

Astoria
Community Development District

Meeting Agenda

November 8, 2023

AGENDA

Astoria

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

November 1, 2023

Board of Supervisors
Astoria
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Astoria Community Development District** will be held **Wednesday, November 8, 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 (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the October 11, 2023 Board of Supervisors Meeting
4. Presentation and Approval of Supplemental Engineer's Report for Assessment Area Four Bonds dated October 11, 2023
5. Ratification of Limited Liability Company Affidavit for Deed for Astoria North
6. Ratification of Special Warranty Deed for Astoria North
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposals for Swing Sets at Playground
 - a) Metal Frame
 - b) Wood Frame
 - ii. Consideration of Proposal for Solar Lights at Mail Kiosks
 - D. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Discussion Regarding Resident Request for Trash Can at Entrance and Dog Waste Stations
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

¹ 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, **October 11, 2023** at 1:00 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Brent Elliott	Chairman
Halsey Carson	Vice Chairperson
Karen Ritchie	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Lauren Gentry	District Counsel, KVW Law
Corey Roberts	District Counsel, KVW Law
Bryan Hunter <i>by Zoom</i>	District Engineer, Hunter Engineering
Bob Gang <i>by Zoom</i>	Bond Counsel, Greenberg Traurig
Ashton Bligh <i>by Zoom</i>	Bond Counsel, Greenberg Traurig
Clayton Smith <i>by Zoom</i>	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

Ms. Burns opened up the public comment period and asked for any comments. An audience member commented about the on-street parking.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the July 12, 2023
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the July 12, 2023 Board of Supervisors Meeting. Ms. Burns asked for any questions, comments, or corrections to the minutes. The Board had no changes to the minutes.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Minutes of the July 12, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Presentation and Approval of Preliminary Supplemental Assessment Methodology for Assessment Area Four dated October 11, 2023

Ms. Burns noted this is related to a bond issuance for another phase of the community and will not impact the debt assessment for your homes. She provided a brief overview of the methodology. She added the methodology allocated debt to the parcels based on the benefit they receive from the capital improvement plan outlined in the Engineer’s report for Assessment Area 4. Ms. Burns stated that Table 1 shows the development program with 168 townhome units in the phase. Table 2 outlines the cost estimates at \$6,855,200. Table 3 shows the estimated bond sizing from FMS for \$3, 210,000. The improvement cost is \$40,805 and the par debt per unit is \$19,107. Table 6 outlines the net and gross annual debt assessment per unit and the gross annual debt assessment is \$1613.49. Table 7 is the preliminary assessment roll at 30.97 acres in this assessment area owned by Pine Tree Trail Property, LLC.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Preliminary Supplemental Assessment Methodology for Assessment Area Four Dated October 11, 2023, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-01 Delegation Resolution for Series 2023 (Assessment Area Four Project) Bonds

Ms. reviewed Resolution 2024-01 for Assessment Area 4 project. She noted this is the supplemental resolution contemplated when the Board adopted the original resolution. The documents as exhibits sell one series of bonds for the primary purpose for providing funds to pay all portions of infrastructure for 168 residential units and the forms are listed in the documents. She noted findings will be determined so that a public offering is not required. The findings are listed under Section 4 and Section 5 includes the parameters for Assessment Area 4 bonds. She added the initial aggregate principal amount of Assessment Area 4 bonds shall not exceed

\$4,500,000. The interest rate shall not exceed the maximum statutory rate and the final maturity of these bonds shall not be later than the maximum term which is 30 years of principal amortization.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2024-01 Delegation Resolution for Series 2023 (Assessment Area Four Project) Bonds, was approved.

Ms. Bligh noted there is a supplemental Engineers’ report dated as of October 11, 2023 that sets out the cost and the legal description for the assessment area. The cost chart is included.

SIXTH ORDER OF BUSINESS

Consideration of Series 2023 Assessment Area Four Project Developer Agreements

A. True-Up Agreement

Ms. Gentry reviewed the True-up agreement between the District and the property owner where if there are fewer units contracted than planned then they will reallocate the assessments accordingly. The Developer agrees to pay in this case.

B. Completion Agreement

Ms. Gentry stated the completion agreement where the Developer agrees to complete the project that is being funded with the Assessment Area 4 bonds.

C. Acquisition Agreement

Ms. Gentry stated this agreement sets out the terms by which the District could acquire any previously completed improvements, work product or real property.

D. Collateral Assignment Agreement

Ms. Gentry stated that in this agreement the Developer agrees in the event of a default assign any rights to complete the Assessment Area 4 project.

E. Declaration of Consent

Ms. Gentry stated that for this agreement the Developer consents to the jurisdiction of the Astoria Development District and agrees to the imposition of special assessments.

F. Notice of Special Assessments

Ms. Gentry stated this is a form of notice of special assessment which the District would record after the bond issuance is complete to memorialize and ensure everyone has notice of the assessments imposed on the property.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Series 2023 Assessment Area 4 Project Agreements, were approved in substantial form.

G. Consideration of Resolution 2024-02 Delegated Supplemental Assessment Resolution for Series 2023 (Assessment Area Four Project) Bonds

Ms. Gentry reviewed and explained the Resolution and the supplemental Engineer’s Report for Area 4. She noted it was attached as an exhibit. She noted it approves the cost chart and the legal description, outlines findings, confirms the maximin assessment lean, sets forth how the assessments will be allocated and collected, sets out conditions for prepayment, applications of true-up payments, and the administrative provisions.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2024—02 Delegated Supplemental Assessment Resolution for Series 2023 (Assessment Area Four Projects) Bonds, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal from AMTEC for Arbitrage Rebate Services for: Series 2020 (Assessment Area One Project) Bonds, Series 2021 (Assessment Area Two Project) Bonds, Series 2021 (North Parcel Assessment Area Project) Bonds, and Series 2023 (Assessment Area Three Project) Bonds

Ms. Burns stated the total is \$450 annually for each report.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Proposal from AMTEC for Arbitrage Rebate Services for: Series 2020 (Assessment Area One Project) Bonds, Series 2021 (Assessment Area Two Project) Bonds, Series 2021 (North Parcel

Assessment Area Project Bonds, and Series 2023 (Assessment Area Three Project) Bonds, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Arbitrage Rebate Reports from AMTEC for:

- A. Series 2020 (Assessment Area One Project) Bonds**
- B. Series 2021 (Assessment Area Two Project) Bonds**
- C. Series 2021 (North Parcel Assessment Area Project) Bonds**

Ms. Burns stated these are the actual reports from the prior year. She noted on page 4 was the negative rebate amount and notes we are not earning more interest than we pay.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Accepting the Arbitrage Rebate Reports from AMTEC, was approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2024-03 Setting a Public Hearing on District Parking and Towing Policies

Ms. Burns noted the CDD owns the roadways within the community and the Board can set street parking and towing policies. She noted there have been calls from residents with complaints and asked the Board for input on how to proceed with new policies. She suggested to do a street-by-street basis where fire hydrants, homes on the side and designated parking on that area. Discussion ensued on where to have tow away zones, parking allowed/not allowed, and signage placements. She added there are additional issues for commercial vehicles parking during the day, removal of vehicles that are not operational, towing vendor, no warnings given,

She added the public hearing will be on December 13th.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Resolution 2024-03 Setting a Public Hearing for December 13, 2023 at 1:00 p.m. in the Same Location on District Parking and Towing Policies, was approved.

TENTH ORDER OF BUSINESS

Consideration of Engagement Letter for Fiscal Year 2023 Audit Services with Grau & Associates

Ms. Burns stated this letter is with Grau and Associates and is a renewal for 2023. She added the costs is \$7,600 annually.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Engagement Letter for Fiscal Year 2023 Audit Services with Grau and Associates, was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Letter for Underwriter Services from FMS Bonds for Series 2023 Bonds

Ms. Burns stated this is for the Series 2023 bonds and the fees are included in the package.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Letter for Underwriter Services from FMS Bonds for Series 2023 Bonds, was approved.

TWELFTH ORDER OF BUSINESS

Consideration of Proposal from Securitas for District Security Services (CLOSED SESSION DISCUSSION AVAILABLE – if needed)

Ms. Burns stated that under Florida statute certain security information is exempt from being discussed in a public meeting or disclosed such as camera locations. She added she had redacted some information from the proposal to allow community input. She noted they can do a closed session as well. The two components, pricing, and services of the guards, off-site monitoring, were reviewed. She noted the total for both components is \$31,853 and is within the budget adopted by the Board. Some questions were asked about damage, how it works in other communities, and both components are required. Timing for installation was also discussed. She added a request can be made to hold the price and start remote guard now and hold the \$16/hours per week live guard until March. This would be due to the slow season and no activity during the winter.

After discussion The Board decided for the on-site guard to begin March 1st.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Proposal from Securitas for District Security Services, to

Start the Remote Guard Now, and Begin the Live Guard on March 1st, was approved.

THIRTEENTH ORDER OF BUSINESS

Consideration of Assignment of Contractor Agreement for Pine Tree Trail Master Infrastructure Project – ADDED

Ms. Gentry reviewed the documents to be used to assign the contract for construction basics to include assignment agreement, Developer affidavit, contractor’s acknowledgement, contract addendum, and a number of certifications attached. She asked for approval in substantial form and authorize the Chair to sign.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Assignment of Contractor Agreement for Pine Tree Trail Master Infrastructure Project, was approved in substantial form.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry stated there was nothing further to report.

B. Engineer

Mr. Hunter stated he could provide updates for Phase 5 Chateau construction and Pine Tree Phase 6 if the Board needed. There were no questions.

