

*Astoria*  
*Community Development District*

*Meeting Agenda*

*May 10, 2023*

# AGENDA

# *Astonia*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

May 3, 2023

**Board of Supervisors**  
**Astonia**  
**Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Astonia Community Development District** will be held **Wednesday, May 10, 2023, at 1:00 PM at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

**Zoom Video Join Link:** <https://us06web.zoom.us/j/81658640015>

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

**Meeting ID:** 816 5864 0015

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the April 12, 2023 Board of Supervisors Meeting
4. Presentation of Supplemental Assessment Methodology for Assessment Area Three Updated with Final Numbers
5. Consideration of Acquisition Documents for Chateau at Astonia Infrastructure
6. Consideration of Resolution 2023-11 Appointing a Treasurer and Assistant Treasurers
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
  - D. District Manager's Report
    - i. Check Register
    - ii. Balance Sheet & Income Statement
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

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

# MINUTES

**MINUTES OF MEETING  
ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Astonia Community Development District was held Wednesday, **April 12, 2023** at 1:00 p.m. at 4900 Dundee Rd., Winter Haven, Florida.

Present and constituting a quorum:

Brent Elliott	Chairman
Halsey Carson	Vice Chair
Brian Walsh	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Lauren Gentry	District Counsel, KVW Law
Bryan Hunter <i>by Zoom</i>	District Engineer, Hunter Engineering
Bob Gang	Bond Counsel, Greenberg Traurig
Ashton Bligh	Bond Counsel, Greenberg Traurig
Clayton Smith	Field Manager, GMS
Allen Bailey	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 and no members of the public joining via Zoom.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation from Wendy Kerr**

Ms. Burns asked for a motion to approve the acceptance of resignation submitted by Wendy Kerr.

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

**B. Appointment to Fill the Vacant Board Seat #1**

Ms. Burns stated that there is now a vacancy in seat #1. Ms. Burns asked for a nomination to fill that vacancy. Mr. Elliott nominated Karen Ritchie.

On MOTION by Mr. Elliott, seconded by Mr. Walsh, with all in favor, Appointment of Karen Ritchie to fill Vacant Board Seat #1, was approved.

**C. Administration of Oath to Newly Appointed Supervisor**

Ms. Burns stated Karen was not present so she will be sworn in at a later date.

**D. Consideration of Resolution 2023-05 Appointing Assistant Secretary**

Ms. Burns stated Resolution 2023-05 would appoint Karen Ritchie as an Assistant Secretary.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2023-05 Appointing Karen Ritchie as Assistant Secretary, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the January 11, 2023 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the January 11, 2023 Board of Supervisors Meeting. Ms. Burns asked for any questions, comments, or corrections to the minutes. Hearing none.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, the Minutes of the January 11, 2023 Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Presentation and Approval of Amended and Restated Engineer’s Report of Capital Improvements dated April 8, 2023**

Mr. Hunter noted that the only thing that was asked to change because counsel made one comment on a footnote, footnote #8, makes it clear that only the implemental cost of the undergrounding of the wire associated with the lighting and the electric was paid for by the District. This is the only change, everything else is the same.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Amended and Restated Engineer’s Report of Capital Improvements Dated April 8, 2023, was approved.

**SIXTH ORDER OF BUSINESS**

**Presentation and Approval of Second Amended and Restated Master Assessment Methodology dated April 12, 2023**

Ms. Gentry stated they talked about using the Second Amended and Restated Master Assessment Methodology from September 14, 2022 that was used for the levy and then the Supplemental Assessment Methodology that was updated to split out those. Ms. Burns stated approval is not needed on this.

**SEVENTH ORDER OF BUSINESS**

**Presentation and Approval of Draft Supplemental Engineer’s Report for Assessment Area Three Bonds dated April 12, 2023**

Mr. Hunter stated that the purpose of the Supplemental Engineer’s Report was to split the two townhome projects, Chateau and Pine Point into two separate phases now phase 5 and phase 6. The text describes the purpose of that, it updates composite exhibit which is a summary of probable costs which is a separate cost for each phase and updates legal description and provides the increased clarity as to where the various phases are.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Draft Supplemental Engineer’s Report for Assessment Area Three Bonds dated April 12,2023, was approved.

**EIGHTH ORDER OF BUSINESS**

**Presentation and Approval of Supplemental Assessment Methodology for Assessment Area Three dated April 12, 2023**

Ms. Burns stated that this methodology incorporates the changes to the phases to break out phase 5 and 6 and is also based on the most current bond sizing provided by FMS. Table one shows the development of program, there are 232 townhome units in this assessment area three which is the Chateau phase. Table two shows the Capital improvement cost from the engineer’s report that Mr. Hunter reviewed at \$6,454,800. Table three shows a bond sizing of \$3,980,000. Table four breaks down the improvement cost for each of those 232 townhome units. Table five shows the product per unit at \$17,155.00 and the net and gross annual debt assessment per unit, the gross annual debt assessment per unit listed in table six when collected on the Polk County tax bill would be \$1,290 for each of those townhomes. Table seven shows the allocation of debt by acre and there is one landowner in assessment area three, it’s AG EHC II (LEN) Multi State 3, LLC.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Supplemental Assessment Methodology for Assessment Area Three dated April 12, 2023, was approved.
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**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-06  
Delegation Resolution**

Ms. Gentry presented Delegation Resolution 2023-06, which she explained is a supplemental resolution that was contemplated when the Board adopted the original resolution. There was an original resolution not to exceed \$23,500,000 in bonds and then it was increased subsequently to \$36,000,000 not to exceed in bonds that the District could issue. She noted this particular resolution and the issuance of the subsequent bonds are for the primary purpose of providing funds to pay all or a portion of the public infrastructure for 232 units which are constituting phase five and they are referring to it as assessment area three of the District. She stated there are form of documents attached to this resolution and the list is on page 4. The form of documents includes a fourth supplemental indenture, a bond purchase contract, a preliminary limited offering memorandum, a rule 15c2-12 certificate as well as a continuing disclosure agreement. She pointed out that Florida law requires certain findings so you don’t have to do a public offering, those findings are listed under section four and then under section five are the parameters for these series of bonds of which they are not to exceed \$5,500,000. Any optional redemption of the bonds will be determined at the pricing of the bonds. She noted the interest on the assessment area three bonds will not exceed the max amount allowed under Florida law. The



assessment area three bonds shall have a final maturity not later than the maximum term allowed by Florida law which is currently principal amortization, of no longer than 30 years and the price of assessment area three bonds shall be sold to the underwriter and shall not be less than 98% of the aggregate amount of the assessment area three bonds.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2023-06 Delegation Resolution, was approved in substantial form.

**TENTH ORDER OF BUSINESS**

**Consideration of Series 2023 Ancillary Financing Documents:**

**A. True-Up Agreement**

Ms. Gentry stated that items A – F will also be asking for approval in substantial form. There are still some blanks to fill in, party names, and the land is owned by that land bank entity so they are working out the appropriate parties to enter into these agreements with and also anticipate some amendments to fill in, and final bond amounts and that sort of thing as they move through this process. These are standard ancillary agreements. She stated that a True-Up Agreement is there in case the planned units for that assessment area change, it contemplates a True-Up agreement with True-Up payments being paid to make up the difference.

**B. Acquisition Agreement**

Ms. Gentry stated the Acquisition Agreement deals with acquisition of work product improvements in real property to acquire any of those items and make payment out of the bond proceeds for them.

**C. Collateral Agreement**

Ms. Gentry stated the Collateral Assignment Agreement would assign the rights to complete the project in the event that there is a default.

**D. Completion Agreement**

Ms. Gentry stated the Completion Agreement is where the District will receive assurances that the phase three project will be completed if it requires the cost beyond what is financed through bonds.

**E. Declaration of Consent**

Ms. Gentry stated the Declaration of Consent is where the landowner will consent to the imposition of assessments on the property and also give consent to all of the proceedings that have gone forth to make that happen.

**F. Notice of Special Assessments – Added**

Ms. Gentry stated the Notice of Special Assessments is where once the assessment lien is perfected, this is what would be recorded in the public records to give notice of that assessment lien.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Series 2023 Ancillary Financing Documents – items 10A through 10F, were approved in substantial form.

**G. Consideration of Resolution 2023-10 Supplemental Delegation Assessment Resolution – Added**

Ms. Gentry stated that they have levied a master assessment lien on the property for this phase but that lien is not actually in effect until they issue bonds and actually impose the assessments. This resolution much like the Delegation Resolution before approves a number of the reports that they are basing the bonds and assessments on, it makes certain findings and it also confirms the maximum assessment liens and gives staff and Board members the delegation of authority to make changes that are needed to complete this process. She noted that once they have final pricing for the bonds and get those numbers, all of that would be attached as composite exhibit ‘D’.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2023-10 Supplemental Delegation Assessment Resolution, was approved.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-07 Approving the Proposed Fiscal Year 2023/2024 Budget (Suggested Date: July 12, 2023), Declaring Special Assessments, and Setting the Public Hearings on the**

**Adoption of the Fiscal Year 2023/2024  
Budget and the Imposition of Operations  
and Maintenance Assessments**

Ms. Burns presented Resolution 2023-07 approving the proposed Fiscal Year 2024 Budget, Declaring Special Assessments, and Setting Public Hearings on both the Adoption of the Fiscal Year 2024 Budget and a hearing for Imposing Operations and Maintenance Assessments since this budget contemplates an increase. She noted the first thing is the suggested date, the July 12, 2023 Board meeting where she would propose adopting that budget if that works for everybody and they just need three people in attendance. That is set to be held at the Holiday Inn in Winter Haven since they anticipate we will have members of the public.

