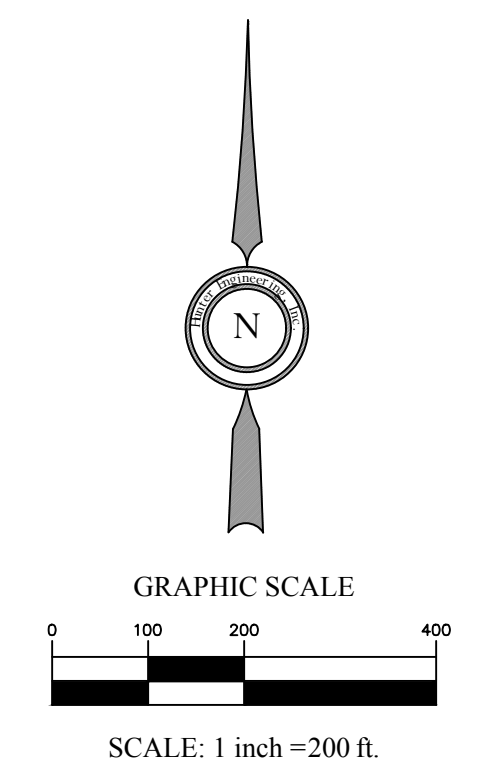


**TEMPORARY CUL-DE-SAC & ACCESS ROAD DETAIL/SECTION**  
NTS

\*FOR THE PURPOSE OF THIS SUPPLEMENTAL ENGINEER'S REPORT, PHASE 2 AND 3 ARE IDENTIFIED AS PHASE 2 IN COMPOSITE EXHIBIT 9.

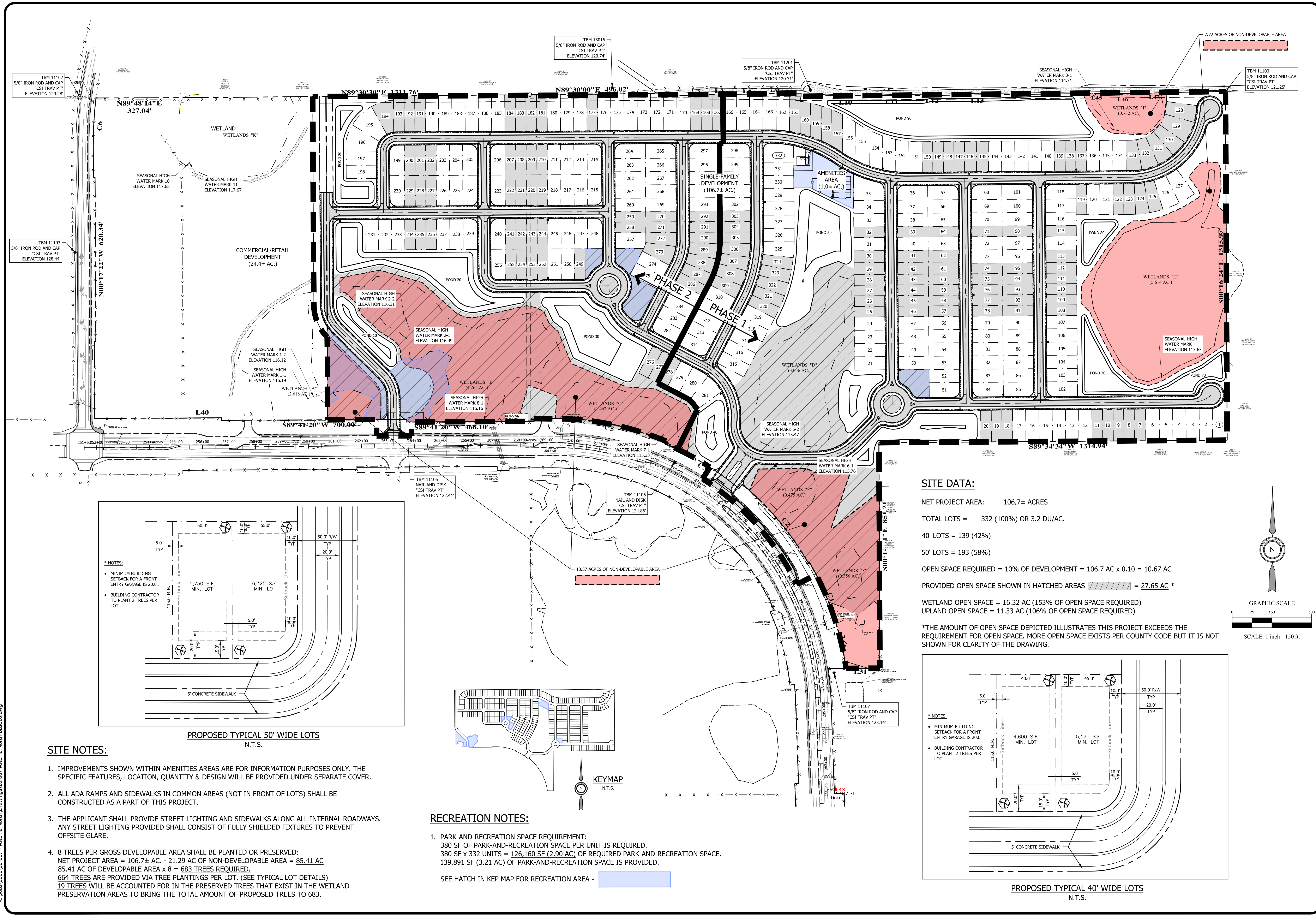
**NOTES:**

1. IMPROVEMENTS SHOWN WITHIN AMENITIES AREAS ARE FOR INFORMATION PURPOSES ONLY. THE SPECIFIC FEATURES, LOCATION, QUANTITY & DESIGN WILL BE PROVIDED UNDER SEPARATE COVER.
2. ALL ADA RAMPS AND SIDEWALKS IN COMMON AREAS (NOT IN FRONT OF LOTS) SHALL BE CONSTRUCTED AS A PART OF THIS PROJECT.



X:\Jobs\2019\19-013 - Astoria - ECG South\Drawings\Astoria-Const-17 Phased.dwg

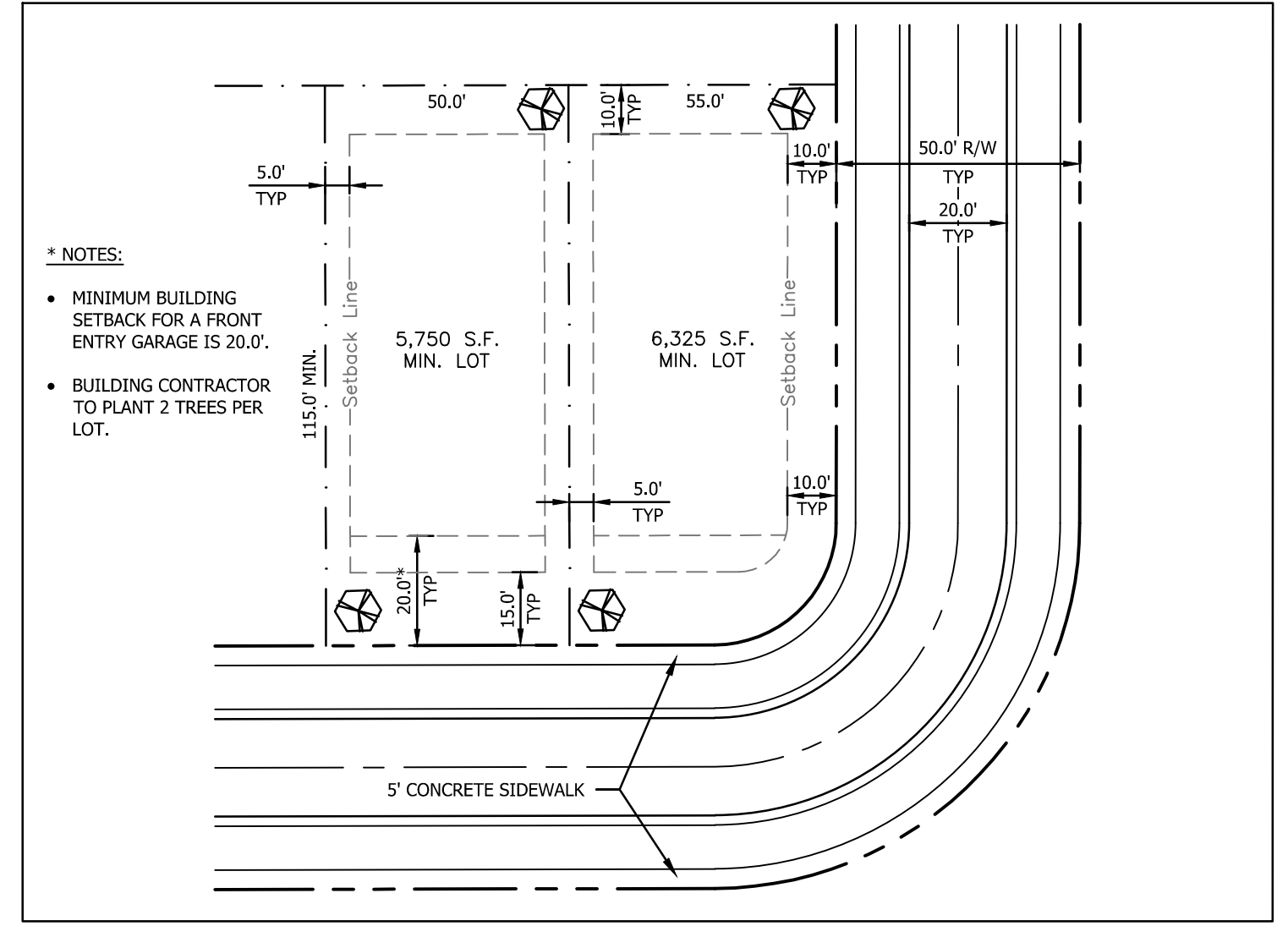
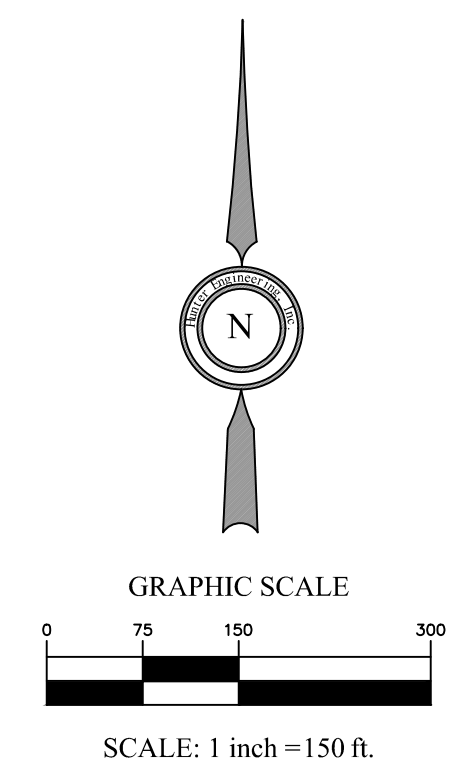




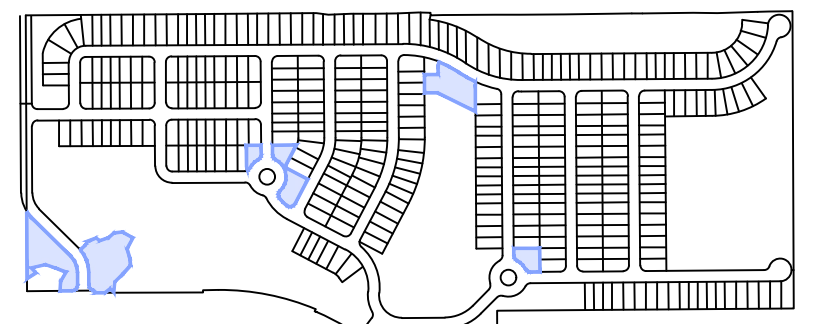
**SITE DATA:**

NET PROJECT AREA: 106.7± ACRES  
 TOTAL LOTS = 332 (100%) OR 3.2 DU/AC.  
 40' LOTS = 139 (42%)  
 50' LOTS = 193 (58%)  
 OPEN SPACE REQUIRED = 10% OF DEVELOPMENT = 106.7 AC x 0.10 = 10.67 AC  
 PROVIDED OPEN SPACE SHOWN IN HATCHED AREAS = 27.65 AC \*  
 WETLAND OPEN SPACE = 16.32 AC (153% OF OPEN SPACE REQUIRED)  
 UPLAND OPEN SPACE = 11.33 AC (106% OF OPEN SPACE REQUIRED)

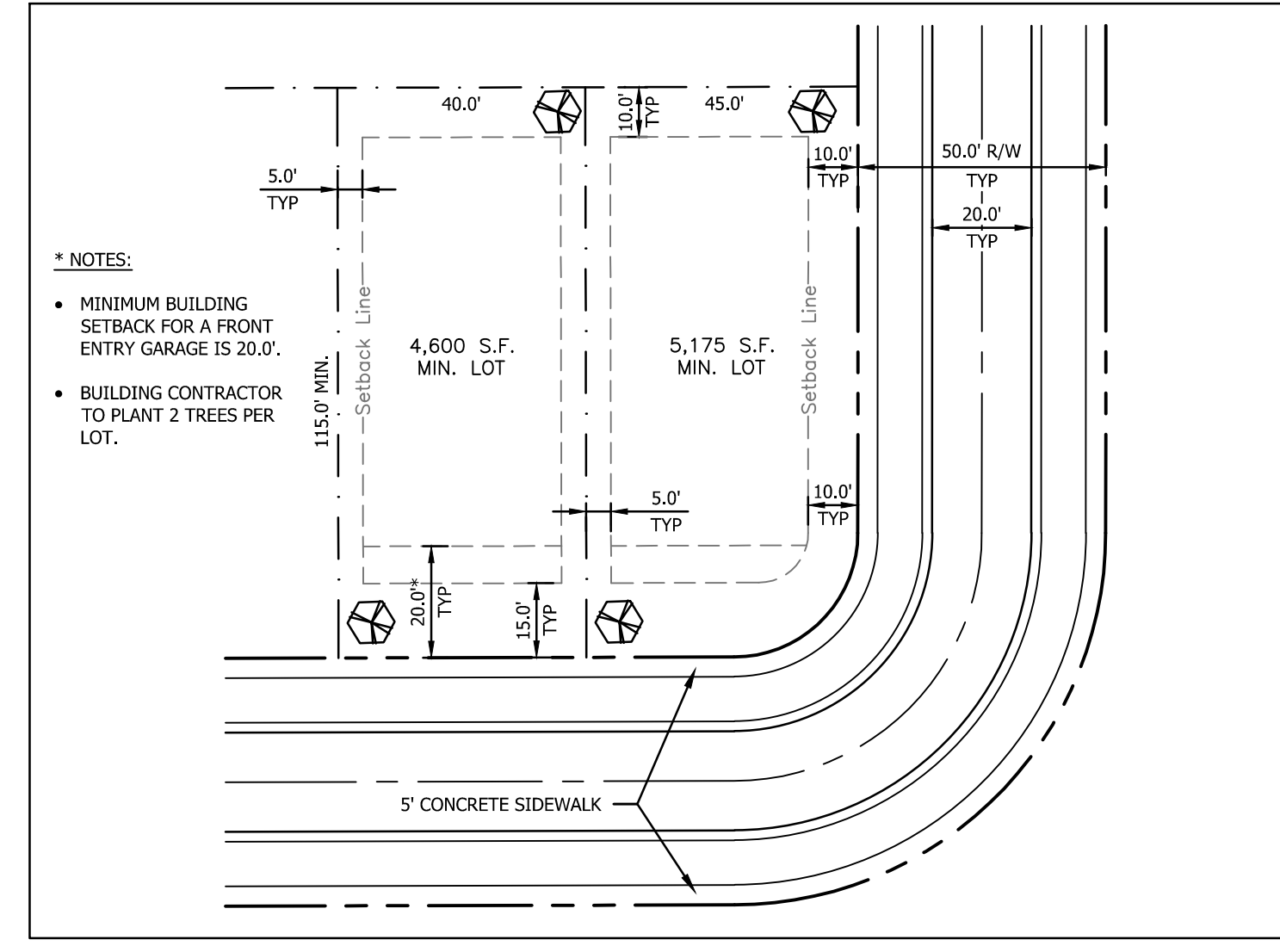
\*THE AMOUNT OF OPEN SPACE DEPICTED ILLUSTRATES THIS PROJECT EXCEEDS THE REQUIREMENT FOR OPEN SPACE. MORE OPEN SPACE EXISTS PER COUNTY CODE BUT IT IS NOT SHOWN FOR CLARITY OF THE DRAWING.



PROPOSED TYPICAL 50' WIDE LOTS  
N.T.S.



KEYMAP  
N.T.S.



PROPOSED TYPICAL 40' WIDE LOTS  
N.T.S.

**SITE NOTES:**

- IMPROVEMENTS SHOWN WITHIN AMENITIES AREAS ARE FOR INFORMATION PURPOSES ONLY. THE SPECIFIC FEATURES, LOCATION, QUANTITY & DESIGN WILL BE PROVIDED UNDER SEPARATE COVER.
- ALL ADA RAMPS AND SIDEWALKS IN COMMON AREAS (NOT IN FRONT OF LOTS) SHALL BE CONSTRUCTED AS A PART OF THIS PROJECT.
- THE APPLICANT SHALL PROVIDE STREET LIGHTING AND SIDEWALKS ALONG ALL INTERNAL ROADWAYS. ANY STREET LIGHTING PROVIDED SHALL CONSIST OF FULLY SHIELDED FIXTURES TO PREVENT OFFSITE GLARE.
- 8 TREES PER GROSS DEVELOPABLE AREA SHALL BE PLANTED OR PRESERVED:  
 NET PROJECT AREA = 106.7± AC. - 21.29 AC OF NON-DEVELOPABLE AREA = 85.41 AC  
 85.41 AC OF DEVELOPABLE AREA x 8 = 683 TREES REQUIRED.  
 664 TREES ARE PROVIDED VIA TREE PLANTINGS PER LOT. (SEE TYPICAL LOT DETAILS)  
 19 TREES WILL BE ACCOUNTED FOR IN THE PRESERVED TREES THAT EXIST IN THE WETLAND PRESERVATION AREAS TO BRING THE TOTAL AMOUNT OF PROPOSED TREES TO 683.

**RECREATION NOTES:**

- PARK-AND-RECREATION SPACE REQUIREMENT:  
 380 SF OF PARK-AND-RECREATION SPACE PER UNIT IS REQUIRED.  
 380 SF x 332 UNITS = 126,160 SF (2.90 AC) OF REQUIRED PARK-AND-RECREATION SPACE.  
 139,891 SF (3.21 AC) OF PARK-AND-RECREATION SPACE IS PROVIDED.

SEE HATCH IN KEP MAP FOR RECREATION AREA - [Blue Hatched Box]

**OVERALL DEVELOPMENT PLAN**

**HUNTER ENGINEERING**

4900 Dundee Road  
Winter Haven, FL 33884  
Telephone: 863-676-7770  
Facsimile: 863-965-0181  
C.A. #8394

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Prepared For  
**ERNIE CALDWELL PROPERTIES, LLC**  
3020 S. FLORIDA AVE., SUITE 101  
Lakeland, FL 33803  
Telephone: 863-619-7103

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Construction Plans  
For  
**Astonia North Subdivision**  
Davenport, Florida

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Date: December 17, 2020  
Project No.: 20-007

Brian A. Hunter, P.E.  
Reg. No. 53168  
C.A. #8394

**C110**





*ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT*

*AMENDED AND RESTATED ENGINEER'S REPORT  
OF CAPITAL IMPROVEMENTS*

*Prepared For*

*BOARD OF SUPERVISORS  
Of The  
ASTONIA COMMUNITY DEVELOPMENT DISTRICT*

*Prepared by:*

*Hunter Engineering, Inc.  
4900 Dundee Road  
Winter Haven, FL 33884  
863-676-7770*

*April 8, 2022*

---

Bryan Hunter, P.E.  
FL Registration No. 53168  
FL CA No. 8394

**AMENDED AND RESTATED ENGINEER'S REPORT  
ASTONIA COMMUNITY DEVELOPMENT DISTRICT**

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**AMENDED AND RESTATED ENGINEER'S REPORT  
ASTONIA COMMUNITY DEVELOPMENT DISTRICT**

**I. INTRODUCTION**

The Astonia Community Development District (the "District") is located north and south of Ernie Caldwell Blvd, west of Lee Jackson Highway, and north and south of Little Zion Road in Polk County (the "County"). The existing District contains four residential project phases (Phase 1- 191 lots; Phase 2-306 lots; Phase 3 – 184 lots; Phase 4 – 332 lots) and consists of approximately 267.15 acres. As of the date of this report, the District is moving forward with a boundary amendment to add an additional 59.35 acres, bringing the total anticipated District area to 326.50 acres. The expanded District is expected to contain the 1,013 single-family lots previously included, 400 new multi-family townhome lots (1,413 lots total) being added as part of the boundary amendment, recreation & amenity areas, parks, and associated infrastructure.