C. Field Manager’s Report

Mr. Bailey reviewed some issues in the playground area and parking overnight. He noted the amenity is open and doing well. He reviewed landscaping and sodding, site item proposals, potholes that need repair, and sod needs in specific areas.

i. Consideration of Landscape Items from Prince & Sons, Inc.

a) Contract Addendum for Phases 2 & 3

Mr. Bailey reviewed the proposal quotes from Prince and Sons to add Phase 2 and 3 to the contract for \$71,640. This would roughly bring the contract amount to \$192,273.87. He noted the new budget has \$245,000. This would give us \$52,000 to manage other phases. Ms. Burns noted anything under \$195,000 has to go through a public RFP process. She added this is under the threshold but when adding the next Phase, they may need to re-bid the contract.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the, the Contract Addendum for Phase 2 & 3, was approved.

b) Sod Installation along Pong Bank Near 877 Daring Drive

Mr. Bailey reviewed the proposal quotes or \$945 for the sodding. Ms. Burns noted this is withing the landscaping budget.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Sod Installation Along Pond Bank Near 877 Daring Drive, was approved.

c) Grading and Sodding Open Space Near 884 Daring Drive

Mr. Bailey reviewed the proposal for the sod installation for a quote of \$5,919 for grading and sodding the area. Ms. Burns asked if this is withing the scope of the site contractor. This was tabled.

ii. Consideration of Proposal for Aquatic Maintenance for Phase 3 Pond from Aquatic Weed Management

Mr. Bailey reviewed this was adding the dry pond in the back of Phase 3 and is \$1800 added to the yearly contract. It was noted this was within budget.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the, the Proposal for Aquatic Maintenance for Phase 3 Pond from Aquatic Weed Management, was approved.

iii. Consideration of Proposals for Pest Control Services at Amenity

a) All American Lawn

b) Massey Services

Mr. Bailey reviewed the two options for pest control. He noted All American Lawn is significantly higher and this adds the perimeter and inside and the playground quarterly. He noted Massey Services quoted the whole perimeter, the inside of buildings, the pool deck and the playground area for \$1,500/year.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Proposal for \$1,500/year from Massey Services for Pest Control Services at the Amenity Center, was approved.

iv. Consideration of Proposal for Road Repair from D&C Parking Lot Maintenance to Fix Pothole on James Paul Road

Mr. Bailey reviewed the proposal for \$1,700 to repair the pothole. He noted they had checked several other vendors, and they were higher. Ms. Burns stated they could approve pending verification this is not under warranty.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Proposal for Road Repair from D&C Parking Lot Maintenance to Fix the Pothole on James Paul Road, was approved, pending it is not under warranty.

v. Consideration of GMS Proposals for:

a) District Signage – Street Name Signs at Roundabouts

Mr. Bailey reviewed this proposal and noted there are currently no street signs. There were questions on signage, and lettering. He stated this can be investigated further. This will be tabled.

b) District Signage – “Do Not Enter” Signs

Mr. Bailey reviewed the signage.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the, Do Not Enter Signage, was approved.

D. District Manager’s Report

i. Check Register

Ms. Burns presented the check register to the Board and asked for approval.

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 for the month of August were included in the package for review. There was no action necessary from the Board.

FIFTEENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

SIXTEENTH ORDER OF BUSINESS Supervisor’s Requests and Audience Comments

Ms. Burns opened the meeting for questions from the audience. Audience members commented on issues with an area, signage areas, mailboxes, pest spraying in needed areas next to mailbox and playground, potholes, security camera usage and supporting the videos, other security camera options, remote monitoring, adding swings to the playground for disabled, adding benches, options for key fobs for pool access. Ms. Burns discussed problems with scanning of key fobs and costs. Another comment on pool gazebos, reserving for parties, community events, emailing Amenity staff for event information and approval.

Additional comments on golf cart status, amenity usage in all Phases, dog parks, street parking, entrance signage lighting, and adding benches.

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.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



*ASTONIA
COMMUNITY DEVELOPMENT DISTRICT*

*SUPPLEMENTAL ENGINEER'S REPORT
FOR
ASSESSMENT AREA FOUR BONDS*

Prepared For

*BOARD OF SUPERVISORS
Of The
ASTONIA COMMUNITY DEVELOPMENT DISTRICT*

Prepared by:

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

October 11, 2023

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

AMENDED AND RESTATED ENGINEER'S REPORT
ASTONIA COMMUNITY DEVELOPMENT DISTRICT

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EXHIBIT 8A - Assessment Area 4 (Phase 6) Legal Description

EXHIBIT 9 - Phasing Map

**SUPPLEMENTAL ENGINEER’S REPORT FOR ASSESSMENT AREA FOUR BONDS
ASTONIA COMMUNITY DEVELOPMENT DISTRICT**

I. PURPOSE

The purpose of this Supplemental Engineer’s Report for Assessment Area Four Bonds (the “Report”) is to amend the Amended and Restated Engineer’s Report of Capital Improvements, dated April 8, 2022 (the “Master Report”) which was amended by the Supplemental Engineer’s Report for Assessment Area Three Bonds dated April 12, 2023 (Supplemental Report for AA3). The Supplemental Report for AA3 described development occurring in six phases, with the bonds being issued for Assessment Area 3 intended for the development of Phase 5 (232 Townhomes). This Supplemental Report for Assessment Area Four, addresses in more detail the capital improvements needed for Phase 6 which includes the development of 168 Townhome Lots. Included in this Report is an amendment to Composite Exhibit 7 (Summary of Probable Cost), a new Exhibit 8 setting forth a legal description for Assessment Area Four. Exhibit 9 providing a map depicting the six phases of development is also included herein, but has not been revised from the prior maps.

II. COMPOSITE EXHIBIT 7 (SUMMARY OF PROBABLE COSTS)

The Summary of Probable Cost table (Composite Exhibit 7) has been updated to reflect changes in the estimated probable cost for the Phase 6 improvements. The total number of units planned for Phase 6 (168 Townhomes) has not changed. The Summary of Proposed District Facilities set forth in Composite Exhibit 7 has not changed.

III. EXHIBIT 8A (ASSESSMENT AREA 4 LEGAL DESCRIPTION)

A new exhibit has been added to provide the legal description for Assessment Area Four (Phase 6 – 168 Townhome Lots).

IV. EXHIBIT 9 (PHASING MAP)

Exhibit 9, which depicts the locations of the development phases identified in the Summary of Probable Cost, is included herein but no revisions were necessary.

Composite Exhibit 7
Astoria Community Development District
Summary of Probable Cost

Infrastructure ⁽¹⁾⁽⁹⁾	Phase 1 (2020-2021) Existing District 191 Lots ⁽¹⁰⁾	Phase 2 (2021-2022) Existing District 306 Lots ⁽¹¹⁾	Phase 3 (2021-2022) Existing District 184 Lots ⁽¹²⁾	Phase 4 (2021-2022) Expansion 332 LOTS ⁽¹³⁾	Phase 5 (2022-2023) Expansion 232 Townhome Lots	Phase 6 (2023-2024) Expansion 168 Townhome Lots	Total 1,413 Lots ⁽¹⁴⁾
Offsite Improvements ⁽⁵⁾⁽⁶⁾	\$ 650,000.00	\$1,050,000.00	\$ 600,000.00	\$ 200,000.00	\$232,000.00	\$188,000.00	\$ 2,920,000.00
Stormwater Management ⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾	\$1,350,000.00	\$2,160,000.00	\$1,290,000.00	\$2,300,000.00	\$1,856,000.00	\$1,848,000.00	\$10,804,000.00
Utilities (Water, Sewer, & Street Lighting) ^{(5)(6) (8)}	\$1,320,000.00	\$2,120,000.00	\$1,260,000.00	\$2,300,000.00	\$2,088,000.00	\$2,016,000.00	\$11,104,000.00
Roadway ⁽⁴⁾⁽⁵⁾⁽⁶⁾	\$ 790,000.00	\$1,260,000.00	\$ 750,000.00	\$1,370,000.00	\$1,392,000.00	\$1,680,000.00	\$7,242,000.00
Entry Feature ⁽⁶⁾⁽⁷⁾	\$ 310,000.00	\$ 495,000.00	\$ 295,000.00	\$ 530,000.00	\$150,000.00	\$250,000.00	\$2,030,000.00
Parks and Recreational Facilities ⁽¹⁾⁽⁶⁾	\$ 450,000.00	\$ 720,000.00	\$ 430,000.00	\$ 720,000.00	\$150,000.00	\$250,000.00	\$2,720,00.00
Contingency	\$ 210,000.00	\$ 345,000.00	\$ 245,000.00	\$ 400,000.00	\$586,800	\$623,200.00	\$2,410,000.00
TOTAL	\$5,080,000.00	\$8,150,000.00	\$4,870,000.00	\$7,820,000.00	\$6,454,800.00	\$6,855,200.00	\$39,230,000.00

Notes:

1. Infrastructure consists of offsite improvements, public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry features, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot both for initial pad construction, lot finishing in conjunction with home construction, which will be provided by developer or homebuilder.
3. Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2023 cost (Ph 6).
7. Includes entry features, signage, hardscape, landscape, irrigation and buffer fencing.
8. CDD will enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service. Only the incremental cost of undergrounding of wire in public right-of-way and on District land is included.
9. Estimates based on Master Infrastructure to support development of 1,413 lots.
10. 73 – 40 foot wide lots and 118 - 50 foot wide lots
11. 143 – 40 foot wide lots and 163 – 50 foot wide lots
12. 73 – 40 foot wide lots and 111 – 50 foot wide lots
13. 139 – 40 foot wide lots and 193 - 50 foot wide lots.
14. 428 – 40 foot wide lots, 585 – 50 foot wide lots, and 400 townhome lots.

