

Astoria
Community Development District

Meeting Agenda

November 9, 2022

AGENDA

Astoria

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

November 2, 2022

**Board of Supervisors
Astoria
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Astoria Community Development District** will be held **Wednesday, November 9, 2022, at 1:00 PM at 4900 Dundee Rd., Winter Haven, Florida 33884.**

Zoom Video Join Link: <https://us06web.zoom.us/j/82645576508>

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

Meeting ID: 826 4557 6508

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Organizational Matters
 - A. Swearing in of Appointed Supervisor Wendy Kerr (Appointed at September 14, 2022 Board Meeting)
 - B. Administration of Oaths of Office to Newly Elected Board Members Appointed at November 1, 2022 Landowners' Meeting
 - C. Consideration of Resolution 2023-01 Canvassing and Certifying the Results of the Landowners' Election
 - D. Election of Officers
 - E. Consideration of Resolution 2023-02 Electing Officers
4. Approval of Minutes of the September 14, 2022 Board of Supervisors Meeting
5. Consideration of Resolution 2023-03 Setting a Public Hearing on the Adoption of Amenity Rules and Rates for the District

¹ Comments will be limited to three (3) minutes

6. Consideration of Engagement Letter for Fiscal Year 2022 Audit Services from Grau & Associates
7. Ratification of 2nd Amended and Restated Notice of Master Assessments
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal to Replace Dead Trees—**ADDED**
 - D. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Ratification of Summary of Series 2021 AA2 Requisitions #26 to #45
9. Other Business
10. Supervisors Requests and Audience Comments
11. Adjournment

SECTION III

SECTION C

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNER’S ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting, the Minutes of which are attached hereto as **Exhibit A**, was held on November 1, 2022, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desires to canvas the votes and declare and certify the results of said election.

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

SECTION 1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

Brian Walsh	Seat 3	Votes	514
Milton Andrade	Seat 4	Votes	514
Brent Elliott	Seat 5	Votes	513

SECTION 2. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisor, the above-named persons are declared to have been elected for the following terms of office:

Brian Walsh	4 Year Term
Milton Andrade	4 Year Term
Brent Elliott	2 Year Term

SECTION 3. This resolution shall become effective immediately upon its adoption.

[Signature page for Resolution 2023- 01]

PASSED AND ADOPTED this 9th day of November 2022.

ATTEST:

**ASTONIA COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Minutes of Landowner Meeting and Election

SECTION E

RESOLUTION 2023-02

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 (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Polk County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

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

Chairperson	_____
Vice Chairperson	_____
Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 9th day of November 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, **September 14, 2022** at 1:05 p.m. at 4900 Dundee Rd., Winter Haven, Florida.

Present and constituting a quorum:

Brent Elliott	Chairman
Brian Walsh	Vice Chairman
Halsey Carson	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, KE Law
Bryan Hunter	District Engineer, Hunter Engineering
Clayton Smith	Field Manager, 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

Organizational Matters

A. Acceptance of Resignation from Branden Eckenrode

Ms. Burns presented the resignation from Branden Eckenrode. She asked for a motion to accept the resignation if there were no questions from the Board.

On MOTION by Mr. Elliott, seconded by Mr. Walsh, with all in favor, Accepting the Resignation from Branden Eckenrode, was approved.

B. Appointment to Fill the Vacant Board Seat #1

Ms. Burns asked if there was a nomination to fill the vacant Board seat #1. The Board nominated Wendy Kerr.

On MOTION by Mr. Elliott, seconded by Mr. Walsh, with all in favor, Appointing Wendy Kerr to Fill the Vacant Board Seat #1, was approved.

C. Administration of Oath to Newly Appointed Supervisor

Ms. Burns stated that Wendy Kerr was not present at the meeting, so they would swear her in at the next meeting.

D. Consideration of Resolution 2022-16 Appointing Assistant Secretary

Ms. Burns asked for motion to appoint Wendy Kerr as an Assistant Secretary.

On MOTION by Mr. Elliott, seconded by Mr. Walsh, with all in favor, Resolution 2022-16 Appointing Wendy Kerr as an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 10, 2022 Board of Supervisors Meeting

Ms. Burns presented the August 10, 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. Walsh, with all in favor, the Minutes of the August 10, 2022, Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Imposition of Special Assessments on Boundary Amendment Parcels

Ms. Burns stated that this public hearing was advertised in the paper, and they also sent a mailed notice to the property owners within that area.

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

i. Presentation of Engineer’s Report

Ms. Burns stated that this report had not changed since the last meeting when they reviewed it. Mr. Elliot asked if they were going to break out the townhome projects in separate phases. Mr. Hunter responded no and that they would do that in a supplemental report.

On MOTION by Mr. Elliott, seconded by Mr. Walsh, with all in favor, the Engineer’s Report, was approved.

ii. Presentation of Second Amended and Restated Master Assessment Methodology

Ms. Burns explained that they provided a corrected deed that was going to change by \$.0001. She stated that they would update the legal description that was attached to this report.

Mr. Burns reviewed the report starting with Table 1 which showed the current development plan and the total assessable units within the community totaling 1,413. Table 2 showed the Capital Improvement Plan estimate that was in the engineer’s report totaling \$36,920,000. Table 3 showed the estimated bond sizing of \$44,000,000. Table 4 showed the improvement cost per unit. Table 5 showed the par debt per unit. For the townhome product type it is \$26,886, the single family 40’ lots is \$28,679, and the single family 50’ lots is \$35,848. Table 6 showed the breakdown of the net and gross annual debt assessment per unit. She noted that this would be the highest amount that they would levy on each of those product types in this boundary amendment area. She explained that the gross annual debt assessment for the townhome would be \$2,100, for the single family 40’ it would be \$2,240, and the for the single family 50’ it would be \$2,800. Table 7 showed the preliminary assessment roll and listed all of the areas that were already platted within the existing District. She noted that they would update the legal description to reflect that minor change.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, the Second Amended and Restated Master Assessment Methodology, was approved as amended.

iii. Consideration of Resolution 2022-17 Levying Special Assessments

Ms. Burns stated that this resolution was included in the agenda package for review. She noted that this would levy assessments on the Boundary Amendment Parcels that were now included in the District.

On MOTION by Mr. Elliott, seconded by Mr. Walsh, with all in favor, Resolution 2022-17 Levying Special Assessments, was approved.

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

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

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

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

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

i. Consideration of Resolution 2022-18 Expressing the District’s Intent to Utilize the Uniform Method of Collection

Ms. Burns stated that this resolution was included in the agenda package for review. She stated that this would allow them to collect the assessments for the Boundary Amendment Parcels once they were ready to do so. She noted that they would be direct billed for this year since the certification deadline had already passed.

On MOTION by Mr. Elliott, seconded by Mr. Walsh, with all in favor, Resolution 2022-18 Expressing the District's Intent to Utilize the Uniform Method of Collection, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Letter from KE Law
Regarding Series 2022 Special Assessment
Revenue Bond Issuance**

Ms. Burns stated that this was for the upcoming bond issuance.

On MOTION by Mr. Elliott, seconded by Mr. Walsh, with all in favor, the Letter from KE Law Regarding Series 2022 Special Assessment Revenue Bond Issuance, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk stated that he had nothing further to report.

B. Engineer

Mr. Hunter had nothing further to report.

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

Mr. Smith reviewed the field manager's report starting with the site trash cans. It was noted that the new site trash cans were identified, and they added an emptying schedule to 2 times a week for the three cans. He explained that it was the same vendor that they had planned to have do janitorial for the amenity when the amenity opens. He noted that they had not found anyone to do a better job or who was more cost effective in the area. He discussed the landscape stating that they were staying on top of it. It was noted that the landscape and the maintenance of the landscape appeared to be in good condition. He stated that the aquatic vendor was performing really well. He added that the ponds were all pretty high with a decent amount of water. It was noted that the cattails and pond basins had all been sprayed and were being managed. He noted that they were a little behind on some of the ponds because of the holiday week. He stated that starting October they would mow it every other week. He noted that he was going to see if he could push them a little bit into October to keep them doing weekly because it was such a hot and rainy year. He stated that he was monitoring the status of the amenity center. It was noted that the pool had been

dug and the building was put up. It was also noted that as the amenity gets closer to completion, they would obtain contracts for the maintenance.

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 \$656.23.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, 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. There was no action necessary by the Board.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZE PUBLICATION OF NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES, RATES, FEES AND CHARGES OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District’s Board of Supervisors (“**Board**”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*, and to authorize user charges or fees; and

WHEREAS, the Board finds it is in the District’s best interests to set a public hearing to adopt the rules, rates, fees and charges set forth in **Exhibit A**, which relate to the District’s amenity facilities.

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

SECTION 1. A Public Hearing will be held to adopt rates, fees and charges of the District on _____, at _____ a.m./p.m., at _____.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

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

PASSED AND ADOPTED this ___ day of November, 2022.

ATTEST:

**ASTONIA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

EXHIBIT A

ASTONIA COMMUNITY DEVELOPMENT DISTRICT

AMENITY POLICIES AND RATES

ADOPTED – _____¹

¹ LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2021); in accordance with Chapter 190 of the Florida Statutes, and on _____, 2022 at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Astonia Community Development District adopted the following rules, policies and rates governing the operation of the District's facilities and services.