The CDD was established under County Ordinance No. 2020-002 which was approved by the Polk County Board of County Commission on January 7, 2020 (as amended under Ordinance No. 2021-23 on April 6, 2021), and has authorized the submittal of a boundary amendment petition to the County which will expand the boundary as set forth in the previous paragraph. The District will own and operate the onsite roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the County, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of probable cost of the public improvements is provided in Composite Exhibit 7 included with this Report.

This Report and the Capital Improvement Plan (as defined herein) reflect the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that future modifications, if any, are not expected to diminish the benefits received by the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the Development, while maintaining comparable levels of benefit to the lands served by the public improvements.

Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this Report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs may differ from the estimates due to a wide variety of factors that have the potential of affecting construction costs.

All roadways, including sidewalks, as well as the storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds), landscaping, irrigation, signage, & recreational amenities within the Development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations), will upon completion, be dedicated to the County for ownership and maintenance. All offsite roadway improvements will be owned and maintained by the County.

## **II. PURPOSE & SCOPE**

The purpose of this Report is to provide engineering support to fund improvements in the District. This Report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this Report is a brief description of the public infrastructure to be constructed or

acquired by the District. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report.

The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for all of the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, the District Board of Supervisors, and its staff and consultants.

### **III. THE DEVELOPMENT**

The Development will consist of 1,013 single-family lots, 400 multi-family lots, and associated infrastructure (“Development”). The Development is a planned residential community located north and south of Ernie Caldwell Blvd, west of Lee Jackson Highway, and north and south of Little Zion Road within the County. The Development has a Polk County future land use of RMX (Residential Medium) and NACX (Neighborhood Activity Center) and Polk County zoning of PD (Planned Development). The Development will be constructed in five phases. (Phase 1- 191 lots, Phase 2- 306 Lots, Phase 3 – 184 lots, Phase 4 – 332 lots, and the newly added Phase 5 – 400 lots).

### **IV. THE CAPITAL IMPROVEMENTS**

The Capital Improvement Plan, (the “CIP”), consists of public infrastructure for all five phases of the Development. The primary portions of the CIP will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities, recreational facilities, off-site roadway improvements, including turn lanes along Ernie Caldwell Blvd. & Lee Jackson Hwy., and also including off-site utility extensions.



There will also be stormwater structures and conveyance culverts within the CIP which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will occur as required. Below ground installation of telecommunications and cable TV will occur, but will not be funded by the District. The CDD will enter into a lighting agreement with Duke Energy for the street light poles and lighting service. Only the differential cost of undergrounding of wire in the public right-of-way or on District land is included.

As a part of the recreational component of the CIP, an amenity center and other public parks will be constructed within the various phases of the Development. The public parks and amenities will be accessed by the proposed public roadways and sidewalks and will be available for use by the general public.

All improvements financed by the District will be on land owned by, or subject to a permanent easement in favor of, the District or another governmental entity.

## **V. CAPITAL IMPROVEMENT PLAN COMPONENTS**

The Capital Improvement Plan includes the following:

### **Stormwater Management Facilities**

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the existing and proposed District boundaries. Stormwater will be conveyed via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and wet detention to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the SWFWMD.

The Federal Emergency Management Agency's Flood Insurance Rate Maps (FEMA FIRM) for the

various phases of development within the District, demonstrate that lands proposed to be developed are predominantly located within Flood Zones X with certain limited areas lying in Zone A or Zone AE. Relatively small amounts of floodplain encroachment and associated compensation has been designed and permitted within certain phases.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan (SWPPP)* as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP has been prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

### **Public Roadways**

The proposed public right of ways within the District are primarily 50 feet in width with wider sections for the boulevard entrances. The roadways will primarily consist of 20 ft. of asphalt pavement and Miami curb or Type F curb and gutter on each side. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets. All roadways within the District will be open to the general public.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and the public. As stated above, the District's funding of roadway construction is expected to occur for all public roadways within the various phases of the Development.

## **Water and Wastewater Facilities**

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed within the various phases of the Development. The water service provider will be Polk County Utilities. The water system will be a "looped" system. These facilities will be installed within the proposed public rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the lands within the District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The wastewater service provider will be Polk County Utilities. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed primarily inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. Lift stations are anticipated for this CIP. Flow from the lift station shall be connected to a proposed force main along Ernie Caldwell Blvd, northwest of the site.

A reclaimed water distribution system is also proposed and the provider will be Polk County Utilities. The reclaimed water mains will consist of 4" & 6" diameter PVC. The mainlines will be placed primarily inside of the proposed public rights-of-way, adjacent to the proposed paved roadways. Branching off from these mainlines will be laterals to serve the individual lots. Any water, sewer, or reclaimed water pipes or facilities placed on private property will not be publicly funded.

## **Off-Site Improvements**

The District will provide funding for the anticipated turn lanes as required at the project as well as offsite extensions for water and wastewater utilities to serve the project. The site construction activities associated with the CIP are anticipated to be completed in phases based on the following estimated schedule: Phase 1 is complete; Phase 2 in 2022, Phase 3 in 2022; Phase 4 in 2022; Phase 5 in 2023. Upon completion of the improvements, inspections will occur and

certifications will be obtained from the SWFWMD, the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the County.

### **Amenities and Parks**

The District will provide funding for a public amenity facilities to include a clubhouse with restroom facilities, parking, and a pool. Also, provided will be a tot lot, dog park, recreational pavilion, play field, walking trails and passive open space. All facilities discussed in this paragraph are available to the general public.

### **Electric and Lighting**

The electric distribution system serving the Development is currently planned to be underground. The District presently intends to fund the cost of the electric conduit, transformer/cabinet pads, and electric manholes required by the District. The District shall fund only the difference in cost from overhead versus underground. Electric facilities funded by the District will be owned and maintained by the District, with Duke Energy providing underground electrical service to the Development. The CDD presently intends to purchase, install, and maintain the street lighting along the internal roadways within the CDD or enter into a Lighting Agreement with Duke Energy for operation and maintenance of the street light poles and lighting service to the District. Only the differential cost of undergrounding of wire in public right-of-way on District land is included.

### **Entry Features , Landscaping, and Irrigation**

Landscaping, irrigation, and entry features will be provided by the District. The irrigation water source will be the County's master reclaimed water system being installed and referenced above. Downstream irrigation systems for the various phases of the Development will be constructed or acquired by the CDD with District funds and operated and maintained by the CDD. Landscaping where provided will consist of sod, shrubs, ground cover and trees for certain common areas within the Development. These items will be funded, owned and maintained by the CDD.



## Miscellaneous

The stormwater improvements, landscaping and irrigation, recreational improvements, the differential cost of undergrounding electrical lines, and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the Development for the intended use as a residential planned development.

## **VI. PERMITTING**

Construction permits for the Development are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Health Department, Florida Department of Environmental Protection (FDEP), Army Corps of Engineer Permit (ACOE), and County Construction Plan Approval. The following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

### **PHASE 1 (191 Lots)**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	Approved
FDEP Sewer	Approved
FDEP NOI	Approved
ACOE	N/A

**PHASE 2 (306 Lots)**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	Approved
FDEP Sewer	Approved
FDEP NOI	Approved
ACOE	N/A

**PHASE 3 (184 Lots)**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	Approved
FDEP Sewer	Approved
FDEP NOI	Approved
ACOE	N/A

**PHASE 4 (332 Lots)**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	Approved
FDEP Sewer	Approved
FDEP NOI	Approved
ACOE	N/A

**PHASE 5 (400 Townhome Lots)**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	Approved
Preliminary Plat	N/A
SWFWMD ERP	June 2022
Construction Permits	June 2022
Polk County Health Department Water	July 2022
FDEP Sewer	July 2022
FDEP NOI	July 2022
ACOE	N/A

**VII. RECOMMENDATION**

As previously described within this Report, the public infrastructure as described is necessary for the development and functional operation as required by the County. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the County, the SWFWMD, and other applicable agencies. It should be noted that the public infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans

and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this Report are based upon proposed planned infrastructure as shown on construction drawings incorporating the required specifications found in the most current County & SWFWMD regulations.

## **VIII. REPORT MODIFICATION**

During development and implementation of the public infrastructure improvements as described herein for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.

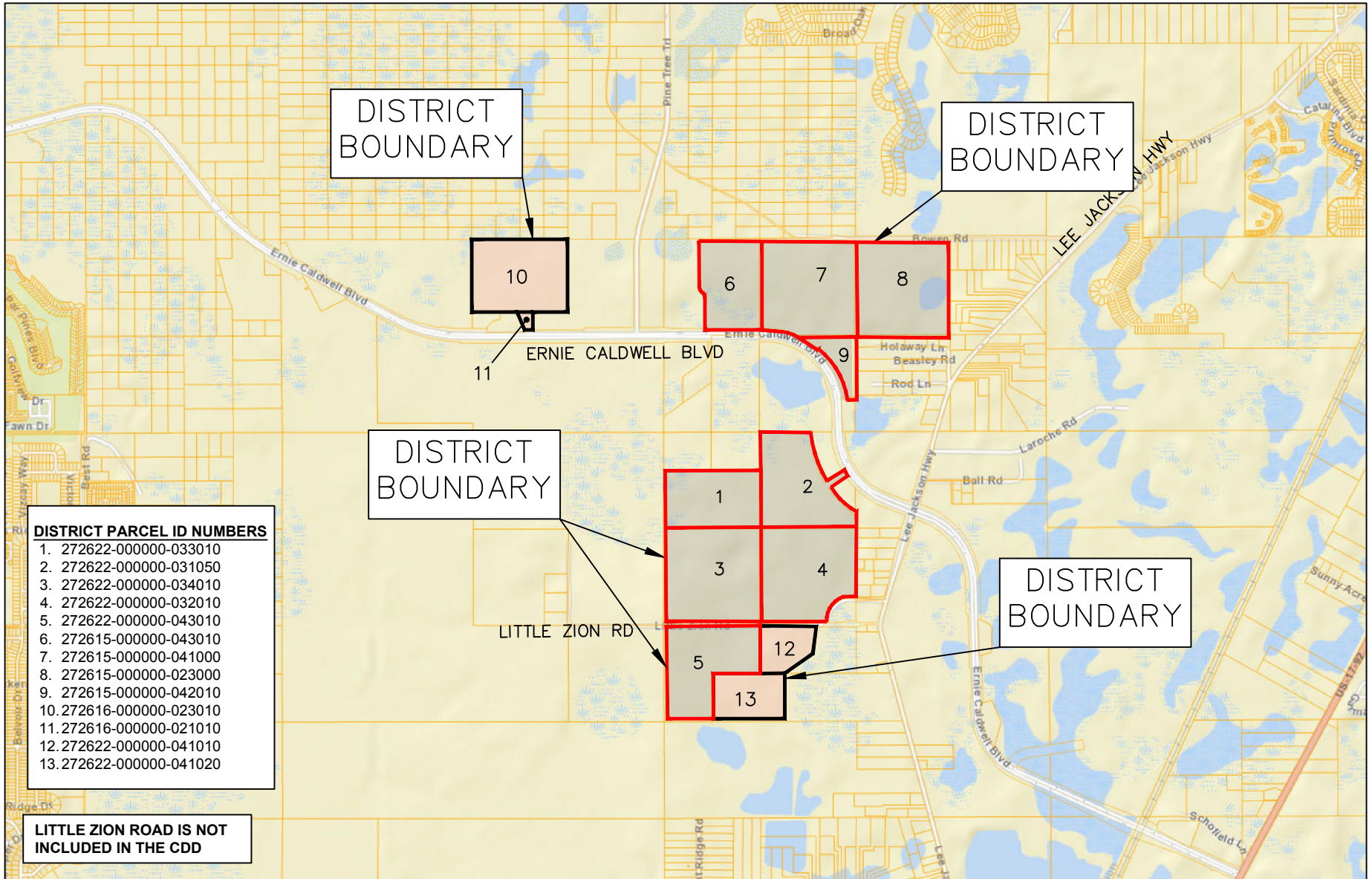
## **IX. CONCLUSION**

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the area. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.



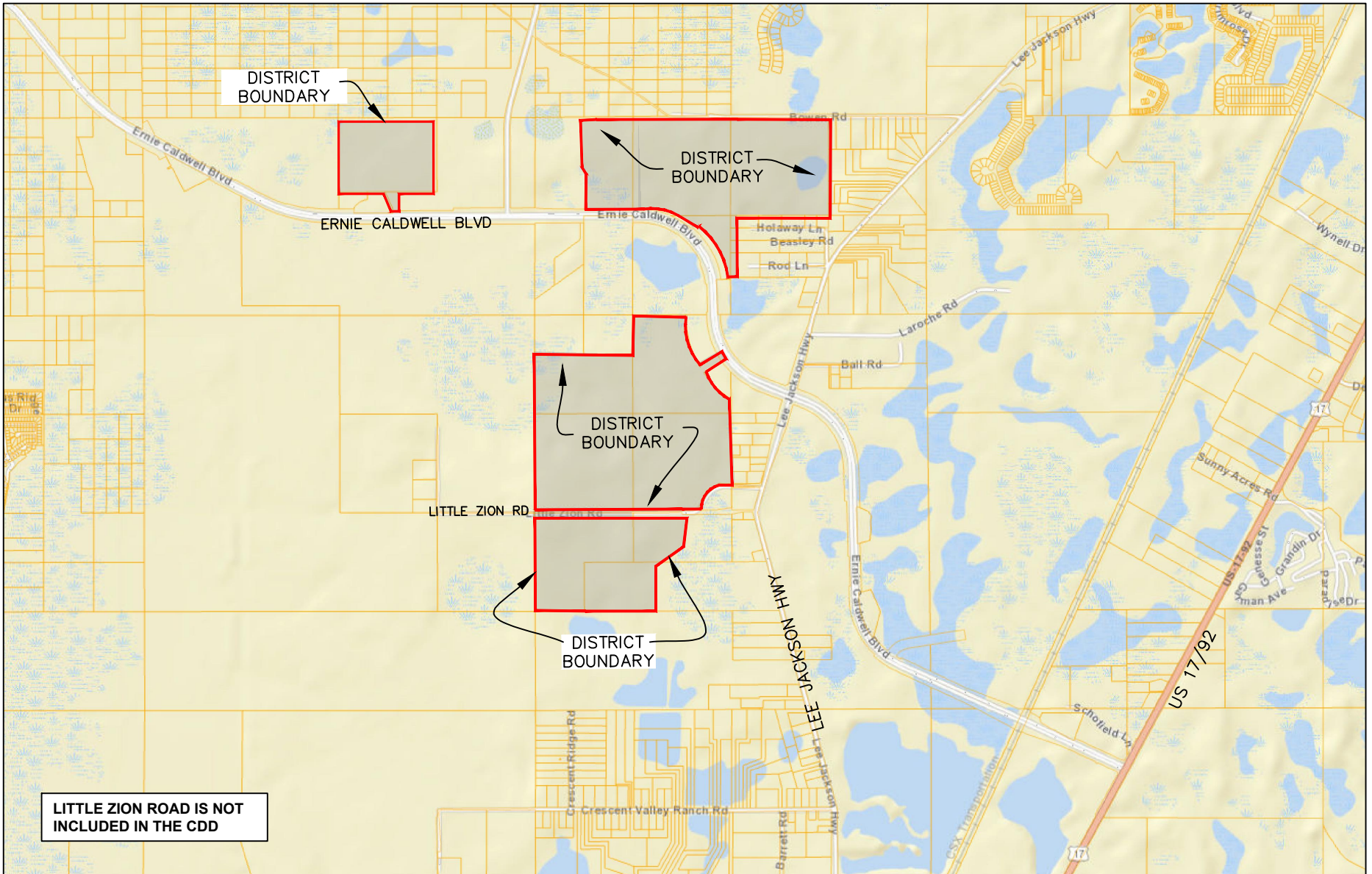
Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the area, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the proposed CIP can be completed at the cost as stated.



**COMPOSITE EXHIBIT 1  
ASTONIA COMMUNITY DEVELOPMENT DISTRICT  
LOCATION MAP**



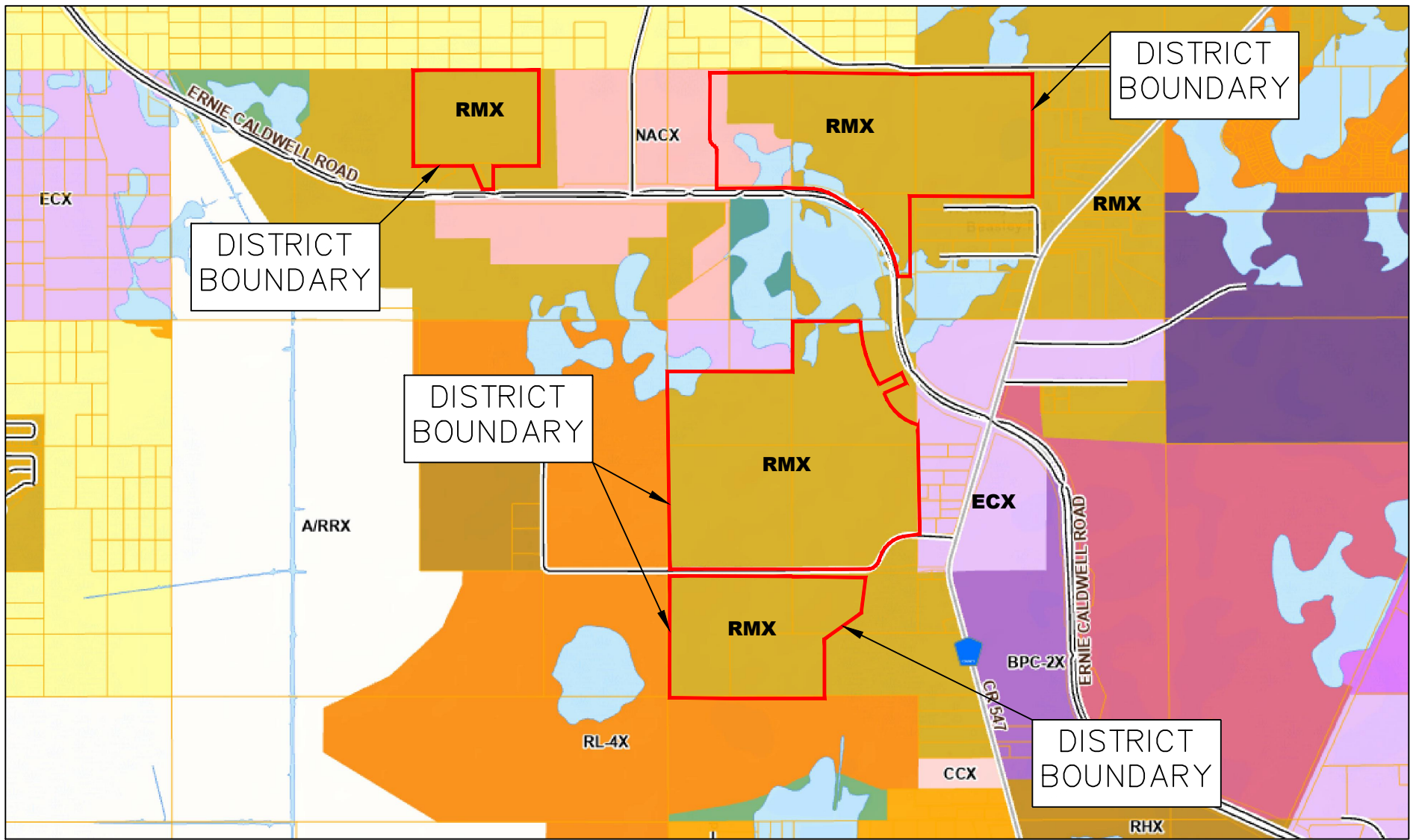




**COMPOSITE EXHIBIT 1**  
**ASTONIA CDD**  
**DISTRICT BOUNDARY MAP**

\*APPROVED AND ADDED TO THE DISTRICT BY THE  
 COUNTY COMMISSION ON APRIL 6, 2021





**LEGEND**

- RMX - RESIDENTIAL MEDIUM
- RL-4X - RESIDENTIAL LOW
- ECX - EMPLOYMENT CENTER
- BPC-2X - BUSINESS PARK CENTER
- NACX - NEIGHBORHOOD ACTIVITY CENTER