Ms. Burns noted the budget is attached to the resolution. They have increases in several line items, some of them just due to costs just going up generally for pool maintenance and janitorial services. Now that the facility is close to being built and completed, they have a better idea of what is going to be there. The pool is larger than anticipated. They will see some increases to account for how large that pool is and then also an increase to the janitorial services as well listed under the amenity. The other larger increases are for landscape maintenance, landscape replacements, and street lights. This accounts for bringing on those future phases that were not part of the budget for Fiscal Year 2023 that the CDD is anticipating. She noted there will be more areas to maintain in the next fiscal year. This budget does not have an increase to the platted lots so they are anticipating being able to work within that budget so there is no increase to the platted lots. She stated the reason for the hearing that needs to be held is because there are first time O&M levies on the Chateau and Pine Tree that were previously in the District. She noted with the additional lands being added and more property, they were able to work within the existing budget amount but this is a first time O&M levy on those phases. Chateau based on the timing of when it is platted and closer to completion, they have the full assessment for a townhome which is 0.75 and Pine Tree is not platted so it is not anticipated to have residents in those areas during that fiscal year so there is a lower unplatted rate that is basically just assessed for the admin portion. The assessments on the platted lots would be the same as they are for the current year \$650 net or \$698.92 gross collected on roll. Chateau would be collected on the tax bill since it is already platted. She noted the direct assessment that is billed to the landowner would just be for Pine Tree Trail.

Mr. Elliott noted looking at the admin budget, some of the engineering is up a good amount. Ms. Burns stated they are the same as the current year budget. Supervisor fees were contemplated now that it has built out in case supervisors elect payments for the meetings. She noted the engineering fees are the same in the budget. They do not have any actuals coded through all of the engineering expenses for construction related at this point, not O&M. She stated there are a few things that would be coded out of there generally if they have any stormwater issues that they need Bryan to look at. If they don't use it, it rolls to the next year but they usually want to account for something in case they have issues with roadways that are being conveyed, doing inspections, the years they have to do stormwater reports those fees would come out of there.

Ms. Burns asked for any more questions on the budget line items. She noted that this is the highest limit they can go but they can always bring it down later. They aren't increasing on the platted lots so they do not send a mailed notice to the property owners.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2023-07 Proposed Fiscal Year 2023/2024 Budget, Declaring Special Assessments, and Setting Public Hearings on Adoption of Fiscal Year 2023/2024 Budget and Imposition of Operations and Maintenance Assessments, was approved.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-08  
Authorizing Bank Account Signatories**

Ms. Burns stated that this appoints offices of the District as signatories on the bank account rather than people, that way if the officers change, they have this resolution.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2023-08 Authorizing Bank Account Signatories, was approved.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-09  
Amending Fiscal Year 2023 Meeting  
Schedule Location for Remaining Dates**

Ms. Burns stated that this would change the location from their current address to the Holiday Inn in Winter Haven. The reason for that is with the amenity opening, they anticipate probably having some residents in attendance so this will give them a little more room.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2023-09 Amending Fiscal Year 2023 Meeting Location to Holiday Inn in Winter Haven for the Remaining 2023 Dates, was approved.

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Gentry stated everything she had was covered but she was happy to answer any questions the Board had.

**B. Engineer**

Mr. Hunter stated that he had nothing further to report.

**C. Field Manager's Report**

Mr. Smith reviewed the completed items, noting that they picked up some trash around the community and they continue to monitor that which is building up so they probably will be doing it again soon. He noted overall the aquatic vendor is performing well. They feel that there are some ponds that could benefit from some plantings and the vendor is working on some options for that to see what they can put in that will also be easy to maintain. He noted some of the ponds are really shallow and hold water and look unsightly so they are trying to take care of some of those complaints. He noted with the amenity center, they are ready to install internet when the power is in and then adding all of the contracts in advance in place but for now, they will keep an eye on it for now until it is ready to be turned over.

Mr. Smith noted that a number of residents are reaching out about the open space. It was seeded but it is not irrigated and it is very dry right now and a little bit lumpy but still can be walked around on. He noted they either need to go the extra mile with irrigating it with large rotors coming off the area next to the mail kiosk or they can see what it does this rainy season and go from there. He stated if they did want to make it a multiuse field then they would probably have to consider irrigation or something long term.

Mr. Elliott asked if there is a well or anything close to it. Mr. Smith noted there is irrigation nearby. It could be extended out with rotors on them that could water that area and then sod it but if it is sodded right now as dry as it is, it will probably die. Ms. Burns suggested waiting until the

CDD starts to turn over to residents and see if they want to put a soccer field out there and put it in the budget or a duck park out there and put it in the budget. She noted they could say it’s an open space tract right now, long term if the community wants to set aside funds to put something there, they can do that. Mr. Smith stated if they go that far they are probably going to want it fenced and other things too and feels like it will be more of a package thing.

Mr. Smith gave an update on the power of the amenity and the balance of the tract seven is supposed to be hot by next Friday. Ms. Burns asked for an estimate once there is power, how long from power to completion which they are getting a lot of calls about. Mr. Smith stated he would have to check with Gary to get an accurate timeline but as soon as power is in, they are ready to do coating on the pool and then build the pool. Ms. Burns said maybe they should pass along that they are hoping to get it open for the start of summer. Mr. Smith stated maybe mid-June.

**D. District Manager’s Report**

**i. Check Register**

Ms. Burns asked for approval of the check register which is included from November 1<sup>st</sup> through February 28<sup>th</sup> for \$1,268,395.43.

On MOTION by Mr. Elliott, seconded by Mr. Carson, 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 from the Board. These are through the end of February.

**FIFTEENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**SIXTEENTH ORDER OF BUSINESS**

**Supervisor’s Requests and Audience Comments**

There being none, the next item followed.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns adjourned the meeting.

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION IV



**SUPPLEMENTAL  
ASSESSMENT METHODOLOGY  
FOR ASSESSMENT AREA THREE**

**FOR  
ASTONIA  
COMMUNITY DEVELOPMENT DISTRICT**

**Date: May 3, 2023**

**Prepared by**

**Governmental Management Services - Central Florida, LLC  
219 E. Livingston Street  
Orlando, FL 32801**



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

## **1.0 Introduction**

The Astonia Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the “District”), as amended. The District will issue on May 23, 2023, \$4,165,000 of tax exempt bonds (the “Assessment Area Three Bonds”) for the purpose of financing certain infrastructure improvements within an assessment area within the District, referred to as “Assessment Area Three” as more specifically described in the Supplemental Engineer’s Report for Assessment Area Three Bonds dated April 12, 2023 prepared by Hunter Engineering as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction and/or acquisition of public infrastructure improvements consisting of improvements that benefit property owners within Assessment Area Three of the District.

### **1.1 Purpose**

This Supplemental Assessment Methodology Report for Assessment Area Three (the “Assessment Report”) supplements the Second Amended & Restated Master Assessment Methodology dated September 14, 2022, and provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within Assessment Area Three within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the capital improvement plan (“CIP”) relating to Assessment Area Three (herein the “Phase Five CIP”, also known as the “Assessment Area Three Project”). This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

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

### **1.2 Background**

The District currently includes approximately 326.50 acres in Polk County, Florida. Assessment Area Three contains approximately 28.38 acres and is currently planned for 232 residential units (herein the “Phase Five Development Program”). The proposed Phase Five Development Program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified accordingly.

The improvements contemplated by the District in the Phase Five CIP will provide facilities that benefit the assessable property within Assessment Area Three of the District. The Phase Five CIP is delineated in the Engineer's Report. Specifically, the District may construct and/or acquire certain offsite improvements, stormwater management, utilities (water, sewer, & street lighting), roadway, entry feature, parks & recreational facilities, and contingency. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

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

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

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

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

There is no doubt that the general public and property owners outside of Assessment Area Three within the District and outside of the District will benefit from the provision of the District's Phase Five CIP. However, these benefits will be incidental to the District's Phase Five CIP, which is designed solely to meet the needs of property within Assessment Area Three within the District. Properties outside the District boundaries and outside Assessment Area Three do not depend upon the District's

Phase Five CIP. The property owners within Assessment Area Three are therefore receiving special benefits not received by those outside the District's boundaries and outside of Assessment Area Three within the District's boundaries.

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

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

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

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

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

The special benefits provided to the property owners within Assessment Area Three of the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Phase Five CIP that is necessary to support full development of property within Assessment Area Three will cost approximately \$6,454,800. The District's Underwriter has determined that financing costs required to a portion of the Phase Five CIP, the cost of issuance of Assessment Area Three Bonds, and the funding of the debt service reserve account, will be \$4,165,000. Additionally, funding required to complete the Phase Five CIP not funded with the proceeds of the Assessment Area Three Bonds is anticipated to be funded by Developer. Without the Phase Five CIP, the property within Assessment Area Three would not be able to be developed and occupied by future residents of the community.

### **2.0 Assessment Methodology**

#### **2.1 Overview**

The District will issue on May 23, 2023, \$4,165,000 in Assessment Area Three Bonds to fund a portion of the District's Phase Five CIP for Assessment Area Three, fund a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$4,165,000 in debt to the properties within Assessment Area Three benefiting from the Phase Five CIP.

Table 1 identifies the land uses as identified by the Developer of the land within Assessment Area Three of the District. The District has a proposed Engineer's Report for the Phase Five CIP needed to support the Phase Five Development, these construction costs relating to are outlined in Table 2. The improvements needed to

support the Phase Five Development within Assessment Area Three are described in detail in the Engineer's Report and are estimated to cost \$6,454,800. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for a portion of the Phase Five CIP and related costs was determined by the District's Underwriter to total \$4,165,000. Table 3 shows the breakdown of the bond sizing.

## **2.2 Allocation of Debt**

Allocation of debt is a continuous process until the development plan is completed. The Phase Five CIP funded by Assessment Area Three Bonds benefits all developable acres within Assessment Area Three of the District.

The assessments will be levied to the platted property within Assessment Area Three of the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits.