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DEFINITIONS

“Amenities” or “Amenity Facilities”– shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to swimming pool, pool deck, tot lot, and playground, together with their appurtenant facilities and areas.

“Amenity Policies” or “Policies” and “Amenity Rates” – shall mean these Amenity Policies and Rates of the Astonia Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

“Amenity Manager” – shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

“Amenity Rates” – shall mean those rates and fees established by the Board of Supervisors of the Astonia Community Development District as provided in **Exhibit A** attached hereto.

“Access Card” – shall mean an electronic Access Card issued by the District Manager to each Patron (as defined herein) to access the Amenity Facilities.

“Board of Supervisors” or “Board” – shall mean the Board of Supervisors of the Astonia Community Development District.

“District” – shall mean the Astonia Community Development District.

“District Staff” – shall mean the professional management company with which the District has contracted to provide management services to the District, the Amenity Manager, and District Counsel.

“Guest” – shall mean any person or persons, other than a Resident or Non-Resident Patron, who are expressly authorized by the District to use the Amenities, or invited for a specific visit by a Patron to use the Amenities.

“Homeowners Association” or “HOA” or “POA” – shall mean an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

“Household” – shall mean a residential unit or a group of individuals residing within a Resident’s home. ***This does not include visiting friends, guests, relatives or extended family not permanently residing in the home.*** Upon District’s request, proof of residency for individuals over the age of eighteen (18) years may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

“Lakes” or “Ponds” – shall mean those water management and control facilities and waterways within the District, including but not limited stormwater management facilities, lakes and ponds.

“Non-Resident” – shall mean any person who does not own property within the District.

“Non-Resident Patron” – shall mean any person or Household not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

“Non-Resident User Fee” or “Annual User Fee” – shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Patron” – shall mean Residents, Guests, Non-Resident Patrons and Renters.

“Renter” – shall mean a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required.

“Resident” – shall mean any person or Household owning property within the District, or any Renter who has been approved for issuance of an Access Card.

The words "hereof," "herein," "hereto," "hereby," "hereinafter" and "hereunder" and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

AMENITIES ACCESS AND USAGE

- (1) **General.** Only Patrons have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, if any.
- (2) **Use at your Own Risk.** *All persons using the Amenities do so at their own risk and agree to abide by the Amenity Policies. The District shall assume no responsibility and shall not be liable in any incidents, accidents, personal injury or death, or damage to or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities.*
- (3) **Resident Access and Usage.** Residents are permitted to access and use the Amenities in accordance with the policies and rules set forth herein, and are not responsible for paying the Annual Non-Resident User Fee set forth herein. In order to fund the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies maintenance special assessments payable by property owners within the District, in accordance with the District's annual budget and assessment resolutions adopted each fiscal year, and may additionally levy debt service assessments payable by property owners to repay debt used to finance public improvements. Residents shall not be entitled to a refund of any maintenance special assessments or debt service special assessments due to closure of the Amenities or suspension of that Resident's access privileges. Residents must complete the "Amenity Access Registration Form" prior to access or use of the Amenities, attached hereto as **Exhibit B**, and receive an Access Card.
- (4) **Non-Resident Patron Access and Usage.** A Non-Resident Patron must pay the Annual Non-Resident User Fee to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual Non-Resident User Fee shall be paid in full on the anniversary date of application. Annual Non-Resident User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual Non-Resident User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.
- (5) **Guest Access and Usage.** Each Patron Household is entitled to bring four (4) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron must always accompany its Guests during its Guests' use of the Amenities and are responsible for all actions, omissions and negligence of such Guests, including Guests' adherence to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's access and usage privileges. *Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Patron Household's access and usage privileges.*
- (6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Upon notice, Resident shall be required to pay any applicable fee before his or her Renter receives an Access Card. Renter's Access Card shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject to all

Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) **Access Cards.** Access Cards will be issued to each Household at the time they are closing upon property within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities. A maximum of two (2) Access Cards will be issued per Household.

All Patrons must use their Access Cards for entrance to the Amenity Facilities. Each Household will be authorized two (2) initial Access Cards free of charge after which a fee shall be charged for each additional Access Card in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen cards.

GENERAL AMENITY POLICIES

- (1) **Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website and/or posted at the applicable Amenity facility. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website or at the applicable Amenity facility, all outdoor Amenities are open only from dawn until dusk. The specific, current hours of operation for several of the Amenities, which may be amended from time to time and which may be subject to closure for holidays and other special circumstances, are as published on the District's website and/or as posted at the applicable Amenity facility. No Patron is allowed in the service areas of the Amenities.
- (2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:
 - (a) **Registration and Access Cards.** Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card in their possession and available for inspection upon District Staff's request. Access Cards are only to be used by the Patron to whom they are issued. In the case of Guests, Guests must be accompanied by a Patron possessing a valid Access Card at all times.
 - (b) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons must be properly attired with shirts and shoes to use the Amenities for each facility's intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.
 - (c) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
 - (d) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, pond banks, roadsides, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District Staff. Off-road bikes/vehicles (including ATVs) and motorized scooters are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless they are owned by the District.
 - (e) **Fireworks/Flames.** Fireworks and open flames of any kind are not permitted anywhere on District-owned property or adjacent areas.
 - (f) **Skateboards, Etc.** Bicycles, skateboards or rollerblades are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, pool area, open fields, playground area and sidewalks surrounding these areas.
 - (g) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District-owned property.
 - (h) **Firearms.** Firearms are not permitted in any of the Amenities or on any District property in each case to the extent such prohibitions are permitted under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
 - (i) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
 - (j) **Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.

- (k) **Bounce Houses and Other Structures.** The installation and use of bounce houses and similar apparatus is prohibited on District property. No exceptions will be made.
- (l) **Excessive Noise.** Excessive noise that will disturb other Patrons is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
- (m) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- (n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
- (o) **Compliance with Laws and District Rules and Policies.** All Patrons shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same. Failure to abide by any of the foregoing may be a basis for suspension or termination of the Patron's privileges to use or access the Amenities.
- (p) **Courtesy.** Patrons and all users shall treat all staff members and other Patrons and Guests with courtesy and respect. Disrespectful or abusive treatment of District Staff or District contractors may result in suspension or termination of Amenity access and usage privileges. If District Staff requests that a Patron leave the Amenity Facilities due to failure to comply with these rules and policies, or due to a threat to the health, safety, or welfare, failure to comply may result in immediate suspension or termination of Amenity access and usage privileges.
- (q) **Profanity/Obscenity.** Loud, profane, abusive, or obscene language or behavior is prohibited.
- (r) **Emergencies.** In the event of an injury or other emergency, please contact 911 and alert District Staff immediately.
- (s) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Card and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.
- (t) **Outside Vendors/Commercial Activity.** Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities.

SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District owned property. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of “Service Animals” as defined by Florida law, trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, Amenity buildings (offices, social halls and fitness center), pools, various sport courts and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

SWIMMING POOL POLICIES

- (1) **Operating Hours.** Swimming is permitted only during designated hours, as posted at the pool. Swimming after dusk is prohibited by the Florida Department of Health.
- (2) **Swim at Your Own Risk.** No Lifeguards will be on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.
- (3) **Supervision of Minors.** Minors fourteen (14) years of age or under must be accompanied by, and supervised by, an adult at least eighteen (18) years of age at all times for usage of the pool. All children five (5) years of age or younger, as well as all children who are unable to swim by themselves, must be supervised by a responsible individual eighteen (18) years of age or older, always within arm's length when on the pool deck or in the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device MUST be supervised one-on-one by an adult who is in the water and within arm's length of the child.
- (4) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.
- (5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- (6) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times. No thongs or Brazilian bikinis are allowed. Wearing prohibited attire will result in immediate expulsion from the pool area.
- (7) **Horseplay.** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- (8) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.
- (9) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning.
- (10) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them except temporarily to allow the the Patron using them to enter the pool or use the restroom facilities.
- (11) **Entrances.** Pool entrances must be kept clear at all times.
- (12) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (13) **Swim Diapers.** Children under the age of three (3) years, and anyone who is not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.
- (14) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemicals.
- (15) **Pool Closure.** In addition to Polk County and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool may be closed for the following reasons:

- During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
 - For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
 - Operational and mechanical treatments or difficulties affecting pool water quality.
 - For a reasonable period following any mishap that resulted in contamination of pool water.
 - Any other reason deemed to be in the best interests of the District as determined by District staff.
- (16) **Containers.** No glass, breakable items, or alcoholic beverages are permitted in the pool area. No food or chewing gum is allowed in the pool.
- (17) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect at all times.
- (18) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Center must first be approved by the District.

DOG PARK POLICIES

The Dog Park is restricted to use only by Patrons of the District and their guests. ALL OTHER PERSONS ARE CONSIDERED TRESPASSERS AND MAY BE PROSECUTED AS SUCH UNDER FLORIDA LAW.