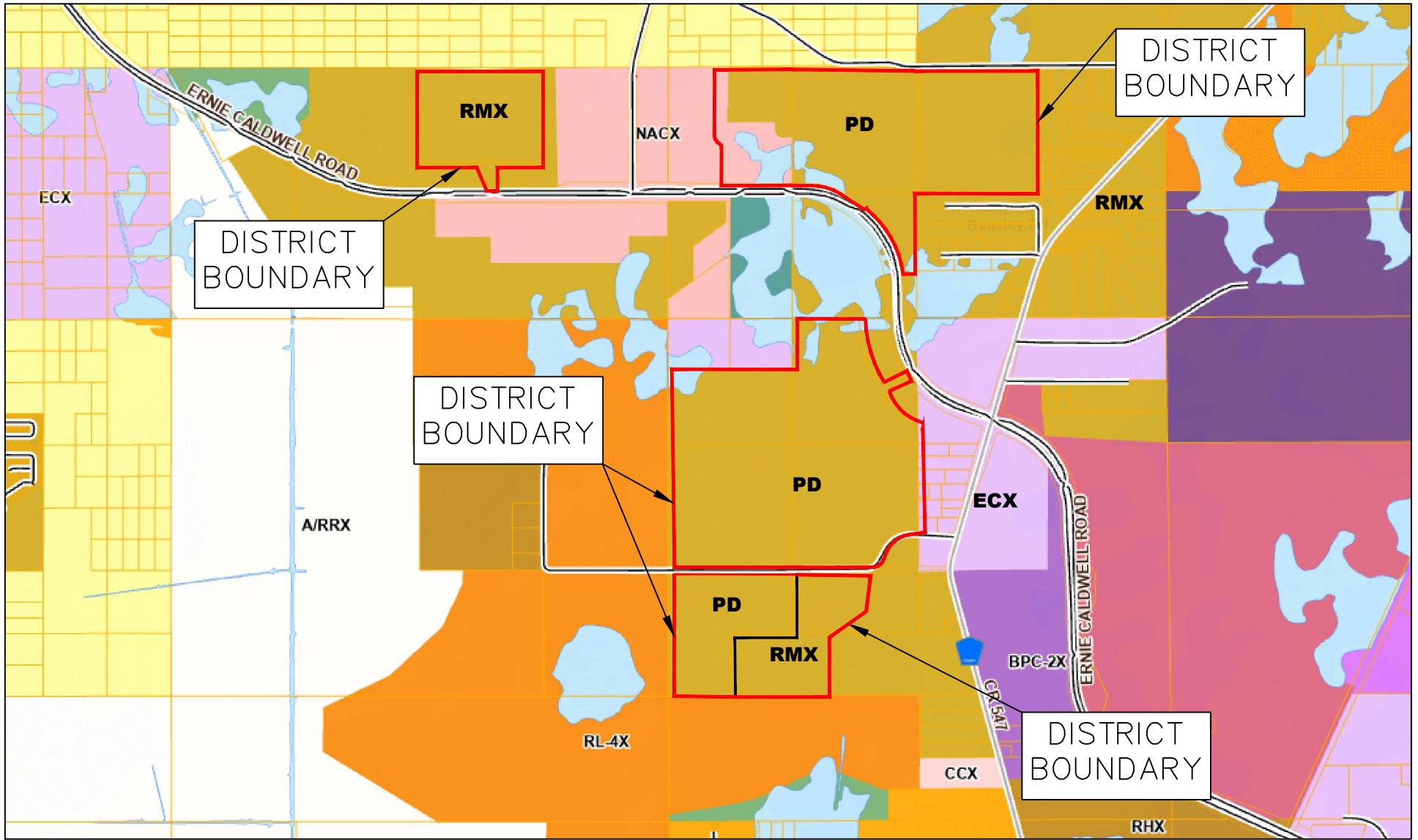
**EXHIBIT 2**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**POLK COUNTY FUTURE LAND USE MAP**



4900 DUNDEE ROAD WINTER HAVEN, FL 33884  
 OFFICE: (863) 676-7770 FAX: (863) 965-0181







**LEGEND**

- RMX - RESIDENTIAL MEDIUM
- RL-4X - RESIDENTIAL LOW
- ECX - EMPLOYMENT CENTER
- BPC-2X - BUSINESS PARK CENTER
- NACX - NEIGHBORHOOD ACTIVITY CENTER
- PD - PLANNED DEVELOPMENT

**EXHIBIT 3**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**POLK COUNTY ZONING MAP**



4900 DUNDEE ROAD WINTER HAVEN, FL 33884  
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## EXISTING DISTRICT LEGAL DESCRIPTION

BEGIN AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE RUN N89°38'14"E ALONG THE NORTH LINE OF SAID SECTION 22 A DISTANCE OF 708.93 FEET; THENCE S02°00'48"E A DISTANCE OF 31.96 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 28°43'45", WITH A RADIUS OF 1385.00 FEET, WITH A CHORD BEARING OF S16°22'40"E, WITH A CHORD LENGTH OF 687.21 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 694.46 FEET; THENCE N57°11'19"E A DISTANCE OF 285.23 FEET TO A POINT ON THE WEST RIGHT OF WAY OF ERNIE CALDWELL BOULEVARD, SAID POINT ALSO BEING ON A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 05°12'38", WITH A RADIUS OF 1100.00 FEET, WITH A CHORD BEARING OF S32°48'41"E, WITH A CHORD LENGTH OF 100.00 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 100.03 FEET; THENCE LEAVING SAID RIGHT OF WAY RUN S57°11'19"W A DISTANCE OF 285.23 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 21°30'05", WITH A RADIUS OF 1385.00 FEET, WITH A CHORD BEARING OF S45°37'51"E, WITH A CHORD LENGTH OF 516.70 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 519.75 FEET; THENCE S00°34'03"E A DISTANCE OF 1126.63 FEET TO THE NORTH MAINTAINED RIGHT OF WAY OF LITTLE ZION ROAD; THENCE RUN ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING 29 COURSES; 1) N86°53'43"W A DISTANCE OF 12.69 FEET; 2) THENCE N87°23'02"W A DISTANCE OF 65.40 FEET; 3) THENCE S87°44'53"W A DISTANCE OF 34.73 FEET; 4) THENCE S82°19'26"W A DISTANCE OF 41.07 FEET; 5) THENCE S73°10'25"W A DISTANCE OF 16.81 FEET; 6) THENCE S70°46'24"W A DISTANCE OF 24.09 FEET; 7) THENCE S70°28'57"W A DISTANCE OF 16.64 FEET; 8) THENCE S61°58'48"W A DISTANCE OF 36.62 FEET; 9) THENCE S57°16'53"W A DISTANCE OF 63.50 FEET; 10) THENCE S46°20'51"W A DISTANCE OF 35.85 FEET; 11) THENCE S35°40'32"W A DISTANCE OF 14.37 FEET; 12) THENCE S35°36'06"W A DISTANCE OF 15.07 FEET; 13) THENCE S29°16'16"W A DISTANCE OF 33.67 FEET; 14) THENCE S28°02'33"W A DISTANCE OF 100.08 FEET; 15) THENCE S29°35'32"W A DISTANCE OF 41.20 FEET; 16) THENCE S37°51'45"W A DISTANCE OF 60.25 FEET; 17) THENCE S48°18'53"W A DISTANCE OF 16.90 FEET; 18) THENCE S56°17'21"W A DISTANCE OF 18.08 FEET; 19) THENCE S62°22'59"W A DISTANCE OF 10.29 FEET; 20) THENCE S89°37'17"W A DISTANCE OF 165.14 FEET; 21) THENCE S00°24'07"E A DISTANCE OF 17.27 FEET; 22) THENCE S89°49'44"W A DISTANCE OF 51.17 FEET; 23) THENCE S89°15'22"W A DISTANCE OF 100.01 FEET; 24) THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 25) THENCE S89°25'40"W A DISTANCE OF 100.00 FEET; 26) THENCE S89°18'48"W A DISTANCE OF 100.00 FEET; 27) THENCE S89°35'59"W A DISTANCE OF 100.00 FEET; 28) THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 29) THENCE S89°35'59"W A DISTANCE OF 11.74 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY RUN S00°31'51"E A DISTANCE OF 672.83 FEET; THENCE S89°33'56"W A DISTANCE OF 663.12 FEET; THENCE S00°30'40"E A DISTANCE OF 661.24 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 22; THENCE S89°31'59"W ALONG SAID SOUTH LINE A DISTANCE OF 663.35 FEET TO THE WEST LINE OF SAID SECTION 22; THENCE RUN ALONG SAID WEST LINE THE FOLLOWING 3 COURSES; 1) N00°29'28"W A DISTANCE OF 1323.24 FEET; 2) THENCE N00°09'33"W A DISTANCE OF 1322.55 FEET; 3) THENCE N00°09'33"W A DISTANCE OF 792.10 FEET TO THE NORTH LINE OF THE SOUTH 24 ACRES OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N89°37'27"E ALONG SAID NORTH LINE A DISTANCE OF 1318.54 FEET TO THE WEST LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N00°20'51"W ALONG SAID WEST LINE A DISTANCE OF 529.36 FEET RETURNING TO THE POINT OF BEGINNING, LESS MAINTAINED RIGHT OF WAY FOR LITTLE ZION ROAD.

### AND

A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1346, PAGE 771, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SW 1/4 OF SAID SECTION 15; THENCE WITH THE NORTH LINE OF SW 1/4 OF SAID SECTION 15, N89°30'30"E, A DISTANCE OF 516.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WITH THE NORTH LINE OF SW 1/4 OF SAID SECTION 15, N89°30'30"E, A DISTANCE OF 1291.38 FEET TO THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF BOWEN ROAD (PER MAP BOOK 3, PAGES 60-68); THENCE LEAVING SAID NORTH LINE OF SW 1/4 OF SAID SECTION 15, RUN WITH SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING TWENTY (20) COURSES:



## COMPOSITE EXHIBIT 4 EXISTING DISTRICT LEGAL DESCRIPTION ASTONIA CDD

## EXISTING DISTRICT LEGAL DESCRIPTION

(1) N89°42'11"E, A DISTANCE OF 21.42 FEET; (2) S82°16'47"E, A DISTANCE OF 54.70 FEET; (3) N87°32'02"E, A DISTANCE OF 100.04 FEET; (4) N89°49'31"E, A DISTANCE OF 100.01 FEET; (5) N89°15'08"E, A DISTANCE OF 100.00 FEET; (6) N88°06'24"E, A DISTANCE OF 100.02 FEET; (7) S89°36'07"E, A DISTANCE OF 52.28 FEET; (8) S00°19'33"W, A DISTANCE OF 11.91 FEET; (9) N88°13'01"E, A DISTANCE OF 53.31 FEET; (10) N89°50'01"E, A DISTANCE OF 234.97 FEET; (11) N89°38'12"E, A DISTANCE OF 111.35 FEET; (12) N89°35'06"E, A DISTANCE OF 194.59 FEET; (13) N89°21'51"E, A DISTANCE OF 197.92 FEET; (14) N89°11'50"E, A DISTANCE OF 95.71 FEET; (15) N89°25'14"E, A DISTANCE OF 276.53 FEET; (16) S89°54'44"E, A DISTANCE OF 105.69 FEET; (17) N88°22'31"E, A DISTANCE OF 178.41 FEET; (18) N89°04'43"E, A DISTANCE OF 49.78 FEET; (19) N89°12'03"E, A DISTANCE OF 103.74 FEET; (20) S88°47'42"E, A DISTANCE OF 0.99 FEET TO THE EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S00°16'24"E ALONG SAID EAST LINE, A DISTANCE OF 1315.97 FEET TO THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S89°34'34"W ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15, A DISTANCE OF 1314.94 FEET TO THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S00°14'11"E ALONG THE WEST LINE OF THE SW 1/4 OF THE SE 1/4, A DISTANCE OF 851.21 FEET; THENCE LEAVING SAID WEST LINE, S89°48'35"W, A DISTANCE OF 127.79 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD (VARIABLE-WIDTH RIGHT OF WAY PER OFFICIAL RECORDS BOOK 9308, PAGE 2093, PUBLIC RECORDS OF POLK COUNTY, FLORIDA); THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) COURSES, (1) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1115.00 FEET, A CENTRAL ANGLE OF 21°57'59" AND A CHORD BEARING AND DISTANCE OF N19°05'13"W, 424.86 FEET) FOR AN ARC DISTANCE OF 427.47 FEET TO A POINT OF NON-TANGENCY; (2) S59°55'48"W, A DISTANCE OF 5.00 FEET TO A TO A POINT OF NON-TANGENCY; (3) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1110.00 FEET, A CENTRAL ANGLE OF 20°03'13" AND A CHORD BEARING AND DISTANCE OF N40°05'48"W, 386.52 FEET) FOR AN ARC DISTANCE OF 388.50 FEET TO A POINT OF NON-TANGENCY; (4) S39°52'36"W, A DISTANCE OF 20.00 FEET TO A TO A POINT OF NON-TANGENCY; (5) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1090.00 FEET, A CENTRAL ANGLE OF 17°11'19" AND A CHORD BEARING AND DISTANCE OF N58°43'04"W, 325.77 FEET) FOR AN ARC DISTANCE OF 327.00 FEET TO A POINT OF NON-TANGENCY; (6) N22°41'17"E, A DISTANCE OF 10.00 FEET TO A TO A POINT OF NON-TANGENCY; (7) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 22°59'56" AND A CHORD BEARING AND DISTANCE OF N78°48'42"W, 438.59 FEET) FOR AN ARC DISTANCE OF 441.55 FEET TO A POINT OF TANGENCY; (8) S89°41'20"W, A DISTANCE OF 68.60 FEET; (9) S00°18'40"E, A DISTANCE OF 10.00 FEET; (10) S89°41'20"W, A DISTANCE OF 480.00 FEET; (11) N00°18'40"W, A DISTANCE OF 10.00 FEET; (12) S89°41'20"W, A DISTANCE OF 298.97 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N00°19'00"W, A DISTANCE OF 351.40 FEET TO A POINT OF NON-TANGENCY; THENCE NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 33°33'26" AND A CHORD BEARING AND DISTANCE OF N17°05'23"W, 86.60 FEET) FOR AN ARC DISTANCE OF 87.85 FEET TO A POINT OF TANGENCY; THENCE N00°19'00"W, A DISTANCE OF 786.18 FEET TO THE POINT OF BEGINNING.

EXISTING DISTRICT CONTAINS APPROXIMATELY 267.15 ACRES MORE OR LESS.



## COMPOSITE EXHIBIT 4 EXISTING DISTRICT LEGAL DESCRIPTION ASTONIA CDD

# EXPANSION PARCELS LEGAL DESCRIPTION

THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE SOUTH 00°31'43" EAST ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 8.29 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LITTLE ZION ROAD AS RECORDED IN MAP BOOK 13, PAGE 66 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID SOUTH MAINTAINED RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES: 1.) NORTH 89°39'18" EAST, 11.50 FEET; THENCE 2.) NORTH 89°53'03" EAST, 100.00 FEET; THENCE 3.) NORTH 89°35'52" EAST, 100.00 FEET; THENCE 4.) NORTH 88°40'52" EAST, 100.01 FEET; THENCE 5.) NORTH 89°18'40" EAST, 100.00 FEET; THENCE 6.) NORTH 89°25'33" EAST, 100.00 FEET; THENCE 7.) SOUTH 89°42'53" EAST, 100.01 FEET; THENCE 8.) SOUTH 89°49'46" EAST, 51.45 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1655, PAGE 1223 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH AND EAST ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1.) SOUTH 00°32'52" EAST, 21.89 FEET; THENCE 2.) NORTH 89°35'52" EAST, 227.35 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 21°42'26" WEST, 233.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 40.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°06'49" (CHORD = 49.32 FEET, CHORD BEARING = SOUTH 16°20'59" EAST) 53.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 54°24'23" EAST, 25.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 65.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°58'13" (CHORD = 54.91 FEET, CHORD BEARING = SOUTH 29°25'17" EAST) 56.69 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 04°26'10" EAST, 76.39 FEET; THENCE SOUTH 13°38'46" WEST, 52.95 FEET; THENCE NORTH 87°49'58" WEST, 125.75 FEET; THENCE NORTH 39°27'15" WEST, 24.16 FEET; THENCE SOUTH 66°10'59" WEST, 65.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 185.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°51'36" (CHORD = 138.19 FEET, CHORD BEARING = SOUTH 44°15'11" WEST) 141.62 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 22°19'23" WEST, 65.01 FEET; THENCE SOUTH 02°40'05" WEST, 33.16 FEET; THENCE SOUTH 13°21'20" WEST, 42.92 FEET; THENCE SOUTH 31°43'53" WEST, 117.45 FEET; THENCE SOUTH 13°57'43" WEST, 37.88 FEET; THENCE SOUTH 35°24'16" EAST, 14.20 FEET; THENCE SOUTH 02°49'28" EAST, 79.62 FEET; THENCE SOUTH 07°37'35" WEST, 38.552 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 94.88 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°30'08" (CHORD = 53.10 FEET, CHORD BEARING = SOUTH 08°37'28" EAST) 53.82 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 78.61 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°11'21" (CHORD = 59.14 FEET, CHORD BEARING = SOUTH 02°46'52" EAST) 60.63 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 56.61 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°09'12" (CHORD = 18.84 FEET, CHORD BEARING = SOUTH 28°53'52" WEST) 18.92 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 38°28'01" WEST, 48.74 FEET; THENCE SOUTH 47°05'33" WEST, 40.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 40.00 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°59'48" (CHORD = 47.02 FEET, CHORD BEARING = SOUTH 11°05'39" WEST) 50.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 24°54'15" EAST, 62.08 FEET; THENCE SOUTH 47°59'52" EAST, 60.74 FEET TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE AFOREMENTIONED SECTION 22; THENCE SOUTH 89°32'02" WEST ALONG SAID SOUTH BOUNDARY AND THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 1116.97 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE NORTH 00°30'34" WEST ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 661.20 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89°33'57" EAST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 663.17 FEET TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 00°31'43" WEST ALONG SAID WEST BOUNDARY A DISTANCE OF 652.54 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 28.38 ACRES, MORE OR LESS.

AND:



## COMPOSITE EXHIBIT 4 EXPANSION PARCELS LEGAL DESCRIPTION ASTONIA CDD



## EXPANSION PARCELS LEGAL DESCRIPTION

THE NORTH 3/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS OVER THE SOUTH 50 FEET OF THE NE 1/4 OF THE SE 1/4 OF SECTION 16, AND THE EAST 50 FEET OF THE S 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA

THE ABOVE DESCRIBED PARCEL CONTAINING 30.02 ACRES OF LAND MORE OR LESS,

AND:

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2701, PAGE 852, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 16; THENCE ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 16, S00°03'10"E, A DISTANCE OF 1208.78 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD (VARIABLE-WIDTH PUBLIC RIGHT OF WAY PER OFFICIAL RECORDS BOOK 7777, PAGE 1349, PUBLIC RECORDS OF POLK COUNTY, FLORIDA); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) S89°41'25"W, A DISTANCE OF 1094.25 FEET; 2) S00°18'35"E, A DISTANCE OF 32.00 FEET; 3) S89°41'25"W, A DISTANCE OF 673.85 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, S89°41'25"W, A DISTANCE OF 145.00 FEET TO THE EAST LINE OF PARCEL 227 PART B AS DESCRIBED IN OFFICIAL RECORDS BOOK 7777, PAGE 1349, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: 1) N00°18'35"W, A DISTANCE OF 31.80 FEET; 2) N24°38'58"W, A DISTANCE OF 241.81 TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6637, PAGE 1179, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°45'05"E, A DISTANCE OF 220.00 FEET; THENCE LEAVING SAID SOUTH LINE, S00°13'47"E, A DISTANCE OF 226.88 FEET; THENCE S45°17'07"E, A DISTANCE OF 35.34 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINING 0.95 ACRES OF LAND, MORE OR LESS,

WITH ALL THREE OF THE EXPANSION PARCELS TOTALING 59.35 ACRES, MORE OR LESS.