ASSESSMENT AREA 4 LEGAL DESCRIPTION

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

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

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

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

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

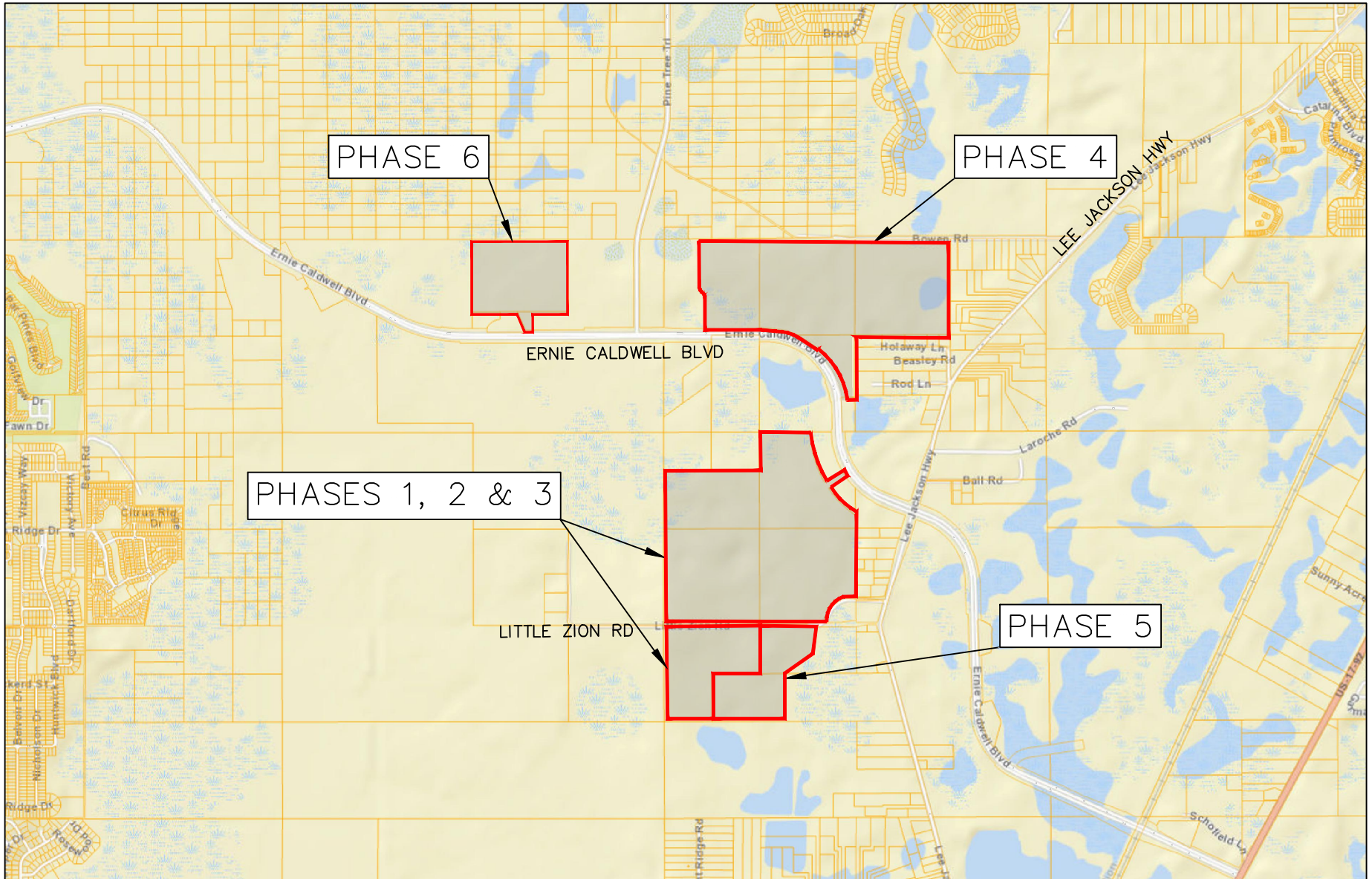
THE ABOVE DESCRIBED PARCEL CONTAINING 0.95 ACRES OF LAND, MORE OR LESS, WITH THE TWO DESCRIBED PARCELS TOGETHER TOTALLING 30.97 ACRES, MORE OR LESS.

EXHIBIT 8A

Assessment Area 4 Legal Description



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



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

EXHIBIT 9
ASTONIA COMMUNITY DEVELOPMENT DISTRICT
PHASING MAP



SECTION V

PREPARED BY AND RETURN TO:
Lauren Gentry
KILINSKI | VAN WYK PLLC
P.O. Box 6386
Tallahassee, Florida 32314

**LIMITED LIABILITY COMPANY
AFFIDAVIT FOR DEED
[ASTONIA NORTH]**

STATE OF FLORIDA
COUNTY OF POLK

I, Harold R. Baxter (“Affiant”), on being duly sworn, state:

1. I am the Manager of HRB Land Investments, LLC, which is Manager of Center State Development, LLC, which is the Manager of ASTONIA NORTH, LLC, a Florida limited liability company (the “Company”).
2. The management of the Company is vested in Affiant.
3. There has been no dissolution of the Company resulting from transfers of interests in the Company or otherwise. The Company has never been a debtor in a bankruptcy proceeding.
4. On behalf of the Company, I am authorized to transfer, convey, exchange, assign, mortgage or otherwise deal with or dispose of the property more particularly described on the attached **Exhibit A** (the “Property”) or any interests therein.
5. On behalf of the Company, I am authorized to execute, acknowledge and deliver instruments of any kind that are necessary, convenient or incidental to the transfer of any interest in real property owned or controlled by the Company.
6. On behalf of the Company, I acknowledge this affidavit may be relied upon by the Astonia Community Development District (the “District”) for the purpose of acquiring the Property and specifically consent to such reliance by the District.

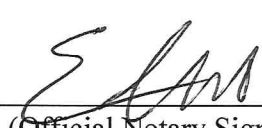


Affiant

SWORN TO AND SUBSCRIBED before me by means of physical presence or online notarization this 2 day of October 2023 by Harold R. Baxter, on behalf of ASTONIA NORTH, LLC.



[notary seal]



(Official Notary Signature)

Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

Exhibit A
PROPERTY DESCRIPTION

Tracts A, B, C, D, E, F, H, I, L, OS 1, OS 2, OS 3, OS 4, SWM 10/20/30/40, SWM 20, SWM 50/60A, SWM 60B, SWM 70/80, SWM 90, REC 1, REC 2, REC 3, and REC 4; together with the drainage easements and landscape easements; and together with those Rights-of-Way identified as Reston Avenue, Hatteras Road, Daring Drive, Cedar Key Street, Adventure Avenue, Heroic Road, Brave Road, Jackson Avenue, John Jacob Road, James Paul Road, Gallant Gateway, and Fury Street, all as identified on the Plat titled "Astonia North" as recorded at Plat Book 188, Pages 47 et seq., of the Official Records of Polk County, Florida.

SECTION VI

PREPARED BY AND RETURN TO:

Lauren Gentry, Esquire
KILINSKI | VAN WYK PLLC
P.O. Box 6386
Tallahassee, Florida 32314

SPECIAL WARRANTY DEED
[ASTONIA NORTH]

THIS SPECIAL WARRANTY DEED is executed as of this 29th day of September, 2023, by **ASTONIA NORTH, LLC**, a Florida limited liability company, with a mailing address of 4900 Dundee Road, Winter Haven, Florida 33884 (hereinafter called the “grantor”), in favor of **ASTONIA COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (hereinafter called the “grantee”).

[Wherever used herein, the terms “grantor” and “grantee” shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

WITNESSETH:

That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Polk County, Florida, further described as follows:

Tracts A, B, C, D, E, F, H, I, L, OS 1, OS 2, OS 3, OS 4, SWM 10/20/30/40, SWM 20, SWM 50/60A, SWM 60B, SWM 70/80, SWM 90, REC 1, REC 2, REC 3, and REC 4; together with the drainage easements and landscape easements; and together with those Rights-of-Way identified as Reston Avenue, Hatteras Road, Daring Drive, Cedar Key Street, Adventure Avenue, Heroic Road, Brave Road, Jackson Avenue, John Jacob Road, James Paul Road, Gallant Gateway, and Fury Street, all as identified on the Plat titled “Astonia North” as recorded at Plat Book 188, Pages 47 et seq., of the Official Records of Polk County, Florida.

Subject to restrictions, covenants, conditions and easements, of record; however, reference hereto shall not be deemed to reimpose same.

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under grantor.

Note to Recorder: This deed conveys unencumbered property to a local unit of special-purpose government for no taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is being paid hereon.

Grantor represents that grantor has complied with the requirements of Section 196.295, Florida Statutes.

RESERVATION OF EASEMENT

GRANTOR(S) hereby reserves unto itself and its successors and assigns, and grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property and Easement areas, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for any drainage, hardscaping, landscaping, irrigation, wetland and related improvements, as applicable, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property and Easement areas; provided, however, that grantor's reservation of rights hereunder shall not be deemed to impose any obligations on grantor to maintain, repair or replace any part of the Property or Easement areas or improvements located thereon.

[Signatures on following page]

IN WITNESS WHEREOF, the Parties have caused this Special Warranty Deed to be executed as of the day and year first written above.