Once platting or the recording of declaration of condominium, ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the Phase Five Development Plan will be completed and the debt relating to the Assessment Area Three Bonds will be allocated to the planned 232 residential units within Assessment Area Three within the District, which are the beneficiaries of the Phase Five CIP, as depicted in Table 5 and Table 6. If there are changes to the Phase Five Development Plan, a true up of the assessments will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

Until all the land within Assessment Area Three within the District has been platted and sold, the assessments on the portion of the land that has not been platted and sold are not fixed and determinable. The reasons for this are (1) until the lands are platted, the number of developable acres within each tract against which the assessments are levied is not determined; (2) the lands are subject to re-plat, which may result in changes in development density and product type; and (3) until the lands are sold it is unclear of the timing of the absorptions. Only after the property has been platted and sold will the developable acreage be determined, the final plat be certain, the developable density known, the product types be confirmed, and the timing of the sales solidified.

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

## 2.3 Allocation of Benefit

The Phase Five CIP consists of offsite improvements, stormwater management, utilities (water, sewer, & street lighting), roadway, entry feature, parks & recreational facilities, and contingency. There is *one* residential product types within the planned development as reflected in Table 1. The Townhome product type has been set as the base unit and has been assigned .75 equivalent residential units (“ERU”). The Phase Five CIP for Assessment Area Three is reflected in Table 2. There may be other improvements constructed in Assessment Area Three, but not funded by the Assessment Area Three Bonds. It is contemplated that the Developer will fund these costs and may be reimbursed from a future bond issue. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the Phase Five CIP on the particular units exceeds the cost that the units will be paying for such benefits.

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

Construction and/or acquisition by the District of its proposed Phase Five CIP relating to Assessment Area Three will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management, utilities (water, sewer, & street lighting), roadway, entry feature, parks & recreational facilities, and contingency. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

For the provision of Phase Five CIP relating to the Phase Five Development, the special and peculiar benefits are:

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

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

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

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report relating to the Phase Five Development is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

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

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

In accordance with the benefit allocation for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Phase Five CIP is developed or acquired and financed by the District.

## **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Unassigned Property means property within Assessment Area Three where no platting or declaration of condominium has been recorded. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service, then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the



required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

#### **4.0 Assessment Roll**

The District will distribute the liens to the property platted property within Assessment Area Three of the District. The current assessment roll is depicted in Table 7.

TABLE 1  
 ASTONIA COMMUNITY DEVELOPMENT DISTRICT  
 DEVELOPMENT PROGRAM  
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA THREE

Assessment Area Three (Phase Five) -				
Product Types	Units	No. of Units *	ERUs per Unit (1)	Total ERUs
Townhome	232	232	0.75	174
Total Units	232	232		174.0

(1) Benefit is allocated on an ERU basis; based on density of planned development, with a Townhome unit = .75 ERUs

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2  
 ASTONIA COMMUNITY DEVELOPMENT DISTRICT  
 INFRASTRUCTURE COST ESTIMATES  
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA THREE

Capital Improvement Plan ("Phase Five CIP")(1)	Assessment Area Three (Phase 5)
Offsite Improvements	\$232,000
Stormwater Management	\$1,856,000
Utilities (Water, Sewer, & Street Lighting)	\$2,088,000
Roadway	\$1,392,000
Entry Feature	\$150,000
Parks & Recreational Facilities	\$150,000
Contingency	\$586,800
<b>Total Improvements</b>	<b>\$6,454,800</b>

(1) A detailed description of these improvements is provided in the Supplemental Engineer's Report dated April 12, 2023

Prepared by: District Engineer

TABLE 3  
 ASTONIA COMMUNITY DEVELOPMENT DISTRICT  
 BOND SIZING  
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA THREE

Description	Assessment Area Three (Phase Five)
<b>Sources</b>	
Par Amount	<b>\$4,165,000</b>
Original Issue Discount	(\$38,525.45)
<b>Total Sources</b>	<b>\$4,126,475</b>

<b>Uses</b>	
Construction Funds	\$3,712,005
Debt Service Reserve	\$139,194
Underwriters Discount	\$83,300
Cost of Issuance	\$191,975
<b>Total Uses</b>	<b>\$4,126,475</b>

Bond Assumptions:

Average Coupon	5.28%
Amortization	30 years
Capitalized Interest	None
Debt Service Reserve	50 % Max Annual D/S
Underwriters Discount	2%

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4  
 ASTONIA COMMUNITY DEVELOPMENT DISTRICT  
 ALLOCATION OF BENEFIT  
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA THREE

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvement	
					Costs Per Product Type	Costs Per Unit
Townhome	232	0.75	174	100%	\$ 6,454,800	\$ 27,822
Totals	232		174.00	100%	\$ 6,454,800	

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5  
 ASTONIA COMMUNITY DEVELOPMENT DISTRICT  
 ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE  
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA THREE

Product Types	No. of Units *	Total Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Townhome	232	\$ 6,454,800	\$ 4,165,000	\$ 17,953
Totals	232	\$ 6,454,800	\$ 4,165,000	

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

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 6**  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**  
**PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA THREE**

Product Types	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Townhome	232	\$ 4,165,000	\$ 17,953	\$ 278,388.76	\$ 1,199.95	\$ 1,290.27
Totals	232	\$ 4,165,000		\$ 278,388.76		

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7  
 ASTONIA COMMUNITY DEVELOPMENT DISTRICT  
 PRELIMINARY ASSESSMENT ROLL - ASSESSMENT AREA THREE  
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA THREE

Property*	Owner	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Chateau At Astonia, Lot 1	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 2	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 3	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 4	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 5	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 6	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 7	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 8	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 9	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 10	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 11	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 12	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 13	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 14	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 15	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 16	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 17	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 18	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 19	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 20	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 21	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 22	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 23	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 24	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 25	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 26	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 27	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 28	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 29	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27













Property*	Owner	Total Par Debt Allocated	Net Annual Debt	Gross Annual
			Assessment Allocation	Debt Assessment Allocation (1)
Chateau At Astonia, Lot 205	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 206	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 207	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 208	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 209	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 210	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 211	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 212	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 213	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 214	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 215	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 216	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 217	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 218	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 219	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 220	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 221	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 222	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 223	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 224	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 225	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 226	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 227	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 228	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 229	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 230	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 231	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Chateau At Astonia, Lot 232	AG EHC II LEN Multi State 3 LLC	\$ 17,953	\$ 1,199.95	\$ 1,290.27
Totals		\$ 4,165,000	\$ 278,388.76	\$ 299,342.75

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

Property*	Owner	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
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Annual Assessment Periods	30
Average Coupon Rate (%)	5.28%
Maximum Annual Debt Service	\$278,389

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

Prepared by: Governmental Management Services - Central Florida, LLC

**EXHIBIT 8**  
**ASTONIA CDD ASSESSMENT AREA 3 (PHASE 5)**  
**LEGAL DESCRIPTION**

THAT PART OF THE NORTH ½ OF THE SOUTHWEST ¼ 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 ¼ OF SAID SECTION 22; THENCE SOUTH 00°31'43" EAST ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 8.29 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LITTLE ZION ROAD AS RECORDED IN MAP BOOK 13, PAGE 66 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID SOUTH MAINTAINED RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES: 1.) NORTH 89°39'18" EAST, 11.50 FEET; THENCE 2.) NORTH 89°53'03" EAST, 100.00 FEET; THENCE 3.) NORTH 89°35'52" EAST, 100.00 FEET; THENCE 4.) NORTH 88°40'52" EAST, 100.01 FEET; THENCE 5.) NORTH 89°18'40" EAST, 100.00 FEET; THENCE 6.) NORTH 89°25'33" EAST, 100.00 FEET; THENCE 7.) SOUTH 89°42'53" EAST, 100.01 FEET; THENCE 8.) SOUTH 89°49'46" EAST, 51.45 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1655, PAGE 1223 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH AND EAST ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1.) SOUTH 00°32'52" EAST, 21.89 FEET; THENCE 2.) NORTH 89°35'52" EAST, 227.35 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 21°42'26" WEST, 233.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 40.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°06'49" (CHORD = 49.32 FEET, CHORD BEARING = SOUTH 16°20'59" EAST) 53.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 54°24'23" EAST, 25.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 65.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°58'13" (CHORD = 54.91 FEET, CHORD BEARING = SOUTH 29°25'17" EAST) 56.69 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 04°26'10" EAST, 76.39 FEET; THENCE SOUTH 13°38'46" WEST, 52.95 FEET; THENCE NORTH 87°49'58" WEST, 125.75 FEET; THENCE NORTH 39°27'15" WEST, 24.16 FEET; THENCE SOUTH 66°10'59" WEST, 65.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 185.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°51'36" (CHORD = 138.19 FEET, CHORD BEARING = SOUTH 44°15'11" WEST) 141.62 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 22°19'23" WEST, 65.01 FEET; THENCE SOUTH 02°40'05" WEST, 33.16 FEET; THENCE SOUTH 13°21'20" WEST, 42.92 FEET; THENCE SOUTH 31°43'53" WEST, 117.45 FEET; THENCE SOUTH 13°57'43" WEST, 37.88 FEET; THENCE SOUTH 35°24'16" EAST, 14.20 FEET; THENCE SOUTH 02°49'28" EAST, 79.62 FEET; THENCE SOUTH 07°37'35" WEST, 38.552 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 94.88 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°30'08" (CHORD = 53.10 FEET, CHORD BEARING = SOUTH 08°37'28" EAST) 53.82 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 78.61 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°11'21" (CHORD = 59.14 FEET, CHORD BEARING = SOUTH 02°46'52" EAST) 60.63 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 56.61 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°09'12" (CHORD = 18.84 FEET, CHORD BEARING = SOUTH 28°53'52" WEST) 18.92 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 38°28'01" WEST, 48.74 FEET; THENCE SOUTH 47°05'33" WEST, 40.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 40.00 FEET; THENCE SOUTH ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°59'48" (CHORD = 47.02 FEET, CHORD BEARING = SOUTH 11°05'39" WEST) 50.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 24°54'15" EAST, 62.08 FEET; THENCE SOUTH 47°59'52" EAST, 60.74 FEET TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE AFOREMENTIONED SECTION 22; THENCE SOUTH 89°32'02" WEST ALONG SAID SOUTH BOUNDARY AND THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 1116.97 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE NORTH 00°30'34" WEST ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 661.20 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89°33'57" EAST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 663.17 FEET TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 00°31'43" WEST ALONG SAID WEST BOUNDARY A DISTANCE OF 652.54 FEET TO THE POINT OF BEGINNING