### COMPOSITE EXHIBIT 4 EXPANSION PARCELS LEGAL DESCRIPTION ASTONIA CDD

## AMENDED DISTRICT LEGAL DESCRIPTION

BEGIN AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE RUN N89°38'14"E ALONG THE NORTH LINE OF SAID SECTION 22 A DISTANCE OF 708.93 FEET; THENCE S02°00'48"E A DISTANCE OF 31.96 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 28°43'45", WITH A RADIUS OF 1385.00 FEET, WITH A CHORD BEARING OF S16°22'40"E, WITH A CHORD LENGTH OF 687.21 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 694.46 FEET; THENCE N57°11'19"E A DISTANCE OF 285.23 FEET TO A POINT ON THE WEST RIGHT OF WAY OF ERNIE CALDWELL BOULEVARD, SAID POINT ALSO BEING ON A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 05°12'38", WITH A RADIUS OF 1100.00 FEET, WITH A CHORD BEARING OF S32°48'41"E, WITH A CHORD LENGTH OF 100.00 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 100.03 FEET; THENCE LEAVING SAID RIGHT OF WAY RUN S57°11'19"W A DISTANCE OF 285.23 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 21°30'05", WITH A RADIUS OF 1385.00 FEET, WITH A CHORD BEARING OF S45°37'51"E, WITH A CHORD LENGTH OF 516.70 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 519.75 FEET; THENCE S00°34'03"E A DISTANCE OF 1126.63 FEET TO THE NORTH MAINTAINED RIGHT OF WAY OF LITTLE ZION ROAD; THENCE RUN ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING 29 COURSES; 1) N86°53'43"W A DISTANCE OF 12.69 FEET; 2) THENCE N87°23'02"W A DISTANCE OF 65.40 FEET; 3) THENCE S87°44'53"W A DISTANCE OF 34.73 FEET; 4) THENCE S82°19'26"W A DISTANCE OF 41.07 FEET; 5) THENCE S73°10'25"W A DISTANCE OF 16.81 FEET; 6) THENCE S70°46'24"W A DISTANCE OF 24.09 FEET; 7) THENCE S70°28'57"W A DISTANCE OF 16.64 FEET; 8) THENCE S61°58'48"W A DISTANCE OF 36.62 FEET; 9) THENCE S57°16'53"W A DISTANCE OF 63.50 FEET; 10) THENCE S46°20'51"W A DISTANCE OF 35.85 FEET; 11) THENCE S35°40'32"W A DISTANCE OF 14.37 FEET; 12) THENCE S35°36'06"W A DISTANCE OF 15.07 FEET; 13) THENCE S29°16'16"W A DISTANCE OF 33.67 FEET; 14) THENCE S28°02'33"W A DISTANCE OF 100.08 FEET; 15) THENCE S29°35'32"W A DISTANCE OF 41.20 FEET; 16) THENCE S37°51'45"W A DISTANCE OF 60.25 FEET; 17) THENCE S48°18'53"W A DISTANCE OF 16.90 FEET; 18) THENCE S56°17'21"W A DISTANCE OF 18.08 FEET; 19) THENCE S62°22'59"W A DISTANCE OF 10.29 FEET; 20) THENCE S89°37'17"W A DISTANCE OF 165.14 FEET; 21) THENCE S00°24'07"E A DISTANCE OF 17.27 FEET; 22) THENCE S89°49'44"W A DISTANCE OF 51.17 FEET; 23) THENCE S89°15'22"W A DISTANCE OF 100.01 FEET; 24) THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 25) THENCE S89°25'40"W A DISTANCE OF 100.00 FEET; 26) THENCE S89°18'48"W A DISTANCE OF 100.00 FEET; 27) THENCE S89°35'59"W A DISTANCE OF 100.00 FEET; 28) THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 29) THENCE S89°35'59"W A DISTANCE OF 11.74 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY RUN S00°31'51"E A DISTANCE OF 672.83 FEET; THENCE S89°33'56"W A DISTANCE OF 663.12 FEET; THENCE S00°30'40"E A DISTANCE OF 661.24 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 22; THENCE S89°31'59"W ALONG SAID SOUTH LINE A DISTANCE OF 663.35 FEET TO THE WEST LINE OF SAID SECTION 22; THENCE RUN ALONG SAID WEST LINE THE FOLLOWING 3 COURSES; 1) N00°29'28"W A DISTANCE OF 1323.24 FEET; 2) THENCE N00°09'33"W A DISTANCE OF 1322.55 FEET; 3) THENCE N00°09'33"W A DISTANCE OF 792.10 FEET TO THE NORTH LINE OF THE SOUTH 24 ACRES OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N89°37'27"E ALONG SAID NORTH LINE A DISTANCE OF 1318.54 FEET TO THE WEST LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N00°20'51"W ALONG SAID WEST LINE A DISTANCE OF 529.36 FEET RETURNING TO THE POINT OF BEGINNING, LESS MAINTAINED RIGHT OF WAY FOR LITTLE ZION ROAD.

### AND

A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1346, PAGE 771, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SW 1/4 OF SAID SECTION 15; THENCE WITH THE NORTH LINE OF SW 1/4 OF SAID SECTION 15, N89°30'30"E, A DISTANCE OF 516.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WITH THE NORTH LINE OF SW 1/4 OF SAID SECTION 15, N89°30'30"E, A DISTANCE OF 1291.38 FEET TO THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF BOWEN ROAD (PER MAP BOOK 3, PAGES 60-68); THENCE LEAVING SAID NORTH LINE OF SW 1/4 OF SAID SECTION 15, RUN WITH SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING TWENTY (20) COURSES:

## COMPOSITE EXHIBIT 4

### AMENDED DISTRICT LEGAL DESCRIPTION ASTONIA CDD



## AMENDED DISTRICT LEGAL DESCRIPTION

(1) N89°42'11"E, A DISTANCE OF 21.42 FEET; (2) S82°16'47"E, A DISTANCE OF 54.70 FEET; (3) N87°32'02"E, A DISTANCE OF 100.04 FEET; (4) N89°49'31"E, A DISTANCE OF 100.01 FEET; (5) N89°15'08"E, A DISTANCE OF 100.00 FEET; (6) N88°06'24"E, A DISTANCE OF 100.02 FEET; (7) S89°36'07"E, A DISTANCE OF 52.28 FEET; (8) S00°19'33"W, A DISTANCE OF 11.91 FEET; (9) N88°13'01"E, A DISTANCE OF 53.31 FEET; (10) N89°50'01"E, A DISTANCE OF 234.97 FEET; (11) N89°38'12"E, A DISTANCE OF 111.35 FEET; (12) N89°35'06"E, A DISTANCE OF 194.59 FEET; (13) N89°21'51"E, A DISTANCE OF 197.92 FEET; (14) N89°11'50"E, A DISTANCE OF 95.71 FEET; (15) N89°25'14"E, A DISTANCE OF 276.53 FEET; (16) S89°54'44"E, A DISTANCE OF 105.69 FEET; (17) N88°22'31"E, A DISTANCE OF 178.41 FEET; (18) N89°04'43"E, A DISTANCE OF 49.78 FEET; (19) N89°12'03"E, A DISTANCE OF 103.74 FEET; (20) S88°47'42"E, A DISTANCE OF 0.99 FEET TO THE EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S00°16'24"E ALONG SAID EAST LINE, A DISTANCE OF 1315.97 FEET TO THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S89°34'34"W ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15, A DISTANCE OF 1314.94 FEET TO THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S00°14'11"E ALONG THE WEST LINE OF THE SW 1/4 OF THE SE 1/4, A DISTANCE OF 851.21 FEET; THENCE LEAVING SAID WEST LINE, S89°48'35"W, A DISTANCE OF 127.79 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD (VARIABLE-WIDTH RIGHT OF WAY PER OFFICIAL RECORDS BOOK 9308, PAGE 2093, PUBLIC RECORDS OF POLK COUNTY, FLORIDA); THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) COURSES, (1) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1115.00 FEET, A CENTRAL ANGLE OF 21°57'59" AND A CHORD BEARING AND DISTANCE OF N19°05'13"W, 424.86 FEET) FOR AN ARC DISTANCE OF 427.47 FEET TO A POINT OF NON-TANGENCY; (2) S59°55'48"W, A DISTANCE OF 5.00 FEET TO A TO A POINT OF NON-TANGENCY; (3) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1110.00 FEET, A CENTRAL ANGLE OF 20°03'13" AND A CHORD BEARING AND DISTANCE OF N40°05'48"W, 386.52 FEET) FOR AN ARC DISTANCE OF 388.50 FEET TO A POINT OF NON-TANGENCY; (4) S39°52'36"W, A DISTANCE OF 20.00 FEET TO A TO A POINT OF NON-TANGENCY; (5) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1090.00 FEET, A CENTRAL ANGLE OF 17°11'19" AND A CHORD BEARING AND DISTANCE OF N58°43'04"W, 325.77 FEET) FOR AN ARC DISTANCE OF 327.00 FEET TO A POINT OF NON-TANGENCY; (6) N22°41'17"E, A DISTANCE OF 10.00 FEET TO A TO A POINT OF NON-TANGENCY; (7) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 22°59'56" AND A CHORD BEARING AND DISTANCE OF N78°48'42"W, 438.59 FEET) FOR AN ARC DISTANCE OF 441.55 FEET TO A POINT OF TANGENCY; (8) S89°41'20"W, A DISTANCE OF 68.60 FEET; (9) S00°18'40"E, A DISTANCE OF 10.00 FEET; (10) S89°41'20"W, A DISTANCE OF 480.00 FEET; (11) N00°18'40"W, A DISTANCE OF 10.00 FEET; (12) S89°41'20"W, A DISTANCE OF 298.97 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N00°19'00"W, A DISTANCE OF 351.40 FEET TO A POINT OF NON-TANGENCY; THENCE NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 33°33'26" AND A CHORD BEARING AND DISTANCE OF N17°05'23"W, 86.60 FEET) FOR AN ARC DISTANCE OF 87.85 FEET TO A POINT OF TANGENCY; THENCE N00°19'00"W, A DISTANCE OF 786.18 FEET TO THE POINT OF BEGINNING.

**AND**

## COMPOSITE EXHIBIT 4

### AMENDED DISTRICT LEGAL DESCRIPTION ASTONIA CDD



# AMENDED DISTRICT LEGAL DESCRIPTION

THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE SOUTH 00°31'43" EAST ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 8.29 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LITTLE ZION ROAD AS RECORDED IN MAP BOOK 13, PAGE 66 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID SOUTH MAINTAINED RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES: 1.) NORTH 89°39'18" EAST, 11.50 FEET; THENCE 2.) NORTH 89°53'03" EAST, 100.00 FEET; THENCE 3.) NORTH 89°35'52" EAST, 100.00 FEET; THENCE 4.) NORTH 88°40'52" EAST, 100.01 FEET; THENCE 5.) NORTH 89°18'40" EAST, 100.00 FEET; THENCE 6.) NORTH 89°25'33" EAST, 100.00 FEET; THENCE 7.) SOUTH 89°42'53" EAST, 100.01 FEET; THENCE 8.) SOUTH 89°49'46" EAST, 51.45 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1655, PAGE 1223 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH AND EAST ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1.) SOUTH 00°32'52" EAST, 21.89 FEET; THENCE 2.) NORTH 89°35'52" EAST, 227.35 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 21°42'26" WEST, 233.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 40.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°06'49" (CHORD = 49.32 FEET, CHORD BEARING = SOUTH 16°20'59" EAST) 53.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 54°24'23" EAST, 25.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 65.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°58'13" (CHORD = 54.91 FEET, CHORD BEARING = SOUTH 29°25'17" EAST) 56.69 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 04°26'10" EAST, 76.39 FEET; THENCE SOUTH 13°38'46" WEST, 52.95 FEET; THENCE NORTH 87°49'58" WEST, 125.75 FEET; THENCE NORTH 39°27'15" WEST, 24.16 FEET; THENCE SOUTH 66°10'59" WEST, 65.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 185.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°51'36" (CHORD = 138.19 FEET, CHORD BEARING = SOUTH 44°15'11" WEST) 141.62 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 22°19'23" WEST, 65.01 FEET; THENCE SOUTH 02°40'05" WEST, 33.16 FEET; THENCE SOUTH 13°21'20" WEST, 42.92 FEET; THENCE SOUTH 31°43'53" WEST, 117.45 FEET; THENCE SOUTH 13°57'43" WEST, 37.88 FEET; THENCE SOUTH 35°24'16" EAST, 14.20 FEET; THENCE SOUTH 02°49'28" EAST, 79.62 FEET; THENCE SOUTH 07°37'35" WEST, 38.552 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 94.88 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°30'08" (CHORD = 53.10 FEET, CHORD BEARING = SOUTH 08°37'28" EAST) 53.82 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 78.61 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°11'21" (CHORD = 59.14 FEET, CHORD BEARING = SOUTH 02°46'52" EAST) 60.63 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 56.61 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°09'12" (CHORD = 18.84 FEET, CHORD BEARING = SOUTH 28°53'52" WEST) 18.92 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 38°28'01" WEST, 48.74 FEET; THENCE SOUTH 47°05'33" WEST, 40.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 40.00 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°59'48" (CHORD = 47.02 FEET, CHORD BEARING = SOUTH 11°05'39" WEST) 50.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 24°54'15" EAST, 62.08 FEET; THENCE SOUTH 47°59'52" EAST, 60.74 FEET TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE AFOREMENTIONED SECTION 22; THENCE SOUTH 89°32'02" WEST ALONG SAID SOUTH BOUNDARY AND THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 1116.97 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE NORTH 00°30'34" WEST ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 661.20 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89°33'57" EAST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 663.17 FEET TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 00°31'43" WEST ALONG SAID WEST BOUNDARY A DISTANCE OF 652.54 FEET TO THE POINT OF BEGINNING.

AND



## COMPOSITE EXHIBIT 4

### AMENDED DISTRICT LEGAL DESCRIPTION ASTONIA CDD



## AMENDED DISTRICT LEGAL DESCRIPTION

THE NORTH 3/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS OVER THE SOUTH 50 FEET OF THE NE 1/4 OF THE SE 1/4 OF SECTION 16, AND THE EAST 50 FEET OF THE S 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA

AND:

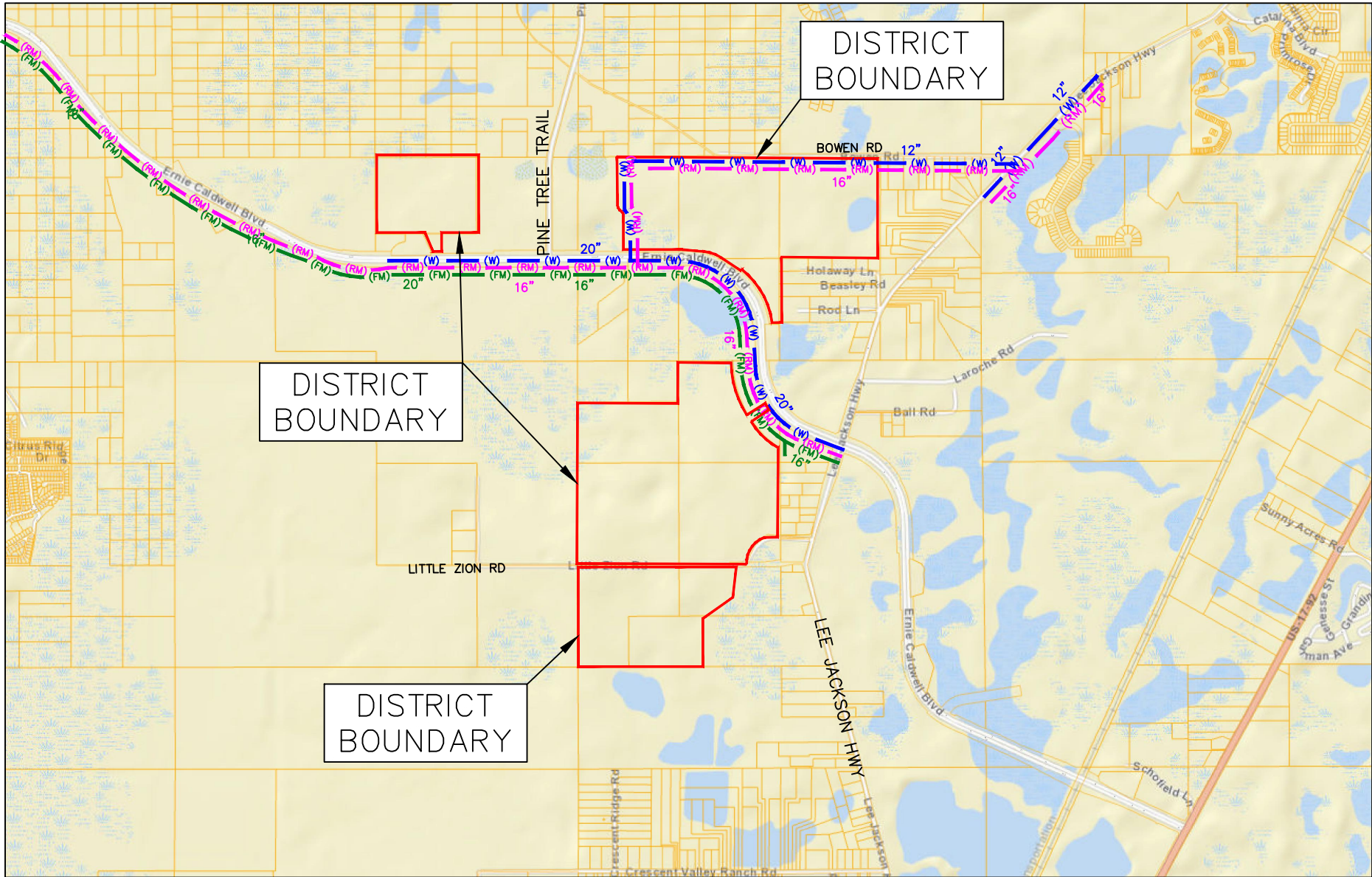
A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2701, PAGE 852, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 16; THENCE ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 16, S00°03'10"E, A DISTANCE OF 1208.78 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD (VARIABLE-WIDTH PUBLIC RIGHT OF WAY PER OFFICIAL RECORDS BOOK 7777, PAGE 1349, PUBLIC RECORDS OF POLK COUNTY, FLORIDA); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) S89°41'25"W, A DISTANCE OF 1094.25 FEET; 2) S00°18'35"E, A DISTANCE OF 32.00 FEET; 3) S89°41'25"W, A DISTANCE OF 673.85 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, S89°41'25"W, A DISTANCE OF 145.00 FEET TO THE EAST LINE OF PARCEL 227 PART B AS DESCRIBED IN OFFICIAL RECORDS BOOK 7777, PAGE 1349, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: 1) N00°18'35"W, A DISTANCE OF 31.80 FEET; 2) N24°38'58"W, A DISTANCE OF 241.81 TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6637, PAGE 1179, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°45'05"E, A DISTANCE OF 220.00 FEET; THENCE LEAVING SAID SOUTH LINE, S00°13'47"E, A DISTANCE OF 226.88 FEET; THENCE S45°17'07"E, A DISTANCE OF 35.34 FEET TO THE POINT OF BEGINNING.

THE AMENDED DISTRICT BOUNDARY CONTAINS APPROXIMATELY 326.50 ACRES, MORE OR LESS.





DISTRICT BOUNDARY

DISTRICT BOUNDARY

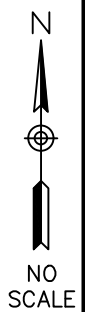
DISTRICT BOUNDARY

**EXHIBIT 5**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**UTILITY LOCATION MAP**

- LEGEND**
- (W) — EXISTING WATER MAIN
  - (FM) — EXISTING FORCE MAIN
  - (RM) — EXISTING RECLAIM WATER MAIN



4900 DUNDEE ROAD WINTER HAVEN, FL 33884  
 OFFICE: (863) 676-7770 FAX: (863) 965-0181





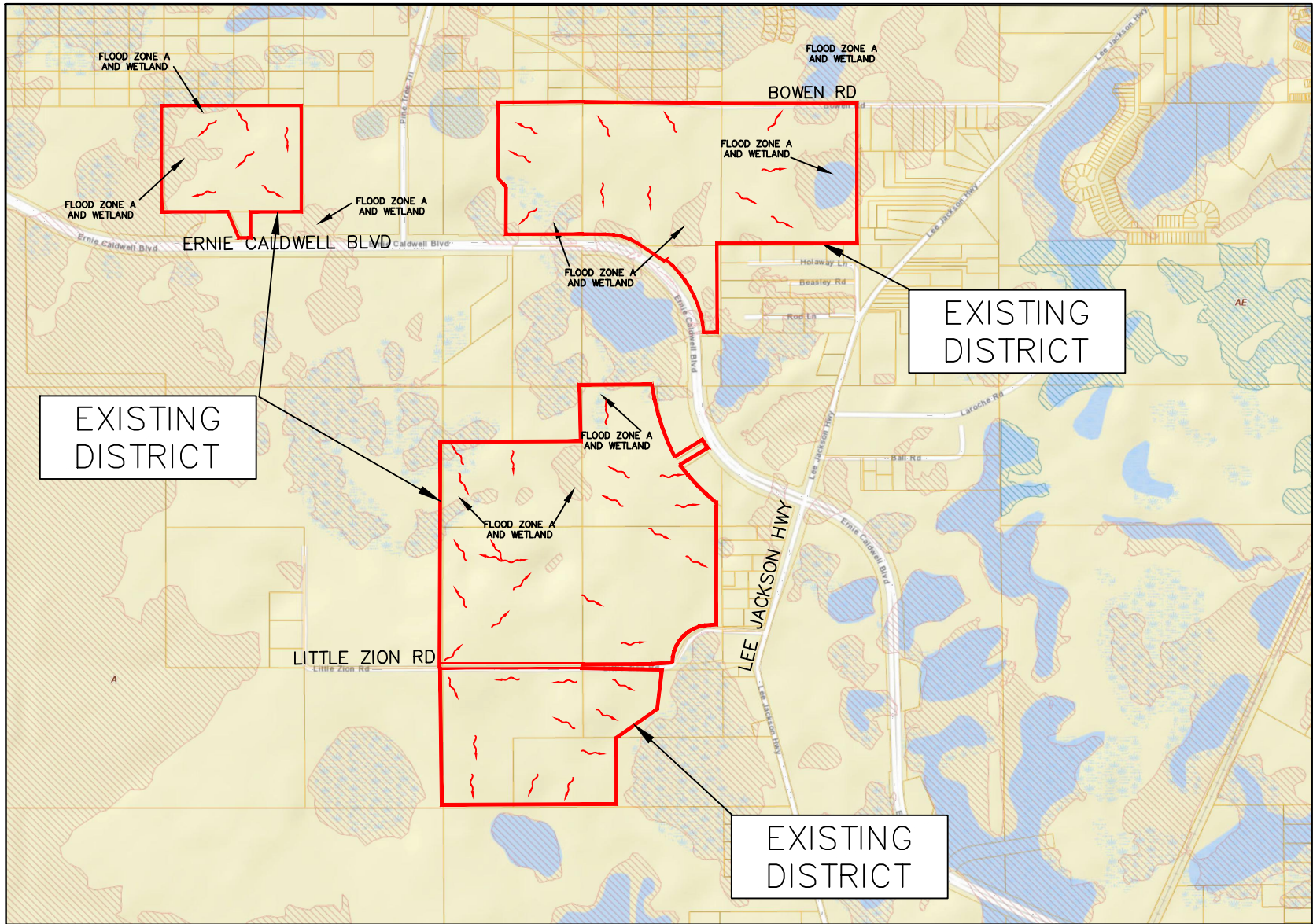


EXHIBIT 6  
ASTONIA COMMUNITY DEVELOPMENT DISTRICT  
DRAINAGE MAP

LEGEND  
 FLOW DIRECTION



4900 DUNDEE ROAD WINTER HAVEN, FL 33884  
 OFFICE: (863) 676-7770 FAX: (863) 965-0181



**Composite Exhibit 7**  
**Astoria Community Development District**  
**Summary of Proposed District Facilities**

<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Offsite Improvements	District	County	District Bonds	County
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	Polk County	District Bonds	Polk County
Street Lighting/Conduit	District	**District	District Bonds	**District
Road Construction	District	District	District Bonds	District
Entry Feature & Signage	District	District	District Bonds	District
Parks and Recreational Facilities	District	District	District Bonds	District

\*Costs not funded by bonds will be funded by the developer.