Signed, sealed and delivered in the presence of:

GRANTOR:

ASTONIA NORTH, LLC
a Florida limited liability company

By: Center State Development, LLC, its Manager

By: HRB Land Investments, its Manager

[Signature]
Print Name: Brent Elliott
[Signature]
Print Name: Halsey Carben

[Signature]
By: Harold R. Baxter
Its: Manager

STATE OF FLORIDA
COUNTY OF Polk

SWORN TO AND SUBSCRIBED before me by means of physical presence or online notarization this 2 day of October 2023, by Harold R. Baxter, on behalf of Astonia North, LLC, a Florida limited liability company.



[notary seal]

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

ACCEPTANCE BY GRANTEE

By execution of this Special Warranty Deed, grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this 2 day of October, 2023.

Signed, sealed and delivered
in the presence of:

ASTONIA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established under Chapter 190 of the Florida Statutes

Witnesses:

Halsey Carson
Name: Halsey Carson

By: Brent Elliott
Chairperson
Board of Supervisors

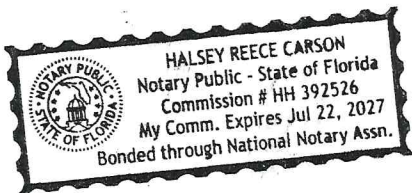
Kaitlyn Wolfe
Name: Kaitlyn Wolfe

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 4 day of October, 2023, by Brent Elliott, as Chairperson of the Board of Supervisors of the Astonia Community Development District.

Halsey Carson
(Official Notary Signature)
Name: Halsey Carson
Personally Known X
OR Produced Identification _____
Type of Identification _____

[notary seal]



SECTION VII

SECTION C

Astonia CDD

Field Management Report



November 8th, 2023

Allen Bailey

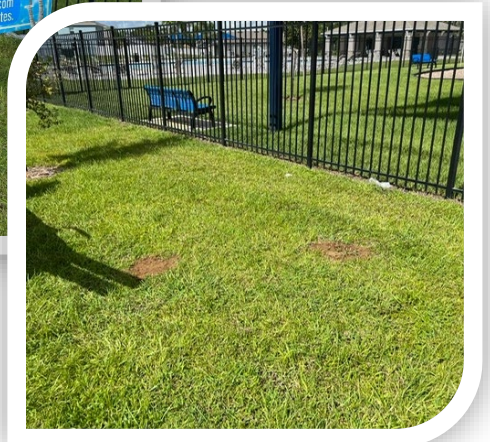
Field Manager

GMS

Completed

Amenity Opening Sign

✚ The amenity opening sign has been removed.



Pond Trash Removal

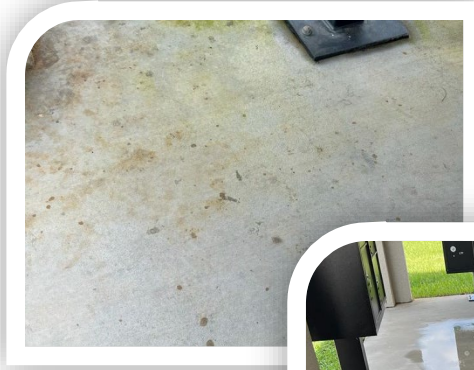


✚ GMS staff cleaned Astonia ponds of debris and trash near construction areas.

Complete

Mail Kiosk

- ✚ The amenity mail kiosk had iron and algae build up on the cement slab.
- ✚ It has been pressure washed clean.



Men's Restroom Safety Bar

- ✚ The men's restroom safety bar in the handicap stall came loose. GMS staff secured it back to the wall.



Complete

Do Not Enter Signage



- ✚ The do not enter signs have been installed at the old construction route off of Bowen Rd.

In Progress

Pond Bank on Daring Dr



✚ The stormwater pond next to 877 Daring Dr will have sod installed Week of November 6th by the landscape vendor.

Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-460-4424, or by email at abailey@gmscfl.com. Thank you.

Respectfully,
Allen Bailey

SECTION 1

SECTION (a)



Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Date	Estimate #
10/31/2023	23100

Project Name
Astonia CDD Swings



Customer / Bill To
Governmental Management Services CF Allen Bailey 219 E. Livingston St. Orlando, FL 32801

Ship To
6200 Lee Vista Blvd. Ste 300 Orlando, FL 32825



WE WILL BEAT ANY PRICE BY 5%!

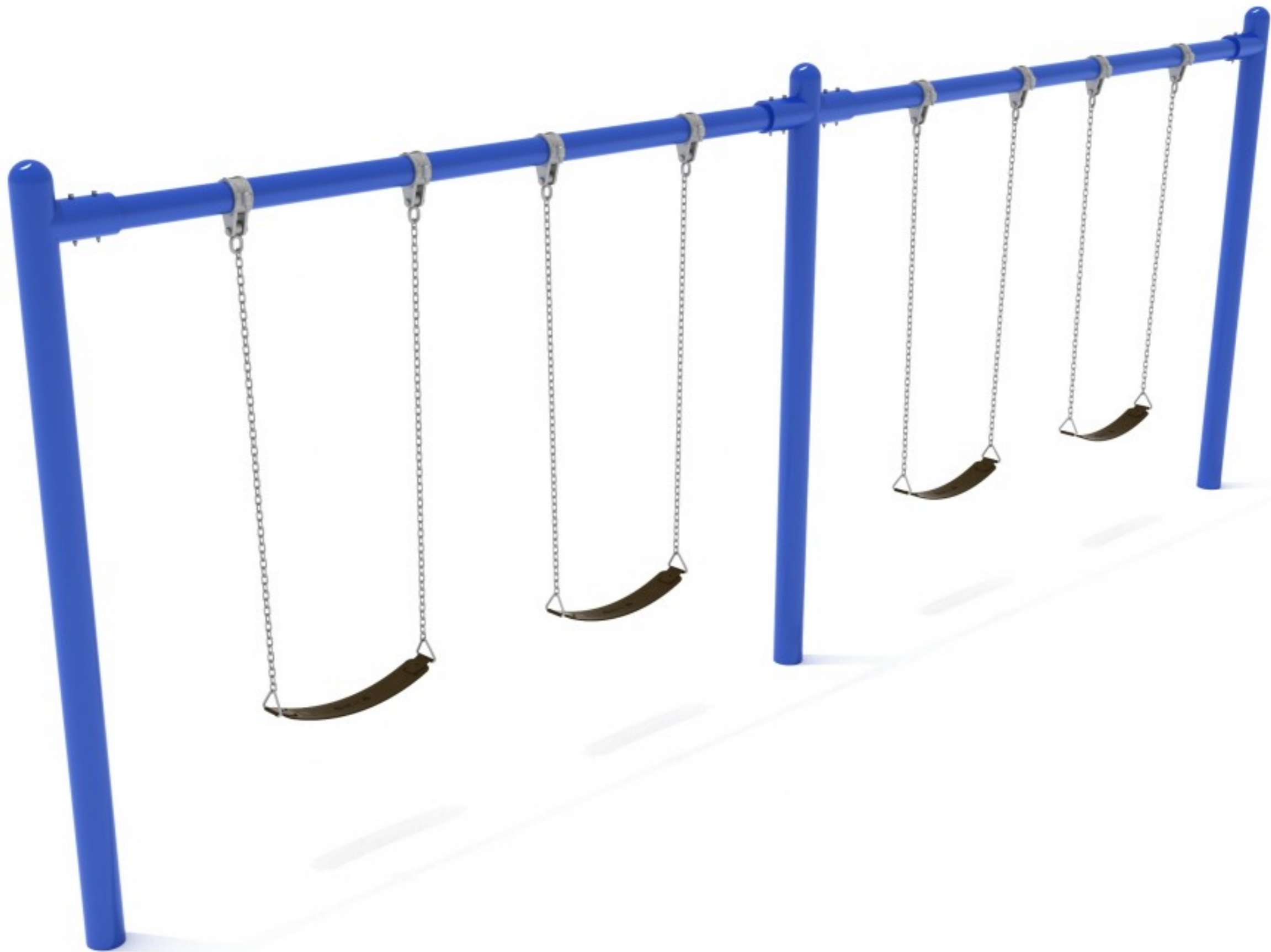
Item	Description	Qty	Cost	Total:
	1. Supply and install single post swing 2. Supply and install safety surfacing and borders			
	PLAY EQUIPMENT			
QS-23-PSW002...	2 Bay - Frame w/ Hangers & 2 Bay Belt Seat Package	1	2,105.20	2,105.20
Shipping	Combined Shipping and Freight Charges	1	1,173.60	1,173.60
	SURFACING			
EWFM	Engineered Wood Fiber Playground Mulch	43	50.00	2,150.00
22-2BY2412	12" Border Timber With Spike	34	31.00	1,054.00
Shipping	Combined Shipping and Freight Charges	1	2,420.00	2,420.00
	RAW MATERIALS, LABOR			
CC80	Concrete for Anchoring - Delivered Cost	12	8.40	100.80
FBLOCK	Footer Blocks	8	3.75	30.00
LBR	Labor and Installation- swing and surfacing	1	3,150.00	3,150.00
	Surfacing Note: 40 cu yds of EWF 12 inches deep recommended for space, 34x plastic borders to contain surfacing.			

AGREED AND ACCEPTED:
If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

_____/_____/_____
Signature Name / Title Date

Subtotal:	\$12,183.60
Sales Tax: (7.5%)	\$0.00
Total:	<u>\$12,183.60</u>

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.