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



# SECTION V

May 10, 2023

Board of Supervisors  
Astonia Community Development District  
c/o Governmental Management Services – Central Florida, LLC  
219 East Livingston Street  
Orlando, Florida 32801  
ATTN: Jill Burns, District Manager

RE: Acquisition of Phase 5 (Chateau) Master Infrastructure Improvements

Dear Ms. Burns,

Pursuant to the *Acquisition Agreement* (“**Acquisition Agreement**”) by and among the Astonia Community Development District (“**District**”) and AG EHC II LEN Multi State 3 LLC (“**Landowner**”), among other applicable acquisition agreements related to the District’s Assessment Area Five Bonds, you are hereby notified that the Landowner has substantially completed and wishes to sell to the District certain master infrastructure improvements (“**Improvements**”) and related work product (“**Work Product**”), as described in **Exhibit A** attached hereto. As set forth in more detail in a *Landowner Bill of Sale & Assignment (Acquisition of Phase 5 (Chateau) Master Infrastructure Improvements)* dated on or about the same date as this letter, Landowner wishes to convey the Improvements and Work Product to the District in exchange for the payment of up to **\$3,712,005.17** (“**Acquisition Amount**”) from available bond proceeds. Subject to the terms of the Acquisition Agreement, and availability of funding, please have the Acquisition Amount paid to the Landowner.

To the extent there remain any amounts owed to contractors for these services, Landowner agrees to timely make payment for all remaining amounts owed and to ensure that no liens are placed on the Improvements. Subject to the terms of the Acquisition Agreement and availability of funds, the District will make payment for any remaining amounts upon further proof of payment by the Landowner. Also, Landowner agrees to convey or cause to be conveyed when finalized any and all site plans, construction and development drawings, plans and specifications, surveys, engineering and soil reports and studies, and approvals (including but not limited to licenses, permits, zoning approvals, etc.), pertaining or applicable to or in any way connected with the development, construction, and ownership of the Improvements described in such subparagraphs. Further, the Landowner agrees to cooperate in coordinating turnover of any infrastructure to Polk County as may be applicable.

Agreed to by:  
**ASTONIA COMMUNITY DEVELOPMENT DISTRICT**

Sincerely,  
**AG EHC II LEN MULTI STATE 3 LLC**  
Title Member: AG EHC II SPV 3, L.P.

\_\_\_\_\_  
Brent Elliott  
Chairperson, Board of Supervisors

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

cc: Lauren Gentry, District Counsel  
Bryan Hunter, P.E., District Engineer

**EXHIBIT A:**  
**DESCRIPTION OF PHASE 5 (CHATEAU) MASTER INFRASTRUCTURE IMPROVEMENTS**

The Improvements include:

- a. **Drainage/Stormwater Management** – All drainage and stormwater management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities (including without limitation curbs, gutters and inlets) providing drainage for streets and rights-of-way, and related system components, located within the Property (defined below).
- b. **Roadway Improvements** – All roadways, paving, curbing, and other related improvements located within the Property.
- c. **Wastewater/Potable Water Utility** – All wastewater, potable water, and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, equipment and appurtenances, located within and outside the Property for utility service to the Property.

The **Work Product** includes:

**Work Product** – All of the right, title, interest, and benefit, if any, in, to, and under any and all site plans, construction and development drawings, plans and specifications, drawings, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-mentioned improvements.

The “**Property**” includes:

All rights-of-ways identified as Savoir Avenue, Chantilly Drive, Laurent Loop, and Pierr Street, and Tracts A, B, C, D, E, F, and G, and the Landscape Buffer Easements and Private Drainage Easements of the Plat known as “Chateau at Astonia,” as recorded at Plat Book 198, Pages 25 et seq. of the Official Records of Polk County, Florida.

EXHIBIT A (CONT.)

COST TABLE FOR IMPROVEMENTS LISTED ABOVE

Improvement	CDD Eligible Amount	Paid to Date
Stormwater Management		
Utilities		
Roadway		
Contingency		
<b>TOTAL COSTS</b>		

**CORPORATE DECLARATION REGARDING COSTS PAID**  
**[PHASE 5 (CHATEAU) MASTER INFRASTRUCTURE IMPROVEMENTS]**

I, \_\_\_\_\_, as \_\_\_\_\_ of AG EHC II LEN Multi State 3 LLC (“**Landowner**”), do hereby state as follows:

1. I have personal knowledge of the matters set forth in this Declaration.
2. My name is \_\_\_\_\_, and I am \_\_\_\_\_ of the Landowner. I have authority to make this Declaration on behalf of Landowner.
3. Landowner is the Landowner of certain lands within the Astonia Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* (“**District**”).
4. The District’s *Amended and Restated Engineer’s Report of Capital Improvements*, dated April 8, 2022, as supplemented by the *Supplemental Engineer’s Report for Assessment Area Three*, dated April 12, 2023 (together, “**Engineer’s Report**”), describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. The Landowner has entered into agreements with contractors for the construction of certain improvements (“**Improvements**”) and work product (“**Work Product**”). The Improvements and Work Product are described in **Exhibit A** and are within the scope of the Engineer’s Report.
6. Pursuant to an agreement with Lennar Homes, LLC (“Lennar”), which in turn entered into a Work Agreement with Center State Development, LLC (“Center State”), the Landowner has expended funds to develop and/or acquire the Improvements and Work Product described in the Engineer’s Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of the Improvements and Work Product that have been completed to date. Landowner agrees to timely make payment for any remaining amounts owed, and to ensure that no liens related to such Improvements and Work Product are placed on the District’s property.
7. In accordance with certain agreements between the Landowner, Lennar, and Center State, the Landowner hereby assigns any payments received hereunder to Center State. Center State shall be entitled to directly receive all payments due hereunder.
8. In making this Declaration, I understand that the District intends to rely on this Declaration for purposes of acquiring the Improvements and Work Product identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

Executed this \_\_\_\_\_ day of May, 2023.

**AG EHC II LEN MULTI STATE 3 LLC**

Title Member: AG EHC II SPV 3, L.P.

\_\_\_\_\_  
By: \_\_\_\_\_

Its: \_\_\_\_\_

**STATE OF FLORIDA**

**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of May, 2023, by \_\_\_\_\_ on behalf of AG EHC II LEN Multi State 3 LLC, on behalf of the corporation, who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_

(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

**EXHIBIT A:**  
**DESCRIPTION OF PHASE 5 (CHATEAU) MASTER INFRASTRUCTURE IMPROVEMENTS**

The Improvements include:

- a. **Drainage/Stormwater Management** – All drainage and stormwater management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities (including without limitation curbs, gutters and inlets) providing drainage for streets and rights-of-way, and related system components, located within the Property (defined below).
- b. **Roadway Improvements** – All roadways, paving, curbing, and other related improvements located within the Property.
- c. **Wastewater/Potable Water Utility** – All wastewater, potable water, and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, equipment and appurtenances, located within and outside the Property for utility service to the Property.

The **Work Product** includes:

**Work Product** – All of the right, title, interest, and benefit, if any, in, to, and under any and all site plans, construction and development drawings, plans and specifications, drawings, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-mentioned improvements.

The “**Property**” includes:

All rights-of-ways identified as Savoir Avenue, Chantilly Drive, Laurent Loop, and Pierr Street, and Tracts A, B, C, D, E, F, and G, and the Landscape Buffer Easements and Private Drainage Easements of the Plat known as “Chateau at Astonia,” as recorded at Plat Book 198, Pages 25 et seq. of the Official Records of Polk County, Florida.

**DISTRICT ENGINEER'S CERTIFICATE**  
**[PHASE 5 (CHATEAU) MASTER INFRASTRUCTURE IMPROVEMENTS]**

May \_\_\_\_, 2023

Board of Supervisors  
Astonia Community Development District

Re: Astonia Community Development District (Winter Haven, Florida)  
Acquisition of Phase 5 (Chateau) Master Infrastructure Improvements

Ladies and Gentlemen:

The undersigned, a representative of Hunter Engineering, Inc. ("**District Engineer**"), as District Engineer for the Astonia Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition from AG EHC II LEN Multi State 3, LLC ("**Landowner**") of certain improvements ("**Improvements**") and work product ("**Work Product**"), all as more fully described in **Exhibit A** attached hereto, and in that certain *Landowner Bill of Sale & Assignment [Acquisition of Phase 5 (Chateau) Master Infrastructure Improvements]* ("**Bill of Sale**") dated as of or about the same date as this certificate. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed and inspected the Improvements and Work Product. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, permits, as-builts, and other documents.
2. The Improvements are within the scope of the District's capital improvement plan as set forth in the *Amended and Restated Engineer's Report of Capital Improvements*, dated April 8, 2022, as supplemented by the *Supplemental Engineer's Report for Assessment Area Three*, dated April 12, 2023 ("**Engineer's Report**"), and specially benefit property within Assessment Area Three within the District.
3. In my opinion, the Improvements were installed in accordance with their specifications and, excluding the sanitary system, are capable of performing the functions for which they were intended. The sanitary system is expected to be capable of performing the functions for which it was intended; provided, however, a reinspection will be necessary once the lift station start up occurs. I am not aware of any defects in the Improvements or Work Product.
4. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.
5. The total, actual costs associated with the Improvements and Work Product are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by the Landowner to create and/or construct the Improvements and Work Product, and (ii) the reasonable fair market value of the Improvements and Work Product.



6. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements and Work Product.