\*\* Street lighting/conduit shall be owned and maintained by the District or the District shall enter into a lease with Duke Energy.



**Composite Exhibit 7**  
**Astoria Community Development District**  
**Summary of Probable Cost**

<u>Infrastructure</u> <sup>(1)(9)</sup>	<u>Phase 1 (2020-2021)</u> <u>Existing District</u> <u>191 Lots</u> <sup>(10)</sup>	<u>Phase 2 (2021-2022)</u> <u>Existing District</u> <u>306 Lots</u> <sup>(11)</sup>	<u>Phase 3 (2021-2022)</u> <u>Existing District</u> <u>184 Lots</u> <sup>(12)</sup>	<u>Phase 4 (2021-2022)</u> <u>Expansion</u> <u>332 LOTS</u> <sup>(13)</sup>	<u>Phase 5 (2022-2023)</u> <u>Expansion</u> <u>400 Townhome Lots</u>	<u>Total</u> <u>1,413 Lots</u> <sup>(14)</sup>
Offsite Improvements <sup>(5)(6)</sup>	\$ 650,000.00	\$1,050,000.00	\$ 600,000.00	\$ 200,000.00	\$400,000.00	\$ 2,900,000.00
Stormwater Management <sup>(2)(3)(5)(6)</sup>	\$1,350,000.00	\$2,160,000.00	\$1,290,000.00	\$2,300,000.00	\$3,200,000.00	\$10,300,000.00
Utilities (Water, Sewer, & Street Lighting) <sup>(5)(6) (8)</sup>	\$1,320,000.00	\$2,120,000.00	\$1,260,000.00	\$2,300,000.00	\$3,600,000.00	\$10,600,000.00
Roadway <sup>(4)(5)(6)</sup>	\$ 790,000.00	\$1,260,000.00	\$ 750,000.00	\$1,370,000.00	\$2,400,000.00	\$6,570,000.00
Entry Feature <sup>(6)(7)</sup>	\$ 310,000.00	\$ 495,000.00	\$ 295,000.00	\$ 530,000.00	\$200,000.00	\$ 1,830,000.00
Parks and Recreational Facilities <sup>(1)(6)</sup>	\$ 450,000.00	\$ 720,000.00	\$ 430,000.00	\$ 720,000.00	\$200,000.00	\$ 2,520,000.00
Contingency	\$ 210,000.00	\$ 345,000.00	\$ 245,000.00	\$ 400,000.00	\$1,000,000.00	\$ 2,200,000.00
<b>TOTAL</b>	<b>\$5,080,000.00</b>	<b>\$8,150,000.00</b>	<b>\$4,870,000.00</b>	<b>\$7,820,000.00</b>	<b>\$11,000,000.00</b>	<b>\$36,920,000.00</b>

**Notes:**

1. Infrastructure consists of offsite improvements, public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry features, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot both for initial pad construction, lot finishing in conjunction with home construction, which will be provided by developer or homebuilder.
3. Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2021 cost.
7. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
8. CDD will enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way and on District land is included.
9. Estimates based on Master Infrastructure to support development of 1,413 lots.
10. 73 – 40 foot wide lots and 118 - 50 foot wide lots
11. 143 – 40 foot wide lots and 163 – 50 foot wide lots
12. 73 – 40 foot wide lots and 111 – 50 foot wide lots
13. 139 – 40 foot wide lots and 193 - 50 foot wide lots.
14. 428 – 40 foot wide lots, 585 – 50 foot wide lots, and 400 townhome lots.

**SECOND AMENDED AND RESTATED MASTER**

**ASSESSMENT METHODOLOGY**

**FOR**

**ASTONIA**

**COMMUNITY DEVELOPMENT DISTRICT**

**Date: July 13, 2022**

**Prepared by**

**Governmental Management Services - Central Florida, LLC  
219 East Livingston St.  
Orlando, FL 32801**

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GMS-CF, LLC does not represent the Astoria Community  
Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to  
provide such services as described in Section 15B of the  
Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC  
does not provide the Astoria Community Development District with financial  
advisory services or offer investment advice in any form.

## 1.0 Introduction

The Astoria Community Development District (the "District") is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates the issuance at this time of not to exceed \$47,500,000 of tax exempt bonds in one or more series (the "Bonds") for the purpose of financing certain infrastructure improvements ("Capital Improvement Plan" or "CIP") within the District more specifically described in the Amended and Restated Engineers Report of Capital Improvements dated for Capital Improvements prepared by Hunter Engineering, Inc. , and dated April 8, 2022 as may be amended and supplemented from time to time (the "Engineer's Report"). The District anticipates the construction of all or a portion of the Capital Improvement Plan ("Capital Improvements") that benefit property within the District.

### 1.1 Purpose

The Board of Supervisors ("Board") of the District previously approved the Amended and Restated Master Assessment Methodology, dated April 14, 2021 (the "Master Report"). The Master Report established an assessment methodology the District Followed to allocate debt assessments to properties within the District benefitting from the District's CIP. Such assessments secure repayment of the Bonds. The District also previously adopted as a supplement to the Master Report, at the time of the issuance of the District's \$3,830,000 Capital Improvement Revenue Bonds, Series 2020 ("Assessment Area One Bonds"), Supplemental Assessment Methodology report dated September 3, 2020 ("Series 2020 Supplemental Report"). The Series 2020 Supplemental Report applied the methodology to the details of the Assessment Area One Bonds to allocate debt assessments ("Assessment Area One Special Assessments") to properties within the District to secure the repayment of the Assessment Area One Bonds. This Assessment Report does not effect the Assessment Area One Special Assessments securing the Assessment Area One Bonds.

The District also previously adopted as a supplement to the Master Report, at the time of the issuance of the District's \$17,220,000 Capital Improvement Revenue Bonds, Assessment Area Two ("Series 2021 Bonds"), Supplemental Assessment Methodology report dated July 8, 2021 ("Series 2021 Supplemental Report"). The Series 2021 Supplemental Report applied the methodology to the details of the Series 2021 Bonds to allocate debt assessments ("Series 2021 Special Assessments") to properties within the District to secure the repayment of the Series 2021 Bonds. This Assessment Report does not effect the Series 2021 Special Assessments securing the Series 2021 Bonds.

The methodology established by the Master Report allocated debt assessments to planned future units of residential product types. Since adoption of the Master Report, there have been expansions to add new parcels within the District, such that not all of the assumed planned lots found in the Master Report represent the development planned for the District and so must be revised. Specifically, the



revised development plan revises the unit mix to include additional 400 townhome lots in Phase 5, as indicated in the Engineers Report in Composite Exhibit 7.

This Amended and Restated Master Assessment Report amends and restates the original approved Master Report (collectively, the “Assessment Report”) and provides for an updated assessment methodology that reflects changes in the future development plan, including the new Phase 5 lots. The revised development plan increases the total ERUs (hereinafter defined) planned for the District, thereby reducing the maximum assessment levels of all of the product types. The Assessment Area One Special Assessments are not anticipated to be allocated to any of the new product types; however, the maximum principal for the Assessment Area One Special Assessments will be reduced to the levels provided herein.

This Assessment Report continues to allocate the debt to properties based on the special benefits each receives from the Capital Improvement Plan. This Assessment Report may be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvement Plan. It is anticipated that the District will issue multiple series of Bonds to fund all or a portion of the Capital Improvement Plan. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

## **1.2 Background**

The District currently includes approximately 326.50 acres in Polk County, Florida. The revised development program for the District currently envisions approximately 1,413 residential units. The proposed development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The improvements contemplated by the District in the Capital Improvement Plan will provide facilities that benefit certain property within the District. Specifically, the

District will construct and/or acquire certain offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and recreational facilities. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Capital Improvement Plan.
2. The District Engineer determines the assessable acres that benefit from the District's Capital Improvement Plan.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvement Plan.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

### **1.3 Special Benefits and General Benefits**

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the Capital Improvement Plan enables properties within the boundaries of the District to be developed. Without the District's Capital Improvement Plan, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside of the District will benefit from the provision of the Capital Improvement Plan. However, these benefits will be incidental for the purpose of the Capital Improvement Plan, which is designed solely to meet the needs of property within the District. Properties outside of the District boundaries do not depend upon the District's Capital Improvement Plan. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

## **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

## **1.5 Special Benefits Exceed the Costs Allocated**

The special benefits provided to the property owners within the District will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the District will cost approximately \$36,920,000. The District's Underwriter projects that financing costs required to fund a portion of the Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$44,000,000. Without the Capital Improvement Plan, the property within the District would not be able to be developed and occupied by future residents of the community.

## **2.0 Assessment Methodology**

### **2.1 Overview**

The District anticipates issuing approximately \$44,000,000 in Bonds in one or more series to fund a portion of the District's entire Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$44,000,000 in debt to the properties within the District benefiting from the Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses as identified by the developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvement Plan needed to support the development, which construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$36,920,000. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for a portion of the Capital Improvement Plan and related costs was determined by the District's Underwriter to total approximately \$44,000,000. Table 3 shows the breakdown of the bond sizing.

## **2.2 Allocation of Debt**

Allocation of debt is a continuous process until the development plan for the District is completed. Until the platting process occurs, the Capital Improvement Plan funded by District bonds benefits all acres equally within the District.

The initial assessments will be levied on an equal basis to all gross acreage within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting equally from the improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the bonds will be allocated to the platted units within the District, which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

## **2.3 Allocation of Benefit**

The Capital Improvement Plan consists of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and recreational facilities and professional fees along with related incidental costs. There are two product types within the planned development. The single family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"), with single family 40' being set at .8 ERU and townhomes being set at .75 ERU. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

## **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed Capital Improvement Plan will provide several types of systems, facilities and services for its residents.



These include offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and recreation facilities. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

## **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of Capital Improvement Plan have been apportioned to the property within the District according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each

product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Capital Improvement Plan is constructed.

### **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

### **4.0 Assessment Roll**

The District will initially distribute the liens across the property within the District boundaries on a gross acreage basis. As Assigned Properties becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

**TABLE 1  
 ASTONIA COMMUNITY DEVELOPMENT DISTRICT  
 DEVELOPMENT PROGRAM  
 SECOND AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY**

Land Use	Phase 1	Phase 2 and 3	Phase 4	Phase 5	Total Assessable		Total ERUs
					Units	ERUs per Unit (1)	
Townhome	0	0	0	400	400	0.75	300
Single Family - 40'	73	216	139	0	428	0.80	342
Single Family - 50'	118	274	193	0	585	1.00	585
<b>Total Units</b>	<b>191</b>	<b>490</b>	<b>332</b>	<b>400</b>	<b>1,413</b>		<b>1,227</b>

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 50' = 1 ERU

\* Unit mix is subject to change based on marketing and other factors

**TABLE 2  
 ASTONIA COMMUNITY DEVELOPMENT DISTRICT  
 CAPITAL IMPROVEMENT PLAN COST ESTIMATES  
 SECOND AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY**

Capital Improvement Plan ("CIP") (1)	Cost Estimate
Offsite Improvements	\$ 2,900,000
Stormwater Management	\$ 10,300,000
Utilities (Water, Sewer, & Street Lighting)	\$ 10,600,000
Roadway	\$ 6,570,000
Entry Feature	\$ 1,830,000
Parks and Recreation	\$ 2,520,000
Contingencies	\$ 2,200,000
	<b>\$ 36,920,000</b>

(1) A detailed description of these improvements is provided in the Amended and Restated Engineer's Report of Capital Improvements dated April 8, 2022

Prepared by: Governmental Management Services - Central Florida, LLC



**TABLE 3  
 ASTONIA COMMUNITY DEVELOPMENT DISTRICT  
 BOND SIZING  
 SECOND AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY**

<b>Description</b>		<b>Total</b>
Construction Funds	\$	36,920,000
Debt Service Reserve	\$	3,196,552
Capitalized Interest	\$	2,640,000
Underwriters Discount	\$	880,000
Cost of Issuance	\$	220,000
Contingency	\$	143,448
<b>Par Amount*</b>	<b>\$</b>	<b>44,000,000</b>

**Bond Assumptions:**

Interest Rate	6.00%
Amortization	30 years
Capitalized Interest	24 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

\* Par amount is subject to change based on the actual terms at the sale of the bonds

**TABLE 4**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**ALLOCATION OF IMPROVEMENT COSTS**  
**SECOND AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY**

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Townhome	400	0.75	300	24.44%	\$ 9,023,953	\$ 22,560
Single Family - 40'	428	0.8	342	27.90%	\$ 10,299,338	\$ 24,064
Single Family - 50'	585	1.00	585	47.66%	\$ 17,596,708	\$ 30,080
<b>Totals</b>	<b>1,013</b>		<b>1,227</b>	<b>100.00%</b>	<b>\$ 36,920,000</b>	

\* Unit mix is subject to change based on marketing and other factors

**TABLE 5**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE**  
**SECOND AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY**

Land Use	No. of Units *	Total Improvements		Allocation of Par	
		Costs Per Product	Type	Debt Per Product	Type
				Par Debt Per Unit	
Townhome	400	\$ 9,023,953		\$ 10,754,440	\$ 26,886
Single Family - 40'	428	\$ 10,299,338		\$ 12,274,401	\$ 28,679
Single Family - 50'	585	\$ 17,596,708		\$ 20,971,159	\$ 35,848
<b>Totals</b>	<b>1,413</b>	<b>\$ 36,920,000</b>		<b>\$ 44,000,000</b>	

\* Unit mix is subject to change based on marketing and other factors

**TABLE 6  
 ASTONIA COMMUNITY DEVELOPMENT DISTRICT  
 PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE  
 SECOND AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY**

Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Townhome	400	\$ 10,754,440	\$ 26,886	\$ 781,298	\$ 1,953	\$ 2,100
Single Family - 40'	428	\$ 12,274,401	\$ 28,679	\$ 891,722	\$ 2,083	\$ 2,240
Single Family - 50'	585	\$ 20,971,159	\$ 35,848	\$ 1,523,532	\$ 2,604	\$ 2,800
<b>Totals</b>	<b>1,413</b>	<b>\$ 44,000,000</b>		<b>\$ 3,196,552</b>		

(1) This amount includes estimated collection fees and early payment discounts when collected on the Polk County Tax Bill

\* Unit mix is subject to change based on marketing and other factors



TABLE 7  
 ASTONIA COMMUNITY DEVELOPMENT DISTRICT  
 PRELIMINARY ASSESSMENT ROLL  
 SECOND AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Owner	Property ID #'s*	Unit Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
LENNAR HOMES LLC	272615704225000010	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000020	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000030	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000040	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000050	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000060	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000070	40	\$ 28,679	\$ 2,083	\$ 2,240
LENNAR HOMES LLC	272615704225000080	40	\$ 28,679	\$ 2,083	\$ 2,240
LENNAR HOMES LLC	272615704225000090	40	\$ 28,679	\$ 2,083	\$ 2,240
LENNAR HOMES LLC	272615704225000100	40	\$ 28,679	\$ 2,083	\$ 2,240
LENNAR HOMES LLC	272615704225000110	40	\$ 28,679	\$ 2,083	\$ 2,240
LENNAR HOMES LLC	272615704225000120	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000130	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000140	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000150	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000160	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000170	50	\$ 35,848	\$ 2,604	\$ 2,800
LENNAR HOMES LLC	272615704225000180	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000190	40	\$ 28,679	\$ 2,083	\$ 2,240
LENNAR HOMES LLC	272615704225000200	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000210	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000220	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000230	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000240	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000250	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000260	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000270	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000280	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000290	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000300	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000310	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000320	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000330	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000340	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000350	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000360	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000370	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000380	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000390	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000400	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225000410	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000420	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000430	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000440	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000450	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000460	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225000470	50	\$ 35,848	\$ 2,604	\$ 2,800













Owner	Property ID #'s*	Unit Type	Total Par Debt	Net Annual Debt	Gross Annual
			Allocated	Assessment Allocation	Debt Assessment Allocation (1)
AG EHC II LEN MULTI STATE 1 LLC	272615704225003080	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225003090	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225003100	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003110	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003120	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003130	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003140	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003150	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003160	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003170	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003180	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003190	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003200	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225003210	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225003220	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225003230	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225003240	40	\$ 28,679	\$ 2,083	\$ 2,240
AG EHC II LEN MULTI STATE 1 LLC	272615704225003250	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003260	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003270	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003280	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003290	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003300	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003310	50	\$ 35,848	\$ 2,604	\$ 2,800
AG EHC II LEN MULTI STATE 1 LLC	272615704225003320	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096000010	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096000020	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096000030	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096000040	40	\$ 28,679	\$ 2,083	\$ 2,240
GUERRERO JAIRO DE JESUS UMBRIA	272622706096000050	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096000060	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096000070	40	\$ 28,679	\$ 2,083	\$ 2,240
ORTIZ EDUARDO JASANY RODRIGUEZ	272622706096000080	40	\$ 28,679	\$ 2,083	\$ 2,240
HUAI YU PING	272622706096000090	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096000100	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096000110	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096000120	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096000130	40	\$ 28,679	\$ 2,083	\$ 2,240
RIVERA DANIEL A	272622706096000140	50	\$ 35,848	\$ 2,604	\$ 2,800
HERNANDEZ CAMILLE LUCETTE	272622706096000150	50	\$ 35,848	\$ 2,604	\$ 2,800
AMADOR JUSTIN J	272622706096000160	40	\$ 28,679	\$ 2,083	\$ 2,240
CARRERO ZAIDA ENID CRESPO	272622706096000170	40	\$ 28,679	\$ 2,083	\$ 2,240
OCCIL BENETY	272622706096000180	40	\$ 28,679	\$ 2,083	\$ 2,240
JIMENEZ ASHLEY	272622706096000190	40	\$ 28,679	\$ 2,083	\$ 2,240
DOUMIT KATELYN M	272622706096000200	50	\$ 35,848	\$ 2,604	\$ 2,800
LOUIS THAINA JEAN	272622706096000210	50	\$ 35,848	\$ 2,604	\$ 2,800
VERA ANGEL YEPEZ	272622706096000220	50	\$ 35,848	\$ 2,604	\$ 2,800
JOUBERT RIVERA NOELLE MARIE	272622706096000230	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096000240	50	\$ 35,848	\$ 2,604	\$ 2,800
CHAMORRO KARLA VANESSA	272622706096000250	50	\$ 35,848	\$ 2,604	\$ 2,800
DEZA LUCIA DE FATIMA LAU	272622706096000260	50	\$ 35,848	\$ 2,604	\$ 2,800
MARTIN STEPHEN FREDERICK	272622706096000270	50	\$ 35,848	\$ 2,604	\$ 2,800