SECTION (b)



Date: 10/25/2023

Customer Name: Astonia CDD



Design: Commercial Swingset (C60)

MSRP

\$4,199

Fort Size: See Diagram Page #: C60

DISCOUNT

- 50% OFF

Deck Height: See Diagram Color Pkg: Green -or- Rainbow

SALE PRICE

\$2,099

Pg #	Qty	Commercial Playground Quote	Color	Unit Price	
				\$	
				\$	
		*** Installation of extra accessories and add-ons only ----->		\$	
		* If Free-Standing Swingset, Add \$100 Concrete		\$ 100	
		Shipping		\$	
				\$	
				\$	
				\$	
				\$	
				\$	
				\$	
Lifetime Warranty				SUB TOTAL	\$ 2,199

Notes or Special Instructions:

(circle one) Took With / Dropship / Pick Up at Store / Delivery Only / **Delivery & Install**

Installation	\$ 1400	\$700
Mileage (76 miles)	\$	\$122
Tax: 7.00%	\$	\$211.47
County: Polk		
TOTAL	\$	\$3,232.47

Address: 1757 Oceania Ave
 City: Davenport State: FL Zip: 33837

Sold By: JT

TOTAL SAVINGS	\$	\$2,899.00
Applied 50% OFF	\$	\$2,099.00
Discounts Shipping	\$	\$100.00
Discounts Installation		\$700.00
IF PURCHASED BY		10/29/2023
While Supplies Last		ASAP

*Prices are subject to change at any time without notice. All Sales are final. No refunds or exchanges. Mileage Fee applies 15 miles from Warehouse.

Signature: _____ **Date** _____



Date: 10/31/2023

Customer Name: _____

Store Location: Tampa

Rubber Mulch | Certified for Playgrounds

Step 1 $\frac{30}{\text{Length}} \times \frac{24}{\text{Width}} = \frac{720}{\text{SF / Total Square Footage of Material needed}}$

Step 2 $\frac{720}{\text{Total SF}} \times \frac{13}{\text{Ex: 6.5 (see below) lbs}} = \frac{9360}{\text{lbs}} \div \frac{40}{\text{lbs / Bag}} = \frac{234}{\text{\# Bags needed}} \div \frac{50}{\text{Bags/Pallet}} = \frac{5}{\text{\# Pallets needed}}$

Step 3 $\frac{5}{\text{\# of Pallets}} \times \frac{?}{\text{Color}} = \frac{\$849.00}{\text{\$ per pallet}} = \underline{\$4,245.00}$ Total Rubber Mulch Cost

Step 4 $\frac{5}{\text{\# of Pallets}} \times \frac{\$160.00}{\text{per Pallet}} = \underline{\$800.00}$ Price for Installation

Rubber Mulch: \$ \$4,245.00

Shipping: \$ \$750.00

Installation: \$ \$800.00

Mileage \$ Free*

if done at the same time as swingset

Tax: 7.0% \$ \$0.00

TOTAL: \$ \$5,795.00

FORMULA AND FALL HEIGHT			
3" Depth	6.5	310 SF	(TBD) Fall Height
4" Depth	8.67	232 SF	7' Fall Height
5" Depth	10.85	185 SF	10' Fall Height
6" Depth	13	155 SF	12' Fall Height

*Each Bag is 40 lbs.

**There are 50 Bags to a Pallet.

NOTE: Diagram must be attached showing playset dimension and run-around room dimensions.

Swing Pads

Step 1 $\frac{\text{Color}}{\text{Quantity}} \times \frac{\$50.00}{\text{Price}} = \underline{\$0.00}$ Swing Pads

Swing Pads: \$ \$0.00

Tax: 7.0% \$ \$0.00

TOTAL: \$ \$0.00

*Use under all Swings and at the end of the Slide.

Rubber Border Timbers (4' long x 4.5" tall x 4" wide)

Step 1 $\frac{30}{\text{Length}} + \frac{30}{\text{Length}} + \frac{24}{\text{Width}} + \frac{24}{\text{Width}} = \underline{108}$ Linear Feet

Step 2 $\frac{108 \text{ Linear feet} \times 12''}{\text{(Inches needed)}} = \frac{1296}{40'' \text{ inches}} = \frac{33}{\text{(Round Up)}} = \frac{36 \times 2}{\text{\# of Borders needed}} = \underline{72}$

Step 3 $\frac{72}{\text{\# of Borders needed}} \times \$47.00 = \underline{\$3,384.00}$ Timbers include spikes

Step 4 $\frac{108 \text{ Linear Feet}}{\text{Linear Feet}} \times \$3.00 = \underline{\$324.00}$ For Installation

Timbers: \$ \$3,384.00

Installation: \$ \$324.00

Shipping: \$ \$150.00

Tax: 7.0% \$ \$270.06

TOTAL: \$ \$4,128.06

(circle one) **Took With / Dropship / Pick Up at Store / Pick Up at Warehouse / Delivery Only / Dropship & Installation**

Address: 1757 Oceania Ave
 City: Davenport State: _____ Zip: 33837
 Phone: _____
 Email: _____
 Source: _____
 Sold By: JT

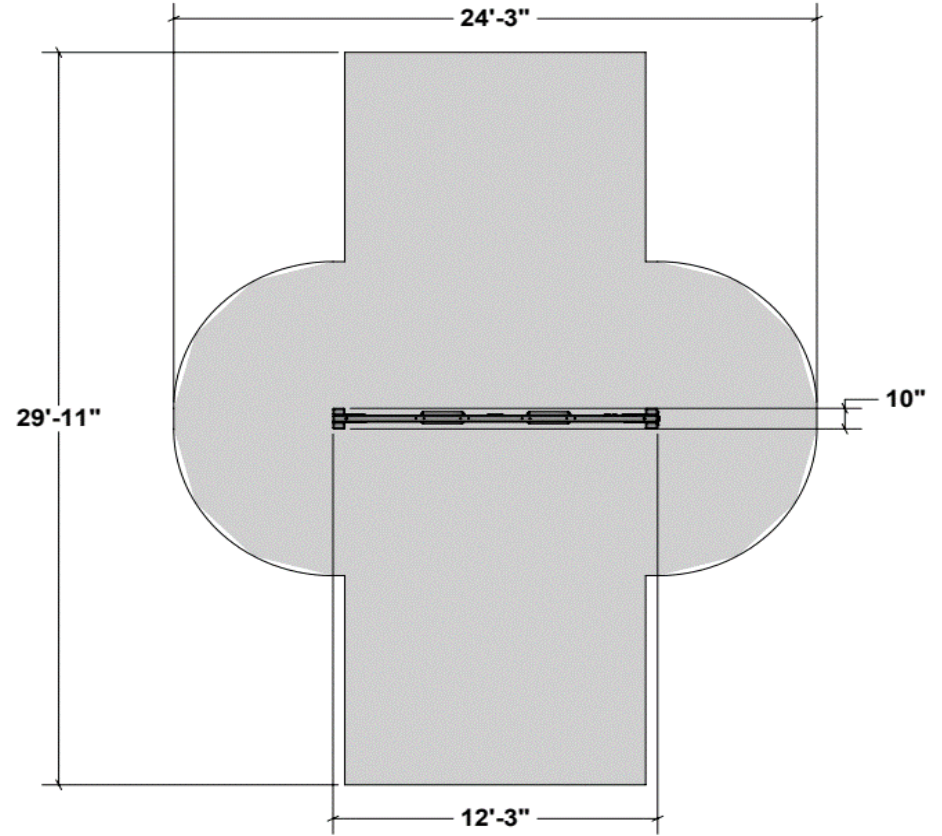
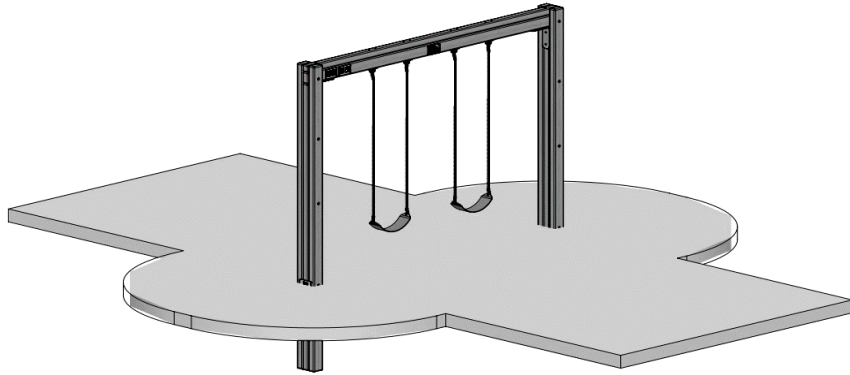
Paid by:
 Cash
 Debit
 Check # _____
 CC V-Code: _____
 Credit Card # _____
 Exp. Date _____ VISA MC AMEX DISC

*Prices are subject to change at any time without notice. All Sales are final. No refunds or exchanges. Mileage Fee applies 15 miles from Warehouse.



Included Play Features:

- 2-Position In-Ground Commercial Swingset
- Commercial Swing Hangers
- (2) Sling Swings



100% Cedar | Lifetime Warranty

X Initials

PlaygroundKING
 (813) 875-5500



100% Cedar / Lifetime Warranty

SECTION 2



Governmental
Management Services - CF

Maintenance Services
Phone: 407-201-1514
Email:
Csmith@gmscfl.com

Bill To/District Astonia CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
Four Sets of Solar Light - To be installed at mail kiosks in Astonia and Astonia North. This will help residents getting mail at night time.	