- (1) Dogs must be on leashes at all times, except within the Dog Park area.
- (2) Dogs inside the Dog Park must be under voice control by their handler at all times. If voice control is not possible, do not enter the Dog Park.
- (3) Dog handler must have the leash with them at all times.
- (4) Dogs may not be left unattended and must be within unobstructed sight of the dog handler.
- (5) Dogs must be vaccinated and wear a visible rabies and license tag at all times.
- (6) Limit of 3 dogs per ADULT dog handler.
- (7) Puppies under four months of age should not enter the Dog Park.
- (8) Children under the age of twelve (12) are not permitted within the Dog Park area.
- (9) Dog handlers are responsible for the behavior of their animals.
- (10) Aggressive dogs are not allowed in the Dog Park. Any dogs showing signs of aggression should be removed from the Dog Park immediately.
- (11) Female dogs in heat are not permitted in the Dog Park.
- (12) Human or dog food inside the Dog Park is prohibited.
- (13) Dog handlers must clean up any dog droppings made by their pets.
- (14) Dog handlers must fill in any holes made by their pets.
- (15) Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.
- (16) Only licensed and insured dog trainers will be permitted to do training at the Dog Park. Owner must register trainer with the District prior to working with the dog.
- (17) The Dog Park is a designated “No Smoking” area.

USE OF THE DOG PARK IS AT PATRON’S OWN RISK

Use of the Dog Park is voluntary and evidences your waiver of any claims against the District resulting from activities occurring at the Dog Park. The District is not responsible for any injury or harm caused by use of the Dog Park.

PLAYGROUND POLICIES

- (1) **Use at Own Risk.** Patrons may use the playgrounds and parks at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all playground and park hours are from dawn to dusk.
- (3) **Supervision of Children.** Supervision by an adult eighteen (18) years and older is required for children fourteen (14) years of age or under. Children must always remain within the line of sight of the supervising adult. All children are expected to play cooperatively with other children.
- (4) **Shoes.** Proper footwear is required and no loose clothing, especially with strings, should be worn.
- (5) **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- (6) **Food & Drink.** No food, drinks or gum are permitted on the playground, other than such water in non-breakable containers as may be necessary for reasonable hydration, but are permitted at the parks. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the parks.
- (7) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the playground or parks.

LAKES AND PONDS POLICIES

Lakes and Ponds (used interchangeably and reference to one shall implicate the other) within the District primarily function as retention ponds to facilitate the District's system for treatment and attenuation of stormwater runoff and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure the continued operations of the Ponds while allowing limited recreational use of the same.

- (1)** Users of District Lakes shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulation of any governmental entity relating to the District Lakes.
- (2)** Wading and swimming in District Lakes are prohibited.
- (3)** Patrons may fish from District Lakes. However, the District has a "catch and release" policy for all fish caught in these waters.
- (4)** Pets are not allowed in the District Lakes.
- (5)** Owners of property lying contiguous to the District Lakes shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner's property that detract from the overall beauty, setting and safety of the property.
- (6)** No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes or other District stormwater management facilities unless properly permitted and approved by the District and other applicable governmental agencies.
- (7)** No pipes, pumps or other devices used for irrigation or the withdrawal of water shall be placed in or around the District Lakes, except by the District.
- (8)** No foreign materials may be disposed of in the District Lakes, including, but not limited to: tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Lake environment.
- (9)** Easements through residential backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents' backyards via these maintenance easements is prohibited. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.
- (10)** Beware of wildlife - water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety are commonly found in stormwater management facilities in Florida. Wildlife may neither be removed from nor released into the District Lakes; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission ("FWC"). Anyone concerned about an alligator is encouraged to call FWC's toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).
- (11)** Any hazardous condition concerning the District Lakes must immediately be reported to the District Manager and the proper authorities.

SUSPENSION AND TERMINATION OF PRIVILEGES

- (1) **General Policy.** All persons using the Amenities and entering District property shall comply with the Amenity Policies established for the safe operations and maintenance of the District's Amenities. In order to protect the rights and privileges of rule-abiding Patrons, inappropriate behavior by Patrons will not be tolerated.
- (2) **Suspension of Access and Use Privileges.** The District, through its Board, District Manager, Amenity Manager and District Counsel, shall have the right to restrict, suspend or terminate the Amenity privileges of any person to use the Amenities for any of the following behavior:
 - Submits false information on any application for use of the Amenities;
 - Permits the unauthorized use of an Access Card;
 - Exhibits unsatisfactory behavior, deportment or appearance;
 - Fails to pay amounts owed to the District in a proper and timely manner;
 - Fails to abide by any District rules or policies (e.g., Amenity Policies);
 - Treats the District's supervisors, staff, general/amenity management, contractors or other representatives, or other Patrons, in an unreasonable or abusive manner;
 - Damages or destroys District property; or
 - Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors or other representatives, or other residents or guests.
- (3) **Authority of District Staff.** District Staff or their designee, may immediately remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her reasonable discretion it is the District's best interests to do so. District Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors.
- (4) **Process for Suspension or Termination of Access and Use Privileges.** Subject to the rights of District Staff set forth in Paragraph (3) above, the following process shall govern suspension and termination of privileges:
 - (a) Offenses:
 - i First Offense: Verbal warning by District Staff and suspension from the Amenities for up to one (1) week from the commencement of the suspension. Violation is recorded by District Staff, signed by the individual offender(s), and held on file by the District.
 - ii Second Offense: Automatic suspension of all Amenity privileges for up to thirty (30) days from the commencement of the suspension, with the preparation by District Staff of a written report to be signed by the offender(s) and filed with the District.
 - iii Third Offense: Suspension of all Amenity privileges for up to one (1) year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s) privileges for one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one (1) year.
 - (b) Each offense shall expire one (1) year after such offense was committed, at which time the number of offenses on record for such offender(s) shall be reduced by one. For example, if a first offense is committed on February 1 and a second offense on August 1, there will be two offenses on record until February 1 of the following year, at which time the first offense will expire and the second

offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any offenses

- (c) Notwithstanding the foregoing, any time a user of the Amenity is arrested for an act committed, or allegedly committed, while on the premises of the Amenity, or violates these Policies in a manner that, in the discretion of the District Staff upon consultation with one Board member, justifies suspension beyond the guidelines set forth above, such offender shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the offender's privileges, which suspension or termination may include members of the offender's Household and may, upon the first offense, equal or exceed one year. In situations that pose a long-term or continuing threat to the health, safety and welfare of the District and its residents and users, permanent termination of Amenity privileges may be warranted and considered.
- (d) Any suspension or termination of Amenity privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final and binding.

- (5) **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Paragraph 2 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

USE AT OWN RISK; INDEMNIFICATION

Any Patron or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron or other person and any of his or her Guests and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys' fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron or other person shall be liable to the District for all attorneys' fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term "Activities" shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the Districts' sovereign immunity, or limitations on liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

The above Amenity Policies and Rates were adopted on _____, 2022 by the Board of Supervisors for the Astonia Community Development District, at a duly noticed public hearing and meeting.

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amenity Rates

Exhibit B: Amenity Access Registration Form

EXHIBIT A
AMENITY RATES

TYPE	RATE
Annual Non-Resident User Fee	\$2,500.00
Replacement Access Card	\$30.00

EXHIBIT B
AMENITIES ACCESS REGISTRATION FORM

**ASTONIA COMMUNITY DEVELOPMENT DISTRICT
AMENITIES ACCESS REGISTRATION FORM**

NAME: _____

ADDRESS: _____

HOME TELEPHONE: _____

CELL PHONE: _____

EMAIL ADDRESS: _____

ADDITIONAL RESIDENT 1: _____

DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 2: _____

DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 3: _____

DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 4: _____

DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 5: _____

DOB IF UNDER 18 _____

ACCEPTANCE:

I acknowledge receipt of the Access Card(s) for the above listed residents and that the above information is true and correct. I understand that I have willingly provided all the information requested above and that it may be used by the Astonia Community Development District ("District") for various purposes. **I also understand that by providing this information that it may be accessed under public records laws.** I also understand that I am financially responsible for any damages caused by me, my family members or my guests and the damages resulting from the loss or theft of my or my family members' Access Card(s). It is understood that Access Cards are the property of the District and are non-transferable except in accordance with the District's rules, policies and/or regulations, and any necessary replacement will be at an applicable Replacement Access Card fee. In consideration for the admittance of the above listed persons and their guests into the facilities owned and operated by the District, I agree to hold harmless and release the District, its supervisors, agents, officers, professional staff and employees from any and all liability for any injuries that might occur, whether such occurrence happens wholly or in part by me or my family members' or guests' fault, in conjunction with the use of any of the District's Amenity Facilities (as defined in the District's Amenity Policies & Rates), as well while on the District's property. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute.

Signature of Patron (Parent or Legal Guardian if Minor)

Date

AFFIDAVIT OF RESIDENCY: (REQUIRED IF LEGAL FORM OF PROOF OF RESIDENCY NOT PROVIDED)

I hereby state that the address listed above is the bona fide residence for all residents listed in this Amenities Access Registration Form and that such address is located within the Astonia Community Development District. I acknowledge that a false statement in this affidavit may subject me to penalties for making a false statement pursuant to Section 837.06, *Florida Statutes*. I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Signature of Patron

State of Florida

County of _____

The foregoing was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 20__, by _____ who is [] personally known to me or [] produced _____ as identification.

(NOTARY SEAL)

Official Notary Public Signature _____

RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:

I acknowledge that I have been provided a copy of and understand the terms in the **Amenity Policies and Rates** of the Astonia Community Development District.