FURTHER AFFIANT SAYETH NOT.

\_\_\_\_\_  
Bryan Hunter, P.E.  
Hunter Engineering, Inc.  
Florida Registration No. \_\_\_\_\_  
District Engineer

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of May, 2023, by Bryan Hunter, P.E. as \_\_\_\_\_ of Hunter Engineering, Inc., on behalf of the corporation, who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

**DEVELOPMENT MANAGER ACKNOWLEDGEMENT & RELEASE  
[PHASE 5 (CHATEAU) MASTER INFRASTRUCTURE IMPROVEMENTS]**

THIS ACKNOWLEDGEMENT & RELEASE (“**Release**”) is made to be effective as of the \_\_\_\_ day of May, 2023, by **Center State Development, LLC**, a Florida limited liability company, having offices located at 4900 Dundee Rd., Winter Haven, FL 33884 (“**Development Manager**”), in favor of the **Astoria Community Development District (“District”)**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose address is c/o Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801.

**RECITALS**

**WHEREAS**, pursuant to that certain agreement (“**Contract**”) between Development Manager and Lennar Homes, LLC (“**Lennar Homes**”), Contractor has constructed or caused to be constructed certain infrastructure improvements, as described in **Exhibit A (“Improvements”)**; and

**WHEREAS**, the Lennar Homes directed construction of the Improvements by Development Manager pursuant to a separate agreement between Lennar Homes and AG EHC II LEN Multi State 3 LLC (“**Landowner**”); and

**WHEREAS**, the District is acquiring the Improvements from the Landowner, which were completed by the Development Manager, and for that purpose the Landowner has requested Development Manager to confirm the release of all restrictions on the District’s right to use and rely upon the Improvements; and

**WHEREAS**, Development Manager has agreed to the release of any such restrictions.

**NOW, THEREFORE**, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Development Manager provides the following acknowledgment and release:

**SECTION 1. GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

**SECTION 2. ACQUISITION OF IMPROVEMENTS.** Development Manager acknowledges that the District is or has acquired the Improvements constructed or caused to be constructed by Development Manager in connection with the Contract, from the Landowner, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

**SECTION 3. WARRANTY.** Development Manager hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including but not limited to any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

**SECTION 4. INDEMNIFICATION.** Development Manager indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements because of any act or omission of Development Manager, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney’s fees and costs incurred by the District.

**SECTION 5. CERTIFICATE OF PAYMENT.** Development Manager hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Development Manager further certifies that no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Development Manager by Lennar, the Landowner, or the District for the Improvements specifically set forth herein. Development Manager is not waiving any rights it has for payments due for other improvements currently under construction pursuant to the Contract that are not the Improvements.

**SECTION 6. EFFECTIVE DATE.** This Release shall take effect upon execution.

**Center State Development, LLC**

By its Title Manager: HRB LAND INVESTMENTS,  
LLC

\_\_\_\_\_  
By: Harold R. Baxter  
Its: Title Manager

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of May, 2023, by Harold R. Baxter, as Title Manager of HRB Land Investments, LLC, the Title Manager of Center State Development, LLC, on behalf of the company, who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

**EXHIBIT A:**  
**DESCRIPTION OF PHASE 5 (CHATEAU) MASTER INFRASTRUCTURE IMPROVEMENTS**

The Improvements include:

- a. **Drainage/Stormwater Management** – All drainage and stormwater management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities (including without limitation curbs, gutters and inlets) providing drainage for streets and rights-of-way, and related system components, located within the Property (defined below).
- b. **Roadway Improvements** – All roadways, paving, curbing, and other related improvements located within the Property.
- c. **Wastewater/Potable Water Utility** – All wastewater, potable water, and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, equipment and appurtenances, located within and without the Property for utility service to the property.

The **Work Product** includes:

**Work Product** – All of the right, title, interest, and benefit, if any, in, to, and under any and all site plans, construction and development drawings, plans and specifications, drawings, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-mentioned improvements.

The “**Property**” includes:

All rights-of-ways identified as Savoir Avenue, Chantilly Drive, Laurent Loop, and Pierr Street, and Tracts A, B, C, D, E, F, and G, and the Landscape Buffer Easements and Private Drainage Easements of the Plat known as “Chateau at Astonia,” as recorded at Plat Book 198, Pages 25 et seq. of the Official Records of Polk County, Florida.

**PROFESSIONAL ACKNOWLEDGMENT AND RELEASE**  
**[PHASE 5 (CHATEAU) MASTER INFRASTRUCTURE IMPROVEMENTS WORK PRODUCT]**

**THIS ACKNOWLEDGMENT & RELEASE (“Release”)** is made the \_\_\_\_ day of May, 2023, by **Hunter Engineering, Inc.**, a Florida corporation, having offices located at 4900 Dundee Road, Winter Haven, Florida 33884 (**“Professional”**), in favor of the **Astoria Community Development District (“District”)**, which is a local unit of special-purpose government situated in the City of Winter Haven, Florida, and having offices at c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801.

**RECITALS**

**WHEREAS**, pursuant to that certain agreement (**“Contract”**) dated \_\_\_\_\_, and between Professional and Center State Development, LLC (**“Development Manager”**), Professional has created for AG EHC II LEN Multi State 3 LLC (**“Landowner”**), on behalf of the Development Manager, certain work product, as described in **Exhibit A (“Work Product”)**; and

**WHEREAS**, the District is acquiring the Work Product from the Landowner, which was prepared on behalf of the Development Manager and paid for by the Landowner, and for that purpose the Landowner has requested Professional to confirm the release of all restrictions on the District’s right to use and rely upon the Work Product; and

**WHEREAS**, Professional has agreed to the release of any such restrictions.

**NOW, THEREFORE**, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Professional provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.
2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is acquiring or has acquired the Work Product created by Professional on behalf of the Development Manager in connection with the Contract, from the Landowner, and accordingly, the District has the unrestricted right to use and rely upon the Work Product for any and all purposes.
3. **WARRANTY.** Professional hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.
4. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by the Development Manager or the District for the Work Product.

[CONTINUED ON NEXT PAGE]

5. **EFFECTIVE DATE.** This Release shall take effect upon execution.

**HUNTER ENGINEERING, INC.**

\_\_\_\_\_  
By: Bryan Hunter, P.E.

Its: \_\_\_\_\_

**STATE OF FLORIDA**

**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of May, 2023, by Bryan Hunter, P.E. as \_\_\_\_\_ of Hunter Engineering, Inc., on behalf of the company, who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_

(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

**EXHIBIT A:**  
**DESCRIPTION OF PHASE 5 (CHATEAU) MASTER INFRASTRUCTURE WORK PRODUCT**

**Work Product** – All of the right, title, interest, and benefit, if any, in, to, and under any and all site plans, construction and development drawings, plans and specifications, drawings, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the following improvements:

- a. **Drainage/Stormwater Management** – All drainage and stormwater management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities (including without limitation curbs, gutters and inlets) providing drainage for streets and rights-of-way, and related system components, located within the Property (defined below).
- b. **Roadway Improvements** – All roadways, paving, curbing, and other related improvements located within the Property.
- c. **Wastewater/Potable Water Utility** – All wastewater, potable water, and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, equipment and appurtenances, located within and without the Property for utility service to the property.

The “**Property**” includes:

All rights-of-ways identified as Savoir Avenue, Chantilly Drive, Laurent Loop, and Pierr Street, and Tracts A, B, C, D, E, F, and G, and the Landscape Buffer Easements and Private Drainage Easements of the Plat known as “Chateau at Astonia,” as recorded at Plat Book 198, Pages 25 et seq. of the Official Records of Polk County, Florida.

**LANDOWNER BILL OF SALE & ASSIGNMENT  
[PHASE 5 (CHATEAU) MASTER INFRASTRUCTURE IMPROVEMENTS]**

This *Landowner Bill of Sale & Assignment (Acquisition of Phase 5 (Chateau) Master Infrastructure Improvements)* evidencing the conveyance of certain improvements and work product described herein is made to be effective as of the \_\_\_ day of May, 2023, by **AG EHC II LEN Multi State 3 LLC (“Grantor”)**, a Florida limited liability company, whose address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821, and to the **Astonia Community Development District (“Grantee”)**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801.

(Wherever used herein the terms “Grantor” and “Grantee” include all of the parties to this instrument and the successors and assigns of corporations or governmental entities.)

**WITNESSETH**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor by these presents does grant, bargain, sell, transfer, and deliver unto the Grantee, its successors and assigns, the following described property (“**Property**”), assets and rights, to-wit:

- 1) Those certain wastewater systems, including but not limited to all lines, pipes, valves, pumps, laterals, force mains, tees, bends, joints, manholes, lift stations, facilities, equipment, and appurtenances thereto, and water systems, including but not limited to all lines, pipes, valves, pumps, laterals, force mains, tees, bends, joints, manholes, facilities, equipment, and appurtenances thereto, that are located within the portions of those certain rights-of-ways and all Public Utility Easements further identified on the Plat known as Chateau at Astonia recorded in Plat Book 198, Pages 25 et seq. of the Official Records of Polk County, Florida, or within other Public Utility Easements (“**Utilities**”), and
- 2) Those certain roadways and related earthwork and drainage improvements, including but not limited to asphalt, base, subgrade, curb, sidewalks, etc., and electric conduit systems, located within those portions of the rights-of-ways identified as Savoir Avenue, Chantilly Drive, Laurent Loop, and Pierr Street, and further identified on the Plat known as Astonia Reserve recorded in Plat Book 197, Pages 6 et seq. of the Official Records of Polk County, Florida (“**Roadways**”); and
- 3) Those certain drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes, junction boxes, grates, inlets, weirs, outfalls, end sections and other water conveyance structures, as well as all catch-basins and related stormwater facilities identified on the Plat known as Chateau at Astonia recorded in Plat Book 198, Pages 25 et seq. of the Official Records of Polk County, Florida (“**Stormwater Management Facilities**”, and together with Utilities and Roadways, “**Improvements**”); and
- 4) Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever, subject to any rights



retained on a non-exclusive basis by the Grantor, pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements located within the Plat known as Chateau at Astonia recorded in Plat Book 198, Pages 25 et seq. of the Official Records of Polk County, Florida ("**Work Product**"); and

- 5) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the Improvements and Work Product, but subject to any rights retained on a non-exclusive basis by the Grantor ("**Warranty and Indemnity Rights**");

to have and to hold all of the foregoing unto the Grantee, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

This instrument is subject to the following provisions:

- a. In furtherance of the foregoing, Grantor hereby acknowledges that from this date Grantee has succeeded, on a non-exclusive basis jointly with Grantor (provided however that the Grantor and Grantee may independently exercise such rights), to all of its right, title, and standing to: (i) receive all rights and benefits pertaining to all rights, title, interests, and benefits transferred and assigned hereby; (ii) institute and prosecute all proceedings and take all action that Grantee, in its sole discretion, may deem necessary or proper to collect, assert, or enforce any claim, right, or title of any kind in and to any and all rights, title, interests, and benefits transferred and assigned hereby; and (iii) defend and compromise any and all such actions, suits, or proceedings relating to such transferred and assigned rights, title, interests, and benefits and do all other such acts and things in relation thereto as Grantee, in its sole discretion, shall deem advisable.