Qty	Description	Unit Price	Line Total
10	Labor	\$47.50	\$475.00
1	Mobilization	\$65.00	\$65.00
	Equipment		\$30.00
	Materials		\$465.00
		Total Due:	\$1,035.00

This Proposal is Valid for 30 days.

Client Signature: _____

SECTION D

SECTION 1

Astoria
Community Development District

Summary of Invoices

September 01,2023 through September 30, 2023

Fund	Date	Check No.'s	Amount
General Fund	9/1/23	218-220	\$ 6,210.50
	9/8/23	221-222	\$ 9,789.25
	9/15/23	223-226	\$ 11,694.17
	9/22/23	227-231	\$ 29,883.09
Total			\$ 57,577.01

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/01/23	00023	8/04/23	GMS15761	202308	330-53800	48100	ISO CARD QTY-500	*	2,519.50		
CURRENT DEMANDS ELECTRICAL &										2,519.50	000218
9/01/23	00003	8/30/23	19254	202308	310-51300	45000	FY23 INSURANCE POLICY	*	936.00		
EGIS INSURANCE ADVISORS, LLC										936.00	000219
9/01/23	00013	8/29/23	1757	OCE 202308	320-53800	43200	1757 OCEANIA AVE-DEPOSIT	*	2,755.00		
POLK COUNTY UTILITIES										2,755.00	000220
9/08/23	00011	6/14/23	6717	202309	300-20700	10100	SER21 FR#2	*	2,372.50		
		8/18/23	7120	202309	300-20700	10100	SER21 FR#3	*	413.00		
KILINSKI / VAN WYK PLLC										2,785.50	000221
9/08/23	00015	8/25/23	7037939	202308	310-51300	32300	TRUSTEE FEE SERIES 2021	*	7,003.75		
U.S. BANK										7,003.75	000222
9/15/23	00021	8/29/23	10533	202308	330-57200	48200	TRASH COLLECTION SERVICE	*	194.00		
CSS CLEAN STAR SERVICES CENTRAL FL										194.00	000223
9/15/23	00001	9/01/23	88	202309	310-51300	34000	MANAGEMENT FEES-SEP23	*	3,154.42		
		9/01/23	88	202309	310-51300	35100	WEBSITE MANAGEMENT-SEP23	*	100.00		
		9/01/23	88	202309	310-51300	35200	INFORMATION TECH-SEP23	*	150.00		
		9/01/23	88	202309	310-51300	31300	DISSEMINATION SVCS-SEP23	*	833.33		
		9/01/23	88	202309	330-57200	48300	AMENITY ACCESS MGMT	*	416.67		
		9/01/23	88	202309	310-51300	51000	OFFICE SUPPLIES	*	5.61		
		9/01/23	88	202309	310-51300	42000	POSTAGE	*	136.13		
		9/01/23	88	202309	310-51300	42500	COPIES	*	.15		
		9/11/23	89	202309	320-53800	34000	FIELD MANAGEMENT-SEP23	*	1,312.50		
GOVERNMENTAL MANAGEMENT SERVICES-										6,108.81	000224

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/15/23	00010	8/21/23	9833	202308	320-53800	47300	IRRIGATION REPAIRS-AUG23	*	116.36		
		8/25/23	9875	202308	320-53800	46200	ONE TIME MOW	*	2,475.00		
PRINCE & SONS INC.										2,591.36	000225
9/15/23	00025	8/28/23	20180	202308	330-57200	49000	REPAIRS/POOL PERMIT	*	300.00		
		9/01/23	20247	202309	320-53800	46500	POOL MAINTENANCE-SEP23	*	2,500.00		
RESORT POOL SERVICES										2,800.00	000226
9/22/23	00026	9/15/23	7362-09-	202309	310-51300	31200	SPECIAL ASSESS BONDS S20	*	1,350.00		
		9/15/23	7364-09-	202309	310-51300	31200	SPECIAL ASSESS BONDS S21	*	900.00		
AMTEC										2,250.00	000227
9/22/23	00003	9/20/23	19943	202309	300-15500	10000	FY24 INSURANCE POLICY	*	21,737.00		
EGIS INSURANCE ADVISORS, LLC										21,737.00	000228
9/22/23	00011	9/20/23	7335	202308	310-51300	31500	ATTORNEY SVCS-AUG23	*	185.00		
KILINSKI / VAN WYK PLLC										185.00	000229
9/22/23	00013	8/22/23	1457 OCE	202307	320-53800	43200	1757 OCEANIA AVE-ERNIE	*	4,602.46		
		9/21/23	1757 OCE	202308	320-53800	43200	1757 OCEANIA AVE-ERNIE	*	1,108.63		
POLK COUNTY UTILITIES										5,711.09	000230
9/22/23	00010	8/13/23	9843	202308	320-53800	46200	LANDSCAPE MAINT-1 MOW	*	2,475.00		
		9/01/23	9911	202309	320-53800	46200	LANDSCAPE MAINT-SEP23	*	10,052.82		
		9/12/23	10066	202309	320-53800	46200	LANDSCAPE MAINT-1 MOW	*	2,475.00		
		8/13/23	9843	202308	320-53800	46200	LANDSCAPE MAINT-1 MOW	V	2,475.00-		
		9/01/23	9911	202309	320-53800	46200	LANDSCAPE MAINT-SEP23	V	10,052.82-		
		9/12/23	10066	202309	320-53800	46200	LANDSCAPE MAINT-1 MOW	V	2,475.00-		
PRINCE & SONS INC.										.00	000231
TOTAL FOR BANK A									57,577.01		
ASTO ASIONIA CDD IARAUJO											

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
TOTAL FOR REGISTER						57,577.01	

ASTO ASIONIA CDD IARAUJO

SECTION 2

Astonia
Community Development District

Unaudited Financial Reporting
September 30, 2023



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2-3	<u>General Fund</u>
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6	<u>Debt Service Fund - Series 2021 A2</u>
7	<u>Debt Service Fund - Series 2021 North Parcel</u>
8	<u>Debt Service Fund - Series 2023</u>
9	<u>Capital Projects Fund - Series 2020</u>
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12	<u>Capital Projects Fund - Series 2023</u>
13-14	<u>Month to Month</u>
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Astoria
Community Development District
Combined Balance Sheet
September 30, 2023

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Operating Account	\$ 336,807	\$ 29,395	\$ -	\$ -	\$ 366,202
Due From Developer	\$ -	\$ -	\$ -	\$ 2,252	\$ 2,252
Prepaid Expense	\$ 21,737	\$ -	\$ -	\$ -	\$ 21,737
Investments:					
<u>Series 2020</u>					
Reserve	\$ -	\$ -	\$ 217,378	\$ -	\$ 217,378
Revenue	\$ -	\$ -	\$ 76,174	\$ -	\$ 76,174
Prepayment	\$ -	\$ -	\$ 208	\$ -	\$ 208
Construction	\$ -	\$ -	\$ -	\$ 5,327	\$ 5,327
<u>Series 2021 A2</u>					
Reserve	\$ -	\$ -	\$ 558,040	\$ -	\$ 558,040
Revenue	\$ -	\$ -	\$ 207,060	\$ -	\$ 207,060
<u>Series 2021 North Parcel</u>					
Reserve	\$ -	\$ -	\$ 197,686	\$ -	\$ 197,686
Revenue	\$ -	\$ -	\$ 149,008	\$ -	\$ 149,008
<u>Series 2023</u>					
Reserve	\$ -	\$ -	\$ 139,194	\$ -	\$ 139,194
Revenue	\$ -	\$ -	\$ 1,796	\$ -	\$ 1,796
Cost of Issuance	\$ -	\$ -	\$ -	\$ 107	\$ 107
Total Assets	\$ 358,544	\$ 29,395	\$ 1,546,545	\$ 7,687	\$ 1,942,171
Liabilities:					
Accounts Payable	\$ 10,558	\$ -	\$ -	\$ -	\$ 10,558
Contracts Payable	\$ -	\$ -	\$ -	\$ 2,252	\$ 2,252
Retainage Payable	\$ -	\$ -	\$ -	\$ 61,938	\$ 61,938
Total Liabilities	\$ 10,558	\$ -	\$ -	\$ 64,190	\$ 74,748
Fund Balances:					
Nonspendable:					
Deposits and Prepaid Items	\$ 21,737	\$ -	\$ -	\$ -	\$ 21,737
Restricted for:					
Debt Service	\$ -	\$ -	\$ 1,546,545	\$ -	\$ 1,546,545
Capital Projects	\$ -	\$ -	\$ -	\$ (56,503)	\$ (56,503)
Assigned for:					
Capital Reserves	\$ -	\$ 29,395	\$ -	\$ -	\$ 29,395
Unassigned	\$ 326,249	\$ -	\$ -	\$ -	\$ 326,249
Total Fund Balances	\$ 347,986	\$ 29,395	\$ 1,546,545	\$ (56,503)	\$ 1,867,423
Total Liabilities & Fund Balance	\$ 358,544	\$ 29,395	\$ 1,546,545	\$ 7,687	\$ 1,942,171