_____ Signature of Patron (Parent or Legal Guardian if minor)	_____ Date
---	---------------

GUEST POLICY:
Please refer to the **Amenity Policies and Rates** for the most current policies regarding guests.

PLEASE RETURN THIS FORM TO:
Astonia Community Development District
Attn: Amenity Access Team
219 East Livingston Street
Orlando, Florida 32801
Answering Service: (689) 500-4540
Email: amenityaccess@gmscfl.com

OFFICE USE ONLY:

_____ Date Received	_____ Date Entered in System	_____ Staff Member Signature
PRIMARY RESIDENT:		Access Card #

ADDITIONAL INFORMATION:

Phase ___ - ___ Phase ___ - ___ Phase ___ - ___

New Construction: _____ Re-Sale: _____ Prior Owner: _____

Rental: _____ Landlord/Owner: _____

Lease Term: _____ Tenant/Renter: _____

SECTION VI



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

October 5, 2022

Board of Supervisors
Astonia Community Development District
219 East Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Astonia Community Development District, Polk County, Florida ("the District") for the fiscal year ended September 30, 2022. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Astonia Community Development District as of and for the fiscal year ended September 30, 2022. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2022 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relating to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$5,500 for the September 30, 2022 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Astoria Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Astoria Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

SECTION VII

This Instrument Prepared by
and return to:

Lauren Gentry
KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303

**SECOND AMENDED AND RESTATED
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF SPECIAL ASSESSMENTS AND GOVERNMENT LIEN OF RECORD¹**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Astonia Community Development District (the “District”), a unit of special-purpose local government established under and pursuant to Chapter 190, Florida Statutes, enjoys a governmental lien on certain lands contained within the real property known as the Astonia Community Development District, and described in **Exhibit A** attached hereto (the “Property”). Such lien is coequal with the lien of all state, county, district and municipal taxes, superior in dignity to all other liens, titles and claims until paid pursuant to Section 170.09 of the Florida Statutes. The District has adopted Resolutions Number 2020-28, 2020-29, 2020-36, 2020-42, 2021-07, 2021-08, 2021-14, 2021-16, 2022-09, 2022-10, and 2022-17 (the “Assessment Resolutions”), which provide for, levy, and set forth the terms of the non-ad valorem special assessments on the Property (the “Astonia Assessments”), which is specifically benefitted by the improvements anticipated to be financed with the proceeds of the District’s Special Assessment Bonds, or other

¹ The intent of this Notice is to amend and supplement the following:

- *Astonia Community Development District Notice of Lien of Special Assessments and Government Lien of Record*, dated March 26, 2020, recorded in the Official Records Book 11190, Pages 1816-1819, inclusive, of the Official Records of Polk County, Florida, as amended and supplemented by:
- *Astonia Community Development District Notice of Lien of Special Assessments for Special Assessment Bonds, Series 2020 (Assessment Area One Project)*, dated September 9, 2020, recorded in the Official Records Book 11403, Pages 1990-1995, inclusive, of the Official Records of Polk County, Florida;
- *Amended and Restated Astonia Community Development District Notice of Special Assessments and Governmental Lien of Record*, dated July 14, 2021, recorded in the Official Records Book 11852, Pages 1888-1896, inclusive, of the Official Records of Polk County, Florida;
- *Astonia Community Development District Notice of Lien of Special Assessments for Special Assessment Bonds, Series 2021 (Assessment Area Two Project)*, dated July 14, 2021, recorded in the Official Records Book 11846, Pages 1699-1703, inclusive, of the Official Records of Polk County, Florida; and
- *Astonia Community Development District Notice of Lien of Special Assessments for Special Assessment Bonds, Series 2021 (North Parcel Assessment Area Project)*, dated July 14, 2021 recorded in the Official Records Book 11846, Pages 1704-1708, inclusive, of the Official Records of Polk County, Florida.

indebtedness (collectively, the “Bonds”). As provided in the Assessment Resolutions, these non-ad valorem assessments do not apply to governmental properties dedicated by plats, deeds or otherwise, including rights of way.

The non-ad valorem special assessments provided for in the Assessment Resolutions were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and these non-ad valorem special assessments constitute, and will at all relevant times in the future constitute, legal, valid, and binding first liens on the land against which assessed until paid, coequal with the liens of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims. The District may collect assessments on any of the lands described in the attached **Exhibit A** by any method authorized by law, which method may change from year to year.

The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, Florida Statutes. Pursuant to section 190.048, Florida Statutes, you are hereby notified that: **THE ASTONIA COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.** The District’s lien secures the payment of special assessments levied in accordance with Florida Statutes, which special assessments in turn secure the payment of the Bonds. Copies of the *Second Amended and Restated Master Assessment Methodology*, dated July 13, 2022, as supplemented from time to time, and the Assessment Resolutions may be obtained from the registered agent of the District as designated by the Florida Department of Economic Opportunity in accordance with Section 189.014, Florida Statutes, or by contacting the District at:

Astoria Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
(407) 841-5524

THE LIEN FOR THE SPECIAL ASSESSMENTS IS STATUTORY AND NO FILING IS NECESSARY IN ORDER TO PERFECT OR PROVIDE RECORD NOTICE THEREOF. THIS NOTICE IS FOR INFORMATION PURPOSES. IN ADDITION TO THE MINUTES, RECORDS AND OTHER MATERIAL OF THE DISTRICT AVAILABLE FROM THE DISTRICT, THIS ALSO CONSTITUTES A LIEN OF RECORD FOR PURPOSES OF SECTION 197.573 OF THE FLORIDA STATUTES AND ALL OTHER APPLICABLE PROVISIONS OF THE FLORIDA STATUTES AND ANY OTHER APPLICABLE LAW.

[Signatures on following page]

IN WITNESS WHEREOF, this Notice has been executed as of the 14th day of September, 2022, and recorded in the Official Records of Polk County, Florida.

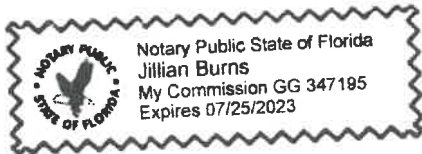
**ASTONIA COMMUNITY
DEVELOPMENT DISTRICT**

Halsey Carson
Witness
Halsey Carson
Print Name

[Signature]
Chairperson, Board of Supervisors
[Signature]
Witness
Bryan Hunter
Print Name

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of September, 2022, by Brent Elliott as Chairperson of the Board of Supervisors for the Astonia Community Development District.



[notary seal]

[Signature]
(Official Notary Signature)
Name: Jillian Burns
Personally Known X
OR Produced Identification _____
Type of Identification _____

**Exhibit A
Legal Description**

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 91.96 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 516°22'40"E, WITH A CHORD LENGTH OF 687.21 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 684.46 FEET; THENCE N57°11'39"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 532°48'41"E, WITH A CHORD LENGTH OF 100.00 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 300.03 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 545°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) N88°53'43"W A DISTANCE OF 12.89 FEET; 2) THENCE N87°29'02"W A DISTANCE OF 65.40 FEET; 3) THENCE S87°44'38"W A DISTANCE OF 34.73 FEET; 4) THENCE S82°19'28"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 24.08 FEET; 7) THENCE S70°28'57"W A DISTANCE OF 36.64 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 S48°20'51"W A DISTANCE OF 35.85 FEET; 11) THENCE S35°40'82"W A DISTANCE OF 14.37 FEET; 12) THENCE S35°36'06"W A DISTANCE OF 15.07 FEET; 13) THENCE S25°16'18"W A DISTANCE OF 33.67 FEET; 14) THENCE S28°02'33"W A DISTANCE OF 100.00 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 16.80 FEET; 18) THENCE S56°17'21"W A DISTANCE OF 18.08 FEET; 19) THENCE S62°22'59"W A DISTANCE OF 10.28 FEET; 20) THENCE S89°37'17"W A DISTANCE OF 168.14 FEET; 21) THENCE S00°24'07"E A DISTANCE OF 17.27 FEET; 22) THENCE S89°49'44"W A DISTANCE OF 53.17 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°25'58"W A DISTANCE OF 100.00 FEET; 28) THENCE S89°42'52"W A DISTANCE OF 100.00 FEET; 29) THENCE S89°15'59"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 S88°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 1322.58 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 N80°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 518.80 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 1281.38 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**



4800 BLANCKE ROAD NW771 HAVENLY, FL 32841
ORLA, FL 32137-7770 TEL: (904) 965-4181

AMENDED DISTRICT LEGAL DESCRIPTION

(1) N89°42'11"E, A DISTANCE OF 21.42 FEET; (2) S82°15'47"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) N88°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 500°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, S69°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°03'19" 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 86 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 09°39'18" EAST, 11.50 FEET; THENCE 2.) NORTH 88°53'03" EAST, 100.00 FEET; THENCE 3.) NORTH 89°35'32" EAST, 100.00 FEET; THENCE 4.) NORTH 88°40'22" 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°46'46" EAST, 51.45 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1855, 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 05°32'52" EAST, 21.89 FEET; THENCE 2.) NORTH 89°35'52" EAST, 227.35 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 51°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°08'48" (CHORD = 49.32 FEET, CHORD BEARING = SOUTH 16°20'58" EAST) 53.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 54°24'25" 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 = 54.01 FEET, CHORD BEARING = SOUTH 29°25'17" EAST) 56.89 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 04°28'10" EAST, 76.39 FEET; THENCE SOUTH 13°38'48" WEST, 62.95 FEET; THENCE NORTH 87°48'58" WEST, 125.75 FEET; THENCE NORTH 39°27'15" WEST, 24.18 FEET; THENCE SOUTH 88°10'59" WEST, 85.32 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) 141.82 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 22°19'23" WEST, 85.01 FEET; THENCE SOUTH 02°40'08" 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°24'18" EAST, 14.29 FEET; THENCE SOUTH 02°49'28" EAST, 79.82 FEET; THENCE SOUTH 07°37'35" WEST, 38.552 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 84.88 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°30'08" (CHORD = 83.10 FEET, CHORD BEARING = SOUTH 08°37'28" EAST) 83.82 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) 60.83 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 55.61 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°08'12" (CHORD = 18.84 FEET, CHORD BEARING = SOUTH 28°53'52" WEST) 18.82 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 38°28'01" WEST, 48.74 FEET; THENCE SOUTH 47°08'53" WEST, 40.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°58'43" (CHORD = 47.02 FEET, CHORD BEARING = SOUTH 11°05'39" WEST) 80.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 24°54'18" EAST, 62.08 FEET; THENCE SOUTH 47°58'52" 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 118.97 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 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 OF SAID SECTION 22, 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 OF SAID SECTION 22, A DISTANCE OF 883.17 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.