- b. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

- c. The Grantor represents that, without independent investigation, it has no knowledge of any defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any defects, including, but not limited to, any and all warranties and other forms of indemnification. That being the case, this conveyance is made on an "as is" basis, with no warranties whatsoever except as expressly stated herein, provided however, the Grantor shall provide any warranties required by Polk County, Florida ("**County**") in connection with the turnover of any of the Improvements to the County, but only to the extent that the Grantor is unable to transfer and/or assign sufficient warranties from applicable contractors. If any issues arise regarding the performance of the lift station as part of the sanitary sewer system upon start up, Grantor shall be responsible for such repairs and punch list items related to the lift station as needed to meet regulatory requirements for turnover to the utility provider.

- d. Grantor reserves the non-exclusive right(s) to use the Work Product and to enforce the Warranty and Indemnity Rights, to the extent the exercise of such rights is not inconsistent with the District's rights and/or obligations.

e. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form.

f. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

g. This instrument shall be governed by, and construed under, the laws of the State of Florida.

h. This instrument shall inure to the benefit of, and be binding upon, the respective legal representatives, successors, and assigns of the parties hereto.

i. As consideration for the sale of the Property, and subject to (and without intending to alter) the provisions of that certain *Acquisition Agreement* dated \_\_\_\_\_, 2023, the Grantee shall make payment for the cost of the Property in the amounts set forth in **Exhibit A** or in the amounts of available bond proceeds, if any, whichever is lesser. The Grantor hereby assigns its rights to all payment to Center State Development, LLC, and directs the Grantee to make all payments directly to said entity.

[SIGNATURE PAGES TO FOLLOW]

**SIGNATURE PAGE TO LANDOWNER BILL OF SALE & ASSIGNMENT  
[PHASE 5 (CHATEAU) MASTER INFRASTRUCTURE IMPROVEMENTS]**

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed in its name this \_\_\_\_ day of May, 2023.

**AG EHC II LEN MULTI STATE 3 LLC**  
Title Member: AG EHC II SPV 3, L.P.

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of May, 2023, by \_\_\_\_\_ as \_\_\_\_\_ of AG EHC II LEN Multi State 3 LLC, on behalf of the corporation, who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

The foregoing Landowner Bill of Sale & Assignment is acknowledged by:

**Center State Development, LLC**

By its Title Manager: HRB LAND INVESTMENTS, LLC

\_\_\_\_\_  
By: Harold R. Baxter

Its: Title Manager

**STATE OF FLORIDA**

**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of May, 2023, by Harold R. Baxter as title Manager of HRB Land Investments, LLC, as Title Manager of Center State Development, LLC, on behalf of the company, who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

EXHIBIT A

COST TABLE FOR IMPROVEMENTS

Improvement	CDD Eligible Amount	Paid to Date
Stormwater Management		
Utilities		
Roadway		
Contingency		
<b>TOTAL COSTS</b>		

This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

KILINSKI | VAN WYK PLLC  
2016 Delta Blvd, Suite 101  
Tallahassee, Florida 32303

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED is made as of the \_\_\_\_ day of May, 2023, by and between **AG EHC II LEN MULTI STATE 3 LLC**, a Florida limited liability company (“**Grantor**”), whose mailing address is 245 Park Ave 26 FL, New York, NY 10167, and **Astonia Community Development District**, a community development district formed pursuant to Chapter 190, Florida Statutes (“**Grantee**”), whose address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801.

(Wherever used herein, the terms “Grantor” and “Grantee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

**WITNESSETH**

THAT GRANTOR, for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the Polk County, State of Florida, and more particularly below (“**Property**”):

**All rights-of-ways identified as Savoir Avenue, Chantilly Drive, Laurent Loop, and Pierr Street, and Tracts A, B, C, D, E, F, and G, and the Landscape Buffer Easements and Private Drainage Easements of the Plat known as “Chateau at Astonia,” as recorded at Plat Book 198, Pages 25 et seq. of the Official Records of Polk County, Florida.**

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

[Signature Page Follows]

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed on the day and year first above written.

**WITNESSES**

**AG EHC II LEN MULTI STATE 3 LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of May, 2023, by \_\_\_\_\_ as \_\_\_\_\_ of AG EHC II LEN Multi State 3 LLC, on behalf of the company, who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

**Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.**

# SECTION VI



**RESOLUTION 2023-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF ASTONIA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A TREASURER AND ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, 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 desires to appoint a Treasurer; and

**WHEREAS**, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

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

**SECTION 1.** George Flint is appointed Treasurer.

**SECTION 2.** Katie Costa is appointed Assistant Treasurer.

**SECTION 3.** Darrin Mossing is appointed Assistant Treasurer.

**SECTION 4.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 10th day of May 2023.

ATTEST:

**ASTONIA COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary / Assistant Secretary

---

Chairperson, Board of Supervisors

# SECTION VII

# SECTION C



# Astonia CDD

## Field Management Report



May 3rd, 2023

Clayton Smith

Field Manager

GMS

# Completed

## Street Sign Repair

- ✚ The Street name sign came off of this stop sign.
- ✚ Our team came out and fixed the holder for the sign.



## Ponds Clear of Debris



- ✚ The Ponds throughout the CDD have been cleared of debris.

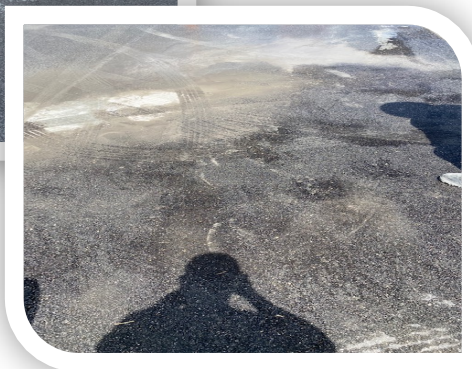
# Complete

## Fence Repair

- ✚ A fence was damaged in Astoria North.
- ✚ The team came out and straightened it.



## Concrete Spill Clean Up



- ✚ There was a concrete spill in the neighborhood.
- ✚ Our team cleaned up the spill.

# Site Items

## Amenity Center Status

- ✚ Irrigation has been installed throughout the area.
- ✚ We are waiting on power so the internet can be installed.
- ✚ Once internet is installed, we will prepare for security.



## Landscape Review



- ✚ The Landscaper has been working to keep the shrubs around the monuments look good.
- ✚ They have moved into their Spring/Summer Regiments.
- ✚ The rain has been aiding poor spots.

# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-841-5524, or by email at [csmith@gmscfl.com](mailto:csmith@gmscfl.com). Thank you.

Respectfully,  
Clayton Smith



# SECTION D

# SECTION 1

*Astoria*  
*Community Development District*

Summary of Invoices

March 01,2023 through March 31, 2023

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund	3/2/23	166-168	\$ 1,430.59
	3/15/23	169-171	\$ 14,988.01
<b>Total</b>			<b>\$ 16,418.60</b>

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK... AMOUNT #		
3/02/23	00021	2/27/23	9224 202302 330-57200-48200 TRASH COLLECTION SERVICE	CSS CLEAN STAR SERVICES CENTRAL FL	*	100.00	100.00 000166		
3/02/23	00011	2/22/23	5991 202301 310-51300-31500 GEN.COUNSEL MTHLY MEETING	KILINSKI / VAN WYK PLLC	*	1,193.50	1,193.50 000167		
3/02/23	00010	2/07/23	8063 202302 320-53800-47300 REPAIR MAINLINE LEAK	PRINCE & SONS INC.	*	137.09	137.09 000168		
3/15/23	00019	2/28/23	15708 202302 320-53800-47000 MONTHLY POND HERBICIDE	AQUATIC WEED MANAGEMENT, INC	*	575.00	1,325.00 000169		
		2/28/23	15709 202302 320-53800-47000 N. MONTHLY POND HERBICIDE		*	750.00			
3/15/23	00001	3/01/23	67 202303 310-51300-34000 MANAGEMENT FEES - MAR 23	GOVERNMENTAL MANAGEMENT SERVICES-	*	3,154.42	4,666.97 000170		
		3/01/23	67 202303 310-51300-35100 WEBSITE MANAGEMENT-MAR 23		*	100.00			
		3/01/23	67 202303 310-51300-35200 INFORMATION TECH - MAR 23		*	150.00			
		3/01/23	67 202303 310-51300-31300 DISSEMINATION SVCS-MAR 23		*	583.33			
		3/01/23	67 202303 310-51300-51000 OFFICE SUPPLIES		*	.21			
		3/01/23	67 202303 310-51300-42000 POSTAGE		*	32.41			
		3/01/23	67 202303 310-51300-42500 COPIES		*	21.60			
		3/01/23	69 202303 320-53800-34000 FIELD MANAGEMENT - MAR 23		*	625.00			
3/15/23	00010	3/01/23	8164 202303 320-53800-46200 LANDSCAPE MAINT - MAR 23		PRINCE & SONS INC.	*		8,749.58	8,996.04 000171
		3/02/23	8241 202303 320-53800-47300 IRRIG RPLCD HEADS/NOZZELS			*		246.46	