Astoria
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues				
Assesments - Tax Roll	\$ 658,449	\$ 658,449	\$ 660,392	\$ 1,944
Assesments - Lots Closing	\$ -	\$ -	\$ 389	\$ 389
Developer Contributions	\$ 43,576	\$ 43,576	\$ 25,000	\$ (18,576)
Miscellaneous Income	\$ -	\$ -	\$ 56	\$ 56
Total Revenues	\$ 702,025	\$ 702,025	\$ 685,837	\$ (16,187)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 12,000	\$ -	\$ 12,000
Engineering	\$ 15,000	\$ 15,000	\$ 13,000	\$ 2,000
Attorney	\$ 25,000	\$ 25,000	\$ 10,851	\$ 14,149
Annual Audit	\$ 5,500	\$ 5,500	\$ 5,500	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ 900	\$ 2,250	\$ (1,350)
Dissemination	\$ 7,000	\$ 7,000	\$ 8,000	\$ (1,000)
Trustee Fees	\$ 7,000	\$ 7,000	\$ 11,044	\$ (4,044)
Management Fees	\$ 37,853	\$ 37,853	\$ 37,853	\$ (1)
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Website Administration	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
Telephone	\$ 100	\$ 100	\$ -	\$ 100
Postage & Delivery	\$ 500	\$ 500	\$ 586	\$ (86)
Insurance	\$ 5,822	\$ 5,822	\$ 6,499	\$ (677)
Printing & Binding	\$ 500	\$ 500	\$ 23	\$ 478
Legal Advertising	\$ 9,000	\$ 9,000	\$ 7,991	\$ 1,009
Contingency	\$ 2,200	\$ 2,200	\$ 509	\$ 1,691
Office Supplies	\$ 350	\$ 350	\$ 26	\$ 324
Travel Per Diem	\$ 660	\$ 660	\$ -	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 137,560	\$ 137,560	\$ 112,307	\$ 25,253

Astonia
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
<i>Operations & Maintenance</i>				
<i>Field Expenditures</i>				
Field Insurance	\$ 10,000	\$ 10,000	\$ 1,956	\$ 8,044
Field Management	\$ 15,750	\$ 15,750	\$ 8,875	\$ 6,875
Landscape Maintenance	\$ 175,000	\$ 175,000	\$ 113,900	\$ 61,100
Landscape Replacement	\$ 35,000	\$ 35,000	\$ 2,191	\$ 32,809
Lake Maintenance	\$ 20,000	\$ 20,000	\$ 17,800	\$ 2,200
Streetlights	\$ 20,500	\$ 20,500	\$ 15,806	\$ 4,694
Electric	\$ 8,000	\$ 8,000	\$ 534	\$ 7,466
Water & Sewer	\$ 90,000	\$ 90,000	\$ 65,114	\$ 24,886
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
Irrigation Repairs	\$ 15,000	\$ 15,000	\$ 4,276	\$ 10,724
General Repairs & Maintenance	\$ 17,000	\$ 17,000	\$ 3,548	\$ 13,452
Contingency	\$ 10,000	\$ 10,000	\$ 63	\$ 9,937
Subtotal Field Expenditures	\$ 418,750	\$ 418,750	\$ 234,062	\$ 184,688
<i>Amenity Expenses</i>				
Amenity - Electric	\$ 15,000	\$ 15,000	\$ -	\$ 15,000
Amenity - Water	\$ 10,000	\$ 10,000	\$ -	\$ 10,000
Playground Lease	\$ -	\$ -	\$ -	\$ -
Internet	\$ 3,000	\$ 3,000	\$ 261	\$ 2,739
Pest Control	\$ 720	\$ 720	\$ -	\$ 720
Janitorial Service	\$ 7,400	\$ 7,400	\$ 2,068	\$ 5,333
Security Services	\$ 30,000	\$ 30,000	\$ 8,911	\$ 21,089
Pool Maintenance	\$ 20,200	\$ 20,200	\$ 2,500	\$ 17,700
Amenity Repairs & Maintenance	\$ 15,000	\$ 15,000	\$ -	\$ 15,000
Amenity Access Management	\$ 5,000	\$ 5,000	\$ 833	\$ 4,167
Contingency	\$ 10,000	\$ 10,000	\$ 300	\$ 9,700
Subtotal Amenity Expenditures	\$ 116,320	\$ 116,320	\$ 14,873	\$ 101,447
Total Expenditures	\$ 672,630	\$ 672,630	\$ 361,241	\$ 311,388
Excess (Deficiency) of Revenues over Expenditures	\$ 29,395		\$ 324,596	
<i>Other Financing Sources/(Uses)</i>				
Transfer In/(Out) - Capital Reserves	\$ (29,395)	\$ (29,395)	\$ (29,395)	\$ -
Total Other Financing Sources (Uses)	\$ (29,395)	\$ (29,395)	\$ (29,395)	\$ -
Net Change in Fund Balance	\$ -		\$ 295,201	
Fund Balance - Beginning	\$ -		\$ 52,786	
Fund Balance - Ending	\$ -		\$ 347,986	

Astonia
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 29,395	\$ 29,395	\$ 29,395	\$ -
Total Other Financing Sources (Uses)	\$ 29,395	\$ 29,395	\$ 29,395	\$ -
Net Change in Fund Balance	\$ 29,395		\$ 29,395	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 29,395		\$ 29,395	

Astoria
Community Development District
Debt Service Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues				
Assessments - Tax Roll	\$ 217,578	\$ 217,578	\$ 218,525	\$ 947
Interest	\$ -	\$ -	\$ 11,628	\$ 11,628
Total Revenues	\$ 217,578	\$ 217,578	\$ 230,153	\$ 12,575
Expenditures:				
Interest Payment - 11/01	\$ 71,450	\$ 71,450	\$ 71,450	\$ -
Special Call - 11/01	\$ -	\$ -	\$ 5,000	\$ (5,000)
Principal - 05/01	\$ 75,000	\$ 75,000	\$ 75,000	\$ -
Interest Payment - 05/01	\$ 71,450	\$ 71,450	\$ 71,350	\$ 100
Total Expenditures	\$ 217,900	\$ 217,900	\$ 222,800	\$ (4,900)
Excess (Deficiency) of Revenues over Expenditures	\$ (322)	\$ (322)	\$ 7,353	\$ 17,475
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (8,299)	\$ (8,299)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (8,299)	\$ (8,299)
Net Change in Fund Balance	\$ (322)		\$ (946)	
Fund Balance - Beginning	\$ 75,778		\$ 294,706	
Fund Balance - Ending	\$ 75,457		\$ 293,760	

Astoria
Community Development District
Debt Service Fund - Series 2021 A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues:				
Assessments - Direct	\$ 558,040	\$ 558,040	\$ 560,151	\$ 2,111
Interest	\$ -	\$ -	\$ 29,513	\$ 29,513
Total Revenues	\$ 558,040	\$ 558,040	\$ 589,664	\$ 31,624
Expenditures:				
Interest Payment - 11/1	\$ 176,660	\$ 176,660	\$ 176,660	\$ -
Principal Payment - 05/01	\$ 205,000	\$ 205,000	\$ 205,000	\$ -
Interest Payment - 05/01	\$ 176,660	\$ 176,660	\$ 176,660	\$ -
Total Expenditures	\$ 558,320	\$ 558,320	\$ 558,320	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (280)		\$ 31,344	
Fund Balance - Beginning	\$ 182,703		\$ 733,756	
Fund Balance - Ending	\$ 182,423		\$ 765,100	

Astonia
Community Development District
Debt Service Fund - Series 2021 North Parcel
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues:				
Assessments	\$ 395,373	\$ 395,373	\$ 396,629	\$ 1,257
Interest	\$ -	\$ -	\$ 18,752	\$ 18,752
Total Revenues	\$ 395,373	\$ 395,373	\$ 415,381	\$ 20,009
Expenditures:				
Interest Payment - 11/1	\$ 122,030	\$ 122,030	\$ 122,030	\$ -
Principal - 05/01	\$ 150,000	\$ 150,000	\$ 150,000	\$ -
Interest Payment - 05/1	\$ 122,030	\$ 122,030	\$ 122,030	\$ -
Total Expenditures	\$ 394,060	\$ 394,060	\$ 394,060	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,313	\$ 1,313	\$ 21,321	\$ 20,009
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (197,686)	\$ (197,686)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (197,686)	\$ (197,686)
Net Change in Fund Balance	\$ 1,313		\$ (176,365)	
Fund Balance - Beginning	\$ 126,336		\$ 523,059	
Fund Balance - Ending	\$ 127,649		\$ 346,694	

Astonia
Community Development District
Debt Service Fund - Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 1,796	\$ 1,796
Total Revenues	\$ -	\$ -	\$ 1,796	\$ 1,796
Expenditures:				
Interest Payment - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 05/01	\$ -	\$ -	\$ -	\$ -
Interest Payment - 05/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 1,796	\$ 1,796
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 139,194	\$ 139,194
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 139,194	\$ 139,194
Net Change in Fund Balance	\$ -	\$ -	\$ 140,991	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 140,991	

Astonia
Community Development District
Capital Projects Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 111	\$ 111
Developer Contributions	\$ -	\$ -	\$ 3,036	\$ 3,036
Total Revenues	\$ -	\$ -	\$ 3,146	\$ 3,146
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 6,510	\$ (6,510)
Capital Outlay - Cost Of Issuance	\$ -	\$ -	\$ 250	\$ (250)
Total Expenditures	\$ -	\$ -	\$ 6,760	\$ (6,760)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (3,614)	\$ 9,907
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 8,299	\$ 8,299
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 8,299	\$ 8,299
Net Change in Fund Balance	\$ -	\$ -	\$ 4,686	
Fund Balance - Beginning	\$ -		\$ 641	
Fund Balance - Ending	\$ -		\$ 5,327	

Astoria
Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 1,703	\$ 1,703
Total Revenues	\$ -	\$ -	\$ 1,703	\$ 1,703
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 191,178	\$ (191,178)
Total Expenditures	\$ -	\$ -	\$ 191,178	\$ (191,178)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (189,475)	
Fund Balance - Beginning	\$ -		\$ 127,538	
Fund Balance - Ending	\$ -		\$ (61,937)	