Owner	Property ID #'s*	Unit Type	Total Par Debt	Net Annual Debt	Gross Annual
			Allocated	Assessment Allocation	Debt Assessment Allocation (1)
CLAYTON PROPERTIES GROUP INC	272622706096000280	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096000290	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096000300	40	\$ 28,679	\$ 2,083	\$ 2,240
RODRIGUEZ NICHOLAS GARRETT	272622706096000310	40	\$ 28,679	\$ 2,083	\$ 2,240
VELEZ INGRID VELEZ	272622706096000320	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096000330	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096000340	50	\$ 35,848	\$ 2,604	\$ 2,800
MERKEL TRACEE G	272622706096000350	50	\$ 35,848	\$ 2,604	\$ 2,800
ROMAN YAVETH EMMANUEL CAMACHO ROMAN	272622706096000360	40	\$ 28,679	\$ 2,083	\$ 2,240
PIERRE AYANA PAIGE	272622706096000370	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096000380	40	\$ 28,679	\$ 2,083	\$ 2,240
RIVERA GUZMAN LARIMAR	272622706096000390	40	\$ 28,679	\$ 2,083	\$ 2,240
VELEZ RICARDO R	272622706096000400	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096000410	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096000420	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096000430	50	\$ 35,848	\$ 2,604	\$ 2,800
DR HORTON INC	272622706096004020	50	\$ 35,848	\$ 2,604	\$ 2,800
DELAGUARDA AMBIORES	272622706096004030	50	\$ 35,848	\$ 2,604	\$ 2,800
SUN CONG	272622706096004040	50	\$ 35,848	\$ 2,604	\$ 2,800
DR HORTON INC	272622706096004050	50	\$ 35,848	\$ 2,604	\$ 2,800
DR HORTON INC	272622706096004060	50	\$ 35,848	\$ 2,604	\$ 2,800
DR HORTON INC	272622706096004070	50	\$ 35,848	\$ 2,604	\$ 2,800
WU XIAOLE	272622706096004080	50	\$ 35,848	\$ 2,604	\$ 2,800
MONTEIRO LEONARDO LIMA	272622706096004090	40	\$ 28,679	\$ 2,083	\$ 2,240
SHI YING	272622706096004100	40	\$ 28,679	\$ 2,083	\$ 2,240
ALVARADO NOHELY CAROLINA SERIO	272622706096004110	40	\$ 28,679	\$ 2,083	\$ 2,240
BRUCE CURTIS DAUNE	272622706096004120	40	\$ 28,679	\$ 2,083	\$ 2,240
GARG MANOJ	272622706096004130	40	\$ 28,679	\$ 2,083	\$ 2,240
BOUZI MICHELANGE E D	272622706096004140	40	\$ 28,679	\$ 2,083	\$ 2,240
DENIS SHERLY	272622706096004150	40	\$ 28,679	\$ 2,083	\$ 2,240
RIVERS MARY DERRICK	272622706096004160	50	\$ 35,848	\$ 2,604	\$ 2,800
NGUYEN ANDREW KHA	272622706096004170	50	\$ 35,848	\$ 2,604	\$ 2,800
ST FELIX LOUJNEL	272622706096004180	40	\$ 28,679	\$ 2,083	\$ 2,240
RENAUD GONZALO JOSE BARRETO	272622706096004190	40	\$ 28,679	\$ 2,083	\$ 2,240
RODRIGUEZ MILAGROS	272622706096004200	40	\$ 28,679	\$ 2,083	\$ 2,240
VU CAN TIEN	272622706096004210	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004220	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004230	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004240	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004250	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004260	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004270	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004280	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004290	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004300	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004310	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004320	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004330	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096004340	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096004350	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096004360	40	\$ 28,679	\$ 2,083	\$ 2,240
VILLAGAS JOSE GREGORIO PENA	272622706096004370	40	\$ 28,679	\$ 2,083	\$ 2,240



Owner	Property ID #'s*	Unit Type	Total Par Debt	Net Annual Debt	Gross Annual
			Allocated	Assessment Allocation	Debt Assessment Allocation (1)
CARNEIRO ALEXANDER JESUS VELASQUEZ	272622706096004380	40	\$ 28,679	\$ 2,083	\$ 2,240
MERCER BRIAN K	272622706096004390	40	\$ 28,679	\$ 2,083	\$ 2,240
GARRIS RAQUEL D	272622706096004400	40	\$ 28,679	\$ 2,083	\$ 2,240
BAUTISTA MARIA ELENA	272622706096004410	40	\$ 28,679	\$ 2,083	\$ 2,240
YANG DI	272622706096004420	40	\$ 28,679	\$ 2,083	\$ 2,240
WILLIAMS BRIANNA ANNE	272622706096004430	50	\$ 35,848	\$ 2,604	\$ 2,800
LEON RAUL EDGARDO VALENTIN	272622706096004440	50	\$ 35,848	\$ 2,604	\$ 2,800
CAPODIFERRO GERALDINE CAROLINA	272622706096004450	50	\$ 35,848	\$ 2,604	\$ 2,800
PENG XIAOJUN	272622706096004460	50	\$ 35,848	\$ 2,604	\$ 2,800
PHEN STEPHANIE JANINE	272622706096004470	50	\$ 35,848	\$ 2,604	\$ 2,800
VELAZQUEZ BETHZAIDA A RODRIGUEZ	272622706096004480	50	\$ 35,848	\$ 2,604	\$ 2,800
PICHARDO HECTOR RAFAEL GARRIDO	272622706096004490	50	\$ 35,848	\$ 2,604	\$ 2,800
MOLINA CINTHIA MINERVA DEL SOL DE ARMAS	272622706096004500	50	\$ 35,848	\$ 2,604	\$ 2,800
MORALES CINDIA RAICES	272622706096004510	40	\$ 28,679	\$ 2,083	\$ 2,240
DELAGUARDA AMBOIRES	272622706096004520	40	\$ 28,679	\$ 2,083	\$ 2,240
CHERY JUNIOR	272622706096004530	40	\$ 28,679	\$ 2,083	\$ 2,240
CLAYTON PROPERTIES GROUP INC	272622706096004540	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004550	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004560	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004570	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004580	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004590	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004600	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004610	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004620	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004630	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004640	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004650	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004660	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004670	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004680	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004690	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004700	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004710	50	\$ 35,848	\$ 2,604	\$ 2,800
CLAYTON PROPERTIES GROUP INC	272622706096004720	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004730	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004740	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004750	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004760	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004770	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004780	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004790	40	\$ 28,679	\$ 2,083	\$ 2,240
WILD JESSICA L	272622706096004800	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004810	40	\$ 28,679	\$ 2,083	\$ 2,240
RYTELL JOHN MICHAEL III	272622706096004820	40	\$ 28,679	\$ 2,083	\$ 2,240
LOCKHART BRYAN MARTINEZ	272622706096004830	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004840	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004850	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004860	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004870	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004880	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004890	50	\$ 35,848	\$ 2,604	\$ 2,800

Owner	Property ID #'s*	Unit Type	Total Par Debt	Net Annual Debt	Gross Annual
			Allocated	Assessment Allocation	Debt Assessment Allocation (1)
ERNIE CALDWELL PROPERTIES LLC	272622706096004900	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004910	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004920	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004930	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004940	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004950	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004960	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004970	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096004980	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096004990	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096005000	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096005010	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096005020	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096005030	50	\$ 35,848	\$ 2,604	\$ 2,800
GUARINA JOSEPH ANGEL	272622706096005040	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096005050	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096005060	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096005070	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096005080	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096005090	50	\$ 35,848	\$ 2,604	\$ 2,800
DR HORTON INC	272622706096005100	50	\$ 35,848	\$ 2,604	\$ 2,800
DR HORTON INC	272622706096005110	50	\$ 35,848	\$ 2,604	\$ 2,800
DR HORTON INC	272622706096005120	50	\$ 35,848	\$ 2,604	\$ 2,800
DR HORTON INC	272622706096005130	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005140	50	\$ 35,848	\$ 2,604	\$ 2,800
BALROOP DEONARINE	272622706096005150	50	\$ 35,848	\$ 2,604	\$ 2,800
SIMMONS DICKIE	272622706096005160	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005170	50	\$ 35,848	\$ 2,604	\$ 2,800
MARTI JOSE LUIS	272622706096005180	50	\$ 35,848	\$ 2,604	\$ 2,800
HERNANDEZ MARK ANTHONY	272622706096005190	50	\$ 35,848	\$ 2,604	\$ 2,800
NVR INC	272622706096005200	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096005210	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096005220	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096005230	40	\$ 28,679	\$ 2,083	\$ 2,240
NVR INC	272622706096005240	40	\$ 28,679	\$ 2,083	\$ 2,240
ERNIE CALDWELL PROPERTIES LLC	272622706096005250	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005260	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005270	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005280	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005290	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005300	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005310	40	\$ 28,679	\$ 2,083	\$ 2,240
ERNIE CALDWELL PROPERTIES LLC	272622706096005320	40	\$ 28,679	\$ 2,083	\$ 2,240
ERNIE CALDWELL PROPERTIES LLC	272622706096005330	40	\$ 28,679	\$ 2,083	\$ 2,240
ERNIE CALDWELL PROPERTIES LLC	272622706096005340	40	\$ 28,679	\$ 2,083	\$ 2,240
ERNIE CALDWELL PROPERTIES LLC	272622706096005350	40	\$ 28,679	\$ 2,083	\$ 2,240
ERNIE CALDWELL PROPERTIES LLC	272622706096005360	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005370	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005380	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005390	50	\$ 35,848	\$ 2,604	\$ 2,800
ERNIE CALDWELL PROPERTIES LLC	272622706096005400	40	\$ 28,679	\$ 2,083	\$ 2,240
MORALES JOSE FRANCISCO	272622706096005410	40	\$ 28,679	\$ 2,083	\$ 2,240

Owner	Property ID #'s*	Unit Type	Total Par Debt		Net Annual Debt	Gross Annual
			Allocated	Assessment	Debt Assessment	
ROSARIO ANAHI COROMOTO	272622706096005420	40	\$ 28,679	\$ 2,083	\$ 2,240	
LORENZO ALAIN MORALES	272622706096005430	50	\$ 35,848	\$ 2,604	\$ 2,800	
BENLMOUDEN OMAR	272622706096005440	50	\$ 35,848	\$ 2,604	\$ 2,800	
DR HORTON INC	272622706096005450	50	\$ 35,848	\$ 2,604	\$ 2,800	
SAAVEDRA SIMEON	272622706096005460	50	\$ 35,848	\$ 2,604	\$ 2,800	
BUI TUAN AND GIANG VU LIVING TRUST	272622706096005470	50	\$ 35,848	\$ 2,604	\$ 2,800	
GUZMAN ROBERTO CARLO UZCATEGUI	272622706096005480	50	\$ 35,848	\$ 2,604	\$ 2,800	
OROZCO JONATHAN MOISES SANCHEZ	272622706096005490	50	\$ 35,848	\$ 2,604	\$ 2,800	
<b>Total Platted</b>			<b>\$ 17,228,613</b>	<b>\$ 1,251,640</b>	<b>\$ 1,345,849</b>	

Owner	Property ID #'s*	Type	Acres	Total Par Debt		Net Annual Debt	Gross Annual
				Allocation Per Acre	Total Par Debt Allocated	Assessment Allocation	Debt Assessment Allocation (1)
Pine Tree Trail Property	27-26-16-000000-023010		30.07	\$ 135,999	\$ 4,089,487	\$ 297,097	\$ 319,459
Ernie Caldwell Properties LLC	27-26-22-000000-031050		1.37	\$ 135,999	\$ 186,319	\$ 13,536	\$ 14,555
Ernie Caldwell Properties LLC	27-26-22-000000-032010		13.91	\$ 135,999	\$ 1,891,745	\$ 137,433	\$ 147,778
Ernie Caldwell Properties LLC	27-26-22-000000-033010		23.88	\$ 135,999	\$ 3,247,654	\$ 235,939	\$ 253,697
Ernie Caldwell Properties LLC	27-26-22-000000-034010		39.86	\$ 135,999	\$ 5,420,917	\$ 393,824	\$ 423,466
Ridgecrest Groves, Inc.	27-26-22-000000-041010		19.64	\$ 135,999	\$ 2,671,019	\$ 194,047	\$ 208,652
Ridgecrest Groves, Inc.	27-26-22-000000-041020		38.15	\$ 135,999	\$ 5,188,359	\$ 376,929	\$ 405,300
Ernie Caldwell Properties LLC	27-26-22-000000-043010		29.97	\$ 135,999	\$ 4,075,888	\$ 296,109	\$ 318,397
<b>Total Unplatted</b>			<b>196.85</b>		<b>\$ 26,771,387</b>	<b>\$ 1,944,912</b>	<b>\$ 2,091,303</b>
<b>Totals</b>					<b>\$ 44,000,000</b>	<b>\$ 3,196,552</b>	<b>\$ 3,437,153</b>

(1) This amount includes an estimated 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$3,196,552

\* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

## AMENDED DISTRICT LEGAL DESCRIPTION

BEGIN AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE RUN N89°38'14"E ALONG THE NORTH LINE OF SAID SECTION 22 A DISTANCE OF 708.93 FEET; THENCE S02°00'48"E A DISTANCE OF 31.96 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 28°43'45", WITH A RADIUS OF 1385.00 FEET, WITH A CHORD BEARING OF S16°22'40"E, WITH A CHORD LENGTH OF 687.21 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 694.46 FEET; THENCE N57°11'19"E A DISTANCE OF 285.23 FEET TO A POINT ON THE WEST RIGHT OF WAY OF ERNIE CALDWELL BOULEVARD, SAID POINT ALSO BEING ON A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 05°12'38", WITH A RADIUS OF 1100.00 FEET, WITH A CHORD BEARING OF S32°48'41"E, WITH A CHORD LENGTH OF 100.00 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 100.03 FEET; THENCE LEAVING SAID RIGHT OF WAY RUN S57°11'19"W A DISTANCE OF 285.23 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 21°30'05", WITH A RADIUS OF 1385.00 FEET, WITH A CHORD BEARING OF S45°37'51"E, WITH A CHORD LENGTH OF 516.70 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 519.75 FEET; THENCE S00°34'03"E A DISTANCE OF 1126.63 FEET TO THE NORTH MAINTAINED RIGHT OF WAY OF LITTLE ZION ROAD; THENCE RUN ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING 29 COURSES; 1) N86°53'43"W A DISTANCE OF 12.69 FEET; 2) THENCE N87°23'02"W A DISTANCE OF 65.40 FEET; 3) THENCE S87°44'53"W A DISTANCE OF 34.73 FEET; 4) THENCE S82°19'26"W A DISTANCE OF 41.07 FEET; 5) THENCE S73°10'25"W A DISTANCE OF 16.81 FEET; 6) THENCE S70°46'24"W A DISTANCE OF 24.09 FEET; 7) THENCE S70°28'57"W A DISTANCE OF 16.64 FEET; 8) THENCE S61°58'48"W A DISTANCE OF 36.62 FEET; 9) THENCE S57°16'53"W A DISTANCE OF 63.50 FEET; 10) THENCE S46°20'51"W A DISTANCE OF 35.85 FEET; 11) THENCE S35°40'32"W A DISTANCE OF 14.37 FEET; 12) THENCE S35°36'06"W A DISTANCE OF 15.07 FEET; 13) THENCE S29°16'16"W A DISTANCE OF 33.67 FEET; 14) THENCE S28°02'33"W A DISTANCE OF 100.08 FEET; 15) THENCE S29°35'32"W A DISTANCE OF 41.20 FEET; 16) THENCE S37°51'45"W A DISTANCE OF 60.25 FEET; 17) THENCE S48°18'53"W A DISTANCE OF 16.90 FEET; 18) THENCE S56°17'21"W A DISTANCE OF 18.08 FEET; 19) THENCE S62°22'59"W A DISTANCE OF 10.29 FEET; 20) THENCE S89°37'17"W A DISTANCE OF 165.14 FEET; 21) THENCE S00°24'07"E A DISTANCE OF 17.27 FEET; 22) THENCE S89°49'44"W A DISTANCE OF 51.17 FEET; 23) THENCE S89°15'22"W A DISTANCE OF 100.01 FEET; 24) THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 25) THENCE S89°25'40"W A DISTANCE OF 100.00 FEET; 26) THENCE S89°18'48"W A DISTANCE OF 100.00 FEET; 27) THENCE S89°35'59"W A DISTANCE OF 100.00 FEET; 28) THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 29) THENCE S89°35'59"W A DISTANCE OF 11.74 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY RUN S00°31'51"E A DISTANCE OF 672.83 FEET; THENCE S89°33'56"W A DISTANCE OF 663.12 FEET; THENCE S00°30'40"E A DISTANCE OF 661.24 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 22; THENCE S89°31'59"W ALONG SAID SOUTH LINE A DISTANCE OF 663.35 FEET TO THE WEST LINE OF SAID SECTION 22; THENCE RUN ALONG SAID WEST LINE THE FOLLOWING 3 COURSES; 1) N00°29'28"W A DISTANCE OF 1323.24 FEET; 2) THENCE N00°09'33"W A DISTANCE OF 1322.55 FEET; 3) THENCE N00°09'33"W A DISTANCE OF 792.10 FEET TO THE NORTH LINE OF THE SOUTH 24 ACRES OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N89°37'27"E ALONG SAID NORTH LINE A DISTANCE OF 1318.54 FEET TO THE WEST LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 22; THENCE N00°20'51"W ALONG SAID WEST LINE A DISTANCE OF 529.36 FEET RETURNING TO THE POINT OF BEGINNING, LESS MAINTAINED RIGHT OF WAY FOR LITTLE ZION ROAD.

### AND

A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1346, PAGE 771, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SW 1/4 OF SAID SECTION 15; THENCE WITH THE NORTH LINE OF SW 1/4 OF SAID SECTION 15, N89°30'30"E, A DISTANCE OF 516.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WITH THE NORTH LINE OF SW 1/4 OF SAID SECTION 15, N89°30'30"E, A DISTANCE OF 1291.38 FEET TO THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF BOWEN ROAD (PER MAP BOOK 3, PAGES 60-68); THENCE LEAVING SAID NORTH LINE OF SW 1/4 OF SAID SECTION 15, RUN WITH SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING TWENTY (20) COURSES:



4900 DUNDEE ROAD WINTER HAVEN, FL 33884  
OFFICE: (863) 676-7770 FAX: (863) 965-0181

COMPOSITE EXHIBIT 4  
AMENDED DISTRICT LEGAL  
DESCRIPTION  
ASTONIA CDD

PAGE 1 OF 4



## AMENDED DISTRICT LEGAL DESCRIPTION

(1) N89°42'11"E, A DISTANCE OF 21.42 FEET; (2) S82°16'47"E, A DISTANCE OF 54.70 FEET; (3) N87°32'02"E, A DISTANCE OF 100.04 FEET; (4) N89°49'31"E, A DISTANCE OF 100.01 FEET; (5) N89°15'08"E, A DISTANCE OF 100.00 FEET; (6) N88°06'24"E, A DISTANCE OF 100.02 FEET; (7) S89°36'07"E, A DISTANCE OF 52.28 FEET; (8) S00°19'33"W, A DISTANCE OF 11.91 FEET; (9) N88°13'01"E, A DISTANCE OF 53.31 FEET; (10) N89°50'01"E, A DISTANCE OF 234.97 FEET; (11) N89°38'12"E, A DISTANCE OF 111.35 FEET; (12) N89°35'06"E, A DISTANCE OF 194.59 FEET; (13) N89°21'51"E, A DISTANCE OF 197.92 FEET; (14) N89°11'50"E, A DISTANCE OF 95.71 FEET; (15) N89°25'14"E, A DISTANCE OF 276.53 FEET; (16) S89°54'44"E, A DISTANCE OF 105.69 FEET; (17) N88°22'31"E, A DISTANCE OF 178.41 FEET; (18) N89°04'43"E, A DISTANCE OF 49.78 FEET; (19) N89°12'03"E, A DISTANCE OF 103.74 FEET; (20) S88°47'42"E, A DISTANCE OF 0.99 FEET TO THE EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S00°16'24"E ALONG SAID EAST LINE, A DISTANCE OF 1315.97 FEET TO THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S89°34'34"W ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15, A DISTANCE OF 1314.94 FEET TO THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S00°14'11"E ALONG THE WEST LINE OF THE SW 1/4 OF THE SE 1/4, A DISTANCE OF 851.21 FEET; THENCE LEAVING SAID WEST LINE, S89°48'35"W, A DISTANCE OF 127.79 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD (VARIABLE-WIDTH RIGHT OF WAY PER OFFICIAL RECORDS BOOK 9308, PAGE 2093, PUBLIC RECORDS OF POLK COUNTY, FLORIDA); THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) COURSES, (1) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1115.00 FEET, A CENTRAL ANGLE OF 21°57'59" AND A CHORD BEARING AND DISTANCE OF N19°05'13"W, 424.86 FEET) FOR AN ARC DISTANCE OF 427.47 FEET TO A POINT OF NON-TANGENCY; (2) S59°55'48"W, A DISTANCE OF 5.00 FEET TO A TO A POINT OF NON-TANGENCY; (3) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1110.00 FEET, A CENTRAL ANGLE OF 20°03'13" AND A CHORD BEARING AND DISTANCE OF N40°05'48"W, 386.52 FEET) FOR AN ARC DISTANCE OF 388.50 FEET TO A POINT OF NON-TANGENCY; (4) S39°52'36"W, A DISTANCE OF 20.00 FEET TO A TO A POINT OF NON-TANGENCY; (5) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1090.00 FEET, A CENTRAL ANGLE OF 17°11'19" AND A CHORD BEARING AND DISTANCE OF N58°43'04"W, 325.77 FEET) FOR AN ARC DISTANCE OF 327.00 FEET TO A POINT OF NON-TANGENCY; (6) N22°41'17"E, A DISTANCE OF 10.00 FEET TO A TO A POINT OF NON-TANGENCY; (7) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 22°59'56" AND A CHORD BEARING AND DISTANCE OF N78°48'42"W, 438.59 FEET) FOR AN ARC DISTANCE OF 441.55 FEET TO A POINT OF TANGENCY; (8) S89°41'20"W, A DISTANCE OF 68.60 FEET; (9) S00°18'40"E, A DISTANCE OF 10.00 FEET; (10) S89°41'20"W, A DISTANCE OF 480.00 FEET; (11) N00°18'40"W, A DISTANCE OF 10.00 FEET; (12) S89°41'20"W, A DISTANCE OF 298.97 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N00°19'00"W, A DISTANCE OF 351.40 FEET TO A POINT OF NON-TANGENCY; THENCE NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 33°33'26" AND A CHORD BEARING AND DISTANCE OF N17°05'23"W, 86.60 FEET) FOR AN ARC DISTANCE OF 87.85 FEET TO A POINT OF TANGENCY; THENCE N00°19'00"W, A DISTANCE OF 786.18 FEET TO THE POINT OF BEGINNING.