TOTAL FOR BANK A 16,418.60

TOTAL FOR REGISTER 16,418.60

# SECTION 2

***Astonia***  
***Community Development District***

***Unaudited Financial Reporting***  
***March 31, 2023***



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**Astoria**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2023**

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>				
Operating Account	\$ 611,074	\$ -	\$ -	\$ 611,074
<b>Investments:</b>				
<u>Series 2020</u>				
Reserve	\$ -	\$ 217,378	\$ -	\$ 217,378
Revenue	\$ -	\$ 218,364	\$ -	\$ 218,364
Prepayment	\$ -	\$ 203	\$ -	\$ 203
Construction	\$ -	\$ -	\$ 3,844	\$ 3,844
<u>Series 2021 A2</u>				
Reserve	\$ -	\$ 558,040	\$ -	\$ 558,040
Revenue	\$ -	\$ 565,341	\$ -	\$ 565,341
Construction	\$ -	\$ -	\$ 441	\$ 441
<u>Series 2021 North Parcel</u>				
Reserve	\$ -	\$ 395,373	\$ -	\$ 395,373
Revenue	\$ -	\$ 407,004	\$ -	\$ 407,004
Construction	\$ -	\$ -	\$ 3	\$ 3
Due From General Fund	\$ -	\$ 1,091	\$ -	\$ 1,091
<b>Total Assets</b>	<b>\$ 611,074</b>	<b>\$ 2,362,794</b>	<b>\$ 4,287</b>	<b>\$ 2,978,155</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 1,824	\$ -	\$ -	\$ 1,824
Retainage Payable	\$ -	\$ -	\$ 362,492	\$ 362,492
Due To Debt Service	\$ 1,091	\$ -	\$ -	\$ 1,091
<b>Total Liabilities</b>	<b>\$ 2,915</b>	<b>\$ -</b>	<b>\$ 362,492</b>	<b>\$ 365,407</b>
<b>Fund Balances:</b>				
Restricted for:				
Debt Service	\$ -	\$ 2,362,794	\$ -	\$ 2,362,794
Capital Projects	\$ -	\$ -	\$ (358,205)	\$ (358,205)
Unassigned	\$ 608,159	\$ -	\$ -	\$ 608,159
<b>Total Fund Balances</b>	<b>\$ 608,159</b>	<b>\$ 2,362,794</b>	<b>\$ (358,205)</b>	<b>\$ 2,612,748</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 611,074</b>	<b>\$ 2,362,794</b>	<b>\$ 4,287</b>	<b>\$ 2,978,155</b>



**Astoria**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2023**

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
<b>Revenues</b>				
Assesments - Tax Roll	\$ 658,449	\$ 656,549	\$ 656,549	\$ -
Assesments - Lots Closing	\$ -	\$ -	\$ 389	\$ 389
Developer Contributions	\$ 43,576	\$ 25,000	\$ 25,000	\$ -
<b>Total Revenues</b>	<b>\$ 702,025</b>	<b>\$ 681,549</b>	<b>\$ 681,938</b>	<b>\$ 389</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ -	\$ 6,000
Engineering	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Attorney	\$ 25,000	\$ 12,500	\$ 3,428	\$ 9,072
Annual Audit	\$ 5,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 7,000	\$ 3,500	\$ 3,500	\$ 0
Trustee Fees	\$ 7,000	\$ 4,041	\$ 4,041	\$ -
Management Fees	\$ 37,853	\$ 18,926	\$ 18,927	\$ (0)
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Administration	\$ 1,200	\$ 600	\$ 600	\$ -
Telephone	\$ 100	\$ 50	\$ -	\$ 50
Postage & Delivery	\$ 500	\$ 250	\$ 403	\$ (153)
Insurance	\$ 5,822	\$ 5,822	\$ 5,563	\$ 259
Printing & Binding	\$ 500	\$ 250	\$ 22	\$ 228
Legal Advertising	\$ 9,000	\$ 4,500	\$ 1,832	\$ 2,668
Contingency	\$ 2,200	\$ 1,100	\$ 244	\$ 856
Office Supplies	\$ 350	\$ 175	\$ 12	\$ 163
Travel Per Diem	\$ 660	\$ 330	\$ -	\$ 330
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 137,560</b>	<b>\$ 71,619</b>	<b>\$ 44,646</b>	<b>\$ 26,973</b>

**Astoria**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2023**

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b><i>Field Expenditures</i></b>				
Property Insurance	\$ 10,000	\$ 10,000	\$ 1,956	\$ 8,044
Field Management	\$ 15,750	\$ 7,875	\$ 3,750	\$ 4,125
Landscape Maintenance	\$ 175,000	\$ 87,500	\$ 50,181	\$ 37,319
Landscape Replacement	\$ 35,000	\$ 17,500	\$ 1,640	\$ 15,860
Lake Maintenance	\$ 20,000	\$ 10,000	\$ 11,175	\$ (1,175)
Streetlights	\$ 20,500	\$ 10,250	\$ 7,434	\$ 2,816
Electric	\$ 8,000	\$ 4,000	\$ -	\$ 4,000
Water & Sewer	\$ 90,000	\$ 45,000	\$ 3,011	\$ 41,989
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Irrigation Repairs	\$ 15,000	\$ 7,500	\$ 2,157	\$ 5,343
General Repairs & Maintenance	\$ 17,000	\$ 8,500	\$ -	\$ 8,500
Contingency	\$ 10,000	\$ 5,000	\$ 13	\$ 4,987
<b>Subtotal Field Expenditures</b>	<b>\$ 418,750</b>	<b>\$ 214,375</b>	<b>\$ 81,318</b>	<b>\$ 133,057</b>
<b><i>Amenity Expenses</i></b>				
Amenity - Electric	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Amenity - Water	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Internet	\$ 3,000	\$ 1,500	\$ -	\$ 1,500
Pest Control	\$ 720	\$ 360	\$ -	\$ 360
Janitorial Service	\$ 7,400	\$ 3,700	\$ 600	\$ 3,100
Security Services	\$ 30,000	\$ 15,000	\$ -	\$ 15,000
Pool Maintenance	\$ 20,200	\$ 10,100	\$ -	\$ 10,100
Amenity Repairs & Maintenance	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Amenity Access Management	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Contingency	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
<b>Subtotal Amenity Expenditures</b>	<b>\$ 116,320</b>	<b>\$ 58,160</b>	<b>\$ 600</b>	<b>\$ 57,560</b>
<b>Total Expenditures</b>	<b>\$ 672,630</b>	<b>\$ 344,154</b>	<b>\$ 126,565</b>	<b>\$ 217,589</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 29,395</b>		<b>\$ 555,374</b>	
<b><i>Other Financing Sources/(Uses)</i></b>				
Transfer In/(Out) - Capital Reserves	\$ (29,395)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (29,395)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 555,374</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 52,786</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 608,159</b>	

**Astoria**  
**Community Development District**  
**Debt Service Fund - Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2023**

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
<b>Revenues</b>				
Assessments - Tax Roll	\$ 217,578	\$ 217,254	\$ 217,254	\$ -
Interest	\$ -	\$ -	\$ 4,039	\$ 4,039
<b>Total Revenues</b>	<b>\$ 217,578</b>	<b>\$ 217,254</b>	<b>\$ 221,293</b>	<b>\$ 4,039</b>
<b>Expenditures:</b>				
Interest Payment - 11/01	\$ 71,450	\$ 71,450	\$ 71,450	\$ -
Special Call - 11/01	\$ -	\$ -	\$ 5,000	\$ (5,000)
Principal - 05/01	\$ 75,000	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 71,450	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 217,900</b>	<b>\$ 71,450</b>	<b>\$ 76,450</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (322)</b>	<b>\$ 145,804</b>	<b>\$ 144,843</b>	<b>\$ 9,039</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (3,401)	\$ (3,401)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (3,401)</b>	<b>\$ (3,401)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (322)</b>		<b>\$ 141,442</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 75,778</b>		<b>\$ 294,706</b>	
<b>Fund Balance - Ending</b>	<b>\$ 75,457</b>		<b>\$ 436,148</b>	

**Astoria**  
**Community Development District**  
**Debt Service Fund - Series 2021 A2**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2023**

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
<b>Revenues:</b>				
Assessments - Direct	\$ 558,040	\$ 556,892	\$ 556,892	\$ -
Interest	\$ -	\$ -	\$ 9,913	\$ 9,913
<b>Total Revenues</b>	<b>\$ 558,040</b>	<b>\$ 556,892</b>	<b>\$ 566,805</b>	<b>\$ 9,913</b>
<b>Expenditures:</b>				
Interest Payment - 11/1	\$ 176,660	\$ 176,660	\$ 176,660	\$ -
Principal Payment - 05/01	\$ 205,000	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 176,660	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 558,320</b>	<b>\$ 176,660</b>	<b>\$ 176,660</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (280)</b>		<b>\$ 390,145</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 182,703</b>		<b>\$ 733,756</b>	
<b>Fund Balance - Ending</b>	<b>\$ 182,423</b>		<b>\$ 1,123,901</b>	

**Astonia**  
**Community Development District**  
**Debt Service Fund - Series 2021 North Parcel**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2023**