Astoria
Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 270	\$ 270
Developer Contributions	\$ -	\$ -	\$ 1,230	
Total Revenues	\$ -	\$ -	\$ 1,501	\$ 270
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 199,190	\$ (199,190)
Capital Outlay - Cost Of Issuance	\$ -	\$ -	\$ -	\$ (199,190)
Total Expenditures	\$ -	\$ -	\$ 199,190	\$ (398,380)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (197,689)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 197,686	\$ 197,686
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 197,686	\$ 197,686
Net Change in Fund Balance	\$ -		\$ (3)	
Fund Balance - Beginning	\$ -		\$ 3	
Fund Balance - Ending	\$ -		\$ (0)	

Astonia
Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 471	\$ 471
Developer Contribution	\$ -	\$ -	\$ 1,022	
Total Revenues	\$ -	\$ -	\$ 1,493	\$ 471
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 3,713,491	\$ (3,713,491)
Capital Outlay - Cost Of Issuance	\$ -	\$ -	\$ 313,700	\$ (313,700)
Total Expenditures	\$ -	\$ -	\$ 4,027,191	\$ (4,027,191)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (4,025,698)	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 4,025,806	\$ 4,025,806
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 4,025,806	\$ 4,025,806
Net Change in Fund Balance	\$ -		\$ 107	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 107	

Astoria
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessment - Tax Roll	\$ -	\$ 45,052	\$ 596,637	\$ 14,248	\$ 613	\$ -	\$ 2,692	\$ 1,150	\$ -	\$ -	\$ -	\$ -	\$ 660,392
Assessment - Lot Closings	\$ 389	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 389
Developer Contributions	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Boundary Amendment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56	\$ -	\$ -	\$ -	\$ -	\$ 56
Total Revenues	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56	\$ -	\$ -	\$ -	\$ -	\$ 685,837
Expenditures:													
Administrative													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ 500	\$ 2,750	\$ -	\$ -	\$ 9,500	\$ -	\$ 13,000
Attorney	\$ 994	\$ 890	\$ 15	\$ 1,319	\$ 97	\$ 114	\$ -	\$ 2,053	\$ 1,276	\$ 3,462	\$ 185	\$ 447	\$ 10,851
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ 5,500
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,250	\$ 2,250
Dissemination	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 833	\$ 833	\$ 833	\$ 833	\$ 8,000
Trustee Fees	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,004	\$ -	\$ 11,044
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 37,853
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 52	\$ 4	\$ 13	\$ 295	\$ 7	\$ 32	\$ 21	\$ 4	\$ 4	\$ 3	\$ 13	\$ 136	\$ 586
Insurance	\$ 5,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 936	\$ -	\$ 6,499
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22	\$ -	\$ -	\$ 1	\$ -	\$ -	\$ 0	\$ 23
Legal Advertising	\$ 913	\$ -	\$ 920	\$ -	\$ -	\$ -	\$ 302	\$ -	\$ 5,522	\$ -	\$ -	\$ 335	\$ 7,991
Contingency	\$ 39	\$ 39	\$ 39	\$ 51	\$ 39	\$ 39	\$ 38	\$ 38	\$ 64	\$ 39	\$ 39	\$ 47	\$ 509
Office Supplies	\$ 3	\$ 3	\$ 3	\$ 0	\$ 3	\$ 0	\$ 0	\$ 3	\$ 3	\$ 0	\$ 3	\$ 6	\$ 26
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 20,767	\$ 4,923	\$ 4,977	\$ 5,902	\$ 4,133	\$ 4,195	\$ 6,350	\$ 12,837	\$ 11,107	\$ 7,742	\$ 21,917	\$ 7,458	\$ 112,307

Astoria
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<i>Operations & Maintenance</i>													
<i>Field Services</i>													
Property Insurance	\$ 1,956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,956
Field Management	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 1,313	\$ 1,313	\$ 8,875
Landscape Maintenance	\$ 8,370	\$ 8,370	\$ 7,953	\$ 8,370	\$ 8,370	\$ 8,750	\$ 8,750	\$ 8,750	\$ 8,750	\$ 8,750	\$ 16,193	\$ 12,528	\$ 113,900
Landscape Replacement	\$ -	\$ 1,640	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 551	\$ -	\$ 2,191
Lake Maintenance	\$ 3,030	\$ 1,705	\$ 1,705	\$ 1,705	\$ 1,705	\$ 1,325	\$ 1,325	\$ 1,325	\$ -	\$ 2,650	\$ -	\$ 1,325	\$ 17,800
Streetlights	\$ 896	\$ 1,111	\$ 3,209	\$ 718	\$ 767	\$ 733	\$ 1,005	\$ 958	\$ 1,106	\$ 1,357	\$ 1,964	\$ 1,981	\$ 15,806
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102	\$ 432	\$ -	\$ 534
Water & Sewer	\$ 534	\$ 76	\$ 896	\$ 541	\$ 510	\$ 488	\$ 302	\$ 6,729	\$ 30,313	\$ 20,153	\$ 4,229	\$ 344	\$ 65,114
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 580	\$ 369	\$ 278	\$ 156	\$ 527	\$ 246	\$ 217	\$ 821	\$ 117	\$ 117	\$ 560	\$ 286	\$ 4,276
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 808	\$ 1,719	\$ -	\$ 1,022	\$ -	\$ -	\$ -	\$ 3,548
Contingency	\$ -	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50	\$ -	\$ -	\$ 63
Subtotal Field Expenses	\$ 15,990	\$ 13,910	\$ 14,666	\$ 12,114	\$ 12,504	\$ 12,975	\$ 13,942	\$ 19,207	\$ 41,933	\$ 33,803	\$ 25,242	\$ 17,776	\$ 234,062
<i>Amenity Expenses</i>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 188	\$ 73	\$ 261
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 200	\$ 194	\$ 774	\$ 2,068
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,391	\$ -	\$ -	\$ 2,520	\$ -	\$ 8,911
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 2,500
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417	\$ 417	\$ 833
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300	\$ -	\$ 300
Subtotal Amenity Expenses	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 6,491	\$ 100	\$ 200	\$ 3,618	\$ 3,763	\$ 14,873
Total Maintenance	\$ 16,090	\$ 14,010	\$ 14,766	\$ 12,214	\$ 12,604	\$ 13,075	\$ 14,042	\$ 25,698	\$ 42,033	\$ 34,003	\$ 28,860	\$ 21,540	\$ 248,935
Total Expenditures	\$ 36,857	\$ 18,932	\$ 19,743	\$ 18,117	\$ 16,737	\$ 17,270	\$ 20,392	\$ 38,535	\$ 53,140	\$ 41,745	\$ 50,777	\$ 28,998	\$ 361,241
<i>Other Financing Sources/(Uses)</i>													
Transfer In/Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (29,395)	\$ -	\$ (29,395)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (29,395)	\$ -	\$ (29,395)
Excess Revenues (Expenditures)	\$ (11,857)	\$ (18,932)	\$ (19,743)	\$ (18,117)	\$ (16,737)	\$ (17,270)	\$ (20,392)	\$ (38,479)	\$ (53,140)	\$ (41,745)	\$ (21,382)	\$ (28,998)	\$ 295,201

Astonia
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2023

	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

TOTAL ASSESSMENT LEVY

ASSESSED THROUGH COUNTY

DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	Property Appraiser	NET RECEIPTS	35.97%	11.90%	30.51%	21.61%	100.00%
								O&M Portion	S2020 DSF Portion	S2021 AA2 DSF Portion	S2021 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
04/11/23	03/01/23-03/31/23	\$7,636.61	(152.73)	\$0.00	\$0.00	\$0.00	\$7,483.88	\$2,692.32	\$890.90	\$2,283.66	\$1,617.00	\$7,483.88
05/24/23	10/01/22-03/31/23	\$0.00	0.00	\$0.00	\$3,197.32	\$0.00	\$3,197.32	\$1,150.23	\$380.62	\$975.64	\$690.83	\$3,197.32
TOTAL		\$1,968,051.92	(\$37,799.11)	(\$78,096.94)	\$3,222.26		\$1,835,697.61	\$660,392.04	\$218,525.45	\$560,151.05	\$396,629.07	\$1,835,697.61

100.00%	Gross Percent Collected
\$ 132,352.80	Balance Remaining to Collect

Astonia
Community Development District
Long Term Debt Report

SERIES 2020, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	2.750%, 3.375%, 4.000%	
MATURITY DATE:	5/1/2051	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$217,378	
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)
PRINCIPAL PAYMENT - 05/01/23		(\$75,000)
CURRENT BONDS OUTSTANDING		\$3,630,000

SERIES 2021, AREA 2 SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	2.50%, 3.20%, 3.75%, 4.00%	
MATURITY DATE:	5/1/2051	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$558,040	
RESERVE FUND BALANCE	\$558,040	
BONDS OUTSTANDING - 7/20/21		\$10,065,000
PRINCIPAL PAYMENT - 05/01/23		(\$205,000)
CURRENT BONDS OUTSTANDING		\$10,065,000

SERIES 2021, NORTH PARCEL SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	2.50%, 3.20%, 3.75%, 4.00%	
MATURITY DATE:	5/1/2052	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$197,686	
RESERVE FUND BALANCE	\$197,686	
BONDS OUTSTANDING - 7/20/21		\$7,155,000
PRINCIPAL PAYMENT - 05/01/22		(\$145,000)
PRINCIPAL PAYMENT - 05/01/23		(\$150,000)
CURRENT BONDS OUTSTANDING		\$7,155,000