**AND**



## AMENDED DISTRICT LEGAL DESCRIPTION

THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE SOUTH 00°31'43" EAST ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 8.29 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LITTLE ZION ROAD AS RECORDED IN MAP BOOK 13, PAGE 66 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID SOUTH MAINTAINED RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES: 1.) NORTH 89°39'18" EAST, 11.50 FEET; THENCE 2.) NORTH 89°53'03" EAST, 100.00 FEET; THENCE 3.) NORTH 89°35'52" EAST, 100.00 FEET; THENCE 4.) NORTH 88°40'52" EAST, 100.01 FEET; THENCE 5.) NORTH 89°18'40" EAST, 100.00 FEET; THENCE 6.) NORTH 89°25'33" EAST, 100.00 FEET; THENCE 7.) SOUTH 89°42'53" EAST, 100.01 FEET; THENCE 8.) SOUTH 89°49'46" EAST, 51.45 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1655, PAGE 1223 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH AND EAST ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1.) SOUTH 00°32'52" EAST, 21.89 FEET; THENCE 2.) NORTH 89°35'52" EAST, 227.35 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 21°42'26" WEST, 233.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 40.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°06'49" (CHORD = 49.32 FEET, CHORD BEARING = SOUTH 16°20'59" EAST) 53.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 54°24'23" EAST, 25.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 65.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°58'13" (CHORD = 54.91 FEET, CHORD BEARING = SOUTH 29°25'17" EAST) 56.69 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 04°26'10" EAST, 76.39 FEET; THENCE SOUTH 13°38'46" WEST, 52.95 FEET; THENCE NORTH 87°49'58" WEST, 125.75 FEET; THENCE NORTH 39°27'15" WEST, 24.16 FEET; THENCE SOUTH 66°10'59" WEST, 65.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 185.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°51'36" (CHORD = 138.19 FEET, CHORD BEARING = SOUTH 44°15'11" WEST) 141.62 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 22°19'23" WEST, 65.01 FEET; THENCE SOUTH 02°40'05" WEST, 33.16 FEET; THENCE SOUTH 13°21'20" WEST, 42.92 FEET; THENCE SOUTH 31°43'53" WEST, 117.45 FEET; THENCE SOUTH 13°57'43" WEST, 37.88 FEET; THENCE SOUTH 35°24'16" EAST, 14.20 FEET; THENCE SOUTH 02°49'28" EAST, 79.62 FEET; THENCE SOUTH 07°37'35" WEST, 38.552 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 94.88 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°30'08" (CHORD = 53.10 FEET, CHORD BEARING = SOUTH 08°37'28" EAST) 53.82 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 78.61 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°11'21" (CHORD = 59.14 FEET, CHORD BEARING = SOUTH 02°46'52" EAST) 60.63 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 56.61 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°09'12" (CHORD = 18.84 FEET, CHORD BEARING = SOUTH 28°53'52" WEST) 18.92 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 38°28'01" WEST, 48.74 FEET; THENCE SOUTH 47°05'33" WEST, 40.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 40.00 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°59'48" (CHORD = 47.02 FEET, CHORD BEARING = SOUTH 11°05'39" WEST) 50.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 24°54'15" EAST, 62.08 FEET; THENCE SOUTH 47°59'52" EAST, 60.74 FEET TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE AFOREMENTIONED SECTION 22; THENCE SOUTH 89°32'02" WEST ALONG SAID SOUTH BOUNDARY AND THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 1116.97 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE NORTH 00°30'34" WEST ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 661.20 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89°33'57" EAST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 663.17 FEET TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 00°31'43" WEST ALONG SAID WEST BOUNDARY A DISTANCE OF 652.54 FEET TO THE POINT OF BEGINNING.

AND

## COMPOSITE EXHIBIT 4

### AMENDED DISTRICT LEGAL DESCRIPTION ASTONIA CDD



4900 DUNDEE ROAD WINTER HAVEN, FL 33884  
OFFICE: (863) 676-7770 FAX: (863) 965-0181

PAGE 3 OF 4

AMENDED DISTRICT LEGAL DESCRIPTION

THE NORTH 3/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS OVER THE SOUTH 50 FEET OF THE NE 1/4 OF THE SE 1/4 OF SECTION 16, AND THE EAST 50 FEET OF THE S 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA

AND:

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2701, PAGE 852, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 16; THENCE ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 16, S00°03'10"E, A DISTANCE OF 1208.78 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD (VARIABLE-WIDTH PUBLIC RIGHT OF WAY PER OFFICIAL RECORDS BOOK 7777, PAGE 1349, PUBLIC RECORDS OF POLK COUNTY, FLORIDA); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) S89°41'25"W, A DISTANCE OF 1094.25 FEET; 2) S00°18'35"E, A DISTANCE OF 32.00 FEET; 3) S89°41'25"W, A DISTANCE OF 673.85 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, S89°41'25"W, A DISTANCE OF 145.00 FEET TO THE EAST LINE OF PARCEL 227 PART B AS DESCRIBED IN OFFICIAL RECORDS BOOK 7777, PAGE 1349, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: 1) N00°18'35"W, A DISTANCE OF 31.80 FEET; 2) N24°38'58"W, A DISTANCE OF 241.81 TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6637, PAGE 1179, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°45'05"E, A DISTANCE OF 220.00 FEET; THENCE LEAVING SAID SOUTH LINE, S00°13'47"E, A DISTANCE OF 226.88 FEET; THENCE S45°17'07"E, A DISTANCE OF 35.34 FEET TO THE POINT OF BEGINNING.

THE AMENDED DISTRICT BOUNDARY CONTAINS APPROXIMATELY 326.50 ACRES, MORE OR LESS.

COMPOSITE EXHIBIT 4

AMENDED DISTRICT LEGAL  
DESCRIPTION  
ASTONIA CDD



4900 DUNDEE ROAD WINTER HAVEN, FL 33884  
OFFICE: (863) 676-7770 FAX: (863) 965-0181

# SECTION B



# SECTION 1

## RESOLUTION 2022-18

### RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Astonia Community Development District (the “District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes*, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapters 170 and 197, *Florida Statutes*, for the acquisition, maintenance, construction, or reconstruction of assessable improvements authorized by Chapter 190, *Florida Statutes*; and

**WHEREAS**, the above referenced assessments are non-ad valorem in nature and, therefore, may be levied and collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments (the “Uniform Method”); and

**WHEREAS**, the District was originally established by the Board of County Commissioners of Polk County, Florida, by Ordinance No. 2020-002, effective January 7, 2020 (“**Establishing Ordinance**”); and

**WHEREAS**, the boundaries of the District were subsequently amended by Ordinance No. 2021-023, effective April 6, 2021 (“**Boundary Amendment No. 1**”), adding approximately 107.219 acres of land to the District, and Ordinance No. 2022-047, effective June 23, 2022 (“**Boundary Amendment No. 2**”), adding approximately 59.35 acres of land to the District (“**Boundary Amendment No. 2 Expansion Parcels**”); and

**WHEREAS**, the Board has previously adopted Resolution No. 2022-11, declaring the intent to use the Uniform Method over the Boundary Amendment No. 2 Expansion Parcels for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, over certain lands within the District as described therein; and

**WHEREAS**, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing on the District’s intent to use the Uniform Method to be advertised weekly in a newspaper of general circulation within Polk County for four (4) consecutive weeks prior to such hearing; and

WHEREAS, the District has held a public hearing pursuant to Section 197.3632, *Florida Statutes*, where public and landowners were allowed to give testimony regarding the use of the Uniform Method; and

WHEREAS, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, for special assessments, including benefit and maintenance assessments, over all lands in the District, including specifically the Boundary Amendment No. 2 Expansion Parcels as further described in **Exhibit A**.

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

**SECTION 1.** The Astonia Community Development District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its need and intent to use the Uniform Method of collecting assessments imposed by the District over the lands described in **Exhibit A**, as provided in Chapters 170 and 190, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District's use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

**SECTION 2.** The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Polk County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 14th day of September 2022.

ATTEST:

**ASTONIA COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

---

Chairperson, Board of Supervisors

**Exhibit A:** Legal Description of Boundary Amendment No. 2 Expansion Parcels



EXHIBIT A - Legal Description of Boundary Amendment No. 2 Expansion Parcels

EXPANSION PARCELS LEGAL DESCRIPTION

THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE SOUTH 00°31'43" EAST ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 8.29 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LITTLE ZION ROAD AS RECORDED IN MAP BOOK 13, PAGE 66 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID SOUTH MAINTAINED RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES: 1.) NORTH 89°39'18" EAST, 11.50 FEET; THENCE 2.) NORTH 89°53'03" EAST, 100.00 FEET; THENCE 3.) NORTH 89°35'52" EAST, 100.00 FEET; THENCE 4.) NORTH 88°40'52" EAST, 100.01 FEET; THENCE 5.) NORTH 89°18'40" EAST, 100.00 FEET; THENCE 6.) NORTH 89°29'33" EAST, 100.00 FEET; THENCE 7.) SOUTH 89°42'53" EAST, 100.01 FEET; THENCE 8.) SOUTH 89°49'46" EAST, 51.45 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1655, PAGE 1223 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH AND EAST ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1.) SOUTH 00°32'52" EAST, 21.89 FEET; THENCE 2.) NORTH 89°35'52" EAST, 227.35 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 21°42'28" WEST, 233.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 40.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°06'49" (CHORD = 49.32 FEET, CHORD BEARING = SOUTH 16°20'59" EAST) 53.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 54°24'23" EAST, 25.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 65.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°58'13" (CHORD = 54.91 FEET, CHORD BEARING = SOUTH 29°25'17" EAST) 56.69 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 04°26'10" EAST, 76.39 FEET; THENCE SOUTH 13°38'46" WEST, 52.95 FEET; THENCE NORTH 87°49'58" WEST, 125.75 FEET; THENCE NORTH 39°27'15" WEST, 24.16 FEET; THENCE SOUTH 66°10'59" WEST, 65.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 185.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°51'36" (CHORD = 138.19 FEET, CHORD BEARING = SOUTH 44°15'11" WEST) 141.62 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 22°19'23" WEST, 65.01 FEET; THENCE SOUTH 02°40'05" WEST, 33.16 FEET; THENCE SOUTH 13°21'20" WEST, 42.92 FEET; THENCE SOUTH 31°43'53" WEST, 117.45 FEET; THENCE SOUTH 13°57'43" WEST, 37.88 FEET; THENCE SOUTH 35°24'16" EAST, 14.20 FEET; THENCE SOUTH 02°19'28" EAST, 79.62 FEET; THENCE SOUTH 07°37'35" WEST, 38.552 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 94.88 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°30'08" (CHORD = 53.10 FEET, CHORD BEARING = SOUTH 08°37'28" EAST) 53.82 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 78.61 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°11'21" (CHORD = 59.14 FEET, CHORD BEARING = SOUTH 02°46'52" EAST) 60.63 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 56.61 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°09'12" (CHORD = 18.84 FEET, CHORD BEARING = SOUTH 28°53'52" WEST) 18.92 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 38°28'01" WEST, 48.74 FEET; THENCE SOUTH 47°05'33" WEST, 40.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 40.00 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°59'48" (CHORD = 47.02 FEET, CHORD BEARING = SOUTH 11°05'39" WEST) 50.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 24°34'15" EAST, 62.08 FEET; THENCE SOUTH 47°59'52" EAST, 60.74 FEET TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE AFOREMENTIONED SECTION 22; THENCE SOUTH 89°32'02" WEST ALONG SAID SOUTH BOUNDARY AND THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 1116.97 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE NORTH 00°30'34" WEST ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 661.20 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89°33'57" EAST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 663.17 FEET TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 00°31'43" WEST ALONG SAID WEST BOUNDARY A DISTANCE OF 852.54 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 28.38 ACRES, MORE OR LESS.

AND:



4900 DUNDEE ROAD WINTER HAVEN, FL 33884  
OFFICE: (863) 676-7770 FAX: (863) 965-0181

COMPOSITE EXHIBIT 3  
EXPANSION PARCELS LEGAL DESCRIPTION  
ASTONIA CDD

PAGE 1 OF 2

EXPANSION PARCELS LEGAL DESCRIPTION

THE NORTH 3/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS OVER THE SOUTH 50 FEET OF THE NE 1/4 OF THE SE 1/4 OF SECTION 16, AND THE EAST 50 FEET OF THE S 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA

THE ABOVE DESCRIBED PARCEL CONTAINING 30.02 ACRES OF LAND MORE OR LESS,

AND:

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2701, PAGE 852, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 16; THENCE ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 16, S00°03'10"E, A DISTANCE OF 1208.78 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD (VARIABLE-WIDTH PUBLIC RIGHT OF WAY PER OFFICIAL RECORDS BOOK 7777, PAGE 1349, PUBLIC RECORDS OF POLK COUNTY, FLORIDA); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) S89°41'25"W, A DISTANCE OF 1094.25 FEET; 2) S00°18'35"E, A DISTANCE OF 32.00 FEET; 3) S89°41'25"W, A DISTANCE OF 673.85 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, S89°41'25"W, A DISTANCE OF 145.00 FEET TO THE EAST LINE OF PARCEL 227 PART B AS DESCRIBED IN OFFICIAL RECORDS BOOK 7777, PAGE 1349, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: 1) N00°18'35"W, A DISTANCE OF 31.80 FEET; 2) N24°38'58"W, A DISTANCE OF 241.81 TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6637, PAGE 1179, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°45'05"E, A DISTANCE OF 220.00 FEET; THENCE LEAVING SAID SOUTH LINE, S00°13'47"E, A DISTANCE OF 226.88 FEET; THENCE S45°17'07"E, A DISTANCE OF 35.34 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINING 0.95 ACRES OF LAND, MORE OR LESS,

WITH ALL THREE OF THE EXPANSION PARCELS TOTALING 59.35 ACRES, MORE OR LESS.



4900 DUNDEE ROAD WINTER HAVEN, FL 33884  
OFFICE: (863) 976-7770 FAX: (863) 965-0781

COMPOSITE EXHIBIT 3  
EXPANSION PARCELS LEGAL DESCRIPTION  
ASTONIA CDD

# SECTION VI



August 25, 2022

Board of Supervisors  
Astonia Community Development District  
c/o Jill Burns, District Manager  
Governmental Management Services-Central Florida  
219 E Livingston Street  
Orlando, Florida 32801

Re: Astonia Community Development District  
2022 Special Assessment Revenue Bond Issuance

Dear Board Members:

Pursuant to our current fee agreement, please let this letter serve as our proposal to represent the Astonia Community Development District regarding the issuance of the 2022 Special Assessment Revenue Bonds at a fixed fee of \$50,000, which includes costs and expenses.

If this meets with your approval, please sign below and return to me by e-mail for our files. Thank you for this opportunity and should you have any questions please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Roy Van Wyk', written over a blue ink scribble.

Roy Van Wyk

RVW/al

---

Brent Elliott, Chair  
Astonia Community Development District

# SECTION VII



# SECTION C

# Astonia CDD

## Field Management Report



September 14, 2022

Clayton Smith

Field Manager

GMS

# Completed

## Site Trash Cans



New site trash cans identified.



Added to an emptying schedule.



2x a week the three cans 1 at AS 2 at



# Complete

## Landscape Review

- ✚ Landscape and maintenance of landscape appears to be in good condition.
- ✚ Some ponds were long during the inspection but have been mowed.
- ✚ The scope changes to every other



## Aquatic Maintenance Review






- ✚ Aquatic vendor performing satisfactorily.
- ✚ Cattails and pond basins have all been sprayed and are being managed.
- ✚ No major algae or growth issues at this time.



# Site Items



## Amenity Center Status

-  Monitoring status of amenity.
-  Pool has been dug and building put up
-  As the amenity gets closer to completion, we will obtain contracts for maintenance



## Additional Conveyances



-  Maintaining areas as they appear.
-  Once areas are complete and a review done then they can be added to the maintenance schedule.



# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-841-5524, or by email at [csmith@gmscfl.com](mailto:csmith@gmscfl.com). Thank you.