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
<b>Revenues:</b>				
Assessments	\$ 395,373	\$ 394,321	\$ 394,321	\$ -
Interest	\$ -	\$ -	\$ 7,394	\$ 7,394
<b>Total Revenues</b>	<b>\$ 395,373</b>	<b>\$ 394,321</b>	<b>\$ 401,715</b>	<b>\$ 7,394</b>
<b>Expenditures:</b>				
Interest Payment - 11/1	\$ 122,030	\$ 122,030	\$ 122,030	\$ -
Principal - 05/01	\$ 150,000	\$ -	\$ -	\$ -
Interest Payment - 05/1	\$ 122,030	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 394,060</b>	<b>\$ 122,030</b>	<b>\$ 122,030</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,313</b>	<b>\$ 272,291</b>	<b>\$ 279,685</b>	<b>\$ 7,394</b>
<b>Fund Balance - Beginning</b>	<b>\$ 126,336</b>		<b>\$ 523,059</b>	
<b>Fund Balance - Ending</b>	<b>\$ 127,649</b>		<b>\$ 802,745</b>	

**Astoria**  
**Community Development District**  
**Capital Projects Fund - Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2023**

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 29	\$ 29
Developer Contributions	\$ -	\$ -	\$ 250	\$ 250
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 279</b>	<b>\$ 279</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 478	\$ (478)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 478</b>	<b>\$ (478)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (199)</b>	<b>\$ 757</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 3,401	\$ 3,401
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,401</b>	<b>\$ 3,401</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 3,202</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (175,646)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ (172,444)</b>	

**Astoria**  
**Community Development District**  
**Capital Projects Fund - Series 2021**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2023**

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 1,696	\$ 1,696
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,696</b>	<b>\$ 1,696</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 190,731	\$ (190,731)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 190,731</b>	<b>\$ (190,731)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (189,035)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 127,538</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ (61,497)</b>	

**Astoria**  
**Community Development District**  
**Capital Projects Fund - Series 2021**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2023**

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 0	\$ 0
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 0</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (124,264)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ (124,264)</b>	



**Astoria**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues</b>													
Assessment - Tax Roll	\$ -	\$ 45,052	\$ 596,637	\$ 14,248	\$ 613	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 656,549
Assessment - Lot Closings	\$ 389	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 389
Developer Contributions	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
<b>Total Revenues</b>	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 681,938</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 994	\$ 890	\$ 15	\$ 1,319	\$ 97	\$ 114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,428
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Trustee Fees	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,927
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 52	\$ 4	\$ 13	\$ 295	\$ 7	\$ 32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 403
Insurance	\$ 5,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,563
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22
Legal Advertising	\$ 913	\$ -	\$ 920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,832
Contingency	\$ 39	\$ 39	\$ 39	\$ 51	\$ 39	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 244
Office Supplies	\$ 3	\$ 3	\$ 3	\$ 0	\$ 3	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12
Boundary Amendment Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 20,767</b>	<b>\$ 4,923</b>	<b>\$ 4,977</b>	<b>\$ 5,652</b>	<b>\$ 4,133</b>	<b>\$ 4,195</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 44,646</b>

**Astonia**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b><i>Operations &amp; Maintenance</i></b>													
<b><i>Field Services</i></b>													
Property Insurance	\$ 1,956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,956
Field Management	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,750
Landscape Maintenance	\$ 8,370	\$ 8,370	\$ 7,953	\$ 8,370	\$ 8,370	\$ 8,370	\$ 8,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,181
Landscape Replacement	\$ -	\$ 1,640	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,640
Lake Maintenance	\$ 3,030	\$ 1,705	\$ 1,705	\$ 1,705	\$ 1,705	\$ 1,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,175
Streetlights	\$ 896	\$ 1,111	\$ 3,209	\$ 718	\$ 767	\$ 733	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,434
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ 534	\$ 76	\$ 896	\$ 541	\$ 510	\$ 455	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,011
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 580	\$ 369	\$ 278	\$ 156	\$ 527	\$ 246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,157
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13
<b>Subtotal Field Expenses</b>	<b>\$ 15,990</b>	<b>\$ 13,910</b>	<b>\$ 14,666</b>	<b>\$ 12,114</b>	<b>\$ 12,504</b>	<b>\$ 12,134</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 81,318</b>
<b><i>Amenity Expenses</i></b>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Amenity Expenses</b>	<b>\$ 100</b>	<b>\$ 100</b>	<b>\$ 100</b>	<b>\$ 100</b>	<b>\$ 100</b>	<b>\$ 100</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 600</b>
<b>Total Expenditures</b>	<b>\$ 36,857</b>	<b>\$ 18,932</b>	<b>\$ 19,743</b>	<b>\$ 17,867</b>	<b>\$ 16,737</b>	<b>\$ 16,429</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 126,565</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (11,857)</b>	<b>\$ (18,932)</b>	<b>\$ (19,743)</b>	<b>\$ (17,867)</b>	<b>\$ (16,737)</b>	<b>\$ (16,429)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 555,374</b>

**Astoria**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2023**

TOTAL ASSESSMENT LEVY								Net	\$ 658,445.54	\$ 217,881.34	\$ 558,500.00	\$ 395,460.00	\$ 1,830,286.88
								Gross	\$ 708,005.96	\$ 234,281.01	\$ 600,537.63	\$ 425,225.81	\$ 1,968,050.41
								ASSESSED THROUGH COUNTY					
								35.97%	11.90%	30.51%	21.61%	100.00%	
DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	Property Appraiser	NET RECEIPTS	O&M Portion	\$2020 DSF Portion	\$2021 AA2 DSF Portion	\$2021 North DSF Portion	Total	
11/16/22	10/01/22-10/31/22	\$1,948.92	(37.42)	(77.97)	\$0.00	\$0.00	\$1,833.53	\$659.61	\$218.27	\$559.49	\$396.16	\$1,833.53	
11/21/22	11/01/22-11/06/22	\$9,581.18	(183.96)	(383.31)	\$0.00	\$0.00	\$9,013.91	\$3,242.75	\$1,073.03	\$2,750.54	\$1,947.59	\$9,013.91	
11/25/22	10/01/21-09/30/22	\$0.00	0.00	\$0.00	\$24.94	\$0.00	\$24.94	\$8.97	\$2.97	\$7.61	\$5.39	\$24.94	
11/25/22	11/07/22-11/13/22	\$121,554.37	(2,333.85)	(\$4,861.74)	\$0.00	\$0.00	\$114,358.78	\$41,140.56	\$13,613.52	\$34,895.83	\$24,708.87	\$114,358.78	
Inv#4651963	Property Appraiser Fee	\$0.00	0.00	0.00	\$0.00	(\$12,600.46)	(\$12,600.46)	(\$4,533.01)	(\$1,499.99)	(\$3,844.95)	(\$2,722.51)	(\$12,600.46)	
Inv#4651964	Property Appraiser Fee	\$0.00	0.00	0.00	\$0.00	(\$7,080.06)	(\$7,080.06)	(\$2,547.05)	(\$842.83)	(\$2,160.43)	(\$1,529.75)	(\$7,080.06)	
12/12/22	11/14/22-11/23/22	\$890,391.10	(17,095.56)	(\$35,613.23)	\$0.00	\$0.00	\$837,682.31	\$301,356.14	\$99,719.53	\$255,613.24	\$180,993.40	\$837,682.31	
12/21/22	11/24/22-11/30/22	\$865,423.30	(16,616.16)	(\$34,615.22)	\$0.00	\$0.00	\$814,191.92	\$292,905.47	\$96,923.18	\$248,445.31	\$175,917.96	\$814,191.92	
12/23/22	12/01/22-12/15/22	\$27,687.53	(536.38)	(\$868.71)	\$0.00	\$0.00	\$26,282.44	\$9,455.11	\$3,128.72	\$8,019.91	\$5,678.70	\$26,282.44	
01/13/23	12/16/22-12/31/22	\$42,055.19	(808.28)	(\$1,641.30)	\$0.00	\$0.00	\$39,605.61	\$14,248.11	\$4,714.74	\$12,085.39	\$8,557.37	\$39,605.61	
02/16/23	01/01/23-01/31/23	\$1,773.72	(34.77)	(\$35.46)	\$0.00	\$0.00	\$1,703.49	\$612.83	\$202.79	\$519.81	\$368.06	\$1,703.49	
<b>TOTAL</b>		<b>\$1,960,415.31</b>	<b>(\$37,646.38)</b>	<b>(\$78,096.94)</b>	<b>\$24.94</b>		<b>\$1,825,016.41</b>	<b>\$656,549.49</b>	<b>\$217,253.93</b>	<b>\$556,891.75</b>	<b>\$394,321.24</b>	<b>\$1,825,016.41</b>	

<b>99.61%</b>	<b>Gross Percent Collected</b>
<b>\$ 143,034.00</b>	<b>Balance Remaining to Collect</b>

**Astoria**  
**Community Development District**  
**Long Term Debt Report**

<b>SERIES 2020, SPECIAL ASSESSMENT BONDS</b>	
INTEREST RATES:	2.750%, 3.375%, 4.000%
MATURITY DATE:	5/1/2051
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$217,378
RESERVE FUND BALANCE	\$217,378
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)
SPECIAL CALL - 11/01/22	(\$5,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$3,705,000</b>

<b>SERIES 2021, AREA 2 SPECIAL ASSESSMENT BONDS</b>	
INTEREST RATES:	2.50%, 3.20%, 3.75%, 4.00%
MATURITY DATE:	5/1/2051
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$558,040
RESERVE FUND BALANCE	\$558,040
BONDS OUTSTANDING - 7/20/21	\$10,065,000
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$10,065,000</b>

<b>SERIES 2021, NORTH PARCEL SPECIAL ASSESSMENT BONDS</b>	
INTEREST RATES:	2.50%, 3.20%, 3.75%, 4.00%
MATURITY DATE:	5/1/2052
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$395,373
RESERVE FUND BALANCE	\$395,373
BONDS OUTSTANDING - 7/20/21	\$7,155,000
PRINCIPAL PAYMENT - 05/01/22	(\$145,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$7,155,000</b>