AND

COMPOSITE EXHIBIT 4

AMENDED DISTRICT LEGAL
DESCRIPTION
ASTONIA CDD



4900 DUNDAS ROAD MOTHER HAVEN, FL 33984
OFFICE (863) 678-7770 FAX (863) 961-0181

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.



4100 OUNDEE ROAD HUNTER HAVEN, FL 32884
OFFICE (407) 616-7770 FAX (407) 965-0181

COMPOSITE EXHIBIT 4
AMENDED DISTRICT LEGAL
DESCRIPTION
ASTONIA CDD

PAGE 4 OF 4

SECTION VIII

SECTION C

Astonia CDD

Field Management Report



November 08, 2022

Clayton Smith

Field Manager

GMS

Completed

Hurricane Review

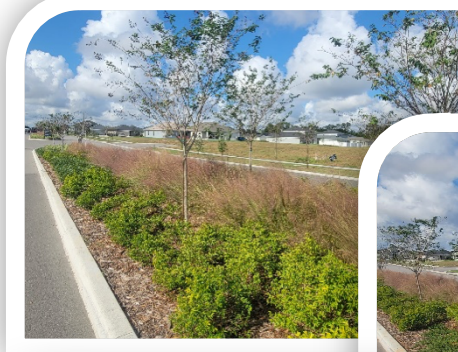
- ✚ Reviews were completed after the storm.
- ✚ The site fared well.
- ✚ Main damages were to the fence along Little Zion Rd and developer is tracking this for repairs.
- ✚ Street signs were pushed over some from the wind.



Complete

Landscape Review

- ✚ Landscape and maintenance of landscape appears to be in good condition.
- ✚ Grass is cut and beds are clean.
- ✚ Service scope has changed to every other week for the off season..



Aquatic Maintenance Review

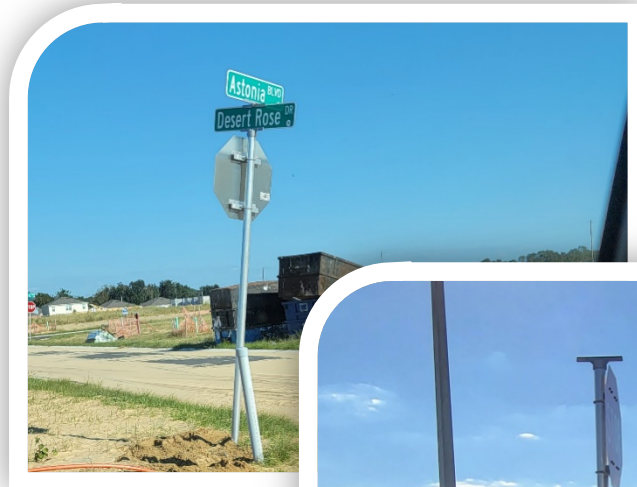


- ✚ Aquatic vendor performing satisfactorily.
- ✚ Cattails and pond basins have all been sprayed and are being managed.
- ✚ Some algae blooms have occurred and are being treated.

In Progress

Street Sign Repairs & Replacements

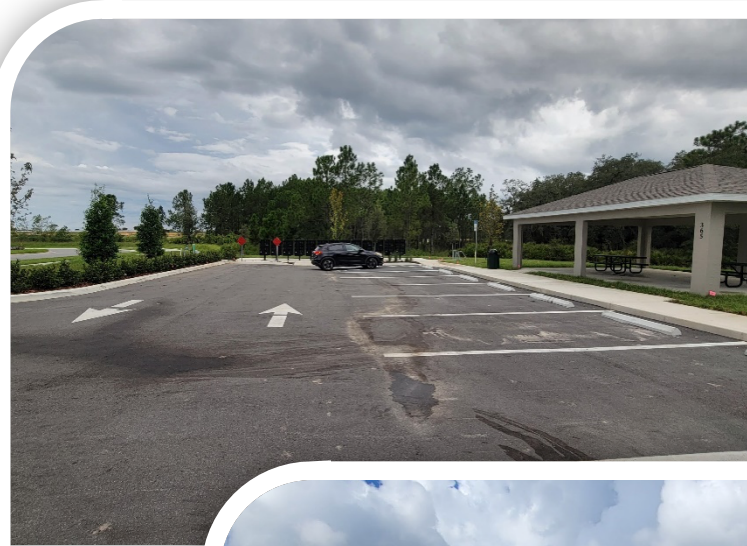
- 🛠 Replacements are being ordered for missing street blades.
- 🛠 Steet sign repairs are being planned.



Upcoming

Solar Lighting At Mailboxes

- ✚ Lighting at mailboxes is recommended.
- ✚ Proposals will be made for solar lighting.



Site Items

Amenity Center Status

- ✚ Monitoring status of amenity.
- ✚ Pool and building construction continues.
- ✚ 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. Thank you.

Respectfully,
Clayton Smith

SECTION 1

SECTION D

SECTION 1

Astoria
Community Development District

Summary of Invoices

August 01, 2022 through September 30, 2022

Fund	Date	Check No.'s	Amount
General Fund			
	8/8/22	100-103	\$ 7,475.03
	8/12/22	104-108	\$ 54,582.19
	8/19/22	109-110	\$ 6,005.39
	8/25/22	111-112	\$ 4,637.72
	9/1/22	113-114	\$ 10,321.84
	9/9/22	115-117	\$ 17,369.19
	9/16/22	118-120	\$ 16,560.49
	9/22/22	121-122	\$ 12,383.70
Total			\$ 129,335.55