Respectfully,  
Clayton Smith

# SECTION D

# SECTION 1

*Astoria*  
*Community Development District*

Summary of Invoices

July 01,2022 through July 31, 2022

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund	7/1/22	99	\$ 656.23
<b>Total</b>			<b>\$ 656.23</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/01/22	00009	5/20/22 00045499	202204 310-51300-48000 ENGINEERING SRVCS 4/20/22	CA FLORIDA HOLDINGS, LLC	*	656.23	656.23 000099
TOTAL FOR BANK A						656.23	
TOTAL FOR REGISTER						656.23	



# SECTION 2

***Astonia***  
***Community Development District***

***Unaudited Financial Reporting***  
***July 31, 2022***



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**Astoria**  
**Community Development District**  
**Combined Balance Sheet**  
**July 31, 2022**

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>				
Operating Account	\$ 110,878	\$ -	\$ -	\$ 110,878
Due From Developer	\$ 13,699	\$ -	\$ -	\$ 13,699
<b>Investments:</b>				
<u>Series 2020</u>				
Reserve	\$ -	\$ 217,578	\$ -	\$ 217,578
Revenue	\$ -	\$ 75,877	\$ -	\$ 75,877
Prepayment	\$ -	\$ 622	\$ -	\$ 622
Construction	\$ -	\$ -	\$ 148	\$ 148
<u>Series 2021 A2</u>				
Reserve	\$ -	\$ 558,040	\$ -	\$ 558,040
Interest	\$ -	\$ 5,891	\$ -	\$ 5,891
Revenue	\$ -	\$ 8,042	\$ -	\$ 8,042
Construction	\$ -	\$ -	\$ 658,122	\$ 658,122
<u>Series 2021 North Parcel</u>				
Reserve	\$ -	\$ 395,373	\$ -	\$ 395,373
Revenue	\$ -	\$ 100,062	\$ -	\$ 100,062
Construction	\$ -	\$ -	\$ 3	\$ 3
<b>Total Assets</b>	<b>\$ 124,578</b>	<b>\$ 1,361,483</b>	<b>\$ 658,273</b>	<b>\$ 2,144,334</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 67,140	\$ -	\$ -	\$ 67,140
Retainage Payable	\$ -	\$ -	\$ 79,282	\$ 79,282
<b>Total Liabilities</b>	<b>\$ 67,140</b>	<b>\$ -</b>	<b>\$ 79,282</b>	<b>\$ 146,423</b>
<b>Fund Balances:</b>				
Restricted for:				
Debt Service	\$ -	\$ 1,361,483	\$ -	\$ 1,361,483
Capital Projects	\$ -	\$ -	\$ 578,990	\$ 578,990
Unassigned	\$ 57,437	\$ -	\$ -	\$ 57,437
<b>Total Fund Balances</b>	<b>\$ 57,437</b>	<b>\$ 1,361,483</b>	<b>\$ 578,990</b>	<b>\$ 1,997,911</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 124,578</b>	<b>\$ 1,361,483</b>	<b>\$ 658,273</b>	<b>\$ 2,144,334</b>

**Astoria**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2022**

	Adopted Budget	Prorated Budget Thru 07/31/22	Actual Thru 07/31/22	Variance
<b>Revenues</b>				
Assesments - Tax Roll	\$ 128,782	\$ 128,782	\$ 125,519	\$ (3,263)
Assesments - Lots Closing	\$ -	\$ -	\$ 6,781	\$ 6,781
Developer Contributions	\$ 196,863	\$ 25,000	\$ 25,000	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 31,212	\$ 31,212
<b>Total Revenues</b>	<b>\$ 325,645</b>	<b>\$ 153,782</b>	<b>\$ 188,513</b>	<b>\$ 34,731</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ -	\$ 10,000
Engineering	\$ 15,000	\$ 12,500	\$ -	\$ 12,500
Attorney	\$ 25,000	\$ 20,833	\$ 14,138	\$ 6,695
Annual Audit	\$ 5,000	\$ 5,000	\$ 5,400	\$ (400)
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,300	\$ -	\$ -	\$ -
Dissemination	\$ 7,000	\$ 5,833	\$ 5,933	\$ (100)
Trustee Fees	\$ 7,000	\$ 4,041	\$ 4,041	\$ -
Management Fees	\$ 36,050	\$ 30,042	\$ 30,042	\$ (0)
Website Administration	\$ 1,200	\$ 1,000	\$ 1,000	\$ -
Information Technology	\$ 1,800	\$ 1,500	\$ 1,500	\$ -
Telephone	\$ 150	\$ 125	\$ -	\$ 125
Postage & Delivery	\$ 500	\$ 417	\$ 114	\$ 303
Insurance	\$ 5,500	\$ 5,500	\$ 5,175	\$ 325
Printing & Binding	\$ 500	\$ 417	\$ 29	\$ 388
Legal Advertising	\$ 10,000	\$ 8,333	\$ 3,745	\$ 4,589
Contingency	\$ 2,000	\$ 1,667	\$ 641	\$ 1,026
Office Supplies	\$ 450	\$ 375	\$ 9	\$ 366
Boundary Amendment Expense	\$ -	\$ -	\$ 24,098	\$ (24,098)
Travel Per Diem	\$ 660	\$ 550	\$ -	\$ 550
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 136,285</b>	<b>\$ 113,307</b>	<b>\$ 101,038</b>	<b>\$ 12,269</b>



**Astonia**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2022**

	Adopted Budget	Prorated Budget Thru 07/31/22	Actual Thru 07/31/22	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b><i>Field Expenditures</i></b>				
Property Insurance	\$ 5,000	\$ -	\$ -	\$ -
Field Management	\$ 15,000	\$ 12,500	\$ 2,500	\$ 10,000
Landscape Maintenance	\$ 55,000	\$ 45,833	\$ 43,609	\$ 2,225
Landscape Replacement	\$ 7,500	\$ 6,250	\$ 417	\$ 5,833
Lake Maintenance	\$ 15,000	\$ 12,500	\$ 4,700	\$ 7,800
Streetlights	\$ 12,000	\$ 10,000	\$ 6,008	\$ 3,992
Electric	\$ 5,000	\$ 4,167	\$ 1,195	\$ 2,971
Water & Sewer	\$ 5,000	\$ 5,000	\$ 24,028	\$ (19,028)
Sidewalk & Asphalt Maintenance	\$ 500	\$ 417	\$ -	\$ 417
Irrigation Repairs	\$ 5,000	\$ 4,167	\$ 884	\$ 3,283
General Repairs & Maintenance	\$ 15,000	\$ 12,500	\$ 200	\$ 12,300
Contingency	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
<b>Subtotal Field Expenditures</b>	<b>\$ 145,000</b>	<b>\$ 117,500</b>	<b>\$ 83,540</b>	<b>\$ 33,960</b>
<b><i>Amenity Expenses</i></b>				
Amenity - Electric	\$ 7,200	\$ 6,000	\$ -	\$ 6,000
Amenity - Water	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Playground Lease	\$ 7,000	\$ 5,833	\$ -	\$ 5,833
Internet	\$ 1,500	\$ 1,250	\$ -	\$ 1,250
Pest Control	\$ 360	\$ 300	\$ -	\$ 300
Janitorial Service	\$ 2,700	\$ 2,250	\$ -	\$ 2,250
Security Services	\$ 7,500	\$ 6,250	\$ -	\$ 6,250
Pool Maintenance	\$ 8,100	\$ 6,750	\$ -	\$ 6,750
Amenity Repairs & Maintenance	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Contingency	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
<b>Subtotal Amenity Expenditures</b>	<b>\$ 44,360</b>	<b>\$ 36,967</b>	<b>\$ -</b>	<b>\$ 36,967</b>
<b>Total Expenditures</b>	<b>\$ 325,645</b>	<b>\$ 267,774</b>	<b>\$ 184,579</b>	<b>\$ 83,195</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 3,934</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 53,503</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 57,437</b>	

**Astoria**  
**Community Development District**  
**Debt Service Fund - Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2022**

	Adopted Budget	Prorated Budget Thru 07/31/22	Actual Thru 07/31/22	Variance
<b>Revenues</b>				
Assessments - Tax Roll	\$ 220,403	\$ 220,403	\$ 218,273	\$ (2,130)
Assessments - Direct	\$ -	\$ -	\$ 34,233	\$ 34,233
Assessments - Prepayment	\$ -	\$ -	\$ 44,075	\$ 44,075
Interest	\$ -	\$ -	\$ 187	\$ 187
<b>Total Revenues</b>	<b>\$ 220,403</b>	<b>\$ 220,403</b>	<b>\$ 296,769</b>	<b>\$ 76,366</b>
<b>Expenditures:</b>				
Interest Payment - 11/01	\$ 73,366	\$ 73,366	\$ 73,366	\$ -
Interest Payment - 02/01	\$ -	\$ -	\$ 392	\$ (392)
Special Call - 02/01	\$ -	\$ -	\$ 40,000	\$ (40,000)
Principal - 05/01	\$ 70,000	\$ 70,000	\$ 70,000	\$ -
Interest Payment - 05/01	\$ 73,366	\$ 73,366	\$ 72,581	\$ 785
Special Call - 05/01	\$ -	\$ -	\$ 10,000	\$ (10,000)
<b>Total Expenditures</b>	<b>\$ 216,731</b>	<b>\$ 216,732</b>	<b>\$ 266,339</b>	<b>\$ (49,607)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 3,672</b>	<b>\$ 3,671</b>	<b>\$ 30,430</b>	<b>\$ 125,974</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/Out	\$ -	\$ -	\$ (138)	\$ (138)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (138)</b>	<b>\$ (138)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 3,672</b>		<b>\$ 30,291</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 73,661</b>		<b>\$ 263,785</b>	
<b>Fund Balance - Ending</b>	<b>\$ 77,332</b>		<b>\$ 294,077</b>	

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

	Adopted Budget	Prorated Budget Thru 07/31/22	Actual Thru 07/31/22	Variance
<b>Revenues:</b>				
Assessments - Direct	\$ 176,660	\$ -	\$ -	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 7,671	\$ 7,671
Interest	\$ -	\$ -	\$ 365	\$ 365
<b>Total Revenues</b>	<b>\$ 176,660</b>	<b>\$ -</b>	<b>\$ 8,036</b>	<b>\$ 8,036</b>
<b>Expenditures:</b>				
Interest Payment - 11/1	\$ 99,126	\$ 99,126	\$ 99,126	\$ -
Interest Payment - 5/1	\$ 176,660	\$ 176,660	\$ 176,660	\$ -
<b>Total Expenditures</b>	<b>\$ 275,786</b>	<b>\$ 275,786</b>	<b>\$ 275,786</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (99,126)</b>		<b>\$ (267,750)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 5,891	\$ 5,891
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,891</b>	<b>\$ 5,891</b>
<b>Net Change in Fund Balance</b>	<b>\$ (99,126)</b>		<b>\$ (261,860)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 275,786</b>		<b>\$ 833,832</b>	
<b>Fund Balance - Ending</b>	<b>\$ 176,660</b>		<b>\$ 571,972</b>	

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

	Adopted Budget	Prorated Budget Thru 07/31/22	Actual Thru 07/31/22	Variance
<b>Revenues:</b>				
Assessments - Direct	\$ 390,873	\$ 390,873	\$ 364,403	\$ (26,470)
Interest	\$ -	\$ -	\$ 311	\$ 311
<b>Total Revenues</b>	<b>\$ 390,873</b>	<b>\$ 390,873</b>	<b>\$ 364,714</b>	<b>\$ (26,159)</b>
<b>Expenditures:</b>				
Interest Payment - 11/1	\$ 69,489	\$ 69,489	\$ 69,489	\$ -
Principal - 05/01	\$ 145,000	\$ 145,000	\$ 145,000	\$ -
Interest Payment - 05/1	\$ 123,843	\$ 123,843	\$ 123,843	\$ -
<b>Total Expenditures</b>	<b>\$ 338,332</b>	<b>\$ 338,332</b>	<b>\$ 338,332</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 52,541</b>	<b>\$ 52,541</b>	<b>\$ 26,382</b>	<b>\$ (26,159)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 4,187	\$ 4,187
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,187</b>	<b>\$ 4,187</b>
<b>Net Change in Fund Balance</b>	<b>\$ 52,541</b>		<b>\$ 30,569</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 69,489</b>		<b>\$ 464,865</b>	
<b>Fund Balance - Ending</b>	<b>\$ 122,030</b>		<b>\$ 495,435</b>	

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

	Adopted Budget	Prorated Budget Thru 07/31/22	Actual Thru 07/31/22	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 0	\$ 0
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/Out	\$ -	\$ -	\$ 138	\$ 138
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 138</b>	<b>\$ 138</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 138</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (79,272)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ (79,134)</b>	



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

	Adopted Budget	Prorated Budget Thru 07/31/22	Actual Thru 07/31/22	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 1,172	\$ 1,172
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,172</b>	<b>\$ 1,172</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 6,947,008	\$ (6,947,008)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,947,008</b>	<b>\$ (6,947,008)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (6,945,836)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (5,891)	\$ (5,891)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (5,891)</b>	<b>\$ (5,891)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (6,951,727)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,609,848</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 658,122</b>	

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

	Adopted Budget	Prorated Budget Thru 07/31/22	Actual Thru 07/31/22	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 43	\$ 43
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 43</b>	<b>\$ 43</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 3,405,594	\$ (3,405,594)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,405,594</b>	<b>\$ (3,405,594)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (3,405,551)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (4,187)	\$ (4,187)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (4,187)</b>	<b>\$ (4,187)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ (3,409,738)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 3,409,741</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 3</b>	

**Astoria**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues</b>													
Assessment - Tax Roll	\$ -	\$ 4,078	\$ 89,963	\$ 2,638	\$ 27,618	\$ 1,222	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,519
Assessment - Lot Closings	\$ -	\$ 2,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,081	\$ -	\$ -	\$ 6,781
Developer Contributions	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Boundary Amendment	\$ -	\$ -	\$ -	\$ -	\$ 5,598	\$ -	\$ 3,409	\$ 6,429	\$ 2,076	\$ 13,699	\$ -	\$ -	\$ 31,212
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ 5,598</b>	<b>\$ -</b>	<b>\$ 3,409</b>	<b>\$ 6,429</b>	<b>\$ 2,076</b>	<b>\$ 13,699</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 188,513</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,833	\$ 875	\$ 445	\$ 246	\$ 230	\$ 644	\$ 2,845	\$ 1,774	\$ 2,043	\$ 3,206	\$ -	\$ -	\$ 14,138
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ 1,900	\$ -	\$ -	\$ -	\$ -	\$ 5,400
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 683	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ 5,933
Trustee Fees	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ 30,042
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 1,500
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 1,000
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 25	\$ -	\$ 35	\$ 7	\$ 5	\$ 18	\$ 1	\$ 19	\$ 2	\$ 3	\$ -	\$ -	\$ 114
Insurance	\$ 5,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,175
Printing & Binding	\$ -	\$ 15	\$ 6	\$ -	\$ 1	\$ -	\$ -	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ 29
Legal Advertising	\$ 326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 656	\$ -	\$ -	\$ 2,763	\$ -	\$ -	\$ 3,745
Contingency	\$ 30	\$ 35	\$ 296	\$ 41	\$ 39	\$ 46	\$ 38	\$ 38	\$ 39	\$ 38	\$ -	\$ -	\$ 641
Office Supplies	\$ 0	\$ 3	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3	\$ 3	\$ 0	\$ -	\$ -	\$ 9
Boundary Amendment Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,250	\$ 10,179	\$ 2,076	\$ 8,199.31	\$ 392.90	\$ -	\$ -	\$ 24,098
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 20,442</b>	<b>\$ 4,765</b>	<b>\$ 4,620</b>	<b>\$ 4,131</b>	<b>\$ 4,112</b>	<b>\$ 7,795</b>	<b>\$ 21,156</b>	<b>\$ 9,655</b>	<b>\$ 14,123</b>	<b>\$ 10,241</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 101,038</b>

**Astoria**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b><i>Operations &amp; Maintenance</i></b>													
<b><i>Field Services</i></b>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ 2,500
Landscape Maintenance	\$ 1,290	\$ 1,290	\$ 1,290	\$ 1,290	\$ 1,290	\$ 1,290	\$ 1,500	\$ 3,884	\$ 15,370	\$ 15,115	\$ -	\$ -	\$ 43,609
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 208	\$ 208	\$ -	\$ -	\$ 417
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750	\$ 2,050	\$ 575	\$ 1,325	\$ -	\$ -	\$ 4,700
Streetlights	\$ 785	\$ 613	\$ -	\$ 1,191	\$ 994	\$ 641	\$ 574	\$ -	\$ 610	\$ 600	\$ -	\$ -	\$ 6,008
Electric	\$ 586	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 610	\$ -	\$ -	\$ -	\$ -	\$ 1,195
Water & Sewer	\$ 4,650	\$ 15,153	\$ -	\$ -	\$ 2,757	\$ -	\$ 161	\$ 168	\$ 168	\$ 972	\$ -	\$ -	\$ 24,028
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ 273	\$ -	\$ -	\$ -	\$ -	\$ 403	\$ 208	\$ -	\$ -	\$ -	\$ 884
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Field Expenses</b>	<b>\$ 7,311</b>	<b>\$ 17,056</b>	<b>\$ 1,563</b>	<b>\$ 2,481</b>	<b>\$ 5,041</b>	<b>\$ 2,131</b>	<b>\$ 3,610</b>	<b>\$ 7,740</b>	<b>\$ 17,764</b>	<b>\$ 18,845</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 83,540</b>
<b><i>Amenity Expenses</i></b>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Amenity Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 27,752</b>	<b>\$ 21,821</b>	<b>\$ 6,183</b>	<b>\$ 6,612</b>	<b>\$ 9,154</b>	<b>\$ 9,925</b>	<b>\$ 24,766</b>	<b>\$ 17,394</b>	<b>\$ 31,886</b>	<b>\$ 29,086</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 184,579</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (27,752)</b>	<b>\$ (21,821)</b>	<b>\$ 18,817</b>	<b>\$ (6,612)</b>	<b>\$ (3,555)</b>	<b>\$ (9,925)</b>	<b>\$ (21,357)</b>	<b>\$ (10,965)</b>	<b>\$ (29,810)</b>	<b>\$ (15,387)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,934</b>

**Astoria**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2022**

Net	\$	125,294.25	\$	217,881.33	\$	343,175.58
Gross	\$	134,725.00	\$	234,281.00	\$	369,006.00

**TOTAL ASSESSMENT LEVY**

**ASSESSED THROUGH COUNTY**

36.51%	63.49%	100.00%
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DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	Property Appraisal	NET RECEIPTS	O&M Portion	S2020 DSF Portion	Total
11/19/21	11/1-11/7/21	\$9,805.07	(188.26)	(392.20)	\$0.00	\$0.00	\$9,224.61	\$3,367.93	\$5,856.68	\$9,224.61
11/30/21	11/8-11/14/21	\$2,068.49	(39.72)	(82.74)	\$0.00	\$0.00	\$1,946.03	\$710.50	\$1,235.53	\$1,946.03
12/14/21	11/15-11/23/21	\$148,419.50	(2,849.66)	(5,936.75)	\$0.00	\$0.00	\$139,633.09	\$50,980.39	\$88,652.70	\$139,633.09
12/31/21	12/01-12/15/21	\$117,392.15	(2,254.34)	(4,674.97)	\$0.00	\$0.00	\$110,462.84	\$40,330.26	\$70,132.58	\$110,462.84
10/11/21	Inv#4651869	\$0.00	0.00	0.00	\$0.00	(\$2,342.81)	(\$2,342.81)	(\$855.37)	(\$1,487.44)	(\$2,342.81)
10/11/21	Inv#4651870	\$0.00	0.00	0.00	\$0.00	(\$1,347.25)	(\$1,347.25)	(\$491.88)	(\$855.37)	(\$1,347.25)
01/18/22	12/16-12/31/21	\$7,600.00	(147.44)	(\$228.00)	\$0.00	\$0.00	\$7,224.56	\$2,637.70	\$4,586.86	\$7,224.56
02/18/22	01/01/22-01/31/22	\$80,271.20	(1,543.76)	(\$3,083.09)	\$0.00	\$0.00	\$75,644.35	\$27,617.94	\$48,026.41	\$75,644.35
03/16/22	02/01/22-02/28/22	\$3,449.60	(68.30)	(\$34.48)	\$0.00	\$0.00	\$3,346.82	\$1,221.93	\$2,124.89	\$3,346.82
<b>TOTAL</b>		<b>\$369,006.01</b>	<b>(\$7,091.48)</b>	<b>(\$14,432.23)</b>	<b>\$0.00</b>		<b>\$343,792.24</b>	<b>\$125,519.40</b>	<b>\$218,272.84</b>	<b>\$343,792.24</b>

<b>100%</b>	<b>Gross Percent Collected</b>
\$ -	<b>Balance Remaining to Collect</b>

**DIRECT BILL ASSESSMENTS**

Lennar Homes LLC 2022-01		Astoria North LLC	Net Assessments	\$364,403.16	\$364,403.16
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2021 Debt Service Fund
4/22/22	4/15/22	1795753	\$312,488.19	\$312,488.19	\$312,488.19
4/22/22	4/15/22	1055	\$51,914.97	\$51,914.97	\$51,914.97
			<b>\$ 364,403.16</b>	<b>\$ 364,403</b>	<b>\$ 364,403</b>

Ernie Caldwell Properties, LLC 2022-02		Area Two	Net Assessments	\$176,660.00	\$176,660.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2021 Debt Service Fund
	11/1/21		\$88,330.00		
	2/1/22		\$44,165.00		
	5/1/22		\$44,165.00		
			<b>\$ 176,660.00</b>	<b>\$ -</b>	<b>\$ -</b>

Ernie Caldwell Properties, LLC 2022-03		O&M on Roll Portion	Net Assessments	\$3,750.00	\$3,750.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operation & Maintenance
8/25/22	11/1/21	1342	\$3,750.00	\$3,750.00	\$3,750.00
			<b>\$ 3,750.00</b>	<b>\$ 3,750</b>	<b>\$ 3,750</b>



**Astonia**  
**Community Development District**  
**Long Term Debt Report**

<b>SERIES 2020, SPECIAL ASSESSMENT BONDS</b>		
INTEREST RATES:	2.750%, 3.375%, 4.000%	
MATURITY DATE:	5/1/2051	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$218,200	
RESERVE FUND BALANCE	\$217,578	
BONDS OUTSTANDING - 3/17/21		\$3,830,000
SPECIAL CALL - 02/01/22		(\$40,000)
PRINCIPAL PAYMENT - 05/01/22		(\$70,000)
SPECIAL CALL - 05/01/22		(\$10,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$3,710,000</b>

<b>SERIES 2021, AREA 2 SPECIAL ASSESSMENT BONDS</b>		
INTEREST RATES:	2.50%, 3.20%, 3.75%, 4.00%	
MATURITY DATE:	5/1/2051	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$558,040	
RESERVE FUND BALANCE	\$558,040	
BONDS OUTSTANDING - 7/20/21		\$10,065,000
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$10,065,000</b>

<b>SERIES 2021, NORTH PARCEL SPECIAL ASSESSMENT BONDS</b>		
INTEREST RATES:	2.50%, 3.20%, 3.75%, 4.00%	
MATURITY DATE:	5/1/2052	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$395,373	
RESERVE FUND BALANCE	\$395,373	
BONDS OUTSTANDING - 7/20/21		\$7,155,000
PRINCIPAL PAYMENT - 05/01/22		(\$145,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$7,155,000</b>