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/08/22	00001	7/01/22	42	202207	310-51300-34000			MANAGEMENT FEES - JUL 22	*	3,004.17		
		7/01/22	42	202207	310-51300-35100			WEBSITE MANAGEMENT-JUL 22	*	100.00		
		7/01/22	42	202207	310-51300-35200			INFORMATION TECH - JUL 22	*	150.00		
		7/01/22	42	202207	310-51300-31300			DISSEMINATION SVCS-JUL 22	*	583.33		
		7/01/22	42	202207	310-51300-51000			OFFICE SUPPLIES	*	.18		
		7/01/22	42	202207	310-51300-42000			POSTAGE	*	3.18		
GOVERNMENTAL MANAGEMENT SERVICES-											3,840.86	000100
8/08/22	00020	6/30/22	21961A	202204	310-51300-31500			GEN.COUNSEL/MTHLY MEETING	*	250.00		
		6/30/22	21961B	202205	310-51300-31500			GEN.COUNSEL/MTHLY MEETING	*	250.00		
		6/30/22	21961C	202206	310-51300-31500			COMPL OF ANNUAL REPORT	*	750.00		
HUNTER ENGINEERING, INC.											1,250.00	000101
8/08/22	00011	4/12/22	1923	202203	310-51300-49100			BOUNDARY AMENDMENT FR#11	*	1,909.00		
		5/17/22	2321	202204	310-51300-49100			BOUNDARY AMENDMENT FR#13	*	6,429.38		
		6/08/22	2802	202205	310-51300-49100			BOUNDARY AMENDMENT FR#14	*	2,076.00		
		7/07/22	3104	202206	310-51300-31500			GEN.COUNSEL/MTHLY MEETING	*	1,292.50		
		4/12/22	1923	202203	310-51300-49100			BOUNDARY AMENDMENT FR#11	V	1,909.00-		
		5/17/22	2321	202204	310-51300-49100			BOUNDARY AMENDMENT FR#13	V	6,429.38-		
		6/08/22	2802	202205	310-51300-49100			BOUNDARY AMENDMENT FR#14	V	2,076.00-		
		7/07/22	3104	202206	310-51300-31500			GEN.COUNSEL/MTHLY MEETING	V	1,292.50-		
KE LAW GROUP, PLLC											.00	000102
8/08/22	00010	7/01/22	6310	202207	320-53800-46200			LAWN MAINTENANCE - JUL 22	*	2,384.17		
PRINCE & SONS INC.											2,384.17	000103
8/12/22	00019	6/29/22	14584	202206	320-53800-47000			MONTHLY POND HERBICIDE	*	575.00		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/29/22		14744	202207 320-53800-47000	N. MONTHLY POND HERBICIDE	*	575.00		
8/03/22		14785	202207 320-53800-47000	N. MONTHLY POND HERBICIDE	*	750.00		
							AQUATIC WEED MANAGEMENT, INC	1,900.00 000104
8/12/22	00001	8/01/22 44	202208 310-51300-34000	MANAGEMENT FEES - AUG 22	*	3,004.17		
		8/01/22 44	202208 310-51300-35100	WEBSITE MANAGEMENT-AUG 22	*	100.00		
		8/01/22 44	202208 310-51300-35200	INFORMATION TECH - AUG 22	*	150.00		
		8/01/22 44	202208 310-51300-31300	DISSEMINATION SVCS-AUG 22	*	583.33		
		8/01/22 44	202208 310-51300-51000	OFFICE SUPPLIES	*	2.50		
		8/01/22 44	202208 310-51300-42000	POSTAGE	*	42.93		
		8/01/22 44	202208 310-51300-42500	COPIES	*	9.15		
							GOVERNMENTAL MANAGEMENT SERVICES-	3,892.08 000105
8/12/22	00020	3/30/22 21911	202203 310-51300-49100	BOUNDARY AMENDMENT FR#15	*	3,250.00		
		6/30/22 21942A	202204 310-51300-49100	BOUNDARY AMENDMENT FR#17	*	2,250.00		
		6/30/22 21942B	202206 310-51300-49100	BOUNDARY AMENDMENT FR#17	*	750.00		
							HUNTER ENGINEERING, INC.	6,250.00 000106
8/12/22	00011	7/06/22 3032	202206 310-51300-49100	BOUNDARY AMENDMENT FR#16	*	7,449.31		
							KE LAW GROUP, PLLC	7,449.31 000107
8/12/22	00010	6/01/22 6449	202206 320-53800-46200	NORTH LAWN MAINT - JUN 22	*	6,620.00		
		6/01/22 6497	202206 320-53800-46200	NORTH LAWN MAINT - JUN 22	*	6,365.41		
		6/01/22 6497	202206 320-53800-46300	NORTH MULCH - JUN 22	*	208.33		
		7/01/22 6450	202207 320-53800-46200	NORTH LAWN MAINT - JUL 22	*	6,365.41		
		7/01/22 6498	202207 320-53800-46200	NORTH LAWN MAINT - JUL 22	*	6,365.41		
		7/01/22 6498	202207 320-53800-46300	NORTH MULCH - JUL 22	*	208.33		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
8/01/22	6499	202208	320-53800-46200		SOUTH LAWN MAINT - AUG 22	*	2,004.17			
8/01/22	6499	202208	320-53800-47000		SOUTH POND MOWING- AUG 22	*	380.00			
8/01/22	6499	202208	320-53800-46200		NORTH LAWN MAINT - AUG 22	*	6,365.41			
8/01/22	6499	202208	320-53800-46300		NORTH MULCH - AUG 22	*	208.33			
								PRINCE & SONS INC.	35,090.80	000108
8/19/22	00011	8/16/22	3869	202207 310-51300-31500	GEN.COUNSEL/MTHLY MEETING	*	3,205.80			
								KE LAW GROUP, PLLC	3,205.80	000109
8/19/22	00010	8/10/22	6605	202208 320-53800-46300	TOUCH UP BEDS - MULCH	*	2,200.00			
		8/16/22	6662	202208 320-53800-47300	RPLCD IRRIGATION RAINBIRD	*	415.51			
		8/16/22	6663	202208 320-53800-47300	RPLCD SPRAYS/NOZZLES	*	184.08			
								PRINCE & SONS INC.	2,799.59	000110
8/25/22	00001	6/01/22	41	202206 320-53800-34000	FIELD MANAGEMENT - JUN 22	*	625.00			
		7/01/22	43	202207 320-53800-34000	FIELD MANAGEMENT - JUL 22	*	625.00			
		8/01/22	45	202208 320-53800-34000	FIELD MANAGEMENT - AUG 22	*	625.00			
								GOVERNMENTAL MANAGEMENT SERVICES-	1,875.00	000111
8/25/22	00009	7/31/22	00047707	202207 310-51300-48000	BUDGET FY2023	*	2,417.84			
		7/31/22	00047707	202207 310-51300-48000	HEARING 8/10	*	344.88			
								CA FLORIDA HOLDINGS, LLC	2,762.72	000112
9/01/22	00011	5/17/22	2321	202204 310-51300-49100	BOUNDARY AMENDMENT FR#13	*	6,429.38			
		6/08/22	2802	202205 310-51300-49100	BOUNDARY AMENDMENT FR#14	*	2,076.00			
		7/07/22	3104	202206 310-51300-31500	GEN.COUNSEL/MTHLY MEETING	*	1,292.50			
								KE LAW GROUP, PLLC	9,797.88	000113
9/01/22	00013	8/26/22	217640-J	202207 320-53800-43200	POLK CTY UTILTY 7/05-8/04	*	76.03			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/26/22		217642-J	202207 320-53800-43200	POLK CTY UTILTY 7/05-8/04	*	92.92		
8/26/22		217646-J	202207 320-53800-43200	POLK CTY UTILTY 7/05-8/04	*	1.41		
8/26/22		217650-J	202207 320-53800-43200	POLK CTY UTILTY 7/05-8/04	*	337.95		
8/26/22		218014-J	202207 320-53800-43200	POLK CTY UTILTY 7/05-8/04	*	15.65		
							POLK COUNTY UTILITIES	523.96 000114
9/09/22	00019	8/25/22 14877	202208 320-53800-47000	N. MONTHLY POND HERBICIDE	*	750.00		
		8/25/22 14877	202208 320-53800-47000	MONTHLY POND HERBICIDE	*	575.00		
							AQUATIC WEED MANAGEMENT, INC	1,325.00 000115
9/09/22	00010	9/01/22 6753	202209 320-53800-46200	SOUTH LAWN MAINT - SEP 22	*	2,004.17		
		9/01/22 6753	202209 320-53800-47000	SOUTH POND MOWING- SEP 22	*	380.00		
		9/01/22 6753	202209 320-53800-46200	NORTH LAWN MAINT - SEP 22	*	6,365.41		
		9/01/22 6753	202209 320-53800-46300	NORTH MULCH - SEP 22	*	208.33		
		9/06/22 6780	202209 320-53800-47300	RPLCD BROKEN VALVE BOX	*	82.53		
							PRINCE & SONS INC.	9,040.44 000116
9/09/22	00015	8/25/22 6643153	202208 310-51300-32300	TRUSTEE FEE SERIES 2021	*	7,003.75		
							U.S. BANK	7,003.75 000117
9/16/22	00003	9/12/22 16814	202209 300-15500-10000	FY23 INSURANCE POLICY	*	7,519.00		
							EGIS INSURANCE ADVISORS, LLC	7,519.00 000118
9/16/22	00001	9/01/22 46	202209 310-51300-34000	MANAGEMENT FEES - SEP 22	*	3,004.17		
		9/01/22 46	202209 310-51300-35100	WEBSITE MANAGEMENT-SEP 22	*	100.00		
		9/01/22 46	202209 310-51300-35200	INFORMATION TECH - SEP 22	*	150.00		
		9/01/22 46	202209 310-51300-31300	DISSEMINATION SVCS-SEP 22	*	583.33		
		9/01/22 46	202209 310-51300-51000	OFFICE SUPPLIES	*	2.86		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/01/22		46		202209	310	51300	42000			*	68.15		
			POSTAGE										
9/01/22		47		202209	320	53800	34000			*	625.00		
			FIELD MANAGEMENT - SEP 22										
GOVERNMENTAL MANAGEMENT SERVICES-												4,533.51	000119
9/16/22	00011	8/11/22	3609	202207	310	51300	49100			*	392.90		
			BOUNDARY AMENDMENT FR#19										
9/09/22		3967		202208	310	51300	49100			*	1,727.00		
			BOUNDARY AMENDMENT FR#11										
9/09/22		4176		202208	310	51300	31500			*	2,388.08		
			GEN.COUNSEL/MTHLY MEETING										
KE LAW GROUP, PLLC												4,507.98	000120
9/22/22	00001	7/31/22	49	202207	320	53800	48000			*	479.30		
			RPLCD STREET BLADES										
9/15/22		48		202209	300	15500	10000			*	5,000.00		
			ASSESSMENT ROLL - FY23										
GOVERNMENTAL MANAGEMENT SERVICES-												5,479.30	000121
9/22/22	00009	8/31/22	00048470	202208	310	51300	48000			*	6,904.40		
			PH ON SPECIAL ASSESSMENTS										
CA FLORIDA HOLDINGS, LLC												6,904.40	000122
TOTAL FOR BANK A											129,335.55		
TOTAL FOR REGISTER											129,335.55		

SECTION 2

Astonia
Community Development District

Unaudited Financial Reporting
September 30, 2022



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Astoria
Community Development District
Combined Balance Sheet
September 30, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Operating Account	\$ 33,109	\$ -	\$ -	\$ 33,109
Prepaid Expense	\$ 12,519	\$ -	\$ -	\$ 12,519
Investments:				
<i>Series 2020</i>				
Reserve	\$ -	\$ 217,578	\$ -	\$ 217,578
Revenue	\$ -	\$ 76,049	\$ -	\$ 76,049
Prepayment	\$ -	\$ 623	\$ -	\$ 623
Construction	\$ -	\$ -	\$ 642	\$ 642
<i>Series 2021 A2</i>				
Reserve	\$ -	\$ 558,040	\$ -	\$ 558,040
Interest	\$ -	\$ 5,891	\$ -	\$ 5,891
Revenue	\$ -	\$ 27,602	\$ -	\$ 27,602
Construction	\$ -	\$ -	\$ 210,810	\$ 210,810
<i>Series 2021 North Parcel</i>				
Reserve	\$ -	\$ 395,373	\$ -	\$ 395,373
Revenue	\$ -	\$ 127,687	\$ -	\$ 127,687
Construction	\$ -	\$ -	\$ 3	\$ 3
Total Assets	\$ 45,628	\$ 1,408,842	\$ 211,454	\$ 1,665,923
Liabilities:				
Accounts Payable	\$ 4,327	\$ -	\$ -	\$ 4,327
Retainage Payable	\$ -	\$ -	\$ 300,554	\$ 300,554
Total Liabilities	\$ 4,327	\$ -	\$ 300,554	\$ 304,881
Fund Balances:				
Nonspendable:				
Deposits and Prepaid Items	\$ 12,519	\$ -	\$ -	\$ 12,519
Restricted for:				
Debt Service	\$ -	\$ 1,408,842	\$ -	\$ 1,408,842
Capital Projects	\$ -	\$ -	\$ (89,101)	\$ (89,101)
Unassigned	\$ 28,782	\$ -	\$ -	\$ 28,782
Total Fund Balances	\$ 41,301	\$ 1,408,842	\$ (89,101)	\$ 1,361,042
Total Liabilities & Fund Balance	\$ 45,628	\$ 1,408,842	\$ 211,454	\$ 1,665,923

Astonia

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
Revenues				
Assesments - Tax Roll	\$ 128,782	\$ 128,782	\$ 125,519	\$ (3,263)
Assesments - Direct	\$ -	\$ -	\$ 3,750	\$ 3,750
Assesments - Lots Closing	\$ -	\$ -	\$ 17,859	\$ 17,859
Developer Contributions	\$ 196,863	\$ 196,863	\$ 50,000	\$ (146,863)
Boundary Amendment Contributions	\$ -	\$ -	\$ 26,007	\$ 26,007
Total Revenues	\$ 325,645	\$ 325,645	\$ 223,135	\$ (102,510)
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ -	\$ 12,000
Engineering	\$ 15,000	\$ 15,000	\$ -	\$ 15,000
Attorney	\$ 25,000	\$ 25,000	\$ 18,575	\$ 6,425
Annual Audit	\$ 5,000	\$ 5,000	\$ 5,400	\$ (400)
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,300	\$ 1,300	\$ -	\$ 1,300
Dissemination	\$ 7,000	\$ 7,000	\$ 7,200	\$ (200)
Trustee Fees	\$ 7,000	\$ 7,000	\$ 11,044	\$ (4,044)
Management Fees	\$ 36,050	\$ 36,050	\$ 36,050	\$ (0)
Website Administration	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Telephone	\$ 150	\$ 150	\$ -	\$ 150
Postage & Delivery	\$ 500	\$ 500	\$ 225	\$ 275
Insurance	\$ 5,500	\$ 5,500	\$ 5,175	\$ 325
Printing & Binding	\$ 500	\$ 500	\$ 38	\$ 462
Legal Advertising	\$ 10,000	\$ 10,000	\$ 12,590	\$ (2,590)
Contingency	\$ 2,000	\$ 2,000	\$ 723	\$ 1,277
Office Supplies	\$ 450	\$ 450	\$ 14	\$ 436
Boundary Amendment Expense	\$ -	\$ -	\$ 25,825	\$ (25,825)
Travel Per Diem	\$ 660	\$ 660	\$ -	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 136,285	\$ 136,285	\$ 131,034	\$ 5,251

Astoria

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2022

	Adopted Budget	Prorated Budget Thru 09/30/22	Actual Thru 09/30/22	Variance
<i>Operations & Maintenance</i>				
<i>Field Expenditures</i>				
Property Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Field Management	\$ 15,000	\$ 15,000	\$ 3,750	\$ 11,250
Landscape Maintenance	\$ 55,000	\$ 55,000	\$ 60,348	\$ (5,348)
Landscape Replacement	\$ 7,500	\$ 7,500	\$ 3,033	\$ 4,467
Lake Maintenance	\$ 15,000	\$ 15,000	\$ 6,785	\$ 8,215
Streetlights	\$ 12,000	\$ 12,000	\$ 7,726	\$ 4,274
Electric	\$ 5,000	\$ 5,000	\$ 1,195	\$ 3,805
Water & Sewer	\$ 5,000	\$ 5,000	\$ 24,581	\$ (19,581)
Sidewalk & Asphalt Maintenance	\$ 500	\$ 500	\$ -	\$ 500
Irrigation Repairs	\$ 5,000	\$ 5,000	\$ 1,566	\$ 3,434
General Repairs & Maintenance	\$ 15,000	\$ 15,000	\$ 817	\$ 14,183
Contingency	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Subtotal Field Expenditures	\$ 145,000	\$ 145,000	\$ 109,802	\$ 35,198
<i>Amenity Expenses</i>				
Amenity - Electric	\$ 7,200	\$ 7,200	\$ -	\$ 7,200
Amenity - Water	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
Playground Lease	\$ 7,000	\$ 7,000	\$ -	\$ 7,000
Internet	\$ 1,500	\$ 1,500	\$ -	\$ 1,500
Pest Control	\$ 360	\$ 360	\$ -	\$ 360
Janitorial Service	\$ 2,700	\$ 2,700	\$ 100	\$ 2,600
Security Services	\$ 7,500	\$ 7,500	\$ -	\$ 7,500
Pool Maintenance	\$ 8,100	\$ 8,100	\$ -	\$ 8,100
Amenity Repairs & Maintenance	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
Contingency	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Subtotal Amenity Expenditures	\$ 44,360	\$ 44,360	\$ 100	\$ 44,260
Total Expenditures	\$ 325,645	\$ 325,645	\$ 240,936	\$ 84,709
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (17,801)	
Fund Balance - Beginning	\$ -		\$ 59,102	
Fund Balance - Ending	\$ -		\$ 41,301	

Astoria
Community Development District
Debt Service Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2022

	Adopted Budget	Prorated Budget Thru 09/30/22	Actual Thru 09/30/22	Variance
Revenues				
Assessments - Tax Roll	\$ 220,403	\$ 220,403	\$ 218,273	\$ (2,130)
Assessments - Direct	\$ -	\$ -	\$ 34,233	\$ 34,233
Assessments - Prepayment	\$ -	\$ -	\$ 44,075	\$ 44,075
Interest	\$ -	\$ -	\$ 853	\$ 853
Total Revenues	\$ 220,403	\$ 220,403	\$ 297,435	\$ 77,032
Expenditures:				
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)
Total Expenditures	\$ 216,731	\$ 216,732	\$ 266,339	\$ (49,607)
Excess (Deficiency) of Revenues over Expenditures	\$ 3,672	\$ 3,671	\$ 31,096	\$ 126,640
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (352)	\$ (352)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (352)	\$ (352)
Net Change in Fund Balance	\$ 3,672		\$ 30,744	
Fund Balance - Beginning	\$ 73,661		\$ 263,506	
Fund Balance - Ending	\$ 77,332		\$ 294,250	

Astonia
Community Development District
Debt Service Fund - Series 2021 A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2022

	Adopted Budget	Prorated Budget Thru 09/30/22	Actual Thru 09/30/22	Variance
Revenues:				
Assessments - Direct	\$ 176,660	\$ 176,660	\$ -	\$ (176,660)
Assessments - Lot Closings	\$ -	\$ -	\$ 25,938	\$ 25,938
Interest	\$ -	\$ -	\$ 1,658	\$ 1,658
Total Revenues	\$ 176,660	\$ 176,660	\$ 27,596	\$ (149,064)
Expenditures:				
Interest Payment - 11/1	\$ 99,126	\$ 99,126	\$ 99,126	\$ -
Interest Payment - 5/1	\$ 176,660	\$ 176,660	\$ 176,660	\$ -
Total Expenditures	\$ 275,786	\$ 275,786	\$ 275,786	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (99,126)		\$ (248,190)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 5,891	\$ 5,891
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 5,891	\$ 5,891
Net Change in Fund Balance	\$ (99,126)		\$ (242,299)	
Fund Balance - Beginning	\$ 275,786		\$ 833,832	
Fund Balance - Ending	\$ 176,660		\$ 591,532	

Astonia
Community Development District
Debt Service Fund - Series 2021 North Parcel
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2022

	Adopted Budget	Prorated Budget Thru 09/30/22	Actual Thru 09/30/22	Variance
Revenues:				
Assessments - Direct	\$ 390,873	\$ 390,873	\$ 390,873	\$ (0)
Interest	\$ -	\$ -	\$ 1,466	\$ 1,466
Total Revenues	\$ 390,873	\$ 390,873	\$ 392,339	\$ 1,466
Expenditures:				
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	\$ -
Total Expenditures	\$ 338,332	\$ 338,332	\$ 338,332	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 52,541	\$ 52,541	\$ 54,007	\$ 1,466
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 4,187	\$ 4,187
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 4,187	\$ 4,187
Net Change in Fund Balance	\$ 52,541		\$ 58,194	
Fund Balance - Beginning	\$ 69,489		\$ 464,865	
Fund Balance - Ending	\$ 122,030		\$ 523,059	

Astonia
Community Development District
Capital Projects Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2022

	Adopted Budget	Prorated Budget Thru 09/30/22	Actual Thru 09/30/22	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 352	\$ 352
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 352	\$ 352
Net Change in Fund Balance	\$ -		\$ 352	
Fund Balance - Beginning	\$ -		\$ (175,998)	
Fund Balance - Ending	\$ -		\$ (175,646)	

Astoria
Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2022

	Adopted Budget	Prorated Budget Thru 09/30/22	Actual Thru 09/30/22	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 2,932	\$ 2,932
Total Revenues	\$ -	\$ -	\$ 2,932	\$ 2,932
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 6,244,253	\$ (6,244,253)
Total Expenditures	\$ -	\$ -	\$ 6,244,253	\$ (6,244,253)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (6,241,321)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (5,891)	\$ (5,891)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (5,890)	\$ (5,890)
Net Change in Fund Balance	\$ -	\$ -	\$ (6,247,211)	
Fund Balance - Beginning	\$ -	\$ -	\$ 6,458,021	
Fund Balance - Ending	\$ -	\$ -	\$ 210,810	

Astoria
Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2022

	Adopted Budget	Prorated Budget Thru 09/30/22	Actual Thru 09/30/22	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 43	\$ 43
Total Revenues	\$ -	\$ -	\$ 43	\$ 43
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 2,200,553	\$ (2,200,553)
Total Expenditures	\$ -	\$ -	\$ 2,200,553	\$ (2,200,553)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (2,200,510)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (4,187)	\$ (4,187)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (4,187)	\$ (4,187)
Net Change in Fund Balance	\$ -	\$ -	\$ (2,204,697)	
Fund Balance - Beginning	\$ -	\$ -	\$ 2,080,433	
Fund Balance - Ending	\$ -	\$ -	\$ (124,264)	

Astonia
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessment - Tax Roll	\$ -	\$ 4,078	\$ 89,963	\$ 2,638	\$ 27,618	\$ 1,222	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,519
Assessment - Lot Closings	\$ -	\$ 2,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,081	\$ 4,081	\$ 6,996	\$ 17,859
Developer Contributions	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,750	\$ -	\$ 53,750
Boundary Amendment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,409	\$ 6,429	\$ 2,076	\$ 13,699	\$ 393	\$ -	\$ 26,007
Total Revenues	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 3,409	\$ 6,429	\$ 2,076	\$ 13,699	\$ 29,143	\$ -	\$ 223,135
Expenditures:													
Administrative													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,833	\$ 875	\$ 445	\$ 246	\$ 230	\$ 644	\$ 2,845	\$ 1,774	\$ 2,043	\$ 3,206	\$ 2,388	\$ 2,049	\$ 18,575
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	\$ 583	\$ 683	\$ 7,200
Trustee Fees	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,004	\$ -	\$ 11,044
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 36,050
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 25	\$ -	\$ 35	\$ 7	\$ 5	\$ 18	\$ 1	\$ 19	\$ 2	\$ 3	\$ 43	\$ 68	\$ 225
Insurance	\$ 5,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,175
Printing & Binding	\$ -	\$ 15	\$ 6	\$ -	\$ 1	\$ -	\$ -	\$ 7	\$ -	\$ -	\$ 9	\$ -	\$ 38
Legal Advertising	\$ 326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 656	\$ -	\$ -	\$ 2,763	\$ 6,904	\$ 1,941	\$ 12,590
Contingency	\$ 30	\$ 35	\$ 296	\$ 41	\$ 39	\$ 46	\$ 38	\$ 38	\$ 39	\$ 38	\$ 38	\$ 44	\$ 723
Office Supplies	\$ 0	\$ 3	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3	\$ 3	\$ 0	\$ 3	\$ 3	\$ 14
Boundary Amendment Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,250	\$ 10,179	\$ 2,076	\$ 8,199	\$ 393	\$ 1,727	\$ -	\$ 25,825
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 20,442	\$ 4,765	\$ 4,620	\$ 4,131	\$ 4,112	\$ 7,795	\$ 21,156	\$ 9,655	\$ 14,123	\$ 10,241	\$ 21,954	\$ 8,042	\$ 131,034

Astoria
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<i>Operations & Maintenance</i>													
<i>Field Services</i>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 3,750
Landscape Maintenance	\$ 1,290	\$ 1,290	\$ 1,290	\$ 1,290	\$ 1,290	\$ 1,290	\$ 1,500	\$ 3,884	\$ 15,370	\$ 15,115	\$ 8,370	\$ 8,370	\$ 60,348
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 208	\$ 208	\$ 2,408	\$ 208	\$ 3,033
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750	\$ 2,050	\$ 575	\$ 1,325	\$ 1,705	\$ 380	\$ 6,785
Streetlights	\$ 785	\$ 613	\$ -	\$ 1,191	\$ 994	\$ 641	\$ 574	\$ -	\$ 610	\$ 600	\$ 646	\$ 1,073	\$ 7,726
Electric	\$ 586	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 610	\$ -	\$ -	\$ -	\$ -	\$ 1,195
Water & Sewer	\$ 4,650	\$ 15,153	\$ -	\$ -	\$ 2,757	\$ -	\$ 161	\$ 168	\$ 168	\$ 972	\$ 504	\$ 49	\$ 24,581
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ 273	\$ -	\$ -	\$ -	\$ -	\$ 403	\$ 208	\$ -	\$ 600	\$ 83	\$ 1,566
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ 479	\$ -	\$ 138	\$ 817
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Field Expenses	\$ 7,311	\$ 17,056	\$ 1,563	\$ 2,481	\$ 5,041	\$ 2,131	\$ 3,610	\$ 7,740	\$ 17,764	\$ 19,325	\$ 14,857	\$ 10,925	\$ 109,802
<i>Amenity Expenses</i>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ 100
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ 100
Total Expenditures	\$ 27,752	\$ 21,821	\$ 6,183	\$ 6,612	\$ 9,154	\$ 9,925	\$ 24,766	\$ 17,394	\$ 31,886	\$ 29,565	\$ 36,811	\$ 19,067	\$ 240,936
Excess Revenues (Expenditures)	\$ (27,752)	\$ (21,821)	\$ 18,817	\$ (6,612)	\$ (9,154)	\$ (9,925)	\$ (21,357)	\$ (10,965)	\$ (29,810)	\$ (15,866)	\$ (7,668)	\$ (19,067)	\$ (17,801)

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
TOTAL		\$369,006.01	(\$7,091.48)	(\$14,432.23)	\$0.00		\$343,792.24	\$125,519.40	\$218,272.84	\$343,792.24

100%	Gross Percent Collected
\$ -	Balance Remaining to Collect

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
8/31/22	5/1/22	2440	\$26,469.30	\$26,469.30	\$26,469.30
			\$ 390,872.46	\$ 390,872.46	\$ 390,872.46

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		
			\$ 176,660.00	\$ -	\$ -

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
			\$ 3,750.00	\$ 3,750	\$ 3,750

Astonia
Community Development District
Long Term Debt Report

SERIES 2020, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	2.750%, 3.375%, 4.000%	
MATURITY DATE:	5/1/2051	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$217,578	
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)
CURRENT BONDS OUTSTANDING		\$3,710,000

SERIES 2021, AREA 2 SPECIAL ASSESSMENT BONDS		
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
CURRENT BONDS OUTSTANDING		\$10,065,000

SERIES 2021, NORTH PARCEL SPECIAL ASSESSMENT BONDS		
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)
CURRENT BONDS OUTSTANDING		\$7,155,000

SECTION 3

Requisition	Payee/Vendor	Amount
26	Center State Development	\$ 829,404.93
27	Atlantic TNG, LLC	\$ 13,200.00
28	Tucker Paving, Inc.	\$ 1,071,218.76
29	Tucker Paving, Inc.	\$ 370,043.15
30	Tucker Paving, Inc.	\$ 444,565.65
31	Atlantic TNG, LLC	\$ 10,444.00
32	Ovida Construction Group	\$ 67,302.18
33	Ovida Construction Group	\$ 155,815.61
34	Atlantic TNG, LLC	\$ 42,113.00
35	Ovida Construction Group	\$ 142,942.27
36	KE Law Group	\$ 6,165.00
37	Tucker Paving, Inc.	\$ 352,824.01
38	Tucker Paving, Inc.	\$ 330,695.29
39	Ovida Construction Group	\$ 97,771.14
40	Tucker Paving, Inc.	\$ 288,643.14
41	KE Law Group	\$ 4,465.89
42	KE Law Group	\$ 5,006.51
43	Ovida Construction Group	\$ 52,924.82
44	KE Law Group	\$ 260.00
45	Ovida Construction Group	\$ 21,334.14
	TOTAL	\$ 4,307,139.49